

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 29 PARKFIELD ROAD ICKENHAM

Development: Erection of a replacement dwellinghouse with associated car parking and landscaping, following demolition of the existing bungalow

LBH Ref Nos: **14459/APP/2021/1343**

Drawing Nos: PA-01 Rev. A (Proposed Floor Plans and Elevations) Received 21-05-2021
PA-01 (Proposed Streetview)
PA-01 Rev. A (Landscape Plan) Received 21-05-2021

Date Plans received : 01/04/2021 **Date(s) of Amendment(s):** 26/05/2021

Date Application Valid: 01/04/2021

1. SUMMARY

The application seeks planning permission for a replacement dwellinghouse following the demolition of the existing bungalow.

Whilst there is no in principle objection to the replacement of the dwellinghouse, the size, scale and design of the replacement dwellinghouse is considered inappropriate within this context. Whilst it is acknowledged that the wider streetscene of Parkfield Road is varied, in this particular context, in which there is a distinct pattern of development, the replacement dwellinghouse fails to transition appropriately between the bungalow at No. 27 and the property at No. 31.

The proposal fails to comply with the development plan as a whole and there are no material considerations to outweigh the harm identified. For the reasons outlined within this report, the application is recommended for refusal.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed replacement dwelling, by reason of its size, scale, bulk and design would fail to harmonise with the architectural composition of the adjoining properties and would be detrimental to the character, appearance and 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 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020), Policies D3, D4 and D6 of the London Plan (2021) and paragraphs 130 and 131 of the NPPF (2019).

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 1	Safeguarding Existing Housing
DMH 4	Residential Conversions and Redevelopment
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHB 16	Housing Standards
DMHB 18	Private Outdoor Amenity Space
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
LPP GG2	(2021) Making the best use of land
LPP GG4	(2021) Delivering the homes Londoners needs
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 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.

4 I71 LBH worked applicant in a positive & proactive (Refusing)

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the Local Plan Part 1, Local Plan Part 2, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service.

In order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition further guidance was offered to the applicant by the case officer during the processing of the application to identify the amendments to address those elements of the scheme considered unacceptable which the applicant chose not to implement.

3. CONSIDERATIONS

3.1 Site and Locality

The application property comprises a detached bungalow situated on the south western side of Parkfield Road. The property spans much of the width of the plot, being set adjacent to the shared boundary with no. 27 and a 1m set back from the shared boundary with no. 31. The property has a rendered finish set beneath a tiled hipped roof and currently benefits from a single storey rear extension and a loft conversion, including a small rear dormer window. The front garden is part landscaped with attractive planting along the front boundary behind a dwarf wall and there is a carriage style driveway and parking for at least 2 cars. There is enclosed rear garden providing private amenity space.

The site is covered by TPO 514 and has a PTAL (public transport access level) score of 2 (poor).

3.2 Proposed Scheme

The application proposal seeks to provide a 2-storey replacement dwellinghouse with double fronted bays, car parking and associated landscaping.

The replacement dwelling house would measure upto 14.3m in depth, 8.1m in height and 14m in width. The replacement dwellinghouse includes a crown roof.

2 car parking spaces are proposed within the front garden with hard and soft landscaping.

3.3 Relevant Planning History

14459/F/97/1754 29 Parkfield Road Ickenham

Erection of a single storey side and rear extension with pitched roof over

Decision: 10-03-1998 Approved

14459/PRC/2021/13 29 Parkfield Road Ickenham

Replacement dwellinghouse

Decision: 23-02-2021 OBJ

Comment on Planning History

There is no recent planning history relating to this site.

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

2 objections and 1 comment was received which are summarised below:

- The proposal is too large and out of character in the streetscene;
- Concerns raised regarding the roof height should not exceed that of No. 31
- The loss of the existing bungalow to a 2-storey property would the small scale nature of properties along the road
- The appearance of the proposed dwellinghouse is ugly and overbearing
- The development would set a dangerous precedent for such developments on this road and the character of the road would be eroded
- No. 29 sits on the highest part of the road, allowing this application would overwhelm the street
- 5 toilets and bedrooms is excessive and will place a demand on water facilities in the area

Ickenham Residents Associated

The plans are unclear. We are completely in the hands of your Planning Team with their greater expertise and facilities, and trust they will take our points into consideration to arrive at the correct decision.

INTERNAL

Trees and Landscaping Officer:

This site is occupied by a detached bungalow located on the west side of Parkfield Road. Much of the front garden is paved, providing off-street parking for several cars. Some trees and other ornamental planting has been retained along the front boundary which contributes to the residential character and appearance of the street. According to the aerial photographs, the back garden has been planted and maintained with a swimming pool located about halfway down the garden. The site lies within the area covered by TPO 514, however, there are no protected trees at this address.

COMMENT: No trees will be affected by the proposed footprint of the building, however, the expansion of the driveway will lead to the removal of established vegetation which is indicated to be replaced by very small meaningless planting pockets. Ideally the existing planting should be protected retained or, at least, replaced with reasonable areas of soft landscape along the front boundary.

RECOMMENDATION: No objection in principle subject to the amendment of the front garden layout and re-instatement of the front boundary planting. If this can be achieved and you are minded to approve the application, please add pre-commencement condition RES8 - and RES9 (parts 1, 2 and 5) and RES10.

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

Part 2 Policies:

DMH 1	Safeguarding Existing Housing
DMH 4	Residential Conversions and Redevelopment
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping

DMHB 16	Housing Standards
DMHB 18	Private Outdoor Amenity Space
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
LPP GG2	(2021) Making the best use of land
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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 BE1 of the Local Plan: Part One (2012) requires developments to be appropriately designed so that they do not adversely affect their surroundings or the local character.

Policy DMHB 11 of the Local Plan: Part Two (2020) requires that development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

7.2 Impact on Street Scene

Paragraph 130 of the NPPF (2019) states 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, taking into account any local design standards or style guides in plans or supplementary planning documents.

Paragraph 131 of the NPPF (2019) provides that in determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

Policy BE1 of the Local Plan: Part One (2012) requires 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.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) re-emphasises the importance of good design in new development by A) requiring all new buildings and extensions to be designed to the highest standards, which incorporate principles of good design, such as harmonising with the local context by having regard to the scale, height, mass and bulk of surrounding buildings; using high quality materials and finishes; having internal layouts and design which maximise sustainability and the adaptability of the space; protecting features which contribute positively to the area and providing landscaping that enhances amenity, biodiversity and green infrastructure; B) avoiding adverse impacts on the amenity, daylight and sunlight of adjacent property and open space; C) safeguarding the development potential of adjoining sites and D) making adequate provision for refuse and recycling storage.

Policy DMHB 12 of the Local Plan: Part Two (2020) emphasises the need for new development to be well integrated with the surrounding area and provides design criteria as to how this would be achieved.

The application proposal would be set in from the boundary with No. 31 Parkfield Road by 1m with a single storey element adjoining the boundary with No. 27 Parkfield Road. The proposed dwelling would measure upto 14.3m in depth, 8.1m in height and 14m in width. Whilst it is acknowledged that Parkfield Road is of a varied character, the south east of Parkfield Road is characterised by bungalows. The 3 properties immediately to the north of the application site comprise of part 1.5 storey, part 2-storey properties forming a distinctive pattern of development along this part of Parkfield Road.

The proposal seeks to provide a 2-storey building with double fronted bays. Whilst the front building line is consistent with the adjoining properties, its scale, width and depth is larger. As a result of the applicant's attempts to reduce the height of the building, the latest amended plan submitted by the agent on 21-05-2021 includes a crown roof which exacerbates the bulkiness of the building. The materials include red brick, roof tiles and white UPVC framed windows on the front elevation.

Whilst the wider streetscene of Parkfield Road is characterised by a variety of architectural styles, this part of Parkfield Road comprises a distinct pattern of development and within this context, the replacement dwellinghouse due to its size, scale and design fails to transition appropriately between the bungalow at No. 27 and the property at No. 31. The proposed development has failed to have regard to the local context and fails to harmonise with the local context.

The applicant was given the opportunity to overcome key objections to the application, the

amended plans made alterations to the height of the dwellinghouse, however the alterations do not overcome the objections set out above. The pre-application advice was taken into account in coming to a decision, however following a detailed review of the proposal, a review of the plan illustrating the proposal within the streetscene and the neighbouring objections, the proposal is considered inappropriate.

7.3 Traffic Impact/Pedestrian Safety

The replacement of the dwellinghouse would not result in traffic impact or pedestrian safety. It is presumed that the 2 existing crossings would remain to serve the proposal as these are considered fit for purpose in terms of serving the site which are considered appropriate.

7.4 Carparking & Layout

Policy DMT 6 of the Local Plan: Part 2 (2020) requires that new development will only be permitted where it accords with the Council's adopted parking standards unless it can be demonstrated that a deviation from the standard would not result in a deleterious impact on the surrounding road network.

The local plan maximum car parking standard requires up to 2 spaces to be provided on-site. It is noted that the site plan makes reference to car parking for three cars. Notwithstanding the proposed plans, should the application be considered acceptable, a landscaping condition is required to provide details of soft landscaping and front boundary treatment to ensure the property continues to contribute to the streetscene and provides only up to 2 car parking spaces in line with Policy DMT 6 of the Local Plan: Part Two (2020).

The London Plan (2021) requires developments to provide a minimum 20% 'active' EVCP provision with all remaining spaces being designated as 'passive' provisions. In this case, the new dwelling should incorporate 1 'passive' and 1 'active' space.

In terms of cycle parking there should be a provision of at least 2 secure spaces is required which can be adequately be provided as part of the new development.

In order to conform to the Council's 'waste collection' maximum distance collection parameter of 10m i.e. distance from a refuse vehicle on the public highway to the point of collection, arrangements should ensure that waste is positioned at a collection point within this set distance.

7.5 Urban Design, Access and Security Considerations

Trees and Landscaping

Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) also requires that new development is high quality, sustainable, adaptable, and harmonises with the local context. Landscaping and tree planting should also enhance amenity, biodiversity and green infrastructure.

Policy DMHB 14 of the Local Plan:Part Two (2020) notes all developments will be expected to retain or enhance the existing landscape, trees, biodiversity and natural features of merit. Planning applications for proposals that would affect existing trees will be required to provide an accurate tree survey showing the location, height, spread and species of trees.

The site lies within the area covered by TPO 514, however there are no protected trees at this address. No trees will be affected by the proposed footprint of the building, however, the expansion of the driveway will lead to the removal of established vegetation which is

indicated to be replaced by areas of planting. The revised plans illustrate more generous planting within the front garden which is considered appropriate. Should the application be considered acceptable, details of tree protection and hard and soft landscaping would be required by condition.

7.6 Other Issues

The Council adopted its own Community Infrastructure Levy (CIL) on August 1st 2014 and the Hillingdon CIL charge for residential developments is £95 per square metre of additional floorspace. This is in addition to the Mayoral CIL charge of £60 per sq metre. This application is liable for CIL should the application be considered acceptable.

Conclusion

For the reasons outlined within this report, the application is recommended for refusal.

8. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Development Management Policies (2020)
The London Plan (2021)
National Planning Policy Framework (2019)

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