HILLINGDON
LONDON

Mr Brendon Gilford
14 Saffron Crescent
Carterton
Oxfordshire
United Kingdom OX18 1LE

Application Ref: 46700/APP/2012/1266

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:

Conversion of 1 x 5-bed House into 2 x 1-bed self contained flats with associated amenity space

Location of development: 741 Uxbridge Road Hayes

Date of application: 25 June 2012

Plan Numbers: See attached Schedule of plans

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

James Rodger

Head of Planning & Enforcement

Date: 30 July 2012

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.

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SCHEDULE OF REASONS

1 · The proposal would provide an indoor living area of an unsatisfactory size for the occupiers of the flats. The proposal would therefore give rise to a substandard form of living accommodation to the detriment of the amenity of future occupiers contrary to Policies BE19 and H7 (iv) of the Unitary Development Plan Saved Policies September 2007 and Policy 3.5 and Table 3.3 of the London Plan (2011).

2 · The development would fail to provide usable, attractively laid out and conveniently located garden space in relation to the proposed first floor flat it would serve, detrimental to the residential amenity of future occupiers and contrary to Policy BE23 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

3 · The proposed bin store, by reason of its prominent position adjacent to the front boundary of the site would result in a visually intrusive feature, to the detriment of the visual amenities of the street scene and the character and appearance of the wider area. The proposal would therefore be contrary to Policy BE13 and BE19 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 · The proposed dwelling would not be provided with any off street parking, and therefore the development is considered to be deficient in car parking provision contrary to the Council's approved car parking standards, leading to on-street parking to the detriment of public and highway safety contrary to Policy AM14 of the Hillingdon Unitary Development Plan (Saved Policies September 2007) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

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 Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.

SCHEDULE OF REASONS

BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H4	Mix of housing units
H7	Conversion of residential properties into a number of units
OE1	Protection of the character and amenities of surrounding properties and the local area
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 3.3	(2011) Increasing housing supply
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 5.3	(2011) Sustainable design and construction

END OF SCHEDULE

Address:
Planning, Environment, Education & Community Services
London Borough of Hillingdon
3 North Civic Centre, High Street, Uxbridge UB8 1UW
Tel: 01895 250230

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SCHEDULE OF PLANS

Design and Access Statement - received 24 May 2012

Location Plan to Scale 1:1250 - received 24 May 2012

DRAWING/01 - received 24 May 2012

DRAWING/02 - received 24 May 2012

Transport Links Map - received 24 May 2012

HMO Licence - received 11 Jun 2012