

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 and Enforcement**Address** 38 DAWLEY ROAD HAYES**Development:** Installation of vehicular crossover to front**LBH Ref Nos:** **63951/APP/2018/121****Drawing Nos:** 01
02**Date Plans Received:** 10/01/2018**Date(s) of Amendment(s):****Date Application Valid:** 10/01/2018**1. CONSIDERATIONS****1.1 Site and Locality**

The application site comprises a two storey mid-terrace dwelling situated on the East side of Dawley Road, Hayes. The property is finished in a pebbledash render and is set back from the adjacent highway to accommodate a front garden laid in soft landscaping and enclosed by a low level brick wall. A row of garages stretch across the end of the rear gardens along Dawley Road, with access gained via a narrow track road leading from Redmead Road and Station Road.

The surrounding area is residential in character and is mainly made up of a row of two storey terraced blocks that are set back from the frontage with a row of local high street shops and flats on the West side of Dawley Road. To the rear are a block of flats.

1.2 Proposed Scheme

Planning permission is sought for the installation of a vehicular crossover to front of the property.

The proposed vehicular crossover would measure 5.4 m in width at the edge of the footpath and highway.

1.3 Relevant Planning History

63951/APP/2007/3681 38 Dawley Road Hayes

INSTALLATION OF A VEHICULAR CROSSOVER.

Decision Date: 29-01-2008 Refused

63951/APP/2010/2016 38 Dawley Road Hayes

Single storey rear extension, involving demolition of existing single storey rear extension (Application for a Certificate of Lawfulness for a proposed use or development.)

Decision Date: 02-12-2010 Approved

63951/APP/2012/435 38 Dawley Road Hayes

Installation of pitched roof to existing garage to rear involving raising of flank walls and alterations to garage door

Decision Date: 16-05-2012 Approved

63951/APP/2017/3541 38 Dawley Road Hayes

Detached garage to rear involving demolition of existing garage.

Decision Date: 04-12-2017 Approved

63951/APP/2017/3542 38 Dawley Road Hayes

Conversion of roofspace to habitable use to include a rear dormer and 2 x front rooflights.(Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 04-12-2017 Approved

Comment on Planning History

The application site benefits from an extensive planning history.

3951/APP/2007/3681FUL - Installation of a Vehicular Crossover - Refused

An application for an identical proposal was refused on 2007 on grounds of insufficient depth of the proposed car parking space resulting in vehicles protruding onto the public footpath, and secondly due to its proximity to a bus stop, which is likely to result in conflict between vehicle movements.

The current proposal involves no changes to the depth of the proposed parking space and its proximity to the bus stop and is therefore recommended for refusal.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

A total of 30 adjoining and nearby neighbouring properties were consulted via letter dated 15.01.18 including a site notice displayed outside the premises on 22.01.18.

No representations received.

One external consultee, Heathrow Aerodrome Safeguarding raised no objections.

Highways Officer:

The application relates to a new vehicular crossover in Dawley Road Hayes. Dawley Road is a classified road at this point and there are parking restrictions outside the property. There is a bus stop directly outside the property on Dawley Road. The Council does not support vehicular crossovers in such locations on a classified road. There is a rear lane access and the applicant property has recent permission for a detached garage at the rear of the property. There is not sufficient depth between the proposed crossover and the front door of the property. On the basis of the above comments I cannot support this application and suggest you refuse this application.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

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, the impact upon the visual amenities of the surrounding area, the impact on the amenity of adjoining occupiers and car parking provision.

Policy AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), states that " the local planning authority will consider whether the traffic generated by proposed developments is acceptable in terms of the capacity and functions of existing and committed principal roads only, and will wholly discount any potential which local distributor and access roads may have for carrying through traffic".

The application site is located on the East side of Dawley Road which is a classified Road, with a bus stop directly outside the property. The Highways Officer has stated the there are parking restrictions and a bus stop directly outside the property and that the Council does not support vehicular crossovers in such locations on a classified road. The proposed vehicular crossover would require vehicles to enter and exit the highway in reverse, and require the driver to drive across the adjacent bus lane to enter the required traffic lane. Furthermore vehicles exiting the driveway would experience difficulty in seeing oncoming traffic from the opposite direction when entering the traffic behind a parked bus and making a judgement on whether its safe to proceed. Therefore the location of the proposed vehicular crossover is unsatisfactory for the above highway reasons and would adversely affect the free flow of traffic and condition of highway safety. The proposal is considered contrary to Policy AM7.

Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), states new development will only be permitted where it is in accordance with the Councils Adopted Car Parking Standards as set out in Annex 1. This proceeds to state the minimum dimensions of a standard car parking bay are 2.4 m x 4.8 m.

The proposed off street car parking space indicates a maximum depth of 4.5 m between the front door of the property and the edge of the highway, and as such would be of a substandard depth to accommodate a vehicle without protruding onto the public footpath and causing an obstruction to users of the footpath and and the adjacent highway.

The proposed development is contrary to Policy AM7 and AM14 of the Hillingdon Local Plan:Part Two-Saved UDP Policies (November 2012) and the recommendation is to refuse.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposal, by reason of the increase in the number of potential conflict points along the road and the siting of the crossover and its proximity to the adjacent bus stop on Dawley Road, would result in vehicles reversing onto/from Dawley Road to the detriment of the safe and efficient operation of the bus stop, the free flow of traffic and highway and pedestrian safety contrary to Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

2 NON2 Non Standard reason for refusal

The proposal, due to the insufficient depth of the proposed off street car parking space, would result in vehicles protruding onto the public footpath, causing an obstruction to pedestrians to the detriment of highway and pedestrian safety contrary to AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

INFORMATIVES

1 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 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service.

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

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 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

Part 2 Policies:

AM7	Consideration of traffic generated by proposed developments.
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