

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 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	1 AND 1A BARNARD GARDENS HAYES
Development:	Single storey side extension to existing flat, and erection of two storey side extension to create 1 x studio flat and 1 x 1-bed flat, with associated parking and amenity space
LBH Ref Nos:	62057/APP/2018/4137
Drawing Nos:	Design and Access Statement Flood Risk Assessment 51_A 41_A 40_A 59_A 58_A 57_A 56_A 55_A 52_A 53_A 54_A 43_A 42_A 50_B

Date Plans received : 02/01/2019

Date(s) of Amendment(s):

Date Application Valid: 02/01/2019

1. SUMMARY

Planning permission is sought for a single storey side extension to existing flat and erection of two storey side extension to create 1 x studio flat and 1 x 1-bed flat, with associated parking and amenity space.

It is considered that the proposed development conflicts with current policies and guidance in relation to impacts upon the appearance of the original dwelling and the visual amenities of the street scene, and the living conditions of the current and future occupiers of the dwellinghouse and is therefore unacceptable in principle.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed development by reason of its lack of set back from the front wall and lack of set down below the main ridge height combined with its excessive width would not appear as a subordinate and subservient addition and would result in an imbalanced appearance between the pair of semi-detached properties to create a terraced effect and thus would be detrimental to the appearance of the original house and the visual amenities of the street scene and surrounding area and therefore would fail to comply with Policies BE13, BE15 and BE19 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 proposed bike/storage building by reason of its siting in this open prominent position, size, scale and bulk would result in an over-dominant, incongruous and visually intrusive form of development to the detriment of the setting and character of the existing property and the visual amenity of the street scene and the wider area. Therefore the proposal would be contrary to Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and to the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

3 NON2 Non Standard reason for refusal

The proposal would provide an indoor living area of an unsatisfactory size and quality for the future occupiers of flats 1 and 1c and would therefore give rise to a substandard form of living accommodation to the detriment of the amenity of the current and future occupiers. The proposal is thus contrary to Policy 3.5 and Table 3.3 of the London Plan (2016), the Housing Standards Minor Alterations to The London Plan (March 2016), the Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016) and the Technical Housing Standards - Nationally Described Space Standard (March 2015).

4 NON2 Non Standard reason for refusal

The proposal would result in a very poor level of outlook for the bedroom of Flat 1b due to the substandard size of its only window, The proposal would therefore give rise to a substandard form of living accommodation to the detriment of the amenity of the future occupiers. The proposal is thus contrary to Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies 3.5 and 5.3 of the London Plan (2016), the Council's adopted Supplementary Planning Documents HDAS: Residential Extensions and HDAS: Residential Layouts and the Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016).

INFORMATIVES

1 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 saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2016). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

2 I71 LBH worked applicant in a positive & proactive (Refusing)

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.

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.

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises of a two storey semi-detached dwelling situated within a triangular shaped plot on the North-East side of Barnard Gardens, Hayes. The property is finished in a smooth pebbledash render with a wide horizontal brick border and is characterised by a hipped roof and a two storey front bay window with a front gable feature. It is set back from the adjacent highway to accommodate an area of hardstanding to the front and a spacious private garden to the side laid in soft landscaping.

The surrounding area is residential in character and is predominantly made up of two storey semi-detached dwellings that are of a similar size and appearance and set back from the adjacent highway.

3.2 Proposed Scheme

Planning permission is sought for a single storey side extension to existing flat and erection of two storey side extension to create 1 x studio flat and 1 x 1-bed flat, with associated parking and amenity space.

The single and two storey side extension would measure a total of 8.8 m, would extend the full depth of the original dwelling and would be characterised with a hipped roof set level with the main ridge height.

With these proposed extensions and alterations, the existing flats 1 and 1a would remain as is, with the new extension providing 1 studio flat on the ground floor and a 1 bedroom flat on the first floor with associated amenity space and up to 5 car parking spaces for the existing and proposed flats.

3.3 Relevant Planning History

62057/APP/2006/3499 Land Forming Part Of 1a Barnard Gardens Hayes

ERECTION OF A TWO-STOREY, TWO-BEDROOM DETACHED DWELLING HOUSE WITH BASEMENT LEVEL AND NEW VEHICLE CROSSOVER AND CAR PARKING (INVOLVING REMOVAL OF EXISTING DETACHED GARAGE)

Decision: 28-02-2007 Refused **Appeal:** 21-08-2007 Dismissed

62057/APP/2007/3284 Land Forming Part Of 1a Barnard Gardens Hayes

RETENTION OF EXISTING FLAT, PARKING AND GARDEN AREA, AND CREATION OF A TWO- BEDROOM BASEMENT AND SEMI-BASEMENT HOUSE WITH GRASS ROOF, AMENITY SPACE AND TWO PARKING SPACES.

Decision: 21-12-2007 Refused

62057/APP/2008/1121 1a Barnard Gardens Hayes

RETENTION OF EXISTING FLAT, PARKING AND GARDEN AREA, AND CREATION OF A TWO- BEDROOM BASEMENT HOUSE WITH GRASS ROOF, AMENITY SPACE AND TWO PARKING SPACES

Decision: 29-05-2008 Refused **Appeal:** 26-01-2009 Dismissed

Comment on Planning History

62057/APP/2006/3499: ERECTION OF A TWO-STOREY, TWO-BEDROOM DETACHED DWELLING HOUSE WITH BASEMENT LEVEL AND NEW VEHICLE CROSSOVER AND

CAR PARKING (INVOLVING REMOVAL OF EXISTING DETACHED GARAGE) -
Refused and dismissed at appeal.

1. The proposed development by reason of its design, scale and siting would result in an incongruous form of development which would be out of keeping and detrimental to the visual appearance of the streetscene and the character and layout of the surrounding area contrary to Policies BE13 and BE19 of the Borough's adopted Unitary Development Plan and Section 4.0 of the Council's HDAS: "Residential Layouts".

2. The proposed development by reason of its layout, including the resulting relationship between the garden space allocated for Flat 1a Barnard Gardens and the subject dwelling and garden, would be out of character with the general pattern of development in the area and gives rise to potential for unacceptable noise and disturbance between the two residences contrary to Policies BE23 and OE1 of the Borough's adopted Unitary Development Plan and Section 4.0 of the Council's HDAS: "Residential Layouts".

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

A total of 16 adjoining and nearby neighbouring properties were consulted via letter dated 09.01.19 as well as 4 additional neighbouring properties on 28.0.19. A site notice was displayed adjacent to the premises on 14.01.19.

One letter of representation received which is summarised as follows:

- i. Reduction in daylight and sunlight and invasion of privacy of garden areas in relation to neighbouring properties,
- ii. Noise, disturbance, stress caused by delivery of materials, prolonged working hours and restricted access on roads,

Officer Comment: Objection relating to impact upon street scene, residential amenities and parking will be addressed within the main body of the report. Any concerns regarding excessive noise and working long hours would be a non material planning consideration and should be reported to the Environmental Health Department.

Internal Consultees:

Trees and Landscape Officer:

This site is occupied by a dwelling situated on the east side of Barnard Gardens with a relatively large garden on the north side which is largely screened by a mature privet hedge. Aside from the hedge, there are no trees or other significant landscape features and no TPO's or Conservation Area designations which might constrain development.

COMMENT: The site has been the subject of various applications in the past, the most recent of which was ref. 2008/1121 - which was refused. The current proposal includes the retention of most of the hedge, which will provide a useful natural screen and local landscape feature. The residual areas left for private gardens are modest.

Flood Officer:

No objection. The submitted information demonstrates that the site lies outside an area at risk of flooding in the 1 in 1000 year event when the existing flood defences are taken into account, and the extent of the 1 in 100 year plus 70% climate change event is within the channel of the Yeading Brook.

Highway Officer:

The development site currently comprises 2 residential units with off-street parking along the site frontage. Proposals seek a single storey side extension to the existing ground floor unit which is to be ancillary to the site and a two storey side extension which will accommodate a ground floor studio and first floor 1-bed flat.

Upon reviewing the PTAL rating for the proposed development using the Transport for London WebCAT service, it is indicated that the site has 'poor' access to public transport with a PTAL rating of 2. It is therefore likely that there will be high emphasis on the private car.

Policy AM14 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seeks to ensure that all development is in accordance with the Councils adopted Car Parking Standards. When considering the quantum of development and location of the site, it is required that an additional 2 parking spaces be provided to serve the development. It is apparent from the submitted information that this requisite is provided. It is also noted that an additional space will be provided to serve the existing first floor unit.

In terms of the level of visibility achieved from the access points, given the no-thru status of Barnard Gardens and that on-street parking takes place within the site vicinity, I am satisfied that sufficient visibility can be achieved along the highway. I would however request that a condition be attached ensuring that there be no obstruction along the site frontage exceeding 0.6m in height in order to accommodate the maximum level of visibility from the access points.

Cycle parking is to be in accordance with the London Plan minimum standards which require 3 secure and covered cycle parking spaces. Furthermore, a refuse collection point is to be located adjacent to the shared pathway with waste/recycling being collected as per the existing arrangement.

Mindful of the above, subject to a condition pertaining to no obstruction taking place along the site frontage exceeding 0.6 m in height, I do not have any objections

6. UDP / LDF Designation and London Plan

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

Part 1 Policies:

- | | |
|---------|--------------------------|
| PT1.BE1 | (2012) Built Environment |
| PT1.H1 | (2012) Housing Growth |

Part 2 Policies:

- | | |
|------|---|
| 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. |
| BE20 | Daylight and sunlight considerations. |

BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
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.
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
H7	Conversion of residential properties into a number of units
OE1	Protection of the character and amenities of surrounding properties and the local area
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 3.8	(2016) Housing Choice
NPPF- 2	NPPF-2 2018 - Achieving sustainable development
NPPF- 5	NPPF-5 2018 - Delivering a sufficient supply of homes
NPPF- 11	NPPF-11 2018 - Making effective use of land
NPPF- 12	NPPF-12 2018 - Achieving well-designed places

In addition:

7. MAIN PLANNING ISSUES

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

Policy BE20 requires any new development to be laid out so as to protect the daylight and sunlight levels of existing houses. Policy BE21 requires new extensions by virtue of their siting, bulk and proximity to not result in a significant loss of residential amenity to neighbouring properties and Policy BE24 should protect the privacy of the occupiers and their neighbours.

The Supplementary Planning Document HDAS: Residential Layouts section 4 states the Council's 45 degree principle will be applied and is designed to ensure that adequate daylight and sunlight is enjoyed in new and existing dwellings.

Paragraph 6.2 of the HDAS SPD states two storey extensions will only be allowed where there is no significant over-dominance, over-shadowing, loss of outlook and daylight. Any extension at first floor level must not extend beyond a 45 degree line of sight taken from the nearest of the first floor window of any habitable room of the adjoining property.

The new two storey side extension would effectively be attached to the side of the host dwelling, and as such would not breach a 45 degree angle from the nearest front or rear

habitable windows of 1 and 1a Barnard Gardens.

Paragraph 6.12 of the HDAS: Residential Extensions states No direct overlooking will be permitted. Adequate distance should be maintained to any area from which overlooking may occur and regard should be given to the character of the area and the distances between buildings. However, as a guide the distance should not be less than 21 m, between facing habitable room windows.

With regard to the adjoining neighbours to the rear at nos. 21 - 29 Stratford Road who back on to the site, there are no new habitable room windows other than a single bathroom window proposed to the first floor rear elevation, and as such would not give rise to loss of privacy and overlooking. Two rooflights at roof level would provide a secondary source of natural light.

The proposal would therefore comply with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan Part Two: Saved UDP Policies.

7.2 Impact on Street Scene

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. Furthermore Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) resist any development which would fail to harmonise with the existing street scene or would fail to safeguard the design of existing and adjoining sites.

The proposed two storey side extension would be characterized with a hipped roof and two storey front bay window which would reflect the appearance and roof form of the main dwelling. The proposal although acceptable in these regards the Hillingdon SPD states for semi-detached properties all two storey side extensions should be set a minimum of 1 m from the front wall at both levels to ensure a subordinate appearance and the roof height of the extension should not exceed the height of the main roof and so should be lowered by at least 0.5 m at roof level. The proposed extension in this case would be erected flush with the original front wall and main ridge height, and as such would neither represent a subordinate or subservient addition. Furthermore the width of the extension at 8.8 m would be wider than the original dwelling at 6.8 m which would unbalance the appearance of the semi-detached pair and the addition of a 'third dwelling' would create a terracing effect which which would be out of character with the very regimented semi-detached nature of the street and the adjoining streets such that the development would be out of character with the area and harmful to the street scene.

Policy BE22 of the Hillingdon Local Plan Part Two - Saved Policies requires minimum gap of 1 m between a 2 storey building and the side boundary. The purpose of this is to avoid a cramped appearance in the street scene. There is sufficient space to the side of the proposed extension, and thus would not appear cramped within its plot.

Paragraph 9.3 for Outbuildings states the bulk, height, proportion, floorspace, materials and windows are design criteria that will need to be assessed.

The detached bike/garden store would be constructed from materials to match the host dwelling, however there are concerns with regards to its position and size. It is accepted the shed would replace an existing detached garage to provide a secure bike and waste storage, however this would be positioned central of the side garden as opposed to against the rear boundary, and coupled with its height of 2.4 m and distance from the host

dwelling would intrude into this open space. The boundary treatment in the form of a dense hedgerow would also provide some level of screening, however it would not mitigate against its position in this prominent location and is therefore considered to detract from the visual amenities of the street scene and surrounding area.

The proposed development would be detrimental to the appearance of the original house and the visual amenities of the street scene and surrounding area and therefore would fail to comply with Policies BE13, BE15 and BE19 of the Hillingdon Local Plan Part Two: Saved UDP Policies (November 2012) and the HDAS SPD: Residential Extensions (December 2008).

7.3 Traffic Impact/Pedestrian Safety

Assessed within Carparking & Layout section.

7.4 Carparking & Layout

Hillingdon Local Plan: Part Two Policy AM7 considers the traffic generation of proposals and will not permit development that is likely to prejudice the free flow of traffic or pedestrian safety generally. Policy AM14 states the need for all development to comply with the Council's adopted parking standards.

the PTAL rating for the proposed development using the Transport for London WebCAT service, it is indicated that the site has 'poor' access to public transport with a PTAL rating of 2. It is therefore likely that there will be high emphasis on the private car.

Policy AM14 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seeks to ensure that all development is in accordance with the Council's adopted Car Parking Standards. When considering the quantum of development and location of the site, it is required that an additional 2 parking spaces be provided to serve the development. It is apparent from the submitted information that this requisite is provided. It is also noted that an additional space will be provided to serve the existing first floor unit.

Highways were satisfied sufficient visibility can be achieved along the highway, however this would be subject to a condition ensuring no obstruction along the site frontage exceed 0.6 m high.

Cycle parking is to be in accordance with the London Plan minimum standards which require 3 secure and covered cycle parking spaces. Furthermore, a refuse collection point is to be located adjacent to the shared pathway with waste/recycling being collected as per the existing arrangement.

The proposal would therefore accord with Policy AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

7.5 Urban Design, Access and Security Considerations

The Housing Standards (Minor Alterations to the London Plan) March 2016 sets out the minimum internal floor spaces required for developments in order to ensure that there is an adequate level of amenity for existing and future occupants.

The Housing Standards Minor Alterations to the London Plan March 2016 requires a single storey 1 bed dwelling for 2 number of bed spaces should benefit from a gross internal floor area of 50 square metres.

It is considered although the existing flats 1 and 1a would remain unaltered, the existing floor plans do not depict the number of existing bedrooms, subsequently as the proposed

floor plans illustrate two bedrooms to flat 1 on the ground floor it is unknown whether this is an existing or proposed layout and as such with a GIA of approximately 54 square metres would fall short of the minimum standard for a 2 bedroom 3 bed space single storey dwelling. It is noted bedroom 2 with a floor area of 6.7 square metres also falls short of the minimum standard for a single bedroom, nevertheless it is proposed to be occupied as a bedroom. A bedroom measuring 7.5 square metres would be classified as a single bedroom for one person, and a double bedroom (2 people) should measure a minimum of 11.5 square metres.

Flat 1a on the first floor would have a gross internal floor area of 50 square metres which would accord with the standards for a single storey 1 bed, 2 bed spaces dwelling. In this instance the study at 6.7 square metres would not constitute a single bedroom and therefore is acceptable.

Flat 1b, the new first floor flat would measure 57 square metres and would comply with the minimum standard for a single storey 1 bedroom 2 bedspace dwelling.

Flat 1c the new ground floor at 41 square metres would not comply with the minimum standard of 50 square metres and this would be of a substandard size.

As such the proposed internal layout for flats 1 and 1c is deemed insufficient to provide a satisfactory living environment for its future occupiers.

Policy BE20 of the Hillingdon Local Plan seeks for all buildings to be laid out so that adequate daylight and sunlight can penetrate into and between them in addition to Policy 3.5 of the London Plan 2016 which seeks all new dwellings to have adequately sized rooms and convenient and efficient room layouts which are functional and fit for purpose.

It is considered with regards to the existing flats 1 and 1a they would continue to benefit from front and rear facing aspects that are considered to provide a reasonable level of outlook and light. Similarly flat 1c on the ground floor given its open plan layout would benefit from sufficient outlook and light via its front and side windows. With regard to 1b on the first floor this room would be served by a single narrow window and rooflight. It is noted the rooflight may provide additional natural light, however given the size of the flank window, the levels of outlook into this room would be extremely poor.

The proposal would provide an overall internal floor space of an unsatisfactory size for flats 1 and 1c and a poor standard and level of amenity for the occupiers of flat 1c, and therefore would be in conflict with The Housing Standards Minor Alterations to The London Plan (March 2016) and Policy BE20 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy 3.5 of the London Plan (2016).

Policy BE23 requires amenity space provision commensurate with the size of the dwelling proposed. A studio and 1 bedroom flat would be expected to provide 20 square metres of private usable amenity space and a 2 bedroom flat is required to provide 25 square metres.

Each flat would have in excess 25 square metres of usable private amenity space. No information has been submitted relating to the boundary treatment other than a hedge, however if minded to approve could be secured by condition.

The actual usable garden area for the existing first floor flat would be approximately 40 square metres, substantially lower than the 75 square metres depicted on the proposed

plans, nevertheless as a two bed flat would be considered sufficient to protect the amenities of the current and future occupiers. The garden would also be sited to the front half of the plot, which raises questions with regards to privacy however as the existing boundary treatment is in the form of a dense hedgerow doubled with a 1.8 m high timber fence, would provide considerable screening to ensure it remains private from the adjacent highway and public footpath.

7.6 Other Issues

The NPPF has a requirement to encourage the effective use of land by re-using land. The proposed site is located within the developed area as identified in the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012). The Supplementary Planning Document (SPD) HDAS: Residential Layouts, at paragraph 3.5 states that the conversion of single dwellings into more dwellings can enable more effective use of sites to be achieved. However this type of development must seek to enhance the local character of the area. The conversion of houses into flats is unlikely to achieve a satisfactory environment where properties have a floorspace of less than 120 sq m. The redevelopment of more than 10% of properties on a residential street is unlikely to be acceptable, including the houses which have been converted into flats or other forms of housing.

The above document in conjunction with Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012), seeks to protect the impacts of flatted development on the character and amenity of established residential areas. The extended dwelling would have a total floor area of approximately 202 square metres and therefore has the potential to provide a satisfactory environment for its occupiers. Furthermore as the site in its existing form is a flatted development it not result in an increase in the number flat conversions along the street.

8. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
The London Plan (2016)
The Housing Standards Minor Alterations to The London Plan (March 2016)
Mayor of London's adopted Supplementary Planning Guidance - Housing (November 2012)
Hillingdon Design and Accessibility Statement: Residential Layouts
Hillingdon Design and Accessibility Statement: Accessible Hillingdon
National Planning Policy Framework

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