

Report of the Head of Planning, Transportation and Regeneration

Address 53 & 53A HAWTHORNE AVENUE EASTCOTE

Development: Two x 2 storey, 3 bed semi detached dwellings with habitable roofspace, 1 x 4-bed detached dwelling with habitable roofspace with parking and amenity space, installation of vehicular crossover to front and demolition of existing bungalows

LBH Ref Nos: 15248/APP/2018/3353

Drawing Nos: Design & Access Statement
53HA/P300 Rev A
53HA/P301 Rev A

Date Plans Received: 17/09/2018

Date(s) of Amendment(s): 17/09/2018

Date Application Valid: 01/10/2018

1. SUMMARY

The application is seeking planning permission for the erection of 2 x two-storey, 3-bed semi-detached dwellings and 1 x two-storey, 4-bed detached dwelling involving the demolition of the existing bungalows.

It is noted that there has been strong objections raised by local residents including a petition. However, taking all material planning considerations into account, the proposal is not considered to have a negative impact upon the visual amenity of the site or surrounding area, it would not result in an unacceptable loss of residential amenity to neighbouring occupiers, would provide a satisfactory level of residential amenity to future occupiers and would provide adequate off street parking.

Subsequently, the application is recommended for conditional approval.

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 53HA/P300 Rev A and 53HA/P301 Rev A 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 RES7 Materials (Submission)

Prior to the commencement of the superstructure details of all materials and external surfaces shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

Details should include information relating to make, product/type, colour and photographs/images.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

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

Prior to the commencement of the superstructure details 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
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 and provide adequate facilities in compliance with policies BE13, BE38 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy 5.11 (living walls and roofs) of the London Plan (2016).

5 RES12 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 51 and 55 Hawthorne Avenue or directly facing the flank walls of the proposed units.

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 RES13 Obscure Glazing

The side windows facing 51 and 55 Hawthorne Avenue and the proposed dwellings shall be glazed with permanently obscured glass to at least level 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)

7 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 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

8 RES23 Visibility Splays - Pedestrian

The access for the proposed car parking shall be provided with those parts of 2.4m x 2.4m pedestrian visibility splays which can be accommodated within the site in both directions and shall be maintained free of all obstacles to the visibility between heights of 0.6m and 2.0m above the level of the adjoining highway.

REASON

In the interests of highway and pedestrian safety in accordance with policy AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

9 NONSC Non Standard Condition

The residential units hereby approved shall be constructed to M4(2) standard as detailed with The Building Regulations (2010) Approved Document M and as shown on the approved plans.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), the London Plan (2016) and Paragraphs 132 and 133 of the NPPF.

10 RES24 Secured by Design

The dwelling(s) shall achieve 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO). No dwelling shall be occupied until accreditation has been achieved.

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure

environment in accordance with London Plan (2015) Policies 7.1 and 7.3.

INFORMATIVES

1 I59 Councils Local Plan : Part 1 - Strategic Policies

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

2 I52 Compulsory Informative (1)

The decision to 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).

3 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.

| | |
|----------|---|
| AM14 | New development and car parking standards. |
| AM7 | Consideration of traffic generated by proposed developments. |
| 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. |
| BE5 | New development within areas of special local character |
| R17 | Use of planning obligations to supplement the provision of recreation leisure and community facilities |
| HDAS-LAY | Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006 |
| HDAS-EXT | Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008 |
| LDF-AH | Accessible Hillingdon , Local Development Framework, |

| | |
|---------|---|
| | Supplementary Planning Document, adopted January 2010 |
| LPP 3.3 | (2011) Increasing housing supply |
| LPP 3.5 | (2011) Quality and design of housing developments |
| LPP 7.2 | (2011) An inclusive environment |
| LPP 7.4 | (2011) Local character |
| NPPF- 2 | NPPF-2 2018 - Achieving sustainable development |
| NPPF- 5 | NPPF-5 2018 - Delivering a sufficient supply of homes |

4 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.

5 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.

6 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.

7 147 Damage to Verge - For Council Roads:

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

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

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

8 115 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

You are advised to consult the 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.

9 160 Cranes

Given the nature of the proposed development it is possible that a crane may be required during its construction. The applicant's attention is drawn to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, 'Cranes and Other Construction Issues' (available at www.aoa.org.uk/publications/safeguarding.asp)

10 170 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.

11 173 Community Infrastructure Levy (CIL) (Granting Consent)

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

Commencement Notice prior to commencement of the development may result in surcharges being imposed.

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

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

3. CONSIDERATIONS

3.1 Site and Locality

The application relates to 2 x detached bungalows located to the West of Hawthorne Avenue. No.53 Hawthorne Avenue is a brick built property with a hipped roof. No.53A is a pebble-dash property which benefits from a gable end roof. Both properties are set back from the road by approximately 4.5 metres of hardstanding.

No.53A Hawthorne Avenue shares a side boundary with No.55 Hawthorne Avenue to the North. To the South runs a public footpath beyond which lies No.51 Hawthorne Avenue. To the rear lies Nos.48A and 50 Lime Grove.

Hawthorne Avenue is a residential street consisting of a mixture of bungalows and two storey properties of varying designs. The site is located within the Developed Area as identified within the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

3.2 Proposed Scheme

The application is seeking planning permission for the erection of 2 x two-storey, semi-detached dwelling houses and 1 x two-storey detached dwelling house involving the demolition of the existing bungalows.

The semi-detached dwellings would be located to the Northern part of the site. Together they would have a width of 10.5 metres and a depth of 14.6 metres at ground floor and 10.9 metres at first floor. Both properties would benefit from habitable roofspace with a rear dormer each. These dwellings would have 3 bedrooms. The detached dwelling would be located to the Southern part of the site. It would have a width of 7.6 metres and would match the depths of the semi-detached properties. It also would have habitable roofspace with a rear dormer. All properties would be characterised by a hipped roof with a maximum height of 8.3 metres.

Each property would benefit from separate amenity space, parking and vehicular crossover. Cycle stores and bin stores would be located to the rear.

During the determination process the internal layouts were amended to comply with the Access Officers Comments.

3.3 Relevant Planning History

15248/APP/2017/2554 53 Hawthorne Avenue Eastcote

Single storey side/rear extension.

Decision: 07-09-2017 Approved

15248/APP/2017/738 53 Hawthorne Avenue Eastcote

Two storey, 4-bed, detached dwelling with habitable roof-space, involving demolition of existing bungalow.

Decision: 26-05-2017 Refused

15248/APP/2018/982 53 & 53a Hawthorne Avenue Eastcote

Four two storey, 2-bed, semi detached dwellings with associated parking and installation of vehicular crossovers to front, involving demolition of existing detached bungalows.

Decision: 02-08-2018 Refused

15248/PRC/2017/189 53 & 53a Hawthorne Avenue Eastcote

Proposed demolition of existing bungalows and erection of 4 new semi detached houses.

Decision: 15-01-2018 OBJ

Comment on Relevant Planning History

A recent application for 4 x two storey, 2-bed semi-detached dwellings at the site was refused under 15248/APP/2018/982 dated 02/08/2018. It was considered that the proposal failed to provide adequate off-street parking which would result in addition on-street parking stress contrary to Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). This application is currently under appeal.

Prior to this refused application the agent submitted a pre-application 15248/PRC/2017/189 for the erection of 4 new semi-detached properties. There was no objection in principle, however it was considered to be bulky and excessive in scale.

15248/APP/2017/738 was an application for one detached dwelling on the plot of No.53 only. This was refused as it was considered that would result in a cramped overdevelopment of the site and it would result in an overly dominant and incongruous feature in relation to the street scene.

This current application is an amendment to the above proposals. The number of units has been reduced to 3.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

- AM14 New development and car parking standards.
- AM7 Consideration of traffic generated by proposed developments.
- 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.
- BE5 New development within areas of special local character
- R17 Use of planning obligations to supplement the provision of recreation, leisure and community facilities

- HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
- HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
- LDF-AH Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
- LPP 3.3 (2011) Increasing housing supply
- LPP 3.5 (2011) Quality and design of housing developments
- LPP 7.2 (2011) An inclusive environment
- LPP 7.4 (2011) Local character
- NPPF- 2 NPPF-2 2018 - Achieving sustainable development
- NPPF- 5 NPPF-5 2018 - Delivering a sufficient supply of homes

5. Advertisement and Site Notice

- 5.1 Advertisement Expiry Date:- Not applicable
- 5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Thirty Four neighbouring properties, the Eastcote Residents Association and Eastcote Village

Conservation Area Panel were notified of the proposal on 03/10/2018. A site notice was also displayed which expired on 25/10/2018.

20 objections from local residents and from the Eastcote Village Conservation Area Panel and the Eastcote Residents Association were received.

In addition a Petition signed by 56 members of the community was raised which states the proposal would be:

- An over-development of the site;
- The dwellings would encroach significantly on the adjacent properties;
- Overlooking.

Eastcote Conservation Area Advisory Panel and Eastcote Residents Association:

The current application has returned to the town house design that was used in 2 further applications both of which were refused on the grounds of over development and of mass and size with resultant issues that arose for neighbours.

Whilst the roof design has moved away from the bulky hybrid style of the above applications, the material objections still apply due to the use of the roofspace for habitable rooms and the provision of the large dormers to the rear.

New dwellings would be overbearing in relation to the properties to the rear.

The development would result in overlooking.

Concerns regarding the crossovers both from cars entering and exiting the site and for pedestrians as the cars would need to reverse in or out of the properties. Proposed crossovers would take away a stretch of on-street parking and the houses could lead to further on-street parking required adding to congestion within the road.

On the previous application a condition was recommended to ensure that the development was built to M4(2) relating to accessible and adaptable buildings. This new application should be similarly conditioned.

This application does not cover secure by design principles.

The neighbour comments can be summarised as follows:

Impact on the street scene:

- Adds to a congested row of houses;
- Not in harmony with the street scene;
- Reduce the character of the area;
- Detrimental to the surrounding area;
- Set an unfortunate precedent;
- Damage the fabric and identity of Hawthorne Avenue and Borough;
- High density over development of the site;
- Out of scale and out of character in comparison to existing properties within the area;
- Precedent set would damage the fabric and identity of our streets;
- Cramped and over-development
- Boundaries would have to be moved to facilitate construction of the two semi-detached properties which would suggest over development of the site;

Impact on the community:

- Overcrowding;
- Over populating an area which already has tight catchment areas for schools/doctors;
- Four bedrooms would be replaced with 10 bedrooms across the new build;
- Constant squeezing of more people into the same space;
- Are the new homes for renting out with maximum rooms or to rent single rooms;
- Loss of accessible properties for the sake of profit;
- Developer not from the Borough;
- Additional people with associated pressure on local services;
- This neighbourhood is for families that wish to stay and be friendly rather than letting the houses

out to families that come and go;

Impact on neighbours:

- Lighting for surrounding properties would be reduced;
- Neighbouring properties were built without the intention of facing a two storey building which is an invasion of rights;
- Invasion of privacy as anyone visiting the proposed properties would be right by the fence;
- The sewage drain is regularly blocked and this would have to be re-routed;
- The existing garage to be demolished forms part of boundary wall;
- Loss of outlook;
- Loss of privacy to the rear properties - a bungalow and ground floor maisonette;
- Building line extends too far into the rear garden of the sites and would be intrusive to properties to the rear;

Loss of bungalows

- Shortage of bungalows in London which are required for elderly and disabled;
- The existing properties are not derelict and so their demolition would be vandalism;
- Bungalow at 53A has been refurbished for a disabled person and the loss of this would be a loss to the community;

Parking/Traffic

- Hawthorne Avenue is a busy road;
- Dangerous part of the road and how is clear an unobstructed visibility for cars guaranteed;
- Hawthorne Avenue is not a typical residential street in terms of traffic as it is cut through to avoid a bad junction;
- Hawthorne Avenue is a busy rat run;
- New development would generate three or four times the car ownership and usage in the area;
- The allocated space for parking is not adequate for modern cars especially electric cars;
- Tight parking space means cars protruding on to the pavement and too small for an average car;
- There is a lamp post in the middle of one of the plots;
- No room left for a lot of grassed area which would be neglected;
- During rush hour there are fast cars using road a cut through;
- Risk to children who use the public footpath;
- The photograph on the planning statement shows 53A has soft landscaping but this has been removed and concreted over;
- The crossover widths would be 4 metres and this in total would be larger than previously refused;
- Minimum of 13 residents all could be car owners/drives and so there would be extra 7 cars being parked in the road;

Other:

- Building works would be disruptive;
- Concerns about the amount of noise and rubbish from building materials and large vehicles accessing the road;
- Outrageous that the applicant can submit another application in a short amount of time.
- How would it comply with new built regulations on disabled access;
- We believe the development would become a HMO with up to 10 residents;
- The properties are not two storey but three storey.

Officer Comments:

The impact of the proposal on the street scene and surrounding area, the impact on neighbouring properties and the availability of parking would be reviewed in the report below.

Internal Consultees

Trees/Landscaping:

The current application will not involve the loss of trees or landscape features of merit. It is not clear what the intended site layout but the front gardens should be designed to provide a minimum of 25% site coverage with soft landscaping. Bins and bike stores should be secure and discretely sited. No

objection subject to conditions RES9 (parts 1, 2 and 5).

Highways:

Hawthorne Avenue is contained within a Controlled Parking Zone (CPZ) operating from Monday to Saturday 9am-5pm. The surrounding residential units have ample on-site parking provisions which inherently reduce parking demand and pressures on-street. The site exhibits a PTAL of 2 which is considered as below average and therefore heightens dependency of the private motor car.

The maximum parking standard requires 2 spaces per unit which the proposal provides and therefore is considered to be acceptable in this request. In terms of cycle parking there should be a minimum provision of 2 secure and accessible spaces for each of the dwelling units. A secure compound has been indicated within the submission located to the rear of the build but without specific detail in cycle number terms. However, the provision is achievable and therefore can be secured by condition.

To facilitate access to the new parking spaces two crossovers would be replaced by 3 individual spaces. This is acceptable as there is a broad compliance with the Council's crossing standard. It is highlight that one the crossing points are realised it will be necessary to match existing kerbing and footway to the redesigned layout with a relocated o the existing lamp column at the applicants expense.

The proposal would clearly increase potential traffic generation as compared to the two existing bungalows. However, peak period traffic movement into and out of the site would not be expected to exceed 1-2 additional vehicle movements. Such 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.

The plans indicate a bin store to the rear of the properties. It is presumed that the service/access gaps in between the two blocks would be utilised to move the bins to the property frontage. A site management regime should ensure that waste collection distances do not exceed 10 metres from the point of collection from the public highway in order to conform good practice - can be achieved by way of condition.

Access Officer:

To ensure compliance with London Plan policy 3.8© the Technical Housing Standards, an amendment to the scheme would be necessary in order to meet the prescribed standards to achieve the required M4(2) dwellings. The plans should be amended to demonstrate compliance with the technical speciation within Approved Document M to the Building Regulations (2015 edition)

Following amended plans being submitted the Access officer has stated that the proposal is acceptable.

7. MAIN PLANNING ISSUES

7.01 The principle of the 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: Part 2 - Saved UDP Policies (November 2012) states that the loss of residential accommodation will only be permitted if it is replaced within the boundary of the site. An increase in the residential accommodation will be sought.

The development proposes the erection of 2 x 3-bed and 1 x 4-bed dwellings involving the demolition of 2 x existing bungalows. In principle the demolition of the existing dwellings to be replaced with additional units is acceptable however, it is subject to all other material planning considerations.

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 with are functional and fit for purpose, and to meet the changing needs of Londoners over their lifetimes. Any application is expected to take this into consideration and illustrate how the proposal would meet the requirements set out in the London Plan.

7.02 Density of the proposed development

The density ranges set out in the London Plan are not used in the assessment of schemes of less than 10 units.

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

Not relevant for this application.

7.04 Airport safeguarding

Not relevant for this application.

7.05 Impact on the green belt

Not relevant for this application.

7.07 Impact on the character & appearance of the area

Policy BE1 of the Hillingdon Local Plan: Part One 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: Part Two - Saved UDP Policies (November 2012) states that new development should complement or improves the character and amenity of the area whilst safeguarding the design of existing and adjoining sites. In addition, Policy BE22 states that buildings of two or more storeys in height 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 dwellings would be located 1 metre from the Northern and Southern side boundaries by 1 metre. In addition there would be a gap of two metres between the detached and semi-detached properties. The proposed replacement dwelling at No.53 would now be set further away than the existing bungalow. Although the neighbouring property at No.51 is a bungalow there would be a distance of 3 metres from the side boundary of 51 due to the public footpath. The replacement welling at No.53A would be closer to the boundary than the existing, however, No.55 is a two storey property and the 1 metre set in is still maintained. Therefore, it is considered that on balance the proposal is acceptable and would not appear as an over-dominant or cramped on site. The open character and appearance of the surrounding area and the visual amenities of the street scene are therefore maintained. In addition, the proposed would be set back from the main road and the prevailing building line to the front thereby reducing their presence on the overall street scene.

Hawthorne Avenue consists of properties of varying design and sizes with a mix of one and two storey properties. It is considered that the erection of two storey dwelling houses in the replacement of bungalows would not have a detrimental impact on the street scene as the overall height of the proposed would match that of the existing pair of semi-detached properties at Nos.55 and 57 Hawthorne Avenue. It is also noted that the design of the proposed dwellings has taken inspiration from these neighbouring properties with a mock

tudor frontage and front roof forms, and a similar overall massing and scale. The two storey projected bays set under the modest gable pitched roofs appear subordinate and would not appeal out of character within the general street scene.

It is considered that due to the size and bulk of the single storey rear projecting elements would comply with Section 3 of the Hillingdon Design and Accessibility Statement (HDAS) - Residential Extensions and it is noted that these would not be visible from the street scene. Section 7 states that roof extensions to the rear should relate well to the proportions of the existing house. Each proposed dwelling would benefit from a rear dormer. These would be centrally located within the proposed roof plans and it is considered that the size of the dormers appear subordinate within the proposed roofs.

Subsequently, it is considered that the proposed dwellings would not have a detrimental impact on the street scene and surrounding area and would not appear over dominant. The proposed would be in keeping the architectural character and appearance of the wider area. As such, it is considered that the proposals would comply with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to safeguard the amenities of neighbouring residents in terms of loss of light, loss of outlook, sense of dominance and loss of privacy.

Paragraph 4.9 of the Hillingdon Design and Accessibility Statement (HDAS): Residential Layouts advises that all residential developments and amenity spaces should received adequate daylight and sunlight and that new development should be designed to minimise the negative impact of overbearing and overshadowing. It adds that where a two storey building abuts a property or its garden, adequate distance should be maintained to overcome possible domination. Generally 15 metres will be the minimum acceptable back to back distance between building whilst a minimum of 21 metres overlooking should be maintained.

Nos.48A and 50 Lime Grove are located to the rear of the property. The proposed dwellings would be located approximately 24 metres from the rear walls of these properties. As such, sufficient distance would be retained between the properties.

No.51 Hawthorne Avenue is a bungalow that it located to the South of the application site. The proposed detached dwelling would be located over 3 metres from this neighbouring property and would project to the rear of it by 1.6 metres. The proposed dwelling would not intersect the 45 degree horizontal line and due to the orientation of the properties it is considered it would not have a detrimental impact on the sunlight.

The pair of semi-detached properties would be located 2.7 metres from No.55 Hawthorne Avenue. This neighbour is a two storey property located to the North of the property. The single storey element of the proposal would project to the rear of this neighbour by 3.6 metres, however the first floor and rear dormer would not protrude to the rear of this neighbouring property.

Each dwelling would benefit from side windows facing Nos.51 and 55 Hawthorne Avenue and the proposed properties. However, none of these openings would serve as a primary window to a habitable room and so therefore, it is considered that following any approval a condition can be added to ensure that these are obscurely glazed and non-opening.

Subsequently, it is considered that proposal would not have a detrimental impact on the neighbouring properties in terms of loss of light, loss of outlook, sense of dominance or loss of privacy. Therefore, it is considered that the proposal would comply with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

On 25th 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 1st October 2015. The Mayor of London has adopted the new 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, two storey, 3-bed, 6-person dwelling should provide a minimum of 102 square metres of internal space and a 4-bed, 7-person dwelling should provide a minimum of 115 square metres. The semi-detached 3-bed properties would have an internal floorspace of 140sqm and the detached, 4-bed would have 195sqm. All of the double bedrooms within the properties would exceed the minimum area requirement of 11.5sqm. Subsequently, the proposal would comply with the Housing Standards (Minor Alterations to the London Plan) March 2016.

Chapter 4.15 of HDAS - Residential Layouts states that adequate garden space should be provided for new houses. It states that 3-bed properties should have a private garden area of a minimum of 60sqm and a 4-bed property should have 100sqm. The two semi-detached properties would have an amenity space of 74sqm and the detached property would have a garden area of 125sqm. Subsequently, the proposal would comply with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.10 Traffic impact, car/cycle parking, pedestrian safety

Policy AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) considers whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety. Policy AM14 states that new development will only be permitted where it is in accordance with the Council's adopted Car Parking Standards.

The site has a PTAL of 2 which is below average and so there would likely be an increase dependency on the private motor car. The Council's parking standards requires 2 spaces per unit and so 6 spaces should be provided on-site. The proposal provides 6 spaces on site, 2 for each property with their own individual access. As such, the proposal confirms to this standard.

At least 2 cycle spaces would be required for each property. The plans demonstrate that each property would benefit from cycle stores within the rear garden area, however, specific details have not been submitted. It is considered that there would be sufficient space to achieve 2 spaces per unit and this can be enforced by way of condition.

Refuse would be collected from Hawthorne Avenue and a bin store located is depicted on the plan to the rear of each property. The bins can be moved to the front by way of the

service paths. A site management regime should be submitted but this can be done by way of a condition.

Three new vehicular crossovers would be installed to replace the two existing crossings. These crossovers would have a broad compliance with the Council's standards.

The proposal would increase potential traffic generation as compared to the two existing bungalows. However, peak period traffic movement into and out of the site would not be expected to exceed 1-2 additional vehicle movements. Such potential 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.

The Council's Highways Officer is satisfied that that proposal would not exacerbate congestion or parking stress and would not raise any highway safety concerns in compliance with Policies AM2, AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policies 6.3, 6.9 and 6.13 of the London Plan (2016).

7.11 Urban design, access and security

Secured by Design is conditioned.

7.12 Disabled access

The Council's Access officer has confirmed that the proposal would be acceptable from an accessibility standpoint in compliance with the Policy 3.8(c) of the London Plan (2016).

7.13 Provision of affordable & special needs housing

Not relevant for this application.

7.14 Trees, Landscaping and Ecology

Policy BE38 of the Hillingdon Local Plan - Part Two - Saved UDP (November 2012) seeks the protection of existing trees and landscape features of merit and considers where appropriate the provision of additional landscaping as part of a proposed development.

There are no trees or important landscape features on site. The plans demonstrate that soft landscaping would be provided within the front garden area of each unit and this would measure to be 25% of the front garden area which complies with the Council's requirement.

The Council's Tree Officer raised no objections to the proposal, however, conditions should be imposed to ensure that the proposal would comply with Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.15 Sustainable waste management

Policy 5.17 of the London Plan requires that all new development provide adequate facilities for the storage of waste and recycling. This matter is the subject of a condition.

7.16 Renewable energy / Sustainability

Not relevant for this application

7.17 Flooding or Drainage Issues

Not relevant for this application

7.18 Noise or Air Quality Issues

Not relevant for this application

7.19 Comments on Public Consultations

The impact of the proposal on the street scene, surrounding area, parking and residential amenity have been discussed in the report. Issues of property value and return on

investments are not material planning considerations in the assessment of the proposal. If this proposal were deemed acceptable, it would not set a precedent for other development as all applications are assessed on their own merit with regard to compliance with planning policy. Also it is not considered that this increase in residential units would significantly impact upon local services. It is acknowledged that the redevelopment of the site would result in some disruption from construction works, however this would be for a limited time and hours of construction works are restricted and controlled by other legislation. Rights of Light are a civil matter and not a material planning consideration. The other planning issues raised from the responses are addressed in the main body of the report.

In addition it has also been confirmed that there are no council records showing that a disabled facilities grant has ever been provided for no.53A Hawthorne Avenue.

7.20 Planning Obligations

It is highlighted that once the new or existing crossing points are realised it will be necessary to match existing kerbing and footway to the redesigned layout with a relocation of an existing lamp column on the public highway. Henceforth the new access points and any footway adjustments will need to be constructed to an appropriate Council standard (as discussed above) including the relocation of the said light column, under a S278 (Highways Act 1980) agreement (or suitable alternative arrangement) at the applicant's expense.

7.21 Expediency of enforcement action

Not relevant for this application.

7.22 Other Issues

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

Therefore, the Hillingdon and Mayoral CIL charges for the proposed development of 332 square metres are presently calculated as follows:

LBH CIL: £41,654.09

London Mayoral CIL: £16,309.69

Total: £57963.78

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

10. CONCLUSION

Planning permission is sought for the erection of 2 x two storey, 3-bed, semi-detached dwelling houses with habitable roof space and 1 x two storey, 4-bed detached dwelling house with association parking, access and amenity space involving the demolition of the existing bungalows.

There have been strong objections raised by local residents, however, taking all material planning considerations into account it is considered that it would not have a negative impact upon the visual amenity of the site or the surrounding area, would not result in a

loss of residential amenity to neighbouring occupiers, would provide a satisfactory level of residential amenity to future occupiers and would not detract from pedestrian or highway safety.

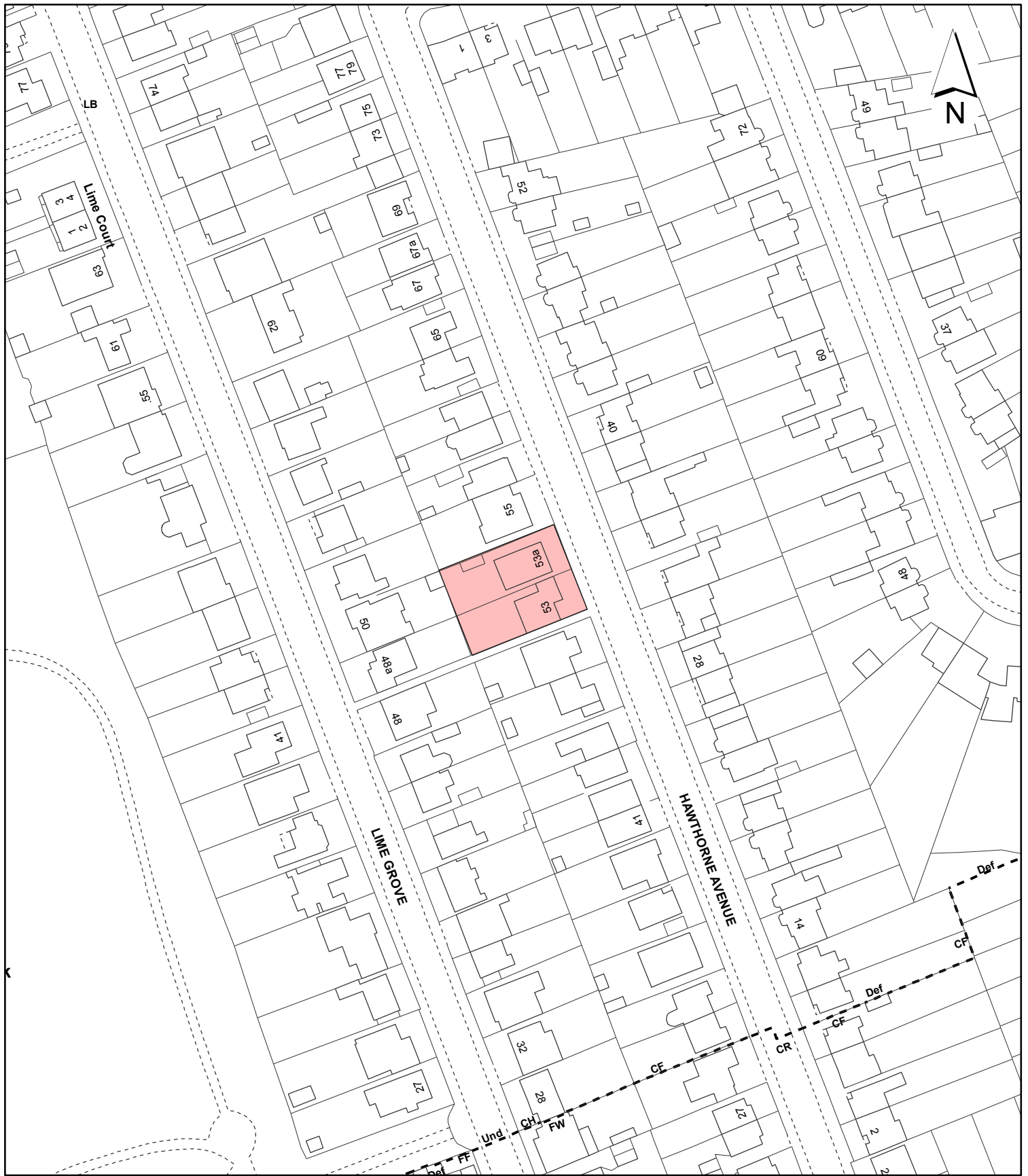
As such the application is recommended for approval, subject to conditions.

11. Reference Documents

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

Contact Officer: Charlotte Spencer

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Notes:

 Site boundary

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Site Address:

**53 & 53A Hawthorne Avenue
 Eastcote**

**LONDON BOROUGH
 OF HILLINGDON**
 Residents Services
 Planning Section

Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111

Planning Application Ref:

15248/APP/2018/3353

Scale:

1:1,250

Planning Committee:

North

Date:

January 2019



HILLINGDON
 LONDON