

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)

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