



Michael O'Farrell
21 Heatherden Green
Iver Heath
SL00PY

Application Ref: 75960/APP/2020/3418

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

REFUSAL OF PLANNING PERMISSION

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above Act and associated Orders **REFUSES** permission for the following:-

Description of development:

Installation of vehicular crossover to front and associated works

Location of development: 70 Hatch Lane, Harmondsworth

Date of application: 10 December 2020

Plan Numbers: See attached Schedule of plans

Permission is refused for the reason(s) listed on the attached schedule:-

Head of Planning, Transportation and Regeneration

Date: 4 February 2021

NOTES: (i) Please also see the informatives included in the Schedule of Reasons.

(ii) Should you wish to appeal against this decision please read the attached sheet which explains the procedure.

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

REFUSAL OF PLANNING PERMISSION

Application Ref: 75960/APP/2020/3418

SCHEDULE OF REASONS

- 1 . The proposed development by reason of the loss of the soft landscaping and grass verge to the frontage which is a common and attractive feature on this part of Hatch Lane and the consequent excessive area of hardstanding, would be detrimental to the character, appearance and visual amenities of the street scene and would fail to either preserve or enhance the character or appearance of the surrounding Harmondsworth Village Conservation Area. The proposal is therefore contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHB 1, DMHB 4, DMHB 11, DMHB 12 and DMHB 14 of the Hillingdon Local Plan Part Two - Development Management Policies (January 2020), Policy 7.8 of the London Plan (2016) and the National Planning Policy Framework (2019).
- 2 . The proposed development, by reason of the excessive width of the proposed crossover that would be required to access the proposed parking spaces, its siting in relation to the adjacent bus stop and with vehicles reversing on to Hatch Lane would result in the disruption of the free flow of traffic and obscured visibility to the detriment of highway and pedestrian safety contrary to Policies DMT 2 and DMT 6 of the Hillingdon Local Plan Part Two - Development Management Policies (January 2020).

INFORMATIVES:

- 1 . On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant Local Plan Part 2 (2020), then London Plan Policies (2016). Hillingdon's Full Council adopted the Hillingdon Local Plan: Part 1 - Strategic Policies on 8 November 2012 and the Hillingdon Local Plan Part 2 on 16 January 2020.
- 2 . 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.

SCHEDULE OF REASONS

Standard Informatives

- 1 The decision to REFUSE 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 The decision to REFUSE 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.

Part 1 Policies:

- PT1.BE1 (2012) Built Environment
- PT1.HE1 (2012) Heritage

Part 2 Policies:

- DMHB 1 Heritage Assets
- DMHB 4 Conservation Areas
- DMHB 11 Design of New Development
- DMHB 12 Streets and Public Realm
- DMT 2 Highways Impacts
- DMT 6 Vehicle Parking
- LPP 7.8 (2016) Heritage assets and archaeology
- NPPF- 16 NPPF-16 2018 - Conserving & enhancing the historic environment

END OF SCHEDULE

Address:

Residents Services
London Borough of Hillingdon
3 North Civic Centre, High Street, Uxbridge UB8 1UW
Tel: 01895 250230
www.hillingdon.gov.uk

REFUSAL OF PLANNING PERMISSION

Application Ref.No.: 75960/APP/2020/3418

SCHEDULE OF PLANS

D06 - received 21 Dec 0020
D01 - received 21 Oct 0020
D02 - received 21 Oct 0020
D03 - received 21 Oct 0020
D04 - received 21 Oct 0020
D05 - received 21 Oct 0020

RIGHTS OF APPLICANTS AGGRIEVED BY DECISION OF LOCAL PLANNING AUTHORITY

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the office of the First Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- As this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within **12 weeks** of the date of this notice.
- Appeals must be made using a form which you can get from the Planning Inspectorate at Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at www.planningportal.gov.uk/pcs.
- If you intend to submit an appeal that you would like examined by inquiry team then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are available at www.gov.uk/government/collections/casework-dealt-with-by-inquiries
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices.

- If either the local planning authority or the office of the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

DELEGATED HOUSEHOLDER 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 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. ADVERTISEMENT 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 Heads of Terms have already received Committee approval | ☐ |
| 25. WORKS TO TREES | ☐ |
| 26. OTHER (please specify) | ☐ |

The delegation powers schedule has been checked. Director of Residents Services can determine this application.

Case Officer

Signature:

Date:

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informatives 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 DATES SHOULD BE USED IN THE PS2 RETURNS TO THE ODPM

Item No. **Report of the Head of Planning, Transportation and Regeneration**

Address 70 HATCH LANE HARMONDSWORTH

Development: Installation of vehicular crossover to front and associated works

LBH Ref Nos: **75960/APP/2020/3418**

Drawing Nos: D06
D01
D02
D03
D04
D05

Date Plans Received: 21/10/2020 **Date(s) of Amendment(s):**

Date Application Valid: 10/12/2020

1. CONSIDERATIONS

1.1 Site and Locality

The existing property is a semi-detached dwelling dating from the 1930s located within the Harmondsworth Village Conservation Area.. It features a double height bay to the front and a simple gable roof form finished in a profiled tile. The elevations are finished in a pebble dash render. It forms part of a planned pocket development which included the creation of Candover Close. The dwelling houses are all built in a similar style, creating a homogenous environment. The property forms parts of one of the gateways into the conservation area, leading towards the historic village core of Harmondsworth. The conservation area is semi-rural in character, surrounded by open fields.

The frontages to houses are verdant in appearance, with grassed areas extending up to the pedestrian pavement. Some feature a dwarf brick wall, which can be seen to the front of No.70. In general there are no side boundary treatments between neighbouring sites. Grass verges to the front of the site fall outside the property boundary and form part of the pavement area. There is a bus stop located to the south-east of the site.

The frontages along Hatch Lane are considered to be a characteristic, positive feature within the conservation area and contribute to the sense of openness within the street scene and its semi-rural appearance.

1.2 Proposed Scheme

The application seeks planning permission for the installation of vehicular crossover to front and associated works.

1.3 Relevant Planning History Comment on Planning History

There is no recent planning history

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 3rd February 2021

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

Highways Officer:

Planning permission is sought to construct a vehicle crossover at 70 Hatch Lane, there is a bus stop with a shelter, cage and flag next door to the application site immediately in front of 72 Hatch Lane. There are highway objections to this proposal as it would not be compliant with the Hillingdon Local Plan: Part 2 Development Management Policies (2020) Policy DMT 6: Vehicle Parking. This requires that vehicle crossovers must be constructed to Council standards which does not permit crossovers that 'cover the full frontage of the property'. Furthermore the proposal would place passengers walking to or waiting at the bus stop vulnerable to being hit by a vehicle driving on and off the hardstanding served by the crossover. When a bus is waiting at the bus stop drivers may still decide to exit the hardstanding presenting the risk of a collision between themselves and the bus should the bus start to pull away.

Conservation Officer:

The proposed vehicular crossover would stretch across the entire width of the site resulting in the frontage being entirely paved over. The grass verge to the front of the site does not form part of the application site area, however due to the extent of the vehicular cross over it would result in its entire removal. The grass verge within the public realm is a characteristic feature to the front of the properties along Hatch Lane. It softens the appearance of the street scene and positively relates to the semi-rural environment in which Harmondsworth village is set. The loss of the verdant qualities of the site would dramatically alter the character and appearance of the site and wider street scene. As proposed the development would be considered unacceptable. The extent of the vehicular crossover for a domestic property would be considered excessive. There would be scope for a smaller vehicular crossover, which would also allow for the part retention of the grass verge to the front of the site. It would also be strongly recommended that greenery is also retained with the front garden. The proposed development would be harmful to the character and appearance of the conservation area and street scene. In this instance it would result in less than substantial harm, therefore paragraph 196 of the National Planning Policy Framework (NPPF, 2019) would be relevant. Furthermore, section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a statutory duty is placed upon the decision maker to pay special attention towards the preservation or enhancement of the conservation area.

The submitted information fails to include a heritage statement and/or design and access statement or acknowledge the site is located within a conservation area. It would not meet the requirements of paragraph 189 of the NPPF (2019).

Conclusion: Objection

4. Local Plan Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

DMHB 1 Heritage Assets

DMHB 4 Conservation Areas

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMT 2 Highways Impacts

DMT 6 Vehicle Parking

LPP 7.8 (2016) Heritage assets and archaeology

NPPF- 16 NPPF-16 2018 - Conserving & enhancing the historic environment

5. MAIN PLANNING ISSUES

The main issues for consideration in determining this application relate to the effect of the proposal on the character and appearance of the existing property and area which lies within the Harmondsworth Village Conservation Area the impact on the amenity of adjoining occupiers and highway and pedestrian safety.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) advises that all development will be required to be designed to the highest standards and incorporate principles of good design. It should take into account aspects including the scale of the development considering the height, mass and bulk of adjacent structures; building plot sizes and established street patterns; building lines and streetscape rhythm and landscaping. It should also not have an adversary impact on the amenity, daylight and sunlight of adjacent properties and open space.

Policy DMHB 4: states:

New development, including alterations and extensions to existing buildings, within a Conservation Area or on its fringes, will be expected to preserve or enhance the character or appearance of the area. It should sustain and enhance its significance and make a positive contribution to local character and distinctiveness. In order to achieve this, the Council will:

A) Require proposals for new development, including any signage or advertisement, to be of a high quality contextual design. Proposals should exploit opportunities to restore any lost features and/or

introduce new ones that would enhance the character and appearance of the Conservation Area.

B) Resist the loss of buildings, historic street patterns, important views, landscape and open spaces or other features that make a positive contribution to the character or appearance of the

Conservation Area; any such loss will need to be supported with a robust justification.

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

The proposed vehicular crossover would fail to comply with the Council's advice in that it would stretch across the entire width of the site resulting in the frontage being entirely

paved over. The grass verge to the front of the site does not form part of the application site area, however due to the extent of the vehicular cross over it would result in its entire removal. The grass verge within the public realm is a characteristic feature to the front of the properties along Hatch Lane. It softens the appearance of the street scene and positively relates to the semi-rural environment in which Harmondsworth village is set. The loss of the verdant qualities of the site would dramatically alter the character and appearance of the site and wider street scene. As proposed the development would be considered unacceptable. The proposed development would be harmful to the character and appearance of the conservation area and street scene. in conflict with Policies BE1 and HE1 of the Hillingdon Local Plan (November 2012) policies DMHB 4, DMHB 11, DMHB 12 and DMHB 14 of the Hillingdon Local plan - Part Two (2020).

The Council produces standing advice with regard to acceptable dimensions for crossovers. For domestic crossovers this is 2.4 metres at the back of the public footway which increases to 4.6 metres at the kerb line. Policy DMT 6 requires that vehicle crossovers must be constructed to Council standards which does not permit crossovers that 'cover the full frontage of the property'. Furthermore the proposal would place passengers walking to or waiting at the bus stop vulnerable to being hit by a vehicle driving on and off the hardstanding served by the crossover. When a bus is waiting at the bus stop drivers may still decide to exit the hardstanding presenting the risk of a collision between themselves and the bus should the bus start to pull away. As such, the proposed development, due to the excessive width of the proposed crossover that would be required to access the proposed parking spaces and its siting in relation to the adjacent bus stop would be detrimental to highway and pedestrian safety, contrary to Policies DMT 2 and DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

The application is recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed development by reason of the loss of the soft landscaping and grass verge to the frontage which is a common and attractive feature on this part of Hatch Lane and the consequent excessive area of hardstanding, would be detrimental to the character, appearance and visual amenities of the street scene and would fail to either preserve or enhance the character or appearance of the surrounding Harmondsworth Village Conservation Area. The proposal is therefore contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHB 1, DMHB 4, DMHB 11, DMHB 12 and DMHB 14 of the Hillingdon Local Plan Part Two - Development Management Policies (January 2020), Policy 7.8 of the London Plan (2016) and the National Planning Policy Framework (2019).

2 NON2 Non Standard reason for refusal

The proposed development, by reason of the excessive width of the proposed crossover that would be required to access the proposed parking spaces, its siting in relation to the adjacent bus stop and with vehicles reversing on to Hatch Lane would result in the disruption of the free flow of traffic and obscured visibility to the detriment of highway and pedestrian safety contrary to Policies DMT 2 and DMT 6 of the Hillingdon Local Plan Part Two - Development Management Policies (January 2020).

INFORMATIVES

- 1 On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant Local Plan Part 2 (2020), then London Plan Policies (2016). Hillingdon's Full Council adopted the Hillingdon Local Plan: Part 1 - Strategic Policies on 8 November 2012 and the Hillingdon Local Plan Part 2 on 16 January 2020.
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- 2 The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) 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.

Part 1 Policies:

PT1.BE1	(2012) Built Environment
PT1.HE1	(2012) Heritage

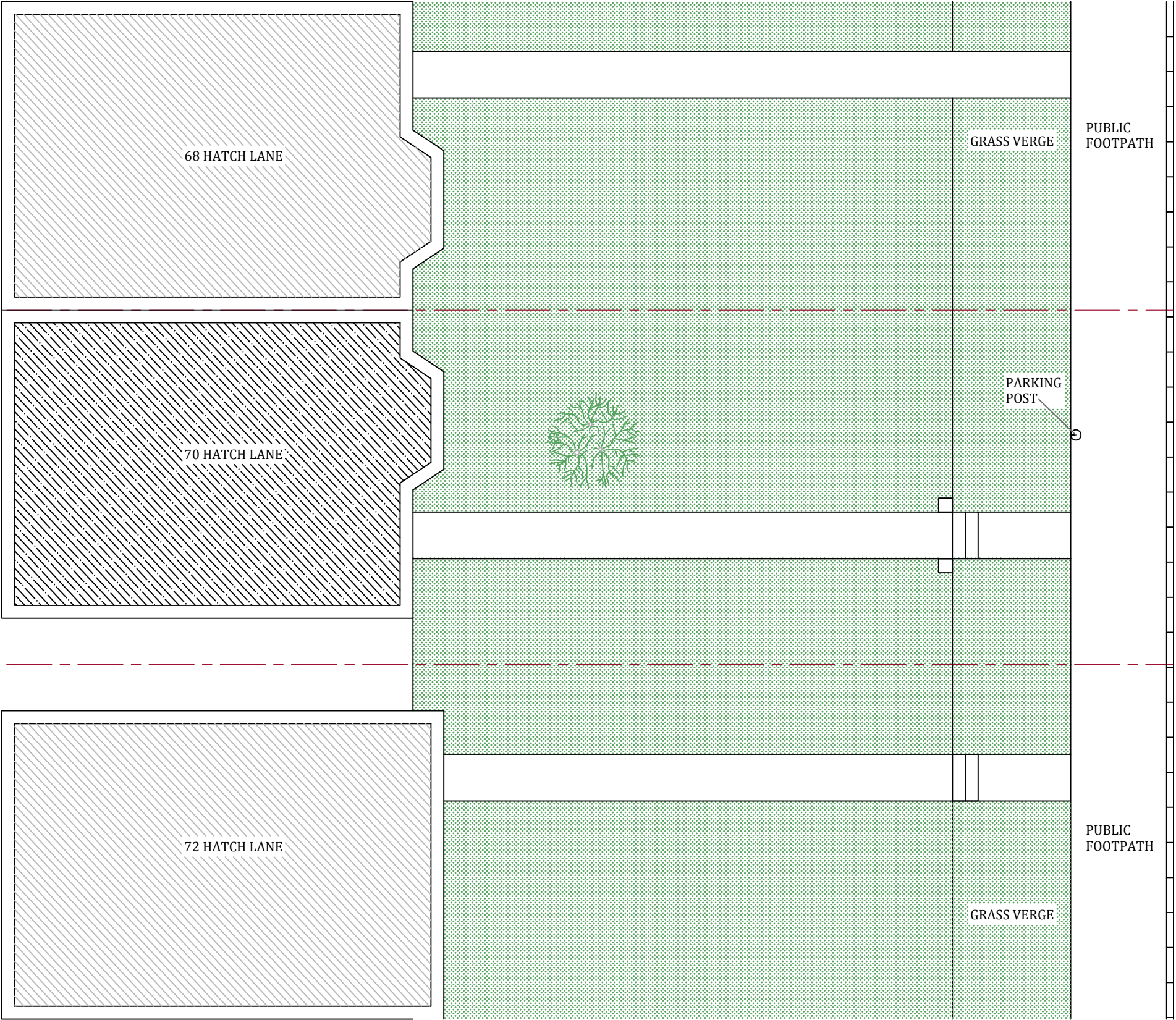
Part 2 Policies:

DMHB 1	Heritage Assets
DMHB 4	Conservation Areas
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
LPP 7.8	(2016) Heritage assets and archaeology
NPPF- 16	NPPF-16 2018 - Conserving & enhancing the historic environment

Contact Officer: Nicola Taplin

Telephone No: 01895 250230

NOTES
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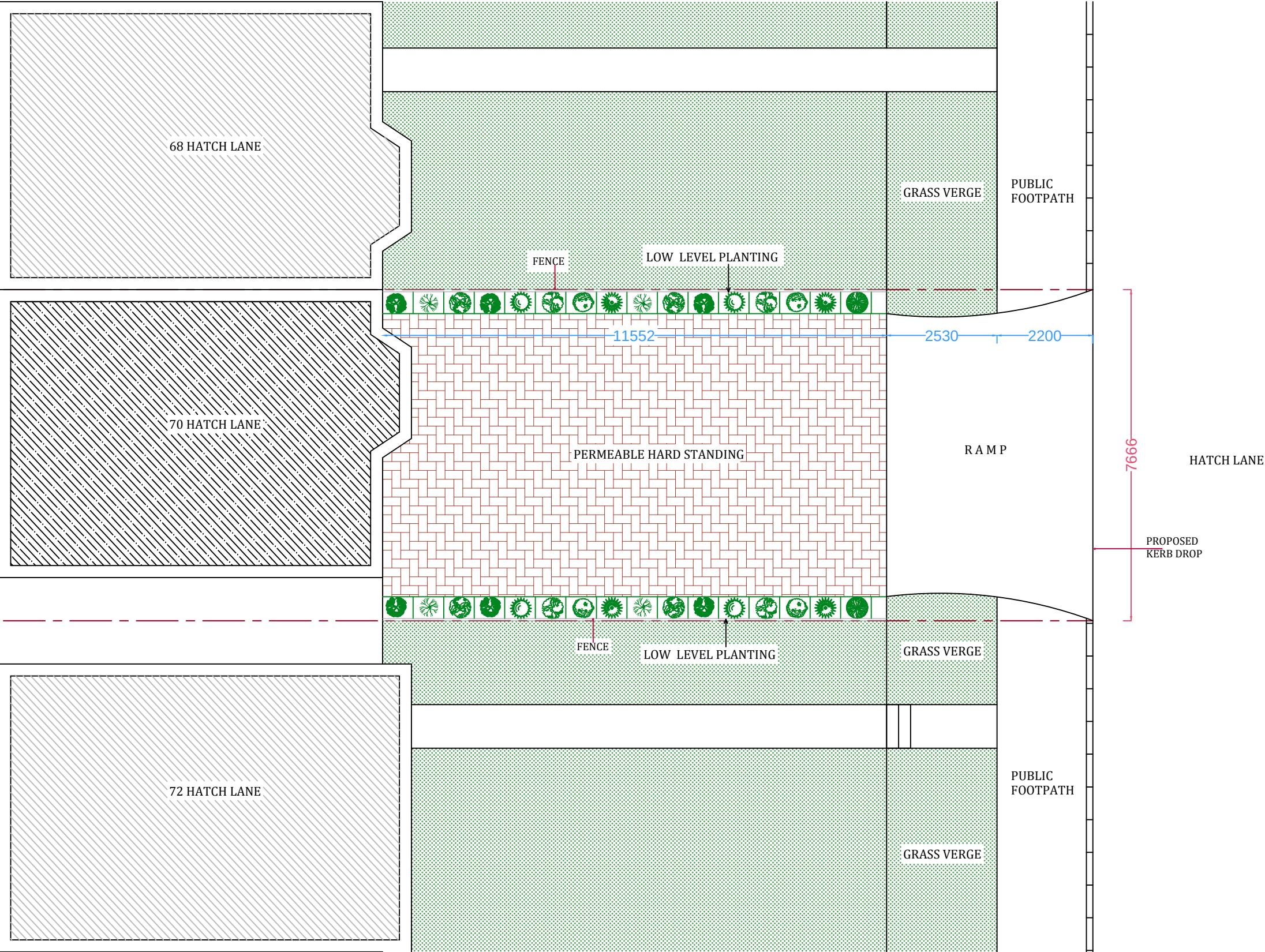


EXISTING GROUND FLOOR PLAN

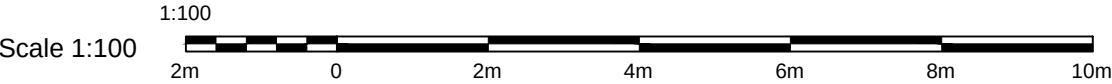


Issue	Notes	Drawn	Date
Express Plans Suite 12, 29 Belmont Road, Uxbrdge, UB8 1QS Tel: 07375 455206 Email: info@expressplans.co.uk Client Mr&Mrs. Tariq 70 Hatch Lane Harmondsworth UB7 0BA Drawing Title EXISTING GROUND FLOOR PLAN			
Scale 1:100	Date 09/12/20	Checked AZ	Drawn By AZ
Drawing Number D01			Revision

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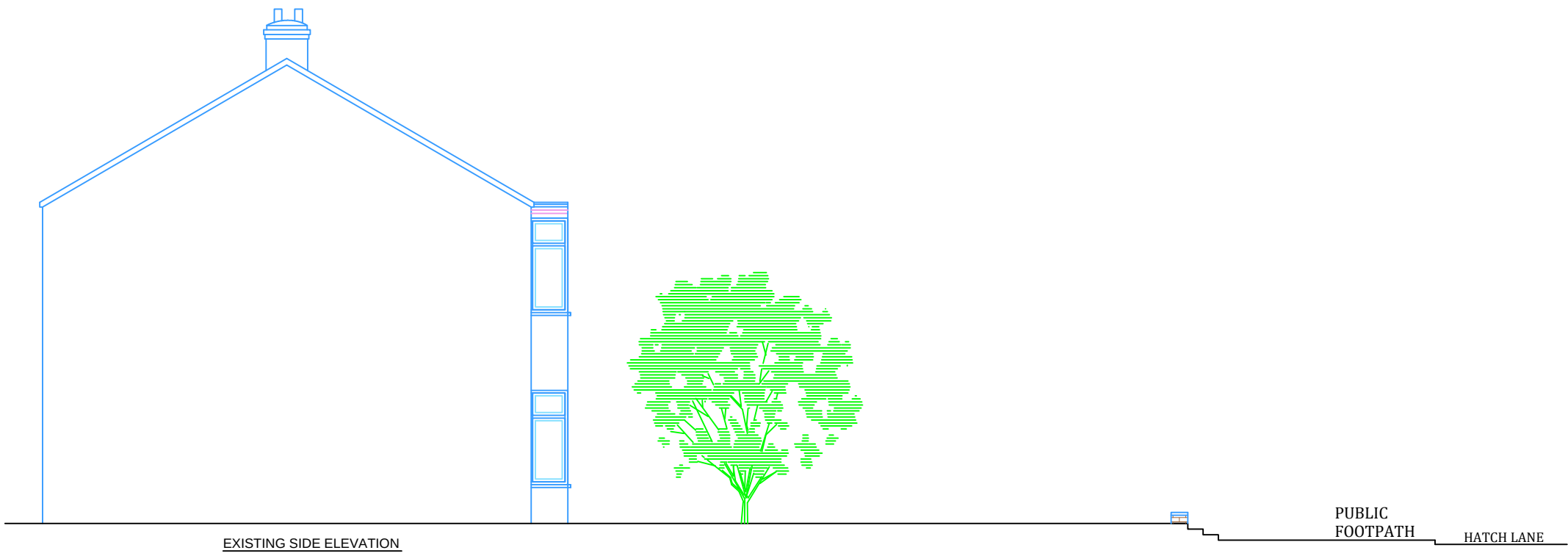
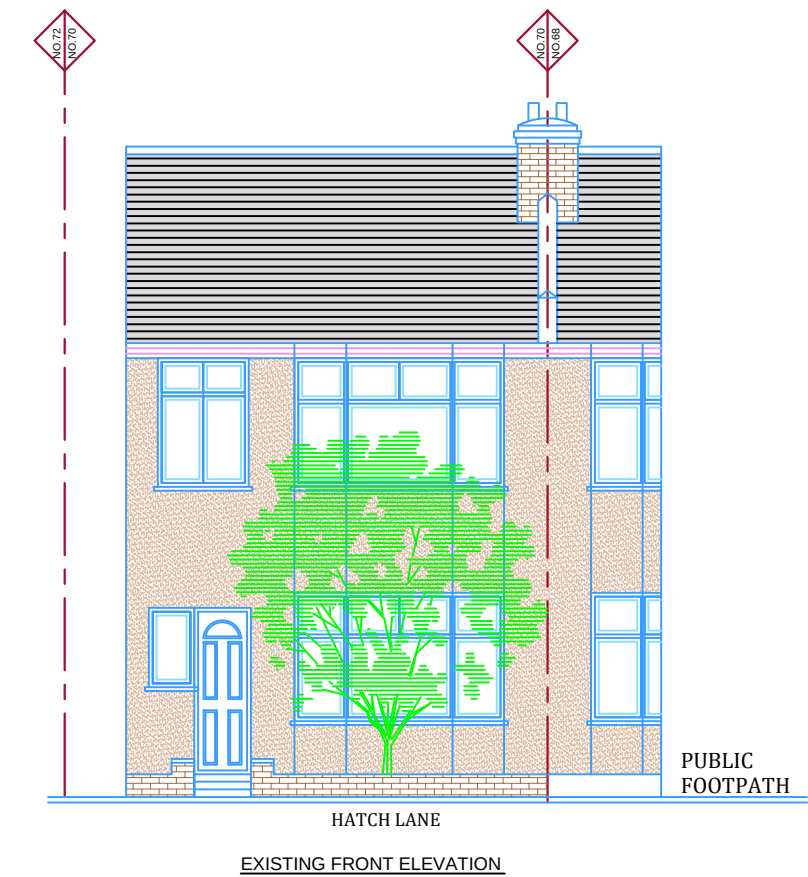


PROPOSED GROUND FLOOR PLAN



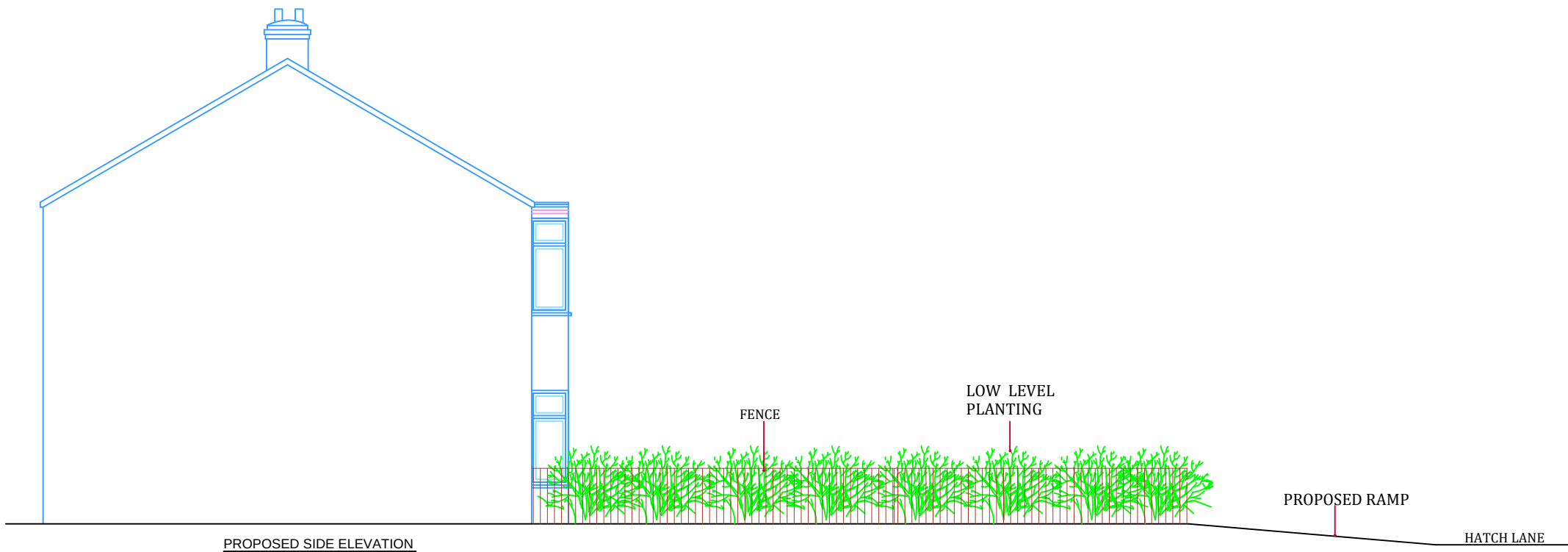
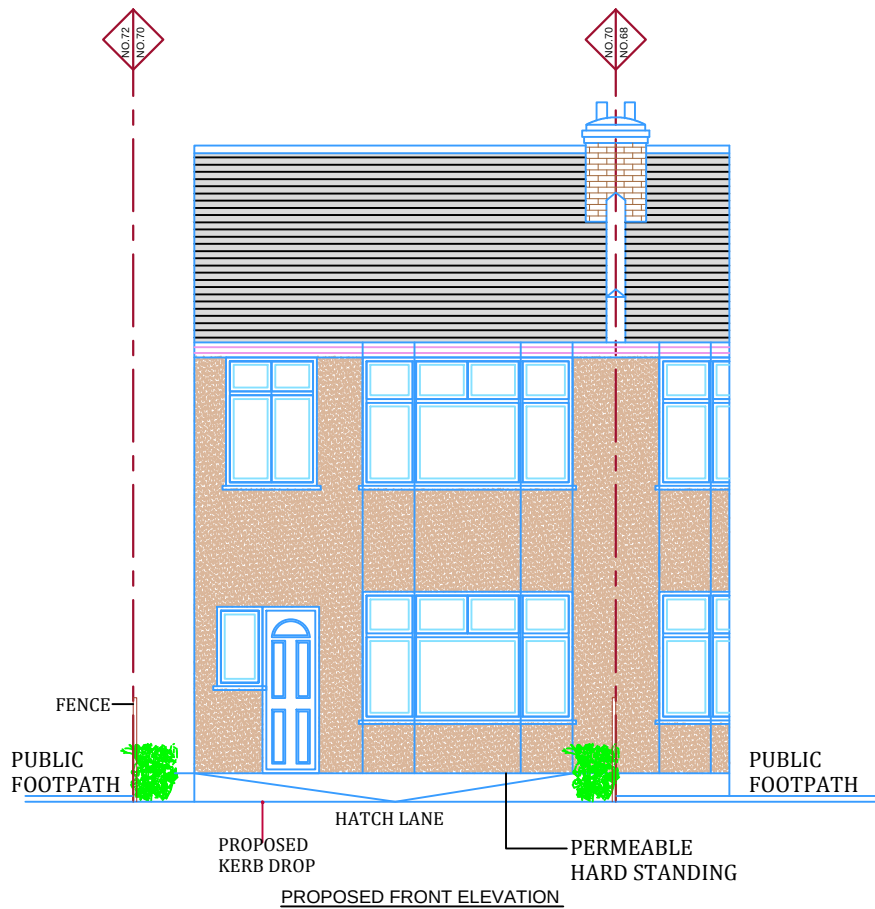
Issue	Notes	Drawn	Date
Express Plans Suite 12, 29 Belmont Road, Uxbrdge, UB8 1QS Tel: 07375 455206 Email: info@expressplans.co.uk Client Mr&Mrs. Tariq 70 Hatch Lane Harmondsworth UB7 0BA Drawing Title PROPOSED GROUND FLOOR PLAN Scale 1:100 Date 09/12/20 Checked AZ Drawn By AZ Drawing Number D02 Revision			

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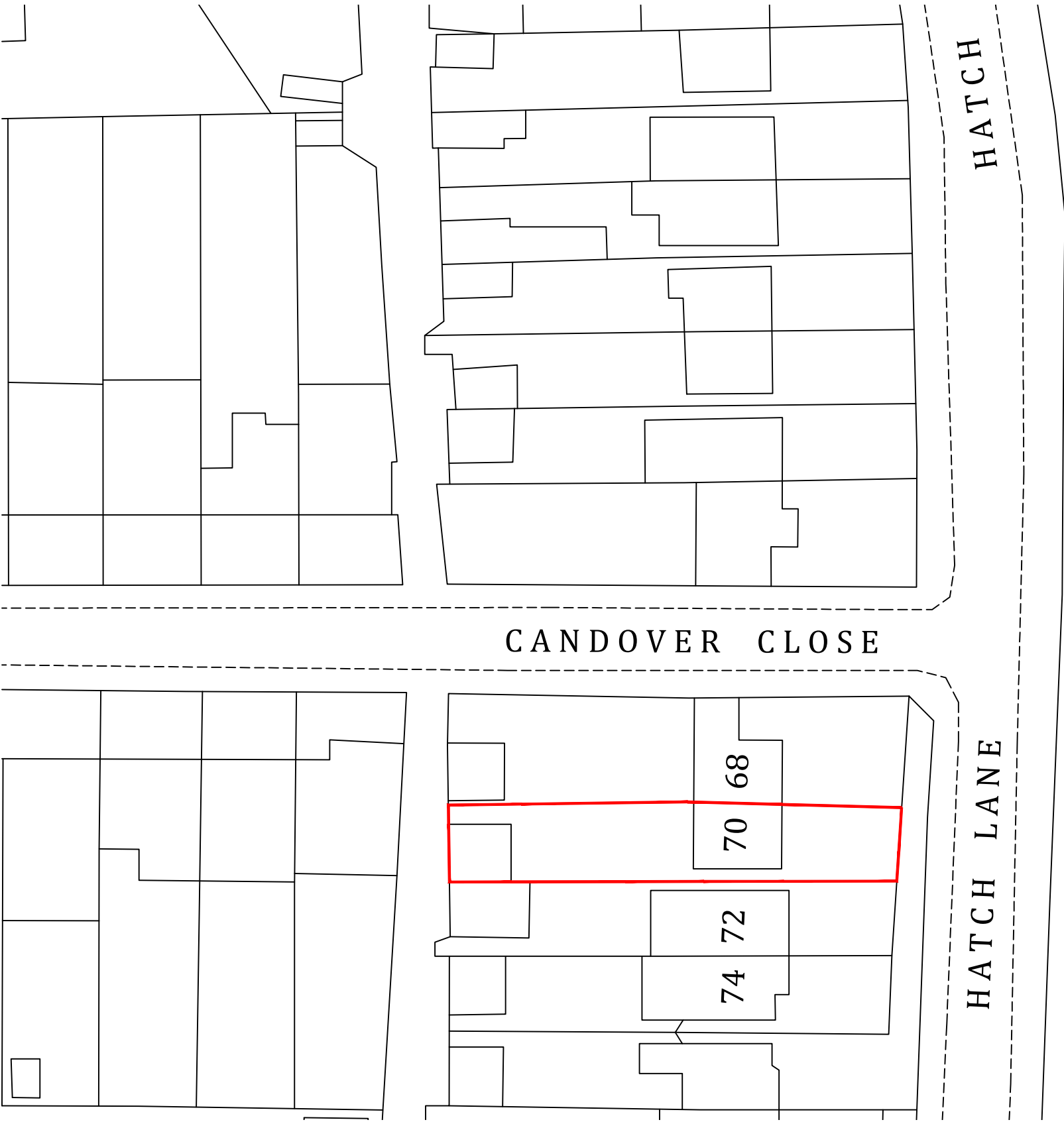


Issue	Notes	Drawn	Date
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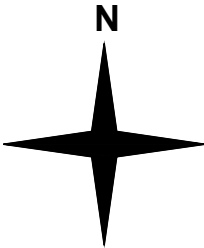
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Express Plans Suite 12, 29 Belmont Road, Uxbrdge, UB8 1QS Tel: 07375 455206 Email: info@expressplans.co.uk Client Mr&Mrs. Tariq 70 Hatch Lane Harmondsworth UB7 0BA Drawing Title PROPOSED ELEVATIONS			
Scale 1:100	Date 09/12/20	Checked AZ	Drawn By AZ
Drawing Number D04			Revision



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CANDOVER CLOSE

HATCH

HATCH LANE

68

70

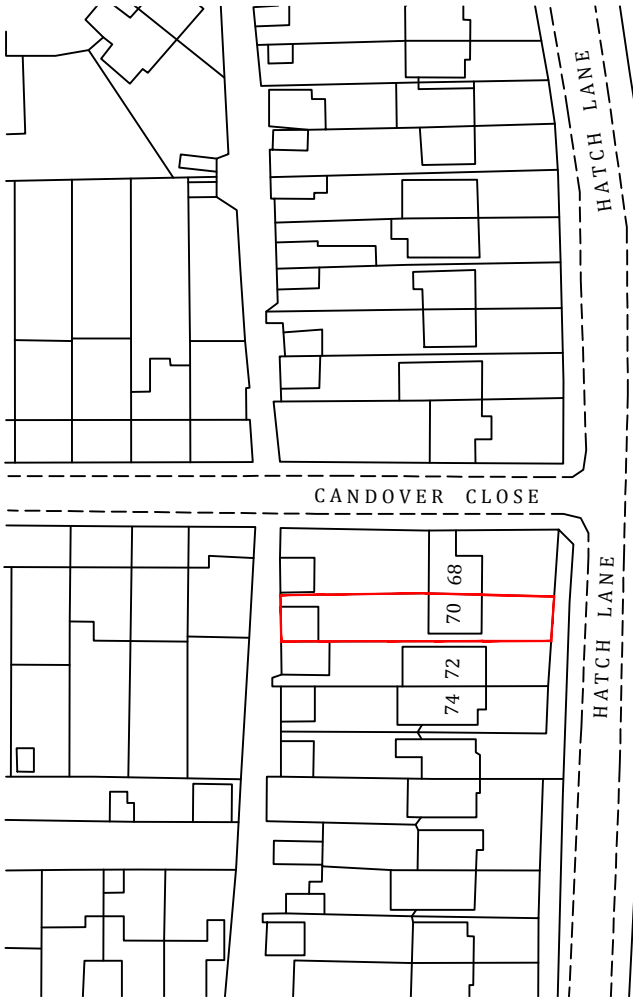
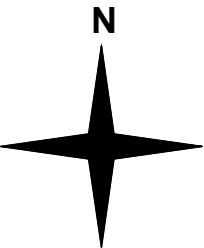
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Issue	Notes	Drawn	Date								
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Scale 1:500	Date 09/12/20	Checked AZ	Drawn By AZ								
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Client Mr&Mrs. Tariq 70 Hatch Lane Harmondsworth UB7 0BA			
Drawing Title SITE PLAN			
Scale 1:1250	Date 09/12/20	Checked AZ	Drawn By AZ
Drawing Number D06			Revision