

Report of the Head of Planning, Transportation and Regeneration

Address 22 BREAKSPEAR ROAD SOUTH ICKENHAM

Development: Single storey rear extension, first floor rear/side extension with habitable roof space with enlargement of existing dormer and 6 x side roof lights, creation of basement, conversion of garage to habitable use to include alterations to front elevation, porch to front and single storey outbuilding to rear for use as a gym

LBH Ref Nos: 51947/APP/2018/2469

Drawing Nos: MOHAMMED/PLAN/011
MOHAMMED/PLAN/010 Soils
MOHAMMED/PLAN/006
MOHAMMED/PLAN/003
MOHAMMED/PLAN/001
MOHAMMED/PLAN/008
MOHAMMED/PLAN/009
MOHAMMED/PLAN/005
MOHAMMED/PLAN/007
Daylight and Sunlight Assessment
MOHAMMED/PLAN/002
MOHAMMED/PLAN/004
MOHAMMED/PLAN/012
Appendix A Existing Site and Proposed Plan
Appendix B Greenfield Runoff estimation for sites
Appendix B Surface Water Storage requirements for sites
Appendix D Proposed Surface Runoff Improvement Measures (SuDS)
Groundwater Monitoring Results Sheet
MOHAMMED/PLAN/010
Standard Penetration Test Results

Date Plans Received: 04/07/2018

Date(s) of Amendment(s):

Date Application Valid: 17/07/2018

1. CONSIDERATIONS

1.1 Site and Locality

The application comprises a two-storey detached dwellinghouse on the South East side of Breakspear Road South with the principal elevation facing North-West. The dwellinghouse is of traditional construction and detailing and includes a pitched tiled roof with a catslide incorporating a dormer window and integral garage to the side. It is a sizeable rectangular shaped plot, with a mixture of hard and soft landscaping to the front and a rear garden space which is predominantly laid to lawn. The site is not covered by any recognised Tree Preservation Orders, however there are large mature trees to both the front and rear.

The area is predominantly residential in character and appearance, consisting of similar detached properties. The properties fronting Breakspear Road South have a staggered formations, such that the application site sits behind no.20 to the South approximately 7

metres and forward of no.24 to the North by approximately 7 metres.

The site is situated within a Developed Area as identified in the policies of the Hillingdon Local Plan (November 2012).

1.2 Proposed Scheme

The proposal is for a single storey rear extension, first floor rear/side extension with habitable roof space with enlargement of existing dormer and 6 x side roof lights, creation of basement, conversion of garage to habitable use to include alterations to front elevation, porch to front and single storey outbuilding to rear for use as a gym.

Although the application is described as extensions and alterations to the existing property it is tantamount to a new dwelling on the site (hence reference in the report of the new dwelling).

1.3 Relevant Planning History

51947/APP/2002/2982 22 Breakspear Road South Ickenham

ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION (INVOLVING DEMOLITION OF EXISTING CONSERVATORY)

Decision Date: 17-02-2003 **Approved** **Appeal:**

51947/PRC/2018/44 22 Breakspear Road South Ickenham

Demolition of existing building to erect 5 bedroom dwelling with basement.

Decision Date: 30-05-2018 **OBJ** **Appeal:**

Comment on Planning History

The application follows pre-application advice (ref. 51947/PRC/2018/44). The planning officer concluded:

"The design and scale of the proposed development is unacceptable with respect to the established character of the area and the impact on neighbouring residential amenity.

The scheme at present is considered to be bulky and excessive in scale, resulting in a development which would be out of keeping with the general pattern of development within the area. In addition, it would be harmful to the amenity of neighbouring properties by virtue of loss of outlook and privacy. It is also likely to result in a detrimental sense of enclosure to neighbouring properties.

Based on the information provided and available to officers it is considered that the proposal could not be supported for the above mentioned reasons."

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

EXTERNAL CONSULTEES

13 neighbours were consulted on 19.07.2018 and a site notice was displayed to the front of the site on 26.07.2018. By the close of the consultation period 13 neighbouring residents had objected to the proposed development.

The objections can be summarised as the following:

- i) Overdevelopment of the site;
- ii) Increase in traffic;
- iii) Out of character;
- iv) Loss of light;
- v) Impact on trees;
- vi) Loss of privacy;
- vii) Set a precedent for further similar developments;
- viii) Noise from construction works;
- ix) Traffic from construction vehicles;
- X) Highway and pedestrian safety;
- Xi) Increase risk of flooding;
- Xii) The outbuilding could be used as a separate dwelling;
- Xiii) Inaccuracies on the existing plans.

Ickenham Residents Association:

The construction of a new basement under the proposed new ground floor is of great concern particularly with view to previous flooding issues in properties in Breakspear Road South.

Since the HDAS remains silent in relation to basements, all we can reiterate and stress, as in the past, is the importance of firm building control aspects to be put into place over proposed basement developments for the safety and security of adjoining properties, should your Team be inclined to approve such an application.

The proposal for an outbuilding with a hipped roof to be used as a gym does not give any dimensions, but suggests the installation of a shower and toilet. It would be located right at the garden end of 22 Breakspear Road South and would be adjacent to no. 52 Greenacres Avenue.

Should your Team, however, eventually be considering approval for this new outbuilding proposal, may we ask whether you could apply a condition not to allow any services (water, sewage) to be put into place, so that the proposed new shed/outbuilding would/could never be converted or extended to residential accommodation at any future stage, and will only be used as ancillary to the main house in accordance with HDAS guidelines, section 9.4, in order to avoid any future undesirable fragmentation of the curtilage or the creation of separate residential use in accordance with Policy BE13 of the UDP.

The application was called to committee by a local Ward Councillor.

OFFICER COMMENT: The above issues are addressed in the main body of the report.

INTERNAL CONSULTEES

HIGHWAY COMMENTS

The application has been reviewed by the Highway Authority who are satisfied that the proposal would not exacerbate congestion or parking stress, and would not raise any

highway safety concerns, in accordance with policies AM2, AM7 and AM14 of the Development Plan (2012) and policies 6.3,6.9, and 6.13 of the London Plan (2016).

TREES AND LANDSCAPE COMMENTS

The loss of the tree is regrettable but acceptable if a replacement tree is planted in the front garden - ideally further away from the buildings.

The loss of green front garden space and total coverage in hard surfacing to accommodate four cars is unacceptable. The proposal will be detrimental to the character and appearance of the area and fails to satisfy saved policies BE23 and BE38. This proposal is unacceptable for the above reason.

FLOOD WATER COMMENTS

The additional information does not address the need to retain a gap between the property boundary and the proposed basement. A basement should allow space on either side for groundwater to pass around without being pushed to other properties and increasing their risk. It is noted a ground investigation has been submitted but undertaken in August at the end of a period of particularly dry weather is unlikely to reveal the groundwater issues that may reside in the area, as ground water levels fluctuate significantly through the year. It is noted that surface water run off will be controlled on site however it is not accepted that 5ls is appropriate as a small site, and that since the document was produced flow control devices have evolved and could reduce flows to 2ls. This should be done through an appropriate sustainable method permeable paving is considered a more appropriate method than a tank.

4. 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.

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.

EM6	(2012) Flood Risk Management
H4	Mix of housing units
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
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
NPPF2	NPPF - Ensuring the vitality of town centres
NPPF4	NPPF - Promoting sustainable transport
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design

5. MAIN PLANNING ISSUES

PROPOSAL

The first floor rear/side extension would extend 2.8m beyond the side elevation and wrap around to the rear of the property, 3.15m deep. The roof would be hipped with a large crown roof. Habitable roof space is proposed with a rear dormer window and 6 x side roof lights.

A single storey rear extension would extend off the proposed two storey rear extension. The single storey extension would be 5.85m deep, the full width of the property and 3.65m high with a pitched roof.

A basement is proposed to be used as a home cinema/games room with a lift and staircase as well as a terrace to access the garden. There would be a light well to the rear and side of the property.

The garage would be converted to habitable use and retain four parking spaces to the front.

The porch extension proposed would be 2.65m wide, 1.70m deep with a hipped roof measuring 3.5m high.

A single storey outbuilding is proposed at the bottom of the rear garden for use as a gym with a shower room. The outbuilding would be 9m wide, 3.6m deep and 3.9m high with a hipped roof. The outbuilding would be set in approximately 0.60m from the side boundaries.

PRINCIPLE OF DEVELOPMENT

Paragraph 17 of the National Planning Policy Framework (NPPF) (2012) states that one of the core principles of the document is the "effective use of land by reusing land that has been previously developed (brownfield land)."

Policy H3 of the Hillingdon Local Plan states that the loss of residential accommodation will

only be permitted if it is replaced within the boundary of the site.

The development proposes the demolition of the existing dwelling and the erection of a two storey detached 5 bedroom dwelling with basement. In principle the demolition of the existing dwelling to be replaced with the new single dwelling is therefore acceptable however, it is subject to all other material planning considerations being judged acceptable.

Policy 3.5 of the London Plan (2016) requires housing developments to be of the highest quality internally, externally and in relation to their context and to the wider environment. New homes are expected to have adequately sized rooms and convenient and efficient room layouts which are functional and fit for purpose, and to meet the changing needs of Londoners over their lifetimes. Any future application is expected to take this into consideration and illustrate how the proposal would meet the requirements set out in the London Plan.

In addition any proposal would also be subject to compliance with the relevant policies set out the Hillingdon Local Plan: Part 2 - Saved UDP Polices (November 2012) and the Hillingdon Design and Accessibility Statement (HDAS) Residential Extensions.

DESIGN

Local Plan Part 1 Policy BE1 requires all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods. Policies BE13 and BE19 of the Hillingdon Local Plan (November, 2012) seeks to ensure that new development complements or improves the character and amenity of the area.

Furthermore Policies BE13 and BE15 of the of the Hillingdon Local Plan: (November 2012) resist any development which would fail to harmonise with the existing street scene or would fail to safeguard the design of existing and adjoining sites.

In order to safeguard visual and residential amenity, Local Plan: Part 2 policy BE22 confirms that buildings of two-or more storeys in height should be set back a minimum of 1 m from the side boundary of the property for the full height of the building.

The existing dwelling at its greatest points is 9.45 metres wide and 10.5 metres deep however this includes the integral garage to the side and a small lean-to at the rear. The proposed resultant dwelling would be larger at 9.45 metres wide and 18.6 metres in total length including the single storey rear extension. This excessive size results in a large prominent crown roof. Furthermore, the overall cumulative depth of the two storey and single storey rear extension would result in a 9m depth, contrary to HDAS: Residential Extensions. Whilst it is noted that the proposed dwelling sits on the side boundary to the South as the existing dwelling, the lack of the required set in from the side boundary to the South further exacerbates the excessive size and scale of the new proposal.

This would result in a cramped overdevelopment of the site which would detract from the open character and appearance of the surrounding area and the visual amenities of the street scene.

The outbuilding would be positioned at the bottom of the garden and set in 0.60m from adjoining boundaries. The outbuilding would have a footprint of 32sq.m, considered too small to be used as a self-contained unit. Nevertheless, had the application been recommended for approval, a condition would have been added to ensure the outbuilding

cannot be used for independent living.

The street scene is residential in character and appearance and whilst it is accepted the majority comprise mainly of two storey detached properties there are all generally similar in design, size and scale. The proposed dwelling would be overly large and not in character with the immediate or surrounding properties and there would be nothing of a similar mass or scale to that proposed, nor with the suggested roof form with a very large crown roof. It is therefore considered that the proposal would be an overdevelopment of the plot, resulting in excessive mass and scale which is considered to be detrimental to the character and appearance of the site and street scene, contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies 3.5 and 7.4 of the London Plan (2016) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

HIGHWAYS

The location exhibits a PTAL rating of 0-1 which is considered as poor and is therefore likely to encourage a higher dependency on the private motor vehicle.

It is reasonable to assume that it is unlikely that the garage in question is being used for the intended purpose of housing a motor vehicle. This philosophy is supported by the statistical probability of residential garages being used for their intended purpose in England equating to approximately 45% with examples of a significantly lower percentage of use in many other locations. Hence the proposed conversion of the garage to a habitable room is not expected to materially alter the parking scenario at this address especially as a generous parking area on the frontage is to remain.

As the Council's car parking standards are not linked to building extensions or the number of habitable rooms within an address, there is no specific requirement to provide additional on-plot parking provisions for this proposal.

The application has been reviewed by the Highway Authority who are satisfied that the proposal would not exacerbate congestion or parking stress, and would not raise any highway safety concerns, in accordance with policies AM2, AM7 and AM14 of the Development Plan (2012) and policies 6.3,6.9, and 6.13 of the London Plan (2016).

TREES AND LANDSCAPE

There is an attractive front garden with a suitable mix of paving for off-street parking and soft landscaped areas including a tree, shrub planting and a lawn. There are no TPO or Conservation Area designations affecting the site. The site is on the edge of the residential suburban area of Ickenham and overlooks open countryside, designated Green Belt, to the west.

According to the response to the planning questionnaire, Q7, there are no trees on the site. - This fails to acknowledge the presence of the tree in the front garden. The proposed extensions will be likely to lead to the removal of the tree. The loss of garage parking will create pressure to provide additional on-site parking in the front garden - as indicated on the proposed ground floor plan, ref. MOHAMMED/PLAN/004. The loss of (soft) front garden space will be detrimental to the character and appearance of the area - and is contrary to Hillingdon's design guidance which seeks to retain at least 25% of soft landscape.

The loss of the tree is regrettable but acceptable if a replacement tree is planted in the front garden - ideally further away from the buildings. The loss of green front garden space and total coverage in hard surfacing to accommodate four cars is unacceptable. The proposal will be detrimental to the character and appearance of the area and fails to satisfy saved policies BE23 and BE38. This proposal is unacceptable for the above reason.

FLOODING

The site is not located within a flood zone. The additional ground information does not address the need to retain a gap between the property boundary and the proposed basement. A basement should allow space on either side for groundwater to pass around without being pushed to other properties and increasing their risk. It is noted a ground investigation has been submitted but undertaken in August at the end of a period of particularly dry weather is unlikely to reveal the groundwater issues that may reside in the area, as ground water levels fluctuate significantly through the year. It is noted that surface water run off will be controlled on site however it is not accepted that 5ls is appropriate as a small site, and that since the document was produced flow control devices have evolved and could reduce flows to 2ls. This should be done through an appropriate sustainable method permeable paving is considered a more appropriate method than a tank. The flood and water management officer has raised an objection to the proposal.

AMENITY

The NPPF encourages positive planning to achieve high-quality architecture, reflective of local surroundings and materials with a good standard of amenity for all existing and future occupants of land and buildings (paras. 12 and 58).

Policy BE20 of the Hillingdon Local Plan (November 2012) and the HDAS - 'Residential Layouts' seeks to ensure that new development does not result in harm to neighbouring occupiers through loss of daylight or sunlight. Given the relative orientation and scale of the proposal on this particular plot, any application would be required to be supported by a Daylight and Sunlight Assessment, which assesses the impact of the development on the level of sunlight and daylight reaching neighbouring properties and future occupiers of the development.

Policy BE21 of the Hillingdon Local Plan (November 2012) seeks to resist developments which would result in significant loss of residential amenity by reason of their siting, bulk and proximity. The HDAS (2006) - Residential Layout provides further guidance on the interpretation of this policy.

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.

In terms of the internal floorspace, the DCLG Technical Housing Standards - Nationally Described Space Standard (March 2015) sets out minimum internal space standards

which must be achieved, relating to room sizes, ceiling height and internal floor space requirements.

The submitted plans illustrate the proposed development would provide a 5 bed dwelling although it could also easily be altered to 6 or even 7 bed dwelling. However with a total internal floor area as shown on the submitted plans of approximately 486 m², the proposed dwelling would have by far enough space. Furthermore the proposed bedrooms are all of a suitable size well above the minimum requirements.

Amenity space

Section four of the Council's HDAS: Residential Layouts states that developments should incorporate usable attractively laid out and conveniently located garden space in relation to the dwellings they serve. It should be of an appropriate size, having regard to the size of the houses and the character of the area.

The proposed dwelling would have a rear garden space as illustrated on the plans of over 100 m², thereby in compliance with the recommendations.

IMPACT ON NEIGHBOURS

All habitable rooms should receive adequate levels of daylight and are not subject to an unacceptable degree of overlooking from other parts of the development or from adjoining properties. Equally it will need to be demonstrated that the proposed units do not result in an unacceptable impact on the residential amenity of adjoining properties by way of over domination, over shadowing/loss of daylight and loss of privacy. A daylight/sunlight assessment has been submitted to fully demonstrate that the development will not lead to an unacceptable level of overshadowing to adjoining occupants and to allay potential neighbour concerns which might be raised in this regard.

In particular it is noted that the large new dwelling would now extend to the rear beyond no.20 to the South by approximately 6.7 metres at two storey height. Given the excessive depth and height it is considered the proposed development would unduly detract from the amenities of the adjoining occupiers by reason of overdominance, overshadowing, loss of outlook and would be an un-neighbourly form of development. This also highlights the excessive depth of the proposal and whilst it is accepted the existing properties are staggered at angle along the road, this does not help to justify the adverse impact of the current proposal.

There are no windows facing No. 24 to the north, however, the neighbouring property has side windows which are not obscure glazed and may result in some loss of sunlight due to the orientation of the buildings.

CIL

The scheme would be CIL liable.

Presently calculated the amounts would be as follows;

LBH CIL £55,957.00

London Mayoral CIL £21,910.00

Total CIL £77,867.00

CONCLUSION

The design and scale of the proposed development is unacceptable with respect to the established character of the area and the impact on neighbouring residential amenity.

The scheme at present is considered to be bulky and excessive in scale, resulting in a development which would be out of keeping with the general pattern of development within the area. In addition, it would be harmful to the amenity of neighbouring properties by virtue of loss of outlook, loss of sunlight and overbearing impact. It is also likely to result in a detrimental sense of enclosure to neighbouring properties.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposal, by reason of its overall size, scale, depth, roof form and failure to set in from the side boundary would result in incongruous additions which would fail to harmonise with the architectural composition of the original detached dwelling, would be detrimental to the character and appearance of the street scene and the surrounding area. Therefore the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15, BE19 and BE22 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

2 NON2 Non Standard reason for refusal

The proposed rear extensions, by virtue of its size, scale, bulk, depth and proximity, would be detrimental to the amenities of the adjoining occupiers at Nos. 20 and 24 Breakspear Road South, by reason of overdominance, overshadowing, visual intrusion, loss of light and loss of outlook. Therefore the proposal would be contrary to policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

3 NON2 Non Standard reason for refusal

The proposed basement has failed to allow space on either side for groundwater to pass around without being pushed to other properties and increase their risk of flooding. Whilst a ground investigation has been submitted, it was undertaken in August at the end of a period of particularly dry weather is unlikely to reveal the groundwater issues that may reside in the area, as ground water levels fluctuate significantly through the year. Surface water run off will be controlled on site however it is not accepted that 5ls is appropriate as a small site and is therefore contrary to Policy EM6 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies OE7 and OE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) Policy 5.12 of The London Plan (2016) and the National Planning Policy Framework (July 2018).

4 NON2 Non Standard reason for refusal

The loss of the tree to the front, together with the loss of green front garden space and

total coverage in hard surfacing to accommodate four cars is unacceptable. The proposal will be detrimental to the character and appearance of the area and fails to satisfy saved policies BE23 and BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

INFORMATIVES

- 1 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 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 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.
- 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.
- EM6 (2012) Flood Risk Management
- H4 Mix of housing units
- OE3 Buildings or uses likely to cause noise annoyance - mitigation measures
- HDAS-LA 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
 - NPPF2 NPPF - Ensuring the vitality of town centres
 - NPPF4 NPPF - Promoting sustainable transport
 - NPPF6 NPPF - Delivering a wide choice of high quality homes
 - NPPF7 NPPF - Requiring good design

- 4** 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.

Standard Informatives

- 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).
- 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 (July 2011) and national guidance.

Part 1 Policies:

PT1.BE1 (2012) Built Environment

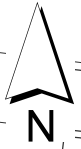
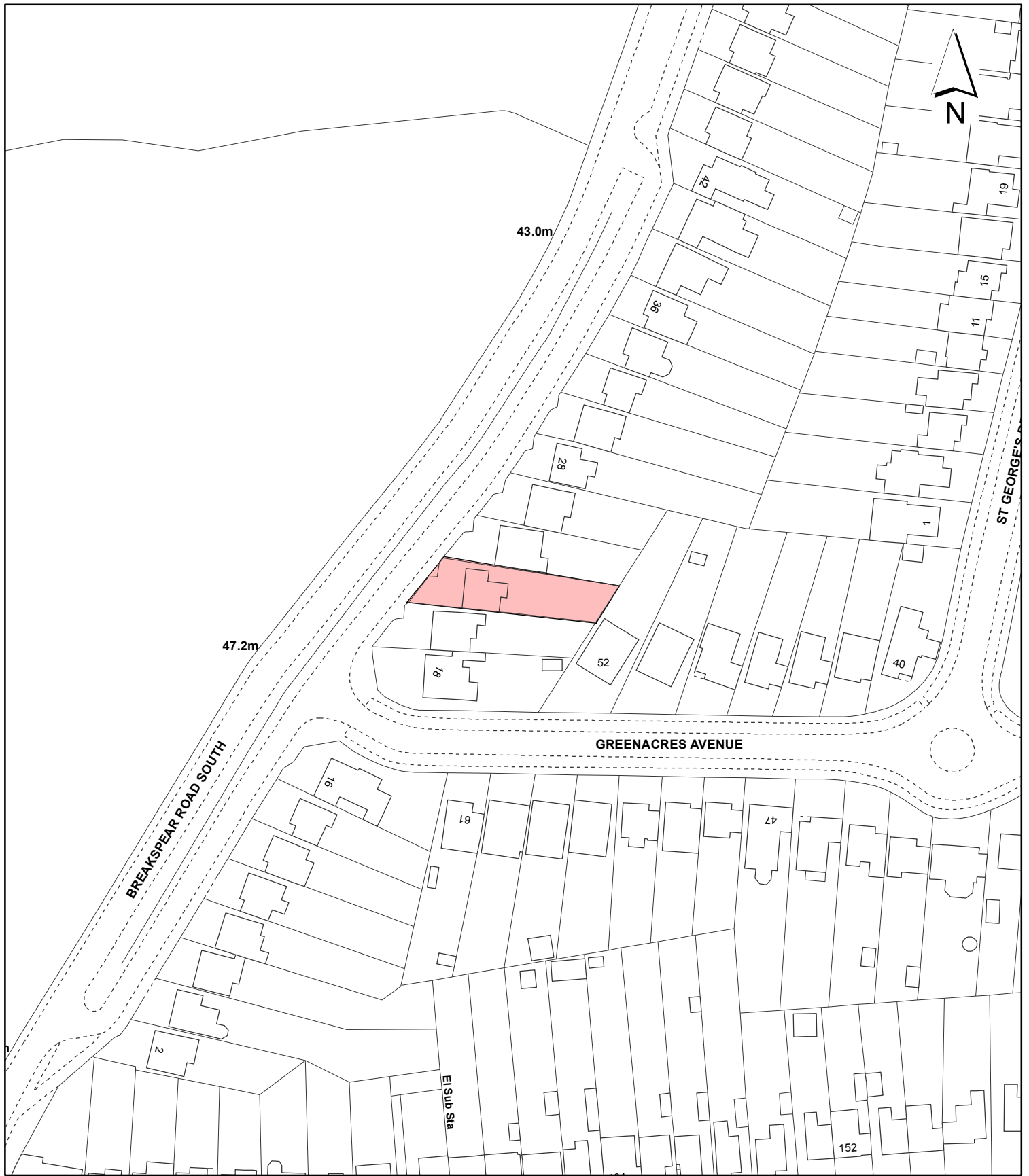
Part 2 Policies:

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.
BE19	New development must improve or complement the character of the area.
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NPPF4	NPPF - Promoting sustainable transport
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design

Contact Officer: Mandeep Chaggar

Telephone No: 01895 250230



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

47.2m

BREAKSPEAR ROAD SOUTH

GREENACRES AVENUE

ST GEORGES

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<p>Notes:</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).</p> <p>Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2018 Ordnance Survey 100019283</p>	<p>Site Address:</p> <p>22 Breakspear Road South</p>		<p>LONDON BOROUGH OF HILLINGDON Residents Services Planning Section Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref: 51947/APP/2018/2469</p>	<p>Scale: 1:1,250</p>	 <p>HILLINGDON LONDON</p>
	<p>Planning Committee: North</p>	<p>Date: October 2018</p>	