

Report of the Head of Planning & Enforcement

Address 1 LICHFIELD ROAD NORTHWOOD

Development: Conversion of dwelling to 2 three-bedroom dwellings involving a two storey side extension, part two storey, part single storey side extension and associated detached garages to rear.

LBH Ref Nos: 14701/APP/2009/2154

Drawing Nos: 01-LICH/01
Design & Access Statement
01-LICH/11
01-LICH/09A
01-LICH/03A
01-LICH/04A
01-LICH/12
01-LICH/10A
09015-13-T-E
01-LICH/05B
01-LICH/02

Date Plans Received: 06/10/2009 **Date(s) of Amendment(s):**
Date Application Valid: 14/11/2009

1. SUMMARY

Planning permission is sought for the erection of extensions and conversion to provide a pair of semi-detached houses. The proposed houses would appear out of character with the street scene and surrounding area and would not provide a satisfactory standard of amenities, such as amenity space and parking, for future occupiers. Finally, the proposal fails to provide sufficient information to determine whether it is likely to give rise to a significant number of children of school age that would require additional educational provisions.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 **Non Standard reason for refusal**

The proposed development by reason of its overall size, siting, design and appearance, would appear out of character with the existing pairs of semi-detached houses in Litchfield Road. As such, the proposal would result in a visually intrusive form of development, which would be detrimental to the appearance of the street scene and the surrounding area generally, on this prominent corner site, contrary to policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the Supplementary Planning Documents HDAS: Residential Extensions and HDAS: Residential Layouts.

2 NON2 **Non Standard reason for refusal**

The proposed development by reason of its siting and position in relation to the houses in Colchester Road, would have a dominant and visually intrusive impact in the street scene, disrupting the open character and layout of this part of Colchester Road. As such, the proposal would be contrary to policies BE13, BE19 and BE22 of the adopted

Hillingdon Unitary Development Plan (Saved Policies September 2007) and the Supplementary Planning Documents HDAS: Residential Extensions and HDAS: Residential Layouts.

3 NON2 Non Standard reason for refusal

The proposal fails to meet the requirements of lifetime homes and is thus contrary to London Plan policies 3A.5 and 4B.5 and to the adopted Supplementary Planning Document HDAS: Accessible Hillingdon.

4 NON2 Non Standard reason for refusal

The proposal would fail to provide an adequate amount of amenity space for the future occupiers of house No.1. As such, the proposal would result in an overintensive use of the remainder of the garden to the detriment of the amenity of the neighbouring occupiers and character of the area, contrary to policies BE19 and BE23 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the Supplementary Planning Document HDAS: Residential Layouts.

5 NON2 Non Standard reason for refusal

The proposal incorporates an unsatisfactory parking arrangement, resulting in inadequate provision for car parking. This would result in an increase in on-street demand for parking spaces to the detriment of highway and pedestrian safety. The proposal is therefore contrary to Policies AM7(ii) and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007), the Supplementary Planning Documents HDAS: Residential Layouts and the Council's Parking Standards (Annex 1, adopted Hillingdon Unitary Development Plan, Saved Policies, September 2007).

6 NON2 Non Standard reason for refusal

The proposal would result in an intensification of use of a substandard access, resulting in conditions prejudicial to highway and pedestrian safety. The proposal is therefore contrary to Policy AM7(ii) of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7 NON2 Non Standard reason for refusal

No details of the internal layout of the existing house have been submitted and therefore, the Local Planning Authority has been unable to assess the proposal in terms of whether it is likely to give rise to a number of children of school age that would require additional educational provisions, due to the shortfall of places in schools serving the area. Therefore, the proposal is considered to be contrary to Policy R17 of the Adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and the Council's Planning Obligations, Supplementary Planning Document (July 2008).

INFORMATIVES

1 I52 Compulsory Informative (1)

The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

2 I53 Compulsory Informative (2)

The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance.

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.
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
LPP 4A.1	London Plan Policy 4B.5 - Creating an inclusive environment.
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.
LPP 4B.1	London Plan Policy 4B.1 - Design principles for a compact city.
HDAS	Hillingdon Design & Accessibility Statement (HDAS): Residential Layouts (adopted in August 2006 and to form part of the emerging Local Development Framework documents): 4.1 Density 4.6 Unit Size 4.9 Sunlight/Daylight 4.12 Privacy 4.15 Garden Space for Houses 4.23 Elevation Treatment 4.24 Rooflines 4.27 Building Lines 4.33 Car Parking 4.39 Cycle Parking Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions (adopted in August 2006 and to form part of the emerging Local Development Framework documents) Hillingdon Design & Accessibility Statement (HDAS): Accessible Hillingdon (adopted in August 2006 and to form part of the emerging Local Development Framework documents)
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
LPP 3A.5	London Plan Policy 3A.5 - Housing Choice

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the west side of Litchfield Road at its junction with Colchester Road and comprises a two storey detached house with a single storey side extension along the boundary with Colchester Road and a single storey rear extension. The application site hosts a significant change in levels; the gradient of the land is such that 1 Litchfield Road is on higher ground to the bottom of the rear garden. To the east lies a public footpath with the rear gardens of 118 and 120 Joel Street lying beyond. A number of trees lie along the eastern boundary abutting the public footpath, providing some screening to the flats on Joel Street. To the north lies Colchester Road and to the south lies 5 Litchfield Road, a two storey semi-detached house with a single storey rear extension along the side boundary with the application property.

The street scene is residential in character and appearance comprising predominantly two storey semi-detached houses and residential apartment blocks in Joel Street and the application site lies within the 'developed area' as identified in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

3.2 Proposed Scheme

The proposed two storey side extension along the south side of the application property would be set 1m behind the front wall of the existing front projection of the original house. It would measure 3m wide, 8.3m deep at ground floor level, extending to the rear wall of the existing rear extension, 6.5m deep extending to the rear wall of the application property, and finished with a hipped roof matching the eaves and roof ridge of the application property. The part single storey rear element would be finished with a flat roof with half hip end, 2.5m high at eaves level and 3.2m high its highest point. The proposed roof of that extension would be extended over part of the existing part single storey rear extension.

The proposed two storey side and part two storey rear extension along the north side of the house would be set in line with the building line of the existing front projection of the original house. It would measure 3.4m wide at front and 9.3m deep, incorporating an angled flank wall that would extend to the side boundary with Colchester Road. At this point it would wrap around the rear wall to form a part two storey rear extension, 6m wide and 1.8m deep. The proposed two storey side element would be finished with a hipped roof matching the roof ridge of the original house incorporating a gable end front projection set 1.3m below the roof ridge. The part two storey rear extension would be finished with a gable end roof matching the roof ridge of the original house.

The enlarged property would be converted to provide two, 3 bedroom semi-detached houses; the recessed part of the original house together with the two storey side and part two storey rear extension would form No. 1 Litchfield Road (house No.1), while the double height bay window element of the original house together with the two storey side extension along the south side would form 3 Litchfield Road (house No.3).

The existing front door would provide access to No.1, the north house and the new entrance door is proposed in the two storey side extension providing access to the south house No.3. Canopy roofs are proposed above the entrance doors.

The front and rear gardens are shown subdivided and two garages are proposed at rear,

one for each house, accessed from the existing driveway onto Colchester Road. Each garage would measure 3.5m wide, 6m deep and finished with hip end roofs, 2.7m high at eaves level and 4.35m high at ridge level. Combined bin store and cycle shelters are also proposed at the rear.

3.3 Relevant Planning History

Comment on Relevant Planning History

Outline planning permission (ref: 64433/APP/2008/1132) for the erection of a two-bedroom chalet style bungalow (with one bedroom in roofspace) at end of rear garden (existing garage to be demolished) was refused in June 2008.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

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.
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
LPP 4A.1	London Plan Policy 4B.5 - Creating an inclusive environment.
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.
LPP 4B.1	London Plan Policy 4B.1 - Design principles for a compact city.
HDAS	Hillingdon Design & Accessibility Statement (HDAS): Residential Layouts (adopted in August 2006 and to form part of the emerging Local Development Framework documents): 4.1 Density 4.6 Unit Size 4.9 Sunlight/Daylight 4.12 Privacy

- 4.15 Garden Space for Houses
- 4.23 Elevation Treatment
- 4.24 Rooflines
- 4.27 Building Lines
- 4.33 Car Parking
- 4.39 Cycle Parking

Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions (adopted in August 2006 and to form part of the emerging Local Development Framework documents)

Hillingdon Design & Accessibility Statement (HDAS): Accessible Hillingdon (adopted in August 2006 and to form part of the emerging Local Development Framework documents)

CACPS Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)

LPP 3A.5 London Plan Policy 3A.5 - Housing Choice

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

31 adjoining owner/occupiers and the Northwood Hills Residents' Association consulted, no comments received.

Ward Councillor: As the local Councillor, I wish to remain neutral over the decision reached with this application, but I would like the final decision to be decided by the North Planning Committee. I have reservations about the parking provision, this is a corner house with no parking permitted around the whole boundary, two semi-detached houses would require a minimum of four parking spaces off road. Also the bulk of the building and the possibility that the houses extend beyond the building line is a matter of concern. Hopefully those will be addressed before a final decision is made.

Internal Consultees

Highways:

The site is located on the south-eastern corner of the junction of Lichfield Road and Colchester Road, in a predominantly residential area. On-street parking is restricted at the junction of Lichfield Road and Colchester Road and on the southern side of Colchester Road east of the junction with Lichfield Road.

The site has an existing rear garage accessed off Colchester Road, which will be demolished as part of the development. The site is shown to be in an area with a PTAL accessibility rating of 2 (on a scale of 1-6, where 6 is the most accessible), as indicated on maps produced by TfL. The site is therefore considered to have a low level of accessibility to public transport links.

The Council's maximum car parking standards for dwellings is 2 spaces per dwelling. Given that

the site is located in a low PTAL area, it is considered appropriate to apply the Council's maximum car parking standards. The houses are proposed to have 2 car parking spaces per dwelling in the form of 1 garage and 1 parking space in front of the garage. Dimensions of the garages are shown to be 3.5m wide x 6m long on drawing no. 01-LICH/12, but on drawing nos. 01-LICH/01 and 01-LICH/01 Rev A, the garages are shown to be approximately 3.5m wide x 5m long. The garages would not have adequate turning space (garage for no.1 would have a turning space of approximately 3.7m as per drawing no. 01-LICH/01 and approximately 4.8m as per drawing no. 01-LICH/01 Rev A), and the parking spaces in front of the garages would also not have adequate turning space.

In addition, if a car is parked in front of the garage for no.1, it would block access for no.2 to access/exit the parking area. The access is not wide enough to allow two cars to pass each other. The high wooden fence and a utility box interfere with the requisite pedestrian visibility splays. The combined bin store and cycle store for no.1 and intensification in the use of this access with poor pedestrian visibility would exacerbate the situation, leading to conditions prejudicial to highway safety.

Bicycle store is combined with refuse and recycle store which is not desirable. The proposals are therefore unacceptable from the highways point of view, and it is therefore recommended to be refused, contrary to the Council's policies AM7 and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

Trees/Landscape:

The site is a detached house on the corner of Colchester Road and Lichfield Road set in a reasonable size plot of land with a generous frontage onto Lichfield Road and a rear garden whose northern (side) boundary faces Colchester Road.

Existing trees on the site and adjacent to it, are indicated on drawing No. 11. While these contribute to the landscape character of the area, they are not protected by TPO or Conservation Area designation.

The proposal is to extend the building on both sides and convert the house into two semi-detached houses. The northern edge of the new building will extend up to the boundary/back edge of the Colchester Road footway. According to the Design & Access Statement and drawing No. 09A, the southern house will be accessed from Lichfield Road, and the northern part from Colchester Road. Parking for both properties will be via the existing dropped kerb off Colchester Road at the bottom of the rear garden(s). The existing garage is to be demolished and access created to a new garage and off-street parking space in the south-east corner, with a further new single garage for the second property. The manoeuvring space for cars accessing the garage of house number 3 appears to be constricted.

No reference is made to tree removal/retention. However, it seems inevitable that tree No.3 on the plan, a Silver Birch, will be removed in order to accommodate the new garage in the south-east corner.

The accessibility of the garage/parking areas should be reviewed to ensure that it is functional and meets the required standards. Any alterations may have an effect on the residual garden space and nearby trees. The proposals will not have any significant impact on either the nearby trees or the wider landscape. However, tree retention, removal and replacement (if appropriate) should be specified. Generally the site is large enough to accommodate the development and still leave substantial areas of garden and opportunities for planting/landscape enhancement in accordance with saved policy BE38. No objection subject to conditions TL1, TL2, TL3, TL5 and TL6.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of extending existing residential properties is acceptable however any extension would need to comply with the Council's policies and standards.

7.02 Density of the proposed development

The proposed scheme would have a density of 181 habitable rooms per hectare. This is at the lower end of the London Plan density range of 150-250 habitable rooms per hectare and is considered to be compatible with the local surrounding context. Accordingly, no objection is raised to the proposed density in this instance. The proposal would comply with paragraph 4.1 of the Hillingdon Design & Accessibility Statement: Residential Layout.

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

This is not applicable to this application.

7.04 Airport safeguarding

This is not applicable to this application.

7.05 Impact on the green belt

This is not applicable to this application.

7.06 Environmental Impact

This is not applicable to this application.

7.07 Impact on the character & appearance of the area

The proposed extensions would represent a significant increase in the bulk and scale of the original house to its detriment. However, the application property lies within a street in an area that comprises predominantly two storey semi-detached houses and as such, the principle of creating a semi-detached house is not considered to have a detrimental impact on the character and appearance of the street scene and surrounding area generally.

However, in design terms, although the existing semi-detached houses in the street vary in appearance, the detached pairs are symmetrical. The proposed resultant semi-detached house would not appear as a symmetrical pair of houses but would appear more like a large single residential block rather than a pair of semi-detached houses and this is considered to be detrimental to the character and appearance of the street scene.

Furthermore, house no. 1 would extend to the side boundary with Colchester Road. Although there is no building line along this side of Colchester Road, the houses along this side are set back from the road, in particular, nos. 1-7 Colchester Road and 118 Joel Street. As such, it is considered that the proposal would appear intrusive in the Colchester Road street scene disrupting the existing open character and plan layout of the street.

It is therefore considered that the proposal would have a detrimental impact on the character and appearance of the street scene and surrounding area generally, contrary to policies BE13, BE19 and BE22 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and paragraph 4.23 of the Hillingdon Design & Accessibility Statement: Residential Layouts.

7.08 Impact on neighbours

There are no residential properties to the north that would be adversely affected by the proposed development. The proposed two storey side extension along the south side would not project beyond the front and rear walls of 5 Lichfield Road and a 5m gap would be retained between the flank walls of the proposed extension and that house. Furthermore, the proposed extensions would be over 30m from the rear wall of 118 Joel Street.

Given the above, it is considered that the proposal would not harm the residential amenities of the adjoining and nearby properties through overdominance, visual intrusion, overlooking and overshadowing, in accordance with policies BE20, BE21 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and paragraphs 4.9 and 4.12 of the Hillingdon Design & Accessibility Statement: Residential Layouts. The new windows would provide an adequate outlook and natural light to the rooms they would serve, in accordance with London Plan Policy 4A.3 and BE20 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.09 Living conditions for future occupiers

The internal size of the proposed houses would be over 90sq.m which would exceed the requirements of paragraph 4.6 of the Hillingdon Design & Accessibility Statement: Residential Layouts for 3 bedroom houses. With regards to the Lifetime Home Standards the proposed houses do not appear to comply with these standards, where they are applicable. In particular, for house no.1, the WC is not wheelchair accessible and there is no clear width adjacent to the main stairs to accommodate a stair lift if required in the future. For house no. 3, the WC is not wheelchair compliant. Therefore, it is considered that the proposal fails to meet the requirements of Lifetime Homes and is thus contrary to London Plan policies 3A.5 and 4B.5 and to the adopted Supplementary Planning Document Hillingdon Design & Accessibility Statement: Accessible Hillingdon

With regards to private amenity space, approximately 35sq.m would be provided for house No.1 and 65sqm for house No.3. Although the latter would meet the recommended standard of 60sq.m for 3 bedroom houses, the former would not. Therefore, the proposal would fail to provide adequate amenity space for house No.1 and as such would result in an overintensive use of the remainder of the garden to the detriment of the amenity of future occupiers, the neighbouring occupiers and the character of the area. The proposal is therefore contrary to policy BE23 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and paragraph 4.15 of the Hillingdon Design & Accessibility Statement: Residential Layout.

7.10 Traffic impact, car/cycle parking, pedestrian safety

A garage and parking space are proposed for each house and are located at the bottom of the rear gardens, which would be accessed from the existing driveway/crossover onto Colchester Road.

The area has a PTAL accessibility rating of 2, on a scale of 1 to 6, where 6 is the most accessible. The area therefore has a low accessibility level and it is considered that the Council's maximum parking standard of 2 spaces should be required for each dwelling.

The internal size of the garages is satisfactory, even though there appears to be a discrepancy in the length of the garages between the submitted block plan and elevation plan of the garage. However, there is not sufficient turning space for the proposed garage at house No.1 and the parking spaces in front of the garages do not have adequate turning spaces. Furthermore, if a car were parked outside the garage at house No.1, it would block access for vehicles at house no.3.

The existing driveway is not wide enough for two cars to pass each other and this would result in cars having to wait on the highway for vehicles to access the driveway onto Colchester Road. Furthermore, the existing boundary fence adjacent to the access reduces the driver's visibility when accessing onto Colchester Road.

Overall, the proposal fails to provide adequate off street parking for the proposed houses and would lead to conditions prejudicial to highway and pedestrian safety, contrary to

Policies AM7(ii) and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the Council's Parking Standards (Annex 1, adopted Hillingdon Unitary Development Plan, Saved Policies, September 2007) and paragraph 4.39 of the Hillingdon Design & Accessibility Statement: Residential Layouts

7.11 Urban design, access and security

This is addressed at section 07.07.

7.12 Disabled access

This is not applicable to this application.

7.13 Provision of affordable & special needs housing

This is not applicable to this application.

7.14 Trees, Landscaping and Ecology

The application site does not lie within a TPO or within a conservation area. Although the applicant proposes to retain the trees in the rear, it appears that a Silver Birch would have to be felled to accommodate the garage at house No.3. However, it is considered that the proposal would not have a significant impact on the remaining trees and the wider landscape, in accordance with policy BE38 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.15 Sustainable waste management

This is not applicable to this application.

7.16 Renewable energy / Sustainability

This is not applicable to this application.

7.17 Flooding or Drainage Issues

This is not applicable to this application.

7.18 Noise or Air Quality Issues

This is not applicable to this application.

7.19 Comments on Public Consultations

No third party comments have been received.

7.20 Planning Obligations

12 rooms would be provided between the two houses. No details of the internal layout of the existing house have been submitted and therefore, the Local Planning Authority has been unable to assess the proposal in terms of whether it is likely to give rise to a number of children of school age that would require additional educational provisions, due to the shortfall of places in schools serving the area. Therefore, the proposal is considered to be contrary to Policy R17 of the Adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and the Council's Planning Obligations, Supplementary Planning Document (July 2008).

7.21 Expediency of enforcement action

This is not applicable to this application.

7.22 Other Issues

There are no other relevant issues.

8. Observations of the Borough Solicitor

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the

Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are 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).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

9. Observations of the Director of Finance

This is not applicable to this application.

10. CONCLUSION

For the reasons outlined above and that the proposal would be contrary to the aforementioned policies of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007), this application is recommended for refusal.

11. Reference Documents


Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007)
Hillingdon Design & Accessibility Statement: Residential Layouts
Hillingdon Design & Accessibility Statement: Accessible Hillingdon
Hillingdon Design & Accessibility Statement: Residential Extensions
London Plan 2008

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Notes

 Site boundary

For identification purposes only.

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Site Address	
1 Lichfield Road Northwood	
Planning Application Ref:	Scale
14701/APP/2009/2154	1:1,250
Planning Committee	Date
North	June 2010

LONDON BOROUGH OF HILLINGDON

Planning & Community Services

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