

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 32 TOWNSEND WAY NORTHWOOD MIDDLESEX

Development: Two storey side extension, single storey rear extension and conversion of single dwelling into 1 x 2-bed and 1 x 3-bed self contained flats with associated parking and amenity space

LBH Ref Nos: **55222/APP/2019/2989**

Drawing Nos: 11-P5-3 A
11-P5-5 A
11-P5-2 A
11-P5-6
11-P5-4 A
11-P5-1 A
11-P5-7
Tree Protection Method Statement

Date Plans received : 17/09/2019

Date(s) of Amendment(s):

Date Application Valid: 17/09/2019

1. SUMMARY

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene, and BE19 states the LPA will seek to ensure that new development within residential areas complements or improves the amenity and the character of the area.

The cumulative width of the proposed two storey and single storey side extensions would result in a significant addition to the original property, at nearly double the width, which would unbalance the appearance of the pair of semi detached properties of which it forms a part. The overall scale of the proposed development situated in a visually prominent corner plot is considered out of keeping with the character of the original dwelling, the pair of semi detached properties and the wider area.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed extensions, by reason of their siting in this open prominent position, size, scale, bulk, width and design, would represent a visually unsympathetic form of development, which would fail to harmonise with the architectural composition of the original semi-detached dwelling, would be detrimental to the character, appearance and symmetry of the pair of semi-detached houses of which it forms a part and to the visual amenities of the street scene and the surrounding area. Therefore the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012), Policies DMHB 11 and DMHD 1 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

INFORMATIVES

1 I52 Compulsory Informative (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 I53 Compulsory Informative (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.

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
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.
H4	Mix of housing units
H7	Conversion of residential properties into a number of units
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
DMH 4	Residential Conversions and Redevelopment
DMHB 11	Design of New Development
DMHB 16	Housing Standards
DMHB 18	Private Outdoor Amenity Space
DMHD 1	Alterations and Extensions to Residential Dwellings
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

3 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.

4 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.

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises a two storey semi detached property situated in a triangular corner plot on the southern side of Townsend Way. The existing building has a white rendered finish with mock Tudor wooden detailing on the front elevation and is set beneath a hipped roof. The property is set back approximately 5.3 m from the road, which is set at a higher level than the dwelling and there is a wide side garden, which currently accommodates a large detached flat roofed garage. The rear garden slopes away from the house, tapering at the end.

The street scene is residential in character and appearance comprising principally semi detached properties.

The site is located within a Developed Area as identified in the policies of the Hillingdon Local Plan (Saved Policies November 2012).

3.2 Proposed Scheme

This application is a resubmission of an approved scheme for the demolition of the existing garage and the erection of a two storey side extension, a single storey rear extension and the conversion of the dwelling to form 1 x 2-bed and 1 x 3 bed self contained flats, with associated parking and amenity space. In addition to the above, this proposal includes the provision of an additional single storey extension to the side of the building.

3.3 Relevant Planning History

55222/APP/2017/3241 32 Townsend Way Northwood Middlesex

Part two storey, part single storey side/rear extension and conversion of dwelling into 3 x 1-bed self-contained flats with associated parking and amenity space, involving demolition of existing detached garage

Decision: 13-11-2017 Refused

55222/APP/2017/4661 32 Townsend Way Northwood Middlesex

Part two storey, part single storey side/rear extension and conversion of dwelling to 2 x 2-bed self-contained flats with associated parking and amenity space, involving demolition of existing garage.

Decision: 20-02-2018 Refused

55222/APP/2018/1021 32 Townsend Way Northwood Middlesex

Two storey side extension, single storey rear extension and conversion of single dwelling into 2 x 2-bed self contained flats with associated parking and amenity space

Decision: 30-05-2018 Approved

55222/APP/2018/2443 32 Townsend Way Northwood Middlesex

Two storey side extension, single storey rear extension and conversion of single dwelling into 1 x 2-bed and 1 x 3-bed self contained flats with associated parking and amenity space

Decision: 11-09-2018 Approved

55222/APP/2018/3919 32 Townsend Way Northwood Middlesex

Details pursuant to conditions 4 (Tree Protection) and 5 (Landscape Scheme) of planning permission Ref: 55222/APP/2018/2443 dated 11/09/2018 (Two storey side extension, single storey rear extension and conversion of single dwelling into 1 x 2-bed and 1 x 3-bed self contained flats with associated parking and amenity space)

Decision: 02-01-2019 Approved

Comment on Planning History

Planning approval for the erection of a two storey side extension, single storey rear extension and conversion of single dwelling into 1 x 2-bed and 1 x 3-bed self contained flats with associated parking and amenity space was granted in September 2018. This permission has been implemented and is under construction.

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

6 neighbours and the Northwood and Northwood Hills Residents Associations were consulted for a period of 21 days expiring on the 10 October 2019. A site notice was also erected to the front of the site. Site Notice Expiry Date - 28/10/19. There were 2 responses, raising the following issues:

- Concerned that the applicant has in the past stated that his intention is to develop the site as a HMO potentially leading to an over abundance of vehicles parking in an already busy road.
- Concerned that as planning permission has not yet been granted that the proposed

extension and conversion is so far advanced.

- Query who has inspected and passed the footing and construction already done
- Query who disposed of the asbestos know to be part of the internal structure of the existing house
- Not enough parking

Officer response: Any further change of use from the flats to a HMO would require consent in its own right. There is an extant consent for the development of the property, which has been implemented. Issues relating to building and disposal of asbestos are regulated through other legislation and are not material planning considerations.

Trees/Landscaping - The plot is significantly wider in the front than is typical in this area, tapering towards the rear. There are a number of trees on the site, which contribute to the character of the area but are of no individual significant value. There are no TPO or Conservation Area designations affecting the site. No tree survey or assessment has been submitted. It is evident that some tree loss will be necessitated to facilitate the proposal. Tree loss and retention should be specified and appropriate protection specified for those trees which are to be retained - as part of the landscape proposal required in accordance with saved policy BE38. No objection subject to conditions for landscaping and tree retention.

Officer response: The details for tree protection and landscaping were submitted and approved under application 55222/APP/2019/3919. These details have been revised to accommodate the further extension, which results in the relocation of the cycle store to an area of grass adjacent to the refuse storage. This is a minor alteration, which would not impact on the character of the wider street scene.

Highways - The application has been reviewed by the Highway Engineer who is broadly satisfied that the proposal would not exacerbate congestion or parking stress, and would not raise any highway safety concerns, in accordance with policies AM2, AM7 and AM14 of the Development Plan (2012) and policies 6.3, 6.9, and 6.13 of the London Plan (2016).

Access - Acceptable.

Conservation - No comments.

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

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.
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.
H4	Mix of housing units
H7	Conversion of residential properties into a number of units
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
DMH 4	Residential Conversions and Redevelopment
DMHB 11	Design of New Development
DMHB 16	Housing Standards
DMHB 18	Private Outdoor Amenity Space
DMHD 1	Alterations and Extensions to Residential Dwellings
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: The Local Plan Part 2 Draft Proposed Submission Version (2015) was submitted to the Secretary of State on 18th May 2018. This comprises a Development Management Policies document, a Site Allocations and Designations document and associated policies maps. This will replace the current Local Plan: Part 2 - Saved UDP Policies (2012) once adopted.

The document was submitted alongside Statements of Proposed Main and Minor Modifications (SOPM) which outline the proposed changes to submission version (2015) that are being considered as part of the examination process.

Submission to the Secretary of State on 18th May 2018 represented the start of the Examination in Public (EiP). The public examination hearings concluded on the 9th August 2018. The Inspector submitted a Post Hearing Advice Note outlining the need to undertake a final consultation on the updated SOPM (2019) only. The Council undertook this consultation between 27th March 2019 and 8th May 2019. All consultation responses have been provided to the Inspector for review, before the Inspector's Final Report is published to conclude the EiP process.

Paragraph 48 of the NPPF (2019) outlines 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).

On the basis that the public hearings have concluded and the Council is awaiting the final Inspector's Report on the emerging Local Plan: Part 2, the document is considered to be in the latter stages of the preparation process. The degree to which weight may be attached to each policy is therefore based on the extent to which there is an unresolved objection being determined through the EiP process and the degree of consistency to the relevant policies in the NPPF (2019).

7. MAIN PLANNING ISSUES

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

Policy OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) that uses that become detrimental to the amenity of the adjoining occupiers or area will not be approved. Policy BE20 states that buildings should be laid out to allow adequate daylight to penetrate and amenities of existing houses safeguarded. Policy BE24 states that the proposals should protect the privacy of the occupiers and their neighbours.

Paragraph 4.11 of the Council's adopted HDAS SPD: Residential Layouts (July 2006) gives advice that the 45 degree line of sight principle will be applied to new development, to ensure the amenity of adjoining occupiers and future occupiers are protected.

Paragraph 4.9 of the HDAS SPD specifies that a minimum acceptable distance to minimise the negative impact of overbearing and overshadowing is 15m. Paragraph 4.12 of the HDAS SPD requires a minimum of 21m distance between facing habitable room windows to prevent overlooking and loss of privacy.

The proposed two storey side extension and single storey rear extension are as previously considered and deemed acceptable. The proposed single storey side extension would be set back approximately 2.8m from the shared boundary with no. 34 and separated from that property by approximately 8.3m.

As such it is not considered that the proposed extension would result in a significant loss of outlook to the neighbouring property in compliance with the requirements of Policies BE20 and BE21 of the adopted UDP (Saved Policies November 2012).

In terms of loss of privacy to neighbouring occupiers, the proposed development would not create any additional first floor windows facing the rear private amenity space of no. 34. It is also noted that the proposed changes to the layout would result in the existing rear bedroom windows now serving a landing and kitchen area. As such there would be no increase in overlooking as a result of this proposal which is considered to comply with Policy BE24 of the adopted UDP (Saved Policies November 2012).

7.2 Impact on Street Scene

The Hillingdon Local Plan: Part One Strategic Policy BE1 seeks a quality of design in all

new development that enhances and contributes to the area in terms of form, scale and materials; is appropriate to the identity and context of the townscape; and would improve the quality of the public realm and respect local character. Part Two - Saved Unitary Development Plan Policies of the Local Plan contains policies that seek to safeguard the appearance, character and amenities of the local street scene and surrounding area. Policy BE13 states that development must harmonise with the existing street scene and Policy BE19 that it should complement the amenity and character of the residential area in which it is situated. Policy BE15 seeks to ensure that proposals for extensions to dwellings should also harmonise with the scale, form and proportions of the original building.

Policy DMHB 11 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019) advises that all development will be required to be designed to the highest standards and incorporate principles of good design. It should take into account aspects including the scale of the development considering the height, mass and bulk of adjacent structures; building plot sizes and established street patterns; building lines and streetscape rhythm and landscaping. It should also not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

Policy DMHD 1 requires that alterations and extension of dwellings would not have an adverse cumulative impact on the character and appearance of the street scene, and should appear subordinate to the main dwelling. It also required that there is no unacceptable loss of outlook to neighbouring occupiers.

The Council's adopted Supplementary Planning Document, the Hillingdon Design and Accessibility Statement: Residential Extensions (December 2008) sets out the design criteria including external dimensions by which proposals are assessed with the general aim of ensuring that these are 'subordinate' to the original house. Side extensions should not dominate the existing character of the original property. The width and height should be considerably less than that of the main house and be between half and two thirds width of the original house. Two storey side extensions should be set back 1m from the front building line and 1m from the boundary. The design of the roof should follow that of the existing roof. An existing hipped roof, for example, should be extended with a subordinate hipped roof. Rear extensions will only be allowed where there is no significant over-dominance, overshadowing, loss of outlook or daylight. A single storey extension of a maximum depth of 3.6 m for a semi detached property with a pitched roof of 3.4m or a flat roof of 3 m would be acceptable.

The approved two storey side extension and single storey rear extension were previously considered and were deemed acceptable. The proposed single storey side extension attaches to the side of the two storey extension and measures 1.5m in width, 3.2m in depth and has a pitched roof of 3.55m in height. Although in isolation this is a modest addition to the building, the combined width of the side extensions is 5.5m against the width of the original property of 6.15m. This results in side additions to the building of approximately 89%, well in excess of HDAS guidance. Cumulatively this is a substantial addition to the building, which would unbalance the appearance of the pair of semi detached properties of which it is a part. The overall scale of the proposed development situated in a visually prominent corner plot is considered out of keeping with the character of the original dwelling, the pair of semi detached properties and the wider area.

As such, the development fails to comply with the requirements of with Policies BE13, BE15 and BE19 of the adopted UDP Saved Policies (November 2012), Policies DMHB 11 and DMHD 1 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019) and HDAS; Residential Extensions.

7.3 Traffic Impact/Pedestrian Safety

Policy AM7 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) considers whether the traffic generated by the proposed development is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety.

Policy AM14 states that new development will only be permitted where it is in accordance with the Council's adopted Car Parking Standards. These require a provision of 1.5 spaces per dwelling.

There is no change to the approved parking requirements or provision and as such, the proposed development is considered to comply with the principles of Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Hillingdon's Adopted Parking Standards and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

7.4 Carparking & Layout

As above.

7.5 Urban Design, Access and Security Considerations

Living conditions for future occupiers

On 25 March 2015, the Government introduced new technical housing standards in England, which comprise of new additional 'optional' Building Regulations on water and access, and a nationally described space standard (referred to as "the new national technical standards"). These new standards came into effect on 1 October 2015. The Mayor of London has adopted the new national technical standards through a minor alteration to The London Plan.

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 standards require a 2 bed three person dwelling set over 1 floor should have a minimum internal floor area of 61 sqm and a 3 bed 4 person dwelling should have a floor space of 74 sqm. The proposed flats accord with these criteria. It is therefore considered that the proposal provides a satisfactory living environment for the future occupants in accordance with Policy 3.5 of the London Plan 2016.

It is considered that all the proposed habitable rooms, and those altered by the extension, would maintain an adequate outlook and source of natural light, therefore complying with Policy 3.5 of the London Plan (2016).

HDAS: Residential Layouts advises that two bedroom flats should provide at least 25sqm of amenity space. As a result, the required minimum for the proposed 2 flats is 50sqm. The proposal includes a communal garden area of approximately 141sqm. It is noted on the floor plans that a small paved area is shown in front of the patio doors, with a privacy screen denoted on one side and to the rear of this. It is therefore considered the proposal is in compliance with policy BS24 of the Hillingdon Local Plan (November 2012).

7.6 Other Issues

Principle of Development

The site lies within an established residential area. It is therefore considered there would be no objection in principle to the intensification of the residential use of the site, subject to all other material planning considerations being acceptable.

Trees, landscaping and ecology

Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires the retention of landscape features of merit and new landscaping and planting where possible. Details of the landscaping scheme and tree protection measures have been submitted in accordance with the approved details and are considered acceptable.

8. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019)
The London Plan (2016)
The Housing Standards Minor Alterations to The London Plan (March 2016)
Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016)
Technical Housing Standards - Nationally Described Space Standard
Hillingdon Design and Accessibility Statement: Residential Layouts
Hillingdon Design and Accessibility Statement: Residential Extensions
Hillingdon Design and Accessibility Statement: Accessible Hillingdon
National Planning Policy Framework

Contact Officer: Liz Arnold

Telephone No: 01895 250230