

## Report of the Head of Planning, Transportation and Regeneration

**Address** 51 WIELAND ROAD NORTHWOOD

**Development:** Variation of condition 2 (Approved Plans) of planning permission ref: 17990/APP/2015/645 dated 24/04/2015 to permit changes to the basement and fenestration (Part two storey, part first floor rear extension, construction of basement, conversion of garage to habitable use, conversion of roofspace to habitable use to include 2 rear rooflights, alterations to front elevation and demolition of existing rear element)

**LBH Ref Nos:** 17990/APP/2018/1101

**Drawing Nos:** 1832\_303 P1  
1832\_302 P1  
1832\_301 P1  
1832\_300 P1  
1832\_500 P1  
1832\_404 P1  
1832\_403 P1  
1832\_304 P1  
1832\_200  
1832\_000 P1  
1832\_402 A

**Date Plans Received:** 23/03/2018

**Date(s) of Amendment(s):**

**Date Application Valid:** 09/04/2018

### 1. SUMMARY

The proposal is for the variation of condition 2 of planning approval 17990/APP/2015/645 for the erection of a part two storey, part first floor rear extension, construction of basement, conversion of garage to habitable use, conversion of roofspace to habitable use to include 2 rear rooflights, alterations to front elevation and demolition of existing rear element.

The proposed alterations are considered acceptable and recommended for approval.

### 2. RECOMMENDATION

**APPROVAL** subject to the following:

#### 1 HO1 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 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 1832\_300 P1; 1832\_301 P1; 1832\_302 P1; 1832\_303 P1; 1832\_402 A; 1832\_403 P1; 1832\_404 P1 and

1832\_304 P1.

**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 49 and 53 Wieland Road.

**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 HO6 Obscure Glazing**

The windows facing 49 and 53 Wieland Road shall be glazed with permanently obscured glass to at least scale 4 on the Pilkington scale and be non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

**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 RES6 Levels**

No development shall take place until plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and known datum point. Thereafter the development shall not be carried out other than in accordance with the approved details.

**REASON**

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

**7 RES8 Tree Protection**

No site clearance or construction work shall take place until the details have been submitted to, and approved in writing by, the Local Planning Authority with respect to:

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.

2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Such fencing should be a minimum height of 1.5 metres.

Thereafter, the development shall be implemented in accordance with the approved details. The fencing shall be retained in position until development is completed.

The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

2.a There shall be no changes in ground levels;

2.b No materials or plant shall be stored;

2.c No buildings or temporary buildings shall be erected or stationed.

2.d No materials or waste shall be burnt; and.

2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

#### REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy BE38 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

#### **8 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 Car Parking Layouts (including demonstration that 5% of all parking spaces are served by electrical charging points)

2.e Hard Surfacing Materials

2.f External Lighting

2.g Other structures (such as play equipment and furniture)

##### 4. Schedule for Implementation

##### 5. Other

5.a Existing and proposed functional services above and below ground

5.b Proposed finishing levels or contours

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 Policies 5.17 (refuse storage) of the London Plan (2015).

### **9 RES10 Tree to be retained**

Trees, hedges and shrubs shown to be retained on the approved plan(s) shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during (or after) construction, or is found to be seriously diseased or dying, another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'

Remedial work should be carried out to BS BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

#### REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

### **10 RES15 Sustainable Water Management (changed from SUDS)**

No development approved by this permission shall be commenced until a scheme for the provision of sustainable water management has been submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate that sustainable drainage systems (SUDS) have been incorporated into the designs of the development in accordance with the hierarchy set out in accordance with Policy 5.15 of the London Plan and will:

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. include a timetable for its implementation; and
- iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:
- iv. provide details of water collection facilities to capture excess rainwater;

v. provide details of how rain and grey water will be recycled and reused in the development.

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

#### REASON

To ensure the development does not increase the risk of flooding in accordance with Policy OE8 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (2016) Policy 5.12.

#### **11 NONSC Non Standard Condition**

No development shall take place until a construction management plan has been submitted to and approved in writing by the local planning authority. The plan shall include

i) A method statement outlining the sequence and phasing of development on the site including excavation, building works and tree protection;

ii) Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 0800 and 1800 Monday to Friday and between 0800 and 1300 on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

iii) Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities)

iv) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures to reduce the number of construction vehicles accessing the site during peak hours)

v) The storage of demolition /construction materials on site

The approved details shall be implemented prior to the commencement of development on site and shall be maintained throughout the duration of the process in accordance with agreed details.

#### REASON

To safeguard the amenity of the surrounding area in accordance with policy OE1 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

### 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 I47A Damage to Verge - For Private Roads:**

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge of footpaths on private roads during construction. Vehicles delivering materials to this development shall not override or cause damage to a private road and where possible alternative routes should be taken to avoid private roads. The applicant may be required to make good any damage caused.

#### **3 I15 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 Council's Environmental Protection Unit ([www.hillingdon.gov.uk/noise](http://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.

#### **4 170 LBH worked applicant in a positive & proactive (Granting)**

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

### **3. CONSIDERATIONS**

#### **3.1 Site and Locality**

The application site comprises a large detached property situated on the South Eastern side of Wieland Road. The property benefits from a good sized front garden with parking for at least 3 cars and a large rear garden.

The street scene is residential in character and appearance comprising two storey detached properties. The application site lies within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and lies within the Gatehill Farm Estate Area of Special Local Character. (ASLC)

#### **3.2 Proposed Scheme**

The application seeks planning permission for a variation of condition 2 of planning approval 17990/APP/2015/645 for the erection of a part two storey, part first floor rear extension, construction of basement, conversion of garage to habitable use, conversion of roofspace to habitable use to include 2 rear rooflights, alterations to front elevation and demolition of existing rear element. The proposal substitutes the approved plans to provide

alterations to first floor windows on the front and side elevations and to enlarge the basement area.

### 3.3 Relevant Planning History

17990/73/1388                      51 Wieland Road Northwood

Alterations and additions.

**Decision:** 14-08-1973    Approved

17990/APP/2001/578            51 Wieland Road Northwood

ERECTION OF A REAR CONSERVATORY

**Decision:** 17-05-2001    Refused

17990/APP/2002/685            51 Wieland Road Northwood

ERECTION OF A REAR CONSERVATORY

**Decision:** 04-10-2002    Refused

17990/APP/2014/3428          51 Wieland Road Northwood

Part two storey, part single storey rear extension, conversion of roof space to habitable use to include 2 front roof lights, construction of basement and alterations to porch to front

**Decision:** 21-11-2014    Refused

17990/APP/2015/2372          51 Wieland Road Northwood

Two storey, 6-bed detached dwelling with habitable roofspace and basement with associated parking and amenity space involving demolition of existing detached dwelling

**Decision:** 15-09-2015    Refused

17990/APP/2015/645            51 Wieland Road Northwood

Part two storey, part first floor rear extension, construction of basement, conversion of garage to habitable use, conversion of roofspace to habitable use to include 2 rear rooflights, alterations to front elevation and demolition of existing rear element

**Decision:** 24-04-2015    Approved

17990/APP/2016/3166          51 Wieland Road Northwood

Erection of 2-storey detached dwelling with habitable roofspace and the excavation of a basement following the demolition of existing dwelling.

**Decision:** 14-03-2017    Refused                      **Appeal:** 19-04-2018    Allowed

17990/APP/2018/145            51 Wieland Road Northwood

Details pursuant to discharge conditions Nos. 6 (Levels) 7 (Site Clearance) 8 (Landscape

Scheme) and 10 (Sustainable Water Management) of planning permission Ref: 17990/APP/2015/645 dated 24/04/2015 (Part two storey, part first floor rear extension, construction of basement, conversion of garage to habitable use, conversion of roofspace to habitable use to include 2 rear rooflights, alterations to front elevation and demolition of existing rear element)

**Decision:** Approved

17990/B/90/0785 51 Wieland Road Northwood

Erection of single-storey rear extension incorporating swimming pool

**Decision:** 22-03-1991 Refused **Appeal:** 22-03-1991 Dismissed

17990/C/97/0512 51 Wieland Road Northwood

Tree surgery to T26 (Oak), including pollarding at 7 metres (20 feet), and T27 (Oak), including reducing the height by 40% to secondary (lower/ mid) crown, on TPO 172

**Decision:** 18-07-1997 Approved

#### **Comment on Relevant Planning History**

There have been a number of planning applications for this site including the approved extension and a replacement dwelling (17990/APP/2016/3166), which was approved on appeal on 19 April 2018.

#### **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

PT1.HE1 (2012) Heritage

Part 2 Policies:

AM14 New development and car parking standards.

BE5 New development within areas of special local character

BE6 New development within Gate Hill Farm and Copsewood Estates areas of special local character

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.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
LPP 3.5	(2016) Quality and design of housing developments
LPP 5.12	(2016) Flood risk management
LPP 5.15	(2016) Water use and supplies
LPP 5.17	(2016) Waste capacity
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

## **5. Advertisement and Site Notice**

**5.1** Advertisement Expiry Date:- Not applicable

**5.2** Site Notice Expiry Date:- Not applicable

## **6. Consultations**

### **External Consultees**

4 neighbours and the Gatehills Residents Association were consulted for a period of 21 days expiring on the 2 May 2018.

One response was received raising the following issues:

- Is the LPA satisfied that works sufficient to amount to a material start to application 2015/645 had been carried out before the cut off date of 20th April 2018. There are no tree protection barriers in place anywhere on the site and as their erection was to precede any works on site LBH may well conclude that the application has lapsed and this section 73 application may be invalid.
- No objection to the relocation of the en-suite bathroom window on the front. This should be conditioned to be obscure glazed and non opening below 1.7 m.
- No objection to the proposed changes to en-suite bathroom window on the north east elevation. This should be conditioned to be obscure glazed and non opening below 1.7 m.
- Object to an external door to the spice kitchen as while its function is to keep cooking odours away from the main part of the house, this will be directed into the patio area of the neighbouring property. Any ventilation installed to this room should be carried to roof level.
- The addition of rooflights on the front garden would alter the agreed landscaping conditions and would breach policy as it will affect the appearance and setting of the property and character of the surrounding area.
- Similarly the side lightwell, which would be visible from the road.
- The rooms below ground will have limited natural light and substandard outlook and ventilation.
- Increased light pollution.
- Loss of 2 mature conifers which contribute to the character of the estate.

- Drawing 1832\_300 states the proposed basement is 305 sq.m, this is incorrect, it is actually 384 sq.m, which is double the size of the proposed ground floor. It is worrying the architect continues to pay so little attention to details. This will require a further SuDS assessment and landscaping.
- Drawing 1832\_500 shows a proposed section for the frontage which states that the levels at the road is 19.94, 20.05 in the middle and then 20.19 at ground floor. These figures do not match the proposed levels shown on drawing 1832\_500.
- Concern over pedestrian safety on the privately owned Gatehill Estate roads and verges due to the number of lorries and construction vehicles. Whilst we are frequently reminded by LBH that ownership of roads and land is a civil matter we trust LBH will endorse our decision to take pedestrian safety seriously.
- The roads are not made up to an adoptable standard and we are concerned they will not support the weight of heavy duty construction lorries and damage will be caused at the cost of residents.
- The risk of noise and nuisance from construction.
- If you are minded to approve this scheme we request the Planning Inspector's condition for a management plan as detailed in the decision for 17990/APP/2016/3166 is applied.

A petition against the proposal has also been submitted by the GRA.

Officer response: As acknowledged in the consultation response, issues of land ownership are not a material planning consideration. Any grant of planning permission does not override any rights of access or use of that land. This is a civil issue and the responsibility of the GRA to enforce. Any disruption due to construction is seen as transitory in its nature and not sufficient reason for refusal in its own right.

Northwood Hills Residents Association - No response.

Northwood Residents Association - No response.

### **Internal Consultees**

Conservation and Urban Design - The more major proposed alteration is the increase in size of the basement from being largely for a swimming pool and associated rooms at the rear of the house to a basement that covers the whole area under the existing house. It will extend out into the garden beyond the approved plans by approximately 2.5 metres and will open out into two sunken courtyards with steps up to the garden. This proposal builds on a similar design in the unsuccessful planning application 17990/APP/2017/3191 (appealed). There will be four flush rooflights over the basement which projects into the garden and a narrow rooflight running along the length of the South West elevation and wrapping around to the front of the South West corner. There is likely to be some light spill at night from the basement rooms via the proposed roof lights.

The alterations to the layouts and fenestration of the side elevations are minor and will not impact the ASLC. The basement alterations below ground and to the rear will not be visible from the front of the house on Wieland Road and will therefore have a limited impact on the ASLC. The rooflights wrapping around the south west corner of the building will have a greater impact due to the potential light spill at night, however on balance the impact is found to be acceptable as the rooflights will be flush with the ground and the likely periods of noticeable light spill limited to winter evenings.

Recommendation: Consent

Trees/Landscape - No objection subject to landscape conditions as per the original approval.

Floodwater Management - Although the construction of a basement in this location may be considered acceptable following the submission of the Structa report. This does not mean that a basement should be extended indefinitely as this will impact of the ability to provide suitable water mitigation. However it is considered that the size of the garden provides suitable area in which to

provide this still and there are no objections subject to the continued application of the SuDs condition.

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

This proposal is for an amendment to an approved scheme for the extension of a dwelling and is acceptable in principle subject to compliance with policy requirements.

### **7.02 Density of the proposed development**

Not applicable.

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

As detailed within the impact on the character and appearance of the area.

### **7.04 Airport safeguarding**

Not applicable.

### **7.05 Impact on the green belt**

Not applicable.

### **7.06 Environmental Impact**

Not applicable.

### **7.07 Impact on the character & appearance of the area**

The Hillingdon Local Plan: Part One Strategic Policy BE1 seeks a quality of design in all new development that enhances and contributes to the area in terms of form, scale and materials; is appropriate to the identity and context of the townscape; and would improve the quality of the public realm and respect local character. Part Two - Saved Unitary Development Plan Policies of the Local Plan contains policies that seek to safeguard the appearance, character and amenities of the local street scene and surrounding area. Policy BE13 states that development must harmonise with the existing street scene and Policy BE19 that it should complement the amenity and character of the residential area in which it is situated. Policy BE15 seeks to ensure that proposals for extensions to dwellings should also harmonise with the scale, form and proportions of the original building.

Policy BE5 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires new developments in an Area of Special Local Character to harmonise with the materials, design features, architectural style and building heights predominant in the area. Whilst Policy BE6 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012), requires new developments within the Gate Hill Estates to be unobtrusive and in materials appropriate to the character and appearance of the estate.

The Council's adopted Supplementary Planning Document, the Hillingdon Design and Accessibility Statement: Residential Extensions (December 2008) sets out the design criteria including external dimensions by which proposals are assessed with the general aim of ensuring that these are 'subordinate' to the original house.

The scale and size of the proposed extensions above ground level are unchanged from the previously approved scheme. The proposed revised plans include the provision of a new side door and alterations to the window detail on the first floor side and front elevations. In all cases the window alterations relate to the subdivision of one window into two and in the case of the side windows repositioned within the elevation. These are minor changes that do not significantly alter the appearance of the approved scheme and the Conservation Officer has confirmed these are acceptable. The proposal also includes an enlargement to the basement, which would extend beneath the whole of the property. The proposed basement is more in line with that recently approved on appeal.

(APP/R5510/W/17/3179502) for the replacement dwelling, where no concerns regarding the potential impact on the character of the area were raised. Furthermore the Conservation Officer has advised that whilst there is a greater impact due to the potential light spill at night, however on balance the impact is found to be acceptable as the rooflights will be flush with the ground and the likely periods of noticeable light spill limited to winter evenings. Therefore it is not considered that the proposed alterations would significantly impact on the character of the dwelling or the wider Area of Special Local Character. As such the proposal complies with the requirements of Policies BE5, BE6, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and HDAS: Residential Extensions.

#### **7.08 Impact on neighbours**

Policy BE20 states that buildings should be laid out to allow adequate daylight to penetrate and amenities of existing houses safeguarded. Policy BE24 states that the proposal should protect the privacy of the occupiers and their neighbours.

The proposed alterations to the first floor windows all relate to non habitable rooms and could be conditioned to be obscure glazed and non opening below 1.8 m in height. The comments in relation to the new door and potential impact on the neighbouring property are noted however this is situated in a similar position to the approved window of the spice kitchen in the subsequently approved replacement dwelling. With regard to the potential for increase of light pollution, the lighwells are at ground level and any potential lightspill could be mitigated with suitable landscaping. It is therefore considered that there will be no significant increase in the impact on the amenity of the neighbouring occupiers as a result of the proposed alterations. As such, the proposal is in compliance 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**

It is noted that concerns have been raised about the lack of outlook and light to the basement rooms, however these are not considered to be habitable rooms and are consistent with the uses proposed within the appealed scheme. It is considered that all the proposed habitable rooms and those altered by the proposals would maintain an adequate outlook and source of natural light, therefore complying with Policy 3.5 of the London Plan.

#### **7.10 Traffic impact, car/cycle parking, pedestrian safety**

There is no impact on the approved parking provision as a result of this proposal.

#### **7.11 Urban design, access and security**

Paragraph 5.13 of Residential Extensions. HDAS: Residential Extensions requires sufficient garden space to be retained as a consequence of an extension. The property benefits from a good sized rear garden and adequate garden space would be retained.

#### **7.12 Disabled access**

Not applicable.

#### **7.13 Provision of affordable & special needs housing**

Not applicable.

#### **7.14 Trees, Landscaping and Ecology**

Not applicable.

#### **7.15 Sustainable waste management**

Not applicable.

#### **7.16 Renewable energy / Sustainability**

Not applicable.

#### **7.17 Flooding or Drainage Issues**

	Not applicable.
<b>7.18 Noise or Air Quality Issues</b>	
	Not applicable.
<b>7.19 Comments on Public Consultations</b>	
	Addressed within the report.
<b>7.20 Planning Obligations</b>	
	Not applicable.
<b>7.21 Expediency of enforcement action</b>	
	Not applicable.
<b>7.22 Other Issues</b>	
	None.

## **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**

#### **10. CONCLUSION**

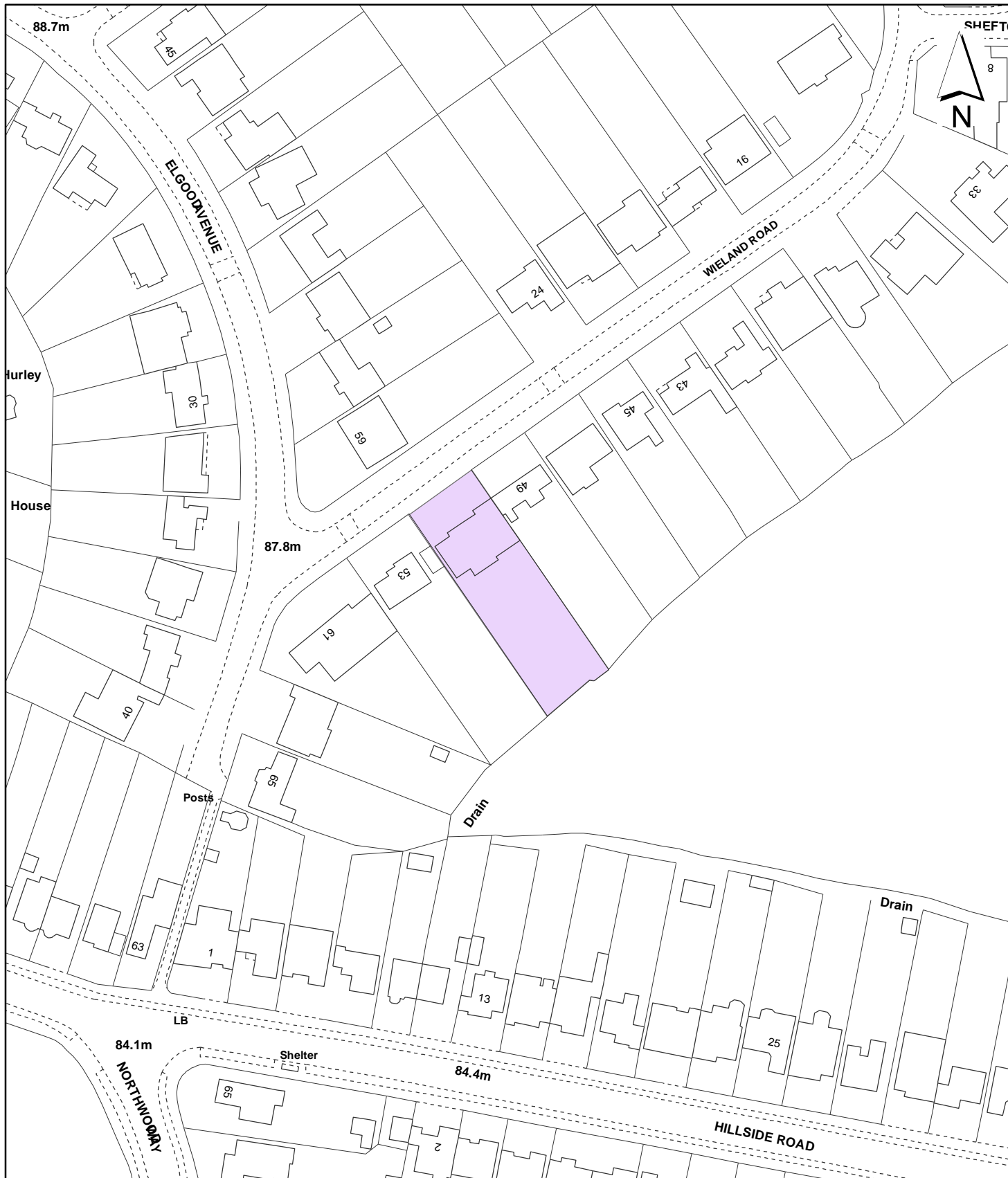
The proposed alterations are considered acceptable and recommended for approval.

#### **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 Extensions  
National Planning Policy Framework

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## Notes



Site boundary

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Site Address

**51 Wield Road**

Planning Application Ref:

**17990/APP/2018/1101**

Planning Committee

**North Application**

Scale

**1:1,250**

Date

**June 2018**

**LONDON BOROUGH  
OF HILLINGDON  
Residents Services**

Civic Centre, Uxbridge, Middx. UB8 1UW  
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**HILLINGDON**  
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