

Report of the Head of Planning, Transportation and Regeneration

Address 2 NORTH WAY UXBRIDGE

Development: Erection of 2 storey x 2 bedroom attached dwelling and associated car parking and landscaping

LBH Ref Nos: 2916/APP/2018/3675

Drawing Nos: Arboricultural Survey
03G
02D
01D
Location Plan (1:1250)
Tree Protection Plan (Dated October 2018)

Date Plans Received: 16/10/2018 **Date(s) of Amendment(s):** 16/10/2018

Date Application Valid: 16/10/2018

1. **SUMMARY**

This application seeks permission for the erection of a 2 storey x 2 bedroom attached dwelling. The proposal includes car parking provision and associated landscaping. It is considered that the proposal is acceptable in principle and density and with regard to its impact on the street scene, residential amenity and highways matters.

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 01D, 03G and Tree Protection Plan (Dated October 2018) 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 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 document:

Arboricultural Survey (Dated 09/10/2018)

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 contained within the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2016).

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

Prior to development above damp proof course level, a landscape scheme shall be 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 Means of enclosure/boundary treatments
- 2.b Hard Surfacing Materials
- 2.c External Lighting

3. 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 in compliance with policies BE13 and BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

5 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.

6 RES14 Outbuildings, extensions and roof alterations

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 garage(s), shed(s) or other outbuilding(s), nor extension or roof alteration to any dwellinghouse(s) shall be erected without the grant of further specific permission from the Local Planning Authority.

REASON

To protect the character and appearance of the area and amenity of residential occupiers in accordance with policies BE13, BE21, BE23 and BE24 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

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

HDAS-EXT	new planting and landscaping in development proposals. 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 3.8	(2016) Housing Choice
LPP 7.4	(2016) Local character
NPPF- 2	NPPF-2 2018 - Achieving sustainable development
NPPF- 5	NPPF-5 2018 - Delivering a sufficient supply of homes
NPPF- 11	NPPF-11 2018 - Making effective use of land
NPPF- 12	NPPF-12 2018 - Achieving well-designed places

3 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.

4 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.

5 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.

6 115 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 Council's 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.

7 170 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.

8 173 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@hillington.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 site consists of a semi-detached two storey property, located on a corner plot to the east side of North Way at its junction with Honeycroft Hill. The area is residential in character and is located within close proximity to Uxbridge Town Centre.

3.2 Proposed Scheme

This application seeks permission for the erection of a 2 storey x 2 bedroom attached dwelling, to be attached to the existing 2 bedroom semi-detached dwelling. The proposal includes car parking provision, the widening of an existing dropped kerb, the provision of a new dropped kerb and associated landscaping.

The proposed single storey rear extension would add 0.9 metres depth to the existing rear extension on the existing property, totalling 3.6 metres in depth. This element would extend across the rear elevation of the existing property and would step up to 4.6 metres in depth for the proposed property.

The proposed two storey rear/side extension would protrude from the original rear building line by 3.6 metres in depth. This element of the extension would be set down from the ridge level of the existing property by 0.33 metres.

Both the proposed ground floor and first floor elements of the side extension would be set back from the front building line by 1 metre.

3.3 Relevant Planning History

2916/APP/2018/1053 2 North Way Uxbridge

Part two storey, part single storey side/rear extension and conversion from 1 x 3-bed dwelling to x 2-bed dwellings with associated parking and amenity space

Decision: 29-05-2018 Refused

Comment on Relevant Planning History

Application reference 2916/APP/2018/1053 for a part two storey, part single storey side/rear extension and conversion from 1 x 3-bed dwelling to 2 x 2-bed dwellings with associated parking and amenity space was refused for the following reasons:

1. The proposed two storey side extension, by virtue of its siting, size, scale and design, including the lack of a set back from the front at all levels, would fail to appear as a subordinate addition and would thus be detrimental to the appearance of the original house, the character, appearance and symmetry of the pair of semi-detached houses of which it forms a part and to the visual amenities of the street scene and the surrounding area. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

2. The proposed extended crossover, by reason of its excessive width and siting at a junction would result in conflict between pedestrian and vehicle movements to the detriment of pedestrian and highway safety. As such the proposal is contrary to Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential

Layouts.

3. In the absence of a Tree Survey and Arboricultural Implication Assessment to BS5837:2012 standards, the application has failed to demonstrate that the development will safeguard existing trees on or adjoining the site and further fails to demonstrate protection for and long-term retention of the trees. Furthermore, the proposed level of hardstanding on the frontage together with the insufficiency of soft landscaping is considered to be harmful to the street scene. The proposal is therefore detrimental to the visual amenity of the street scene and the wider area contrary to Policies BE19 and BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

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.H1 (2012) Housing Growth

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

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 3.8	(2016) Housing Choice
LPP 7.4	(2016) Local character
NPPF- 2	NPPF-2 2018 - Achieving sustainable development
NPPF- 5	NPPF-5 2018 - Delivering a sufficient supply of homes
NPPF- 11	NPPF-11 2018 - Making effective use of land
NPPF- 12	NPPF-12 2018 - Achieving well-designed places

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Letters were sent to adjoining neighbours and a site notice was erected. All forms of consultation expired on 27/11/2018. Three objections were received. They are summarised as follows:

- The proposed development would be detrimental to the character of the street.
- Setting a precedent for properties to be converted into maisonettes and flats for commercial gain.
- The submitted Tree Report is not convincing, the development would have a detrimental impact on the life of the tree and the material impact could only be realised in a few years.
- The developments purpose is for rental gain.
- The property's garage has already been converted into a bedroom.
- The application prioritises property business over the character of the building.
- The dwelling is being used as a property business asset.
- Parking in North Way is restricted and the road is used as a throughfare for the Hillingdon Farm estate. Creating two dwellings would add to the existing road congestion.
- A neighbouring property has suffered from subsidence and would require measures to prevent this being worsened.
- Impact on party wall and foundations and safeguarding measures.
- Impact of the removal of a beam which runs through both the application property and neighbouring property.
- Notice required if access is needed to the neighbouring property during construction.
- Measures should be in place to limit noise and dust.
- Concern over where vehicles will be parked during construction.
- Concern over the security of the site during construction.
- No details regarding drainage on the flat roof extension.
- Concern over impact on front garden wall and location of bin store in close proximity to neighbour boundary.

OFFICER COMMENT:

Matters regarding the impact on the street scene, the impact on local trees and impact on the highway are considered further within the main body of the report. The developments potential purpose being for rental gain is not a material planning consideration. Matters concerning the party wall and impact during construction are controlled under other legislation and are not material planning considerations.

Ward Councillor: Requests that the application is reported to Planning Committee for determination.

Internal Consultees

Trees and Landscaping Officer:

This site is occupied by a two-storey semi-detached house on a corner plot at the junction with North Way and Honeycroft Hill. The site is wider than typical in this area and there is a single-storey side extension and attached garage on the southern elevation. There are no TPO's or Conservation Area designations affecting the site, however, there is a large oak tree in the footway on Honeycroft Hill. The oak is tree ref. 00755 on the register of highway trees and makes a valuable contribution to the character and appearance of the area.

COMMENT: While there should be no direct impact of the development on the off-site tree, a tree report and tree protection plan, by Merewood Arb. Consultancy has been submitted to ensure that the tree is protected from the indirect impacts associated with development sites. Furthermore, the building line of the proposed building and car park spaces will be further from the tree than the existing buildings. The proposed front gardens will, between them, provide 25% (+) soft landscape coverage.

RECOMMENDATION: No objection subject to post-commencement conditions RES9 (parts 1, 2 and 5) and RES10.

Highways Officer Comment:

Site Characteristics

The site is located in a residential catchment in Uxbridge located on the corner of North Way and Honeycroft Hill which is designated as Classified in the Council's hierarchy of roads. The address is currently a single tenure 3 bedroom dwelling which has parking availability on its frontage directly accessed from North Way. Other residential dwellings in the locality also exhibit generous on-site parking provisions which generally lessen general on-street parking demand. The surrounding road network features a relatively extensive range of parking controls and the site exhibits a PTAL rating of 2 which is considered below average.

Parking and Vehicular Access Provision

Policy AM14 of the Hillingdon Local Plan: Part 2 - Saved UDP policy states that new development will only be permitted where it is in accordance with the Council's adopted parking standards.

It is proposed to convert the existing property from a 3 bedroom to a 2 bedroom unit with a separate but appended 2 bedroom self-contained (s/c) unit. To comply with the adopted parking standard the maximum on-site requirement demands up to 2 spaces per unit totalling 4 spaces. A total quantum of 3 spaces located on the property frontage is proposed and therefore falls marginally below this maximum level of requirement. The s/c unit would however meet the standard with 2 allocated spaces. With regard to the existing house a single on-plot space would be provided. As the Council's residential parking standard is not linked to bedroom numbers, it is considered that as the existing 3 bedroom dwelling is being reduced to a 2 bedroom property - the marginal deficit of 1 on-plot parking space is reflective of the potential of reduced parking demand and hence the single space on the frontage is considered acceptable within this context.

However in order to achieve the above on-plot parking provisions it would be necessary to make alterations to the existing carriageway crossing by way of widening to allow for access to the 2 spaces for the s/c unit with a new crossing provision for the single space that would serve the existing semi-detached build (reduced from 3 to 2 bedroom units).

In principle the revised crossing provisions as depicted are acceptable and broadly conform to the

Council's crossing standard. Some minor modification in width dimension terms to that shown will, however, be required and this will be arranged prior to construction via a S278 (Highways Act 1980) agreement (or suitable alternative arrangement) at the applicant's expense.

Cycle Provision

In terms of cycle parking there would be a minimum requirement of 1 secure and accessible space for each of the 2 bedroom units in order to conform to the adopted minimum borough cycle parking standard. The total equates to a minimum 2 spaces in total. 2 spaces per unit have been shown within an indicative cycle storage location to the rear of the property which exceeds the minimum standard and is therefore considered acceptable in quantum and location terms.

Trip Generation

Policy AM7 of the Hillingdon Local Plan: Part 2 - Saved UDP Policy requires the Council to consider 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.

The proposal would marginally increase traffic generation from the site as compared to the existing single tenure dwelling. However peak period traffic movement generated by the proposal would not be expected to exceed 1-2 additional vehicle movements during the peak morning and evening hours. Hence this uplift is considered marginal in generation terms and therefore can be absorbed within the local road network without notable detriment to traffic congestion and road safety.

Operational Refuse Requirements

A suitable bin storage area has been proposed for each dwelling on the address frontage which will facilitate continued refuse collection via the public highway (North Way). The layout of provision is therefore considered to standard.

Conclusion

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).

Waste Strategy Officer:

Satisfactory for waste and recycling requirements. Waste should be presented at the property boundary by 6am on the scheduled collection day. General waste should be presented in black bags. Recycling should be presented in the relevant containers and bags which are available free of charge.

Access Officer:

I have considered the detail of this planning application and have no comments to make at this time.

Flood and Water Drainage Officer:

Standard comments apply.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

In terms of the acceptability of the principle of the application development, Policy 3.4 of The London Plan (2016) promotes the optimisation of housing output within different types of location. Policies 3.8 of The London Plan and H7 of the Local Plan (Part Two) also

encourage the Council to provide a range of housing choices in order to take account of the various different groups who require different types of housing. Consideration will also be given to the accessibility of the site to services and amenities.

Although the site has a low Public Transport Accessibility Level (PTAL) of 1b (Very Poor), it is noted that the proposed dwelling would be located approximately 700 metres away from Uxbridge Town Centre which provides a comprehensive mix of services. Having regard to the London Plan and the Council's policies and guidelines, it is considered that there is no objection to the intensification of the existing residential site or an increase in smaller housing stock within the Borough. The proposal is therefore acceptable in principle.

7.02 Density of the proposed development

Policy 3.4 of the London Plan (2016) seeks for new developments to achieve the maximum possible density which is compatible with the local context. Table 3.2 establishes a density matrix to establish a strategic framework for appropriate densities at different locations.

The application site has an area of 0.03 hectares and the proposal seeks to provide two 2 bedroom, 3 person dwellings.

The local area is considered to represent an suburban context and has a PTAL of 1b (Very Poor). Table 3.2 of the London Plan (2016) advises that an appropriate residential density for a site would range from 150-200 habitable rooms per hectare (hr/ha) and 35-55 units per hectare (u/ha) for units with a typical size of 3.8-4.6 habitable rooms per unit (hr/u).

Based on these standards, the application site should have 4.5 to 6 habitable rooms per 0.03 hectares and 1.05 units to 1.65 units per 0.03 hectares.

The application site would provide 4 habitable rooms per dwelling, totalling 8 habitable rooms and 2 units.

The proposal broadly complies with the guidance in the density matrix. Nevertheless, the proposal should be considered against the other relevant planning policies to weigh up whether the proposal constitutes over development of the site and is harmful as a result.

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 BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene or other features of the area which the Local Planning Authority considers it desirable to retain or enhance.

The existing street scene along North Way consists mainly of semi-detached properties. It is noted that neighbouring properties benefit from either a single storey or two storey side extension. The application property is also sited on a corner plot and is set in from the boundary by approximately 3 metres at the front of the property and 1.4 metres from the back of the property. In conjunction with this, the proposed side extension is also set back from the front building line by 1 metre. As such, the proposal is not considered to

compromise the openness of the corner plot and is considered to harmonise with the character and appearance of the existing street scene. The proposal is considered to accord with Policy BE13.

Policy BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that buildings of two storeys in height or more should be set back a minimum of 1 metre from the side boundary of the property for the full height of the building.

The proposed dwelling would be set in from the side boundary by approximately 3 metres at the front of the property and 1.4 metres from the back of the property. The proposed development is considered to comply with Policy BE22.

7.08 Impact on neighbours

The following policies are considered:

Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the local planning authority will seek to ensure that new development within residential areas complements or improves the amenity and character of the area.

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

Policy BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that planning permission will not be granted for new buildings or extensions which by reason of their siting, bulk and proximity, would result in a significant loss of residential amenity.

Paragraph 3.3 of the Hillingdon Design and Access Statement (HDAS) SPD for Residential Extensions states that, as a guide, terraced houses on a plot more than 5m wide can be extended up to 3.6 metres in depth. This is to maintain adequate levels of light received by neighbouring properties.

The proposed single storey rear extension for the existing house would not exceed 3.6 metres in depth from the rear building line of the existing dwelling. The proposed single storey rear extension element of the proposed property would, however, exceed 3.6 metres in depth from the rear building line of the existing dwelling by 1 metre. It is, however, noted that this is on the side of the property with no adjoining property and does not result in a detrimental impact on the amenity of neighbours or the level of light received by adjoining properties.

The proposed two storey rear extension, which would form part of a new residential unit, would not exceed 3.6 metres in depth, would be set 5 metres away from no.4 North Way and would not disrupt a 45 degree line of sight from the nearest first floor habitable room window from this neighbouring property.

The adopted Hillingdon Design and Accessibility Statement (HDAS) SPD for Residential Layouts states that where a two or more storey building abuts a property or its boundary, adequate distance should be maintained to overcome possible domination, overbearing and overshadowing. Paragraph 4.9 of the HDAS SPD for Residential Layouts specifies that in order to both protect the existing outlook from and to properties and to ensure that there is adequate daylight received to habitable rooms, kitchens and gardens of adjacent dwellings, a minimum distance of 15 metres is required. The HDAS SPD further specifies

that as a guide, the distance between facing habitable room windows in adjoining/adjacent residential properties should not be less than 21 metres. Paragraph 4.10 of the Hillingdon Design and Access Statement for Residential Layouts SPD states that the established front and rear building lines should guide the siting of new dwellings.

The proposed dwelling would be sited on a corner plot, in line with the other residential properties along North Way. The proposed dwelling would be set over 21 metres away from any neighbouring properties along North Way and Honeycroft Hill. By virtue of this, the proposed development would maintain the minimum required distance in accordance with HDAS guidelines, would harmonise with the character of the area and would not be considered as unacceptable with regard to its impact on the residential amenity, levels of light or outlook of neighbouring properties. The proposal thereby accords with Policy BE19, BE20 and BE21.

Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the design of new buildings should protect the privacy of the occupiers and their neighbours.

The proposed front and rear facing windows of the proposed properties do not compromise the privacy of neighbouring properties and the proposed side facing window would face the street. The proposed development is not considered to have an unacceptable impact on the privacy of occupiers of neighbours, in accordance with Policy BE24.

7.09 Living conditions for future occupiers

The London Plan (2016) sets out the minimum internal floor space standards required for residential developments in order to ensure that there is an adequate level of amenity for existing and future occupants.

Policy 3.5 and Table 3.3 of London Plan (2016) requires that a two-storey house with two bedrooms serving 3 people should have a minimum internal floor area of 70 square metres.

The floor spaces resulting from the proposed development are summarised as follows:

Existing Property

Ground floor internal floor space = 58.2 square metres

First floor internal floor space = 36.3 square metres

Total internal floor space = 94.5 square metres

Proposed Property

Ground floor internal floor space = 37.8 square metres

First floor internal floor space = 34.3 square metres

Total internal floor space = 72.1 square metres

The proposed changes to the existing property and development of the proposed property would create two residential units with the minimum required 70 square metres of internal floor space.

The proposed property bedroom floor spaces are summarised as follows:

Existing Property

Double Bedroom 1 = 11.7 square metres

Single Bedroom 2 = 9.9 square metres

Proposed Property

Double Bedroom 1 = 13.5 square metres

Single Bedroom 2 = 9.6 square metres

Based on technical housing standard guidance, double bedrooms should be at least 11.5 square metres in floor space and single bedrooms should be at least 7.5 square metres in floor space. Thus, all proposed bedrooms meet the required standards.

The proposed dwelling would therefore provide habitable rooms and units with adequate floor spaces and layouts. The proposed habitable rooms would also be serviced by windows to provide adequate levels of outlook. Overall, it is considered that the proposed dwellinghouse would provide a satisfactory living environment in accordance with the HDAS for Residential Layouts (July 2006) and Policy 3.5 of The London Plan (2016).

Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that new residential buildings or extensions should provide or maintain external amenity space which is sufficient to protect the amenity of the occupants of the proposed and surrounding buildings, and which is usable in terms of its shape and siting.

The HDAS for Residential Layouts SPD requires that a 2 bed bedroom dwelling should provide 60 square metres of amenity space. Paragraph 4.16 of the HDAS for Residential Layouts SPD states that developments should incorporate usable, attractively laid out and private garden space conveniently located in relation to the property or properties it serves. It should be of an appropriate size, having regard to the size of the dwelling and character of the area.

Both the existing and proposed property would provide approximately 58 square metres of adequate, usable and private amenity space. As this is only a slight shortfall and the site is within a short distance of public open space, a refusal on this ground alone is unlikely to be supported at appeal.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Policy AM7 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) considers whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety.

Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) will be considered and requires that new development is only permitted where it is in accordance with the Council's adopted car parking standards.

The proposed development would result in two 2 bedroom units, providing one parking space for the existing property and two parking spaces for the proposed property. As stated by the Council's Highways Officer, the existing 3 bedroom dwelling is being reduced to a 2 bedroom property and the marginal deficit of 1 on-plot parking space is reflective of the potential of reduced parking demand. The single space on the frontage is considered acceptable within this context. The provision of two parking spaces for the new unit is also acceptable. The revised crossing provisions are also considered acceptable.

The proposal would marginally increase traffic generation from the site but would not be expected to exceed 1-2 additional vehicle movements during the peak morning and evening

hours. Hence, this uplift is considered marginal and would not cause notable detriment to traffic congestion and road safety.

Overall, 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).

CYCLE PARKING

Council standards require a minimum of 1 secure and accessible space for each of the 2 bedroom units. As stated by the Council's Highways Officer, the proposed development provides 2 spaces per unit and is considered acceptable.

7.11 Urban design, access and security

The issues are covered in other sections of the report.

7.12 Disabled access

As stated by the Access Officer, the proposed development does not raise any accessibility concerns.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

LANDSCAPING

Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that development proposals will be expected to retain and utilise topographical and landscape features of merit and provide new planting and landscaping wherever it is appropriate. Planning applicants for planning consent will be required to provide an accurate tree survey showing the location, height, spread and species of all trees where their proposals would affect any existing trees.

There are no Tree Preservation Orders or Conservation Area designations affecting the site. There is a large oak tree in the footway on Honeycroft Hill and is considered as valuable for the character and appearance of the area. The submitted tree report and tree protection plan indicates that the tree would be protected from the indirect impacts associated with the development site. It is noted that the building line of the proposed building and car park spaces will be further from the tree than the existing buildings and the proposed front gardens would provide the minimum required 25% of soft landscape coverage. Subject to condition, the Council's Trees and Landscaping Officer states no objection. Based on this, it is considered that the proposal is compliant with Policy BE38.

7.15 Sustainable waste management

As stated by the Waste Strategy Officer, the proposed development would allow for satisfactory waste and recycling arrangements.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

The application site is not designated as part of a flood risk zone and is not considered to pose a detrimental impact on flooding and drainage matters.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

No comments received.

7.20 Planning obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

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

Not applicable to this application.

10. CONCLUSION

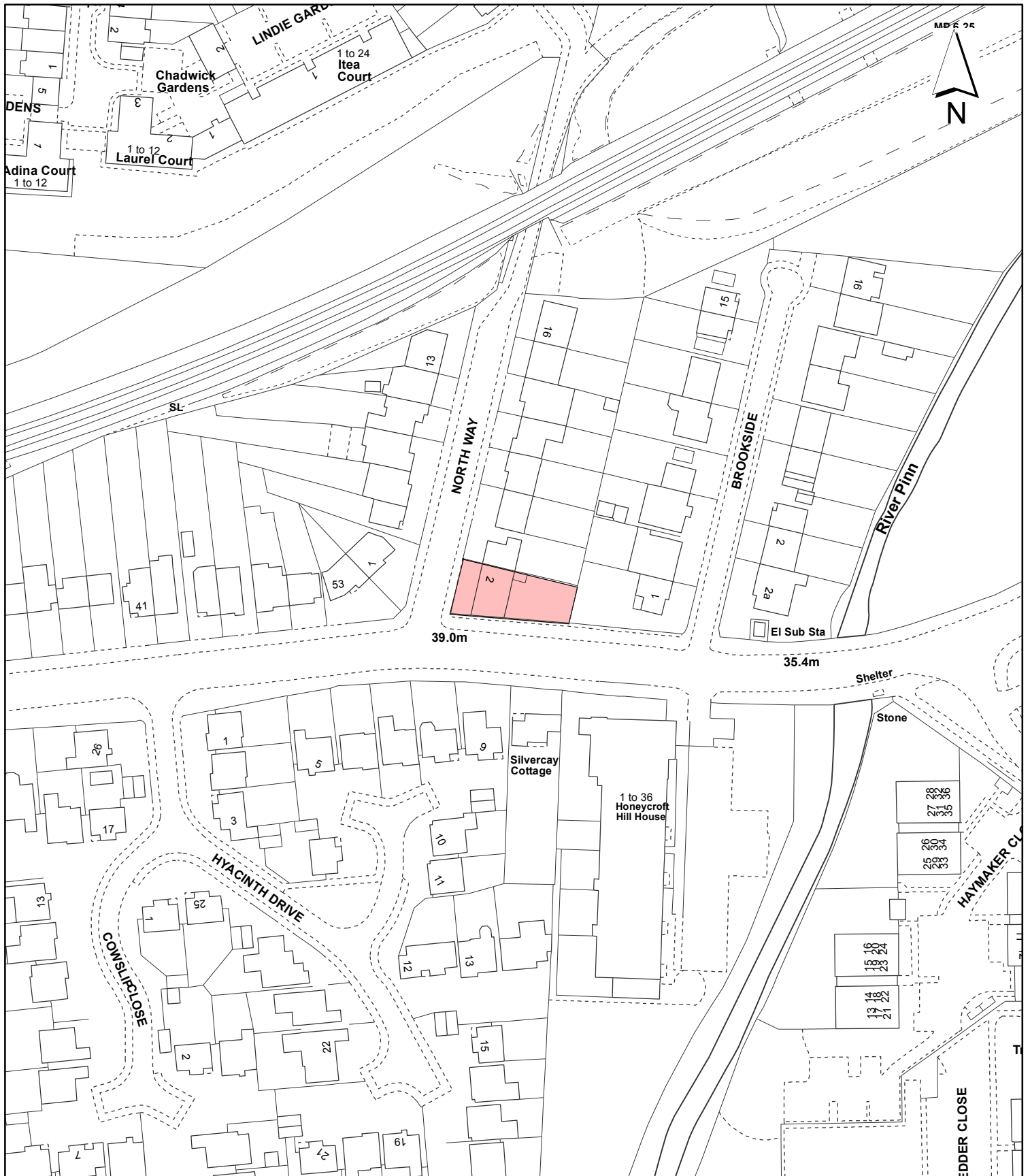
In conclusion, the proposed development is considered acceptable with regard to principle, density, living environment, accessibility, design and impact on residential amenity. Subject to conditions, the application is recommended for approval.

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 Layouts
Hillingdon Design and Accessibility Statement: Residential Extensions
Hillingdon Design and Accessibility Statement: Accessible Hillingdon
National Planning Policy Framework

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Notes:

 Site boundary

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Planning Application Ref:
2916/APP/2018/3675

Scale:
1:1,250

Planning Committee:
Central & South

Date:
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