

Report of the Head of Planning, Transportation and Regeneration

Address 23 VICTORIA AVENUE HILLINGDON

Development: Demolition of existing property and erection of new two storey property to provide 2 x 2-bed self-contained flats with associated parking and amenity space to include new vehicular crossover to front

LBH Ref Nos: 12211/APP/2018/509

Drawing Nos: 331089-01A
331089-10
3108-02
3108-L01 Rev. B
3108-SK1

Date Plans Received: 09/02/2018 **Date(s) of Amendment(s):**

Date Application Valid: 16/02/2018

1. SUMMARY

The application is seeking planning permission for the demolition of the existing property and the re-building of a two storey property to create 2 x 2-bed self contained flats with associated parking and amenity space and extension to the vehicular crossover to front.

The property has an extant planning permission for the erection of a two story side extension and a part two storey, part single storey rear extension to allow for conversion of the existing dwelling to 2 x 2-bed self contained flats with associated parking and amenity space under application reference 12211/APP/2014/238. However, the applicant has noticed that the existing building is unsafe due to subsidence, and as such they are applying for a similar proposal which involves a re-build rather than a conversion.

It is considered that the proposal would be in keeping with the character and appearance of the locality, would not detract from the residential amenities of neighbouring properties and would not detract from highway safety. Furthermore, the future residents of the property would enjoy an acceptable standard of living accommodation.

2. RECOMMENDATION

APPROVAL subject to the following:

1 RES3 Time Limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990

2 RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 3108-L01 Rev. B and 3108-02 and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2016).

3 HO4 Materials

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building and shall thereafter be retained as such.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE15 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

4 HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 21 and 25 Victoria Avenue.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

5 HO7 No roof gardens

Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, balcony, patio or similar amenity area.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

6 RES5 General compliance with supporting documentation

The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting plans and/or documents:

Amenity Space [3108-L01 Rev. B]

Parking [3108-L01 Rev. B]

Cycle and Bin Stores [3108-L01 Rev. B]

Thereafter the development shall be retained/maintained in accordance with these details for as long as the development remains in existence.

REASON

To ensure that the development complies with the objectives of Policies BE23 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7 RES9 Landscaping (car parking & refuse/cycle storage)

No development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping
 - 1.a Planting plans (at not less than a scale of 1:100),
 - 1.b Written specification of planting and cultivation works to be undertaken,
 - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

2. Details of Hard Landscaping
 - 2.a Refuse Storage
 - 2.b Cycle Storage
 - 2.c Means of enclosure/boundary treatments
 - 2.d Hard Surfacing Materials
 - 2.2 External Lighting

3. Details of Landscape Maintenance
 - 3.a Landscape Maintenance Schedule for a minimum period of 5 years.
 - 3.b Proposals for the replacement of any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

4. Schedule for Implementation

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policy 5.17 (refuse storage) of the London Plan (2016)

INFORMATIVES

1 I52 Compulsory Informative (1)

The decision to GRANT 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).

2 I53 Compulsory Informative (2)

The decision to GRANT 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-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
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 5.3	(2016) Sustainable design and construction
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

3 159 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.

4 147 Damage to Verge - For Council Roads:

The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

5 12 Encroachment

You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application may have to be submitted. The validity of this planning permission may be challengeable by third

parties if the development results in any form of encroachment onto land outside the applicant's control for which the appropriate Notice under Article 13 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 has not been served.

6 15 Party Walls

The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:

carry out work to an existing party wall;

build on the boundary with a neighbouring property;

in some circumstances, carry out groundworks within 6 metres of an adjoining building.

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Residents Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

7 16 Property Rights/Rights of Light

Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

8 115 Control of Environmental Nuisance from Construction Work

Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.

D. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Councils Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

9 170 LBH worked applicant in a positive & proactive (Granting)

In dealing with the application the Council has implemented the requirement in the Nationa

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, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

10 173 Community Infrastructure Levy (CIL) (Granting Consent)

Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), this development is liable to pay the London Borough of Hillingdon Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). This will be calculated in accordance with the London Borough of Hillingdon CIL Charging Schedule 2014 and the Mayor of London's CIL Charging Schedule 2012. Before commencement of works the development parties must notify the London Borough of Hillingdon of the commencement date for the construction works (by submitting a Commencement Notice) and assume liability to pay CIL (by submitting an Assumption of Liability Notice) to the Council at planning@hillingdon.gov.uk. The Council will then issue a Demand Notice setting out the date and the amount of CIL that is payable. Failure to submit a valid Assumption of Liability Notice and Commencement Notice prior to commencement of the development may result in surcharges being imposed.

The above forms can be found on the planning portal at: www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

Pre-Commencement Conditions: These conditions are important from a CIL liability perspective as a scheme will not become CIL liable until all of the pre-commencement conditions have been discharged/complied with.

3. CONSIDERATIONS

3.1 Site and Locality

The application relates to a two storey, end of terrace property located on a prominent corner plot on the junction of Victoria Avenue and Richmond Avenue. The render and tile dwelling is set back from Victoria Avenue by 6.7 metres of soft landscaping. To the rear of the property lies a garden area which acts as private amenity space for the occupiers of the dwelling. The property is currently enclosed by hoarding and has been vacant for some time.

The property lies to the East of Victoria Avenue and Richmond Avenue runs along its Northern boundary. It is attached to No.25 Victoria Avenue to the South. To the rear (East) lies No.2A Richmond Avenue.

The area is residential in character and appearance and the site lies within the Developed Area as identified within the Hillingdon Local Plan (November 2012).

3.2 Proposed Scheme

The application is seeking planning permission for the erection of a two storey property comprising of 2 x 2-bed self contained flats with associated parking and amenity space and the installation of a vehicular crossover involving the demolition of the existing property

The applicant has confirmed that the existing property is unsafe and so needs to be demolished. It would be rebuilt on the same footprint with additional extensions which would be of the same size and bulk as the previously approved application, although there would be some differences including an altered internal layout along with alterations to the fenestration.

The ground floor flat is proposed to provide a lounge/kitchen/diner measuring 26.4 square metres, a bathroom and two double bedrooms measuring 15.1 square metres and 16.7 square metres. The access to the ground floor flat would be from the Northern Elevation. The first floor flat is proposed to provide a lounge/kitchen/diner measuring 24.5 square metres, a bathroom and two double bedrooms measuring 15.1 square metres and 13.3 square metres respectively. The access to the first floor flat would be from the Victoria Avenue elevation. Both flats would benefit from private amenity space. A vehicular crossover would be installed on Victoria Avenue and hardstanding would be installed to create 3 parking spaces.

3.3 Relevant Planning History

12211/APP/2013/1688 23 Victoria Avenue Hillingdon

Two storey side extension, single storey rear extension and installation of bay window to front involving demolition of existing attached garage and installation of vehicular crossover

Decision: 19-08-2013 Withdrawn

12211/APP/2013/3009 23 Victoria Avenue Hillingdon

Two storey side extension, part single, part two storey rear extension, installation of bay window to front, installation of canopy to side and installation of vehicular crossover to front involving demolition of existing attached garage

Decision: 13-12-2013 Approved

12211/APP/2014/238 23 Victoria Avenue Hillingdon

Two storey side extension and part two storey, part single storey rear extension to allow for conversion of existing dwelling to 2 x 2-bed self-contained flats with associated parking and amenity space to include the installation of bay windows to front, canopy to side, and vehicular crossover to front involving demolition of attached side garage.

Decision: 22-04-2014 Approved

12211/APP/2014/3195 23 Victoria Avenue Hillingdon

Conversion of roof space to habitable use to include a rear dormer, 2 front rooflights and conversion of roof from hip to gable end (Application for a Certificate of Lawful Development for Proposed Development)

Decision: 29-10-2014 Approved

12211/APP/2015/1024 23 Victoria Avenue Hillingdon

Part two storey, part single storey side/rear extension involving demolition of existing attached garage to side

Decision: 22-05-2015 Refused

Appeal: 02-12-2015 Dismissed

12211/APP/2017/4478 23 Victoria Avenue Hillingdon

Details pursuant to condition 7 (Landscaping Scheme) of planning permission Ref: 12211/APP/2014/238 dated 29/06/2015 (Two storey side extension and part two storey, part single storey rear extension to allow for conversion of existing dwelling to 2x2 bed self contained flats associated parking and amenity space to include the installation of bay windows to front, canopy to side, and vehicular crossover to front involving demolition of attached side garage)

Decision: 14-02-2018 Approved

Comment on Relevant Planning History

An application for the extension of the existing dwelling and conversion to 2 x 2-bed flats was approved under application reference: 12211/APP/2014/238 dated 29/06/2015. Due to subsidence issues at the property the applicant has decided it is now safer to demolish and re-build the existing property. This new proposal would be of the same size and scale of the approved, with some minor differences. The differences between the proposed and the previously approved include:

- Internal rearrangement of both flats;
- Removal of ground floor windows on the Northern elevation;
- Relocation of ground and first floor windows on the Northern elevation;
- Increase in width of the bay windows to the front;
- Increase in width of all windows on the Eastern elevation.

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.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
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LPP 3.5	(2016) Quality and design of housing developments
LPP 5.3	(2016) Sustainable design and construction
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

Eleven neighbouring properties and the Residents Association were notified of the proposed by letter on 22/02/2018. A site notice was also displayed which expired on 28/03/2018.

No responses were received.

Ward Councillor: Requests that the application is considered at Committee.

Internal Consultees

Trees/Landscaping Officer:

The site has been the subject of previous applications including references 2014/238 and 2017/4478 which were approved. The external landscape details are in accordance with the previously approved plans. No objection subject to condition RES4.

Highways Officer:

This scheme is similar to that associated with the previous application reference 12211/APP/2014/238 which Highways raised no objections and the application was subsequently approved by the Local Planning Authority on a notice dated 29th June 2015. With regard to highways implications, when considered that the proposed works are like-for-like compared to that previously associated with the site, I would not be in a position to sustain a reason for refusal. No objections.

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 Policy H7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). The principle of two flats at this site has already been accepted.

7.02 Density of the proposed development

Policy 3.4 of the London Plan (2016) seeks to ensure that new development takes into account local context and character, the design principles and public transport capacity should optimise housing output for different types of location within the relevant density.

The site has a Public Transport Accessibility Level (PTAL) of 2 which is poor. The London Plan range for sites with a PTAL of 2 to 3 in a suburban area is 150-250 habitable rooms per hectare. The site area of the property is 0.04 ha and so it would have a residential density of 50 units per hectare and 150 habitable rooms per hectare. As such, the proposal complies with Policy 3.4 of the London Plan (2016).

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) resist any development which would fail to harmonise with the existing property, street scene and surrounding area.

It was considered within the previous application that the bulk and scale of the extensions would not have a detrimental impact on the original property, street scene and surrounding area. The proposed re-build would match the size and scale of the previous approved. The only alterations are the changes to the fenestration. It is considered that these are minor and they would not result in any harm to the visual amenity of the area. Therefore, the application would comply with Policies BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and BE13, BE15, BE19 and BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Paragraph 3.5 of the Hillingdon Design and Accessibility Statement: Residential Layouts (HDAS) states, as guidance, that the redevelopment of more than 10% of properties on a residential street is unlikely to be acceptable.

A check of the planning history along Victoria Avenue shows that approval has been given for conversion of the house at No.43 Victoria Avenue. There is no visual evidence that any other properties along Victoria Avenue have been converted to flats. As there are 65 properties within Victoria Avenue the proposal would not result in more than 10% of sites in Victoria Avenue being redeveloped or converted into flats.

7.08 Impact on neighbours

Policy BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that buildings should be laid out so that daylight, sunlight and the

amenities of existing and neighbouring properties are safeguarded. BE24 requires that the design of new buildings should protect the privacy of the occupiers and their neighbours.

It has previously been considered that the size and scale of the proposed property, as extended, would not have a detrimental impact on the neighbouring property of No.25 Victoria Avenue in terms of loss of light, loss of outlook or sense of dominance. The side windows facing Richmond Avenue and No.21 Victoria Avenue would be altered and moved, however, these are located over 21 metres from this neighbouring properties and as such, the proposed alterations would not create the loss of privacy. Subsequently, the proposal would comply with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

Policy 3.5 of the London Plan (2016) seeks to ensure that all housing developments are of the highest quality, both internally and externally, and in relation to their context.

The Housing Standards (Minor Alterations to the London Plan) (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 two-bedroom, 4-person flat is required to have an internal floor area of 70 square metres. The ground floor flat would have an internal floor space of 76 square metres and the first floor flat would have an internal floor space of 68 square metres. Both properties benefit from two double bedrooms and as such the first floor flat falls just short of the requirements within the London Plan. The size of the smallest bedroom within the upstairs flat would be 13.3 square metres and therefore, it is considered that it may be counter productive to seek a reduction in the size of the bedroom to make it single occupancy, as it would most likely achieve this by increasing the corridor. Subsequently, it is considered that on balance, the proposal would provide an adequate level of internal space and an appropriate standard of living accommodation for the future occupiers of the two flats. Therefore, it would comply with Policy 3.5 of the London Plan (2016) and the Housing Standards (Minor Alterations to the London Plan).

Paragraph 4.17 of HDAS: Residential Layouts states that adequate garden space should be provided for new flats and for two-bed flats this should be 25 square metres per flat. The existing side and rear garden areas would be separated to create a private amenity space for each flat. The garden area directly to the rear of the property would be available for the ground floor flat and this measures at 70 square metres. The side garden area, and part of the rear garden would be available for the first floor flat. In total this measures 70 square metres. As such, sufficient private garden space would be provided for the occupiers of the proposed flats. Therefore, the proposal would comply with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Policy AM7 of the Hillingdon Local Plan: Part Two - 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 states that new development will only be permitted where it is in accordance with the Council's Adopted Car Parking Standards.

The submitted plans show the provision of three parking spaces for the two flats along with a new vehicular crossover. As the site is located within a PTAL score of 2 then the proposal would require the provision of 3 parking spaces. Following the installation of the new hardstanding for these parking spaces, 25% of the frontage would be retained as soft landscaping. The highways officer raised no objections with the parking layout or

crossover. Therefore, the proposal would comply with Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.11 Urban design, access and security

Cycle storage for each property has been shown on the submitted plans. The design, size and location of these have been approved in the Approval of Details application ref 12211/APP/2017/4478 dated 14/02/2018. As such, the cycle stores are acceptable in this proposal.

7.12 Disabled access

As this is a new build scheme, the proposal would be subject to the requirements of Approved Document M to the Building Regulations.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

No trees would be lost by the proposal and the existing garden area is currently of little merit as the property is vacant. The tree officer has raised no objections as long as a suitable condition can be imposed following any approval. Therefore, the proposal complies with Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.15 Sustainable waste management

Covered bin storage for each property has been shown on the submitted plans. The design, size and location of these have been approved in the Approval of Details application reference: 12211/APP/2017/4478 dated 14/02/2018. As such, the cycle stores are acceptable in this proposal.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

No objections were received following the public consultation.

7.20 Planning obligations

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

Therefore, the Hillingdon and Mayoral CIL charges for the proposed development of 56 square metres of additional floorspace are presently calculated as follows:

Hillingdon CIL £7,025.99

London Mayoral CIL £2,751.03

Total £9,777.02

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

No additional 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 to this application.

10. CONCLUSION

The property has an extant permission for extensions to the dwelling and conversion to 2 x 2-bed self contained flat and the new application is similar to the previously approved. It is considered that the proposal would be in keeping with the character and appearance of the existing dwelling house, street scene and surrounding area, would not have a detrimental impact on the amenities of the neighbouring properties and would not detract from highway safety. Furthermore the future residents of the proposed would enjoy an acceptable standard of living accommodation. As such, the application is recommended for conditional approval.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)

Hillingdon Local Plan: Part Two - Saved UDP Policies (September 2007)

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)

Technical Housing Standards - Nationally Described Space Standard

Hillingdon Design and Accessibility Statement: Residential Layouts

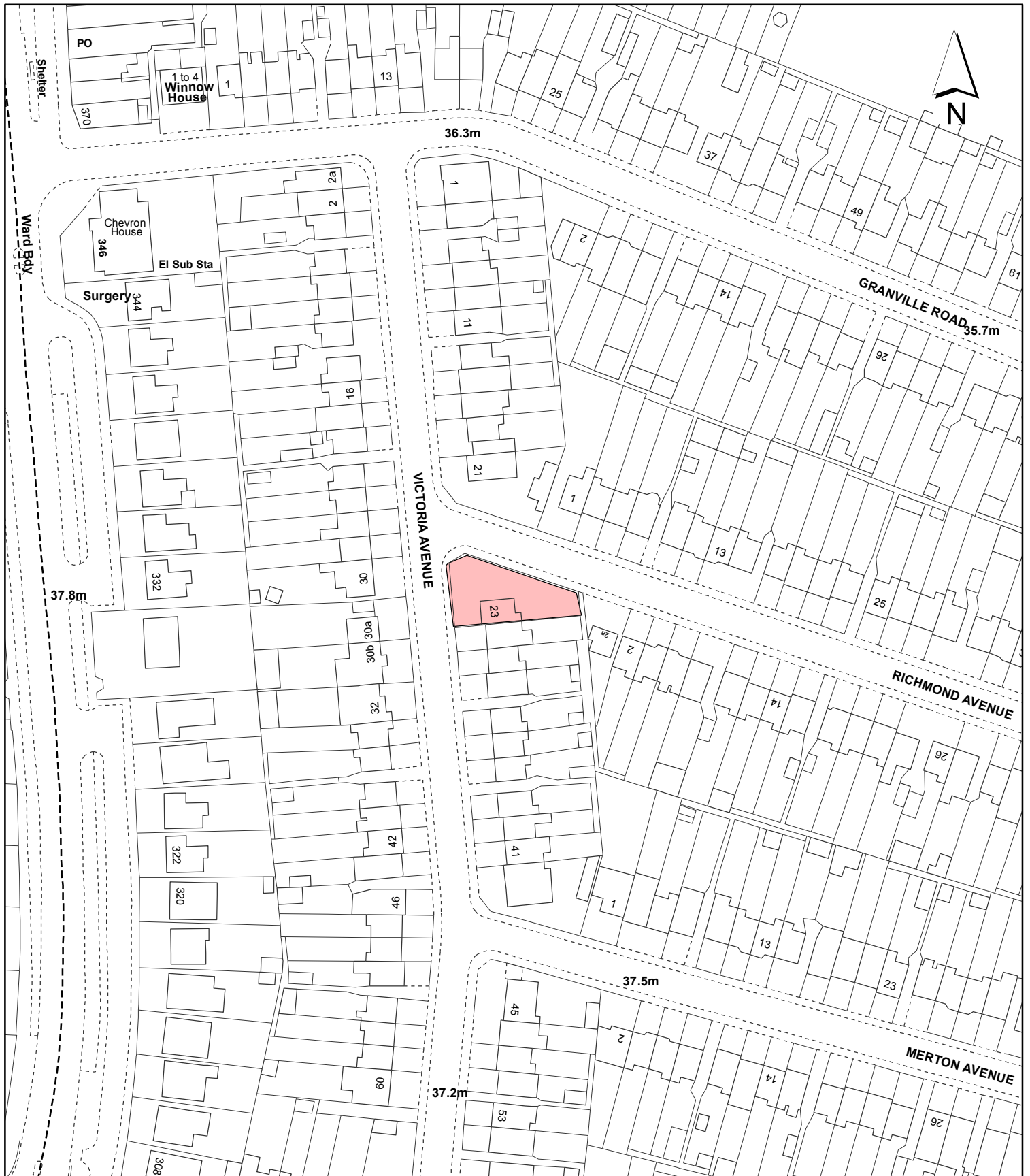
Hillingdon Design and Accessibility Statement: Residential Extensions

Hillingdon Design and Accessibility Statement: Accessible Hillingdon

National Planning Policy Framework

Contact Officer: Charlotte Spencer

Telephone No: 01895 250230



Notes:

 Site boundary

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**LONDON BOROUGH
 OF HILLINGDON**
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Planning Application Ref:
12211/APP/2018/509

Scale:
1:1,250

Planning Committee:
Central & South

Date:
May 2018

