

Report of the Head of Planning, Transportation and Regeneration

Address LAND FORMING PART OF 31 RAYNTON DRIVE HAYES

Development: Two storey, 1-bed detached dwelling with associated parking and amenity space and installation/relocation of vehicular crossover to front

LBH Ref Nos: 60138/APP/2018/1235

Drawing Nos: Location Plan (1:1250)
18/31/RDH/101
18/31/RDH/102
18/31/RDH/103 Rev. B
18/31/RDH/104 Rev. A
Map indicating Proximity of Open Space

Date Plans Received: 02/04/2018 **Date(s) of Amendment(s):**

Date Application Valid: 02/04/2018

1. SUMMARY

The application seeks planning permission for the erection of a two storey, 1-bed detached dwelling with associated parking and amenity space and installation/relocation of vehicular crossover to front. The proposal would result in overlooking of the retained private amenity space of No. 31 Raynton Drive causing an unacceptable loss of privacy to the adjoining occupiers. The proposal is therefore contrary to policy BE24 of the adopted Hillingdon Local Plan - Saved UDP Policies (November 2012). Furthermore, the proposal fails to provide amenity space of sufficient size and quality commensurate to the size and layout of the said units and would give rise to a substandard form of living accommodation to the detriment of the amenities of future occupiers.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposal fails to provide amenity space of sufficient size and quality commensurate to the size and layout of the proposed and retained houses. As such the proposal would provide a substandard form of accommodation for future residents contrary to Policy BE23 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

2 NON2 Non Standard reason for refusal

The proposed development, by reason of its siting, proximity and positioning of windows would result in the direct and perceived overlooking of the private amenity space of 31 Raynton Drive resulting in an unacceptable loss of privacy to the adjoining occupiers. The proposal is therefore contrary to Policy BE19 and BE24 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

3 NON2 Non Standard reason for refusal

Given the large bedroom which could easily be subdivided to form a two bedroomed

property, the proposed house would provide an indoor living area of an unsatisfactory size for the occupiers of the proposed dwelling and would give rise to a substandard form of living accommodation to the detriment of the amenities of future occupiers contrary to Policy 3.5 and Table 3.3 of the London Plan (March 2016), the Housing Standards Minor Alterations to The London Plan (March 2016), the Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016) and the Technical Housing Standards - Nationally Described Space Standard (March 2015).

INFORMATIVES

1 I59 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2016). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

2 I52 Compulsory Informative (1)

The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

3 I53 Compulsory Informative (2)

The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 7.4	(2016) Local character
NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design

4 171 LBH worked applicant in a positive & proactive (Refusing)

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service.

We have however been unable to seek solutions to problems arising from the application as the principal of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.

5 174 Community Infrastructure Levy (CIL) (Refusing Consent)

This is a reminder that Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), should an application for appeal be allowed, the proposed development would be deemed as 'chargeable development' and therefore liable to pay the London Borough of Hillingdon Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). This would be calculated in accordance with the London Borough of Hillingdon CIL Charging Schedule 2014 and the Mayor of London's CIL Charging Schedule 2012. For more information on CIL matters please visit the planning portal page at: www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises of a two storey semi-detached house located on the North Western side of Raynton Drive adjacent to Hayes Park Primary School. 31 Raynton Drive has been extended by way of a hip to gable extension including a rear dormer and a single storey rear extension. This property is a 4 bedroom dwelling and has a detached garage.

3.2 Proposed Scheme

The application seeks planning permission for the erection of a two storey, 1-bed detached dwelling with associated parking and amenity space and installation/relocation of vehicular crossover to front.

3.3 Relevant Planning History

60138/APP/2004/3188 Land Forming Part Of 31 Raynton Drive Hayes
ERECTION OF A THREE-BEDROOM DETACHED TWO STOREY HOUSE

Decision: 11-01-2005 Refused

60138/APP/2005/276 Land Forming Part Of 31 Raynton Drive Hayes
ERECTION OF A THREE-BEDROOM DETACHED TWO-STOREY HOUSE

Decision: 21-03-2005 Refused

60138/APP/2007/2534 Land Forming Part Of 31 Raynton Drive Hayes
ERECTION OF A THREE-BEDROOM DETACHED DWELLINGHOUSE (OUTLINE APPLICATION).

Decision: 08-10-2007 Refused

60138/APP/2007/413 Land Forming Part Of 31 Raynton Drive Hayes
ERECTION OF A THREE-BEDROOM DETACHED DWELLINGHOUSE (OUTLINE APPLICATION).

Decision: 27-04-2007 Refused

60138/APP/2018/33 Land Forming Part Of 31 Raynton Drive Hayes
Two storey, 1-bed detached dwelling with associated parking and amenity space and installation/relocation of vehicular crossover to front.

Decision: 23-03-2018 Refused

Comment on Relevant Planning History

60138/APP/2018/33 - Two storey, 1-bed detached dwelling with associated parking and amenity space and installation/relocation of vehicular crossover to front was refused for the following reasons:

1. The proposal, by reason of the siting of the proposed house and the restricted 1m gap between its side elevation and No. 31 Raynton Drive, would fail to provide an appropriate undeveloped gap of a minimum of 2m in total between the existing and proposed properties, giving rise to a cramped form of development and terracing effect, which would be detrimental to the visual amenities of the street scene and out of character with the surrounding area generally. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE19 and BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.
2. The proposal fails to provide amenity space of sufficient size and quality commensurate to the size and layout of the proposed and retained houses. As such the proposal would provide a substandard form of accommodation for future residents contrary to Policy BE23 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.
3. The proposed development, by reason of its siting, proximity and positioning of windows would result in the direct, actual and perceived overlooking of the private amenity space of No. 31 Raynton Drive resulting in an unacceptable loss of privacy to the adjoining

occupiers. The proposal is therefore contrary to Policy BE19 and BE24 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

4. Given the large bedroom which could easily be subdivided to form a two bedroomed property, the proposed house would provide an indoor living area of an unsatisfactory size for the occupiers of the proposed dwelling and would give rise to a substandard form of living accommodation to the detriment of the amenities of future occupiers contrary to Policy 3.5 and Table 3.3 of the London Plan (March 2016), the Housing Standards Minor Alterations to The London Plan (March 2016), the Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016) and the Technical Housing Standards - Nationally Described Space Standard (March 2015).

60138/APP/2007/2534 - ERECTION OF A THREE-BEDROOM DETACHED DWELLINGHOUSE (OUTLINE APPLICATION). Refused for the following reason:

The proposal would fail to maintain/provide or afford an adequate amount of usable amenity space for the occupiers of the existing property (No.31 Raynton Drive), and as such would result in an over intensive use of the remainder of the garden to the detriment of the amenity of its occupants, neighbouring occupiers and the character of the area. The proposal is therefore contrary to policy BE23 of the Borough's adopted Unitary Development Plan and design guidance Section 4.0 of the Council's HDAS (SPD): "Residential Layouts".

60138/APP/2007/413 - ERECTION OF A THREE-BEDROOM DETACHED DWELLINGHOUSE (OUTLINE APPLICATION). Refused for the following reason:

1. The proposal would fail to maintain/provide or afford an adequate amount of useable amenity space for the occupiers of the existing property (No.31 Raynton Drive), and as such would result in an over intensive use of the remainder of the garden to the detriment of the amenity of it's occupants, the neighbouring occupiers and character of the area. The proposal is therefore contrary to policy BE23 of the Borough's adopted Unitary Development Plan and design guidance Section 4.0 of the Council's HDAS (SPD): "Residential Layouts".

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
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LPP 3.3	(2016) Increasing housing supply
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LPP 7.4	(2016) Local character
NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

8 neighbouring properties were consulted by letter dated 17.4.18 and a site notice was displayed to the front of the site which expired on 17.5.18.

5 letters of objection have been received raising the following concerns:

1. Proposal will be unsightly.
2. Two applications have previously been refused.
3. Concerns over pedestrian and highway safety due to congestion in the road and proximity to the primary school.
4. Loss of privacy.
5. Additional stress of sewers.

EWard Councillor: Requests that the application is considered at committee.

Internal Consultees

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site lies within an established residential area where there would be no objection in

principle to the intensification of the residential use of the site, subject to all other material planning considerations being acceptable, in accordance with the Hillingdon Local Plan (November 2012).

7.02 Density of the proposed development

Policy 3.4 of the London Plan (2011) seeks to ensure that the new development takes into account local context and character, the design principles in Chapter 7 and public transport capacity development should optimise housing output for different types of location within the relative density range shown in Table 3.2. Development proposals which compromise this policy should be resisted.

The density matrix, however, is only of limited value when looking at small scale development such as that proposed with this application. In such cases, it is often more appropriate to consider how the development harmonises with its surroundings and its impact on adjoining occupiers.

7.03 Impact on archaeology/CAs/LBs or Areas of Special Character

Not applicable this application.

7.04 Airport safeguarding

Not applicable this application.

7.05 Impact on the green belt

Not applicable this application.

7.07 Impact on the character & appearance of the area

The NPPF (2012) notes the importance of achieving design which is appropriate to its context stating that 'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.'

Policy BE1 of the Hillingdon Local Plan (November 2012) requires that all new development achieves a 'high quality of design in all new buildings, alterations and extensions'. In addition, Policy BE13 of the Hillingdon Local Plan (November 2012) acknowledges that 'development will not be permitted if the layout and appearance fail to harmonise with the existing street scene'. The emphasis placed on the impact of a development upon the character of the surrounding area is further reiterated under Policy BE19 of the Hillingdon Local Plan (November 2012), which recognises that 'The Local Planning Authority will seek to ensure that new development within residential areas complements or improves the amenity and character of the area'. Paragraph 4.14 of the Residential Layouts HDAS SPD specifies that developments should incorporate usable, attractively laid out and private garden space conveniently located in relation to the property or properties it serves. It should be of an appropriate size, having regard to the size of the dwelling and character of the area. Paragraph 4.27 of the HDAS SPD gives advice that building lines within a new development should relate to the street pattern of the surroundings whilst the height of the development is best determined by reference to the proportions, siting and lines of surrounding buildings.

The proposed detached dwelling would measure 5.3 m in width with an eaves height to match the host dwelling at No.31 and would have a gabled roof which would be lower than that at Number No.31. A gap of 2 m would be retained between the flank wall of the dwelling and the flank wall of Number No.31, which complies with minimum guidance which requires a 1m gap to be retained to the shared side boundary of both the existing and proposed properties. It is considered, that the proposed dwelling would not have a negative impact upon the visual amenity of the site or the surrounding area in compliance with

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

Policies BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) give advice that buildings should be laid out so that adequate daylight and sunlight can penetrate into and between them, and the amenities of existing houses are safeguarded.

Policies BE23 and BE24 of the Hillingdon Local Plan (Part Two) stress the importance of new buildings and extensions providing adequate amount of external amenity space, that not only protects the amenity of the occupants of the proposed development, but also of those of the surrounding buildings, as well as protecting privacy.

The Council's adopted HDAS SPD: Residential Layouts (July 2006) specifies in paragraph 4.9 that where a two or more storey building abuts a property or its garden, a minimum acceptable distance of 15 m should be maintained, so as to overcome possible over-domination, overbearing and overshadowing. Paragraph 4.11 of the HDAS SPD specifies that the Council's 45 degree principle will be applied and is designed to ensure that adequate daylight and sunlight is enjoyed in new and existing dwellings. The principle involves drawing a line from the mid-point of an existing/new habitable room window that is potentially affected by a new dwelling at an angle of 45 degrees towards the new building. Paragraph 4.12 of the HDAS SPD specifies that new residential development should be designed so as to ensure adequate privacy for its occupants and that of the adjoining residential property. It gives advice that the distance should not be less than 21 m between facing habitable room windows.

The proposed dwelling would not project beyond the rear elevation of the host dwelling at Number 31 and its adjoining property at Number 29. The occupants of both 29 and 31 Raynton Drive would not suffer an unacceptable loss of light or outlook.

7.09 Living conditions for future occupiers

On 25 March 2015, the Government introduced new technical housing standards in England, which comprise of new additional 'optional' Building Regulations on water and access, and a nationally described space standard (referred to as "the new national technical standards"). These new standards came into effect on 1 October 2015. The Mayor of London has adopted the new national technical standards through a minor alteration to The London Plan.

The Housing Standards (Minor Alterations to the London Plan) March 2016 sets out the minimum internal floor spaces required for developments in order to ensure that there is an adequate level of amenity for existing and future occupants. A one bedroom two storey house is required to provide an internal floor area of 58 square metres. The proposed dwelling would have a gross internal floor area of 60 square metres which would comply with this minimum standard. It is however noted that the dwelling would achieve 1 large bedroom of 17.5 square metres and a large landing area. A condition to prevent subdivision of this space into two bedrooms would not be enforceable and as such it is considered that the proposed dwelling, given the substantial size of the bedroom and landing, should be considered as a two bedroom (3 person) dwelling which is required to provide an internal floor area 70 of square metres which the proposal falls short of. The proposal provides an indoor living area of an unsatisfactory size for the occupiers of the proposed dwelling and would give rise to a substandard form of living accommodation to the detriment of the amenities of future occupiers contrary to Policy 3.5 and Table 3.3 of the London Plan

(March 2016), the Housing Standards Minor Alterations to The London Plan (March 2016), the Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016) and the Technical Housing Standards - Nationally Described Space Standard (March 2015).

Policy BE23 of the Hillingdon Local Plan (November 2012) recognises that new residential buildings should 'provide external amenity space which is sufficient to protect the amenity of the occupants of the proposed and surrounding buildings'. Submitted plans demonstrate that the proposed dwelling would be served by a private rear garden area of 41.25 square metres and the retained dwelling would achieve 91.8 square metres. The boundary fence has been revised since the previous refusal, but the amenity space for the original dwelling would still be sited to the rear of the proposed house, in part. The outdoor amenity space provision falls short of the Council's minimum standard of 60 square metres for the proposed dwelling and 100 square metres for the retained dwelling. The applicant has provided justification for this shortfall given the proximity of public open space which is sited within 300 m of the application site. The planning history reveals that outdoor amenity space has been an issue in previous applications. Concerns remain in terms of the level of provision, especially given that the outdoor amenity space to the retained dwelling wraps to some extent around the rear of the garden to the proposed dwelling. The proposed development therefore, by reason of the siting would result in overlooking of the private amenity space of 31 Raynton Drive causing an unacceptable loss of privacy to the adjoining occupiers. The proposal is therefore contrary to policies BE19 and BE24 of the adopted Hillingdon Local Plan - Saved UDP Policies (November 2012). Furthermore, the proposal fails to provide amenity space of sufficient size and quality commensurate to the size and layout of the said units. As such the proposal would provide a substandard form of accommodation for future residents contrary to Policy BE23 of the Hillingdon Local Plan - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Policy AM7 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) considers whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety. Policy AM14 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seeks to ensure that all development is in accordance with the Council's adopted Car Parking Standards.

Raynton Drive is a local road in Council's Road Network and this property has an existing vehicular crossover. There are no parking restrictions outside the existing property but there is evidence of parking stress in the road as many of the residences in the street do not have off-street parking facilities available. The site is very close to Hayes Park School. The site has a PTAL value of 1b (very poor) which will mean a very strong reliance on private cars for regular trip making. The proposal for the 1 x bed detached house includes 2 car parking spaces for each dwelling (new and existing) which meets the Council's parking policies. In order to achieve the new crossovers there will have to be reinstatement of the footpath that the applicant will be responsible for which could be secured by way of condition. Secure covered cycle parking (at least 1 space per dwelling) can be dealt with by condition along with refuse/recycling bins. The proposed dwelling will be responsible for additional traffic but it will not be significant. As such, in the event of an approvable scheme, the application could be supported on highway and pedestrian safety grounds subject to appropriate conditions.

7.11 Urban design, access and security

The issues are addressed in the sections above.

7.12 Disabled access

No accessibility issues are raised.

7.13 Provision of affordable & special needs housing

Not applicable this application.

7.14 Trees, landscaping and Ecology

Saved policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate. The proposal would not result in the loss of any trees and in the event of an approvable scheme, landscaping conditions could be imposed.

7.15 Sustainable waste management

In the event of an approvable scheme, conditions could be imposed to secure details of sustainable waste management.

7.16 Renewable energy / Sustainability

Not applicable this application.

7.17 Flooding or Drainage Issues

Not applicable this application.

7.18 Noise or Air Quality Issues

Not applicable this application.

7.19 Comments on Public Consultations

The comments are addressed in the sections above.

7.20 Planning obligations

CIL

The Council adopted its own Community Infrastructure Levy (CIL) on August 1st 2014 and the Hillingdon CIL charge for residential developments is £95 per square metre of additional floorspace. This is in addition to the Mayoral CIL charge of £35 per sq metre.

The proposal would be CIL liable. Presently calculated the amounts would be as follows;

LBH CIL £7,778.78

London Mayoral CIL £3,045.78

Total CIL £10,824.56

7.21 Expediency of enforcement action

Not applicable this application.

7.22 Other Issues

No other issues raised.

8. Observations of the Borough Solicitor

General

Members must determine planning applications having due regard to the provisions of the development plan so far as material to the application, any local finance considerations so far as material to the application, and to any other material considerations (including regional and national policy and guidance). Members must also determine applications in accordance with all relevant primary and secondary legislation.

Material considerations are those which are relevant to regulating the development and use of land in the public interest. The considerations must fairly and reasonably relate to the application concerned.

Members should also ensure that their involvement in the determination of planning applications adheres to the Members Code of Conduct as adopted by Full Council and also the guidance contained in Probity in Planning, 2009.

Planning Conditions

Members may decide to grant planning consent subject to conditions. Planning consent should not be refused where planning conditions can overcome a reason for refusal. Planning conditions should only be imposed where Members are satisfied that imposing the conditions are necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects. Where conditions are imposed, the Council is required to provide full reasons for imposing those conditions.

Planning Obligations

Members must be satisfied that any planning obligations to be secured by way of an agreement or undertaking pursuant to Section 106 of the Town and Country Planning Act 1990 are necessary to make the development acceptable in planning terms. The obligations must be directly related to the development and fairly and reasonably related to the scale and kind to the development (Regulation 122 of Community Infrastructure Levy 2010).

Equalities and Human Rights

Section 149 of the Equalities Act 2010, requires the Council, in considering planning applications to have due regard to the need to eliminate discrimination, advance equality of opportunities and foster good relations between people who have different protected characteristics. The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The requirement to have due regard to the above goals means that members should consider whether persons with particular protected characteristics would be affected by a proposal when compared to persons who do not share that protected characteristic. Where equalities issues arise, members should weigh up the equalities impact of the proposals against the other material considerations relating to the planning application. Equalities impacts are not necessarily decisive, but the objective of advancing equalities must be taken into account in weighing up the merits of an application. The weight to be given to any equalities issues is a matter for the decision maker to determine in all of the circumstances.

Members should also consider whether a planning decision would affect human rights, in particular the right to a fair hearing, the right to respect for private and family life, the protection of property and the prohibition of discrimination. Any decision must be proportionate and achieve a fair balance between private interests and the public interest.

9. Observations of the Director of Finance

Not applicable this application.

10. CONCLUSION

The application seeks planning permission for the erection of a two storey, 1-bed detached dwelling with associated parking and amenity space and installation/relocation of vehicular

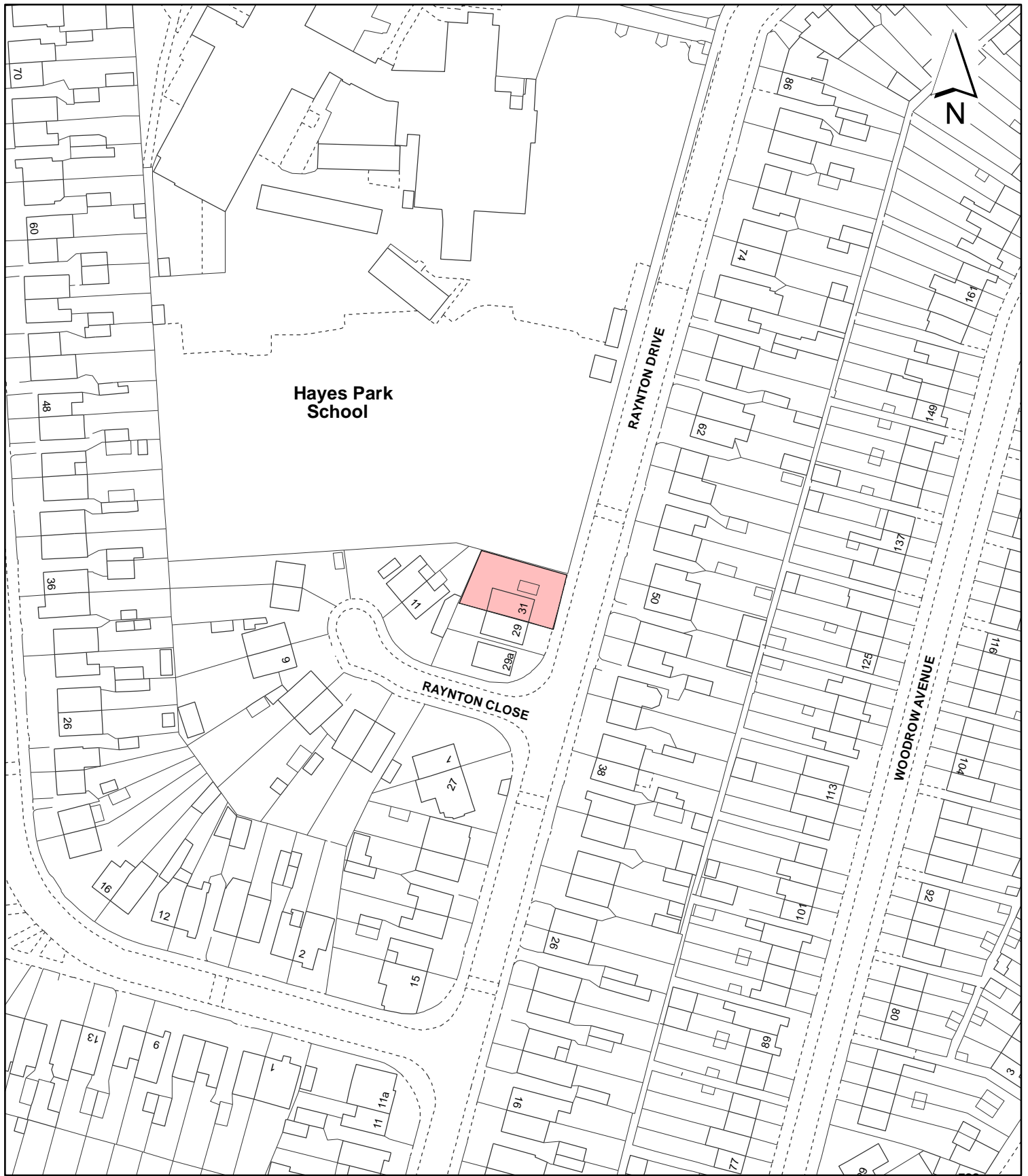
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11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
The London Plan (2016)
The Housing Standards Minor Alterations to The London Plan (March 2016)
Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016)
Hillingdon Design and Accessibility Statement: Residential Layouts
Hillingdon Design and Accessibility Statement: Residential Extensions
Hillingdon Design and Accessibility Statement: Accessible Hillingdon
National Planning Policy Framework

Contact Officer: Nicola Taplin

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**Land Forming Part of
 31 Raynton Drive**

Planning Application Ref:
60138/APP/2018/1235

Planning Committee:
Central & South

Scale:
1:1,250

Date:
May 2018

**LONDON BOROUGH
 OF HILLINGDON**
 Residents Services
 Planning Section
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111

