

Report of the Head of Planning & Enforcement Services

Address 37 HOWLETTS LANE RUISLIP

Development: Conversion of existing bungalow to two x 2 bedroom semi-detached bungalows involving alterations/extensions to existing dwelling.

LBH Ref Nos: 33165/APP/2010/1011

Drawing Nos: 101
Design & Access Statement
100
102
105/C
106/B
107/D
108/B
109/-
E-mail dated 12/10/10

Date Plans Received: 30/04/2010 **Date(s) of Amendment(s):** 30/04/2010
Date Application Valid: 25/05/2010 12/10/2010

1. SUMMARY

Planning permission is sought for the conversion of the existing bungalow to provide a pair of semi-detached bungalows. The proposal would maximise the use of the land for residential purposes and would provide adequate amenities of future occupiers.

The proposal would not detract from the character and appearance of the street scene and would not harm the residential amenities of adjoining occupiers.

2. RECOMMENDATION

Members may recall that this application was deferred from the 16th September North Committee meeting as it was considered that insufficient information had been submitted, specifically as regards:

1. Highway crossover,
2. Light study to demonstrate that requirements are met in bedroom 2 of both units,
3. Light study to demonstrate that requirements are met in the kitchen,
4. Shadow diagrams required for the 2 bedroom 2s,
5. How ladders can be taken through the house,
6. How will Code 3 be met.

Amended plans have now been submitted, and these show a central shared driveway with a width of 5.18m at the back edge of the highway. The Council's Highway Engineer confirms that this is acceptable. As such, there would no longer be a requirement for Condition 11 which required the submission of amended access arrangements. As regards light to the bedrooms, the previously proposed 0.9m wide x 1.36m high windows have now been amended to French doors to provide a greater glazed area and these have also been supplemented by

a rooflight on the rear roof slope of Plot 1 and on the flat roof of the side addition on Plot 2. The rooflights would be 2.1m long x 0.7m wide on the rear sloping roof and 0.9m square on the flat roof on Plot 2. Similarly, the open plan kitchens would also now be supplemented with 2.1m long x 0.7m wide rooflights on the rear roof slope of the bungalows. It is considered that these changes would ensure that adequate natural lighting would be provided to these rooms. The applicant also advises that the entrance halls were already provided with light via a glazed panel in the front door. Plot 1 already had a direct route through the bungalow to the rear garden, whereas the provision of French doors now allows more of a direct route for Plot 2 to access the rear garden without the need to manoeuvre sharp corners.

As regards the Members request how Code 3 will be met, as this is a conversion scheme, officer's consider that the code is not applicable.

The rear extension has also been reduced in depth from 4.3m to 4.0.

An additional plan has also been submitted which shows the provision to be made for bin storage. 1.3m high timber clad storage areas would be provided within the recessed parts of the front elevations of the bungalows so that they would not project forward of the projecting gable on Plot 2. The details are considered acceptable and Condition 6 has been amended to require that the bin stores are provided prior to the occupation of the development.

The applicant's have also requested that the front garden car parking and landscaping condition (Condition 10) be amended to require landscaping to be agreed prior to the occupation of the development so as to give more time to allow a landscaping scheme to be prepared. As amended plans have now been submitted, showing the revised access and front garden parking, no objections are raised to the landscaping being made a pre-occupation condition. Means of enclosure has also been included on the amended plan so that condition 12 can be amended to ensure that the 1.8m high feather edge boarded fencing is provided.

1 T8 Time Limit - full planning application 3 years

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 M2 External surfaces to match existing building

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.

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 BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 OM1 Development in accordance with Approved Plans

The development shall not be carried out otherwise than in strict accordance with the

plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 RPD1 No Additional Windows or Doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (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 walls or roof slopes of the development hereby approved facing 35 and 39 Howletts Lane.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

5 RPD2 Obscured Glazing and Non-Opening Windows (a)

The lounge windows facing 37 and 39 Howletts Lane shall be glazed with permanently obscured glass and 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 BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

6 OM5 Provision of Bin Stores

Prior to the occupation of the development, the bin storage areas shown on Drw. Nos. 105/C, 107/D and 109/- shall be implemented in strict accordance with the submitted details are thereafter permanently retained for so long as the development remains in existence.

REASON

To ensure a satisfactory appearance and in the interests of the amenities of the occupiers and adjoining residents, in accordance with Policy OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

7 RPD5 Restrictions on Erection of Extensions and Outbuildings

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extension to any dwellinghouse(s) nor any garage(s), shed(s) or other outbuilding(s) shall be erected without the grant of further specific permission from the Local Planning Authority.

REASON

So that the Local Planning Authority can ensure that any such development would not result in a significant loss of residential amenity in accordance with policy BE21 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

8 RPD6 Fences, Gates, Walls

Notwithstanding the provisions of the Town and Country Planning (General Permitted

Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no fences, gates or walls shall be erected other than those expressly authorised by this permission.

REASON

To protect the open-plan character of the estate in accordance with policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

9 RPD9 Enlargement to Houses - Roof Additions/Alterations

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no addition to or enlargement of the roof of any dwellinghouse shall be constructed.

REASON

To preserve the character and appearance of the development and protect the visual amenity of the area and to ensure that any additions to the roof are in accordance with policy BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

10 NONSC Non Standard Condition

Prior to the occupation of the development, details of the front garden car parking and landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the car parking space has been implemented, and so maintained. The landscaping works shall be implemented within the next available planting season unless otherwise agreed in writing by the Local Planning Authority, and so maintained.

REASON

To ensure that adequate facilities are provided and in order to preserve and enhance the visual amenities of the street scene and the surrounding area in accordance with policies BE13, BE38 and AM14 of the adopted Unitary Development Plan.

11 M5 Means of Enclosure - details

Prior to the occupation of the development, the boundary fencing or other means of enclosure specified on Drw. No. 105/C and in the e-mail dated 12/10/10 shall be erected on site and thereafter permanently retained.

REASON

To safeguard privacy to adjoining properties in accordance with Policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

12 SUS5 Sustainable Urban Drainage

Before the development hereby permitted commences, details of the incorporation of sustainable urban drainage shall be submitted to, and approved in writing by the Local Planning Authority. The approved details shall thereafter be installed on site and thereafter permanently retained and maintained.

REASON

To ensure that surface water run off is handled as close to its source as possible in compliance with policy 4A.14 of the London Plan (February 2008) /if appropriate/ and to ensure the development does not increase the risk of flooding contrary to Policy OE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), polices

4A.12 and 4A.13 of the London Plan (February 2008) and PPS25.

13 DIS5 Design to Lifetime Homes Standards & Wheelchair Standards

All residential units within the development hereby approved shall be built in accordance with 'Lifetime Homes' Standards as set out in the Council's Supplementary Planning Document 'Accessible Hillingdon'.

REASON

To ensure that sufficient housing stock is provided to meet the needs of disabled and elderly people in accordance with London Plan (February 2008) Policies 3A.5, 3A.13, 3A.17 and 4B.5.

INFORMATIVES

1 152 Compulsory Informative (1)

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

2 153 Compulsory Informative (2)

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

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
HDAS	Hillingdon Design & Accessibility Statement (HDAS): Residential Layouts (adopted in August 2006 and to form part of the emerging Local Development Framework documents): 4.6 Unit Size 4.9 Sunlight/Daylight 4.12 Privacy 4.15 Garden Space for Houses

	4.23 Elevation Treatment
	4.24 Rooflines
	4.25 Active Frontages
	4.26 Boundary Treatment
	4.27 Building Lines
	4.33 Car Parking
	4.39 Cycle Parking
LPP 4B.1	London Plan Policy 4B.1 - Design principles for a compact city.
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)

3 11 Building to Approved Drawing

You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

4 12 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 will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.

5 13 Building Regulations - Demolition and Building Works

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

6 15 Party Walls

The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:

- carry out work to an existing party wall;
- build on the boundary with a neighbouring property;
- in some circumstances, carry out groundworks within 6 metres of an adjoining building.

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning & Community Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

7 16 Property Rights/Rights of Light

Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

8 115 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 should only be carried out between the hours of 08.00 hours 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 and Public Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

D) No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) 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.

9 147 Damage to Verge

You are advised that 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).

10 146 Renewable Resources

To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO₂) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the north east side of Howletts Lane and comprises a detached bungalow with front projections and an attached garage. To the north west lies 39 Howletts Lane and to the south east lies 35 Howletts Lane, both detached bungalows. The street scene is residential in character and appearance comprising a mix of detached

bungalows and houses, and the application site lies within the developed area as identified in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

3.2 Proposed Scheme

Planning permission is sought for the conversion of the detached bungalow into a pair of semi-detached bungalows. The originally submitted scheme proposed a pair of chalet bungalows however the proposal has been amended and the first floor rear dormer extension omitted from the scheme.

The proposed conversion would utilise much of the existing elevations of the bungalow. The application site would effectively be sub-divided into two equal size plots widths; 7.25m wide. Plot 1, located adjacent to 39 Howletts Lane, would involve the erection of a front extension attached to the front elevation of that part of the existing bungalow comprising a front projection and entrance. The proposed extension would measure 7m wide, 2.7m deep and incorporate a bay window. The bay window section would be finished with a hip end dual-pitched roof matching that of the existing front projection and the front entrance element would be finished with a flat roof measuring 2.8m high.

Plot 2, located adjacent to 35 Howletts Lane, would retain the front gable but would involve the part demolition of the front projection of a garage to form a front wall, with entrance door, set 1.1m behind the front gable. A single storey side/rear extension is proposed to the rear of the former garage. It would measure some 4.4m deep, set flush with the rear wall of the existing bungalow, and finished with a flat roof 3m high, matching the existing front element.

Identical part single storey rear extensions are proposed to the rear of the proposed bungalows. They would each be set 1.5m from the side boundaries with the adjoining properties, and would measure 5.8m wide, 4.0m deep and finished with a flat roof, 2.8m high. The rooflights are also proposed in the rear elevation of the bungalows with a fourth rooflight on the flat roof of the side extension on Plot 2.

At front, two off-street parking spaces and garden landscaping are proposed for each bungalow, a new crossover is proposed for plot 1, and the rear garden would be sub-divided to provide two private gardens.

3.3 Relevant Planning History

33165/83/0488 37 Howletts Lane Ruislip
Single storey side extension.

Decision: 27-04-1983 Approved

Comment on Relevant Planning History

There is no relevant planning history.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- AM7 Consideration of traffic generated by proposed developments.
- AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
- AM14 New development and car parking standards.
- HDAS Hillingdon Design & Accessibility Statement (HDAS): Residential Layouts (adopted in August 2006 and to form part of the emerging Local Development Framework documents):
 - 4.6 Unit Size
 - 4.9 Sunlight/Daylight
 - 4.12 Privacy
 - 4.15 Garden Space for Houses
 - 4.23 Elevation Treatment
 - 4.24 Rooflines
 - 4.25 Active Frontages
 - 4.26 Boundary Treatment
 - 4.27 Building Lines
 - 4.33 Car Parking
 - 4.39 Cycle Parking
- LPP 4B.1 London Plan Policy 4B.1 - Design principles for a compact city.
- LPP 4A.3 London Plan Policy 4A.3 - Sustainable Design and Construction.
- CACPS Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)

5. Advertisement and Site Notice

- 5.1 Advertisement Expiry Date:- Not applicable
- 5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

14 adjoining owner/occupiers and the Ruislip Residents' Association were consulted. 11 letters of objection, 1 letter of support and a petition with 29 signatories have been received making the following comments:

Letters of objection:

- (i) The proposal would appear overdominant and would overlook the rear garden of 35 Howletts Lane;
- (ii) Increase in demand for on-street parking;
- (iii) No gardens will be provided;
- (iv) The proposal would be out of character with the street scene and surrounding area;
- (v) Overdevelopment of the site;
- (vi) The car parking is inadequate;
- (vii) No side access to the properties therefore, refuse would be left in the front;
- (viii) The rear roof dormer windows would overlook 41 Howletts Lane;
- (ix) The increase in the roof height would increase overshadowing onto adjoining properties; and
- (x) Proposal would be contrary to policies PT.1.15, BE13, BE19 and BE24, paragraph 5.24 of the adopted UDP.

Letter of support:

- (i) The proposed development would harmonise with the diverse character and appearance of the street scene and encourage a feeling of community engagement.

Petition:

"We the undersigned request Hillingdon Council to refuse planning permission for the conversions of this detached bungalow into two semi-detached dwellings which by reason of their siting, bulk and proximity, would result in a significant loss of residential amenity."

Ruislip Residents' Association:

"We are writing in support of neighbour concerns over the proposed conversion of the existing dwelling to 2 x 3 semi detached chalet bungalows.

Such a development would be out of character with the existing street scene given it would be in particular be overdominant.

Whilst Hillingdon Design & Accessibility Statement (HDAS) does not specifically comment on this type of alteration it would be reasonable to interpret the rules as for houses. Whilst the proposal appears to meet the requirements of HDAS in general terms we would make the following qualifications:

- (i) The new flank walls do not appear to comply with HDAS 4.4 in respect of the 250mm set in required from the boundary.
- (ii) The new rear wall projects more than the 3.6m allowed under HDAS 3.3
- (iii) No external access is provided to rear gardens.

Additional on street parking needs are also likely to arise from the development on a highway already limited by grass islands in the immediate vicinity.

We trust that our concerns can still be taken into account notwithstanding our late submission."

Nick Hurd MP: This application is an example of those cases that are intended to be judged in

relation to the newly amended Planning Policy Statement: Housing (PPS3). As you will be well aware, private residential gardens are no longer regarded as previously developed land and are therefore not automatically considered suitable for [residential] development.

The existing character of Howletts Lane would be threatened by the proposed development and I therefore support the petitioners and hope that the Committee will reject the application.

Internal Consultees

Trees/Landscape:

The site is currently occupied by a bungalow within a generous plot. The bungalow is set well back from the footway, by approximately 10 metres and vehicular access is served by a carriage drive. There are no protected trees on the site which might constrain development and no landscape features of merit within the front garden. The Design & Access Statement and plans refer to an unspecified tree within the rear garden which is due to be retained as part of the development.

The proposal to convert the bungalow into two semi-detached houses involves the removal of the carriage driveway and the provision of two separate driveways, which will be accessed via the existing dropped kerbs. The new layout allows for 2No. off-street parking space per house, together with front garden space. The rear garden space will be divide between the two properties and existing trees are scheduled to be retained.

Saved policy BE38 seeks the landscape enhancement of new developments. The scheme provides space and opportunity for landscape improvements which can be secured by condition.

DCLG/EA guidance seeks the provision of SUDS compliant hard-surfacing to front gardens. This should be secured by condition.

No objection subject to conditions TL1, TL2, TL3, TL5 and TL6.

Highways:

Two tandem car parking spaces are proposed for the proposed two dwellings, which is in accordance with the Council's requirements. One dwelling would be served by an existing vehicular crossover and a 3.2m extension to the adjoining vehicular crossover serving no.39 is proposed for the second property. It would be desirable to have a joint access arrangement to avoid having separate accesses and the proposed extended crossover being wider than the Council's current standard crossover width.

Cycle parking can be accommodated within the rear gardens.

The hardstanding should be designed and constructed in a way that surface water from the private land does not drain onto the highway or into the highway drainage system.

No objection is raised, subject to the conditions relating to surface water drainage and revised access arrangements.

Access:

In assessing this application, reference has been made to London Plan Policy 3A.5 (Housing Choice) and the Council's Supplementary Planning Document 'Accessible Hillingdon' adopted January 2010.

In its current form, the proposed development would most likely make what is potentially a fully

accessible home, less accessible.

The scheme should be revised and compliance with all 16 Lifetime Home standards (as relevant) should be shown on plan.

The applicant should pay particular attention to the following:

1. Level access should be provided into the dwelling. In the interests of good design ramps should be avoided. Further details should be submitted in this regard, prior to any grant of planning permission.
2. Bathrooms, including the downstairs WC, should provide at least 700mm to one side of the WC, with 1100 mm provided between the front edge of the toilet pan and a door or wall opposite.
3. To allow bathrooms to be used as wet rooms in future, plans should indicate floor gulley drainage.
4. The plans should indicate the location of a future 'through the ceiling' wheelchair lift. Joists should be trimmed to provide an area of at least 1500 x 1000 mm with a minimum 2.4 metre head clearance at first floor level.

The Design & Access Statement should be revised to demonstrate how the proposed development has incorporated all 16 Lifetime Home Standards.

Amended plans and further details, including an updated Design & Access Statement should be submitted to ensure that the proposed development is capable of meeting accessible housing policy.

Waste Management:

There is space allocated for a store to accommodate 2 x 240 litre bins, and this is good practice.

However, the current collection system is based on sacks and as described below:-

- (i) Weekly residual (refuse) waste - using sacks purchased by the occupier (allow for 3 x 70 litre sacks per 3 bedroom dwelling).
- (ii) Weekly dry recycling collection - using specially marked sacks provided by the Council (allow for 3 x 70 litre sacks per 3 bedroom dwelling).
- (iii) Fortnightly green garden waste collection - using the specially marked reusable bags provided by the Council (3 bags provided per household).

The residents would be required to present the waste and recycling at the curtilage of the property on the allocated collection days.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy BE13 of the Adopted Hillingdon UDP (Saved Policies, September 2007) states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene, and BE19 states the LPA will seek to ensure that new development within residential areas compliments or improves the amenity and character of the area.

Section 4.10 of the adopted Supplementary Planning Document (SPD): Residential Layouts advises that careful consideration should be given to the height of new buildings and the surrounding building lines, as a general rule the front and rear building lines

should be a guide for the siting of new dwellings.

On 9th June 2010 PPS3 the definition of Previously Developed land was updated to remove back gardens. This alteration does not in itself introduce any sort of presumption against development of back garden land, but rather alters the classification of back garden land so that such developments no longer count towards the 60% of new housing should be located on brownfield sites under PPS3. In this particular case the proposal does not involve the re-development of rear garden land, other than for the proposed single storey rear extensions and as such the proposal is considered acceptable in this respect.

7.02 Density of the proposed development

The proposed scheme would have a density of 109 habitable rooms per hectare. This is below the London Plan density range of 150-250 habitable rooms per hectare in respect of habitable rooms per hectare based on the site's Public Transport Accessibility Level (PTAL) score of 1b. However, the scheme is considered to be of a high quality which would be compatible with the local context and result in a good standard of amenity for the future occupiers. Accordingly, no objection is raised to the proposed density in this instance.

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

This is not applicable to this application.

7.04 Airport safeguarding

This is not applicable to this application.

7.05 Impact on the green belt

This is not applicable to this application.

7.06 Environmental Impact

This is not applicable to this application.

7.07 Impact on the character & appearance of the area

The street scene is characterised by a mix of detached bungalows and houses. There does not appear to be any semi-detached properties in the street. However, it is considered that given the diverse mix of houses and bungalows in the street, the semi-detached nature of the proposal is not considered to appear out of character with the street scene.

The proposed development would maintain a 'bungalow' style appearance. The rear first floor addition has been omitted and the proposal does not involve an increase in the overall height of the building. The front elevation alterations are acceptable and would relate satisfactorily with other bungalows in the street.

At the rear, the proposed single storey rear extension, by reason of their overall size, siting design and appearance, are considered to harmonise with the character of the bungalows. Although the proposed length of projection would exceed 3.6m deep, by reason of their overall height, the proposed rear extensions are considered to relate satisfactorily with the proportions of the bungalows. The proposed part single storey side/rear extension would also appear subordinate as it would match the height of the existing side extension (former garage).

Overall, it is considered that the proposed semi-detached bungalows would maintain the character and appearance of the street scene and surrounding area generally, in accordance with policies BE15, BE15 and BE19 of the Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) paragraphs 4.23, 4.24, 4.26 and 4.27 of the Hillingdon Design & Accessibility Statement: Residential Layouts.

7.08 Impact on neighbours

The proposed single storey rear extensions would project more than 3.6m deep, contrary to paragraph 3.3 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions. However, as they would be set 1.5m from the side boundaries with nos. 35 and 39 Howletts Lane, and would not be more than 3m high, they would not breach a 45 degree line of sight taken from the rear habitable room windows at those properties, closest to the side boundary with the application properties.

The proposed front extension to Plot 1 would not project beyond the front wall of 39 Howletts Lane and the proposed part single storey side/rear extension at plot 2 would not project beyond the rear wall of 35 Howletts Lane.

As the height of the proposed bungalow would not be increased, the proposal would not result in an increase in overshadowing. Furthermore, the flank windows in the rear extensions can be fitted with obscure glass to prevent overlooking onto the adjoining properties as they would provide a secondary source of natural light to the rooms they would serve.

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

7.09 Living conditions for future occupiers

The internal size of each of the proposed bungalows would be more than 70sq.m which would exceed the requirements of paragraph 4.6 of the Hillingdon Design & Accessibility Statement: Residential Layouts for 2 bedroom houses, which advises 63sq.m.

Over 200sq.m of private amenity space would be provided for each dwelling and this would meet the requirements of paragraph 4.15 of the Hillingdon Design & Accessibility Statement: Residential Layout, for 2 bedroom houses. The proposal would therefore comply with policy BE23 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.10 Traffic impact, car/cycle parking, pedestrian safety

The proposed bungalows would not lead to a significant increase in traffic generation given its proposed use and location within a residential area. As such, the proposal would comply with policy AM2 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

The area has a PTAL accessibility rating of 1b, within a scale of 1 to 6 where 6 is the most accessible. The area, thus, has a low accessibility level and the Council's maximum parking standard of 2 spaces is required for the proposed dwellings.

The submitted plans show 2 off-street parking spaces at the front for the proposed bungalows, which would accord with the above standard. Furthermore, there is sufficient space at the rear to provide cycle storage. As such, the proposal is unlikely to result in an increase in on street demand for parking and would comply with sustainability objectives, in accordance with policies AM7(ii), AM9 and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007), paragraphs 4.33 and 4.39 of the

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

The proposed access arrangements are acceptable, however, the Highway Engineer would prefer to have a joint access arrangement so as to avoid having separate accesses and the proposed extended crossover being wider than the Council's current standard crossover width. As such, a condition is recommended requiring a revised access layout to be submitted to and approved by the local planning authority prior to commencement of works.

7.11 Urban design, access and security

This is addressed elsewhere in this report.

7.12 Disabled access

With regards to the Lifetime Home Standards, the proposal involves the conversion of the existing bungalow and as such, much of the existing internal arrangements have been retained. With regard to meeting the standards for lifetime homes a condition is recommended requiring this.

7.13 Provision of affordable & special needs housing

This is not applicable to this application.

7.14 Trees, Landscaping and Ecology

The proposal would not affect any trees of merit and the additional front landscaping would enhance the amenities of the street scene, in accordance with policy BE38 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.15 Sustainable waste management

This is not applicable to this application.

7.16 Renewable energy / Sustainability

This is not applicable to this application.

7.17 Flooding or Drainage Issues

This is not applicable to this application.

7.18 Noise or Air Quality Issues

This is not applicable to this application.

7.19 Comments on Public Consultations

With regards to the third party objections, points (i), (ii), (iii), (iv), (v), (vi), (ix) and (x) have been addressed in the report. On point (xii), there is sufficient space on the frontage to provide refuse storage. On point (viii), the rear dormer extension has been omitted from the scheme. The comments of the petitioners and the Ruislip Resident's Association have been addressed in the report.

The comments of the letter of support are noted, and with regards to the comments from Nick Hurd MP, the proposal does not involve back garden development.

7.20 Planning Obligations

The proposed conversion would not result in a net increase of 6 rooms and as such would not fall within the threshold for seeking a contribution towards additional school facilities.

7.21 Expediency of enforcement action

This is not applicable to this application.

7.22 Other Issues

There are no other relevant issues.

8. Observations of the Borough Solicitor

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

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

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

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

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

9. Observations of the Director of Finance

This is not applicable to this application.

10. CONCLUSION

In conclusion, the proposal would represent an acceptable form of development and would comply with the aforementioned policies. Therefore, planning permission is recommended.

11. Reference Documents

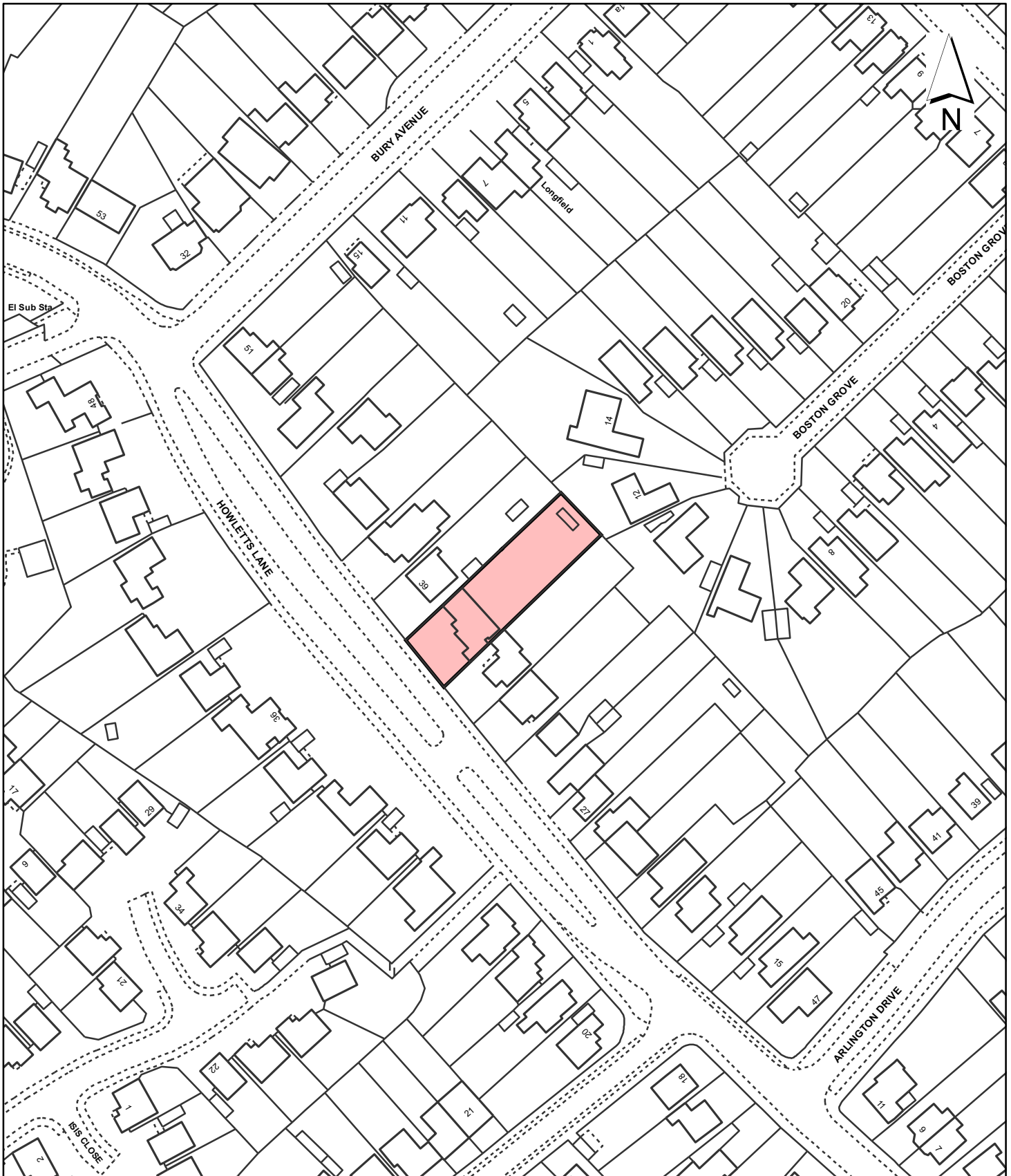
London Plan 2008


Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007)

Hillingdon Design & Accessibility Statement: Residential Layouts

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<p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown Copyright. All rights reserved. London Borough of Hillingdon 100019283 2009</p>	<p>Site Address</p> <p style="text-align: center;">37 Howletts Lane Ruislip</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p>Planning, Environment & Community Services</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p style="text-align: center;">33165/APP/2010/1011</p>	<p>Scale</p> <p style="text-align: center;">1:1,250</p>	
	<p>Planning Committee</p> <p style="text-align: center;">North</p>	<p>Date</p> <p style="text-align: center;">September 2010</p>	



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