

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 LAND AT 23-25 LITTLE ROAD HAYES

Development: Erection of a two storey, 2-bed dwelling with associated parking and amenity space

LBH Ref Nos: **75175/APP/2020/2951**

Drawing Nos: P.06 RevA
P.07
P.08
Design and Access Statement
Transport for London Assessment

Date Plans received : 23/09/2020

Date(s) of Amendment(s):

Date Application Valid: 23/09/2020

1. SUMMARY

The application seeks planning permission for the erection of a detached, two storey building to create a 2 bed dwelling between No. 23 and No. 25 Little Road. The proposed dwelling is considered to be detrimental to the street scene, not protecting the street pattern and appearing as a cramped development in between the semi-detached properties along Little Road.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed detached dwelling, by reason of its design, form and proximity to the side boundary, would result in a closing of a visually open gap between Nos.23 and 25 Little Road giving rise to a cramped form of development which would be visually incongruous and results in a terracing effect, which would be detrimental to the visual amenities of the streetscene on Little Road and the surrounding area generally. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11 and DMHB 12 of the Hillingdon Local Plan:Part Two - Development Management Policies (2020).

INFORMATIVES

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located between 2 two storey semi-detached dwellings on the North Eastern side of Little Road. The land between these two properties is said to be used as a secondary access to an industrial estate to the rear of the properties, currently out of use.

3.2 Proposed Scheme

The application seeks planning permission for the erection of a detached, two storey building to create 2 bed dwelling with associated parking and amenity space.

The proposed dwelling has width of 5.5 m, and a depth of 8.5 m, characterised with a hipped, pyramid roof. The dwelling also has a single storey element stretching a further 3.3 m in depth, measuring a total depth of 11.8 m. The two storey element to the proposal is in line with the original rear building lines across Little Road. Bay windows are proposed to the front of the dwelling. The development would cover all the plot that has been allocated for this development, and highlighted by the red line, which belongs to both No. 23 and No. 25 Little Road. The roofspace is not intended to be used as a habitable space.

The proposal has demonstrated one parking space to the front garden and two cycle storage spaces.

3.3 Relevant Planning History

75175/APP/2019/3419 Land At 23-25 Little Road Hayes

Erection of a two storey 4 bed dwelling with habitable roof space, associated parking and amenity space

Decision: 10-01-2020 WD

75175/PRC/2020/113 Land At 23-25 Little Road Hayes

Erection of 2 storey x 2 bedroom dwelling with associated cycle store and parking

Decision: 30-07-2020 OBJ

Comment on Planning History

No history of relevance.

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

Neighbouring properties were consulted by letter dated 25.09.20. No response received.

Access officer:

This proposal for a single dwelling house raises accessibility concerns. London Plan Policy 3.8(c) requires all new housing to be designed and constructed as accessible and adaptable in accordance with M4(2) as set out in Approved Document M to the Building Regulations (2015 edition). Particular attention should be paid to the entrance lobby which provides insufficient space between the entrance door and staircase opposite. Consideration must also be given to the spatial requirements within the bedrooms, bathrooms and kitchen areas. The plans should be amended to demonstrate compliance with the technical specifications within Approved Document M to the Building Regulations (2015 edition). Conclusion: unacceptable. The internal layout as shown on plan would result in inaccessible and inappropriate accommodation.

Highways officer: No comments received.

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 6	Garden and Backland Development
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
DMHD 1	Alterations and Extensions to Residential Dwellings
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
LPP 3.8	(2016) Housing Choice
LPP 7.4	(2016) Local character
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 DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies with Modifications (March 2019) states that: A) All development, including extensions, alterations and new buildings, will be required to be designed to the highest standards and, incorporate principles of good design including: i) harmonising with the local context; ii) ensuring the use of high quality building materials and finishes; iii) ensuring that the internal design and layout of development maximises sustainability and is adaptable to different activities; iv) protecting features of positive value within and adjacent to the site, including the safeguarding of heritage assets, designated and undesignated, and their settings; and v) landscaping and tree planting to protect and enhance amenity, biodiversity and green infrastructure. B) Development proposals should not adversely impact on the amenity 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.

Paragraph 5.38 of the Local Plan states - The Council will aim to ensure that there is

sufficient privacy for residents and it will resist proposals where there is an unreasonable level of overlooking between habitable rooms of adjacent residential properties, schools or onto private open spaces. A minimum of 21 metres separation distance between windows of habitable rooms will be required to maintain levels of privacy and to prevent the possibility of overlooking. In some locations where there is a significant difference in ground levels between dwellings, a greater separation distance may be necessary.

The proposed building would not have a negative impact on the residential amenity of Nos. 23 and 25 Little Road given that the two storey element would not extend beyond the rear building lines of these properties. The proposed single storey element measures 3.3 m in depth and hence considered acceptable. No side facing windows which would serve habitable rooms are proposed and hence no concerns of loss of privacy to Nos. 23 and 25 Little Road are raised. However, the development would fail to ensure that an adequate distance (21 m) is maintained between habitable rooms. To the other side of Little Road, No. 26, is set 18 m apart from the proposed dwelling. This distance falls short of the minimum requirement of 21 m, however given that the distance between existing houses already breaches this distance, any new development should not result in any additional overlooking.

7.2 Impact on Street Scene

The NPPF (2012) notes the importance of achieving design which is appropriate to its context stating that 'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.'

Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states that: A) All development, including extensions, alterations and new buildings, will be required to be designed to the highest standards and, incorporate principles of good design including: i) harmonising with the local context; ii) ensuring the use of high quality building materials and finishes; iii) ensuring that the internal design and layout of development maximises sustainability and is adaptable to different activities; iv) protecting features of positive value within and adjacent to the site, including the safeguarding of heritage assets, designated and undesignated, and their settings; and v) landscaping and tree planting to protect and enhance amenity, biodiversity and green infrastructure. B) Development proposals should not adversely impact on the amenity of adjacent properties and open space.

The development is cramped into an area of land between a pair of semi-detached buildings. The new detached dwelling is tightly squeezed into this location, and it is considered to be detrimental to the street pattern along Little Road where semi detached dwellings are characteristic. The street pattern is characterised with wide plots, and semi detached properties set within these plots where large gaps are maintained between each semi-detached building. Although it is appreciated that some of the neighbouring properties have extended to the side, this gap is maintained through policy to ensure that a terracing effect is not established. The proposed dwelling will almost be attached to the side/rear extension at No. 23 and would result in the loss of this visually open gap between properties along Little Road, giving rise to a cramped form of development and contributing to a terracing effect, which would be detrimental to the visual amenities of the street scene on Little Road and the surrounding area generally.

It is also considered that the proposed design and form of the proposed detached dwelling would be at odds with the established character of development on Little Road and this would contribute to an incongruous form of development that would be detrimental to the

established character and appearance of development on Little Road where semi-detached properties are prevalent.

It is considered, that the proposed building would have a negative impact upon the visual amenity of the site and the surrounding area and is considered to represent overdevelopment of the plot in contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020).

7.3 Traffic Impact/Pedestrian Safety

Parking Provision & Vehicular Access Provision

Local Plan Part 2 Policy DMT 6 requires that new development will only be permitted where it accords with the Council's adopted parking standards unless it can be demonstrated that a deviation from the standard would not result in a deleterious impact on the surrounding road network.

Upon reviewing the PTAL rating for the proposed development using the Transport for London WebCAT service, it is indicated that the site has 'good' access to public transport with a PTAL rating of 4. On this basis, there will be less emphasis on the private motor vehicle. The scheme proposes only 1 car parking space, whilst this falls short of the required 2 spaces as indicated in the Local Plan Part 2, when considering the quantum of development and sustainable location of the site, the highways officer is satisfied with 1 off-street parking space.

Parking dimensions of 2.4m x 4.8m should be provided in order to ensure associated vehicles are sufficiently parked. Amendments have been made since the pre application process ensuring that the depth of the front garden is 5 m. The parking spaces provided would slightly restrict entrance into the new dwelling given that limited space would be available once the car is parked, however on balance it is not considered that this would be a reason to stand at appeal. On balance, the application would meet the councils highways standards.

7.4 Carparking & Layout

Discussed above.

7.5 Urban Design, Access and Security Considerations

On 25th 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, 4 person two storey unit to provide a minimum of 79 m².

The proposed dwelling meets the London Plan minimum internal floorspace standards. The London Plan also states that a one bedspace single bedroom must have a floor area of at least 7.5 sqm and be at least 2.15 m wide and a two bed space double (or twin) bedroom must have a floor area of at least 11.5 sqm. All bedrooms meet the requirements. The habitable rooms would enjoy a satisfactory outlook in accordance with the requirements.

External Amenity Space

Policy DMHB 18: Private Outdoor Amenity Space requires that a two bedroom dwelling has a minimum of 40 square metres. The rear garden measures 68 m2 and as such would be of a sufficient size to serve for this 2 bedroom dwelling, in compliance to Policy DMHB 18.

7.6 Other Issues

No other issues.

8. Reference 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)
National Planning Policy Framework

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