

Report of the Head of Development Management and Building Control

Address: 28 WEST WALK HAYES

Development: Erection of a part double storey and part single storey extension to the side and rear of the dwelling with side roof light. Erection of front porch with new front door and amendments to fenestration. Erection of outbuilding to rear garden.

LBH Ref Nos: 71945/APP/2023/855

Drawing Nos: 20/14/1 Rev. J

Date Plans received: 21-03-2023 **Date(s) of Amendments(s):**

Date Application valid 21-03-2023

Recommendation: APPROVE subject to conditions

1. CONSIDERATIONS

1.1 Site and Locality

The application property is an end of terraced dwelling, located on the north-eastern side of West Walk - a cul-de-sac situated in Hayes.

The surrounding area is residential, forming the 'East and West Walk, Botwell Area of Special Local Character'. Dwellings within this character area are predominantly of uniform design / appearance and either semi-detached or terraced in form. The application dwelling is finished in render and has a red tiled cat-slide style roof, characteristic of the area.

The application property benefits from a front and side garden, providing off street parking accessed via a vehicular cross-over from West Walk. To the rear is a moderately sized private garden.

The site lies within the Hillingdon Air Quality Management Area and has a Public Transport Accessibility Rating Level of 2 (poor).

1.2 Proposed Scheme

The application proposes the erection of a part single, part two storey extension to the side (featuring a side facing roof light), a single storey extension to the rear and porch to the front. The application also proposes amendments to the fenestration of the dwelling and the erection of an outbuilding in the rear garden.

Amended plans were received during the course of the application process, reducing the width of the proposed side extension and making associated fenestration changes. In addition, the revised plans indicate off street parking provision and corrected an anomaly between the floor plans and elevations in respect of the proposed porch.

A 14 day re-consultation was carried out following receipt of the aforementioned amendments.

A further revised plan was subsequently received to clarify the proposed retention of the front boundary hedges at the site. It was not necessary to re-consult on this final revised plan, due to the minor nature of the amendment / clarification.

1.3 Relevant Planning History

71945/APP/2017/3032 LAND FORMING PART OF 28, AND 28 WEST WALK

Two storey, 2-bed, attached dwelling with associated parking and amenity space and part two storey, part single storey rear extension to existing dwelling and installation of crossover to front

Decision: 20-03-2018 Refused **Appeal:** 02-11-2018 Dismissed

Comment on Planning History

Relevant planning history related to the site is detailed above. Planning permission was refused and dismissed on appeal in 2018 for a: 'Two storey, 2-bed, attached dwelling with associated parking and amenity space and part two storey, part single storey rear extension to existing dwelling and installation of crossover to front'.

In dismissing the appeal, the Planning Inspector stated:

'5. West Walk and East Walk form cul-de-sacs to either side of Crossway, with the properties on the three streets forming a cruciform layout. Dwellings are set out in pairs of semi-detached properties, or terraces, and are set back from the narrow highway behind small front gardens, often with frontage hedgerows. However, I noted from my site visit that some of these garden areas have been converted to vehicle parking areas. There is a pleasing pattern to the development in the locality, despite some modern alterations.

6. The evidence submitted suggests that this part of the estate was built inter-war as social housing for railway workers, and has been designated as the East and West Walk, Botwell Area of Special Local Character, and is identified in local plan policy BE5 accordingly. The consistent form and regular siting of the dwellings provides a strong sense of cohesion in the street scene. This regular siting allows gaps between the blocks of dwellings to the wider residential views beyond, and with the set back of the dwellings and use of hipped roof forms, contributes to the overall feeling of space.

7. The appeal property retains many of what would be the significant original features, including the main door in the flank wall rather than the front elevation, a cat-slide roof and a ground floor bay window feature that extends up to the first floor window.

8. The new dwelling would be approximately 600mm narrower than the original dwellings and as a result would unbalance the layout and design of the original terraced block. I have noted the comments of the appellant with regard to the presence of the extension to the opposite end of the terraced block, but there is a degree of subservience from that extension, whereas the appeal proposal would simply continue the existing building line of the terraced block, but with a narrower frontage as indicated above.

9. The addition of the extra dwelling would also mean removal of the door into the flank wall of the terrace, which would have to be relocated to the front elevation, as would the door for the new dwelling, as the proposed new dwelling would be immediately adjacent to the site boundary. The alteration of this original feature would cause significant harm to the rhythm of the terraced block. In addition to this, the extension of the terraced block would reduce the overall feeling of spaciousness created by the original layout as outlined earlier in my assessment. The significance of this would be increased by the prominent location of this terraced block which forms part of the key approach on to West Walk.

10. With regard to the single / two storey extension to the host dwelling, I find that the projection of this extension, which would match the rear projection of the new dwelling, would unbalance the terraced block as a whole by this incongruous extension to the rear. In addition to this, by introducing the hipped roof design of the rear extension, the proposals would fundamentally alter the roof form to the rear of the terraced block, breaking up the balanced nature of this section of terraced properties.

11. I recognise the attempts of the appellant to harmonise with the existing terraced block with sympathetic design. However with the disruption of the sense of rhythm and pattern to the terraced block that I have identified above, I find that it would significantly harm the character and appearance of the area.

12. In conclusion, the proposed development would therefore harm the character and appearance of the surrounding area, and as a result would conflict with Policy BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012) and Policies BE5, BE13, BE15, and BE19 of the London Borough of Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (2012) (the UDP), Policy 7.4 of the London Plan and the Hillingdon Design and Accessibility Statement (the HDAS) Supplementary Planning Document: Residential Extensions and the HDAS: Residential Layouts , which when taken as a whole, amongst other matters, expect proposals to include high quality design, harmonise with the existing building, complement the amenity and character of the area, and conserve and enhance Hillingdon's distinct and varied environment.'

It is relevant to note that the Planning Inspector concluded that the appeal proposal would have an acceptable impact in respect of parking and highway considerations.

Whilst the above planning history is a material planning consideration, it should be noted that the planning decision related to the provision of a new dwelling (as well as extensions to the host dwelling), rather than solely extensions to the dwelling as in this case. Moreover, the Development Plan has changed significantly since the appeal decision, with the adoption of the London Plan (2021) and the Hillingdon Local Plan Part 2 (2020).

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date: Not Applicable

2.2 Site Notice Expiry Date: Not applicable

3. Comments on Public Consultations

Seven neighbouring properties and the Hayes Garden Village Residents' Association were consulted on 29th March 2023.

Following receipt of amended drawings, re-consultations were issued on 9th June 2023 to all original neighbours / consultees and those who had commented during the application process (including Hayes Conservation Area Advisory Panel).

LOCAL RESIDENT COMMENTS:

In response to the public consultation, objections have been received from 5 local residents citing the following summarised concerns:

- i. Harm to character and appearance of the area / will change the street scene;
- ii. Oversized development;
- iii. Would exacerbate existing problems (parking, manoeuvring and fly tipping);
- iv. Don't want more tenants in the street;
- v. Loss of privacy / overlooking to neighbouring properties;
- vi. Concern about construction impact - no room for delivery vehicles or skips.

PETITION:

A petition in objection to the application has been received containing 25 valid signatures. The petition raises the following material planning issues (summarised):

1. Concern about effect on the character and appearance of the area;
2. Unbalance design and layout of the original terraced block;
3. The proposed new dwelling would be sited immediately adjacent to the site boundary, harming the rhythm of the terraced block;
4. Concern about the effect on highway safety;
5. Exacerbate existing serious parking problems / parking stress - not all properties have off road parking;
6. Result in oversized property;
7. Concern about potential of rental / against more tenants moving into the cul-de-sac;
8. Would exacerbate existing issues (traffic, manoeuvring of cars and fly tipping);
9. Concern about construction impact - no room for delivery vehicles or skips;
10. Similar application previously refused (reference 71945/APP/2017/3032).

HAYES CONSERVATION AREA ADVISORY PANEL:

We have no objection to the proposed extensions to the main house. Although we have no objection in principle to an outbuilding in the garden, we do however object to the inclusion of a WC. Its inclusion is suggesting the use of the outbuilding will not be subsidiary to the use of the main building, and gives the potential for use of the outbuilding as a separate unit of accommodation, either now or in the future. We therefore expect this element of the application to be refused.

PLANNING OFFICER COMMENT:

In relation to concerns highlighted about fly tipping (points iii and 8 above), there is no evidence to suggest that the proposal would give rise to fly tipping. The application site would maintain adequate space for storage of refuse / recycling bins etc. It is considered that there are no grounds to refuse the planning application in respect of waste / fly tipping.

Whether or not the property may be used for rental in the future is not material to the planning decision.

In relation to points vi and 9, it is not considered proportionate to impose a planning condition in relation

to a construction management plan for this householder development. As noted previously, there is a front garden with vehicular access, therefore there would be space for storage of a skip and materials.

With regard to point 3 (above), it should be clarified that the proposal is for extensions to an existing dwelling (not a new dwelling). Furthermore, a distance of approximately 1.7m would be retained between the proposed side extension and the garden boundary.

In respect of point 10 (and as noted previously in this report) the planning decision cited concerned the proposed provision of a new dwelling, rather than solely extensions to the existing. Moreover, the Development Plan has changed significantly since the appeal decision, with the adoption of the London Plan (2021) and the Hillingdon Local Plan Part 2 (2020). Whilst due consideration has been given to the planning history as a material consideration, the application now proposed is considered acceptable as explained in the main body of the report.

All other material issues raised in representations are addressed in the main body of the report (below).

4. 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.HE1 (2012) Heritage

Part 2 Policies:

NPPF2 NPPF 2021 - Achieving sustainable development
NPPF4 NPPF 2021 - Decision-Making
NPPF9 NPPF 2021 - Promoting sustainable transport
NPPF12 NPPF 2021 - Achieving well-designed places
NPPF16 NPPF 2021 - Conserving & enhancing the historic environment
LPP D3 (2021) Optimising site capacity through the design-led approach
LPP D5 (2021) Inclusive design
LPP D6 (2021) Housing quality and standards
LPP D8 (2021) Public realm
LPP HC1 (2021) Heritage conservation and growth
LPP SI12 (2021) Flood risk management
LPP SI13 (2021) Sustainable drainage
LPP T6.1 (2021) Residential parking
DMHB 1 Heritage Assets
DMHB 5 Areas of Special Local Character
DMHB 11 Design of New Development
DMHB 12 Streets and Public Realm
DMHB 14 Trees and Landscaping

DMHB 18	Private Outdoor Amenity Space
DMHD 1	Alterations and Extensions to Residential Dwellings
DMHD 2	Outbuildings
DMEI 9	Management of Flood Risk
DMEI 10	Water Management, Efficiency and Quality
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 5	Pedestrians and Cyclists
DMT 6	Vehicle Parking

5. MAIN PLANNING ISSUES

The main considerations are the design and impact on the character and appearance of the existing property, the impact upon the streetscene and locality, including the Area of Special Local Character (a non-designated heritage asset), the impact upon the amenities of adjoining occupiers, the standard of amenity provision for the application property, including consideration of the reduction in size of the rear garden and car parking provision.

DESIGN / CHARACTER AND IMPACT ON THE AREA OF SPECIAL LOCAL CHARACTER

Policy Context:

Paragraph 134 (Chapter 12) of the NPPF (2021) states, inter alia, that: 'development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design...'

Paragraph 203 (Chapter 16) of the NPPF (2021) states that: 'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'

Policy D3 of the London Plan (2021) requires that development proposals should enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions.

Policy HC1 of The London Plan (2021) states that development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities.

Policy BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012) seeks a quality of design in all new development that both enhances and contributes to the area in terms of form, scale and materials, is appropriate to the identity and context of the townscape and would improve the quality of the public realm and respect local character.

Policy HE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012) seeks to conserve and enhance Hillingdon's distinct and varied environment, its settings and wider historic landscape.

Policy DMHB 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that the Council will expect development proposals to avoid harm to the historic environment.

Policy DMHB 5 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states inter alia:

'A) Within Areas of Special Local Character, new development should reflect the character of the area and its original layout. Alterations should respect the established scale, building lines, height, design and materials of the area.

B) Extensions to dwellings should be subservient to, and respect the architectural style of the original buildings and allow sufficient space for appropriate landscaping, particularly between, and in front of, buildings.'

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that new development 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.

Policy DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) requires development proposals to be well integrated with the surrounding area and accessible.

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) requires that alterations and extensions to dwellings should not have an adverse cumulative impact on the character and appearance of the street scene, and should appear subordinate to the main dwelling.

With regard to side extensions, Policy DMHD 1 requires that:

- i) side extensions should not exceed half the width of the original property;
- ii) extensions to corner plots should ensure that the openness of the area is maintained and the return building line is not exceeded;
- iii) garages should reflect the size guidelines set out in Appendix C Parking standards;
- iv) two storey side extensions should be set in a minimum of 1 metre from the side boundary or in the case of properties in the Copse Wood and Gatehill Estates, at least 1.5 metres, but more if on a wider than average plot, in order to maintain adequate visual separation and views between houses;
- v) two storey side extensions to detached and semi-detached properties should be set back a minimum of 1 metre behind the main front elevation;
- vi) where hip to gable roof extensions exist, a two storey side extension will not be supported; and
- vii) in Conservation Areas, single storey side extensions may be required to be set back.

With regard to single storey rear extensions, Policy DMHD 1 states that:

- i) single storey rear extensions on terraced or semi-detached houses with a plot width of 5 metres or less should not exceed 3.3 metres in depth or 3.6 metres where the plot width is 5 metres or more;
- ii) single storey rear extensions to detached houses with a plot width of 5 metres or more should not exceed 4.0 metres in depth;
- iii) flat roofed single storey extensions should not exceed 3.0 metres in height and any pitched or sloping roofs should not exceed 3.4 metres in height, measured from ground level;
- iv) in Conservation Areas and Areas of Special Local Character, flat roofed single storey extensions will be expected to be finished with a parapet;

v) balconies or access to flat roofs which result in loss of privacy to nearby dwellings or gardens will not be permitted; and
viii) pitched roofs on extensions should be of a similar pitch and materials to that of the original roof and subordinate to it in design. Large crown roofs on detached houses will not be supported.

With regard to front extensions, Policy DMHD 1 states:

- i) alterations and extensions to the front of a house must be minor and not alter the overall appearance of the house or dominate the character of the street. Front extensions extending across the entire frontage will be refused;
- ii) porches should be subordinate in scale and individually designed to respect the character and features of the original building; pastiche features will not be supported; and
- iii) notwithstanding the above, at least 25% of the front garden must be retained.

Policy DMHD 2 of the Hillingdon Local Plan - Part 2 (2020) 'Outbuildings' states: 'The Council will require residential outbuildings to meet the following criteria:

- i) the building must be constructed to a high standard of design without compromising the amenity of neighbouring occupiers;
- ii) the developed footprint of the proposed building must be proportionate to the footprint of the dwelling house and to the residential curtilage in which it stands and have regard to existing trees;
- iii) the use shall be for a purpose incidental to the enjoyment of the dwelling house and not capable for use as independent residential accommodation; and
- iv) primary living accommodation such as a bedroom, bathroom, or kitchen will not be permitted.'

Assessment:

The proposed side extension has been reduced in width during the course of the application, so that it complies with the policy requirement (Policy DMHD 1 - Local Plan Part 2: 2020) of not exceeding half the width of the original property. The proposed side extension is set back at first floor level by 1m from the front of the dwelling and is set down from the main roof, resulting in a subordinate appearance. The design has been carefully conceived to reproduce the cat-slide style roof which is a feature of the existing dwelling and character area.

The proposed fenestration is considered appropriate and the double height bay window feature on the existing dwelling would still read as the dominant feature at the front of the property.

The proposed side extension would maintain a generous spacing to the side boundary, retaining a satisfactory degree of openness.

The proposed rear extension would be a modest addition, compliant with the prescribed depth stipulated in Policy DMHD 1. The proposed pitched roof would be of an appropriate design and appearance (as would the proposed fenestration) in order to harmonise with the existing dwelling.

The proposed porch would be a modest and simple addition, similar to other examples of porches within the cul-de-sac.

Whilst it is acknowledged that the proposal would result in the loss of the side entrance door and provision of a new front entrance (a matter highlighted in the appeal decision quoted above), this would be similar to the arrangement at the opposite end of the subject terrace, and also at nos. 22 and 16 West Walk - other end of terrace dwellings situated within this cul-de-sac. Having regard to this, along with the subordinate and harmonising design of the proposed extensions, they are considered acceptable and would not result in any significant harm to the character and appearance of the host dwelling, streetscene or Area of Special Local Character.

Turning to the proposed outbuilding, this would be of relatively modest scale, with a footprint of 30.6sqm and height of approximately 2.5m. The Local Plan Part 2: 2020 text accompanying Policy DMHD 2 states: 'A1.34 - As a general guide, an outbuilding should be no greater than 30 square metres and should not significantly reduce private amenity space or the landscape and ecological value of the garden. Outbuildings should respect neighbouring properties and should not result in the excessive loss of residential amenity, privacy, outlook and overshadowing/sunlight.'

The footprint of the proposed building would be only fractionally larger than the rule of thumb quoted above, and the building would sit comfortably within the moderately sized garden. The building would be of typical design and the flat roof ensures a modest height, preventing an over-dominant appearance.

The use of the proposed outbuilding is stated to be as 'storage/home office' and it is noted that the plan also depicts the inclusion of a WC. The objection from Hayes Conservation Area Advisory Panel to the inclusion of the WC is duly noted, however it is considered that there would not be reasonable / sustainable grounds for refusal based on the inclusion of the WC. Policy DMHD 2 of the Hillingdon Local Plan - Part 2 objects to the inclusion of a 'bathroom', however what is proposed here is a small WC with sink, rather than bathroom. The inclusion of the WC with the office is not considered unreasonable and having regard to the scale, the proposed outbuilding is considered suitably incidental to the residential use of the dwelling. Furthermore, a planning condition has been recommended (Condition 7) to ensure the outbuilding remains incidental and is not subdivided from the planning unit to form a separate independent residential or commercial unit.

For the reasons stated above, the proposed outbuilding would have an acceptable impact on the character of the application site and wider Area of Special Local Character. Notwithstanding this, it is likely that the outbuilding would be allowable under permitted development rights in any event (providing the constructed height did not exceed 2.5m).

Cumulatively, the proposed extensions and outbuilding are considered to comply with the objectives of the relevant planning policies cited above and would not give rise to any significant harm to the character and appearance of the host dwelling, streetscene or Area of Special Local Character.

RESIDENTIAL AMENITY - IMPACT ON NEIGHBOURING PROPERTIES

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that planning applications relating to alterations and extensions of dwellings will be required to ensure that: ii) a satisfactory relationship with adjacent dwellings is achieved; and v) there is no unacceptable loss of outlook to neighbouring occupiers.

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

Extensions:

The proposed rear extension would be of modest depth of approximately 3.25m, ensuring no undue overbearing or overshadowing impact upon adjoining no. 27 West Walk. There would be no harmful loss of privacy to no. 27, as the relationship would be similar to the existing situation and a planning condition (no. 4) has been included to prevent the insertion of side facing windows in the rear extension in the future without express planning permission.

To the south east, the application site adjoins the residential garden boundaries of no.s 9, 11, 13 and 15 Crossways. The building separation distances would be sufficient to prevent any harmful overbearing or overshadowing effects from the proposed extensions. The proposed side extension would include a first floor rear facing bathroom window, side facing rooflight and ground floor side facing window that could potentially enable views across the neighbouring gardens and towards the neighbouring dwellings. As these are all secondary or non-habitable room windows, a condition has been recommended to ensure that they are obscure glazed (Condition 5). This addresses any significant issues in respect of overlooking / loss of privacy. There are no concerns with the proposed ground floor rear fenestration as this would have a similar relationship to neighbouring properties as existing and would be acceptable.

Dwellings located to the rear on Minet Drive would be circa 45 - 50m from the proposed extensions, thus they would experience no harmful loss of residential amenity.

Dwellings to the front (on the opposite side of West Walk) are situated approximately 21m from the existing dwelling at 28 West Walk. This distance would be sufficient to ensure no undue loss of amenity to those neighbouring occupiers.

The proposed side extension would enable oblique views towards no. 7 Crossways (and its garden) to the south-east, however this would not be dissimilar to the existing views from the first floor bay window at no. 28. The building to building distance would be approximately 25m and it is considered that this relationship would be acceptable and common in a residential area.

Outbuilding:

In view of its position at the north eastern end of the garden and taking account of the modest height and that there are no proposed side elevation windows, the proposed outbuilding would not unduly impact upon the residential amenity of the adjoining neighbouring properties in respect of overbearing / overshadowing, sense of enclosure, loss of privacy or otherwise. A planning condition (Condition 4) has been included to ensure side facing windows are not installed without planning permission in the outbuilding in future.

For the reasons outlined above, it is concluded that the proposal would have an acceptable impact on neighbouring residential amenity in compliance with Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

RESIDENTIAL AMENITY - APPLICATION PROPERTY

It is considered that all the proposed habitable rooms, and those altered by the proposed development, would maintain an adequate outlook and source of natural light, therefore complying with the requirements of Policy D6 of the London Plan (2021).

A sufficient amount of private amenity space would be retained post development to meet the standards set out in Table 5.3 (Private Outdoor Amenity Space Standards) of the Hillingdon Local Plan Part 2: Development Management Policies (2020). The proposal, therefore, would not undermine the provision of external amenity space, in accordance with Policy DMHB 18 and Policy DMHD 1 of the Hillingdon Local Plan Part 2: Development Management Policies (2020).

TREES AND LANDSCAPING

The proposal would maintain the existing use of the site frontage for parking provision. As such, the 25% soft landscaping stipulation in Policy DMHD 1 of the Hillingdon Local Plan Part 2 (2020) would not

be appropriate to impose as a planning condition in this case.

The existing hedging to the front of the site is considered to contribute positively to the character and appearance of the area, and whilst it has been confirmed on the revised drawing submitted that the intention is to retain the frontage hedgerows, a condition (Condition 6) has nevertheless been included to secure this, for the avoidance of doubt. No other significant issues are raised in respect of trees and / or landscaping.

PARKING AND HIGHWAY SAFETY

Policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that 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 amended drawings submitted provide comfort that two vehicles could be parked off road within the site frontage. Parking provision for two vehicles would be the maximum expected for a residential dwelling and consequently the proposal raises no significant concerns in respect of parking and highway safety.

OTHER MATTERS

Air Quality: The site lies within the Hillingdon Air Quality Management Area, however the proposal raises no significant issues in this regard due to the nature of the proposed development (householder development).

Drainage: The site is not identified as at particular risk from flooding or drainage issues. Drainage will be satisfactorily controlled through the Building Regulations in this case.

CONCLUSION

The proposal is considered to comply with the Development Plan and no material considerations indicate that a contrary decision should be taken. Consequently, the application is recommended for approval subject to the conditions set out below.

6. RECOMMENDATION

APPROVAL subject to the following:

1. HO1 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. HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on drawing reference: 20/14/1 Rev. J and thereafter shall be maintained/retained as such.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020), and the London Plan (2021).

3. HO4 Materials

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 and the Area of Special Local Character in accordance with Policies DMHB 5 and DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

4. HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (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 side (north-west or south-east) facing walls or roof slopes of either the extensions or outbuilding hereby approved.

REASON

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

5. HO6 Obscure Glazing

The first floor bathroom window in the rear elevation of the extension hereby permitted, along with the ground floor shower room window in the side (south east) elevation and the first floor bedroom rooflight in the side (south east) facing roofslope 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 policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

6. NONSC Hedges to be Retained

The existing hedges in the front garden shall be retained (as shown on the approved drawing). If any part of the hedge(s) is removed or severely damaged during (or after) construction, or is found to be seriously diseased or dying, another hedge shall be planted at the same place and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by maintenance, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'.

REASON

For the avoidance of doubt, as the hedges contribute positively to the character and appearance of the area in accordance with Policies DMHB 5 and DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

7. RPD13 Restrictions on outbuildings

The outbuilding hereby approved shall only be used for the purpose(s) stated on the application form and approved drawings. It shall remain incidental to the residential use of 28 West Walk and shall not be used for purposes such as a living room, bedroom, kitchen or a separate unit of commercial or residential accommodation.

REASON

To avoid any future undesirable fragmentation of the curtilage or the creation of a separate residential or commercial use, so as to protect the amenity of adjoining residential properties in accordance with Policy DMHD 2 of the Hillingdon Local Plan - Part 2 (2020).

INFORMATIVES

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. 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.
3. The applicant is advised that any hardsurfacing related to the parking provision indicated on the approved drawing should either be made of porous materials, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse. Planning Permission will be required if this requirement cannot be met.

INFORMATIVES

1. 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 (2021) and national guidance.

NPPF2 NPPF 2021 - Achieving sustainable development

NPPF4 NPPF 2021 - Decision-Making

NPPF9 NPPF 2021 - Promoting sustainable transport

NPPF12 NPPF 2021 - Achieving well-designed places

NPPF16 NPPF 2021 - Conserving & enhancing the historic environment

LPP D3 (2021) Optimising site capacity through the design-led approach

LPP D5 (2021) Inclusive design

LPP D6 (2021) Housing quality and standards

LPP D8 (2021) Public realm

LPP HC1 (2021) Heritage conservation and growth

LPP SI12 (2021) Flood risk management

LPP SI13 (2021) Sustainable drainage

LPP T6.1 (2021) Residential parking

DMHB 1 Heritage Assets

DMHB 5 Areas of Special Local Character

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 14 Trees and Landscaping

DMHB 18 Private Outdoor Amenity Space

DMHD 1 Alterations and Extensions to Residential Dwellings

DMHD 2 Outbuildings

DMEI 9 Management of Flood Risk

DMEI 10 Water Management, Efficiency and Quality

DMT 1 Managing Transport Impacts

DMT 2 Highways Impacts

DMT 5 Pedestrians and Cyclists

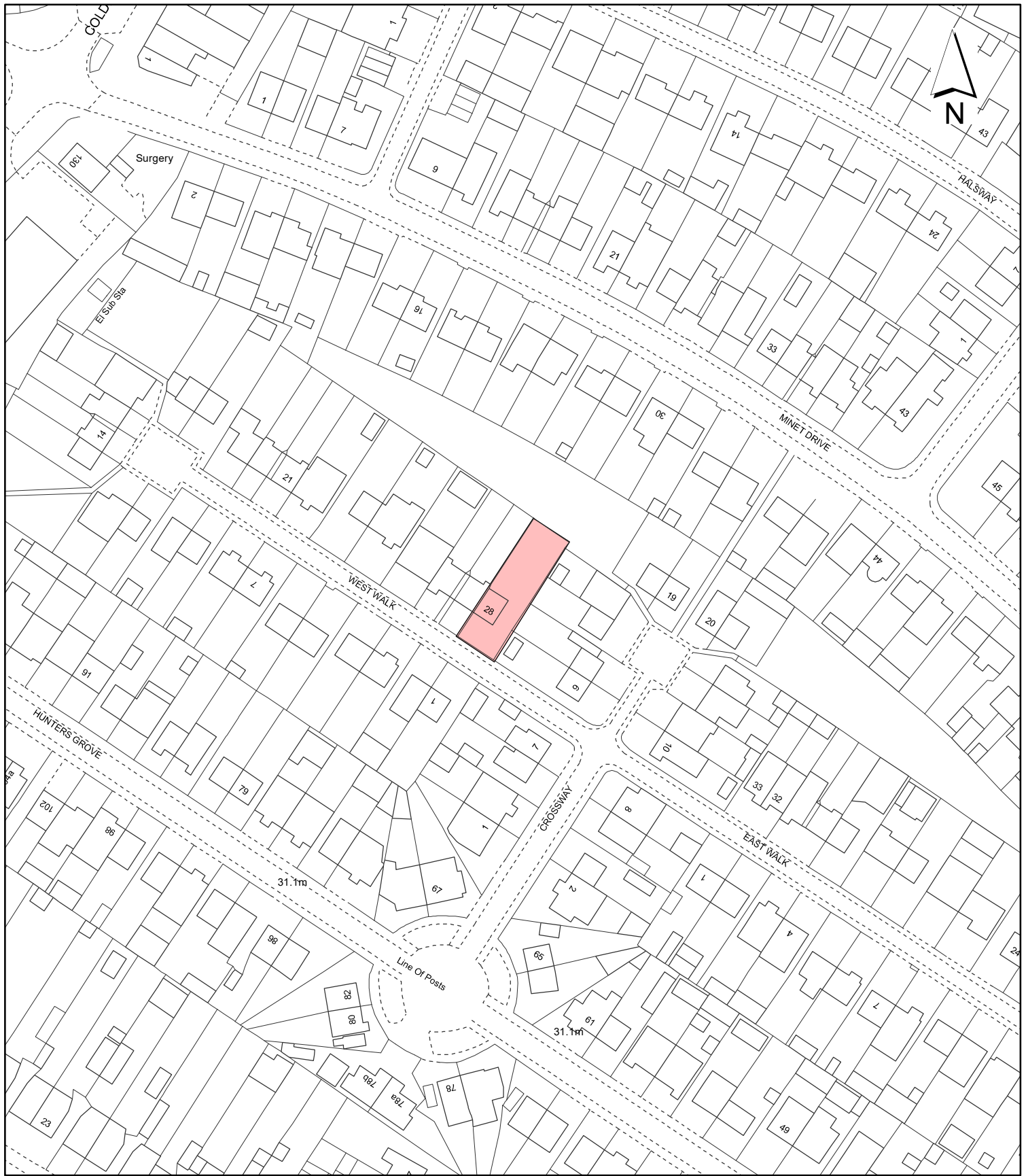
DMT 6 Vehicle Parking

Contact Officer:

Rebekah McCullough

Telephone No:

01895 250230



Notes:

 Site boundary

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Site Address:

**28 West Walk,
 Hayes**

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

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

Planning Application Ref:

71945/APP/2023/855

Scale:

1:1,250

Planning Committee:

Borough

Date:

July 2023



HILLINGDON
 LONDON