

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 PINCIO GATE END NORTHWOOD

Development: Erection of single storey front extension, front rooflight, porch and rear dormer

LBH Ref Nos: **8954/APP/2019/3818**

Drawing Nos: 4309/01
 Location Plan (1:1250)
 4309/02A

Date Plans Received: 26/11/2019 **Date(s) of Amendment(s):** 16/01/2020

Date Application Valid: 26/11/2019

1. CONSIDERATIONS

1.1 Site and Locality

The site is located at Gate End, Northwood, which is a cul-de-sac. The site is located in the Gatehill Farm Estate Area of Special Local Character and also falls within the 'Developed Area' as defined within the Hillingdon Local Plan - Part Two Saved Policies (2012).

The land is currently occupied by a detached bungalow. The application property is a narrow plot, in comparison to neighbouring and surrounding properties. The bungalow is well set back from the highway behind a large landscaped front garden with drive.

The ground level rises gradually to the North East from the front to the rear of the site. The neighbouring property to the North West of the site, "Woodcote" is on a ground level approximately 1 metre lower than the application property. The dwellings are separated by a single-storey garage within the curtilage of 'Woodcote'. The side of 'Woodcote' is relatively open to the common boundary, with generally low level and sparse natural screening. The neighbouring property to the South East of the site, 'Hurley', is set within a much larger site and natural screening between the site and this dwelling is much more effective. Within 'Hurley' there are two outbuildings adjacent to the shared boundary, the main house is sited centrally within the site away from the application property. The majority of the properties on Gate End consist of two-storey detached dwellings, of varying style and design. The site lies within the area of Tree Preservation Order (TPO) 171.

1.2 Proposed Scheme

The proposal involves erection of single storey front extension, front rooflight, porch and rear dormer. The proposal was amended following negotiation and neighbours were re - notified and a further site notice displayed.

1.3 Relevant Planning History

8954/APP/2016/3505 Pincio Gate End Northwood

Two storey, 4-bed, detached dwelling with habitable roofspace involving demolition of existing bungalow

Decision Date: 14-03-2017 Refused

8954/APP/2016/405 Pincio Gate End Northwood

Raising and enlargement of roof to create first floor, incorporating front in-fill extension at ground floor level involving demolition of existing conservatory, with 1 front dormer and 1 rear dormer, 4 side rooflights to form sun tunnels, conversion of integral garage to habitable use and alterations to doors and fenestration on the South East Elevation

Decision Date: 20-04-2016 Refused

8954/APP/2017/2400 Pincio Gate End Northwood

Two storey, 4-bed, detached dwelling with habitable roofspace, involving demolition of existing bungalow

Decision Date: 25-10-2017 Refused

8954/APP/2017/4609 Pincio Gate End Northwood

Two storey, 3-bed detached dwelling with associated parking and amenity space, involving demolition of existing dwelling

Decision Date: 27-11-2018 NON

8954/APP/2018/3633 Pincio Gate End Northwood

Raising and enlargement of roof to create habitable roof space, single storey rear extension, single storey front infill extension and porch to front

Decision Date: 30-01-2019 Approved

8954/APP/2019/1250 Pincio Gate End Northwood

Raising and enlargement of roof to create part first floor and habitable roof space, with 1 x front dormer and 2 x rear dormers, single storey front extension, porch to front and alterations to rear elevation

Decision Date: 01-07-2019 Approved

8954/APP/2019/421 Pincio Gate End Northwood

Variation of conditions 2 (Approved Plans), 4 (Doors and windows) and 5 (Obscure glazing) of planning permission ref: 8954/APP/2018/3633 dated 30-01-2019 (Raising and enlargement of roof to create habitable roof space, single storey rear extension, single storey front infill extension and porch to front) to permit alterations to fenestration

Decision Date: 08-04-2019 Approved

8954/APP/2019/488 Pincio Gate End Northwood

Details pursuant to condition 7 (Landscape Scheme) of planning application 8954/APP/2018/3633 dated 30/01/2019 (Raising and enlargement of roof to create habitable roof space, single storey rear extension, single storey front infill extension and porch to front)

Decision Date: 26-02-2019 Approved

8954/PRC/2016/92 Pincio Gate End Northwood

Replace existing bungalow with new two storey dwelling

Decision Date: 27-07-2016 OBJ

8954/PRC/2017/188 Pincio Gate End Northwood

Replacement of existing bungalow with two storey house

Decision Date:

8954/PRC/2018/142 Pincio Gate End Northwood

Replace existing roof to increase floor space, extension to rear, erection of a front porch.

Decision Date: 29-08-2018 OBJ

8954/TRE/2003/65 Pincio Gate End Northwood

TREE SURGERY TO ONE OAK (T52) ON TPO 171

Decision Date: 20-08-2003 NFA

8954/TRE/2015/48 Pincio Gate End Northwood

To carry out tree surgery, including a crown reduction by 2-3m to Oak (T52) on TPO 171

Decision Date: 16-04-2015 Approved

Comment on Planning History

8954/APP/2019/488 - Details pursuant to condition 7 (Landscape Scheme) of planning application 8954/APP/2018/3633 dated 30/01/2019 (Raising and enlargement of roof to create habitable roof space, single storey rear extension, single storey front infill extension and porch to front). Approved.

8954/APP/2019/421 - Variation of conditions 2 (Approved Plans), 4 (Doors and windows) and 5 (Obscure glazing) of planning permission ref: 8954/APP/2018/3633 dated 30-01-2019 (Raising and enlargement of roof to create habitable roof space, single storey rear extension, single storey front infill extension and porch to front) to permit alterations to fenestration. Approved.

8954/APP/2018/3633 - Raising and enlargement of roof to create habitable roof space, single storey rear extension, single storey front infill extension and porch to front. Approved.

8954/APP/2017/4609 - Two storey, 3-bed detached dwelling with associated parking and amenity space, involving demolition of existing dwelling (Appeal for non-determination Dismissed)

8954/APP/2017/2400 - Two storey, 4-bed, detached dwelling with habitable roofspace, involving demolition of existing bungalow Refused -

(1) The proposed development by reason of its overall size, scale, bulk, height and design, would result in a cramped development which would fail to harmonise with the architectural composition of the adjoining dwellings and would be detrimental to the character, appearance and visual amenities of the street scene and the wider Gate Hill Farm Estate Area of Special Local Character. Therefore the proposal would be contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE6, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Documents HDAS: Residential Extensions (December 2008) and Residential Layouts (July 2006)

(2) The proposed development, by virtue of its size, scale, bulk and proximity, would be detrimental to the amenities of the adjoining occupiers of Woodcote by reason of overdominance, overshadowing, visual intrusion and loss of outlook. Therefore the proposal would be contrary to policies BE19 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Documents HDAS: Residential Extensions. (December 2008) and Residential

Layouts (July 2006)

8954/APP/2016/3505 - Two storey, 4-bed, detached dwelling with habitable roofspace involving demolition of existing bungalow. Refused and dismissed on appeal.

8954/APP/2016/405 - Raising and enlargement of roof to create first floor, incorporating front in-fill extension at ground floor level involving demolition of existing conservatory, with 1 front dormer and 1 rear dormer, 4 side rooflights to form sun tunnels, conversion of integral garage to habitable use and alterations to doors and fenestration on the South East Elevation. Refused for the following reasons -

(1) The proposed development by reason of its overall size, scale, bulk, and design, particularly of the roof would result in a cramped development which would fail to harmonise with the architectural composition of the original and adjoining dwellings and would be detrimental to the character, appearance and visual amenities of the street scene and the wider Gatehill Farm Estate Area of Special Local Character. Therefore the proposal would be contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE6, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions

(2) The proposed development, by virtue of its size, scale, bulk and proximity, would be detrimental to the amenities of the adjoining occupier at Woodcote by reason of overdominance, overshadowing, visual intrusion and loss of outlook. Therefore the proposal would be contrary to policies BE19 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

8954/APP/2019/1250 - Raising and enlargement of roof to create part first floor and habitable roof space, with 1 x front dormer and 2 x rear dormers, single storey front extension, porch to front and alterations to rear elevation. Approved

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

Neighbours were notified on 10/12/2019 and a site notice was displayed on 12/12/2019. At the end of the consultation period two objections had been received.

The Gatehill Residents' Association states -

(1) The extensive raising of the roof and addition of a dormer facing "Woodcote" will create an extremely large second floor which will block light to neighbour "Woodcote".

(2) Side facing dormers are not a feature of the Gatehill estate, an Area of Special Local Character, and would have a detrimental effect on the street scene.

(3) The increased number and size of side facing windows which will look directly into the habitable rooms of the neighbouring "Woodcote" will create a total loss of privacy to these existing rooms.

(4) The side facing windows facing "Hurley" are either secondary, in bathrooms or to non-habitable rooms and are proposed to be clear glazed.

(5) " Woodcote" - We note from the plans that the side facing bedroom window to the ground floor bedroom is a secondary window and the window in the bathroom dormer will obviously need to be obscure glazed for decency reasons. The plans have been annotated with the applicant's intention to obscure glaze these 2 windows. However, concerned that the side facing kitchen window which will look straight into the only window in the ground floor habitable room of "Woodcote" is to be clear glazed and the roof lights are to be clear glazed. We object to this aspect of the proposal.

(6) "Hurley" - We also note that the secondary window to the new bedroom on the opposite side of the property is to be clear glazed, along with the bathroom window and hall window.

We are concerned that additional windows and other openings may be added in the future.

(7) Whilst any permission could be conditioned so that all side facing windows, including those in the roof, are obscure glazed and non-opening below 1.8 metres above finished internal floor level, the sheer number and size of these windows will create a loss of privacy and sense of over-looking to the detriment of "Woodcote."

(8) Notes that no thought has been given to the sustainable drainage aspects of the application and asks that if approved, landscaping and materials conditions be added to ensure the street scene is not further detrimentally affected.

The objection letter from a resident provides a comprehensive summary of the planning history of the site and makes the following objections -

- 1) The development is out of keeping with other properties in Gate End
- 2) Inappropriate scale, size, bulk and design for the plot
- 3) Overbearing and would result in rights to sunlight and daylight
- 4) Loss of privacy

Officers comments - the proposal was amended following the initial consultation and one further objection was received,

(1) To the extent that the Applicant's amended scheme does not deal with objections previously raised they are repeated (2) Also of specific concern is the fenestration to the windows in the amended drawing which are facing or overlooking Woodcote. These should 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 from internal finished floor level for so long as the development remains in existence

Conservation Officer: Original comments:

Assessment - Background/significance

The existing site comprises of the modest, detached bungalow, situated on a narrow plot within the Gatehill Farm Estate ASLC. It forms part of an intimate cul-de-sac, verdant in appearance. The area is predominantly characterised by two storey dwellings situated on appropriate sized plots, proportionate to the size of the dwelling.

The existing bungalow whilst subservient in height takes up a significant proportion of the site in plan. It has a typical suburban character, originally L-shaped in plan with a hipped roof form. Overtime it has benefited from some alteration with additions to the front and rear. The bungalow is appropriately set back from the road allowing for an ample green frontage. The low rise nature of the bungalow and its subservient built form allows the site to quietly contribute to the ASLC. It also provides a break within Gate End's intimate streetscene. It is duly noted that permission to alter and extend the existing bungalow to a chalet style dwelling, has been recently granted.

The principle of the proposed infill extension to the front of the existing bungalow would be considered admissible in this instance, however the raising of the roof and creation of gabled roof form would be considered unacceptable. The design and appearance of the proposal would fail to respect the character of the original bungalow. The flat appearance of the proposed gable end would be considered a detracting feature within the ASLC. It would also result in a significant bulk projecting forward. It would fail to retain the open and spacious character of the site. The addition of the dormer to the side of the dwelling would add fuss to the roofscape and would fail to create a consolidated, well-defined built form. It is clear that the principal of accommodation within the roof is possible, taking into account the previously approved schemes. However the proposal would be considered harmful to the character and appearance of the ASLC, resulting in a built form which would fail to relate to the surrounding area.

Conclusion: Objection

The proposal would be deemed unacceptable. The building would fail to appropriately relate to the surrounding character of the ASLC and would harm the character and appearance of the streetscene.

Trees and Landscape: No objections subject to conditions

Access Officer: No objections

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

PT1.HE1 (2012) Heritage

Part 2 Policies:

DMHB 1 Heritage Assets

DMHB 5 Areas of Special Local Character

DMHB 6 Gatehill Farm Estate and Copse Wood Estate Areas of Special Local Character

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 14 Trees and Landscaping

DMHD 1 Alterations and Extensions to Residential Dwellings

DMT 6 Vehicle Parking

LPP 3.5 (2016) Quality and design of housing developments

5. MAIN PLANNING ISSUES

The main issues for consideration relate to the impact of the proposed development upon the existing dwelling, neighbouring dwellings and the character of the street scene and wider area and Gate Hill ASLC. The impact upon the residential amenity of neighbouring residents and the quality of the residential accommodation provided and car parking are also considered.

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 - Consolidated With Alterations (2016)

The National Planning Policy Framework (NPPF) (2019) is also a material consideration in planning decisions, as well as relevant supplementary planning documents and guidance.

Emerging Planning Policies

Paragraph 48 of the National Planning Policy Framework (NPPF) 2019 states that 'Local Planning Authorities may give weight to relevant policies in emerging plans according to:

- (a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- (b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- (c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

Draft London Plan (Intend to Publish Version, December 2019)

The GLA consulted upon a draft new London Plan between December 2017 and March 2018 with the intention of replacing the previous versions of the existing London Plan. The Plan was subject to examination hearings from February to May 2019, and a Consolidated Draft Plan with amendments was published in July 2019. The Panel of Inspectors appointed by the Secretary of State issued their report and recommendations to the Mayor on 8th October.

The Mayor has considered the Inspectors' recommendations and, on the 19th December 2019, issued to the Secretary of State his intention to publish the London Plan along with a statement of reasons for any of the Inspectors' recommendations that the Mayor does not wish to accept.

Limited weight should be attached to draft London Plan policies that have not been accepted by the Mayor or that have only been accepted in part/with significant amendments. Greater weight may be attached to policies that were subject to the Inspector's recommendations and have since been accepted by the Mayor through the 'Intend to Publish' version of the Plan. The weight will then increase as unresolved issues are overcome through the completion of the outstanding statutory process. Greater weight may also be attached to policies, which have been found acceptable by the Panel (either expressly or by no comment being made).

Adopted policy DMHD 1, states development will not be permitted if the layout and appearance fail to harmonise with the existing street scene or other features of the area which the local planning authority considers it desirable to retain or enhance.

The Council places great reliance upon the positive impacts of good design and the role it

can play upon character and appearance of a place. The Policies work together to ensure that through good design development, in terms of visual impact and appearance, is in-keeping, blends and harmonises with the prevailing character and appearance of the location. This is of particular importance within areas of great sensitivity due to the special character of the location and visual setting.

The proposed development falls within the Gatehill Farm Area of Special Local Character. Policy DMHB 5 B) of the Local Plan requires extensions to dwellings to be subservient to and respect the architectural style of the original building. DMHB 6 sets criteria for development within the estate.

The existing dwelling is a detached bungalow within a narrow plot. Anecdotal evidence suggests the plot previously formed part of neighbouring plots Woodcote and Hurley and is a derived plot intended for the erection of a bungalow. A key characteristic of the area is one in which two-storey dwellings sit within spacious plots. In this regard the site is an exception being narrow with a single storey dwelling,

The existing site comprises the modest, detached bungalow, situated on a narrow plot within the Gatehill Farm Estate ASLC. It forms part of an intimate cul-de-sac, verdant in appearance. The area is predominantly characterised by two storey dwellings situated on appropriate sized plots, proportionate to the size of the dwelling.

The existing bungalow whilst subservient in height takes up a significant proportion of the site in plan. It has a typical suburban character, originally L-shaped in plan with a hipped roof form. Overtime it has benefited from some alteration with additions to the front and rear. The bungalow is appropriately set back from the road allowing for an ample green frontage. The low rise nature of the bungalow and its subservient built form allows the site to quietly contribute to the ASLC. It also provides a break within Gate End's intimate streetscene. It is noted that permission to alter and extend the existing bungalow to a chalet style dwelling, has been recently granted.

The principle of the proposed infill extension to the front of the existing bungalow alters the characteristic shape and form of the original dwelling, detracting from the front projecting subservient element, emphasising its narrow plot and altering the design in a harmful way, with a very large flat/crown roof, totally uncharacteristic of the property or surrounding properties, by bringing the whole front forward and resulting in an over-large extension with a roof line that does not match that of the main roof.

With regard to rear dormer windows Policy DMHD 1 states:

"in Conservation Areas, Areas of Special Local Character and on Listed and Locally Listed Buildings, roof extensions should take the form of traditional 'dormer' windows, on the rear elevation, to harmonise with the existing building. The highest point of the dormer should be kept well within the back roof slope, away from the ridge, eaves or valleys, whilst each window should match the proportions, size and glazing pattern of the first floor windows.

The rear dormer window cannot be seen from the street and is considered to be a modest addition.

It is considered that the proposed front/side extension by reason of its size, scale, bulk and design, would fail to harmonise with the architectural composition of the original dwelling and would be detrimental to the character, appearance and visual amenities of the street scene and the wider Gatehill Farm Estate Area of Special Local Character. Therefore the proposal would be contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One

- Strategic Policies (November 2012) and Policies DMHB 1, DMHB 5, DMHB 6, DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

New buildings should not result in loss of residential amenity due to the loss of daylight sunlight and that an adequate outlook should be maintained. Furthermore, despite the infill extension and overall increase in roof height, the siting, scale and bulk should not have an overbearing impact upon neighbouring properties. Policy DMHD 1 of the Local Plan ; Alterations and Extensions to Residential Dwellings states, inter-alia that planning applications relating to alterations and extensions of dwellings will be required to ensure that a satisfactory relationship with adjacent dwellings is achieved;

The proposed development would be brought no closer to the neighbouring properties Woodcote or Hurley. There are windows situated within the east flank elevation of the nearest neighbouring dwelling (Woodcote). Hurley is well screened. Those facing Woodcote are a kitchen and rooflights. The rooflights would, by design, be high level. A kitchen window faces directly towards what is understood to be a habitable room in the side of Woodcote. The side facing kitchen window currently serves a lounge and the proposal would not increase material overlooking.

Policy DMHD 1 seeks to ensure residential development provides adequate external amenity space. Private amenity space for a three bedroom dwelling should be a minimum of 60 sq metres external. The proposed development would retain in excess of 60 sq metres of external usable private amenity space. it is considered the proposed development would be acceptable in this regard.

The application site is set back some considerable distance from the highway. Despite the front extension. the existing drive would comfortably accommodate two or more vehicles.

For the reasons set out above, the recommendation is to refuse

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed front/side extension by reason of its size, scale, bulk and design, would fail to harmonise with the architectural composition of the original dwelling and would be detrimental to the character, appearance and visual amenities of the street scene and the wider Gatehill Farm Estate Area of Special Local Character. Therefore the proposal would be contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 1, DMHB 5, DMHB 6, DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

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 in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. 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
PT1.HE1	(2012) Heritage

Part 2 Policies:

DMHB 1	Heritage Assets
DMHB 5	Areas of Special Local Character
DMHB 6	Gatehill Farm Estate and Copse Wood Estate Areas of Special Local Character
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 6	Vehicle Parking
LPP 3.5	(2016) Quality and design of housing developments

Contact Officer: Cris Lancaster

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