

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 57-59 CORONATION ROAD HAYES

Development: Two storey side extensions and first floor rear extensions to both properties and conversion of existing 2 dwellings to 4 x 2-bed self-contained flats, involving alterations to rear elevation and demolition of existing single storey side elements

LBH Ref Nos: **75363/APP/2020/30**

Drawing Nos: Design and Access Statement
IZ/57-59/2019/A Rev. 1
IZ/57-59/2019/B Rev. 1

Date Plans received : 21/01/2020

Date(s) of Amendment(s):

Date Application Valid: 21/01/2020

1. **SUMMARY**

The application proposes the erection of two storey side and first floor rear extensions to allow for the conversion of the existing 2 houses into 4 x 2-bed self-contained flats, involving alterations to rear elevation and demolition of existing single storey side elements.

The original dwellings subject to this application have an internal floor area of less than 120sq.m as such would involve the unacceptable loss of two family dwellings. The development would also fail to provide an adequate level of internal and external residential amenity and the first floor rear extensions would cause harm to the character and appearance of the site and the wider area.

As such the development would be contrary to Policies DMH 4, DMHD 1 and DMHB 18 of the Council's adopted Local Plan (2020) and Policy 3.5 of the London Plan (2016).

2. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The development would lead to the unacceptable subdivision and loss of two small single family dwellings for which there is an established need in the Borough. The development would therefore be contrary to policy DMH 4 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

2 NON2 Non Standard reason for refusal

The proposed extensions by reason of their cumulative size, scale, bulk, width, depth and design would result in an overly dominant and incongruous development that would fail to appear subordinate, would fail to harmonise with the architectural composition of the original dwellings and would be detrimental to the character, appearance and visual amenities of the street scene and the surrounding area. Therefore the proposals would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

3 NON2 Non Standard reason for refusal

The proposed two storey side extensions, by virtue of their siting, size, scale and design, including the lack of a set back from the front at all levels, would fail to appear as a subordinate additions and would thus be detrimental to the appearance of the original dwellings and the visual amenities of the street scene and the character and appearance of the wider area. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

4 NON2 Non Standard reason for refusal

The proposed development, by virtue of its failure to provide amenity space of sufficient size and quality commensurate to the size and layout of the said units would result in an over-development of the site and would be detrimental to the residential amenity of existing and future occupiers. The proposal is therefore contrary to Policies DMHB 11 and DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

5 NON2 Non Standard reason for refusal

The communal use of the proposed amenity space would be detrimental to the residential amenity of the occupants of the proposed ground floor flats by reason of loss of privacy, overlooking and noise and disturbance. Therefore the proposal would be contrary to Policies DMHB 11 and DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

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 Local Plan Part 1 (2012) and Part 2 (2020) 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.

DMH 2	Housing Mix
DMH 4	Residential Conversions and Redevelopment
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHB 16	Housing Standards
DMHB 18	Private Outdoor Amenity Space
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential

LPP 3.5	(2016) Quality and design of housing developments
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. CONSIDERATIONS

3.1 Site and Locality

The application site comprises a pair of semi-detached houses identical in their character located on the northern side of Coronation Road. Both properties have single storey side and rear extensions and a front porch. Both properties have small rear gardens which back onto other residential gardens.

No. 61, the neighbouring property to the east has been extended by way of a single storey rear extension and the other neighbouring property (No. 55) has not been extended.

The site is located within a residential area where residential dwellings are similar in character to the application site. There are no site specific designations relating to the site.

3.2 Proposed Scheme

The application seeks planning permission for the erection of two storey side and first floor rear extensions to each of the subject properties and their conversion into 4 x 2 bed self-contained flats.

3.3 Relevant Planning History Comment on Planning History

N/A.

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

9 neighbouring properties were consulted by letter dated 29.1.20 giving 21 days for comments and a site notice was displayed to the front of the site on 6.2.20. No comments were received as a result of the public consultation.

Access Officer: No objection.

Contaminated Land Officer: No objection.

Heathrow Aerodrome Safeguarding: No objection.

6. Local Plan Designation and London Plan

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.H1 (2012) Housing Growth

Part 2 Policies:

DMH 2 Housing Mix

DMH 4 Residential Conversions and Redevelopment

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 14 Trees and Landscaping

DMHB 16 Housing Standards

DMHB 18 Private Outdoor Amenity Space

DMT 2 Highways Impacts

DMT 6 Vehicle Parking

LPP 3.3 (2016) Increasing housing supply

LPP 3.4 (2015) Optimising housing potential

LPP 3.5 (2016) Quality and design of housing developments

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

7. MAIN PLANNING ISSUES

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

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) 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 have an adversary impact on the amenity, daylight and sunlight of adjacent properties and open space.

The proposed side extensions would not cause harm to the amenity of the neighbouring properties at either 55 or 61 Coronation Road as the only side facing windows to these properties serve non-habitable rooms. The side facing windows proposed to the side extensions would be obscure glazed and fixed shut and therefore would not result in loss of privacy to the neighbouring properties.

When applying a 45 degree angle from the mid-point of the closest habitable room windows to the end of the proposed first floor rear extension it is evident that this aspect of the development would not impede upon the level of light and outlook enjoyed by the neighbouring properties at 55 and 61 Coronation Road.

Furthermore it is considered that the use of the site as a flatted development is unlikely to give rise to general noise and disturbance that would result in harm to the nearby

residents.

Overall it is considered that the development would not cause harm to the amenity of nearby residents.

7.2 Impact on Street Scene

As discussed above Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) 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.

Likewise 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.

Although the application seeks the extension of dwellings to provide flats it is considered that the Council's Design guidance contained within the Local Plan relating to residential extensions and alterations is relevant. It states that with respect to two storey side extensions, these should be subordinate to the main house with a set-back from the main front wall of the original house by at least 1m and with a ridge height below that of the main house. Such extensions should not be overly wide and should retain an adequate set in from the site boundary.

It is considered that the two storey side extensions would appear subordinate to the main house. They would not be overly wide and would be appropriately set in from the site boundary however, given that the existing single storey elements are to be demolished, the side extensions should be set back 1m from the main front wall at both levels. The proposed extensions are not set back at ground floor level and, in fact, in combination with the porch, protrude forward of the main wall. Thus, the proposed two storey side extensions, by virtue of their siting, size, scale and design, including the lack of a set back from the front at all levels, would fail to appear as a subordinate additions and would thus be detrimental to the appearance of the original dwellings and the visual amenities of the street scene and the character and appearance of the wider area. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

Furthermore, contrary to the Local Plan design guidance, the first floor rear extensions, in combination with the side extensions, would extend the full of both properties adding significant bulk and massing to the houses, which are originally modest in scale and would have very large crown roof elements, which would be totally out of character. Thus, the proposed extensions by reason of their cumulative size, scale, bulk, width, depth and design would result in an overly dominant and incongruous development that would fail to appear subordinate, would fail to harmonise with the architectural composition of the original dwellings and would be detrimental to the character, appearance and visual amenities of the street scene and the surrounding area. Therefore the proposals would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

Policy DMH 4 of the Local Plan (2020) states that residential conversions will only be

permitted where it is on a street where the proposal will not result in more than 10% of properties being redeveloped into flats and that the original internal floor area of the original building should be at least 120sq.m.

The amplification for this policy discusses the need to control the level of conversions in residential streets in order to protect local character as over recent years residential conversions have resulted in issues with increased on street parking, loss of front gardens, negative impact upon the street scene and the loss of family accommodation.

Whilst the conversion of this property would not lead to more than 10% of the street being converted it would involve the loss of two single family dwellings with an original internal floor area of 120 sq.m as the original internal floor area of both dwellings is approx 80.0sq.m significantly below the policy requirement.

The need for this 120sq.m threshold is considered to be of particular importance in policy terms. Paragraph 4.6 of the Local Plan: Part 2 (2020) highlights the following, which is based on the London Borough of Hillingdon Strategic Housing Market Assessment (SHMA) (2016):

'The Council's current information on housing need indicates a substantial borough-wide requirement for larger affordable and private market units, particularly three bedroom properties. Applicants proposing residential schemes will be required to demonstrate that this need has been taken into account.' This view is supported by Policy DMH 2: Housing Mix of the Council's Local Plan which states:

'The Council will require the provision of a mix of housing units of different sizes in schemes of residential development to reflect the Council's latest information on housing need.'

Based upon the above it is evident that there is a need to retain family sized (3 bed units) within the Borough and as such this development would involve the unacceptable loss of two family sized properties.

As such it is considered that the development would involve the unacceptable loss of two single family dwellings for which there is an established need in the Borough which would fail to be in keeping with the prevailing pattern of development in the immediate area. The development is therefore contrary to Policies DMHB 11 and DMH 4 of the Local Plan (2020).

7.3 Traffic Impact/Pedestrian Safety

See below.

7.4 Carparking & Layout

Policy DMT 6: Vehicle Parking states:

A) Development proposals must comply with the parking standards outlined in Appendix C Table 1 in order to facilitate sustainable development and address issues relating to congestion and amenity.

The Council may agree to vary these requirements when:

- i) the variance would not lead to a deleterious impact on street parking provision, congestion or local amenity; and/or
- ii) a transport appraisal and travel plan has been approved and parking provision is in accordance with its recommendations.

B) All car parks provided for new development will be required to contain conveniently

located reserved spaces for wheelchair users and those with restricted mobility in accordance with the Council's Accessible Hillingdon SPD.

The off-street parking requirement for the development would be 4 spaces and it is considered that there is sufficient space in the existing site frontage to provide 4 off-street parking spaces. The proposal is therefore considered acceptable in accordance with policies DMT2 and DMT6 of the Hillingdon Local Plan - Development Management Policies (2020).

7.5 Urban Design, Access and Security Considerations

Policy DMHB 16: Housing Standards states:

All housing development should have an adequate provision of internal space in order to provide an appropriate living environment. To achieve this all residential development or conversions should:

meet or exceed the most up to date internal space standards, as set out in Table 5.1.

The proposal complies with the minimum standards.

Policy DMHB 18: Private Outdoor Amenity Space states:

All new residential development and conversions will be required to provide good quality and usable private outdoor amenity space. Amenity space should be provided in accordance with the standards set out in Table 5.2

The plans submitted show that the garden space at the rear would not be subdivided to provide private and accessible garden space for each of the flats. It is evident that the occupants of the flats at first floor level would not have direct access to the garden space. They would be expected to go downstairs, then out the front door and would have to navigate their way around the side of the properties to access the garden. When occupants of the first floor flats use the garden this would result in issues of privacy, overlooking and noise and disturbance for the ground floor flats.

Table 5.3 states that for a 2 bed flat a garden measuring 25sq.m would be required. The total area of rear garden space that would be retained at 57 Coronation Road would be 30.2sq.m and the total area of garden space that would be retained for 59 Coronation Road would be 40.1sq.m. As such it is evident that there is insufficient space to provide the adequate level require for each of the proposed units.

As such the development would fail to provide an adequate level of private and usable amenity space for future occupiers contrary to Policy DMHB 18 of the Local Plan (2020). Furthermore the layout of the garden space would result in loss of privacy to the occupants of the proposed ground floor flats, harmful to their amenity, contrary to Policy 3.5 of the London Plan (2016).

8. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)

Hillingdon Local Plan: Part Two - Development Management Policies (January 2020)

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: Accessible Hillingdon

