

## Report of the Head of Planning, Transportation and Regeneration

**Address** 336 BALMORAL DRIVE HAYES

**Development:** Conversion of dwelling to 2 x 1-bed self-contained flats with associated parking and amenity space following demolition of existing outbuilding

**LBH Ref Nos:** 71770/APP/2020/3572

**Drawing Nos:** 2020/94-05  
2020/94-06  
2020/94-01  
2020/94-02  
2020/94-03 (Proposed First Floor and Loft Floor Plan)  
2020/94-03 (Proposed Elevations)

**Date Plans Received:** 22/10/2020 **Date(s) of Amendment(s):**

**Date Application Valid:** 22/10/2020

### 1. SUMMARY

The proposal would have an acceptable visual impact, would provide an acceptable level of residential amenity to future and adjacent occupiers and would not prejudice highway or pedestrian safety.

The proposed development by virtue of its design, size and scale would not be detrimental to the amenities of the adjoining properties in terms of over-dominance, overshadowing, and visual intrusion, loss of light and loss of outlook and would respect the existing character and appearance of the host dwelling and wider local area.

The proposed development is considered acceptable having due regard to its impact on the character and appearance of the area, the street scene and the highway network, waste, landscaping, access and flooding.

### 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 2020/94 -02, 2020/94-03 (Proposed First Floor and Loft Floor Plan), 2020/94-03 (Proposed Elevations), 2020/94 -05 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 RES9 Landscaping (car parking & refuse/cycle storage)**

No development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Hard Landscaping
  - 1.a Refuse Storage
  - 1.b Cycle Storage
  - 1.c Means of enclosure/boundary treatments
  - 1.d Car Parking Layouts (including demonstration that all parking spaces are served by electrical charging points)
  - 1.e Hard Surfacing Materials
  - 1.f External Lighting

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 DMHB 11, DMHB 12, DMEI 1 and DMT 2 of the Hillingdon Local Plan Part 2 (2020).

#### **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 4	Residential Conversions and Redevelopment
DMHB 11	Design of New Development
DMHB 14	Trees and Landscaping
DMHB 16	Housing Standards
DMHB 17	Residential Density
DMHB 18	Private Outdoor Amenity Space
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments

LPP 3.8	(2016) Housing Choice
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

### **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 I6 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 I15 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](http://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.

#### **7 147 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).

For Private Roads: Care should be taken during the building works hereby approved to ensure no damage occurs to the verge of footpaths on private roads during construction. Vehicles delivering materials to this development shall not override or cause damage to a private road and where possible alternative routes should be taken to avoid private roads. The applicant may be required to make good any damage caused.

### **3. CONSIDERATIONS**

#### **3.1 Site and Locality**

The application relates to a two storey semi-detached dwelling. It is located on the north side of Balmoral Drive. The application is setback from the adjacent highway with a front garden laid in hardstanding to provide off-street car parking with access off Balmoral Drive. To the rear is an enclosed rear garden with a shared access.

The application site falls outside the conservation area and no listed buildings within the immediate surroundings. The application site is within Critical Drainage Area.

#### **3.2 Proposed Scheme**

The applicant is seeking planning permission for the conversion of the single dwelling into 2 x 1 bedroom flats with associated amenity space and car parking space and the demolition of the existing outbuildings.

#### **3.3 Relevant Planning History**

71770/APP/2016/1331 336 Balmoral Drive Hayes

Erection of a single storey rear extension, which would extend beyond the rear wall of the origin house by 4 metres, for which the maximum height would be 4 metres, and for which the height of the eaves would be 3 metres

**Decision:** 16-05-2016 PRN

#### **Comment on Relevant Planning History**

71770/APP/2016/1331: Erection of a single storey rear extension, which would extend

beyond the rear wall of the original house by 4 metres, for which the maximum height would be 4 metres, and for which the height of the eaves would be 3 metres. Prior Approval N/Req

#### **4. Planning Policies and Standards**

London Borough of Hillingdon Development Plan (from 6th April 2020)

1.1 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

1.2 The Development Plan for the London Borough of Hillingdon currently consists of the following documents:

The Local Plan: Part 1 - Strategic Policies (2012)

The Local Plan: Part 2 - Development Management Policies (2020)

The Local Plan: Part 2 - Site Allocations and Designations (2020)

West London Waste Plan (2015)

The London Plan - Consolidated With Alterations (2016)

1.3 The National Planning Policy Framework (NPPF) (2019) is also a material consideration in planning decisions, as well as relevant supplementary planning documents and guidance.

Emerging Planning Policies

1.4 Paragraph 48 of the National Planning Policy Framework (NPPF) 2019 states that 'Local Planning Authorities may give weight to relevant policies in emerging plans according to:

(a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);

(b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and

(c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

Draft London Plan (Intend to Publish Version, December 2019)

1.5 The GLA consulted upon a draft new London Plan between December 2017 and March 2018 with the intention of replacing the previous versions of the existing London Plan. The Plan was subject to examination hearings from February to May 2019, and a Consolidated Draft Plan with amendments was published in July 2019. The Panel of Inspectors appointed by the Secretary of State issued their report and recommendations to the Mayor on 8th October 2019.

1.6 The Mayor has considered the Inspectors' recommendations and, on 9th December 2019, issued to the Secretary of State his intention to publish the London Plan along with a statement of reasons for the Inspectors' recommendations that the Mayor did not wish to accept. The Secretary of State responded on the 13th March 2020 and stated that he was exercising his powers under section 337 of the Greater London Authority Act 1999 to direct that modifications are required. These are set out at Annex 1 of the response, however the letter does also state that if the Mayor can suggest alternative changes to policies that would address the concerns raised, these would also be considered.

1.7 More limited weight should be attached to draft London Plan policies where the Secretary of State has directed modifications or where they relate to concerns raised

within the letter. Greater weight may be attached to policies that are not subject to modifications from the Secretary of State or that do not relate to issues raised in the letter.

## **UDP / LDF 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 4 Residential Conversions and Redevelopment

DMHB 11 Design of New Development

DMHB 14 Trees and Landscaping

DMHB 16 Housing Standards

DMHB 17 Residential Density

DMHB 18 Private Outdoor Amenity Space

DMHD 1 Alterations and Extensions to Residential Dwellings

DMT 2 Highways Impacts

DMT 6 Vehicle Parking

LPP 3.3 (2016) Increasing housing supply

LPP 3.4 (2015) Optimising housing potential

LPP 3.5 (2016) Quality and design of housing developments

LPP 3.8 (2016) Housing Choice

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

## **5. Advertisement and Site Notice**

**5.1** Advertisement Expiry Date:- Not applicable

**5.2** Site Notice Expiry Date:- Not applicable

## **6. Consultations**

### **External Consultees**

26 neighbouring properties were consulted via letter on 06-11-20 and expired on 27-11-20. 16 representation and a petition with 26 signatures received objecting to the proposal on the following grounds;

1. The re-development will impact on the privacy to our rear gardens, which will be majorly overlooked, especially from the upper floor flat which will have a direct view.
2. The proposal to convert a semi-detached family home into two 1 bedroom flats is totally out of character & keeping with the 1930's style of Nash built houses along the street.
3. Balmoral Drive suffers from parking stress as not all properties have sufficient off-street parking available. The development would put further strain on parking for all residents and visitors to

properties in Balmoral Drive.

4. The proposal will destroy the character of the road & also the surrounding area, which is predominantly family orientated.

5. Insufficient amenity space.

6. Bad precedent for other family homes to be converted into flats & maisonettes.

### **Internal Consultees**

Access officer: No objection

Tree/Landscape: No objection, recommended pre-commencement condition

Highways officer: No comment

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

Policy DMH 4: Residential Conversions and Redevelopment

Residential conversions and the redevelopment of dwellings into new blocks of flats will only be permitted where:

- i) it is on a residential street where the proposal will not result in more than 10% of properties being redeveloped into flats;
- ii) On residential streets longer than 1km the proposed redevelopment site should be taken as the midpoint of a 1km length of road for assessment purposes;
- iii) the internal floor area of the original building to be converted is at least 120 sqm; and
- iv) units are limited to one unit per floor for residential conversions.

336 Balmoral Drive, as extended, has a floor area of approximately 121 sq m. Council records indicate that there is one property (264 Balmoral Drive) with planning permission for flats in the immediate environment. This was granted permission in 2007 (Ref: 10426/APP/2007/726) and is some 420m from the application site. Thus, the proposal does not result in more than 10% of properties being redeveloped/converted into flats.

As such, the proposal would not result in a large concentration of flats that would cause range of problems, including increased on-street parking and resultant congestion on roads, the loss of front gardens, reductions in privacy, significant changes to the street scene, and loss of family accommodation. The internal floor area of the original building to be converted would be more than 120 sqm and there is only one flat per floor. The proposal, therefore, is considered acceptable in principle.

### **7.02 Density of the proposed development**

Not applicable to this application.

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

Not applicable to this application.

### **7.04 Airport safeguarding**

Not applicable to this application.

### **7.05 Impact on the green belt**

Not applicable to this application.

### **7.07 Impact on the character & appearance of the area**

Policy DMHD 1 states that alterations and extensions of dwellings will be required to ensure that there is no adverse cumulative impact of the proposal on the character, appearance or quality of the existing street or wider area;

Policy DMHB 11 states that A) 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: 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;

The proposed development would not involve any external alteration to the host property. As such, there would be no material impact on the architectural integrity and appearance of the host property and local area;

Therefore, the proposed development by virtue of its design, scale and nature of the works proposed would harmonise with the scale, form, architectural composition and proportions of the buildings within the immediate surroundings and not detract from the character of the wider area. The proposal would comply with policies DMHD1 and DMHD 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020)

#### **7.08 Impact on neighbours**

Policy DMHD 1 states that ii) a satisfactory relationship with adjacent dwellings is achieved; there is no unacceptable loss of outlook to neighbouring occupiers; vi) two storey extensions should not extend into an area provided by a 45-degree line of sight drawn from the centre of the nearest ground or first floor habitable room window of an adjacent property and should not contain windows or other openings that overlook other houses at a distance of less than 21 metres.

The proposed development is unlikely to harm the amenity of the adjoining properties as no external works on the host property are proposed. The applicant will sub-divide the rear garden into two in order to provide private amenity space for future occupiers and incorporate 1.8m fencing along the shared boundary. This is considered acceptable and would not result into unsatisfactory relationship with adjoining neighbours.

Objectors have raised the issue of overlooking and loss of privacy from the upper floor flat. However, no additional windows or changes to existing windows are proposed. Thus, the situation with regard to overlooking would remain unaltered and would not result in additional overlooking/loss of privacy over and above that currently experienced.

In terms of noise, it is considered that the number of residents within the flats would be similar to a single family and therefore there should be no more impact on neighbouring occupiers than what would reasonably be expected from a family of a similar size. Thus, it is considered that the conversion of the dwelling would not have an undue impact on existing residential amenity. Therefore, it is unlikely to exacerbate the current situation on site.

The proposal, therefore, would have a satisfactory relationship with the neighbouring properties.

#### **7.09 Living conditions for future occupiers**

On 25 March 2015, the Government introduced new technical housing standards in England, which comprise of new additional 'optional' Building Regulations on water and access, and a nationally described space standard (referred to as "the new national technical standards"). These new standards came into effect on 1 October 2015. The Mayor of London has adopted the new national technical standards through a minor alteration to The London Plan.

The Housing Standards (Minor Alterations to the London Plan) March 2016 sets out the



minimum internal floor spaces required for developments in order to ensure that there is an adequate level of amenity for existing and future occupants. The London Plan requires a single storey, 1 bed self-contained flat to provide a minimum of 50 sqm and a two storey, 1 bed self-contained flat to provide a minimum of 58 sqm.

The proposed floor plans demonstrate a total of 52m<sup>2</sup> and 60m<sup>2</sup> for flat A and flat B respectively are to be provided, thus the scheme accords with the above policies.

#### INTERNAL LAYOUT AND ACCOMMODATION

Policy 3.5 of the London Plan (2016) requires the design of new housing developments to consider elements that enable the home to become a comfortable place of retreat. Traffic noise and adjacent uses can hamper the quiet enjoyment of homes.

Standard 28 of the London Plan Housing SPG (2016) requires the developments to demonstrate how habitable rooms within each dwelling are provided with an adequate level of privacy in relation to neighbouring property, the street and other public spaces.

The proposed plans demonstrate that all units meet the minimum space standards required as do each habitable room. Adequate outlook and daylight is proposed for each habitable room and therefore the scheme is considered to be policy compliant. In addition, the proposed ceiling height of the accommodation within the roof will measure 2.3m.

#### AMENITY SPACE

Policy DMHB 18 of the Hillingdon Local Plan (2020) recognises that new residential buildings should 'provide external amenity space which is sufficient to protect the amenity of the occupants of the proposed and surrounding buildings'.

The applicant proposes to sub-divide the rear garden to create separate enclosed garden areas with individual access for each flat. Submitted plans demonstrate that the ground floor flat would be served by an outdoor amenity space of 50 square metres and the first floor flat would be served by an area measuring 50 square metres which is considered acceptable. The garden area can be access via two entry points either from the front or rear with a gated access.

#### **7.10 Traffic impact, Car/cycle parking, pedestrian safety**

Policy DMT 2 states that development proposals must ensure that: i) safe and efficient vehicular access to the highway network is provided to the Council's standards;

Policy DMT 6 states that 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. For 1 bed flat, 1.5 - 1 spaces per unit parking is required.

In this case, the proposed development would retain the existing vehicular access to the front to provide two off-street parking space for the proposed flats. The applicant has proposed to incorporate soft landscaping within the front garden. Applicant has shown individual cycle parking and bin storage within the enclosed garden area for each flat. As such, there is no principal objection to the proposed arrangement and the proposal will meet council standards. In addition, details regarding cycle parking stations and refuse collection has also been provided.

It is considered that the proposal is acceptable and would not measurably exacerbate congestion or parking stress, and would not raise any highway safety concerns, in accordance with the above policies.

**7.11 Urban design, access and security**

Not applicable to this application.

**7.12 Disabled access**

Access officer was consulted and concluded that, the proposal has been reviewed against the requirements of the 2016 London Plan policy 3.8(c) and policy D7 of the 2019 (Intend to Publish) London Plan which should not be applied to the conversion of an existing dwelling. Therefore, there is no principal objection raised from an accessibility perspective.

**7.13 Provision of affordable & special needs housing**

Not applicable to this application.

**7.14 Trees, landscaping and Ecology**

Policy DMHB 14: Trees and Landscaping

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.

In this case, no trees will be affected by the conversion of the house to flats. In addition, there is no objection to the proposed external layout which provides two parking spaces, some soft landscape in the front garden and two dedicated amenity areas to the rear with bike and bin stores discretely and securely located to the rear. This is considered acceptable.

**7.15 Sustainable waste management**

Not applicable to this application.

**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**

Not applicable to this application.

**7.19 Comments on Public Consultations**

The issues raised have been covered in the main body of the report.

**7.20 Planning obligations**

Not applicable to this application.

**7.21 Expediency of enforcement action**

Not applicable to this application.

**7.22 Other Issues**

Policies DMEI 9 and DMEI 10 of the Hillingdon Local Plan: Part 2 - Development Management Policies (Jan 2020) seek to ensure that new development incorporates appropriate measures to mitigate against any potential risk of flooding and are further supported by Policies 5.13 and 5.15 of the London Plan (March 2016).

Paragraph 6.46 of the LPP2 states that Sustainable drainage systems (SuDS) are vital in addressing Hillingdon's surface water flood risk, which is predicted to rise as climate change increases the frequency of heavy rainfall and as further new development and

intensification within the Borough increases the volume of waste and surface water going into the existing drainage infrastructure. SuDS manage runoff from developments, reducing the quantity of water entering drains, especially at peak periods, improving the quantity of runoff and promoting amenity and biodiversity benefits from using water in the environment

The application site is located within an area identified as a Critical Drainage Area. The proposal is not of a scale which would require sustainable urban drainage details to be submitted therefore no further information or condition is required.

## **8. Observations of the Borough Solicitor**

### General

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

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

Members should also ensure that their involvement in the determination of planning applications adheres to the Members Code of Conduct as adopted by Full Council and also the guidance contained in Probity in Planning, 2009.

### Planning Conditions

Members may decide to grant planning consent subject to conditions. Planning consent should not be refused where planning conditions can overcome a reason for refusal. Planning conditions should only be imposed where Members are satisfied that imposing the conditions are necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects. Where conditions are imposed, the Council is required to provide full reasons for imposing those conditions.

### Planning Obligations

Members must be satisfied that any planning obligations to be secured by way of an agreement or undertaking pursuant to Section 106 of the Town and Country Planning Act 1990 are necessary to make the development acceptable in planning terms. The obligations must be directly related to the development and fairly and reasonably related to the scale and kind to the development (Regulation 122 of Community Infrastructure Levy 2010).

### Equalities and Human Rights

Section 149 of the Equalities Act 2010, requires the Council, in considering planning applications to have due regard to the need to eliminate discrimination, advance equality of opportunities and foster good relations between people who have different protected characteristics. The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The requirement to have due regard to the above goals means that members should consider whether persons with particular protected characteristics would be affected by a proposal when compared to persons who do not share that protected characteristic. Where equalities issues arise, members should weigh up the equalities impact of the

proposals against the other material considerations relating to the planning application. Equalities impacts are not necessarily decisive, but the objective of advancing equalities must be taken into account in weighing up the merits of an application. The weight to be given to any equalities issues is a matter for the decision maker to determine in all of the circumstances.

Members should also consider whether a planning decision would affect human rights, in particular the right to a fair hearing, the right to respect for private and family life, the protection of property and the prohibition of discrimination. Any decision must be proportionate and achieve a fair balance between private interests and the public interest.

#### **9. Observations of the Director of Finance**

Not applicable to this application.

#### **10. CONCLUSION**

Planning Permission is sought for the conversion of the dwelling house into 2 x 1-bed self-contained flats. The development has been assessed against adopted national, regional and local policies and it is considered that it would have no additional impact upon adjoining neighbours or the street scene given that no changes to the bulk and size of the dwelling is proposed. With regards to the internal and external amenity provided for the future occupants of the flats, it is considered that necessary measures have been taken to ensure a good standard of living space is provided.

#### **11. Reference Documents**

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)

Hillingdon Local Plan: Part Two - Development Management Policies (2020)

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

National Planning Policy Framework

**Contact Officer:** Batatunde Aregbesola

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

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Site Address:

**336 Balmoral Drive  
 Hayes**

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

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

Planning Application Ref:

**71770/APP/2020/3572**

Scale:

**1:1,250**

Planning Committee:

**Central & South**

Date:

**January 2021**



**HILLINGDON**  
 LONDON