

DELEGATED HOUSEHOLDER DECISION

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

APPROVAL RECOMMENDED: GENERAL

Select Option

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

REFUSAL RECOMMENDED: GENERAL

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

RESIDENTIAL DEVELOPMENT

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

COMMERCIAL, INDUSTRIAL AND RETAIL DEVELOPMENT

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

CERTIFICATE OF LAWFULNESS

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

CERTIFICATE OF LAWFULNESS

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

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

Case Officer

Signature:

Date:

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

Team Manager:

Signature:

Date:

The decision notice for this application can be issued.

Director / Member of Senior Management Team:

Signature:

Date:

NONE OF THE ABOVE DATES SHOULD BE USED IN THE PS2 RETURNS TO THE ODPM

Item No. Report of the Head of Planning, Transportation and Regeneration**Address** 204 VICTORIA ROAD RUISLIP**Development:** Installation of vehicular crossover to front**LBH Ref Nos:** **22182/APP/2019/319****Drawing Nos:** Location Plan (1:1250)
2018-128-01 Rev. A**Date Plans Received:** 28/01/2019**Date(s) of Amendment(s):****Date Application Valid:** 05/02/2019**1. CONSIDERATIONS****1.1 Site and Locality**

The application property is located on the western side of Victoria Road and consists of a two storey terraced dwelling which has brick and cream render external facing. The application dwelling has a mainly hardsurfaced landscaped frontage which is enclosed by low level brick wall. The property has rear lane access via a private lane. There is a wide footway outside the property. There are no parking restrictions outside the property and there is evidence of parking stress in the road.

The pattern of development in this section of Victoria Road between the two roundabouts is of short terraces of four properties. Each terrace has a garage at each end and in front vehicle crossovers. This part of the road nearest the roundabout with Torrington Road and Filey Way is flanked by pavements with grass verges. Parking is provided to the rear of these properties via a rear private service road and there is on-street parking lining Victoria Road at this point.

The site lies within the 'Developed Area' as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

1.2 Proposed Scheme

This application seeks planning permission for the installation of a vehicular crossover to front.

1.3 Relevant Planning History

22182/APP/2018/1146 204 Victoria Road Ruislip

Single storey rear extension and garden decking (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 16-05-2018 Approved

22182/APP/2018/1147 204 Victoria Road Ruislip

Porch to front

Decision Date: 05-07-2018 Approved

22182/APP/2018/3779 204 Victoria Road Ruislip

Installation of vehicular crossover to front

Decision Date: 31-12-2018 Refused

Comment on Planning History

1. 22182/APP/2018/1146 - Single storey rear extension and garden decking (Application for a Certificate of Lawful Development for a Proposed Development)
Approved on 16/5/18

2. 22182/APP/2018/1147 - Porch to front
Approved on 5/7/18

3. 22182/APP/2018/3779 - Installation of vehicular crossover to front
Refused on 31/12/18

Refusal reasons:

1. The proposal by reason of vehicles reversing on to Victoria Road, the increase in the number of potential conflict points along the road and its location adjacent to a bus stop would result in the disruption of the free flow of traffic and obscured visibility to the detriment of highway and pedestrian safety contrary to Policies 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. The proposal by reason of the loss of the boundary treatment to the frontage and the grass verge, which is a common and attractive feature on this part of Victoria Road, would be detrimental to the visual amenity and character of the area in which it would be set by creating an open parking area and emphasising the appearance of a hard surfaced area. The proposals is thus, contrary to Policies BE13, BE19 and BE38 of the Hillingdon Local Plan: Part Two -Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

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

6 neighbouring properties, alongside the Ruislip Residents Association and Highways officer were consulted by letter on 7/2/19. A site notice was displayed in the area. 1 objection was received by the end of the consultation period who raised their concerns as follows:

1. safety of pedestrians
2. disruption of the free flow of traffic
3. obscured visibility
4. loss of the boundary treatment

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.
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
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 planning issues are considered to be the impact on highway safety and the impact on the character and appearance of the street scene as a result of implementing the proposal.

Policy BE15 of the Hillingdon Local Plan Part two (Saved UDP Policies) requires alterations and extensions to existing buildings to harmonise with the scale, form and architectural composition of the original building. Policy BE13 requires the layout and appearance of extensions to harmonise with the existing street scene and Policy BE19 ensures any new development complements or improves the amenity and character of the area.

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 adopted Supplementary Planning Document (SPD) HDAS: Residential Extensions states, at section 11.2, that at least 25% of the front garden may be required to be maintained for planting and soft landscaping, the entire front garden should not be replaced with hardstanding and openings made in existing boundary walls or fences should be kept to a minimum thus avoiding the loss of definition between pavement and private space and creating the appearance of a car park rather than a residential street.

Victoria Road is a busy two-way urban street passing through Ruislip Manor shopping area and leading to Ruislip Manor Station. The application site is located south of a parade of shops and close to the roundabout with Torrington Road, which is one of the main accesses from the A4180 West End Road leading to the A40 and the west. A regular bus service uses the road.

At 204 Victoria Road, there is a grass verge immediately in front of the house and there is a bus shelter in front of the neighbouring property, No.206, which is of steel framed glass panel design, with a large advertisement panel at the end closest to the application site.

It is considered that the use of the proposed crossover by exiting vehicles would be very difficult. Visibility to the right is already poor with vehicles suddenly coming into view as they leave the roundabout and this is exacerbated by the bus shelter and its large advertising panel and a tree in the grass verge. There is no space for turning within the proposed parking area, so vehicles would either reverse in or reverse out. Given the constraints outlined above either manoeuvre is fraught with great difficulty. Thus, a vehicle using the proposed crossover would disrupt the free flow of traffic on Victoria Road and increase the risk of collision. It is therefore concluded that the proposed development

would cause unacceptable harm to 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.

UDP policy BE13 seeks to ensure that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene or other features of the area. UDP Policy BE19 seeks to ensure that new development within residential areas complements or improves the amenity and character of the area. UDP Policy BE38 seeks that development proposals will be expected to retain and utilise topographical and landscape features of merit and provide new planting and landscaping wherever it is appropriate.

Further guidance is given in the Hillingdon Design and Accessibility Statement Supplementary Planning Document: Residential Extensions 2008 (SPD). This recommends that where parking layouts are altered as part of an extension to a property at least 25% of the front garden may be required to be maintained for planting and soft landscaping; and where an opening has to be made in an existing fence or wall, it should be kept to a minimum.

Houses nearby, including many of those with existing vehicular access, retain low boundary walls and/or vegetative screening. These features provide attractive boundaries to the curtilages of buildings, which contribute positively to the appearance of houses and the residential character of the area. The development would entail the removal of the front garden wall and vegetation and does not propose any soft landscaping. Thus it would lead to the loss of a characteristic feature, to the detriment of the character and appearance of the house and area, contrary to UDP policies BE13, BE19, BE38, and the SPD.

It is, considered that by permitting this application a precedent would be set which may lead to proliferation of similar vehicle crossovers on Victoria Road, affecting the Council's position in resisting similar applications. To be consistent, the application does not comply with Policies AM7, AM14, BE19 and HDAS - Residential Extensions 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 vehicles reversing on to Victoria Road, the increase in the number of potential conflict points along the road and its location adjacent to a bus stop would result in the disruption of the free flow of traffic and obscured visibility to the detriment of highway and pedestrian safety contrary to Policies 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

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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. The Council's supports pre-application discussions. As such, the Council has however been unable to achieve a solution to problems arising from the application which would 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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HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

Contact Officer: Hoda Sadri

Telephone No: 01895 250230