

DELEGATED DECISION

- Please select each of the categories that enables this application to be determined under delegated powers
 - Criteria 1 to 5 or criteria 7 to 9 must be addressed for all categories of application, except for applications for Certificates of Lawfulness, etc.

APPROVAL RECOMMENDED: GENERAL

Select an Option

1.	No valid planning application objection in the form of a petition of 20 or more signatures, has been received	☐
2.	Application complies with all relevant planning policies and is acceptable on planning grounds	☐
3.	There is no Committee resolution for the enforcement action	☐
4.	There is no effect on listed buildings or their settings	☐
5.	The site is not in the Green Belt (but see 11 below)	☐

REFUSAL RECOMMENDED: GENERAL

6.	Application is contrary to relevant planning policies/standards	☐
7.	No petition of 20 or more signatures has been received	☐
8.	Application has not been supported independently by a person/s	☐
9.	The site is not in Green Belt (but see 11 below)	☐

RESIDENTIAL DEVELOPMENT

10.	Single dwelling or less than 10 dwelling units and/or a site of less than 0.5 ha	☐
11.	Householder application in the Green Belt	☐

COMMERCIAL, INDUSTRIAL AND RETAIL DEVELOPMENT

12.	Change of use of retail units on site less than 1 ha or with less than 1000 sq. m other than a change involving a loss of A1 uses	☐
13.	Refusal of change of use from retail class A1 to any other use	☐
14.	Change of use of industrial units on site less than 1 ha or with less than 1000sq.m. of floor space other than to a retail use.	☐

CERTIFICATE OF LAWFULNESS

15.	Certificate of Lawfulness (for proposed use or Development)	☐
16.	Certificate of Lawfulness (for existing use or Development)	☐
17.	Certificate of Appropriate Alternative Development	☐

CERTIFICATE OF LAWFULNESS

18.	ADVERTISMENT CONSENT (excluding Hoardings)	☐
19.	PRIOR APPROVAL APPLICATION	☐
20.	OUT-OF-BOROUGH OBSERVATIONS	☐
21.	CIRCULAR 18/84 APPLICATION	☐
22.	CORPSEWOOD COVENANT APPLICATION	☐
23.	APPROVAL OF DETAILS	☐
24.	ANCILLARY PLANNING AGREEMENT (S.106 or S.278) where the Heads of Terms have already received Committee approval	☐
25.	WORKS TO TREES	☐
26.	OTHER (please specify)	☐

The delegation powers schedule has been changed. Interim Director of Planning, Regeneration & Public Realm can determine this application

Case Officer:

Signature:

Date:

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informative's are satisfactory.

Team Manager:

Signature:

Date:

The decision notice for this application can be issued.

Director / Member of Senior Management Team:

Signature:

Date:

NONE OF THE ABOVE DETAILS SHOULD BE USED IN THE PS2 RETURNS ODPM

Item No.	Report of the Head of Development Management and Building Control	
Address:	107 VICTORIA AVENUE HILLINGDON	
Development:	Erection of a two storey 3-bedroom house with amenity provisions and single off-street parking	
LBH Ref Nos:	7828/APP/2022/3326	
Drawing Nos:	107VA-SP-100 107VA-101 107VA-102 107VA-103 107SF-VA-200 107VA-201 107VA-203 107VA-GR-204 107VA-205 107VA-206 107VA-207 AIA/20374/A2 Arboricultural Statement Details Parking Statement	
Date Plans received:	31-10-22	Date(s) of Amendments(s):
Date Application valid	31-10-22	

1. SUMMARY

The proposal for the erection of an attached two storey plus loft dwelling on this site has been assessed in terms of its effect on the surrounding area, parking and highways issues and the potential impacts on the amenities of adjoining occupiers as well as those of future occupants.

This application has been submitted on the back of historically refused proposals, with the key issue of impact to the tree to the rear not being overcome and the proposal again unacceptable.

2. RECOMMENDATION

REFUSAL for the following reasons:

1. NON2 Impact upon existing trees

The proposal does not make adequate provision for the protection and long-term retention of the

adjacent off-site protected Oak tree which, due to its position and associated shading and dominance of the proposed house and garden, would be likely to result in requests to fell or reduce the tree, to the detriment of the amenity and character of the area. Furthermore, the layout for the front garden fails to provide for any soft landscaping. The proposal is thus contrary to Policies DMHB 11, DMHB 12, DMHB 18 and DMH 6 of the Hillingdon Local Plan Part Two (2020)

INFORMATIVES

1. I71 LBH worked applicant in a positive & proactive (Refusing)

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the Local Plan Part 1, Local Plan Part 2, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service.

a) We have however been unable to seek solutions to problems arising from the application as the principal of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.

3. CONSIDERATIONS

3.1 Site and Locality

The site is located on the south east side of Victoria Lane. It is occupied by a semi-detached, two storey house and an attached single storey garage.

The local area is residential in character and appearance, generally comprising semi-detached properties, with varying architectural styles. Notably, the pairs of semi detached properties on this street are well balanced within each half, mirroring styles well in terms of front gables, front cat slides and bay windows. There is a strong uniformity in the street which makes a positive contribution to the streetscene.

The site is not within a conservation area and there are no listed buildings in the immediate vicinity. The site is located in the Hillingdon Air Quality Management Area and has a Public Transport Accessibility Level (PTAL) of 1b.

To the south of the site is TPO 698, a large protected Oak tree.

No. 107 Victoria Avenue is a two storey dwelling with single storey rear kitchen and dining room addition, which has recently been extended by formation of a gable end with a rear dormer as part of a lawful development granted in September 2011. It has a 10 metre deep rear garden facing dwellings in Brighton Close, including rear patio decking area and more garden, a garage and a shed to the side. There is off road parking space for one vehicle available to the front.

3.2 Proposed Scheme

The proposal is for a new end of terrace, 3 bedroom dwelling with associated amenity provision to be erected.

3.3 Relevant Planning History

68199/APP/2012/2798 LAND FORMING PART OF 107 VICTORIA AVENUE HILLINGDON

Two storey, 3-bed, end terrace dwelling with habitable roofspace, with associated amenity space and parking involving demolition of existing detached garage to side and installation of vehicular crossover

Decision: 16-01-2013 Refusal

68199/APP/2011/2854 LAND FORMING PART OF 107 VICTORIA AVENUE HILLINGDON

Two storey 3 x bed, end terrace dwelling with habitable roofspace, with associated amenity space and parking involving demolition of existing detached garage to side and installation of vehicular crossover

Decision: 06-03-2012 Refusal

7828/APP/2011/1499 107 VICTORIA AVENUE HILLINGDON

Erection of a hip to gable roof extension, erection of rear dormer and extension of existing chimneys.(Application for a Certificate of Lawful Development for a Proposed Development)

Decision: 09-09-2011 Approval

7828/APP/2008/1832 107 VICTORIA AVENUE HILLINGDON

Single storey rear extension.

Decision: 13-08-2008 Approval

7828/APP/2007/3268 107 VICTORIA AVENUE HILLINGDON

ERECTION OF A SINGLE STOREY REAR AND TWO STOREY SIDE EXTENSION.

Decision: 21-12-2007 Refusal

Comment on Planning History

Relevant history attached.

The most recent scheme in 2012 (reference: 68199/APP/2012/2798) was refused for the following reasons:

1. The proposed dwelling, by reason of its position, size, scale, bulk, design and proximity to the side boundary of the site, would result in a development of cramped appearance, thus representing an overdevelopment of the site, which fails to harmonise with the existing street scene, to the detriment of the visual amenity, character and appearance of the surrounding area. As such, it is contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE19 and BE22 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) and to the adopted Supplementary Planning Document HDAS: Residential Layouts.

2. The proposal does not make adequate provision for the protection and long-term retention of the adjacent off-site protected Oak tree which, due to its position and associated shading and dominance of the proposed house and garden, would be likely to result in requests to fell or reduce the tree, to the detriment of the amenity and character of the area. Furthermore, the layout for the front garden fails to provide for any soft landscaping. The proposal is thus contrary to Policy BE38 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) and to the adopted Supplementary Planning Document HDAS: Residential Layouts.

3. The proposal would fail to protect the privacy of neighbouring occupiers of Nos. 2, 3 and 4 Brighton Close, and would result in the direct overlooking of those properties and their gardens. It is thus contrary to Policy BE24 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) and to the adopted Supplementary Planning Document HDAS: Residential Layouts.

4. The proposed development fails to demonstrate that sufficient off street parking provision which meets the councils approved parking standards to service the proposed and existing dwellings could be provided. The development would therefore lead to additional on street parking, in an area where such parking is at a premium, and vehicle manoeuvres to the detriment of public and highway safety and is therefore contrary to Policy AM14 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) and to the Councils adopted car parking standards.

4. Advertisement and Site Notice

4.1 Advertisement Expiry Date: Not applicable

4.2 Site Notice Expiry Date: Not applicable

5. Comments on Public Consult

11 objections were received and can be summarised as:

- Build would be visually imposing on neighbouring properties
- Loss of light
- Impact on TPO tree to the rear
- Increased overlooking
- Increased parking stress and safety concerns regarding pedestrians
- Increased pollution by virtue of possible extra cars
- Overdevelopment of site
- Increase noise from occupants
- Not in keeping with character and appearance of the area
- Building works causing disruption

Oak Farm Residents Association: This proposal for an additional two-storey 3-bedroom house would extend beyond the planned layout of the street and building line of Victoria Avenue, removing a planned design break in housing, breaking the established pattern of the terrace and resulting in overdevelopment of the site. OFRA asks the planning officer to note the refusal of an historic proposal for a two-storey side extension (7828/APP/2007/3268) and the officers' reports for two very similar new-build proposals (68199/APP/2011/2854 and 68199/APP/2012/2798). We also note that wheelchair access and amenities are shown on the ground floor plans, but there is no indication of access to the first floor bedrooms. It is not apparent that access to the rear, from the

side of the property, will be suitable for wheelchair/disabled users. Due to its position at the head of the cul-de-sac, access to the single off-street parking space would be restricted, especially when cars are parked on the street. OFRA is also aware that the site is very close to a local landmark Oak Tree (with a TPO), and we have concerns that the root system could be damaged during building work. There have recently been three requests to reduce the Oak Tree without the presence of an additional dwelling. Oak Farm was designed as a Garden Estate, with the predominantly uniform design forming an important part of its prevailing character. This proposal would negatively impact the appearance of the terrace.

Access Officer: Comments in relevant section below.

Highways Officer: Comments in relevant section below.

6. Local Plan Designation and London Plan

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMH 6	Garden and Backland Development
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHB 16	Housing Standards
DMHB 18	Private Outdoor Amenity Space
DMT 6	Vehicle Parking
DMHD 1	Alterations and Extensions to Residential Dwellings
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D6	(2021) Housing quality and standards
LPP T6.1	(2021) Residential parking
NPPF12	NPPF 2021 - Achieving well-designed places

In addition: Development Plan

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

The Development Plan for the London Borough of Hillingdon currently consists

of the following documents:

The Local Plan: Part 1 - Strategic Policies (2012)
The Local Plan: Part 2 - Development Management Policies (2020)
The Local Plan: Part 2 - Site Allocations and Designations (2020)
The London Plan (2021)
The West London Waste Plan (2015)

Material Considerations

The National Planning Policy Framework (NPPF) (2021) is also a material consideration in planning decisions, as well as relevant supplementary planning documents and guidance.

The proposed development has been assessed against the policies and proposals in the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020), including Supplementary Planning Guidance, and all relevant material considerations, including The London Plan (2021) and national guidance.

7. MAIN PLANNING ISSUES

7.1 Impact on the amenities of the occupiers of neighbouring residential properties

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

The proposed building lines would sit within those of 107 Victoria Avenue, which would have limited impact on the amenity of the occupiers at 107. There is a large bank of green screening and a service road between Victoria Avenue and the adjacent properties to the South on Grosvenor Road. It is considered that this would be sufficient, alongside a development that is mostly setback at least 1m from the boundary, to offset the bulk of the proposal, with minimal impacts to the amenity of the occupiers at this location.

There would be an introduction of new rear elevation windows, facing the rears of 3 and 4 Brighton Close. Whilst this would fall short of national standards, at approximately 16m, this is an existing feature within the relationship of the properties within Victoria Avenue and Brighton Close. Much of the shortfall arises because of the minimal setbacks to the common boundary within the neighbouring properties. As such, the introduction of new rear facing windows would not be considered to be grounds for refusal solely on this basis, given that rear windows are a feature on Victoria Avenue and in particular, 107. The existing situation, whilst marginally exacerbated, would unlikely be substantiated at appeal, as a reason for refusal.

7.2 Impact on Street Scene

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

Policy GG4 of the London Plan (March 2021) seeks to ensure that more homes are delivered. Policy H1 of The London Plan (2021) promotes the optimisation of the potential for housing delivery

on all suitable and available brownfield sites.

Policy BE1 of the Hillingdon Local Plan (November 2012) requires that all new development achieves a 'high quality of design in all new buildings, alterations and extensions'.

Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that all development, including extensions, alterations and new buildings will be required to be designed to the highest standards and, incorporate principles of good design including: i) harmonising with the local context by taking into account the surrounding: · scale of development, considering the height, mass and bulk of adjacent structures; · building plot sizes and widths, plot coverage and established street patterns; · building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure; architectural composition and quality of detailing; local topography, views both from and to the site; and impact on neighbouring open spaces and their environment. ii) ensuring the use of high quality building materials and finishes; iii) ensuring that the internal design and layout of development maximises sustainability and is adaptable to different activities; iv) protecting features of positive value within and adjacent to the site, including the safeguarding of heritage assets, designated and un-designated, and their settings; and v) landscaping and tree planting to protect and enhance amenity, biodiversity and green infrastructure.

The proposed attached two-storey, dwelling would match the neighbouring dwelling house in height, continuing the terrace and be characterised with a gable end roof. To the rear, a dormer would be present, to facilitate an extra room. It would be approximately 7.8m deep, 5.5m wide, 8.62 metres in height.

In terms of visual impact within the street scene, the fenestration would not be too dissimilar from the surrounding area, with the absence of bay windows in this instance helping to keep the proposal within proportion when viewed in context with 107. Notably, the absence of this characteristic is not detrimental, given the siting away from any prominent public viewpoints.

Whilst there would be an erosion of a visual gap currently present to the side of 107, there is over a 1m to the boundary retained, with comprehensive green screening helping to mitigate the built form. The changes since the 2012 refused scheme include a reduction in the building footprint, an increased setback to the common boundary and removal of the hipped end. These changes have successfully resolved the concerns raised in the 2012 decision.

The proposal is considered to comply with overarching aims of Policies DMHB11 and DMHB12 of the Hillingdon Local Plan Part Two (2020), as well as Policy D6 of the London Plan (2021).

7.3 Traffic Impact/Pedestrian Safety

See below

7.4 Carparking & Layout

The Council's Highways Officer has been consulted as part of the application process and provided the following comments:

'Site Characteristics & Background

The site is located at the end of a cul-de-sac within a residential catchment due east of Long Lane in north Hillingdon. The surrounding roadways are mainly devoid of parking controls with neighbouring properties exhibiting a reasonable degree of on-plot parking provisions which lessen on-street parking demand. The address exhibits a Public Transport Accessibility Level (PTAL) of 1a which is considered as 'very poor' and as such greatly heightens dependency on the use of private motor transport.

The proposal is for a new 3-bedroom 'end of terrace' residential build replacing a detached garage to the side of No.107. The new build would provide a single on-plot parking space on the new frontage. The existing carriageway crossing (cc) that serves No.107 would need to be adjusted to cater for both the new unit and the existing dwelling where replacement parking for 1-2 vehicles would now feature on the frontage.

Parking Provision

Hillingdon Local Plan: Part 2 Policy - DMT 6 requires that new development will only be permitted where it accords with the council's adopted parking standards unless it can be demonstrated that a deviation from the standard would not result in a deleterious impact on the surrounding road network. London Plan (2021): Policy T6.1 (Residential Parking) requires that new residential development should not exceed the maximum parking standards as set out in table 10.3.

The maximum parking requirement for the new 3-bedroom residential unit would be in the order of 2 on-plot spaces which should be provided on-site in order to comply with the adopted Hillingdon parking standard. However, in contrast for a PTAL rating of 1a, the London Plan (2021) parking standard demands up to 1.5 spaces which is more akin to the proposed quantum of 1 space. Therefore, on balance, the level of provision is considered borderline acceptable.

The reason for refusal in the 2012 permission is overcome on the basis that policy has evolved in the past decade with a maximum parking standard now applied.

Electric Vehicle Charging Points (EVCP's)

In line with the London Plan (2021), within the final parking quantum there is a requirement for a minimum of 20% 'active' EVCP provision with all remaining spaces being designated as 'passive' provisions. In this case, the new single space should be designated as 'active' in order to future proof for anticipated demand. The applicant proposes a single 'passive' provision which should be upgraded to an 'active' facility via planning condition.

Cycle Parking

In terms of cycle parking there should be a provision of 2 secure and accessible spaces to conform to the adopted borough cycle parking standard. 4 cycle spaces are proposed located to the side of the build which is considered acceptable.

Vehicular Access Provision

Two new adjoining combined carriageway crossings (cc's) would be required on Victoria Avenue to facilitate access for both the new unit and existing dwelling (No.107). The new crossing should conform to the council's 'Domestic Vehicle Footway Crossover' (DVFC) 2022 Policy i.e. it should measure a maximum total of 7.4m in width at the back of footway and 8.5m at the edge of kerb. It should also be noted that the new crossing would need to be constructed to the appropriate council standard executed under S184 of the Highways Act 1980 (or suitable alternative arrangement) at the applicant's/developer's expense. As no relevant dimensioned detail has been submitted, this aspect should be secured via appropriate planning condition.

Vehicular Trip Generation

Local Plan: Part 2 Policies DMT 1 and DMT 2 require the council to consider whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety. In this respect, the relatively small-scale of proposal does not any raise issue related to trip generation as any associated activity can be absorbed within the local road network without notable detriment to traffic congestion and road safety.

Refuse Bin Store Provision

Refuse collection would be undertaken from Victoria Avenue. In order to conform to the council's 'waste collection' maximum distance collection parameter of 10m i.e. distance from a refuse vehicle to the point of collection, arrangements should ensure that waste is positioned at a collection point within this set distance. Refuse is positioned on the frontage which conforms to the standard.

Construction Management Plan (CMP)

The above will be a requirement given the constraints and sensitivities of the local road network to avoid/minimise potential detriment to the public realm. It will need to be secured under planning condition.

The application has been reviewed by the Highway Authority who are satisfied that the proposal would not discernibly exacerbate congestion or parking stress, and would not raise any measurable highway safety concerns, in accordance with Local Plan: Part 2 Development Plan Policies DMT 1, DMT 2 & DMT 6 and Policy T4, T5 and T6 of the London Plan (2021).'

In the event of an approval, the suggested conditions would be attached as per the Highways Officer recommendations, given that they have not raised concerns with the proposal that could not be addressed through conditions.

7.5 Urban Design, Access and Security Considerations

Policy DMHB 16: Housing Standards states:

All housing development should have an adequate provision of internal space in order to provide an appropriate living environment. To achieve this all residential development or conversions should: meet or exceed the most up to date internal space standards, as set out in Table 5.1 of the Local Plan - Part 2 (2020).

The proposed dwelling appears to meet or exceed the minimum standard for all rooms providing sufficient internal amenity space for future occupiers.

Policy DMHB 18: Private Outdoor Amenity Space states:

All new residential development and conversions will be required to provide good quality and useable private outdoor amenity space. Amenity space should be provided in accordance with the standards set out in Table 5.3 of the Local Plan - Part 2 (2020).

The proposed dwelling appears to achieve an acceptable garden area for a 3 bedroom house, as outlined within Policy DMHB 18 and in compliance with Policy D6 of the London Plan (2021).

7.6 Other Issues

TREES AND LANDSCAPING

An Arboricultural statement has been submitted (Reference AIA/20374/A2) as part of the planning application.

The Council's Tree Officer has reviewed the statement and raised concerns that the large oak tree to the rear, covered by TPO 698 would be impacted, by virtue of encroachment onto the root protection area, as well as future pressure on the trees canopy.

Notably, no soft landscaping has been provided to the front of the property. The site itself benefits from dense foliage to the side, which helps to offset the current built up form, however the introduction of the proposal and hard landscaping would intensify this to a material degree. Soft

landscaping should be secured to help mitigate this and be in keeping with the character and appearance of the wider area on Victoria Lane.

In this instance, the previous reason for refusal has not been overcome, as insufficient evidence has been provided that harm to the tree to the rear of the site, covered by a TPO would not be adversely impacted through this proposal. The previous reason for refusal stated:

2. The proposal does not make adequate provision for the protection and long-term retention of the adjacent off-site protected Oak tree which, due to its position and associated shading and dominance of the proposed house and garden, would be likely to result in requests to fell or reduce the tree, to the detriment of the amenity and character of the area. Furthermore, the layout for the front garden fails to provide for any soft landscaping. The proposal is thus contrary to Policy BE38 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) and to the adopted Supplementary Planning Document HDAS: Residential Layouts.

WASTE

The Council's waste officer has been consulted as part of this planning application and has noted that no waste strategy for this development would be required.

ACCESS:

The Council's Access Officer was consulted as part of the application and provided the following comments:

'This proposal for a new two storey 3-bedroom house has been assessed against London Plan policy D7. No concerns are raised subject to the following conditions attached to any grant of planning permission:

Prior to any works on site above damp proof course level, details of step free access via all points of entry and exit shall be submitted to, and approved in writing, by the Local Planning Authority. Such provision shall remain in place for the life of the building.

REASON To ensure housing of an inclusive design is achieved and maintained in accordance with Policies D5 and D7 of the London Plan (2021). The dwelling hereby approved shall accord with the requirements of Policy D7 of the London Plan and shall not be occupied until certification of compliance with the technical specifications for an M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015, has been submitted to, and approved in writing, by the Local Planning Authority. All such provisions must remain in place for the life of the building. REASON: To not only allow the Building Control body to require the development to comply with the optional Building Regulations standards, but to also ensure the appropriate quantity and standard of accessible and adaptable housing is constructed and maintained in accordance with policy D7 of the London Plan'

In the event of an approval, the appropriate condition will be added.

PRINCIPLE OF DEVELOPMENT

The application site is located in the developed area of the borough where new development is acceptable in principle subject to compliance with relevant development plan policies.

Policy DMH 6 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020)

states that there is a presumption against the loss of gardens due to the need to maintain local character, amenity space and biodiversity. In exceptional cases a limited scale of backland development may be acceptable, subject to the following criteria: i) neighbouring residential amenity and privacy of existing homes and gardens must be maintained and unacceptable light spillage avoided; ii) vehicular access or car parking should not have an adverse impact on neighbours in terms of noise or light. Access roads between dwellings and unnecessarily long access roads will not normally be acceptable; iii) development on backland sites must be more intimate in mass and scale and lower than frontage properties; and iv) features such as trees, shrubs and wildlife habitat must be retained or re-provided.

Given the siting, away from any immediate neighbours and its position tucked away at the end of the road, there is potential for a new house to be provided on the site. However, the proposal has failed to demonstrate that no harm would be caused by virtue of this development to the protected to the large Oak tree to the rear, covered by a TPO.

As such, it would fail to meet the requirements set out in Policy DMH6 (and would be considered unacceptable).

8. Reference Documents

Development Plan

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

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

The Local Plan: Part 1 - Strategic Policies (2012)
The Local Plan: Part 2 - Development Management Policies (2020)
The Local Plan: Part 2 - Site Allocations and Designations (2020)
The London Plan (2021)
The West London Waste Plan (2015)

Material Considerations

The National Planning Policy Framework (NPPF) (2021) is also a material consideration in planning decisions, as well as relevant supplementary planning documents and guidance.

The proposed development has been assessed against the policies and proposals in the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020), including Supplementary Planning Guidance, and all relevant material considerations, including The London Plan (2021) and national guidance.

Contact Officer:	Hardev Gill	Telephone No:	01895 250230
-------------------------	-------------	----------------------	--------------