



Town and Country Planning Act 1990
Section 78 Planning Appeal

London Borough of Hillingdon Appeal Statement

Appeal By:

Mr. Manjit Singh Jhand

Proposal:

Appeal against the LPA's decision to refuse planning permission for:

Erection of a two storey 3-bed attached dwelling with associated parking and amenity space and single storey rear extension to existing dwelling

Appeal Site:

25 Friar Road, Hayes UB4 9BZ

Our Ref:
Your Ref:

21981/APP/2021/249
APP/R5510/W/21/3278247

1. Introduction

- 1.1 This appeal statement is submitted by the London Borough of Hillingdon, as the Local Planning Authority (LPA), in respect of the appeal against its refusal to grant planning permission for the construction of a two-storey attached dwelling with associated parking and amenity space and single storey rear extension to the existing dwelling.
- 1.2 The LPA refused planning permission on 24.03.2021 for the following reason (as stated on the decision notice):
 - 1) The proposed development by reason of its size, scale, bulk, height, depth, width, proximity to the side boundary and projection forward of the return building line along Mariam Close, in this open prominent position, would result in the closing of an important gap characteristic to the area, resulting in a cramped appearance. The proposal would therefore represent an overdevelopment of the site to the detriment of the visual amenities of the street scene and the character and appearance of the surrounding area. The proposed development 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.
 - 2) The proposed two storey side dwelling, by virtue of its siting, size, scale, width and design, including the lack of a set back from the front at all levels and excessive width, would fail to appear as a subordinate addition and would thus 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) and Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).
- 1.3 The LPA's case is set out in the Planning Officer's delegated report, which should be read in conjunction with this statement. A copy of the delegated report is provided at Appendix 1. Copies of relevant planning policies are included at Appendix 2.
- 1.4 This statement will not repeat the delegated report and will focus on addressing matters raised in the Appellant's statement of case.

2. LPA Comments on Appellant's Statement of Case

- 2.1 The Appellant's statement of case (SoC) focusses on the planning policies referenced in the reasons for refusal, and how it is contended that the proposal complies with these policies. Accordingly, the Appellant's grounds for appeal are primarily structured under these policy sub-headings. For ease of reference the LPA's comments on the SoC has also adopts these sub-headings.

2.2 Policy BE1

Contrary to the factors raised by the appellant in paragraph 4.10, the LPA's position, as detailed in the Planning Officer's Delegated Report (Appendix 1), is that the proposal would result in a cramped form of overdevelopment that would detriment the visual amenities and appearance of this characteristically semi-detached, and spacious area with wide grass verges.

- 2.3 When considered in isolation "the size, scale, bulk, height, depth, [and] width" would be consistent with adjacent built forms, as asserted by the Appellant in point (i). However, it is the siting and position of the proposed two-storey dwelling within this corner plot that results in the harms identified. Specifically, the LPA does not agree with points (ii-v). When summarised these points assert that the siting of the flank of the dwelling and side boundary would be consistent with the prevailing pattern of development; the visual integrity of Marian Close is retained given the separation distance; the two storey dwelling would not impede vistas as there is already a boundary wall; and that the scheme would not be overdevelopment given the above.
- 2.4 However, the proposed garden development would visually enclose a prominent gap in the street scene that contributes, together with the open space across the road and the corner site opposite, to its overall sense of spaciousness. The dwelling would occupy much of the width of this side plot and would fail to provide meaningful separation from the side boundary, resulting in a cramped scale of development that would be out-of-keeping with these corner plots where houses typically sit comfortably within their spacious gardens. Given the two-storey height of the proposed dwelling (well above the existing boundary wall), this would 'impede the vista' from within the street scene and detract from its spaciousness.
- 2.5 Similarly, the front building lines within this location are consistent with the side elevations of the corner houses on Friar Road generally aligning with the front elevations of the houses on Marian Close. This contributes to the spaciousness characteristic of this location. Conversely the projection of the building line of the proposed dwelling, forward of the front elevations of the houses on Marian Close, would detract from this open character.
- 2.6 It is noted that (vi) surmises that because the LPA has not raised any concerns with the standard of accommodation, car parking, and provision of garden space, that "the proposal would not constitute an overdevelopment of the site". It is acknowledged that non-compliance in these areas may be symptomatic of overdevelopment. However, it does not automatically follow that this is the case. It is the LPA's position that for the reasons outlined above, the scheme would represent an overdevelopment of this visually prominent corner plot.

2.7 In respect to the last two points raised (vii) and (viii) there are no objections to the proposal replicating the architectural details of adjacent houses. Also, while the host dwelling and surrounding built forms are “not designated as heritage assets” there is a demonstrated and identifiable ‘local distinctiveness’, that policy BE1 (and the other referenced policies) seek to improve upon and maintain.

2.8 Policy DMHB 11

This section of the Appellant’s SoC largely reiterates the points raised and addressed above. An additional matter raised is point (ii) which summarised, asserts that the provision of an end-of-terrace built form (as opposed to the semi-detached houses typical of this location) would not significantly impair the character and appearance of the area. Similar to the LPA’s comments above, it is not so much the housing type, in and of itself, but the scale and siting of the proposed dwelling. Semi-detached dwellings are characteristic of this location, because they have been planned as such, to provide a less dense housing type with notable space between and around each pair. The proposed dwelling would disrupt this appearance within the street scene.

2.9 Policy DMHB 12

In this section of the Appellant’s SoC, it is asserted that maintaining the open aspect within the public realm needs to be balanced against the benefits which would arise from the development. The LPA’s response to this point is detailed in paragraph 2.11 below.

2.10 Policy DMHD 1

In this section of the Appellant’s SoC reference is made to the preceding submissions given the overlap in design principles. The LPA therefore has no additional comments to make regarding these matters.

2.11 Other Matters

Finally, the Appellant’s SoC states that the proposal would “result in the provision of additional, much needed, housing... [which in turn would] generate economic and social benefits”. It is acknowledged that the proposal would contribute to Hillingdon’s and London’s housing targets. However, as this relates to one dwelling, such benefits would be very limited. In any respect any such benefits would not outweigh the demonstrable harm to the visual amenities and character of the area.

3. Other Matters

3.1 The London Plan (2021) was adopted in March 2021. However, this does not have a substantive impact on this appeal. The policies referred to in the Officer’s Delegated report from the ‘Intend to Publish’ London Plan (2019) were not subject to any directions from the Secretary of State. In addition, the policies referred to in the reasons for refusal are contained within Hillingdon’s Local Plan (2020).

- 3.2 The Officer's Delegated Report refers to the proposed single storey rear extension to the existing dwelling being 3m in depth with a maximum height of 2.87m. For clarity this would be 3.3m in depth with an eaves' height of 2.87m and a maximum height of 2.95m (excluding the proposed roof lantern). Nevertheless, this aspect of the proposal would still be compliant with Policy DMHD 1 and is acceptable.

4. Conclusion

- 4.1 For the reasons set out in the delegated report and this statement, the proposed terraced dwelling would visually enclose a prominent gap in the street scene that contributes, together with the open space across the road and the corner site opposite, to its characteristic spaciousness. The proposal would therefore represent an overdevelopment of the site, to the detriment of the visual amenity of the street scene and the character and appearance of the surrounding area. This 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. The Inspector is therefore respectfully requested to dismiss the appeal.
- 4.2 In the event that the Inspector considers the appeal should be allowed, and without prejudice to the Council's case, a list of recommended planning conditions is included at Appendix 3.

Appendices

Appendix 1 – Planning Officer’s Delegated Report

Appendix 2 – Copies of Relevant Planning Policies

Appendix 3 – The LPA’s Recommended Conditions

Appendix 1 – Planning Officer's Delegated Report

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 25 FRIAR ROAD HAYES

Development: Erection of a two storey 3-bed attached dwelling with associated parking and amenity space and single storey rear extension to existing dwelling

LBH Ref Nos: **21981/APP/2021/249**

Drawing Nos: TP/465/01
 TP/465/02
 TP/465/03
 TP/465/04
 TP/465/05
 TP/465/06
 TP/465/07
 TP/465/08
 Design and Access Statement
 Photographs with Details

Date Plans received : 28/01/2021

Date(s) of Amendment(s):

Date Application Valid: 28/01/2021

1. SUMMARY

The application seeks planning permission for the erection of a two storey attached dwelling with parking and amenity space. The proposal is considered to result in serious visual harm to the site and locality and would also result in a loss of spaciousness to this corner plot location. The application is considered to be contrary to Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020).

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed development by reason of its size, scale, bulk, height, depth, width, proximity to the side boundary and projection forward of the return building line along Mariam Close, in this open prominent position, would result in the closing of an important gap characteristic to the area, resulting in a cramped appearance. The proposal would therefore represent an overdevelopment of the site to the detriment of the visual amenities of the street scene and the character and appearance of the surrounding area. The proposed development 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.

2 NON2 Non Standard reason for refusal

The proposed two storey side dwelling, by virtue of its siting, size, scale, width and design, including the lack of a set back from the front at all levels and excessive width, would fail to appear as a subordinate addition and would thus 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) and Policies DMHB 11, DMHB 12 and DMHD 1 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 4	Residential Conversions and Redevelopment
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 D3	(2021) Optimising site capacity through the design-led approach
LPP D4	(2021) Delivering good design
LPP D5	(2021) Inclusive design
LPP D6	(2021) Housing quality and standards
LPP D7	(2021) Accessible housing
LPP SI2	(2021) Minimising greenhouse gas emissions
LPP T6	(2021) Car parking
LPP T6.1	(2021) Residential parking
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 Local Plan Part 2 (2020), then London Plan Policies (2016). Hillingdon's Full Council adopted the Hillingdon Local Plan: Part 1 - Strategic Policies on 8 November 2012 and the Hillingdon Local Plan Part 2 on 16 January 2020.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is a large semi-detached property situated on the North West side of Friar Road Hayes. The principle elevation faces to the South East. The site is on a spacious corner plot, on the junction with Friar Road and Marian Close. The property benefits from a large rear garden which backs onto the side of 2 Marian Close. The front garden does not provide off street parking space, however a garage to the rear garden accessed through a dropped kerb on Marian Close provides some parking space.

The street scene is residential in character and appearance comprising predominantly of two storey semi-detached properties.

3.2 Proposed Scheme

The application seeks planning permission for the erection of a two-storey 3 x bed attached dwelling with associated parking and amenity space and single storey rear extension to existing dwelling.

3.3 Relevant Planning History Comment on Planning History

No history.

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

Access Officer:

Any grant of planning permission should include the following conditions: Prior to works commencing, details of step free access via the principal private entrance shall be submitted to, and approved in writing, by the Local Planning Authority. Such provision shall remain in place for the life of the building. REASON To ensure that an appropriate standard of housing stock, in accordance with the 2016 London Plan policy 3.8(c) and policy D7 of the 2019 (Intend to Publish) London Plan, is achieved and maintained. The dwellings hereby approved shall be constructed to meet the standards for a Category 2 M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015, and all such provisions shall remain in place for the life of the building. REASON: To ensure that an appropriate standard of housing stock, in accordance with the 2016 London Plan policy 3.8(c) and policy D7 of the 2019 (Intend to Publish) London Plan, is achieved and maintained.

Highways officer:

From the submitted Design and Access (D&A) statement the proposal is to develop the side land (plot) of donor dwelling, to provide 1x 3-bedroom house with one car parking space at the rear of the site accessed off Marian Close with electric charge points for both the new and existing donor dwelling, including bike storage. In the D&A it states "the applicant would also be happy to enter into a legal agreement preventing future occupants/owners from obtain parking permits if required", the site is not within any CPZ. The Hillingdon Local Plan: Part 2 Development Management Policies (2020) Policy DMT 6: Vehicle Parking requires that development proposals must comply with the relevant parking standards. For a development of this type the maximum number of car parking spaces permitted for the 3 bed units is 2no. spaces, however only 1 space is proposed utilising the existing vehicle access off Marian Close. The existing donor dwelling has 2 on-site car parking spaces consisting of the single garage and associated driveway accessed off Marian Close, however under the proposals the donor dwelling will only have 1 on-site car parking space consisting of a new front forecourt car parking space accessed off Friar Road. Consequently, the proposal provides 1 onsite car parking spaces for both the new and donor dwellings, whilst this is below the council's required standard of 2 spaces each, however, in this instance given the existing highway conditions in the streets/area surrounding the site, ample on-street car parking capacity exists, it is not anticipated that the proposal will result in any significant parking demand that it would have a detrimental impact on highway network, therefore I do not consider that the shortfall warrants an objection.

RECOMMENDATION: 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 4 Residential Conversions and Redevelopment

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 D3 (2021) Optimising site capacity through the design-led approach

LPP D4 (2021) Delivering good design

LPP D5 (2021) Inclusive design

LPP D6 (2021) Housing quality and standards

LPP D7 (2021) Accessible housing

LPP SI2 (2021) Minimising greenhouse gas emissions

LPP T6	(2021) Car parking
LPP T6.1	(2021) Residential parking
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: Development Plan

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)
The West London Waste Plan (2015)
The London Plan (2021)

Material Considerations

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

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 (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.

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.

Policy DMHD 1: Alterations and Extensions to Residential Dwellings states that single storey rear extensions on terraced or semi-detached houses with a plot width of 5 metres or less should not exceed 3.3 metres in depth or 3.6 metres where the plot width is 5 metres or more. With regards to detached houses single storey rear extensions to with a plot width of 5 metres or more should not exceed 4.0 metres in depth. Furthermore, flat

roofed single storey extensions should not exceed 3.0 metres in height and any pitched or sloping roofs should not exceed 3.4 metres in height, measured from ground level.

The extension would be located 14.4 metres from the shared boundary line with No.2 Mariam Close and a minimum of 20 metres from the property at No.23 Friar Close. The proposal would not intersect the 45 degree horizontal line to either property. In addition, the distance between the development and the neighbouring properties would not have a negative impact on the feeling of dominance. Although the council would require a minimum of 15 m from the new dwelling and flank wall of No. 1 Mariam Close, the small shortfall is considered acceptable given that the proposed structure would not extend deeper than the existing dwelling (25 Friar Road). No side facing windows are proposed.

Therefore, it is considered that the proposed extension would not have an unacceptable level of impact on the neighbouring properties at No. 2 Mariam Close, 25 and 23 Friar Road in terms of loss of light, loss of outlook, sense of dominance and loss of privacy. The proposal would be in compliance to Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

With regards to the single storey rear element proposed to existing dwelling, the proposed extension measures 3 m in depth from original rear building line with a maximum height of 2.87 m characterised with a flat roof. The extension is within the stipulated limits set out by the Local Plan. Given that the site is of single storey height and hence it would not result in an unacceptable form of development that would be unduly detrimental to the residential amenity of adjoining properties. No side facing windows have been proposed. It is also considered that the extension would appear subordinate to the main dwelling, not highly visible from the street scene. Hence the proposal is considered to comply with Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020).

7.2 Impact on Street Scene

The NPPF 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 D4 of the London Plan (March 2021) states that "It is important that design quality is maintained throughout the development process from the granting of planning permission to completion of a development.". Policy D6 of the London Plan (March 2021) states, "Housing development should be of high quality design and provide adequately-sized rooms, with comfortable and functional layouts which are fit for purpose and meet the needs of Londoners without differentiating between tenures."

Policy BE1 of the Hillingdon Local Plan (November 2012) requires that all new development achieves a 'high quality of design in all new buildings, alterations and extensions'.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that 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 by taking into account the surrounding: · scale of development, considering the height, mass and bulk of adjacent structures; · building plot sizes and widths, plot coverage and established street patterns; · building lines and setbacks, rooflines, streetscape rhythm, for example, gaps

between structures and other streetscape elements, such as degree of enclosure; architectural composition and quality of detailing; local topography, views both from and to the site; and impact on neighbouring open spaces and their environment. 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 un-designated, and their settings; and v) landscaping and tree planting to protect and enhance amenity, biodiversity and green infrastructure.

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.

Furthermore, Policy DMHD 1: Alterations and Extensions to Residential Dwellings states that side extensions should not exceed half the width of the original property and extensions to corner plots should ensure that the openness of the area is maintained and the return building line is not exceeded.

The application property has a large side garden area, which combined with the set back of the properties fronting Friar Road and the large side garden of No.23 gives several properties in the immediate locality, including the application dwelling, the appearance of significant spaciousness within their plots and makes a positive visual contribution to the appearance of the street scenes. The open space character and visual gaps also help to clearly define the semi-detached contexts of the junction/corner properties in the immediate locality. The corner plot positioning of the application dwelling is such that it is visually prominent on both street scenes. The proposed dwelling would infill this gap significantly, measuring a width of 5.49 m and of two storey height. The extension is not set back from the front building line and would measure more than half the width of the original dwelling.

The width and height of the extension in relation to the original house should be considerably less than that of the original house and a maximum of half the width of the main house width depending on the plot size and character of the area. In this case the proposed extension would exceed half the width of the original dwelling and is hence considered to be in contrary to Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies.

The adjacent properties on Mariam Close to the rear have an established and uniform front building line and the front gardens and the side garden area of the application property results in a sense of spaciousness not only at the road junction but along the road. This is mirrored on the opposite side of the road, at the junction of 23 Friar Close and 1 Mariam Close. The proposed development by reason of its size, scale, bulk, and proximity to the side boundary would project forward of the return building line along Mariam Close. In this open prominent position the development would result in the closing of an important gap characteristic to the area, resulting in a cramped appearance.

It is also considered that the proposed design and form of the proposed terraced dwelling would be at odds with the established character of development on Friar Road, and this would contribute to an incongruous form of development that would be detrimental to the established character and appearance of development on Friar Road and Mariam Close where semi-detached properties are prevalent.

As such, it is considered that the proposal would therefore represent an overdevelopment of the site to the detriment of the visual amenities of the street scene and the character and appearance of the surrounding area in contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies.

7.3 Traffic Impact/Pedestrian Safety

Policy DMT 2: Highways Impacts states:

Development proposals must ensure that:

- i) safe and efficient vehicular access to the highway network is provided to the Council's standards;
- ii) they do not contribute to the deterioration of air quality, noise or local amenity or safety of all road users and residents;
- iii) safe, secure and convenient access and facilities for cyclists and pedestrian are satisfactorily accommodated in the design of highway and traffic management schemes;
- iv) impacts on local amenity and congestion are minimised by routing through traffic by the most direct means to the strategic road network, avoiding local distributor and access roads; and
- v) there are suitable mitigation measures to address any traffic impacts in terms of capacity and functions of existing and committed roads, including along roads or through junctions which are at capacity.

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 site proposes maintaining one existing spaces for the three bed existing property and creation of an additional space for the new dwelling to the rear garden. Both parking spaces are currently existing on site. Whilst this is below the council's required standard of 2 spaces each, in this instance given the existing highway conditions in the streets/area surrounding the site, ample on-street car parking capacity exists. Therefore, it is not anticipated that the proposal will result in any significant parking demand that it would have a detrimental impact on highway network. Following the assessment of the Highways officer, it is considered that the shortfall warrants an objection and hence considered to be in compliance with Policies DMT 2 and DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies.

7.4 Carparking & Layout

See above.

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. A three bedroom (5 person) two storey house is required to provide 93 square metres which the proposal would achieve (93.5 square metres).

Policy DMHB 18: Private Outdoor Amenity Space states:

All new residential development and conversions will be required to provide good quality and useable private outdoor amenity space. Amenity space should be provided in accordance with the standards set out in Table 5.2. A three bedroom dwelling is required to provide 60 square metres.

Submitted plans demonstrate that the retained and proposed dwellings would achieve a private amenity space of an acceptable size for each unit. The side garden area has not been included in the calculations, as this area is considered very narrow and unusable for the enjoyment of the occupiers.

7.6 Other Issues

No other issues raised.

8. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Development Management Policies (January 2020)
London Plan 2021
Accessible Hillingdon SPD
NPPF (2019)

Contact Officer: Nurgul Kinli

Telephone No: 01895 250230

Appendix 2 – Copies of Relevant Planning Policies

Status of Development Plan documents

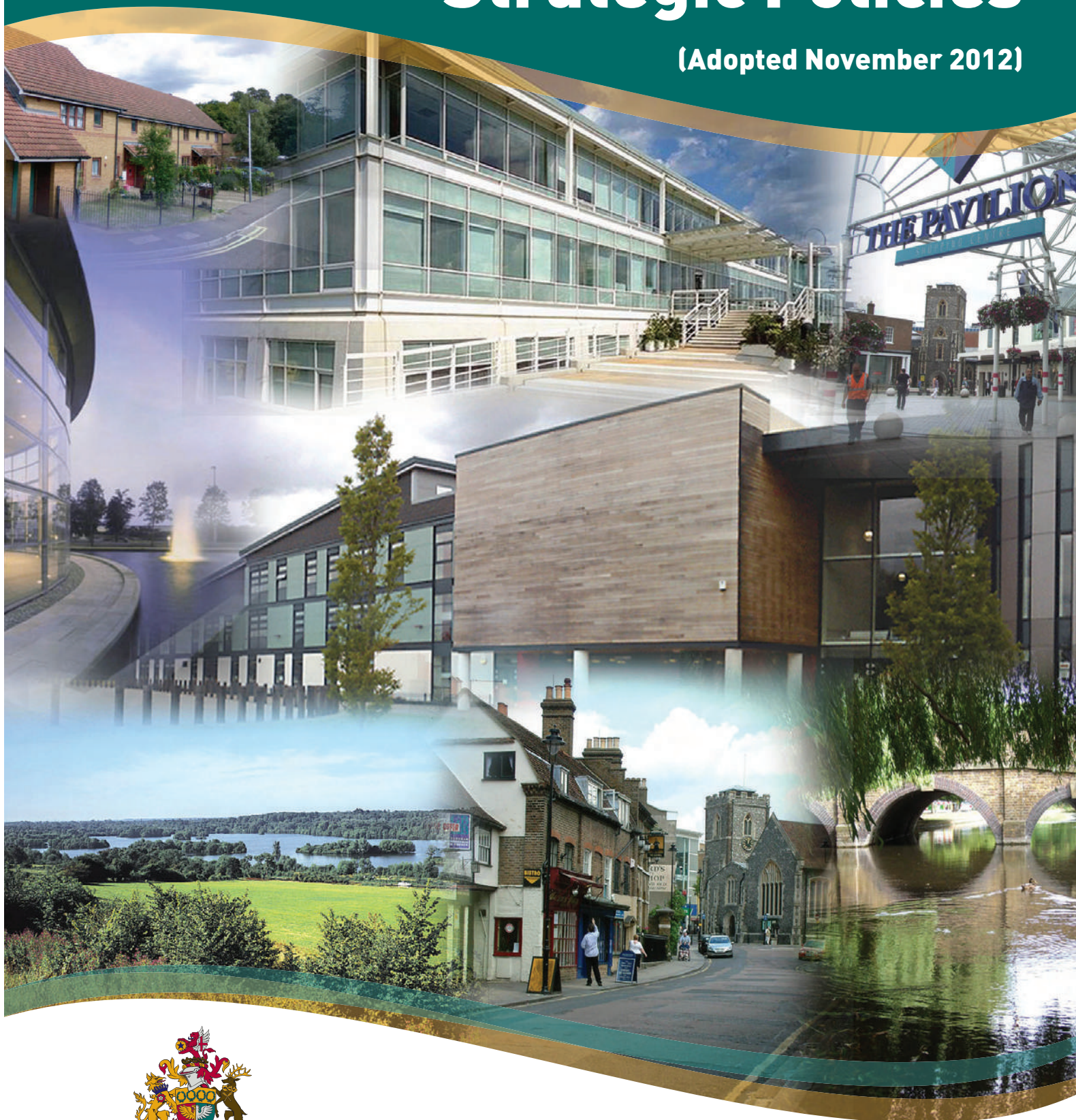
Document	Current stage	Next steps
Hillingdon's Local Plan: Part 1 -Strategic Policies (previously known as the Core Strategy)	The Local Plan Part 1 was adopted on 8 November 2012	To be reviewed from 2020
Hillingdon's Local Plan: Part 2 - Site Allocations and Designations	Adopted on 16 January 2020.	Review date to be confirmed.
Hillingdon's Local Plan: Part 2 - Development Management Policies	Adopted on 16 January 2020.	Review date to be confirmed.
Policies Map	Latest version adopted on 16 January 2020.	Review date to be confirmed.
West London Waste Plan	The West London Waste Plan was adopted on 9 July 2015.	Review date to be confirmed
London Plan (2016)	Intend to Publish Version of new London Plan published 18 December 2019	Awaiting Direction from the Secretary of State.

A VISION FOR 2026

Local Plan: Part 1

Strategic Policies

(Adopted November 2012)



HILLINGDON
LONDON

www.hillingdon.gov.uk

Foreword

Hillingdon Council has reached an important stage in preparing this first stage of its Local Plan, namely its Part 1 – Strategic Policies. This is an important document because it contains the planning vision and strategy for the Borough. It identifies how the borough will guide future development in terms of the right amount and choice of housing, jobs and supporting infrastructure such as schools, health, leisure and community facilities, and also ensuring that our town centres become vibrant, safe and welcoming places. Our heritage assets including open spaces and historic buildings make an important contribution to our local identity and must be safeguarded and enhanced. We also need to tackle the impact of climate change locally in the best way possible.

These Strategic Policies have been shaped by a series of evidence base studies and also ongoing consultation and engagement involving local residents, businesses, service providers and others.

The Council is extremely pleased that its Part 1- Strategic Policies have been found sound following independent examination at a formal 'Examination in Public'. This puts the Council in a strong position to deliver growth and manage change over the next 15 years up to 2026.

Many people and organisations have been involved in the preparation of this document and I should like to thank them for their interest and participation.

The Part 1- Strategic Policies recognise the importance of working in partnership. Together, we will continue to seek to build on Hillingdon's existing qualities and strengths to make the borough a truly great place to live, work and visit.

Cllr Keith Burrows



Cabinet Member for Planning, Transportation and Recycling

1 Introduction	6
2 Where to view Local Plan documents	9
3 A Portrait of Hillingdon - where we are now	10
Hillingdon's Characteristics	10
Main Challenges	15
Major Infrastructure Projects	18
4 The Vision - where we want to be	21
Strategic Objectives to deliver The Vision	22
The Spatial Strategy	24
The Key Diagram	28
Core Policies	30
5 Core Policies - The Economy	31
Supply of Employment Land	31
Location of Employment Growth	35
Strategy for the Heathrow Opportunity Area	40
Uxbridge	47
Town and Neighbourhood Centres	51
Small and Medium-Sized Enterprises (SME)	56
Raising Skills	58
6 Core Policies - New Homes	60
Housing Growth	63
Affordable Housing	68
Gypsy and Traveller Pitch Provision	71
7 Core Policies - Historic and Built Environment	73
Heritage	73
Built Environment	78

8 Core Policies - Environmental Improvement	85
Climate Change Adaptation and Mitigation	85
Open Spaces, Rivers and Canal Corridors	90
Green Belt, Metropolitan Open Land and Green Chains	91
Blue Ribbon Network	95
Open Spaces, Sport and Leisure	99
Flood Risk Management	108
Biodiversity and Geological Conservation	113
Land, Water, Air and Noise	117
Minerals and Waste	128
9 Core Policies - Transport and Infrastructure	136
Accessible Local Destinations	137
Public Transport Network	141
Heathrow Airport	145
Community Infrastructure	148
Appendices	
Appendix 1 Evidence Base	157
Appendix 2 Infrastructure Schedule	165
Appendix 3 London Borough of Hillingdon Housing Trajectory	172
Appendix 4 Glossary	176
Appendix 5 UDP Saved Policies Replacement	191

Policies

Policy NPPF1: National Planning Policy Framework - Presumption in Favour of Sustainable Development	30
Policy E1: Managing the Supply of Employment Land	35
Policy E2: Location of Employment Growth	39
Policy E3: Strategy for Heathrow Opportunity Area	46
Policy E4: Uxbridge	50
Policy E5: Town and Local Centres	55
Policy E6: Small and Medium-Sized Enterprises (SME)	57
Policy E7: Raising Skills	59
Policy H1: Housing Growth	63
Policy H2: Affordable Housing	69
Policy H3: Gypsy and Traveller Pitch Provision	71
Policy HE1: Heritage	76
Policy BE1: Built Environment	82
Policy EM1: Climate Change Adaptation and Mitigation	88
Policy EM2: Green Belt, Metropolitan Open Land and Green Chains	94
Policy EM3: Blue Ribbon Network	98
Policy EM4: Open Space and Informal Recreation	103
Policy EM5: Sport and Leisure	106
Policy EM6: Flood Risk Management	112
Policy EM7: Biodiversity and Geological Conservation	116
Policy EM8: Land, Water, Air and Noise	125
Policy EM9: Safeguarding Mineral Resources	131
Policy EM10: Mineral Extraction	132
Policy EM11: Sustainable Waste Management	134
Policy T1: Accessible Local Destinations	140
Policy T2: Public Transport Interchanges	143
Policy T3: North-South Sustainable Transport Links	144
Policy T4: Heathrow Airport	147
Policy T5: Crossrail	148
Policy CI1: Community Infrastructure Provision	151
Policy CI2: Leisure and Recreation	153
Policy CI3: Culture	155

1 Introduction

The Hillingdon Local Plan

1.1 The Hillingdon Local Plan: Part 1- Strategic Policies is the key strategic planning document for Hillingdon and will support the delivery of the spatial elements of the Sustainable Community Strategy. It sets out the long-term vision and objectives for the Borough, what is going to happen, where, and how it will be achieved. While the Hillingdon Local Plan: Part 1- Strategic Policies includes broad policies for steering and shaping development, it does not set out guidelines for decisions about planning applications (this will be done through the Development Management Policies document) and nor does it allocate specific sites (this will be done through the Site Specific Allocations document and Policies Map).

1.2 The Hillingdon Local Plan: Part 1- Strategic Policies is consistent with the Sustainable Community Strategy, which focuses on three key components that together make up Hillingdon now and in the future, people, place and prosperity. Emerging from these three components are the six priority themes of the Sustainable Community Strategy, i.e. improving health and wellbeing; strong and active communities; protecting and enhancing the environment; making Hillingdon safer; a thriving economy; and improving aspiration through education and learning.

1.3 These themes are taken forward in the Hillingdon Local Plan: Part 1- Strategic Policies, which has an ambition for Hillingdon to be an attractive and sustainable borough. This Strategy encourages sustainable use of land, resources and the natural environment, methods of travel and the design of development that helps to create sustainable communities, and minimises harmful impacts on climate, biodiversity, landscape and neighbourhoods.

1.4 This Hillingdon Local Plan: Part 1- Strategic Policies has been produced against a backdrop of challenging economic times and in addition to the Sustainable Community Strategy it also reflects the following priority themes of the Council's wider vision:

- Putting residents first at the heart of everything we do and promoting civic pride;
- Protecting and enhancing the borough's natural environment;
- Improving buildings, roads and footways and ensuring that new buildings fit in with the natural environment; and
- Maintaining the solid approach to financial management that has delivered our success to date and which is vital going forward.

1.5 The Town and Country Planning (Local Planning) (England) Regulations 2012 (the "Regulations") confirm the form and content of Local Plans and Supplementary Planning Documents.

1.6 Local Development Documents will include any document prepared by the Local Planning Authority and will contain one or more of the following statements:

- i. the development and use of land which the local planning authority wish to encourage during any specified period;
- ii. the allocation of sites for a particular type of development or use;

- iii. any environmental, social, design and economic objectives which are relevant to the attainment of the development and use of land mentioned in paragraph (i); and
- iv. development management and site allocation policies, which are intended to guide the determination of applications for planning permission.

1.7 The Regulations further confirm that any document prepared by a Local Planning Authority which consists of either statement (i), (ii) or (iv) above is a Local Plan.

1.8 The Council intends to divide the Hillingdon Local Plan into two parts. The first part will be entitled 'Strategic Policies' and will contain statements with regard to the use of land in the borough between the years 2011 – 2026. Furthermore, this document sets out the key elements of the planning framework for the area. It comprises a spatial vision and strategic objectives for the area; a spatial strategy; core policies; and a monitoring and implementation framework with clear objectives for achieving delivery. This part will not make specific changes to the Council's adopted proposals map. The Council have prepared and consulted with the public in relation to Part 1 of the Hillingdon Local Plan, which was previously referred to as the Core Strategy.

1.9 During 2012/13 the Council intends to prepare and consult on Part 2 of the Hillingdon Local Plan, which will consist of the Development Management Policies, Site Specific Allocations, Area Action Plans, Heathrow Area Policies and an associated Policies Map. This document will set out detailed proposals for the development of specific sites in the area, with specific or mixed uses, locations and the extents which will be clearly shown.

1.10 Part 1 (Strategic Policies) and Part 2 of the Hillingdon Local Plan will therefore form the completed Local Plan for the Borough and for the purposes of the Regulations.

1.11 A review of the Council's Statement of Community Involvement will also be undertaken. In the meantime adopted policies in Hillingdon's Unitary Development Plan Saved Policies will continue to be used for development management purposes where they are consistent with the National Planning Policy Framework.

1.12 A considerable amount of work has been undertaken to ensure that the Hillingdon Local Plan: Part 1- Strategic Policies reflects local issues and is based on sound evidence. It has been developed through discussion with Hillingdon Partners to ensure a close fit with the Sustainable Community Strategy. This version of the Hillingdon Local Plan: Part 1- Strategic Policies has evolved following consultation on the following documents:

- **Issues and Options** (Spring 2005): This document set out the key social, environmental and economic issues facing Hillingdon with a number of strategic alternatives.
- **Preferred Options** (Autumn 2005): This built on the Issues and Options document and identified a preferred option.
- **Revised Preferred Options** (Spring 2007): Refined the process further and identified a series of challenges for Hillingdon with alternative options.

- **A Vision for 2026: Local Development Framework Core Strategy Consultation Draft** (June 2010): Sets out the revised seven point Vision for Hillingdon, based on discussions with its Local Strategic Partnership
- **A Vision for 2026: Local Development Framework Core Strategy Pre-submission Consultation Draft (February 2011)**: representations were sought on the 'soundness' of the final publication version of the Plan.

Structure of this document

1.13 This document is structured in two parts:

- **Chapters 3-4:** Look at how the Vision has been developed, what it means for Hillingdon and how it will be achieved
- **Chapters 5-9:** Contain the policies that will deliver the Vision through to 2026

Built Environment

Design

7.7 Maintaining and improving the quality of the built environment is of critical importance if the attractive character and identity of Hillingdon is to be retained. There is a need to reinforce the importance of ensuring that development is designed having regard to, and responding positively to its context, whilst contributing positively to the environment. This ensures that elements of local character and distinctiveness are reinforced that the environment is protected and enhanced and that design quality is a priority.

7.8 The quality, functionality and condition of the public realm have a direct bearing on the image of Hillingdon, how well neighbourhoods function, and how people interact and enjoy open spaces. The Council will seek to promote high-quality streets and public spaces and introduce public art to celebrate civic pride.

7.9 Although Hillingdon is committed to increase housing provision, quantity will not be provided at the expense of quality. The Council considers that any higher density development in the Borough should not compromise the ability to achieve a sustainable layout, high quality design and an attractive appearance. The Borough endorses the government's agenda for mixed communities and seeks to provide spatial guidance for its delivery. The Council's adopted 'Accessible Hillingdon' Supplementary Planning Document (SPD) provides guidance on design of new development to achieve integrated, sustainable developments of lifetime home standards. The 'Hillingdon Design and Accessibility Statement' (HDAS) SPD promotes good practice guidance on high quality design for all new developments in the Borough, as well as shopfronts, transport interchanges and the public realm.

7.10 The Hillingdon Local Plan is required to monitor the design performance of development through 'Building for Life', the national standard for well designed homes and neighbourhoods. The criteria have been designed so as to establish an objective set of principles by which the judgement of applications and the built quality of housing can be undertaken consistently. For residential schemes, all new developments of 10 dwellings or over should achieve a satisfactory Building for Life assessment rating.

7.11 The Code for Sustainable Homes (Communities and Local Government) is a new national standard for sustainable design and construction of new homes. It measures the sustainability against design categories, rating the 'whole home' as a complete package. The design categories included within the Code are energy/ carbon dioxide, surface water run-off, health and well-being, water, waste management, materials, pollution and ecology. The Council will encourage all new build residential development to meet Code level 4.

7.12 Large parts of the Borough are sensitive to the impact of taller buildings by virtue of the high environmental quality that currently exists, with heritage and open space constraints and their lower density character and development patterns in some parts of the boroughs. In general, a tall building is defined by CABI and English Heritage as one that is substantially taller than its neighbours or significantly changes the skyline. While tall buildings offer the opportunity for intensive use, their siting, design, effect on views, impact on local micro-climate and provision of communal and private amenity spaces should be carefully considered in order to not detract from the nature of surrounding places and the quality of life for those living and working around them.

7.13 Tall buildings may be acceptable in a limited number of suitable locations where the Council considers that they will not seriously harm the surrounding area and its heritage assets, and will also deliver wider benefits to the proposed Opportunity Area. Parts of Uxbridge and Hayes may be appropriate locations for tall buildings, subject to the Council preparing a characterisation study and tall buildings assessment together with such considerations as the Obstacle Limitation Surfaces for Heathrow Airport. The height of buildings should be appropriate to the surrounding townscape. All such proposals will require appropriate accompanying urban design assessments and will be assessed using the criteria for evaluation identified by CABI and English Heritage in 'Guidance on Tall Buildings' and local guidance. The Council will prepare a borough characterisation study and more detailed tall buildings study in order to identify appropriate strategic locations where tall buildings may be appropriate.

Accessibility

7.14 The Council will seek to provide robust neighbourhoods which are attractive and capable of being used for many purposes, by different people and with the potential for change and adaptation. The Borough recognises that 15% of the population have an impairment, mobility or otherwise, and provision should be made to allow equal, easy and dignified access to buildings, places and spaces. Furthermore, the Council recognises that neighbourhoods should ensure adequate accessibility to housing, employment and public amenities to permit equal opportunities for the whole community (see Policy T4).

7.15 Accessibility for disabled people is legislated under the Disability Discrimination Act (DDA) 1995 (amendment) Regulations 2003, and is included within the London Plan. The requirement is for new and existing buildings to be accessible. New housing should be designed to ensure that it can easily be modified to meet the needs of people with disabilities. It should also incorporate the principles of "Lifetime Homes" so that as people become less mobile it continues to meet their needs. All new housing proposals were required to meet Lifetime Home Standards in 2010/11. 10% of all housing units on major planning applications (10 units or more) were also required to be wheelchair accessible. Records show that out of the approval of a net total 1,353 units in 2010/11, approximately 98.5% were Lifetime Homes and 14% were Wheelchair Homes.

7.16 The Council will seek to encourage inclusive access at the neighbourhood level ensuring that places of work and leisure, streets, neighbourhoods, parks and open spaces are designed to meet the needs of the community at all stages of people's lives in line with the London Plan (2011).

Crime and safety

7.17 The Council's 'Place Survey 2008/9' identified that the three top priority areas which residents felt were important to making a good place to live were the level of crime (63%), clean streets (47%) and health services (44%). 71% of residents felt very or fairly satisfied with their local area as a place to live. In the Hillingdon Crime and Disorder Survey 2009, 70% of respondents felt safe in their local neighbourhood (compared with 75% in 2007) and 54% of respondents felt that crime/ anti-social behaviour did not restrict their lives.

7.18 Fear of crime and anti-social behaviour is an issue highlighted by Hillingdon residents and making Hillingdon safer is one of the Council's corporate priorities. The Safer Hillingdon Partnership Plan for 2009/ 10 identifies five priorities:

1. Reducing violence
2. Reducing serious acquisitive crime
3. Tackling anti-social behaviour
4. Reduce harm caused by fire and road accidents
5. Community engagement & increasing public confidence

7.19 The challenge we face is to make the borough a safer place while ensuring it maintains the vibrancy that makes it such a popular place to live, work in and visit. The Hillingdon Local Plan can contribute to these priorities by helping to reduce the opportunity for and incidence of crime and help to reduce the fear of crime and anti-social behaviour. Crime Prevention Design Advisors can provide advice on safe and secure environments and Secured by Design Standards.

7.20 In addition, the Borough is home to Heathrow Airport and with the on-going threat from international terrorism there is a need for the Council and developers to give appropriate weight to counter terrorism design measures in new development schemes which are likely to attract large numbers of people. The Council's forthcoming 'Crowded Places Supplementary Planning Document' will provide design principles and practical approaches on how to reduce the vulnerability of crowded places to terrorist attacks.

Health

7.21 The Council recognises the role of design of housing, the wider built environment and the public realm in promoting good mental and physical health. Depression and anxiety pose significant health problems in the UK and high quality and well thought out design can reduce the incidence of these problems. Key factors associated with poor mental well-being include a lack of 'escape facilities' such as green space and social infrastructure, a sense of overcrowding, fear of crime and dissatisfaction with existing living conditions and the local area (for example noise problems from neighbours, high rise buildings, poor quality housing and a lack of privacy).

7.22 Good physical health can be promoted by ensuring provision of adequate space for sport and recreation, and by designing environments to facilitate physical activity by walking and cycling (see Policy T4). This can reduce the incidence of obesity and cardiovascular disease. Additionally, any reduction in the use of the private car for transport would help to improve air quality in the borough thereby resulting in positive effects on the incidence of respiratory ailments. The Council seeks to ensure that new developments and regeneration schemes are designed to facilitate good mental health as well as good physical health.

Biodiversity

7.23 Biodiversity should be promoted and increased in urban as well as rural locations, in small scale as well as large-scale projects. Targeted green initiatives to enhance urban streets and places with, for example, pocket parks, the planting of street trees or green roof gardens, have a strong impact on the appearance of the area, and also contribute to a greener and healthier environment by removing some pollutants and greenhouse gases from the environment.

7.24 The Hillingdon Local Plan: Part 2-Development Management Policies LDD will address issues in relation to the detailed application of Hillingdon Local Plan: Part 1- Strategic Policies on the quality of the built environment and public realm.

Strategic Objectives:

- SO1: Conserve and enhance the Borough's heritage and its setting by ensuring new development, including changes to the public realm, are of high quality design, appropriate to the significance of the heritage asset, and sensitive to the wider historic environment.
- SO2: Create neighbourhoods that are of a high quality sustainable design, that have regard for their historic context and use sustainability principles which are sensitive and responsive to the significance of the historic environment, are distinctive, safe, functional and accessible and which reinforce the identity and suburban qualities of the borough's streets and public places, introduce public art to celebrate civic pride and serve the long-term needs of all residents.
- SO3: Improve the quality of and accessibility to, the heritage value of the borough's open spaces, including rivers and canals as areas for sports, recreation, visual interest bio-diversity, education, health and well being. In addition, address open space needs by providing new spaces identified in Hillingdon's Open Space Strategy.
- SO4: Ensure that development contributes to a reduction in crime and disorder, is resilient to terrorism, and delivers safe and secure buildings, spaces and inclusive communities.
- SO6: Promote social inclusion through equality of opportunity and equality of access to social, educational, health, employment, recreational, green space and cultural facilities for all in the borough, particularly for residents living in areas of identified need.
- SO8: Protect and enhance biodiversity to support the necessary changes to adapt to climate change. Where possible, encourage the development of wildlife corridors.
- SO11: Address the impacts of climate change, minimise emissions of carbon and local air quality pollutants from new development and transport.

Related Policy: BE1

Policy BE1: Built Environment

The Council will require all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods, where people enjoy living and working and that serve the long-term needs of all residents. All new developments should:

1. Achieve a high quality of design in all new buildings, alterations, extensions and the public realm which enhances the local distinctiveness of the area, contributes to community cohesion and a sense of place;
2. Be designed to be appropriate to the identity and context of Hillingdon's buildings, townscapes, landscapes and views, and make a positive contribution to the local area in terms of layout, form, scale and materials and seek to protect the amenity of surrounding land and buildings, particularly residential properties;
3. Be designed to include "Lifetime Homes" principles so that they can be readily adapted to meet the needs of those with disabilities and the elderly, 10% of these should be wheelchair accessible or easily adaptable to wheelchair accessibility encouraging places of work and leisure, streets, neighbourhoods, parks and open spaces to be designed to meet the needs of the community at all stages of people's lives;
4. In the case of 10 dwellings or over, achieve a satisfactory assessment rating in terms of the latest Building for Life standards (as amended or replaced from time to time);
5. Improve areas of poorer environmental quality, including within the areas of relative disadvantage of Hayes, Yiewsley and West Drayton. All regeneration schemes should ensure that they are appropriate to their historic context, make use of heritage assets and reinforce their significance;
6. Incorporate a clear network of routes that are easy to understand, inclusive, safe, secure and connect positively with interchanges, public transport, community facilities and services;
7. Improve the quality of the public realm and provide for public and private spaces that are attractive, safe, functional, diverse, sustainable, accessible to all, respect the local character and landscape, integrate with the development, enhance and protect biodiversity through the inclusion of living walls, roofs and areas for wildlife, encourage physical activity and where appropriate introduce public art;
8. Create safe and secure environments that reduce crime and fear of crime, anti-social behaviour and risks from fire and arson having regard to Secure by Design standards and address resilience to terrorism in major development proposals.
9. Not result in the inappropriate development of gardens and green spaces that erode the character and biodiversity of suburban areas and increase the risk of flooding through the loss of permeable areas;

10. Maximise the opportunities for all new homes to contribute to tackling and adapting to climate change and reducing emissions of local air quality pollutants. The Council will require all new development to achieve reductions in carbon dioxide emission in line with the London Plan targets through energy efficient design and effective use of low and zero carbon technologies. Where the required reduction from on-site renewable energy is not feasible within major developments, contributions off-site will be sought. The Council will seek to merge a suite of sustainable design goals, such as the use of SUDS, water efficiency, lifetime homes, and energy efficiency into a requirement measured against the Code for Sustainable Homes and BREEAM. These will be set out within the Hillingdon Local Plan: Part 2- Development Management Policies LDD. All developments should be designed to make the most efficient use of natural resources whilst safeguarding historic assets, their settings and local amenity and include sustainable design and construction techniques to increase the re-use and recycling of construction, demolition and excavation waste and reduce the amount disposed to landfill;
11. In the case of tall buildings, not adversely affect their surroundings including the local character, cause harm to the significance of heritage assets or impact on important views. Appropriate locations for tall buildings will be defined on a Character Study and may include parts of Uxbridge and Hayes subject to considering the Obstacle Limitation Surfaces for Heathrow Airport. Outside of Uxbridge and Hayes town centres, tall buildings will not be supported. The height of all buildings should be based upon an understanding of the local character and be appropriate to the positive qualities of the surrounding townscape.

Support will be given for proposals that are consistent with local strategies, guidelines, supplementary planning documents and Hillingdon Local Plan: Part 2- Development Management Policies.

Implementation of Policy BE1- how we will achieve this

This policy will be operated through the Council's and Hillingdon Partners development programmes in relation to both buildings and the public realm. The Council will:

- Identify in the Hillingdon Local Plan: Part 2- Site Specific Allocations LDD, Local Plan sites where redevelopment would provide an opportunity to improve the local environment;
- Adopt the Draft Public Realm SPD to ensure that all works within the public realm contribute to maintaining and improving the quality of the local environment.
- Produce a borough-wide Character Study to inform the parameters for appropriate residential and non-residential densities including defining inappropriate locations for tall buildings.

In relation to new development, developers will have to justify their design decisions within a Design and Access Statement for each application. For residential schemes of over 10 units, developers will need to demonstrate how the 'Building for Life' criteria are met and how the proposal will meet a satisfactory standard. There will be more detailed policies within the Development Management Policies Local Development Document and Supplementary Planning Documents on specific design and public realm issues.

This policy will be implemented, in conjunction with the other policies in the plan, through the determination of planning applications and the preparation of the Development Management Policies and Site Specific Allocations LDDs and Supplementary Planning Documents which could include Design Briefs.

Monitoring of Policy BE1- how we will measure success

1. Public satisfaction with visual character of the built environment (Local);
2. Amenity space standards (Local);
3. Public art provision (Local): and
4. The Annual Monitoring Report (Core Indicator H6 on Housing Quality) will monitor the number and proportion of total new build completions on housing sites reaching a satisfactory rating against the Building for Life Criteria.
5. All new housing proposals are required to meet Lifetime Home Standards and 10% of all housing units on major planning applications (10 units or more) are also required to be wheelchair accessible and these will be monitored under BVPI 156.

LONDON BOROUGH OF HILLINGDON

LOCAL PLAN PART 2

**DEVELOPMENT MANAGEMENT
POLICIES**

**Adopted Version
16 January 2020**

Design of New Development

5.36 Local Plan Part 1 Strategic Objective SO2 sets out the basis for ensuring the creation of neighbourhoods which are of a high quality sustainable design and serve the long term needs of all residents. Policy DMHB 11: Design of New Development provides further design considerations which the Council will take into account when determining all planning applications, from large scale new development to more modest extensions and alterations.

5.37 The Council is seeking to ensure that all new development complements and where possible, improves the character and appearance of the area in which it is proposed. Buildings should be of a high quality design, materials and finish. The Council will encourage developments that include well proportioned and attractive external spaces which are put to a positive public or private use. An integrated multi-functional landscape approach is required to create sustainable and healthy communities.

5.38 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.

5.39 Design and Access Statements submitted with planning applications should address the criteria in Policy BE1: Built Environment of the Local Plan Part 1 and DMHB 11: Design of New Development. They should demonstrate how relevant elements of these policies and the content of Hillingdon's Townscape Character Study and the Hillingdon Landscape Character Assessment have been taken into account.

5.40 For the purposes of this policy, outlook is defined as the visual amenity enjoyed by occupants when looking out of their windows or from their garden. The Council will expect new development proposals to carefully consider layout and massing in order to ensure development does not result in an increased sense of enclosure and loss of outlook. Single aspect dwellings should be avoided.

5.41 The Council will aim to minimise the impact of the loss of daylight and sunlight and unacceptable overshadowing caused by new development on habitable rooms, amenity space and public open space. The Council will also seek to ensure that the design of new development optimises the levels of

daylight and sunlight. The Council will expect the impact of the development to be assessed following the methodology set out in the most recent version of the Building Research Establishments (BRE) “Site layout planning for daylight and sunlight: A guide to good practice”.

Design of waste storage facilities in new development

5.42 The sustainable management of waste is integral to any development and needs to be factored into its design at the outset. Local authorities have increasing targets to separate out materials for re-use and recycling and to reduce the amount of waste sent to landfill. Waste has the potential to be a nuisance and may cause serious problems if it is not managed properly, therefore all proposals for new development are expected to provide satisfactory arrangements for the internal and external storage and collection of general waste, recycling and organic waste. External bins should be located and screened to avoid adverse visual impacts and nuisance to both occupiers and neighbours.

Policy DMHB 11: Design of New Development

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 by taking into account the surrounding:**
 - scale of development, considering the height, mass and bulk of adjacent structures;
 - building plot sizes and widths, plot coverage and established street patterns;
 - building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure;
 - architectural composition and quality of detailing;
 - local topography, views both from and to the site; and
 - impact on neighbouring open spaces and their environment.
- 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 un-designated, 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, daylight and sunlight of adjacent properties and open space.**
- C) Development will be required to ensure that the design safeguards the satisfactory re-development of any adjoining sites which have development potential. In the case of proposals for major development⁵ sites, the Council will expect developers to prepare master plans and design codes and to agree these with the Council before developing detailed designs.**
- D) Development proposals should make sufficient provision for well designed internal and external storage space for general, recycling and organic waste, with suitable access for collection. External bins should be located and screened to avoid nuisance and adverse visual impacts to occupiers and neighbours.**

Streets and Public Realm

5.43 Strategic Objectives SO2 and SO4 seek to create neighbourhoods that are distinctive, safe, functional and accessible, whilst ensuring that due regard is given to achieving high quality design. It is important that new development contributes to the delivery of a safe and secure environment, which includes buildings, spaces and inclusive communities.

5.44 Policy DMHB 12: Streets and Public Realm sets out how we can deliver a well-designed, high quality, durable public realm. Development will be required to be well integrated with the surrounding areas to produce a coordinated and legible public realm. Connectivity and legibility around transport interchanges can be key to the delivery of a successful local environment and neighbourhood centre. It is particularly important to ensure that developments in and around these locations support and improve connections between different transport modes. Improvements to the public realm may also be sought through Planning Obligations, in accordance with the adopted Planning Obligations SPD.

5.45 Development should create streets and spaces with an appropriate degree of enclosure, which can define the boundaries of public areas whilst promoting natural surveillance and self policing to ensure they are well used and safe.

⁵ Major Development: Residential development of 10 dwellings or more; any building with a floor space of 1000 square metres or more; development on a site of 1 hectare or more.

5.46 Policy DMHB 13: Shopfronts also establishes the need to incorporate the principles of inclusive design. Inclusive design principles seek to:

- improve access to, from and within the site and buildings for all users without undue effort, separation or special treatment;
- prevent the creation of barriers to movement;
- improve way-finding legibility, signage, and evacuation routes; and
- ensure layouts create ease of movement and direct pedestrian links.

5.47 Development that restricts public access and movement, for example gated communities, are not considered to contribute to a well-connected and permeable public realm. They may also have a negative impact on sustainable communities and social cohesion and will generally not be supported.

Policy DMHB 12: Streets and Public Realm

A) Development should be well integrated with the surrounding area and accessible. It should:

- i) improve legibility and promote routes and wayfinding between the development and local amenities;**
- ii) ensure public realm design takes account of the established townscape character and quality of the surrounding area;**
- iii) include landscaping treatment that is suitable for the location, serves a purpose, contributes to local green infrastructure, the appearance of the area and ease of movement through the space;**
- iv) provide safe and direct pedestrian and cycle movement through the space;**
- v) incorporate appropriate and robust hard landscaping, using good quality materials, undertaken to a high standard;**
- vi) where appropriate, include the installation of public art; and**
- vii) deliver proposals which incorporate the principles of inclusive design. Proposals for gated developments will be resisted.**

B) Public realm improvements will be sought from developments located close to transport interchanges and community facilities to ensure easy access between different transport modes and into local community facilities.

APPENDIX A: HOUSEHOLDER DEVELOPMENT POLICIES

Householder Development

A1.1 This section of the Local Plan provides policies and guidance that will be used to assess proposals for the most common forms of householder development that require planning permission, including residential extensions, outbuildings and basement development. An alteration to a residential house or garden may have an impact, not only on its own setting, but also on the wider townscape and neighbourhood. It is therefore essential that these types of proposals achieve the highest design quality.

A1.2 Under the General Permitted Development Order 1995 (as amended 2008) certain extensions and alterations to residential properties do not require planning permission. The Department for Communities and Local Government has published 'Permitted Development for householders Technical Guidance' (August 2010), available on the Government's Planning Portal website, which provides more detail on the types of domestic alterations that are 'Permitted Development'.

A1.3 The Council will assess proposals for residential extensions against the requirements of Policy DMHD 1: Alterations and Extensions to Residential Dwellings, below. Whilst this chapter covers the main forms of householder development, it is important that other policies in the Local Plan are taken in to account:

- Listed Buildings and Conservation Areas: permitted development rights are limited for properties that are Listed Buildings and/or located in Conservations Areas. Extensions to residential properties that are affected by these designations will need to take account of Policies DMHB 2: Listed Buildings, DMHB 3: Locally Listed Buildings, DMHB 4: Conservation Areas and DMHB 5: Areas of Special Local Character;
- Flood Risk: in areas of Hillingdon at risk of flooding (Flood Zones 2, 3a and 3b), proposals for extensions and alterations should demonstrate that flood risk has been adequately addressed and not increased. Policies DMEI 10: Water Management, Efficiency and Quality, and DMEI 11: Protection of Ground Water Sources, will need to be taken into account; and
- Tree Preservation Order: the Council has powers to protect trees by making them the subject of a Tree Preservation Order (TPO). It is an offence to cut down, top, lop, uproot, damage or destroy such trees without the Council's permission. The Council also needs to be notified of work to trees, including removal, within Conservation Areas, regardless of whether they are protected by a TPO.

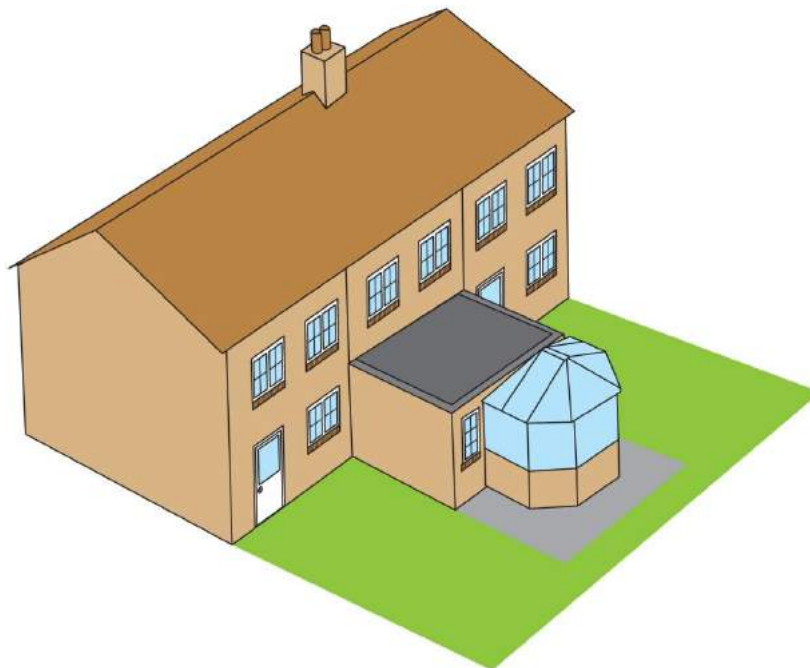
A1.4 Whilst the Council can provide guidance on the permitted development procedures it is the responsibility of the householder to check whether any proposed works require planning permission and/or Building Regulations Consent. Where planning permission is not required, the guidance in this section should be used as good practice.

Alterations and Extensions to Residential Dwellings

A1.5 Many houses in Hillingdon have a distinctive 1930s character and have been developed to a standard design providing consistency in terms of density and appearance. The Hillingdon Townscape Character Study 2013 sets out the building types which gives the Borough its particular sense of place and can be found here: <http://www.hillingdon.gov.uk/12566>.

A1.6 Good design of residential alterations and extensions will enhance the appearance of a house, and thus its value, as well as improving the appearance of the local area. It can also help improve people's enjoyment of their house and reduce energy bills. Well designed alterations and extensions, using quality materials, should be of a scale and form in keeping with the house, and sympathetic to existing character, proportions, and floor plan. All proposed extensions should appear subordinate to the existing house, with appropriately selected windows, materials and detailing.

Rear Extensions



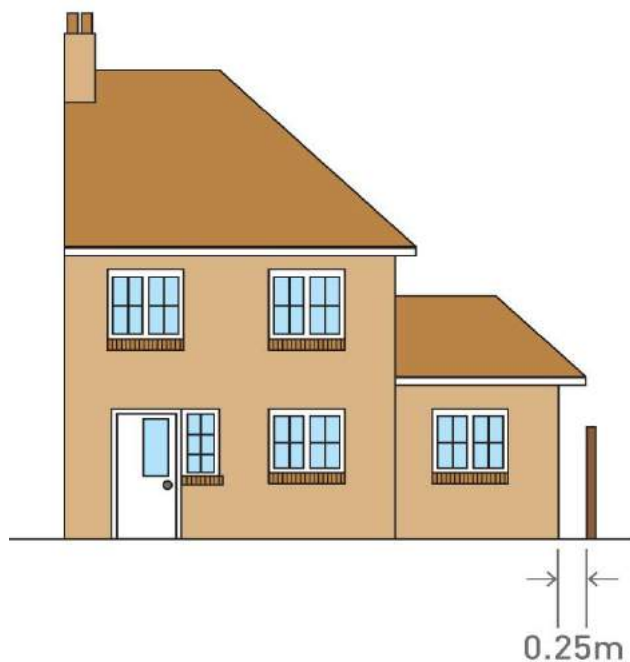
Extensions such as conservatories on the back of an existing extension will generally be refused planning permission

A1.7 Rear Extensions should not protrude too far out from the rear wall of the original house or cut in half two-storey bay windows or other features. The addition of conservatories or other extensions to buildings that have already been extended will not be permitted. Full width extensions are not normally acceptable in Conservation Areas.

A1.8 The Council has set out policies regarding depth of extensions which depend on the type of house (see Policy DMHD 1: Alterations and Extensions to Residential Dwellings). Dimensions are external and include any overhanging roof, guttering or canopies added to the rear wall of the extension. Proposals to extend existing extensions will not be supported. In Conservation Areas and Areas of Special Local Character, extensions will be expected to have regard to the plan and architectural style of the original building.

A1.9 Notwithstanding the extension of permitted development rights for single family dwelling houses in 2013 (extended in 2015), the Council has introduced an Article 4 Direction under the Town and Country Planning (General Permitted Development) (England) (2015) Order to control the size and impact of large rear extensions. The details of the Article 4 Direction are reflected in Policy DMHD 1: Alterations and Extensions to Residential Dwellings.

Side Extensions

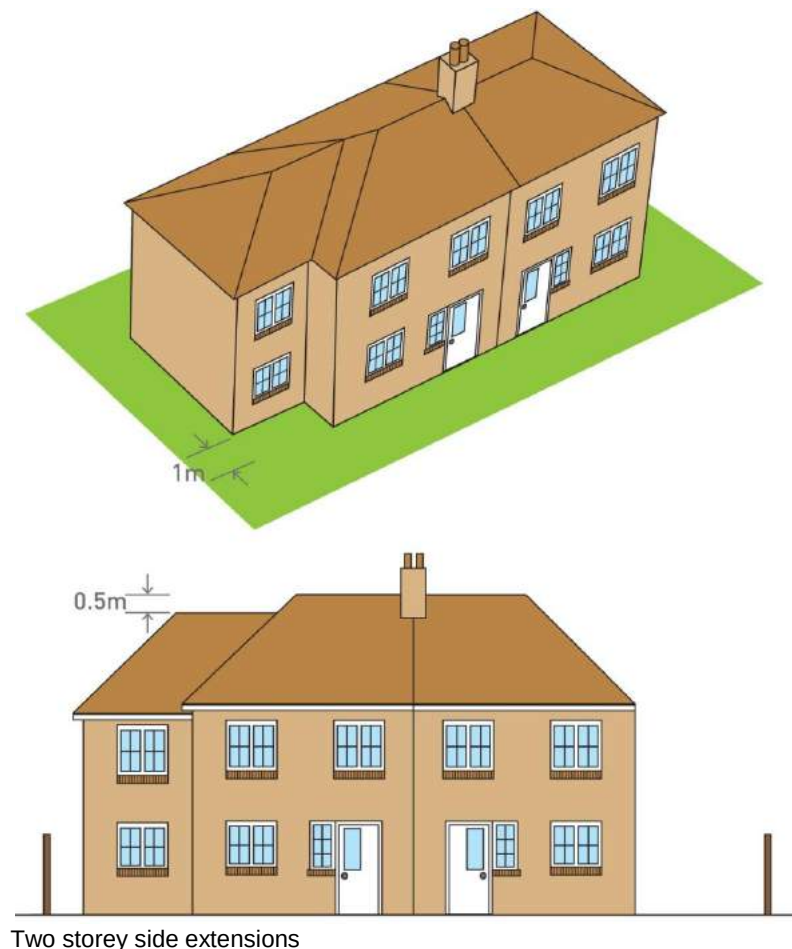


Single storey side extension

A1.10 A single storey side extension is a common means of extending a house to provide extra living or garage space. The size and width of a side extension should not dominate the original property and should appear subordinate to the main house. It should also reflect the architectural style of the main building. Single storey side extensions must be accommodated within the plot and not over-sail the neighbour's property. In Conservation Areas and Areas of Special Local Character, side extensions will be expected to be set back by one metre from the front wall of the main house.

A1.11 Two-storey side extensions on detached and semi-detached houses should be set back from the main front wall of the dwelling by at least one metre to provide definition between the original house and the extension. Similarly, roofs of side extensions should be set back from the front roof plane so that their ridges are lower than the main ridge to ensure that the addition reads as a subordinate element.

A1.12 All side extensions should be limited in width to less than half the width of the original property to avoid over-dominance of the original house.



Front Extensions

A1.13 The Council will not normally accept front extensions and canopies including extensions linked to garages and porches as these not only affect the character and building itself but also the street scene.

Building Lines and Building Heights

A1.14 New development should respect the building line of the main front walls of the properties to either side, and to the rear in the case of a corner property. Where houses in the street are stepped up in height, new buildings should respect the heights of neighbouring buildings and the overall street pattern.

Porches

A1.15 A porch should be designed to respect the character of the existing building and retain existing original features such as bay windows. The introduction of pastiche historic features such as classical columns and pediments will not be accepted unless they are a feature of the original house. Two storey porches will not be acceptable.

New Front Bay Windows

A1.16 The building of new front bay windows will require planning permission. They will only be allowed where they make a positive contribution to the appearance of the local area and are an established and original characteristic of neighbouring properties.

Annexes

A1.17 Annexes designed specifically for the use of disabled or dependent elderly family members should be located at ground floor level and be fully accessible. An Access Statement should be submitted with the planning application. An annexe should not have a separate private entrance and must be connected internally to the existing property. Annexes which are capable of being used as (or easily adapted to) a fully self-contained unit will not be permitted.

Garages

A1.18 If the garage is located to the rear of the garden it should be accessed from a rear service road only. The garage must be placed so that the doors do not open across the roadway. To achieve this, and to allow enough visibility to drivers, the garage must be set back at least 2.4m from the back edge of the roadway and use a roller shutter or 'up and over' garage door. The internal dimensions should allow at least 4.8m x 3m for a single

garage and at least 4.8m x 5.7m for a double garage. Special criteria will apply for garages in Conservation Areas.

A1.19 If the garage is attached to the existing house, the policy on side extensions will prevail.

Roof Extensions and Dormer Windows

A1.20 The design of roof extensions should not create a dominant 'top heavy' appearance out of proportion with the rest of the building. It should be lower than the height of the main ridge and sit well above the eaves and away from the roof's hips and valleys. As a guide, new roof extensions should not cover more than a third of the main roof.

A1.21 A dormer window should be no larger in size than those on the first floor and comprise an individual window and roof. This is preferable to a roof extension and will be required in Conservation Areas and Areas of Special Local Character. Only rear roof extensions and rear dormer windows will be considered acceptable.



Roof extensions and rear dormer windows

Windows and Doors

A1.22 In new extensions, windows and doors should reflect the existing house in terms of their style, proportions and positioning. If windows are located on a side wall, they should be at a high level, non-opening below 1.8m above internal finished floor level and fitted with obscured glass.

Overlooking

A1.23 No direct overlooking will be permitted. Adequate distance should be maintained to any area from which overlooking may occur. Regard should be given to the character of the area and the distances between buildings but as a guide, the distance should not be less than 21m between facing habitable rooms and windows and 24m from window to patio to window. However, in these situations where the distance between existing houses already breaches this distance, any new development should not result in any additional overlooking.

The 45-degree Rule

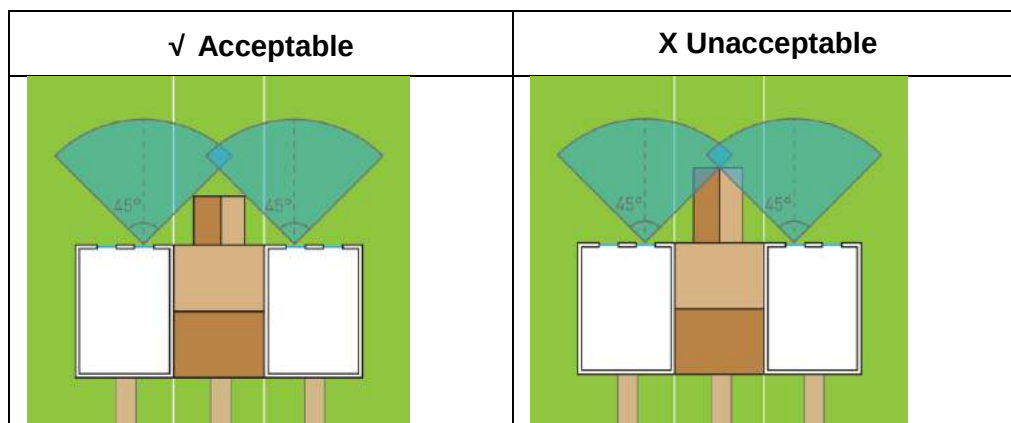
A1.24 The 45-degree rule can be used to establish the maximum permissible height, depth and width of an extension. It provides a general guide to what is normally considered acceptable. However, it is only a general rule of thumb and the Council may, on occasion, consider an extension to be unacceptable, even if it appears acceptable on paper.

A1.25 The 45-degree rule can be used to check if your extension may result in a loss of light to adjoining windows. When assessing a planning application for two-storey extensions, two methods for applying the 45-degree rule will be used:

- Method 1: Considers the depth and width of the extension
- Method 2: Considers the height of the extension

A1.26 Applicants are advised to locate any extension as far from the 45-degree splay as practically possible to reduce the impacts to neighbours, and thereby increasing the chance of creating an acceptable extension.

The 45 degree rule



Front Gardens and Parking

A1.27 Panning permission will not be required if a new or replacement driveway of any size uses permeable (or porous) surfacing which allows water to drain through, such as gravel, permeable concrete block paving or porous asphalt, or if the rainwater is directed to a lawn or border to drain naturally.

A1.28 If the surface to be covered is more than five square metres, planning permission will be refused for laying traditional, impermeable driveways that do not provide for the water to run to a permeable area.

Solar Panels

A1.29 Planning permission may be required for the installation of solar panels. While the Council acknowledges the environmental benefits of solar panels, their size and placement should be carefully located to ensure there is no adverse visual impact on the building or surrounding area. Solar panels should not be placed in a position where they can be seen over a great distance or from a public place. Planning permission will be required for solar panels on properties situated within or affecting a Conservation Area, Area or Special Local Character and on Listed Buildings; a proposal considered to impact detrimentally on a heritage asset or its setting will not be supported. Solar panels should be removed when no longer in use.

Satellite Dishes

A1.30 Satellite dishes and antennas can spoil the appearance of a neighbourhood, so it is important to install them in a sensitive location that minimises impact on the external appearance of the building. Within Conservation Areas, planning permission will be required for dishes or antennas on a chimney, wall or roof slope that faces or is visible from a road. Installing an antenna or dish on a Listed Building will require Listed Building Consent. Satellite dishes or antennas should always be removed when no longer in use.

Cladding and External Insulation

A1.31 Planning permission will be needed for the cladding or application of external insulation to any building within a Conservation Area. Outside these areas, the cladding of unlisted dwelling houses can normally be carried out without requiring consent.

Policy DMHD 1: Alterations and Extensions to Residential Dwellings

A) Planning applications relating to alterations and extensions of dwellings will be required to ensure that:

- i) there is no adverse cumulative impact of the proposal on the character, appearance or quality of the existing street or wider area;**
- ii) a satisfactory relationship with adjacent dwellings is achieved;**
- iii) new extensions appear subordinate to the main dwelling in their floor area, width, depth and height;**
- iv) new extensions respect the design of the original house and be of matching materials;**
- v) there is no unacceptable loss of outlook to neighbouring occupiers;**
- vi) adequate garden space is retained;**
- vii) adequate off-street parking is retained, as set out in Table 1: Parking Standards in Appendix C;**
- viii) trees, hedges and other landscaping features are retained; and**
- ix) all extensions in Conservation Areas and Areas of Special Local Character, and to Listed and Locally Listed Buildings, are designed in keeping with the original house, in terms of layout, scale, proportions, roof form, window pattern, detailed design and materials.**

B) Rear Extensions

- i) single storey rear extensions on terraced or semi-detached houses with a plot width of 5 metres or less should not exceed 3.3 metres in depth or 3.6 metres where the plot width is 5 metres or more;**
- ii) single storey rear extensions to detached houses with a plot width of 5 metres or more should not exceed 4.0 metres in depth;**
- iii) flat roofed single storey extensions should not exceed 3.0 metres in height and any pitched or sloping roofs should not exceed 3.4 metres in height, measured from ground level;**
- iv) in Conservation Areas and Areas of Special Local Character, flat roofed single storey extensions will be expected to be finished with a parapet;**
- v) balconies or access to flat roofs which result in loss of privacy to nearby dwellings or gardens will not be permitted;**

- vi) two storey extensions should not extend into an area provided by a 45-degree line of sight drawn from the centre of the nearest ground or first floor habitable room window of an adjacent property and should not contain windows or other openings that overlook other houses at a distance of less than 21 metres;
- vii) flat roofed two storey extensions will not be acceptable unless the design is in keeping with the particular character of the existing house;
- viii) pitched roofs on extensions should be of a similar pitch and materials to that of the original roof and subordinate to it in design. Large crown roofs on detached houses will not be supported; and
- ix) full width two storey rear extensions are not considered acceptable in designated areas or as extensions to Listed Buildings or Locally Listed Buildings.

C) Side Extensions

- i) side extensions should not exceed half the width of the original property;
- ii) extensions to corner plots should ensure that the openness of the area is maintained and the return building line is not exceeded;
- iii) garages should reflect the size guidelines set out in Appendix C Parking standards;
- iv) two storey side extensions should be set in a minimum of 1 metre from the side boundary or in the case of properties in the Copse Wood and Gatehill Estates, at least 1.5 metres, but more if on a wider than average plot, in order to maintain adequate visual separation and views between houses;
- v) two storey side extensions to detached and semi-detached properties should be set back a minimum of 1 metre behind the main front elevation;
- vi) where hip to gable roof extensions exist, a two storey side extension will not be supported; and
- vii) in Conservation Areas, single storey side extensions may be required to be set back.

D) Front Extensions

- i) alterations and extensions to the front of a house must be minor and not alter the overall appearance of the house or dominate the character of the street. Front extensions extending across the entire frontage will be refused;

- ii) porches should be subordinate in scale and individually designed to respect the character and features of the original building; pastiche features will not be supported; and
- iii) notwithstanding the above, at least 25% of the front garden must be retained.

E) Roof Extensions

- i) roof extensions should be located on the rear elevation only, be subservient to the scale of the existing roof and should not exceed more than two thirds the average width of the original roof. They should be located below the ridge tiles of the existing roof and retain a substantial element of the original roof slope above the eaves line;
- ii) the Council will not support poorly designed or over-large roof extensions including proposals to convert an existing hipped roof to a gable;
- iii) raising of a main roof above the existing ridgeline of a house will generally not be supported;
- iv) all roof extensions should employ appropriate external materials and architectural details to match the existing dwelling; and
- v) 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.

F) Front Gardens and Parking

- i) new or replacement driveways should use permeable (porous) surfacing. Surfaces of more than five square metres will need planning permission for laying traditional, impermeable driveways; and
- ii) the design, materials and height of any front boundary must be in keeping with the character of the area to ensure harmonisation with the existing street scene.

Appendix 3 – The LPA’s Recommended Conditions

1. Time Limit

The development permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. Accordance with Approved Plans

The development hereby permitted shall be carried out in accordance with drawing nos.

TP/465/01 - received 21 Jan 2021
TP/465/02 - received 21 Jan 2021
TP/465/03 - received 21 Jan 2021
TP/465/04 - received 21 Jan 2021
TP/465/05 - received 21 Jan 2021
TP/465/06 - received 21 Jan 2021
TP/465/07 - received 21 Jan 2021
TP/465/08 - received 21 Jan 2021

And shall thereafter be retained/maintained for the life of the development.

Reason: For the avoidance of doubt, and in the interests of proper planning.

3. Step Free Access (submission of details – prior to superstructure works)

Prior to commencement of the superstructure works, details of step free access via the principal private entrance shall be submitted to, and approved in writing, by the Local Planning Authority. The development shall be carried out in accordance with the approved details. Such provision shall remain in place for the life of the building.

Reason: To ensure that an appropriate standard of housing stock, in accordance with policy D5 of the London Plan (2021)

4. Landscaping and Boundary Treatments (submission of details – prior to occupation)

Prior to first occupation of the dwelling hereby approved, details of the hard and soft landscaping and boundary treatments shall be submitted to the Local Planning Authority for approval in writing. Notwithstanding the approved plans this shall also include details of the siting and appearance of the cycle parking and refuse and recycling storage enclosures.

The approved soft landscaping details shall be implemented during the planting season (1st October to 31st March inclusive) nearest to first occupation. The other approved details shall be implemented prior to first occupation and retained in perpetuity.

Reason: To ensure that the development and facilities will preserve and enhance the visual amenities of the locality and street scene in accordance with Policies DMHB 11 and DMHB 14 of the Hillingdon Local Plan: Part 2 (2020)

5. Materials

All external materials to be used in the construction of the dwelling and single storey rear extension, hereby approved, shall match the appearance of those of the existing building.

Reason: To ensure that the development presents a satisfactory appearance, in accordance with Policy DMHB 11 of the Hillingdon Local Plan: Part 2 (2020)

6. Cycle Parking

Prior to first occupation a minimum of two cycle parking spaces shall be provided for the dwelling, hereby approved, and retained in perpetuity. These cycle parking spaces shall be within a secure, covered and lockable enclosure.

Reason: To ensure adequate cycle parking is provided for prospective residents to encourage the use of sustainable modes of transport, in accordance with policy DMT 5 of the Hillingdon Local Plan: Part 2 (2020) and policy T5 of the London Plan (2021).

7. Refuse and Recycling

Refuse and recycling storage shall be implemented prior to first occupation of the dwelling, hereby approved, and permanently retained thereafter.

Reason: In the interests of the general amenities of the area and the adequate storage and collection of waste and recycling, in accordance with policy DMHB 11 of the Hillingdon Local Plan: Part 2 (2020)

8. Accessible and Adaptable Dwelling

The dwelling hereby approved shall be constructed to meet the standards for a Category 2 M4(2) dwelling, as set out in Approved Document M to the Building Regulations 2010 (amended 2015), and all such provisions shall remain in place for the life of the building.

Reason: To ensure that an appropriate standard and genuine choice of housing, in accordance with policy D7 of the London Plan (2021)

9. Removal of Permitted Development Rights

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any subsequent order revoking and re-enacting that Order with or without modifications), no outbuildings, enlargement or other alteration to the dwellinghouse hereby approved, shall be carried out without the prior permission of the Local Planning Authority, obtained through the submission of a planning application.

Reason: To prevent the overdevelopment of the site to safeguard the living conditions of adjoining properties and the visual appearance of the property and area as a whole, in accordance with policy DMHB 11 of the Hillingdon Local Plan: Part 2 (2020).