

Item No. Report of the Head of Planning, Transportation and Regeneration**Address** CRIMSON COURT 1390 UXBRIDGE ROAD HILLINGDON**Development:** Two storey side extension to form 2 x 2-bed self contained dwellings, extension to cycle and bin store and associated works**LBH Ref Nos:** 11982/APP/2020/1576

Drawing Nos: 1127-15 Rev. A
 1127-17 Rev. A
 1127-21 Rev. A
 Design and Access Statement
 SK-1127-1
 1127-23
 1127-22
 1127-20
 1127-19
 1127-18
 Daylight and Sunlight Assessment
 Transport Statement
 1127-16
 1127-14
 1127-13
 1127-12
 1127-07 Rev. A

Date Plans Recieved: 21/05/2020 **Date(s) of Amendment(s):** 21/05/2020**Date Application Valid:** 21/05/2020**1. SUMMARY**

The application seeks planning permission for the erection of a two storey side extension to form 2 x 2-bed self contained dwellings, extension to cycle and bin store and associated works and follows an application for pre-application advice.

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 1127-13, 1127-15 Rev. A, 1127-17 Rev. A, 1127-19 and 1127-21 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 1 (2012), Part 2 (2020) and the London Plan (2016).

3 RES7 Materials (Submission)

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

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

4 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 Parkside House or Paget Road.

REASON

To prevent overlooking to adjoining properties in accordance with policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

5 RES13 Obscure Glazing

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

REASON

To prevent overlooking to adjoining properties in accordance with policies DMHB 11 and DMHD 1-2 of the Hillingdon Local Plan Part 2 (2020).

6 RES22 Parking Allocation

The residential units hereby approved shall not be occupied until a parking allocation scheme has been submitted to, and approved in writing by, the Local Planning Authority. The parking allocation scheme shall, as a minimum, include a requirement that all on-site car parking shall be allocated and dedicated for the use of each of the residential units hereby approved and shall remain allocated and dedicated in such a manner for the life-time of the development.

REASON

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy DMT 6 of the Hillingdon Local Plan Part Two 2 (2020) and Chapter 6 of the London Plan (July 2011).

7 RES17 Sound Insulation

Development shall not begin until a scheme for protecting the proposed development from (road traffic) (rail traffic) (air traffic) (other) noise has been submitted to and approved in writing by the Local Planning Authority. All works which form part of the scheme shall be fully implemented before the development is occupied and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

REASON

To ensure that the amenity of the occupiers of the proposed development is not adversely affected by (road traffic) (rail traffic) (air traffic) (other) noise in accordance with policy EM8 of the Local Plan Part 1 (2012), DMAV 2-3 of the Hillingdon Local Plan Part 2 (2020) and London Plan (2016) Policy 7.15.

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 Local Plan Part 1 (2012) and Part 2 (2020) 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.

DMH 2	Housing Mix
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHB 16	Housing Standards
DMHB 18	Private Outdoor Amenity Space
DMHD 1	Alterations and Extensions to Residential Dwellings
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
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 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 Local Plan Part 2 (2020), then London Plan Policies (2016). Hillingdon's Full Council adopted the Hillingdon Local Plan: Part 1 - Strategic Policies on 8 November 2012 and the Hillingdon Local Plan Part 2 on 16 January 2020.

4 I5 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 Local Plan Part 1, Local Plan Part 2, 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@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

Crimson Court (Formerly Milupa House) is the former Hayes Housing Office for London Borough of Hillingdon. The building is located on the northern side of the Uxbridge Road. The original building had B1 (office) use over all three floors. The building is currently comprised of offices on the ground floor with 17 residential units on the upper floors.

3.2 Proposed Scheme

The application seeks planning permission for the erection of a two storey side extension to form 2 x 2-bed self contained dwellings, extension to cycle and bin store and associated works.

3.3 Relevant Planning History

11982/APP/2014/2239 Milupa House 1390 Uxbridge Road Hillingdon

Installation of brick canopy above flat entrance, free standing letter boxes and alterations to east elevation

Decision: 26-08-2014 Approved

11982/APP/2014/3599 Milupa House 1390 Uxbridge Road Hillingdon

Installation of new roof with 3 front and 3 rear dormers to allow conversion of roofspace to habitable use to create 3 x 2-bed flats with associated amenity space and cycle store

Decision: 08-12-2014 Approved

11982/PRC/2019/175 Crimson Court 1390 Uxbridge Road Hillingdon

Three storey side extension to form 2 x 1 bed 2 x 2 bed self contained flats

Decision: 16-10-2019 OBJ

11982/PRC/2019/271 Crimson Court 1390 Uxbridge Road Hillingdon

Follow up advice for pre-app Ref: 11982/PRC/2019/175 (Three storey side extension to form 2 x 1 bed 2 x 2 bed self contained flats) for proposed 3 storey side extension to form 2 x two bedroom flats

Decision: 04-02-2020 NO

Comment on Relevant Planning History

The relevant planning history is listed above. It is noted that the scheme follows an application for pre-application advice which advised:

The revised proposal is considered to have addressed the previous concerns raised in terms of visual impact and neighbouring amenity impact.

4. Planning Policies and Standards

Local Plan Designation and London Plan

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.H1 (2012) Housing Growth

Part 2 Policies:

DMH 2 Housing Mix

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 14 Trees and Landscaping

DMHB 16 Housing Standards

DMHB 18 Private Outdoor Amenity Space

DMHD 1 Alterations and Extensions to Residential Dwellings

LPP 3.3 (2016) Increasing housing supply

LPP 3.4 (2015) Optimising housing potential

LPP 3.5 (2016) Quality and design of housing developments

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

99 neighbouring properties were consulted by letter dated 27.5.20.

6 letters of objection have been received raising the following concerns:

- Increased demand for parking in the locality which is currently at capacity
- Noise transmission between flats
- Loss of privacy
- Air pollution
- drainage concerns
- increased pressure on existing infrastructure
- balconies compromising privacy
- No need for more flats

The planning issues are addressed in the sections below.

The application has been called to Committee by the Ward Councillor in support of the residents objections outlined above.

Internal Consultees

Landscape Officer:

This site is occupied by a three-storey former office block, located on the north side of Uxbridge Road, at the junction with Paget Road. The building currently comprises offices at ground floor level, with 17 residential flats above. There is no garden or external amenity space on the site, with all external space used for car parking. There are no TPO's or Conservation Area designations affecting the site. COMMENT No trees or landscape features will be affected by the proposal. The D&AS confirms that 5m² balconies will be provided for the new flats. It also notes that there 'is a high level of public recreational grounds located in the area including Connaught Recreation Ground, Knights Gardens and Hayes Recreation Ground. No Objection.

Highways Officer:

This is an application for an extension to an existing office and residential development to provide 2 x 2 bed self contained dwellings. The site currently has 30 off street parking spaces of which 20 are allocated to the residential dwellings and 10 are allocated to the office space. The extension of the building will result in a loss of one parking space. The revised total is 29 and it is proposed that the office allocation will reduce to 7, with residential parking increasing by 2 spaces to 22, to allow each new flat to have one allocated space each. It is not deemed that a loss of three parking spaces for the office element will have a material impact and will encourage use of sustainable modes of travel to and from the site. The office parking remains within standards. The site is located in an area with a PTAL 2 and has local services within a reasonable walking and cycling distance. The proposal includes the extension on the cycle parking area and the bin area. All access arrangements will remain the same. There are no highway objections to this application.

Access Officer:

This proposal has been reviewed against the requirements of London Plan policy 3.8(c) which should not be applied to the extension of this existing block of flats. Conclusion: no objections raised from an accessibility perspective.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The proposed scheme would provide 2 residential dwellings within the site, subject to compliance with relevant policies of the Hillingdon Local Plan, the proposed residential use of the site is considered to be 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.

Site densities are of only limited value when considering the suitability of housing schemes of this scale.

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

The NPPF (2012) notes the importance of achieving design which is appropriate to its context stating that 'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.'

Policy 7.1 of the London Plan states that "design of new buildings and the spaces they create should help reinforce or enhance the character, legibility, permeability and accessibility of the neighbourhood".

Policy 7.4 of the London Plan states, "Development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. It should improve an area's visual or physical connection with natural features. In areas of poor or ill-defined character, development should build on the positive elements that can contribute to establishing an enhanced character for the future function of the area".

Policy BE1 of the Hillingdon Local Plan (November 2012) requires that all new development achieves a 'high quality of design in all new buildings, alterations and extensions'.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that All development, including extensions, alterations and new buildings will be required to be designed to the highest standards and, incorporate principles of good design including: i) harmonising with the local context by taking into account the surrounding: · scale of development, considering the height, mass and bulk of adjacent structures; · building plot sizes and widths, plot coverage and established street patterns; · building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure; architectural composition and quality of detailing; local topography, views both from and to the site; and impact on neighbouring open spaces and their environment. ii) ensuring the use of high quality building materials and finishes; iii) ensuring that the internal design and layout of development maximises sustainability and is adaptable to different activities; iv) protecting features of positive value within and adjacent to the site, including the safeguarding of heritage assets, designated and un-designated, and their settings; and v) landscaping and tree planting to protect and enhance amenity, biodiversity and green infrastructure.

The proposal would retain a gap between the host building and the boundary with the flats at Parkside House. The extension would be subordinate in scale and would respect the architectural integrity of the host building. It is considered that it would respect the established street pattern; building lines and streetscape rhythm and would not have a negative impact upon the visual amenity of the site or the surrounding area.

7.08 Impact on neighbours

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

The submitted plans indicate that the 45 degree line would not be breached from the rear facing windows of flat numbers 6 and 13 of the host building. The applicant has submitted a daylighting and sunlighting assessment which confirms that the occupants of Crimson Court flats and Parkside House would not suffer an unacceptable loss of daylight or sunlight. As such the proposal is not considered to result in sufficient harm to light and outlook to justify a refusal of planning permission.

Concerns have been raised by neighbours that the proposal would result in a loss of privacy. Windows serving habitable rooms are in the front and rear elevations. It is considered reasonable to impose a condition requiring all side facing windows, which are to non-habitable rooms, are obscure glazed and retained as such to ensure no loss of privacy. The submitted plans confirm that this is the case. The applicants have submitted a revised plan to show 1.8m screening to the balconies to avoid sideways loss of privacy towards Parkside House flats.

Concerns have been raised about the transmission of noise between the proposed flats and those in Crimson Court. It is considered reasonable to impose a condition requiring sound insulation details. Noise during construction is not a planning issue and is controlled by other legislation. An informative to this end is recommended.

7.09 Living conditions for future occupiers

Policy DMHB 16: Housing Standards states:

All housing development should have an adequate provision of internal space in order to provide an appropriate living environment. To achieve this all residential development or conversions should:

meet or exceed the most up to date internal space standards, as set out in Table 5.1. A two bedroom three person flat is required to provide 61 square metres which the proposal would achieve at 63 square metres.

Policy DMHB 18: Private Outdoor Amenity Space states:

All new residential development and conversions will be required to provide good quality and useable private outdoor amenity space. Amenity space should be provided in accordance with the standards set out in Table 5.2.

Both flats would be provided with a balcony of a minimum 5sq.m in size, which is considered acceptable in this case, particularly given the proximity of nearby public open space.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Policy DMT 6: Vehicle Parking states:

A) Development proposals must comply with the parking standards outlined in Appendix C Table 1 in order to facilitate sustainable development and address issues relating to congestion and amenity.

The Council may agree to vary these requirements when:

- i) the variance would not lead to a deleterious impact on street parking provision, congestion or local amenity; and/or
- ii) a transport appraisal and travel plan has been approved and parking provision is in accordance with its recommendations.

B) All car parks provided for new development will be required to contain conveniently located reserved spaces for wheelchair users and those with restricted mobility in accordance with the Council's Accessible Hillingdon SPD.

The application is supported by a Transport Statement. The site currently has 30 off street parking spaces of which 20 are allocated to the residential dwellings and 10 are allocated to the office space. The extension of the building will result in a loss of one parking space. The revised total is 29 and it is proposed that the office allocation will reduce to 7, with residential parking increasing by 2 spaces to 22, to allow each new flat to have one allocated space each. It is not deemed that a loss of three parking spaces for the office

element will have a material impact and will encourage use of sustainable modes of travel to and from the site. The office parking remains within standards. The site is located in an area with a PTAL 2 and has local services within a reasonable walking and cycling distance. The proposal includes the extension on the cycle parking area and the bin area. All access arrangements will remain the same. The Highways officer has confirmed that no objection is raised in respect of the proposal which is considered to comply with Policies DMT 2 and DMT 6 of the Hillingdon Local Plan - Part Two (2020).

7.11 Urban design, access and security

The issues are addressed in the sections above.

7.12 Disabled access

No accessibility concerns are raised.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

Landscaping

Policy DMHB 14: Trees and Landscaping requires:

A) All developments will be expected to retain or enhance existing landscaping, trees, biodiversity or other natural features of merit.

B) Development proposals will be required to provide a landscape scheme that includes hard and soft landscaping appropriate to the character of the area, which supports and enhances biodiversity and amenity particularly in areas deficient in green infrastructure.

C) Where space for ground level planting is limited, such as high rise buildings, the inclusion of living walls and roofs will be expected where feasible.

D) Planning applications for proposals that would affect existing trees will be required to provide an accurate tree survey showing the location, height, spread and species of trees.

Where the tree survey

identifies trees of merit, tree root protection areas and an arboricultural method statement will be required to show how the trees will be protected. Where trees are to be removed, proposals for replanting of new trees on-site must be provided or include contributions to offsite provision.

There is no garden or external amenity space on the site, with all external space used for car parking. There are no TPO's or Conservation Area designations affecting the site. No trees or landscape features will be affected by the proposal. It is considered that the proposal is acceptable in accordance with Policy DMHB 14 as confirmed by the Council's Landscape Officer.

7.15 Sustainable waste management

Details of sustainable waste management are to be secured by way of condition.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

The issues are addressed in the sections above.

7.19 Comments on Public Consultations

The issues are addressed in the sections above.

7.20 Planning obligations

The Council adopted its own Community Infrastructure Levy (CIL) on August 1st 2014 and the Hillingdon CIL charge for residential developments is £95 per square metre of

additional floorspace. This is in addition to the Mayoral CIL charge of £60 per sq metre.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

No other issues raised.

8. Observations of the Borough Solicitor

General

Members must determine planning applications having due regard to the provisions of the development plan so far as material to the application, any local finance considerations so far as material to the application, and to any other material considerations (including regional and national policy and guidance). Members must also determine applications in accordance with all relevant primary and secondary legislation.

Material considerations are those which are relevant to regulating the development and use of land in the public interest. The considerations must fairly and reasonably relate to the application concerned.

Members should also ensure that their involvement in the determination of planning applications adheres to the Members Code of Conduct as adopted by Full Council and also the guidance contained in Probitry 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.

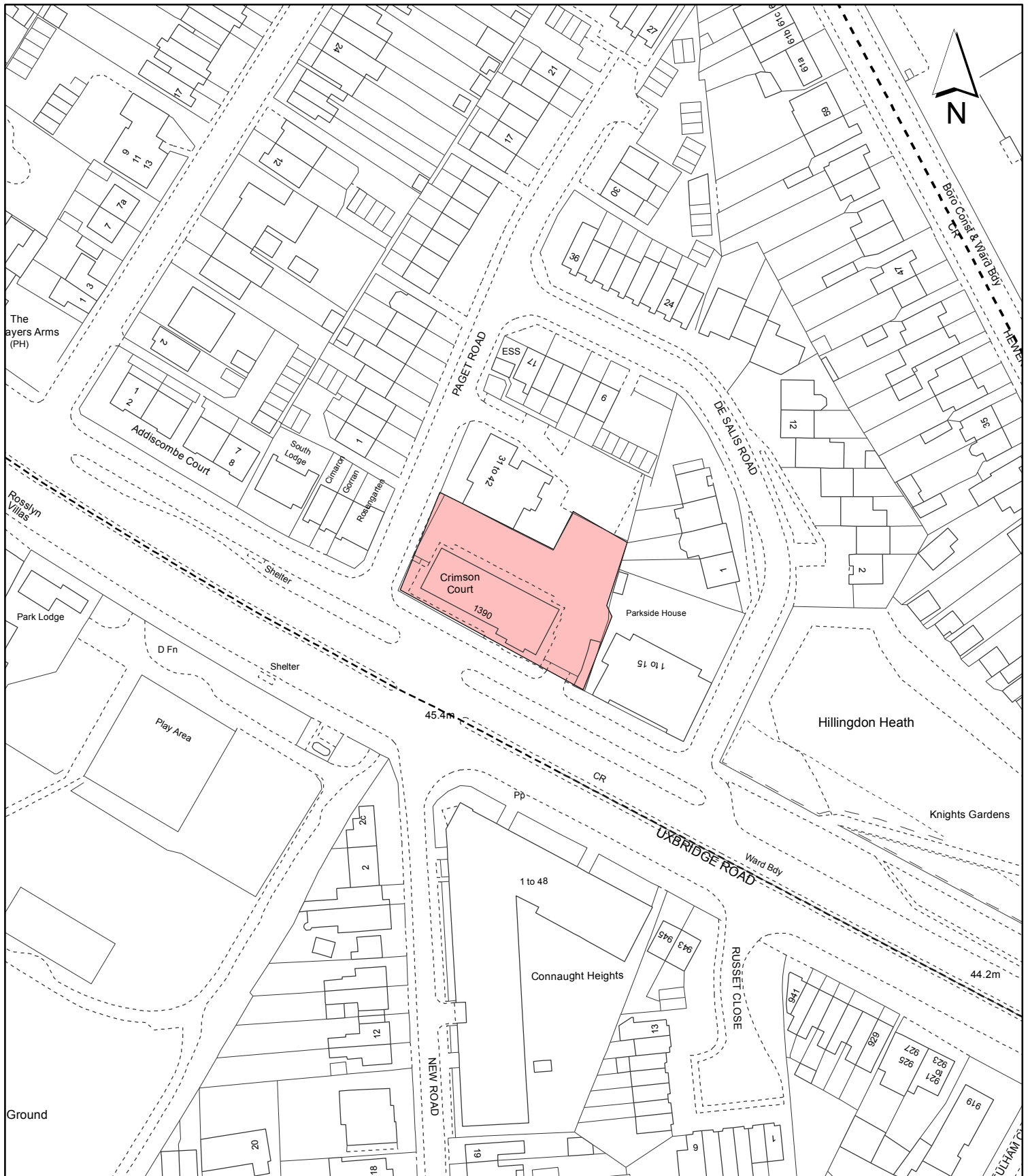
Planning Obligations

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



Notes:

 Site boundary

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Site Address:

**Crimson Court
 1390 Uxbridge Road**

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

Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 01895 250111

Planning Application Ref:
11982/APP/2020/1576

Scale:
1:1,250

Planning Committee:
Central & South

Date:
August 2020

