

Report of the Head of Development Management and Building Control Committee Report Part 2 – Application Report

Case Officer: **Emilie Bateman**

78960/APP/2024/2107

Date Application Valid:	05.08.24	Statutory / Agreed Determination Deadline:	08.11.24
Application Type:	Full	Ward:	Ickenham & South Harefield

Applicant: **Hillingdon Council**

Site Address: **59 Boniface Road**

Proposal: **Conversion of existing refuse storage area to provide disabled access to 1st Floor Flat with amendments to fenestration and provision of bin stores.**

Summary of Recommendation: **GRANT planning permission subject to conditions**

Reason Reported to Committee: **Required under Part 6 of the Planning Scheme of Delegation (the Council is the Applicant)**



Summary of Recommendation:

GRANT planning permission subject to the conditions set out in Appendix 1.

1 Executive Summary

- 1.1 The application site is located on Boniface Road and forms part of The Buntings sheltered housing scheme.
- 1.2 The scheme proposes the relocation of the front door to flat No.59 to the front elevation, which currently serves as a refuse storage area. The purpose of this alteration is to provide disabled access and facilitate the implementation of a stair lift. The stairlift and revised access arrangements is essential for a current resident with a disability. Due to the nature of the disability, the Council's Occupational Therapy Team have recommended a curve track stairlift which requires more space for manoeuvring. The current landing requires adaptation to facilitate this stairlift and as such, sufficient justification has been provided for the minor alteration to the front elevation.
- 1.3 The existing front door would be replaced with UPVc solid panels to provide privacy. The new proposed entrance would be fitted with a low threshold allowing access for wheelchair users. Two replacement refuse storage shelters would be provided on the hard standing either side of the entrance.
- 1.4 The Conservation, Access and Highways Teams have raised no objections. In addition, there are no neighbouring amenity concerns.
- 1.5 The proposal would not cause harm to the character and appearance of the host dwelling, the surrounding area and would preserve the heritage values of the Ickenham Village Conservation Area. Furthermore, it would provide essential access to the existing resident, thereby ensuring compliance with accessibility regulations.
- 1.6 It is concluded that the proposal complies with the Development Plan and no material considerations indicate that a contrary decision should be taken. The planning application is therefore recommended for approval subject to the conditions set out in Appendix 1.

2 The Site and Locality

- 2.1 The application site is located on Boniface Road and forms part of The Buntings sheltered housing scheme, which consists of 36 one-bedroom flats, each with lounge, kitchen and bathroom. The flats are set within two-storey terraces, with

maisonette style flats inside. Each pair of dwellings benefit from a large enclosed bin storage area next to the entrance way.

- 2.2 The area to the front is a mix of soft and hard surfacing and parking. To the rear is a communal garden. Number 57 Boniface Road shares the access entrance with the application site and shares the bin storage. Numbers 53 and 55 are located to the north of the site and forms part of the adjoining property. Numbers 61 and 63 are located to the south of the site and forms part of the adjoining property.
- 2.3 The application site is designated within Ickenham Village Conservation Area. The site also has a Tree Preservation Order.



Figure 1: Location Plan (application site edged red)



Figure 2: Street View Image of the Application Property



Figure 3: Street View Image of the Application Property

3 Proposal

- 3.1 The application proposes the conversion of the existing refuse storage area to provide disabled access to the first floor flat. This involves amendments to the fenestration with the inclusion of a new door on the front elevation to serve the upper floor flat. The scheme also includes the provision of two bin stores which would replace the current bin storage.

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3.2 Revisions were sought to revise the location plan to include the provision of the replacement bin storage.

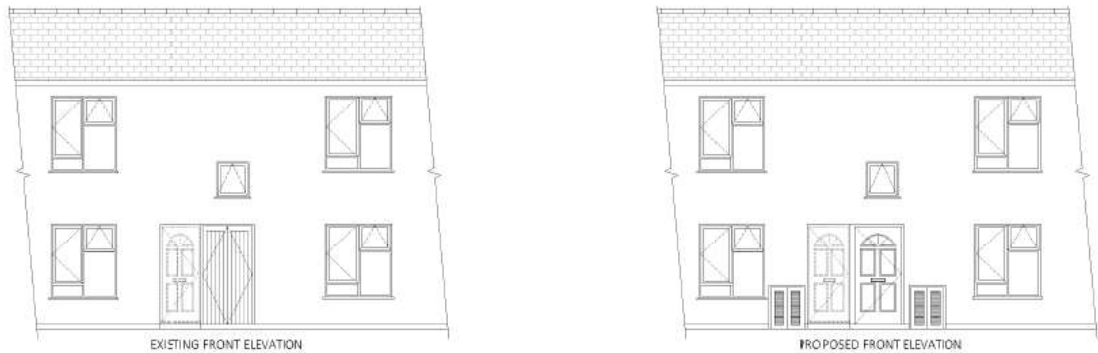


Figure 4: Proposed Elevations (please note – larger version of plan can be found in the Committee Plan Pack)

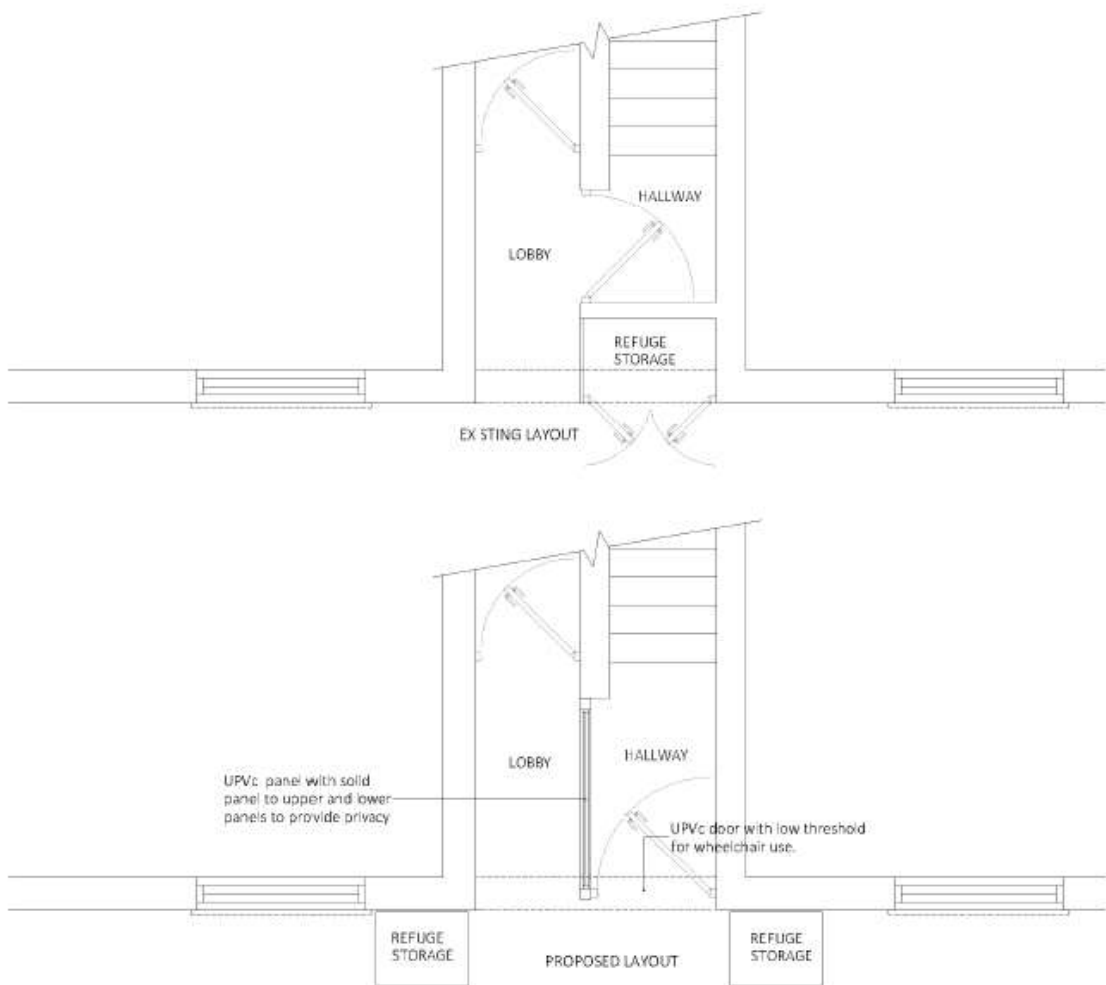


Figure 5: Proposed Floorplan (please note – larger version of plan can be found in the Committee Plan Pack)

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4 Relevant Planning History

4.1 No relevant planning history.

5 Planning Policy

5.1 A list of planning policies relevant to the consideration of the application can be found in Appendix 3.

6 Consultations and Representations

6.1 Five neighbouring properties and the Ickenham Residents Association were consulted on 19th August 2024. A site and press notice were displayed on 30th of August 2024.

6.2 A re-consultation took place following the receipt of a revised Location Plan which includes the proposed bin stores within the red line boundary. The neighbours were reconsulted for 21 days and a new site and press notice were issued, expiring on 30th of October 2024.

6.3 Representations received in response to public consultation are summarised in Table 1 (below). Consultee responses received are summarised in Table 2 (below). Full copies of the responses have also separately been made available to Members.

Table 1: Summary of Representations Received

Representations	Summary of Issues Raised	Planning Officer Response
1 individual letter of objection has been received.	Concerns regarding loss of refuse storage and impact on pest control.	The proposal includes the reprovision of two refuse storage areas which would be enclosed to minimise vermin.

Table 2: Summary of Consultee Responses

Consultee and Summary of Comments	Planning Officer Response
Access Officer No objection is raised from an accessibility standpoint.	It is noted that the applicant does not require wheelchair access. The amendments will

It is noted that the door swing would restrict access for a wheelchair.	provide additional floorspace to facilitate the installation of an incline chairlift.
Conservation Officer This is a modern house within a modern development. We would not object.	Noted.
Highways Officer There is no objection to the proposal.	Noted.

7 Planning Assessment

Principle of Development

- 7.1 The principle of altering or adapting the property is acceptable in principle, subject to compliance with other relevant policies.

Design / Impact on the Character and Appearance of the Area and Heritage

- 7.2 Policy HC1 part C of the London Plan 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 by integrating heritage considerations early in the design process'.
- 7.3 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 the wider historic landscape, which includes: Locally recognised historic features, such as Areas of Special Local Character and Locally Listed Buildings. 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.
- 7.4 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. Policy DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that development should be well integrated with the surrounding area.
- 7.5 In terms of Conservation Areas, policy DMHB 4 states that new development, including alterations and extensions to existing buildings, within a Conservation Area or on its fringes, will be expected to preserve or enhance the character or

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appearance of the area. It should sustain and enhance its significance and make a positive contribution to local character and distinctiveness. In order to achieve this, the Council will:

A) Require proposals for new development, including any signage or advertisement, to be of a high quality contextual design. Proposals should exploit opportunities to restore any lost features and/or introduce new ones that would enhance the character and appearance of the Conservation Area.

B) Resist the loss of buildings, historic street patterns, important views, landscape and open spaces or other features that make a positive contribution to the character or appearance of the Conservation Area; any such loss will need to be supported with a robust justification.

C) Proposals will be required to support the implementation of improvement actions set out in relevant Conservation Area Appraisals and Management Plans.

- 7.6 The application proposes the relocation of the entrance door to flat No.59 to the front elevation, which currently serves as a refuse storage area. The existing front door would be replaced with UPVc solid panels to provide privacy. Two replacement refuse storage units would also be provided on the hard standing either side of the entrance.
- 7.7 Sufficient justification has been provided by the applicant for the proposed alteration to the front elevation. The proposal seeks to provide an existing tenant with appropriate accessible arrangements to their upper floor flat. The Council's Occupational Therapy Team have provided supporting information on the need for a stair lift to serve the existing tenant.
- 7.8 To accommodate and install the recommended stair lift, further internal landing room is required at ground floor to serve the upper floor flat. To achieve this landing space, a panel would be installed between the existing external lobby. The existing refuse storage area would be incorporated as a new hallway serving the upper floor flat. This would create sufficient internal space for the installation of the recommended stair lift without compromising the entrance arrangement to No.57 Boniface Road.
- 7.9 It should be noted that from a design perspective, the elevations give the appearance of two front doors on the elevation. However, the front door for flat No.57 is set back 4m from the façade within the external lobby area. This lobby and entrance would continue to serve the neighbouring ground floor resident. As both entrances maintain a sufficient visual separation, it would ensure that the proposed alteration would not cause harm to the architectural composition of the building or harm the wider conservation area. The visual separation ensures that the new door would retain a sympathetic appearance.
- 7.10 The modification to the façade would not look overly different to a modern terrace with a singular main entrance on the front elevation. In addition, No.59 Boniface Road is set at the end of the close and only glimpsed views can be seen from adjacent roads and the wider street scene.

- 7.11 The Council's Conservation Officer has raised no objection, given that The Buntings sheltered housing development is modern. The inclusion of bin storage arrangements to the side of the entrance are also considered acceptable. These would ensure that a bin storage space remains available to both properties without compromising the overall design to the front. The bin storage structure would be modest in overall height (approximately 0.9m) and would be finished in an ornate design that retains a sympathetic appearance along the front of the site. It is also noted that the properties within the estate have adopted the areas to the front and sides with furniture and flowerpots which add to the character. The location of these additional structures would therefore not appear out of character with the existing arrangement along the street.
- 7.12 Section 72 of the Planning (Listed Buildings and Conservation Act 1990 requires Local Planning Authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. It is considered that the proposal would not cause harm to the character and appearance of the host dwelling, the surrounding area and Ickenham Village Conservation Area. The proposal would therefore accord with Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012), Policies DMHB 4, DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two- Development Management Policies (2020), Policy HC1 of the London Plan and National Planning Policy Framework (2023).

Residential Amenity

- 7.13 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, amongst other matters, 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.
- 7.14 Number 57 Boniface Road shares the access entrance with the application site and shares the existing bin storage area. Numbers 53 and 55 are located to the north of the site and forms part of the adjoining property. Numbers 61 and 63 Boniface Road are located to the south of the site and forms part of the adjoining property.
- 7.15 The relocation of the front door itself would not give rise to any amenity issues. The proposed reprovision of two storage bins would be sited either side of the entrance. The location of the bin storage has been placed to ensure it would not be blocking any windows to adjoining properties or accessibility.
- 7.16 It is noted that concerns have been raised from the representation received regarding potential impact on pest control on the wider street. The refuse would continue to be stored in a secure location. It is envisaged that its location would not give rise to an increase in vermin given it would remain securely stored.

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- 7.17 Therefore, given the proposal and site context, it is considered it would not unduly impact the residential amenity of the adjoining properties, in terms of daylight/sunlight, outlook and overbearing effect, in accordance with Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Highways and Parking

- 7.18 The proposal would remain in accordance with Policy DMT 6 of the Hillingdon Local Plan Part 2: Development Management Policies (2020). There would be no changes to existing street parking arrangements or highway safety concerns. In addition, The Council's Highways Officer has raised no objections.

Trees and Landscaping

- 7.19 There are no trees located within the site boundary. The reprovision of bin stores would be sited on existing hard standing.

Air Quality

- 7.20 The application site is located within Hillingdon Air Quality Management Area. Given the scale and nature of the proposal, it would not impact upon this.

Drainage

- 7.21 The reprovision of the bin storage would be sited on existing hardstanding and would not impact upon the drainage onsite.

8 Other Matters

Human Rights

- 8.1 The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

Equality

- 8.2 Due consideration has been given to Section 149 of the Equality Act with regard to the Public Sector Equality Duty in the assessment of this planning application. No adverse equality impacts are considered to arise from the proposal. Rather the proposed adaptations would improve accessibility to the flat.

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Local Finance Considerations and CIL

8.3 The proposed development is not CIL liable.

9 Conclusion / Planning Balance

9.1 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 in Appendix 1 (below).

10 Background Papers

Relevant published policies and documents taken into account in respect of this application are set out in the report. Documents associated with the application (except exempt or confidential information) are available on the Council's website here, by entering the planning application number at the top of this report and using the search facility. Planning applications are also available to inspect electronically at the Civic Centre, High Street, Uxbridge, UB8 1UW upon appointment, by contacting Planning Services at planning@hillingdon.gov.uk.

APPENDICES

Planning Application

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Appendix 1: Recommended Conditions and Informatives

Conditions

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 Number 001 and shall thereafter be retained/maintained for as long as the development remains in existence.

002 (Site Location Plan), 001 (Existing and Proposed - dated 07.06.2024), 003 (Block Plan),

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, unless specified on the approved plans.

REASON

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

Informatives

1. I59 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant Local Plan Part 2 (2020), then London Plan Policies (2021). 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.

2. I2 Encroachment

You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application may have to be submitted. The validity of this planning permission may be challengeable by third parties if the development results in any form of encroachment onto land outside the applicant's control for which the appropriate Notice under Article 13 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 has not been served.

3. I47 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.

4. 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 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.

Appendix 2: Relevant Planning History

Appendix 3: List of Relevant Planning Policies

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:

DMHB 1 Heritage Assets

DMHB 5 Areas of Special Local Character

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 18 Private Outdoor Amenity Space

DMHD 1 Alterations and Extensions to Residential Dwellings

LPP D6 (2021) Housing quality and standards

LPP HC1 (2021) Heritage conservation and growth

NPPF16 -23 NPPF16 23 - Conserving and enhancing the historic environment