



Mr R Dhingra
Art Consultants (Uk) Ltd
113
Long Lane
Stanwell
TW19 7AL

Application Ref: 46309/APP/2023/1753

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

GRANT 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 **GRANTS** permission for the following:

Description of development:

Erection of a 2-bedroom end-of-terrace dwelling and single storey rear extension to existing dwelling.

Location of development: 24 Wheatley Crescent Hayes

Date of application: 7th July 2023

Plan Numbers: See attached Schedule of plans

Permission is subject to the condition(s) listed on the attached schedule:-

R Schin

Head of Development Management and Building Control

Date: 13 October 2023

- NOTES:
- (i) Please also see the informatives included in the Schedule of Conditions.
 - (ii) Should you wish to appeal against any of the conditions please read the attached sheet which explains the procedure.
 - (iii) This decision does not convey any approval or consent which may be required under any by-laws, building regulations or under any Act other than the Town and Country Planning Act 1990 (as amended).

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

GRANT OF PLANNING PERMISSION

Application Ref: 46309/APP/2023/1753

SCHEDULE OF CONDITIONS

- 1 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 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:

ART/2023/NH24WC/PE Rev B, ART/2023/NH24WC/PL Rev C, ART/2023/NH24WC/SPLP Rev B and ART/2023/NH24WC/SP REV C.

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

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan Part 1 (2012), Part 2 (2020) and the London Plan (2016).

- 3 No development shall take place until plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and known datum point. Thereafter the development shall not be carried out other than in accordance with the approved details.

REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020) and to ensure surface water drainage can be adequately addressed in accordance with policy DME19 of the Hillingdon Local Plan Part 2 (2020).

- 4 No aboveground works shall take place until details of all materials and external surfaces, have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

Details should include information relating to make, product/type, colour and photographs/images.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

- 5 No site clearance or construction work shall take place until the details have been submitted to, and approved in writing by, the Local Planning Authority with respect to:

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.

2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning

Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority. Such fencing should be a minimum height of 1.5 metres.

Thereafter, the development shall be implemented in accordance with the approved details.

The fencing shall be retained in position until development is completed.

The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

2.a There shall be no changes in ground levels;

2.b No materials or plant shall be stored;

2.c No buildings or temporary buildings shall be erected or stationed.

2.d No materials or waste shall be burnt; and.

2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

3. Where the arboricultural method statement recommends that the tree protection measures for a site will be monitored and supervised by an arboricultural consultant at key stages of the development, records of the site inspections / meetings shall be submitted to the Local Planning Authority.

REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy DMHB 14 of the Hillingdon Local Plan Part 2 (2020).

6 No above ground works shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping

1.a Planting plans (at not less than a scale of 1:100),

1.b Written specification of planting and cultivation works to be undertaken,

1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

2. Details of Hard Landscaping

2.a Refuse Storage

2.b Secure and enclosed cycle storage facilities for the proposed and retained dwelling

2.c Means of enclosure/boundary treatments

2.d Car Parking Layouts

2.e Hard Surfacing Materials

2.f External Lighting

2.g Other structures (such as play equipment and furniture)

3. Details of Landscape Maintenance

3.a Landscape Maintenance Schedule for a minimum period of 5 years.

3.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

4. Schedule for Implementation

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality

and provide adequate facilities in compliance with policies DMHB 11, DMHB 12, DMHB 14, DMEI 1 and DMT 2 of the Hillingdon Local Plan Part 2 (2020) and the London Plan (2021).

- 7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (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.

REASON

To prevent overlooking to adjoining properties in accordance with policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

- 8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order revoking and re-enacting that Order with or without modification); no garage(s), shed(s) or other outbuilding(s), nor extension or roof alteration to the dwellinghouse shall be erected without the grant of further specific permission from the Local Planning Authority.

REASON

To protect the character and appearance of the area and amenity of residential occupiers in accordance with policies DMHB 11 and DMHD 2 of the Hillingdon Local Plan Part 2 (2020).

- 9 Prior to the above ground works commencing, details of step free access to the proposed dwelling via all points of entry and exit shall be submitted to, and approved in writing, by the Local Planning Authority. Thereafter the approved development shall be carried out in accordance with the submitted details and maintained throughout the lifetime of the development.

REASON

To ensure that the proposed dwelling is accessible for all and an appropriate standard of housing stock is provided, in accordance with Policy D7 of the London Plan (2021).

- 10 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.

- 11 Prior to the commencement of above ground works, a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how the approved development will incorporate sustainable urban drainage (SuDs) in accordance with the hierarchy set out in Policy 5.13 of the London Plan and will:

i. provide information on all SuDs features including the method employed to delay and control the surface water discharged from the site and:

ii. provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime. Including appropriate details of Inspection regimes, appropriate performance specification.

The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:

iii. provide details of water collection facilities to capture excess rainwater; and how water usage will be reduced in the development.

Thereafter the development shall be implemented and retained/maintained in accordance with these details for as long as the development remains in existence.

REASON

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding and is to be handled as close to its source as possible and Conserve water supplies in compliance with: Hillingdon Local Plan: Part 1- Strategic Policies Policy EM6 Flood Risk Management in (2012), Hillingdon Local Plan Part 2 Development Management Policies Policy DMEI 10 Water Management, Efficiency and Quality (2020), as well as relevant SuDs guidance contained within the London Plan (2021) and NPPF (2021).

- 12 The first floor window side elevation window shall be glazed with permanently obscured glass to at least scale 4 on the Pilkington scale and be 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 and to protect the amenities of future residents in accordance with policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan Part 2 (2020).

- 13 No development above ground level shall take place until a sustainability and energy statement has been submitted to and approved in writing by the Local Planning Authority. The sustainability and energy statement shall demonstrate how a 10% reduction in carbon dioxide emissions beyond Building Regulations requirement Part L 2013 (TER Baseline) has been achieved including full technology specifications and locations. Thereafter, the development shall be carried out in accordance with the approved details.

REASON

To ensure the development contributes to minimising the effects of, and can adapt to a changing climate in accordance with Policies DMEI 2 and DMEI 10 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and Policy SI 2 of the London Plan (2021).

INFORMATIVES

- 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 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.
- 3 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then the validity of this planning permission may be challengeable by third parties.
- 4 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 Residents Services

Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

- 5 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.
- 6 Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance' The Control of dust and emissions from construction and demolition.

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

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

- 7 The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

For Private Roads: Care should be taken during the building works hereby approved to ensure no damage occurs to the verge of footpaths on private roads during construction. Vehicles delivering materials to this development shall not override or cause damage to a private road and where possible alternative routes should be taken to avoid private roads. The applicant may be required to make good any damage caused.

- 8 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 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, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.
- 9 Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), this development is liable to pay the London Borough of Hillingdon Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). This will be calculated in accordance with the London Borough of Hillingdon CIL Charging Schedule 2014 and the Mayor of London's CIL Charging Schedule 2012. Before commencement of works the development parties must notify the London Borough of Hillingdon of the commencement date for the

construction works (by submitting a Commencement Notice) and assume liability to pay CIL (by submitting an Assumption of Liability Notice) to the Council at planning@hillingdon.gov.uk. The Council will then issue a Demand Notice setting out the date and the amount of CIL that is payable. Failure to submit a valid Assumption of Liability Notice and Commencement Notice prior to commencement of the development may result in surcharges being imposed. The above forms can be found on the planning portal at: www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

Pre-Commencement Conditions: These conditions are important from a CIL liability perspective as a scheme will not become CIL liable until all of the pre-commencement conditions have been discharged/complied with.

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

Part 1 Policies

PT1.BE1 (2012) Built Environment

Part 2 Policies

DMH 2 Housing Mix

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 2 Highways Impacts

DMT 6 Vehicle Parking

LPP D3 (2021) Optimising site capacity through the design-led approach

LPP D4 (2021) Delivering good design

LPP D5 (2021) Inclusive design

LPP D6 (2021) Housing quality and standards

LPP D7 (2021) Accessible housing

LPP T6.1 (2021) Residential parking

LPP T4 (2021) Assessing and mitigating transport impacts

NPPF11 NPPF 2021 - Making effective use of land

END OF SCHEDULE

Address:

Development Management
Directorate of Place
Hillingdon Council
3 North, Civic Centre, High Street, Uxbridge UB8 1UW
www.hillingdon.gov.uk

GRANT OF PLANNING PERMISSION

Application Ref: 46309/APP/2023/1753

SCHEDULE OF PLANS

ART/2023/NH24WC/SP REV C - received 21 Sep 2023

ART/2023/NH24WC/SPLP Rev B - received 21 Sep 2023

ART/2023/NH24WC/PL Rev C - received 21 Sep 2023

ART/2023/NH24WC/PE Rev B - received 21 Sep 2023

Design and Access - received 16 Jun 2023

RIGHTS OF APPLICANTS AGGRIEVED BY DECISION OF LOCAL PLANNING AUTHORITY

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

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.

If you want to appeal, then you must do so within six months of the date of this notice, 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 (Tel 0117 372 8424) Appeal forms can be downloaded from the Planning Inspectorate website at www.Planning-inspectorate.gov.uk

If you intend to submit an appeal that you would like examined by inquiry 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 inless there are special circumstances, which excuse the delay in giving notice of an 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 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 officer 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 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 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.	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 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: 24 WHEATLEY CRESCENT HAYES

Development: Erection of a 2-bedroom end-of-terrace dwelling and single storey rear extension to existing dwelling.

LBH Ref Nos: **46309/APP/2023/1753**

Drawing Nos: ART/2023/NH24WC/SP REV C
ART/2023/NH24WC/SPLP Rev B
Design and Access
ART/2023/NH24WC/PE Rev B
ART/2023/NH24WC/PL Rev C

Date Plans received: 07-07-23 **Date(s) of Amendments(s):** 16-06-23

Date Application valid 07-07-23

1. SUMMARY

Planning permission has been sought to erect a two storey side extension to facilitate an end of terrace, 2 bedroom dwelling, as well as a single storey rear extension.

Overall, it is considered that the proposed development would cause no material harm to neighbouring amenities or the local highways network, subject to conditions. Furthermore the scheme would have an acceptable relationship in terms of the character and appearance of the area and would provide adequate living accommodation, amenity space and parking provision for its future occupiers. For these reasons it is considered that the proposal is acceptable (subject to conditions).

A detailed assessment of the proposals acceptability has been carried out below.

2. RECOMMENDATION

APPROVAL subject to the following:

1. RES3 Time Limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990

2. RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:

ART/2023/NH24WC/PE Rev B, ART/2023/NH24WC/PL Rev C, ART/2023/NH24WC/SPLP Rev B and ART/2023/NH24WC/SP REV C.

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

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan Part 1 (2012), Part 2 (2020) and the London Plan (2016).

3. RES6 Levels

No development shall take place until plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and known datum point. Thereafter the development shall not be carried out other than in accordance with the approved details.

REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020) and to ensure surface water drainage can be adequately addressed in accordance with policy DME19 of the Hillingdon Local Plan Part 2 (2020).

4. RES7 Materials (Submission)

No aboveground works shall take place until details of all materials and external surfaces, have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

Details should include information relating to make, product/type, colour and photographs/images.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

5. RES8 Tree Protection

No site clearance or construction work shall take place until the details have been submitted to, and approved in writing by, the Local Planning Authority with respect to:

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.
2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local

Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority. Such fencing should be a minimum height of 1.5 metres.

Thereafter, the development shall be implemented in accordance with the approved details.

The fencing shall be retained in position until development is completed.

The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

2.a There shall be no changes in ground levels;

2.b No materials or plant shall be stored;

2.c No buildings or temporary buildings shall be erected or stationed.

2.d No materials or waste shall be burnt; and.

2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

3. Where the arboricultural method statement recommends that the tree protection measures for a site will be monitored and supervised by an arboricultural consultant at key stages of the development, records of the site inspections / meetings shall be submitted to the Local Planning Authority.

REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy DMHB 14 of the Hillingdon Local Plan Part 2 (2020).

6. RES9 Landscaping (car parking & refuse/cycle storage)

No above ground works shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping

1.a Planting plans (at not less than a scale of 1:100),

1.b Written specification of planting and cultivation works to be undertaken,

1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

2. Details of Hard Landscaping

2.a Refuse Storage

2.b Secure and enclosed cycle storage facilities for the proposed and retained dwelling

2.c Means of enclosure/boundary treatments

2.d Car Parking Layouts

2.e Hard Surfacing Materials

2.f External Lighting

2.g Other structures (such as play equipment and furniture)

3. Details of Landscape Maintenance

3.a Landscape Maintenance Schedule for a minimum period of 5 years.

3.b Proposals for the replacement of any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

4. Schedule for Implementation

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies DMHB 11, DMHB 12, DMHB 14, DMEI 1 and DMT 2 of the Hillingdon Local Plan Part 2 (2020) and the London Plan (2021).

7. RES12 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (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.

REASON

To prevent overlooking to adjoining properties in accordance with policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

8. RES14 Outbuildings, extensions and roof alterations

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order revoking and re-enacting that Order with or without modification); no garage(s), shed(s) or other outbuilding(s), nor extension or roof alteration to the dwellinghouse shall be erected without the grant of further specific permission from the Local Planning Authority.

REASON

To protect the character and appearance of the area and amenity of residential occupiers in accordance with policies DMHB 11 and DMHD 2 of the Hillingdon Local Plan Part 2 (2020).

9. NONSC Non Standard Condition

Prior to the above ground works commencing, details of step free access to the proposed dwelling via all points of entry and exit shall be submitted to, and approved in writing, by the Local Planning Authority. Thereafter the approved development shall be carried out in accordance with the submitted details and maintained throughout the lifetime of the development.

REASON

To ensure that the proposed dwelling is accessible for all and an appropriate standard of housing stock is provided, in accordance with Policy D7 of the London Plan (2021).

10. NONSC Non Standard Condition

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.

11. SUS5 Sustainable Urban Drainage

Prior to the commencement of above ground works, a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how the approved development will incorporate sustainable urban drainage (SuDs) in accordance with the hierarchy set out in Policy 5.13 of the London Plan and will:

- i. provide information on all SuDs features including the method employed to delay and control the surface water discharged from the site and:
 - ii. provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime. Including appropriate details of Inspection regimes, appropriate performance specification.
The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:
 - iii. provide details of water collection facilities to capture excess rainwater; and how water usage will be reduced in the development.
- Thereafter the development shall be implemented and retained/maintained in accordance with these details for as long as the development remains in existence.

REASON

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding and is to be handled as close to its source as possible and Conserve water supplies in compliance with: Hillingdon Local Plan: Part 1- Strategic Policies Policy EM6 Flood Risk Management in (2012), Hillingdon Local Plan Part 2 Development Management Policies Policy DMEI 10 Water Management, Efficiency and Quality (2020), as well as relevant SuDs guidance contained within the London Plan (2021) and NPPF (2021).

12. RES13 Obscure Glazing

The first floor window side elevation window shall be glazed with permanently obscured glass to at least scale 4 on the Pilkington scale and be 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 and to protect the amenities of future residents in accordance with policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan Part 2 (2020).

13. COM10 Energy

No development above ground level shall take place until a sustainability and energy statement has been submitted to and approved in writing by the Local Planning Authority. The sustainability and energy statement shall demonstrate how a 10% reduction in carbon dioxide emissions beyond Building Regulations requirement Part L 2013 (TER Baseline) has been achieved including full technology specifications and locations. Thereafter, the development shall be carried out in accordance with the approved details.

REASON

To ensure the development contributes to minimising the effects of, and can adapt to a changing climate in accordance with Policies DMEI 2 and DMEI 10 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and Policy SI 2 of the London Plan (2021).

INFORMATIVES

1. I52 Compulsory Informative (1)

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

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

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

3. I2 Encroachment

You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then the validity of this planning permission may be challengeable by third parties.

4. I5 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 Residents Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

5. I6 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.

6. I15 Control of Environmental Nuisance from Construction Work

Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.

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

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

7. I47 Damage to Verge - For Council Roads:

The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

For Private Roads: Care should be taken during the building works hereby approved to ensure no damage occurs to the verge of footpaths on private roads during construction. Vehicles delivering materials to this development shall not override or cause damage to a private road and where possible alternative routes should be taken to avoid private roads. The applicant may be required to make good any damage caused.

8. I70 LBH worked applicant in a positive & proactive (Granting)

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 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, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

9. 173 Community Infrastructure Levy (CIL) (Granting Consent)

Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), this development is liable to pay the London Borough of Hillingdon Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). This will be calculated in accordance with the London Borough of Hillingdon CIL Charging Schedule 2014 and the Mayor of London's CIL Charging Schedule 2012. Before commencement of works the development parties must notify the London Borough of Hillingdon of the commencement date for the construction works (by submitting a Commencement Notice) and assume liability to pay CIL (by submitting an Assumption of Liability Notice) to the Council at planning@hillingdon.gov.uk. The Council will then issue a Demand Notice setting out the date and the amount of CIL that is payable. Failure to submit a valid Assumption of Liability Notice and Commencement Notice prior to commencement of the development may result in surcharges being imposed. The above forms can be found on the planning portal at: www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

Pre-Commencement Conditions: These conditions are important from a CIL liability perspective as a scheme will not become CIL liable until all of the pre-commencement conditions have been discharged/complied with.

I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

DMH 2	Housing Mix
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 2	Highways Impacts
DMT 6	Vehicle Parking
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D4	(2021) Delivering good design

LPP D5	(2021) Inclusive design
LPP D6	(2021) Housing quality and standards
LPP D7	(2021) Accessible housing
LPP T6.1	(2021) Residential parking
LPP T4	(2021) Assessing and mitigating transport impacts
NPPF11	NPPF 2021 - Making effective use of land
NPPF12	NPPF 2021 - Achieving well-designed places

3. CONSIDERATIONS

3.1 Site and Locality

The application site is a two storey terraced dwelling on the east side of Wheatley Crescent, just south of the junction with Hemmen Lane. The site benefits from a large plot width, with the front part soft and part hard landscaped providing parking provision for 3 off road parking spaces.

The surrounding area is residential in character and appearance. The site is not located within a conservation area is not listed and there are no TPOs on site.

3.2 Proposed Scheme

Planning permission is sought for the erection of a 2-bedroom end-of-terrace dwelling and single storey rear extension to existing dwelling, a two storey side extension and rear extension.

3.3 Relevant Planning History

46309/APP/2023/616 24 WHEATLEY CRESCENT HAYES

Erection of double storey side and single storey wraparound (rear and side) extensions

Decision: 04-05-2023 Approval

46309/PRC/2022/243 24 WHEATLEY CRESCENT HAYES

Erection of a detached 2 bedroom dwelling house.

Decision: 14-02-2023 Objection

46309/APP/2022/2798 24 WHEATLEY CRESCENT HAYES

Conversion of roof space to habitable use to include 3 front roof lights and conversion of roof from hip to gable end. Erection of front porch (Application for a Certificate of Lawful Development for a Proposed Development)

Decision: 03-11-2022 Approval

46309/APP/2022/2800 24 WHEATLEY CRESCENT HAYES

Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.00 metres, for which the maximum height would be 3.15 metres, and for which the height of the eaves would be 3.00 metres

Decision: 20-10-2022 Prior Approval
N/Req

46309/91/1376 24 WHEATLEY CRESCENT HAYES

Erection of a first-floor side extension, single-storey rear extension and front porch

Decision: 18-10-1991 Approval

69798/APP/2014/508 LAND ADJACENT TO 24 WHEATLEY CRESCENT HAYES

Two storey, 2-bed, detached dwelling with associated parking and amenity space involving installation of vehicular crossover to front

Decision: 01-05-2014 Refusal

Comment on Planning History

Relevant history attached.

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

EXTERNAL CONSULTEE COMMENTS

35 neighbours were directly notified of the proposed development on 07-08-23. During the 21 day consultation period. 1 letter of objection was received. The objection is set out below:

- New house will result in additional parking stress.

Officer comment: This is discussed in the section labelled traffic impact below.

INTERNAL CONSULTEE COMMENTS

Access Officer:

This proposal for a new end of terrace 2-bedroom dwelling raises the following accessibility concerns. The 2021 London Plan and its contained policy D7 requires all new housing, as a minimum standard, to be designed and constructed as accessible and adaptable in accordance with M4(2) as set out in Approved Document M to the Building Regulations (2015 edition). 1. Step free access via the principal private entrance, and all other points of entry and exit, should be clearly shown on plan. 2. The technical standards set out in M4(2) require a bathroom on the same floor as a double bedroom to include a WC, basin and a bathtub. The first-floor plan should be

redesigned to incorporate a bathroom that is capable of achieving a 1500mm diameter turning circle with the bathtub in situ or removed. 3. The plans need to be amended to align with all other M4(2) technical specifications (as relevant), set out in Approved Document M to the Building Regulations (2015 edition). CONCLUSION: unacceptable. Revised plans which demonstrate that the prescribed standards referred to above can be successfully incorporated should be reviewed as a prerequisite to any approval.

Highways Officer:

I refer to the above planning application ref 46309/APP/2023/1753 which was received on 16 June 2023, previous pre-application 46309/PRC/2023/243 and the highway response to the pre-application dated 18/01/2023 which concluded 'Should an application be received the Highway Authority would require that the dimensions of parking spaces, carriageway and footway widths, pedestrian visibility splays and cycle bays and refuse collection and storage points etc should be shown and annotated on the deposited plans'

Site Description

The site is located on a Wheatley Crescent, a narrow residential road with a 30mph speed limit, characterised by multiple dropped kerbs restricting on-street parking facilities.

The site is located in an area with a PTAL ranking of 1b indicating that the proposal would be located in an area with low access to public transport which would require residents of the proposed development to make most trips to and from the site in a private motor car which fails to comply with the Mayor's Transport Strategy which aims to encourage people to walk, cycle and use public transport as an alternative.

Access and Car and Cycle Parking

The application proposes to provide an attached two-bed dwelling with access to the site being gained from Wheatley Crescent over the existing vehicle crossover. The proposed dwelling will require up to 1.5no. spaces to concur with the published London Plan 2021 Table 10.3 - Maximum Residential Parking Standard. Drawing ART/2022/PRE24WC/SP titled Proposed Site Plan shows 1no. parking space which will be acceptable, however, the application proposes to provide cycle parking in the rear garden with access being gained through a narrow side gate which, as detailed in the pre-application highway response, will not be wide enough to accommodate a cyclist wheeling a cycle, and therefore the cycle store should be moved to the front driveway which may require slight relocation of the proposed parking space. Revised drawings will be required.

The proposed parking for the new dwelling will displace parking for the existing dwelling which will be relocated to the frontage of the existing dwelling. The applicant will therefore be required to provide vehicle crossovers which should concur with London Borough of Hillingdon's Domestic Vehicle Footway Crossover Policy (2022) and would need to be constructed under S184 Highways Act 1980 at the applicant's/developer's expense.

Electric Vehicle Charging Points (EVCP's)

The published London Plan (2021) requires that 1no. EVCP is provided for the proposed parking. An ECVP has been provided, however, a suitable condition should be applied to secure retention.

Recommendation

There are highway objections to this proposal but the Highway Authority would be prepared to revise this decision subject to the applicant submitting to the Council revised drawings showing

acceptable access for cycles to the proposed dwelling and vehicle crossovers for the existing dwelling.

Officer Response:

In the event, appropriate conditions detailing step free access would be added to secure sufficient details.

Amended plans have been received to address the issue with cycle storage and the first floor bathroom, removing the bathtub. .

All representations received during the process of the application have been taken into consideration in the application's determination. Issues regarding the impact on the character and appearance of the area, highways network and accessibility have been addressed further on in the report.

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 2	Housing Mix
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 2	Highways Impacts
DMT 6	Vehicle Parking
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D4	(2021) Delivering good design
LPP D5	(2021) Inclusive design
LPP D6	(2021) Housing quality and standards
LPP D7	(2021) Accessible housing
LPP T6.1	(2021) Residential parking
LPP T4	(2021) Assessing and mitigating transport impacts
NPPF11	NPPF 2021 - Making effective use of land

In addition: 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)
 West London Waste Plan (2015)
 The London Plan (2021)

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

7. MAIN PLANNING ISSUES

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

Local Plan Policy DMHB 11 sets out design guidance for all new development in the borough. Part B of the policy states 'development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space'.

Guidance for Policy DMHB 11 states 'The Council will aim to ensure that there is sufficient privacy for residents and it will resist proposals where there is an unreasonable level of overlooking between habitable rooms of adjacent residential properties, schools or onto private open spaces. A minimum of 21 metres separation distance between windows of habitable rooms will be required to maintain levels of privacy and to prevent the possibility of overlooking. In some locations where there is a significant difference in ground levels between dwellings, a greater separation distance may be necessary'.

Guidance for Policy DMHB 11 also states 'For the purposes of this policy, outlook is defined as the visual amenity enjoyed by occupants when looking out of their windows or from their garden. The Council will expect new development proposals to carefully consider layout and massing in order to ensure development does not result in an increased sense of enclosure and loss of outlook. Single aspect dwellings should be avoided'.

Paragraph 130 (f) of the NPPF (2021) states that new development should seek to 'create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience'.

The proposal would see the erection of a two storey end of terrace building adjoining the property 24 Wheatley Crescent. The proposal would be offset from the boundary, retaining over 1m gap to the front, with a greater gap as moving down the plot, due to the angling of the site.

All windows on the side elevation would be obscure glazed, fixed shut 1.7m from the ground floor level. This would mitigate overlooking issues which may arise from the proposal. The first floor rear extension on the new dwelling has been shown to not impede on the 45 degree sight line from the closest habitable property.

The single storey rear extension would be 3.6m and meet the requirements in height and depth of Policy DMHD1, which seeks to protect the residential amenity of neighbouring occupiers.

Whilst there are side windows on 24a Wheatley Crescent, there is a significant distance between the two properties and they would not serve primary habitable rooms.

Taking into consideration the above the proposed development is considered to have an acceptable impact on the amenities of neighbouring dwellings and to be in compliance with the mentioned planning policies and guidance.

A condition would be added to ensure that additions could not be added under permitted development rights that would have an impact on neighbour amenity.

7.2 Impact on Street Scene

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that all new developments should achieve a high quality of design in all new buildings and the public realm contributes to community cohesion and a sense of place.

Local Plan Policy DMHB 11 states: 'A) 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'.

Policy DMHB 12 advises that development should be well integrated with the surrounding area. It should ensure public realm design takes account of the established townscape character and quality of the surrounding area.

Policy DMHB 14 advises that all development will be expected to retain or enhance existing landscaping, trees, biodiversity or other features of merit.

Paragraph 130 of the NPPF(2021) states:

'Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and

landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.'

The proposed rear extension would not be visible from the street scene and have no impact on views from the public realm.

The two storey dwelling would follow on the existing terraced form, with amended plans showing it pulled forward to match the existing building line with the adjoining properties. The fenestration and roof form would match the existing terraced houses, appearing congruent with the rhythm of the row and within the wider street scene.

Whilst there would be an erosion of a large visual gap, there would still be a visual gap retained of over a metre, compliant with Local Planning Policy.

Conditions placed on the previous permission will be added to ensure that materials and landscaping are visually appropriate for the site and surrounding area.

Taking into consideration the above, it is considered that the proposal would respect the character and appearance of the surrounding area in compliance with Policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies and Policies DMHB 11, DMHB 12 and DMHB 14 of the Local Plan: Part Two - Development Management Policies (2020), as well as relevant design guidance contained within the London Plan (2021) and NPPF (2021).

7.3 Traffic Impact/Pedestrian Safety

Policy DMT 2 states 'Development proposals must ensure that: i) safe and efficient vehicular access to the highway network is provided to the Council's standards; ii) they do not contribute to the deterioration of air quality, noise or local amenity or safety of all road users and residents; iii) safe, secure and convenient access and facilities for cyclists and pedestrian are satisfactorily accommodated in the design of highway and traffic management schemes; iv) impacts on local amenity and congestion are minimised by routing through traffic by the most direct means to the strategic road network, avoiding local distributor and access roads; and v) there are suitable mitigation measures to address any traffic impacts in terms of capacity and functions of existing and committed roads, including along roads or through junctions which are at capacity.'

Policy DMT 6 states 'Development proposals must comply with the parking standards outlined in Appendix C Table 1 in order to facilitate sustainable development and address issues relating to congestion and amenity. The Council may agree to vary these requirements when: i) the variance would not lead to a deleterious impact on street parking provision, congestion or local amenity.'

Similarly the London Plan (2021) seeks to provide adequate parking for new residential development and to avoid harm to highways networks.

The Borough's Highways Officer was consulted on the proposed development and provided the following comments:

'The site is located on a Wheatley Crescent, a narrow residential road with a 30mph speed limit, characterised by multiple dropped kerbs restricting on-street parking facilities.

The site is located in an area with a PTAL ranking of 1b indicating that the proposal would be located in an area with low access to public transport which would require residents of the proposed development to make most trips to and from the site in a private motor car which fails to comply with the Mayor's Transport Strategy which aims to encourage people to walk, cycle and use public transport as an alternative.

Access and Car and Cycle Parking

The application proposes to provide an attached two-bed dwelling with access to the site being gained from Wheatley Crescent over the existing vehicle crossover. The proposed dwelling will require up to 1.5no. spaces to concur with the published London Plan 2021 Table 10.3 - Maximum Residential Parking Standard. Drawing ART/2022/PRE24WC/SP titled Proposed Site Plan shows 1no. parking space which will be acceptable, however, the application proposes to provide cycle parking in the rear garden with access being gained through a narrow side gate which, as detailed in the pre-application highway response, will not be wide enough to accommodate a cyclist wheeling a cycle, and therefore the cycle store should be moved to the front driveway which may require slight relocation of the proposed parking space. Revised drawings will be required.

The proposed parking for the new dwelling will displace parking for the existing dwelling which will be relocated to the frontage of the existing dwelling. The applicant will therefore be required to provide vehicle crossovers which should concur with London Borough of Hillingdon's Domestic Vehicle Footway Crossover Policy (2022) and would need to be constructed under S184 Highways Act 1980 at the applicant's/developer's expense.

Electric Vehicle Charging Points (EVCP's)

The published London Plan (2021) requires that 1no. EVCP is provided for the proposed parking. An ECVP has been provided, however, a suitable condition should be applied to secure retention.

Recommendation

There are highway objections to this proposal but the Highway Authority would be prepared to revise this decision subject to the applicant submitting to the Council revised drawings showing acceptable access for cycles to the proposed dwelling and vehicle crossovers for the existing dwelling.'

Since the comments, the plans have been revised, with the cycle storage moved to the front. In terms of the crossover, this can be secured through a condition in the event of an approval.

Taking into consideration the above it is considered that the proposed development would have an acceptable impact on the highways network. The recommended conditions have been added to the decision notice.

7.4 Carparking & Layout

See above.

7.5 Urban Design, Access and Security Considerations

INTERNAL ACCOMMODATION

Policy D6 of the London Plan (2021) requires that 79sqm of internal floor space be provided for 2bed, 4 person properties set over 2 floors. The proposed dwelling would provide over 79sqm of internal floor space for its new residents and would therefore comply with the mentioned policy and

space standards. Each habitable room would have access to light and outlook. Ceiling heights would comply with policy. Off street parking and garden spaces would be provided for new residents. Overall it is considered that the new dwelling would provide a high standard of amenity and living accommodation for their future occupants.

EXTERNAL ACCOMMODATION

Policy DMHB 18 of the Local Plan (2020) states that new residential developments should provide an adequate level of private amenity space for occupiers that is good quality and usable. 2 bedroom properties are required to provide 60sqm of amenity space. The proposed dwelling and existing dwelling would both have over 60sqm of amenity space each. Overall it is therefore considered that all dwellings associated with the proposed development would have adequate external private amenity space.

ACCESSIBILITY

The conditions mentioned by the Access Officer have been added to the decision notice and would ensure that the proposal accords with Policy D7 of the London Plan (2021).

7.6 Other Issues

PRINCIPLE OF THE DEVELOPMENT

The London Plan (2021) provides guidance on how applications for development on garden land should be treated within the London Region. The thrust of the guidance is that back gardens can contribute to the objectives of a significant number of London Plan policies and these matters should be taken into account when considering the principle of such developments. Policy D4 of the London Plan supports development plan-led presumptions against development on back gardens where locally justified by a sound local evidence base.

The Mayor's Housing Supplementary Planning Guidance, also provides further guidance on the interpretation of existing policies within the London Plan as regards garden development. Paragraph 1.2.44 advises that when considering proposals which involve the loss of gardens, regard should be taken of the degree to which gardens contribute to defining local context and character (Policy D4 and D6), especially in outer London where gardens are often a key component of an area's character. The contribution gardens make towards biodiversity also needs to be considered as does their role in mitigating flood risk.

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic policies states that a high quality design should be achieved in all new buildings, alterations and extensions, and states that schemes should not result in the inappropriate development of gardens and green spaces that erode the character and biodiversity of suburban areas.

The principle of the development has been established by the extant permission.

HOUSING MIX

1 additional family sized dwelling will make a contribution to the Borough's housing stock of family accommodation. such development is supported by the Local Plan, London Plan and NPPF.

DRAINAGE

The proposed development site is not located in Flood Zones 2 or 3. Nor is it located within a critical

drainage area or an area known for surface water flooding. A condition has been added requiring a drainage management plan for the site. The plan will ensure that appropriate and sufficient drainage is provided for the new dwelling.

ENERGY

Policy SI 2 of the London Plan (2021) states residential development should achieve at least a 10% improvement beyond Building Regulations 2013.

Policy DMEI 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) requires all developments to make the fullest contribution to minimising carbon dioxide emissions in accordance with the 2016 London Plan targets.

A condition would secure the submission of an Energy and Sustainability Statement to demonstrate that the proposed development would achieve at least a 10% improvement beyond Building Regulations 2013.

CIL

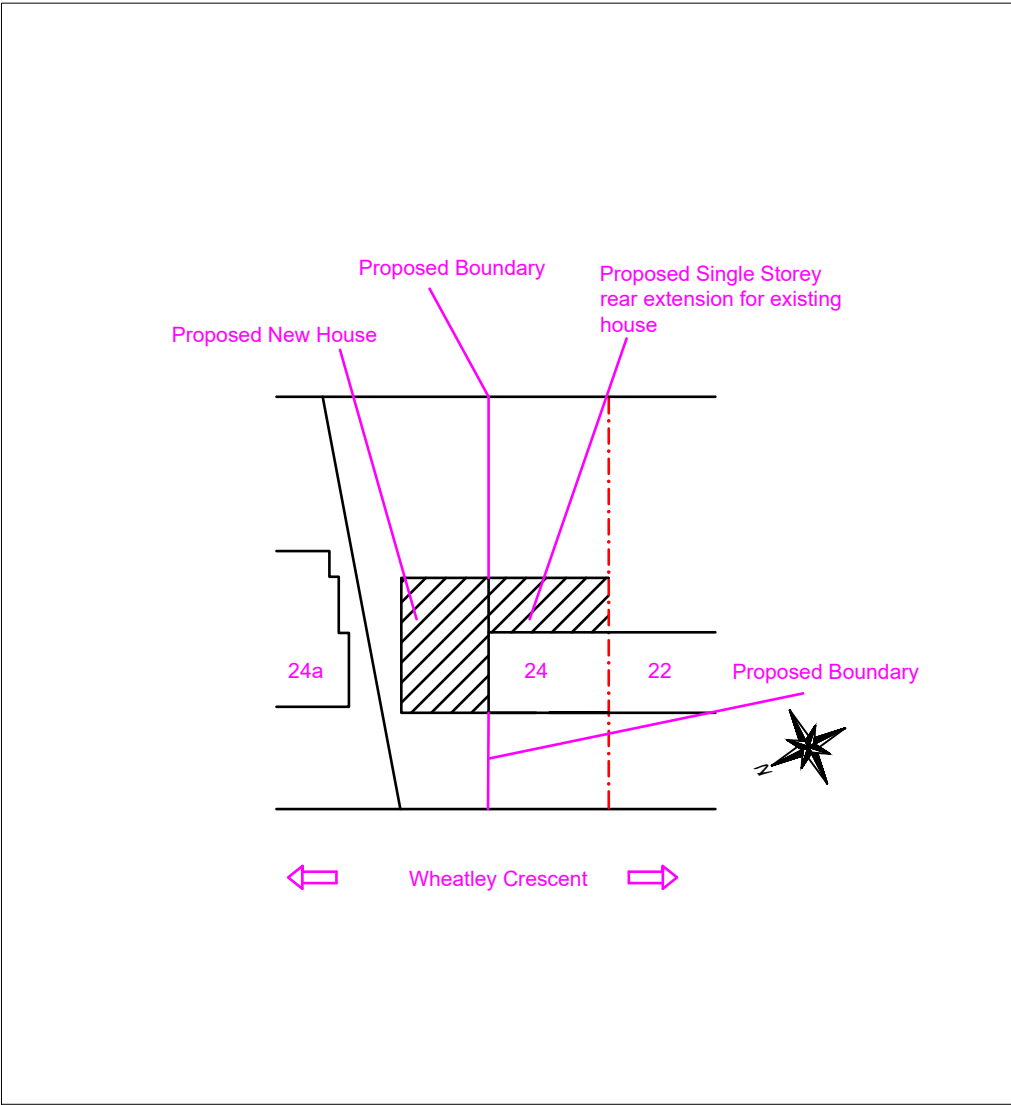
The Council adopted its own Community Infrastructure Levy (CIL) on August 1st 2014 and the Hillingdon CIL charge for residential developments is £95 per square metre of additional floorspace. This is in addition to the Mayoral CIL charge of £60 per sq metre. The proposal is CIL liable.

8. Reference Documents

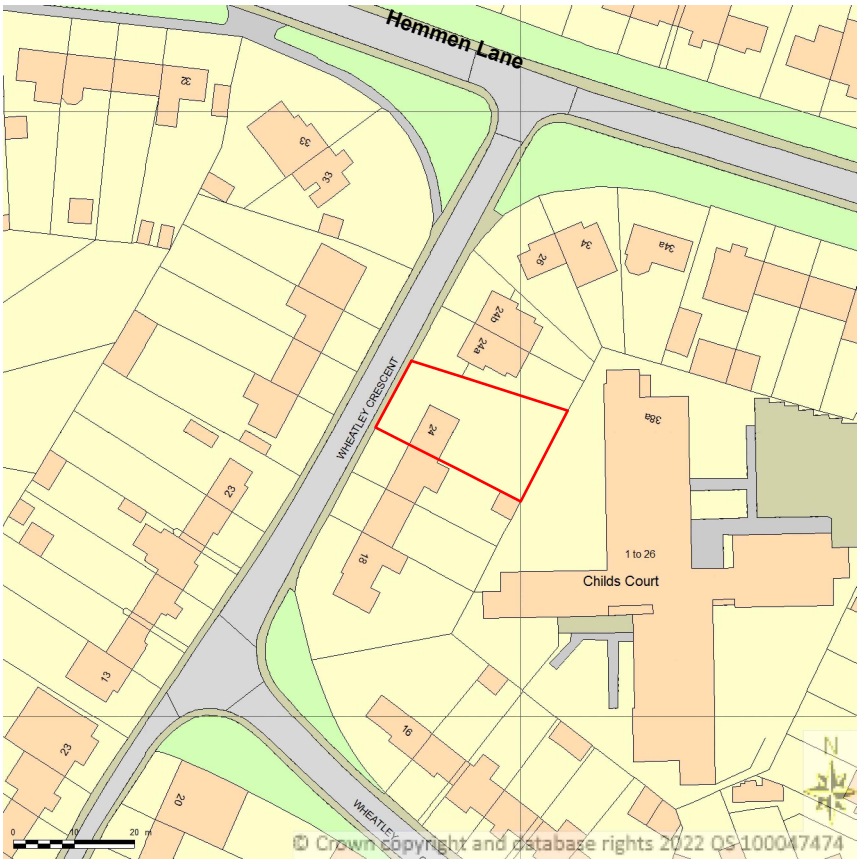
Hillingdon Local Plan Part 1 - Strategic Policies (2012)
Hillingdon Local Plan Part 2 (2020)
The London Plan (2021)
National Planning Policy Framework (2021)

Contact Officer:	Hardev Gill	Telephone No:	01895 250230
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Note: This Drawing is for planning purpose and should not be used for construction.
All dimensions should be confirmed on site and any deviation should be reported back to designer.



Site Plan@
1:500



Location Plan@
1:1250

Proposed Development:

Construction of New 2 Bedroom end of terrace house and Single storey rear extension to existing house

Site Address:

24 Wheatley Crescent
Hayes
UB3 2JF

Revisions:

Rev	Date	Description
A	15/06/2023	
B	20/09/2023	Front in line, removed side projection

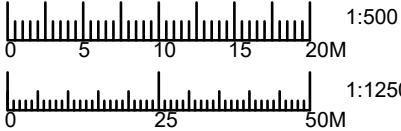
Drawing Description:

Site plan & Location Plan

Drawing No:

ART/2023/NH24WC/SPLP Rev B

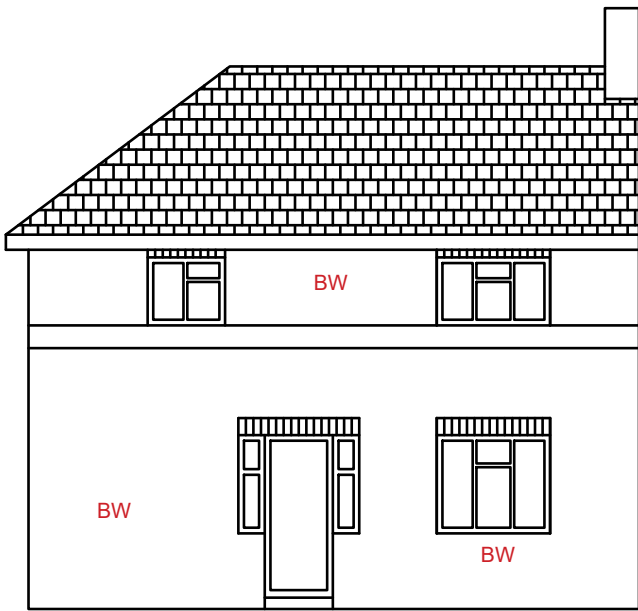
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Sheet No: 6 of 6



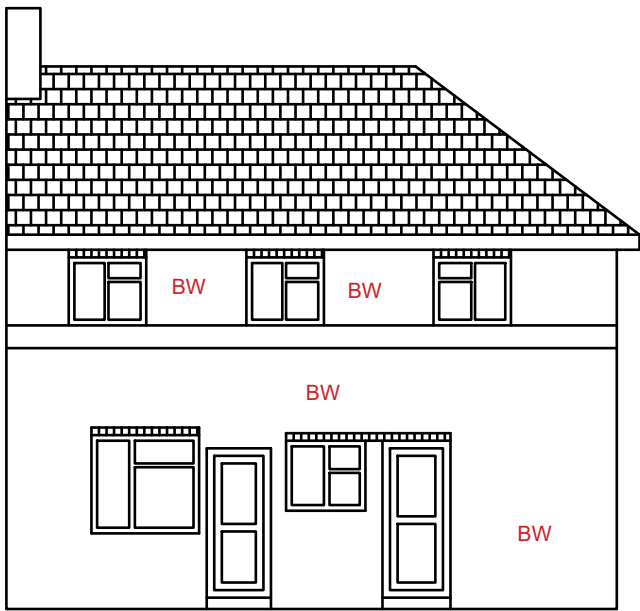
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113 LONG LANE
STANWELL
TW19 7AL
M:07960071377
E: ARTCONSULTANTSUK@GMAIL.COM

BW Brick work

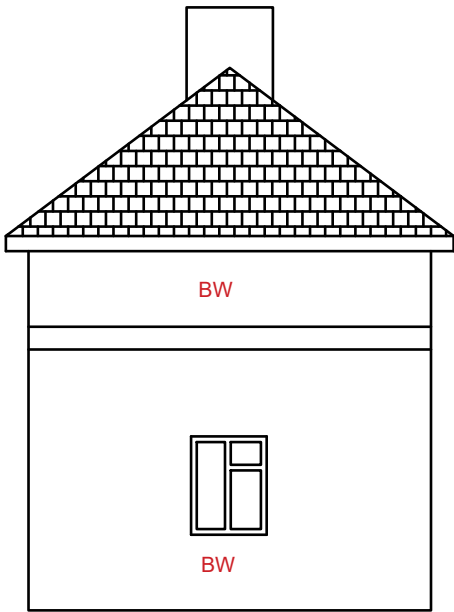
Note: The Drawings is for planning purpose and should not be used for construction.
All dimensions should be confirmed on site and any deviation should be reported back to designer.



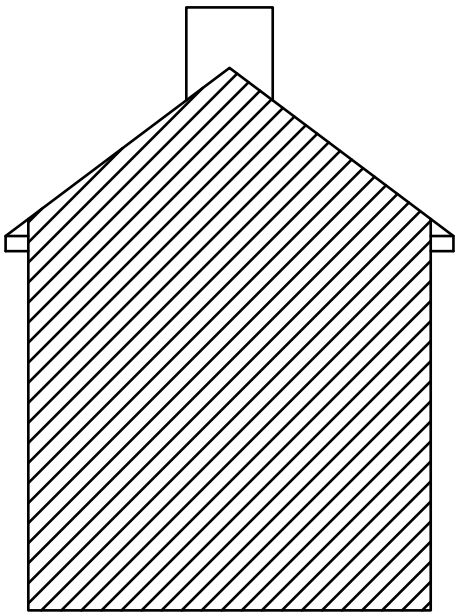
Existing Front Elevation



Existing Rear Elevation



Existing Side Elevation (LHS)



Existing Side Elevation (RHS)

Proposed Development:

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Revisions:

Rev	Date	Description
A	15/06/2023	

Drawing Description:

Existing Elevations

Drawing No:

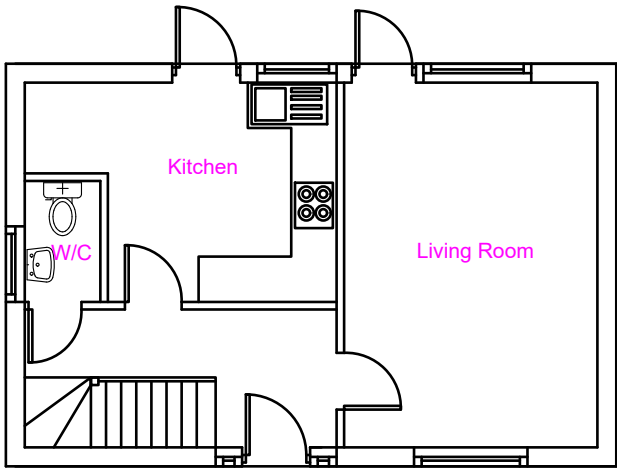
ART/2023/NH24WC/EE

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Sheet No: 3 of 6

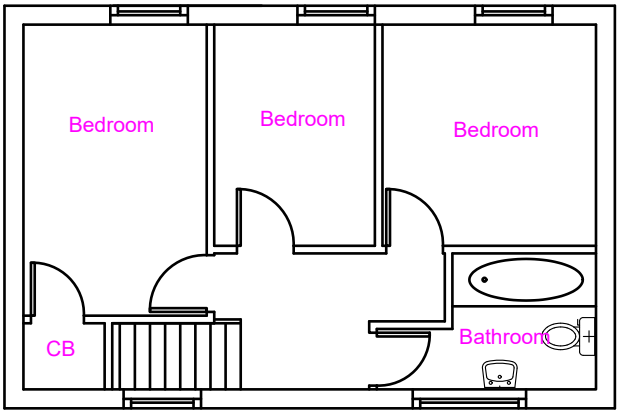


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Existing Ground Floor



Existing First Floor

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Revisions:

Rev	Date	Description
A	15/06/2023	

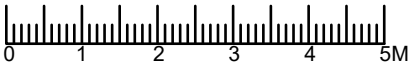
Drawing Description:

Existing Floor Layout

Drawing No:

ART/2023/NH24WC/EL

Scale: 1:100
Paper Size: A3
Sheet No: 1 of 6



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BW Brick work

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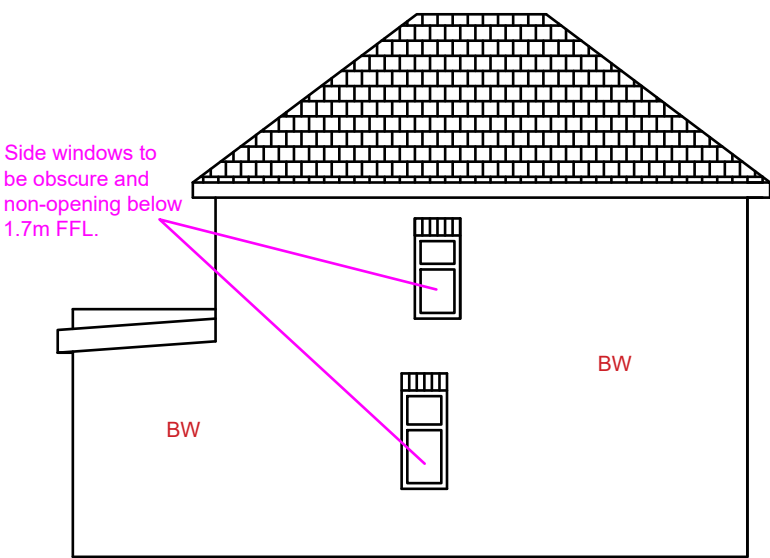
Proposed Front Elevation
Of New House

Proposed Front Elevation
Of Existing House

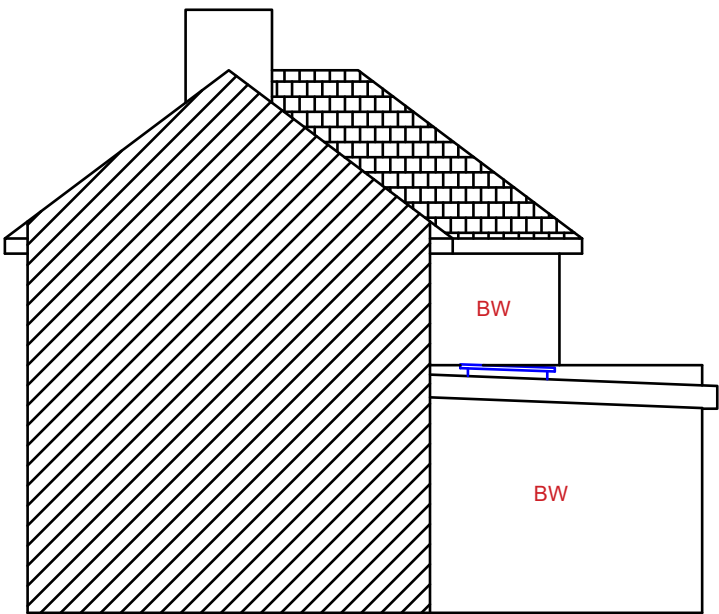


Proposed Rear Elevation
Of Existing House

Proposed Rear Elevation
Of New House



Proposed Side Elevation(LHS)



Proposed Side Elevation(RHS)

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Revisions:

Rev	Date	Description
A	15/06/2023	
B	20/09/2023	Front in line, removed side projection

Drawing Description:

Proposed Elevations

Drawing No:

ART/2023/NH24WC/PE Rev B

Scale: 1:100
Paper Size: A3
Sheet No: 4 of 6



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Proposed New House:

Ground floor GIA: 45.57m²
First Floor GIA: 34.14m²

Total GIA: 79.71m²

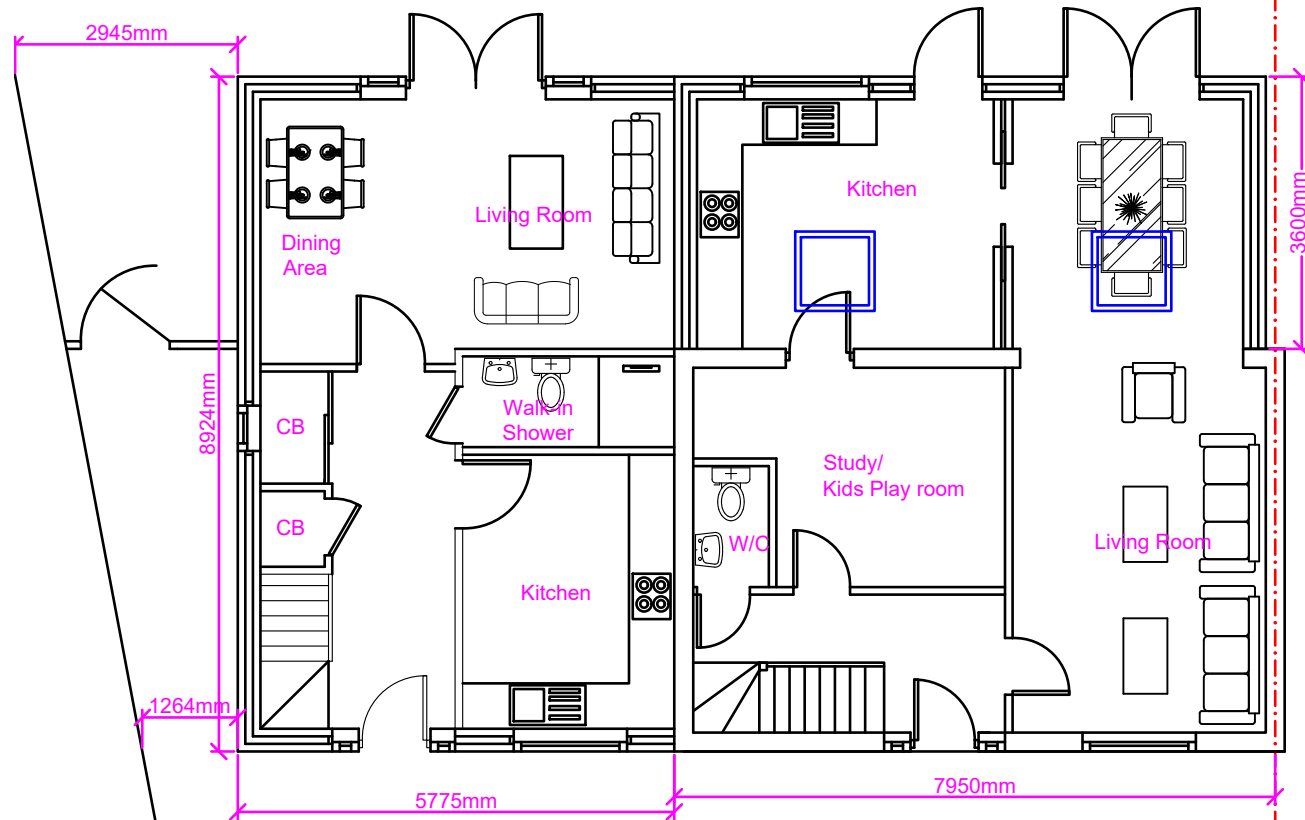
Ground Floor:

Living Room: 18.58m²
Kitchen: 10.14m²
Walk-in Shower: 3.36m²
Storage: 2.54m²

First Floor:

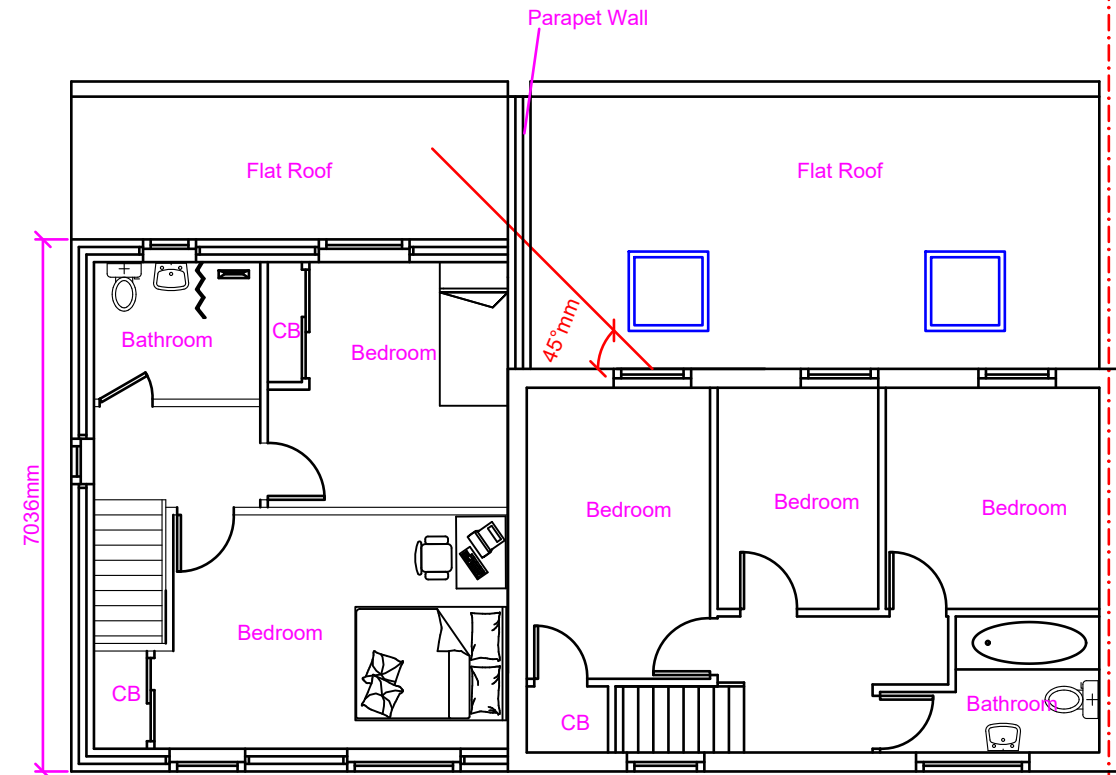
Bedroom 1 (2Person): 15.04m²
Inc Storage: 1.03m²
Bedroom 2 (2Person): 10.29m²
Inc Storage: 0.97m²

Note: This Drawing is for planning purpose and should not be used for construction.
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Proposed Ground Floor
of New House

Proposed Ground Floor
of Existing House



Proposed Ground Floor
of New House

Proposed First Floor
of Existing House

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Revisions:

Rev	Date	Description
A	15/06/2023	
B	20/09/2023	Front in line, removed side projection
C	21/09/2023	Cycle Store in front and FF airtum

Drawing Description:

Proposed Floor Layout

Drawing No:

ART/2023/NH24WC/PL Rev C

Scale: 1:100
Paper Size: A3
Sheet No: 2 of 6



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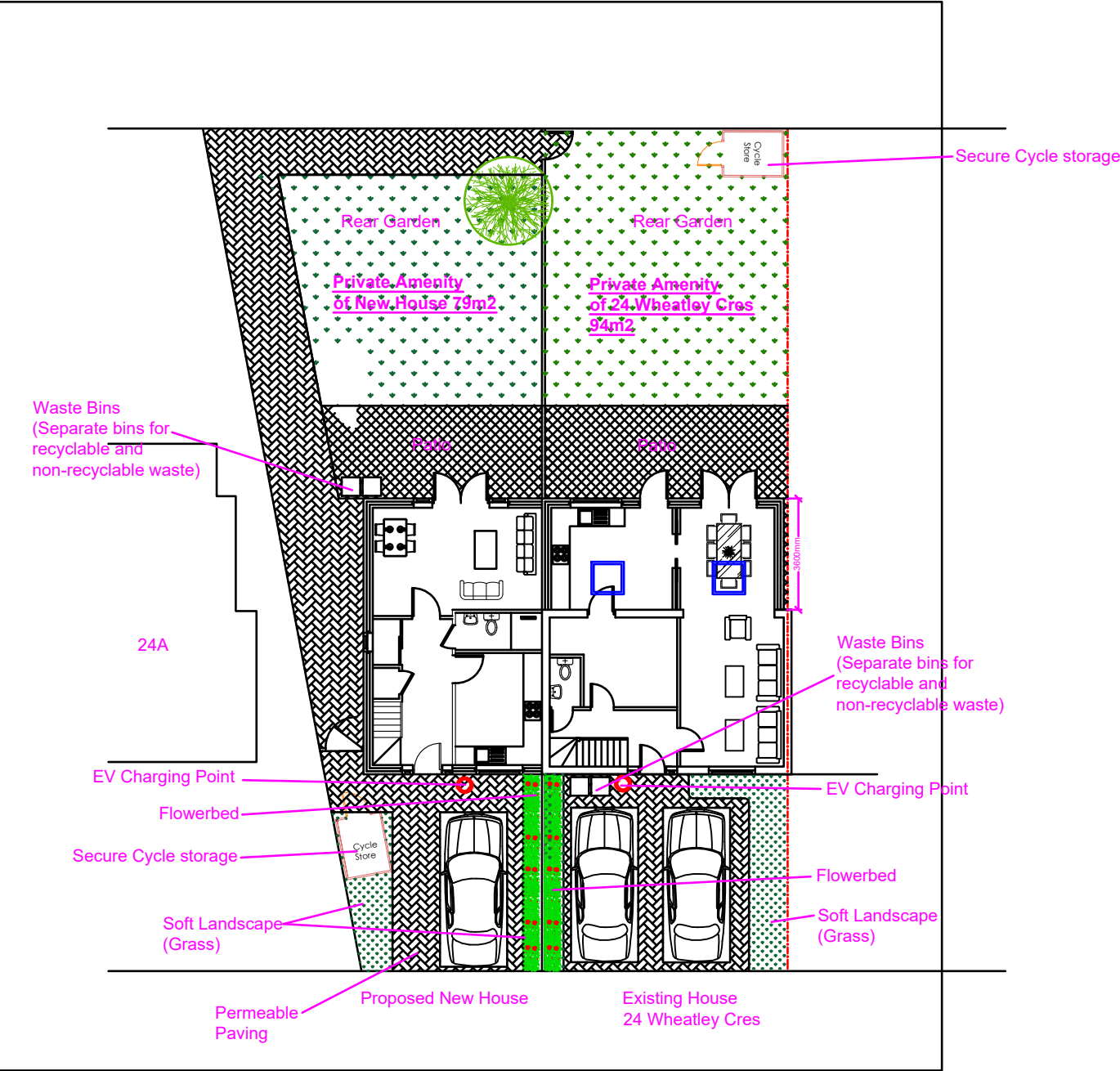
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Front Landscape Area:

a) For New House:
Total Front Area: 42m2
Soft Landscape: 11.52m2
% age soft landscape: 27%

b) For Existing House:
Total Front Area: 50m2
Soft Landscape: 13.27m2
% age soft landscape: 26%

Note: This Drawing is for planning purpose and should not be used for construction.
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Proposed Site Plan @ 1:200

Actual Image	On Drawing	Description
		Alyssum Max Height: 0.5m Max Spread: 1M
		Grass: Rolawn Luxury Turf
		Cherry Tree (Bing)
		Sheffield secure cycle stand
		Wheelie Bin (Separate for recyclable and non-recyclable waste)
		Permeable Paving Brett Alpha Flow Charcoal
		Patio Slabs
		EV Charging Point

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Revisions:

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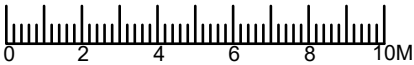
Drawing Description:

Proposed Site Plan

Drawing No:

ART/2023/NH24WC/SP Rev C

Scale: 1:200
Paper Size: A3
Sheet No: 5 of 6



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