

Report of the Head of Development Management and Building Control Committee Report

Case Officer: **Mike Kemp**

Date Application Valid:	20.12.2024	Statutory / Agreed Determination Deadline:	11.04.2025
Application Type:	Householder	Ward:	Charville

Applicant: **Mr Suty Bharrich**

Site Address: **18-20 Wilmar Close, Hayes, UB4 8ET**

Proposal: **Change of use of 2no. outbuildings to granny annexes**

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

Reason Reported to Committee: **Required under Part 3 of the Planning Scheme of Delegation (Petition received)**



Summary of Recommendation:

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

1 Executive Summary

- 1.1 The application proposes to change the use of the space inside two linked outbuildings constructed within the rear garden of Nos.18 and 20 Wilmar Close to use the space as ancillary annex accommodation to the main houses.
- 1.2 The living accommodation within both outbuildings is proposed to be used by the parents of the applicant who are understood to have specific healthcare needs. The specific need for the accommodation has been set out within a supporting statement provided by the applicant, and within submitted statutory declarations. The accommodation is not proposed to be used as independent living accommodation, separate to the main properties at Nos.18 and 20 Wilmar Close. Limiting the use of the buildings to annex accommodation ancillary to the use of the main dwellings at Nos.18 and 20 Wilmar Close can be controlled through an appropriately worded planning condition. Subject to tying the use of the accommodation to the two main dwellings, there would not be demonstrable harm associated with the proposed ancillary use of the outbuildings to the amenity of surrounding residential occupiers, or in terms of access or highway safety/amenity.
- 1.3 For the reasons set out in this Committee Report, it is considered that the proposal would comply with the objectives of national, regional and local planning policies and guidance. It is therefore recommended that the application be approved, subject to the imposition of the conditions set out in Appendix 1.

2 The Site and Locality

- 2.1 Nos.18 and 20 are a semi-detached pair of two storey houses located at the end of Wilmar Close, a residential cul-de-sac in Hayes. The properties benefit from off-street parking to the front and relatively large rear gardens. There is currently no boundary treatment between the two houses. An attached pair of single storey outbuildings has been constructed to the rear of the properties. The outbuildings are constructed from red brick materials and feature a flat roof. The outbuildings are currently unused.
- 2.2 The site adjoins Nos.16 and 19 Wilmar Close to the south west and north respectively; as well as No.6 Pillions Lane to the south; and Nos.53 to 61 Hayes End Road to the east.

2.3 The application site is not within a conservation area or area of special local character. The site is located within Flood Zone 1 and is at a low risk of flooding.

Figure 1: Location Plan (application site edged red)



Figure 2: Street View Image of the front of Nos. 18 to 20 Wilmar Close



Figure 3: Photograph of Constructed Outbuildings to Rear of 18-20 Wilmar Close

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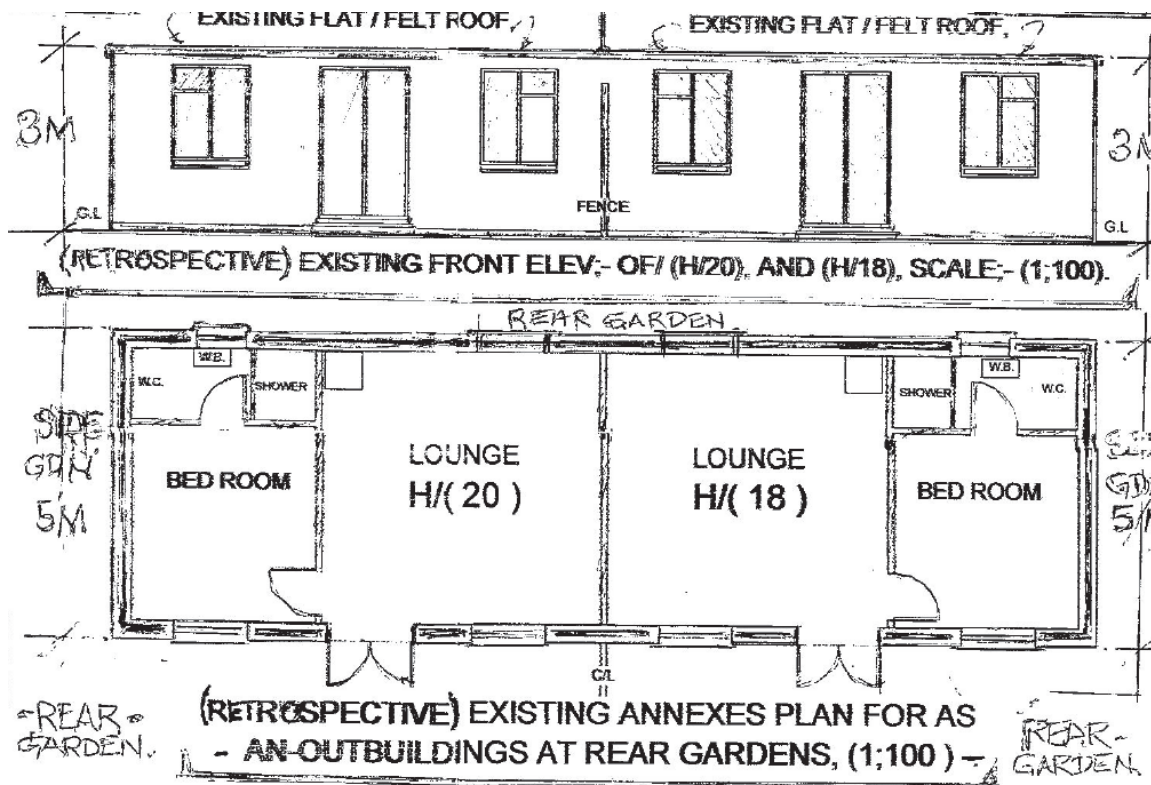
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3 Proposal

- 3.1 Planning permission is sought to change the use of the two outbuildings constructed to the rear of Nos.18 and 20 Wilmar Close to use the buildings as annexes to the main houses. The proposed floor plans indicate that the outbuildings would both contain an area of living space, 1 bedroom and a WC and shower. No external changes are proposed.

Figure 3: Proposed Plan (please note – larger version of plan can be found in the Committee Plan Pack)



4 Relevant Planning History

- 4.1 A list of the relevant planning history related to the property can be found in Appendix 2.
- 4.2 A lawful development certificate was granted in July 2023 for the conversion of the roof space to a habitable use to include hip to gable extensions, rear dormers, gable end windows, front rooflights and removal of chimneys and erection of outbuildings for both 18 and 20 Wilmar Close (67410/APP/2023/1632). The plans accompanying this application included two detached outbuildings located to the rear of Nos.18 and 20 Wilmar Close. The space inside both outbuildings is described as a 'games room', a use that would be classed as ancillary to the main dwelling.
- 4.3 An application for the erection of a two-storey rear extension with the insertion of 2no. side facing windows and the demolition of existing garages and erection of two garages was refused in March 2024 for the following two reasons:
1. *The proposed development, by reason of its cumulative width, size, scale, bulk and design, would fail to harmonise with the architectural composition of the original properties and would be detrimental to the character, appearance and visual amenities of the surrounding area. Therefore the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part*

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One – Strategic Policies (November 2012) and Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

2. *The proposed layout, in particular, Bedroom 2 for Nos. 18 and 20 Wilmar Close at first floor, would fail to provide an adequate outlook and natural light resulting in poor quality and substandard accommodation for future occupiers of the dwellings. The proposal is therefore contrary to Policy DMHB 11 and 16 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) as well as Policy D6 of the London Plan (2021).*

4.4 A subsequent planning appeal against the refusal of this planning application was dismissed in October 2024 with the appeal inspector agreeing with the Council’s two reasons for refusing planning permission.

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 A total of 10 adjoining properties were directly notified regarding the proposed development.

6.2 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
A petition with 45 signatures has been received in objection to the planning application.	1. Unclear and inaccurate plans.	Officers consider that the plans provide an acceptable level of detail, are accurate in scale and adequately represent the development constructed on site.
	2. The properties are currently rented out as HMO’s.	Officers have found no evidence to substantiate this comment. The applicant has confirmed that the properties are

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		currently rented. A statutory declaration has been submitted stating that the properties will be occupied by the applicant and another family member. This matter is further addressed in the section of the report that relates to the principle of development.
	3. If approved the buildings would be converted in independent dwellings.	This matter is addressed in Section 7 of this report (Principle of Development). Conversion of the buildings to independent dwellings would require separate planning permission and may be prevented by imposing an appropriately worded planning condition.
	4. Increased pressure on local waste services and amenities.	Based on the proposed ancillary use of the outbuildings, the impact on local waste services is considered to not be material.
	5. Time allowed for requesting a change of use has recently been changed to 10 years from 4 years.	This comment appears to refer to updated legislation relating to timescales where an existing use may be deemed to be lawful if continuous use can be demonstrated for a period of 10 years. This legislation has no material relevance as the application is to obtain planning permission rather than to certify that the use of the building as an annex is lawful.
	6. The outbuildings have never been used for their intended use as a gym/games room.	The buildings are currently unused and as such this would not constitute a breach of the permitted use.

	7. The outbuildings would be used as an extension to the existing unlicensed HMO.	The applicants supporting statutory declarations state that the outbuilding would be occupied by a family member ancillary to the use of the main dwelling.
	8. The applicant or their extended family have not lived in the property since purchase.	The applicant has indicated within their supporting statement that he and his brother would be occupying the two properties whilst the annex buildings would be used as accommodation for their parents.
	9. Issues of traffic/parking if additional rooms are created as residential accommodation.	This matter is addressed in paragraph 7.17 of the report below, which deals with highways matters.
	10. The application would be contrary to the Hillingdon Borough Local Plan Part 2 Development Management Policies which states that an annexe should not have a separate private entrance and must be connected internally to the existing property. Annexes which are capable of being used as (or easily adapted to) a fully self-contained unit will not be permitted.	This matter is addressed in Section 7 of the report below (Principle of Development).
A total of 13 individual letters of objection have been received in relation to the planning application.	I. The properties are currently rented out as HMO's.	See above response in relation to petition comments.
	II. Increased activity would result in a loss of privacy to adjoining neighbours.	This matter is addressed in Paragraph 7.16 below, relating to neighbouring amenity.

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	III. The owner/applicant has never lived at the property.	The applicant has indicated within their supporting statement that he and his brother would be occupying the two properties whilst the annex buildings would be used as accommodation for their parents.
	IV. The proposal would have a negative impact on traffic/parking.	This matter is addressed in paragraph 7.17 of the report below, which deals with highways matters.
	V. The application would be contrary to the Hillingdon Borough Local Plan Part 2 Development Management Policies which states that an annexe should not have a separate private entrance and must be connected internally to the existing property. Annexes which are capable of being used as (or easily adapted to) a fully self-contained unit will not be permitted.	This matter is addressed in Section 7 of the report below (Principle of Development).
	VI. If approved the buildings would be converted into use as independent dwellings.	This matter is addressed in Section 7 of this report (Principle of Development). Conversion of the buildings to independent dwellings would require separate planning permission and may be prevented by imposing an appropriately worded planning condition.
	VII. The outbuildings have not been used for their intended purpose.	The buildings are currently unused and as such this would not constitute a breach of the permitted use.

7 Planning Assessment

Principle of Development

7.1 Policy DMHD 2 of the Local Plan states that 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*

7.2 Paragraph A1.17 with Appendix A of the Local Plan Part 2 - Development Management Policies (Development Management Policies) sets out specific guidance relevant to the provision of residential annexes. It is stated that:

“Annexes designed specifically for the use of disabled or dependent elderly family members should be located at ground floor level and be fully accessible. An Access Statement should be submitted with the planning application. An annexe should not have a separate private entrance and must be connected internally to the existing property. Annexes which are capable of being used as (or easily adapted to) a fully self-contained unit will not be permitted.”

7.3 As noted above the outbuildings have already been constructed on site and use of the outbuildings for purposes that are incidental to the main dwellings (games room) has been certified as lawful under an application to obtain a lawful development certificate application (67410/APP/2024/2641). Given that the buildings have already been constructed, and the structures are lawful, this application only considers whether the intended use is acceptable given that no external alterations are proposed.

7.4 The proposed outbuildings each measure 20sqm in terms of internal floor area and would function as two separate annexes to the main houses (18 and 20 Wilmar Close). The proposed plans indicate that each of the annexes would contain a lounge, bedroom and WC/Shower. The internal living space is small, compared with the guideline minimum space standards for a studio flat (37sqm) allowed for within the Governments Nationally Described Space Standards. Notwithstanding this, the outbuildings contain facilities that could lend their use to independent living, particularly given their detachment from the main houses.

7.5 A supporting statement regarding the need for the annex accommodation has been provided which outlines that the applicant purchased both properties with the intention that one of the dwellings would be occupied by himself and the other by

his brother. It is stated that the annexes would be occupied by parents of both family members. Further information has been provided stating that the applicants' parents have specific health needs which necessitate care, and this has been put forward as a reason to justify provision of separate self-contained accommodation on the site. Two separate GP letters have been provided which state that the provision of ground floor cooking, toilet and washing facilities is essential for the wellbeing of both applicants' parents. It is noted that neither the applicant nor any other family members are currently residing at Nos.18 to 20 Wilmar Close.

- 7.6 Whilst the submitted petition refers to the properties being in use as HMO's, no specific evidence has been provided to show that this is the case. In any event, providing that the properties are not being occupied by more than 6 occupants then use of the property as an HMO would not require planning permission given that the site does not fall within an area of the borough subject of an Article 4 direction restricting change of use of a Class C3 dwelling to use as an HMO. The applicant has provided a copy of a Section 21 notice sent to the existing occupiers noting an intention to terminate the existing tenancies, noting the applicant and their family's intention to occupy both dwellings in June 2025.
- 7.7 Four signed and dated statutory declarations have been submitted by the applicant, his brother and both parents. The statutory declarations submitted by the applicant, and his brother confirm their intention to occupy the main dwellings at Nos.18 and 20 Wilmar Close, whilst the two statutory declarations submitted by the applicants' parents confirm their intention to occupy the two annex buildings.
- 7.8 Officers note that there is a policy conflict regarding the intended use of the outbuildings and their internal layout, where assessed against Policy DMHD 2 and Paragraph A1.17 of the Local Plan Part 2. This is because the outbuilding is detached from the main house and contains primary living accommodation, namely a living room and bedroom and may theoretically be capable of independent occupation.
- 7.9 The primary aim of parts iii and iv of Policy DMHD 2 is to prevent the use of outbuildings as independent living accommodation in unsuitable locations, where such uses may impact negatively on the character of the area, residential amenity or present other negative implications such as increasing parking pressure or affecting access. Given the siting of the outbuildings to the rear of the main houses, use of the outbuildings as separate dwellings would not be acceptable as the size of the internal living space would be inadequate for use as an independent unit separate to the main dwelling and would not be provided with separate external amenity spaces. Furthermore, the siting of two separate dwellings to the rear of Nos.18 and 20 would likely present unacceptable impact on the amenity of neighbouring properties including and would fail to relate appropriately to the site context and character of the surrounding area.
- 7.10 Paragraph 56 of the NPPF 2024 makes clear that local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Given that the application is not submitted on the basis that outbuildings would be occupied as separate living

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accommodation and would instead be linked to the use of the main dwellings at Nos.18 and 20, due regard must be given as to whether an appropriately worded planning condition could be applied to ensure that use of the outbuildings remains ancillary to the residential use of Nos.18-20 Wilmar Close.

- 7.11 In assessing whether a condition could reasonably control the use of the outbuilding, officers have reviewed four comparable examples of applications for detached annex buildings in the borough considered at appeal since the adoption of the Local Plan Part 2 in January 2020 where a refusal reason was given relating to the suitability of the outbuildings for use as independent living accommodation separate to the host properties. The appeal references are listed below:
- 7.12
- APP/R5510/W/22/3303091 - 76 Long Lane, Hillingdon – decision issued 6th January 2023
 - APP/R5510/D/22/3296373 – 50 St Martins Approach, Ruislip – decision issued 9th August 2022
 - APP/R5510/D/22/3292279 – 24 Wood Lane, Ruislip – decision issued 3rd May 2022
 - APP/R5510/D/20/3263868 - 8 Thornhill Road, Ickenham – decision issued 8th March 2021
- 7.13 The first three appeals listed above were each allowed, and whilst the fourth appeal at 8 Thornhill Road was dismissed, the appeal inspector considered that refusing permission on the basis that the outbuilding would be capable of use as independent living accommodation was not justified. In each of the above cases it was considered that an appropriately worded condition requiring that the use of the outbuildings remained ancillary to the use of the primary dwelling would ensure that control is retained over the use of the outbuildings to ensure that they are not occupied as separate dwellings. In the absence of any other demonstrable harm, this would not represent a reason for refusing planning permission.
- 7.14 Were a condition to be applied tying the use of the living accommodation in the outbuildings to the main dwellings at 18-20 Wilmar Close then this would prevent occupation of the outbuildings as separate dwellings independent of the existing properties. Were the outbuildings to be used as independent living space in breach of this condition then the Council would be entitled to take enforcement action. An appropriately worded condition would provide adequate means to prevent independent use of the accommodation contained within the outbuilding and as such would prevent the potentially unacceptable impacts associated with a broader residential use of the outbuildings. The application of a planning condition in this instance would be in line with Paragraph 57 of the NPPF 2024 and would meet the required tests applied to planning conditions as set out in Paragraph 58 of the NPPF 2024.
- 7.15 On this basis, officers consider that planning permission should not be refused on the grounds that the outbuilding is capable of use as independent living

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accommodation as scenario can be prevented through the application of an appropriately worded planning condition.

Neighbouring Amenity

- 7.16 No external alterations are proposed to the outbuildings. The outbuildings may currently be used lawfully for purposes ancillary to the main dwelling. This encompasses a range of domestic uses such as a games room, gym, or home office. Use as ancillary residential space connected to the main dwelling is unlikely to generate significant additional levels of activity, noise or disruption compared to other ancillary domestic uses that the building could accommodate. It is considered that the use would not amount to demonstrable harm to the residential amenity of surrounding occupiers by reason of noise, or other disturbance and there would be no conflict with Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

Highways and Parking Provision

- 7.17 As the proposals do not relate to the creation of independent living accommodation, the provision of separate allocated parking for the annex accommodation is not required. Hardstanding exists to the front of the Nos.18 and 20 Wilmar Close providing off-street parking. Parking is not clearly laid out and access appears to overlap with the boundary of the adjoining properties, however there would be at least one parking space per dwelling. The provision of additional ancillary annex space should be treated as an extension to the living accommodation at both dwellings and it is also understood that the occupants of the living space within both annex buildings would not require use of a car. No alterations are proposed to the parking or access to the front of the dwellings. Officers note that the recent planning application 67410/APP/2024/208 to extend both dwellings, which involved adding an additional room to each house was not refused on highways grounds.
- 7.18 In summary the proposals are considered acceptable from a highway safety and amenity perspective and comply with Policy DMT 6 of the Hillingdon Local Plan Part 2: Development Management Policies (2020) and Policy T6.1 of the London Plan (2021).

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.

Local Finance Considerations and CIL

- 8.3 The development would not be liable for a CIL contribution.

9 Conclusion / Planning Balance

- 9.1 For the reasons set out in this Committee Report, it is considered that the proposal would comply with the objectives of national, regional and local planning policies and guidance. It is therefore recommended that the application be approved, subject to the imposition of the conditions set out in Appendix 1.

10 Background Papers

- 10.1 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

67410/APP/2024/2641

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 the submitted plans, numbers:

S.1 - Location Plan and Existing Site Plan

S.2 - Proposed Elevation and Floor Plans

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. NONSC Non Standard Condition

The outbuilding contained within the garden of No.18 Wilmar Close labelled '18' on approved drawing S.1 (Existing Site Plan and Location Plan) shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 18 Wilmar Close, Hayes, UB4 8ET.

REASON

In the interests of protecting the living conditions of the occupiers of the existing dwellings on the site and protecting the amenity of surrounding residential occupiers and to preserve the character and appearance of the site and surrounding area in accordance with with Policy BE1 of the Hillingdon Local Plan: Strategic Policies (2012) and Policy DMHB 11 of the Local Plan Part 2 - Development Management Policies.

4. NONSC Non Standard Condition

The outbuilding contained within the garden of No.20 Wilmar Close labelled '20' on approved drawing S.1 (Existing Site Plan and Location Plan) shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 20 Wilmar Close, Hayes, UB4 8ET.

REASON:

In the interests of protecting the living conditions of the occupiers of the existing dwellings on the site and protecting the amenity of surrounding residential occupiers and to preserve the character and appearance of the site and surrounding area in accordance with Policy BE1 of the Hillingdon Local Plan: Strategic Policies (2012) and Policy DMHB 11 of the Local Plan Part 2 - Development Management Policies.

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).

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 1	Safeguarding Existing Housing
DMH 4	Residential Conversions and Redevelopment
DMHB 11	Design of New Development
DMHB 16	Housing Standards
DMHB 18	Private Outdoor Amenity Space
DMT 2	Highways Impacts
DMT 5	Pedestrians and Cyclists
DMT 6	Vehicle Parking
LPP D14	(2021) Noise
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D4	(2021) Delivering good design
LPP D6	(2021) Housing quality and standards
LPP T5	(2021) Cycling
LPP T6	(2021) Car parking
LPP T6.1	(2021) Residential parking

- NPPF- 11 NPPF-11 2018 - Making effective use of land
- NPPF- 12 NPPF-12 2018 - Achieving well-designed places
- NPPF- 2 NPPF-2 2018 - Achieving sustainable development
- NPPF- 5 NPPF-5 2018 - Delivering a sufficient supply of homes

Appendix 2: Relevant Planning History

1777/APP/2018/1151 18 Wilmar Close Hayes

Single storey rear extension and conversion of roof space to habitable use to include a rear dormer, 2 front rooflights and conversion of roof from hip to gable end (Application for a Certificate of Lawful Development for a Proposed Development)

Decision: 31-05-2018 Approved

1777/APP/2019/168 18 Wilmar Close Hayes

Hip to gable roof extension, rear dormer window and single storey rear extension and proposed use as a six person House in Multiple Occupation (HMO) (Application for a Certificate of Lawful Development for a Proposed Development)

Decision: 14-03-2019 Approved

67410/APP/2023/1632 18 And 20 Wilmar Close Hayes

Conversion of roof space to habitable use to include hip to gable extensions, rear dormers, gable end windows, front rooflights and removal of chimneys and erection of outbuildings for both no.s 18 and 20 Wilmar Close (Application for a Certificate of Lawful Development for a Proposed Development)

Decision: 27-07-2023 Approved

67410/APP/2024/208 18 And 20 Wilmar Close Hayes

Erection of a two storey rear extension with the insertion of 2no. side facing windows. Demolition of existing garages and erection of an outbuilding.

Decision: 21-03-2024 Refused **Appeal:** 29-10-2024 Dismissed

78150/APP/2023/2276 18 And 20 Wilmar Close Hayes

Erection of a two storey rear extension and 1 rear roof light at each property. Erection of outbuildings following demolition of garages (AMENDED DESCRIPTION).

Decision: 01-12-2023 Refused

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.H1 (2012) Housing Growth

Part 2 Policies:

- DMH 1 Safeguarding Existing Housing
- DMH 4 Residential Conversions and Redevelopment
- DMHB 11 Design of New Development
- DMHB 16 Housing Standards
- DMHB 18 Private Outdoor Amenity Space
- DMT 2 Highways Impacts
- DMT 5 Pedestrians and Cyclists
- DMT 6 Vehicle Parking
- LPP D3 (2021) Optimising site capacity through the design-led approach
- LPP D4 (2021) Delivering good design
- LPP D6 (2021) Housing quality and standards
- LPP D14 (2021) Noise
- LPP T5 (2021) Cycling
- LPP T6 (2021) Car parking
- LPP T6.1 (2021) Residential parking
- NPPF- 2 NPPF-2 2018 - Achieving sustainable development
- NPPF- 5 NPPF-5 2018 - Delivering a sufficient supply of homes

- NPPF- 11 NPPF-11 2018 - Making effective use of land
- NPPF- 12 NPPF-12 2018 - Achieving well-designed places