



Rez Shafaei
60
Pinkwell Lane
UB3 1PH

Application Ref:
76034/APP/2020/4095

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
REFUSAL OF PLANNING PERMISSION

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above Act and associated Orders **REFUSES** permission for the following:-

Description of development:

Conversion of roof space to habitable use to include, increase in ridge height, addition of pitched roof over flat roof element, a rear dormer and 1 front rooflight

Location of development: 96 Bourne Avenue Hayes

Date of application: 09 December 2020

Plan Numbers: See attached Schedule of plans

Permission is refused for the reason(s) listed on the attached schedule:-

Head of Planning, Transportation and Regeneration

Date: 4 February 2021

NOTES: (i) Please also see the informatives included in the Schedule of Reasons.

(ii) Should you wish to appeal against this decision please read the attached sheet which explains the procedure.

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

REFUSAL OF PLANNING PERMISSION

Application Ref: 76034/APP/2020/4095

SCHEDULE OF REASONS

- 1 . The proposed alterations to the roof, by reason of their size, scale, bulk and height, in this open prominent position, would result in the closing of an important gap, at first floor level, 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 proposal would provide an indoor living area of an unsatisfactory size for the future occupiers of the extended 2 bedroom unit and would provide a bedroom with inadequate head height and would therefore give rise to a substandard form of living accommodation to the detriment of the amenity of future occupiers. The proposal is thus contrary to Policy DMHB 16 of the adopted Hillingdon Local Plan: Part Two - Development Management Policies (January 2020), Policy 3.5 and Table 3.3 of the London Plan (2016), the Housing Standards Minor Alterations to The London Plan (March 2016), the Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016) and the Technical Housing Standards - Nationally Described Space Standard (March 2015).
- 3 . The proposed roof alteration/extensions, by reason of the raising of the ridge height and the size, scale, bulk of the roof would fail to harmonise with the architectural composition of the original modest dwelling 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, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

INFORMATIVES:

- 1 . 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.

END OF SCHEDULE

Address:

Residents Services
London Borough of Hillingdon
3 North Civic Centre, High Street, Uxbridge UB8 1UW
Tel: 01895 250230
www.hillingdon.gov.uk

REFUSAL OF PLANNING PERMISSION

Application Ref.No.: 76034/APP/2020/4095

SCHEDULE OF PLANS

0105-EX-00 Rev. A - received 09 Dec 2020
0105-EX-01 Rev. B - received 09 Dec 2020
0105-EX-10 Rev. B - received 22 Dec 2020
0105-EX-11 Rev. B - received 22 Dec 2020
0105-EX-20 Rev. B - received 22 Dec 2020
0105-EX-22 Rev. B - received 22 Dec 2020
0105-PR-01 Rev. B - received 22 Dec 2020
0105-PR-10 Rev. B - received 22 Dec 2020
0105-PR-11 Rev. B - received 22 Dec 2020
0105-PR-12 Rev. B - received 22 Dec 2020
Design and Access Statement - received 09 Dec 2020
0105-PR-20 Rev. B - received 22 Dec 2020
0105-PR-21 Rev. B - received 22 Dec 2020
0105-PR-22 Rev. B - received 22 Dec 2020
0105-PR-23 Rev. B - received 22 Dec 2020

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the office of the First Secretary of State under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from the Planning Inspectorate at Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel 0117 372 8424). Appeal forms can be downloaded from the Planning Inspectorate's website at www.Planning-inspectorate.gov.uk

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.

Further details are available at www.gov.uk/government/collections/casework-dealt-with-by-inquiries

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of an appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices.

If either the local planning authority or the officer of the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use by carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

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 96 BOURNE AVENUE HAYES

Development: Conversion of roof space to habitable use to include, increase in ridge height, addition of pitched roof over flat roof element, a rear dormer and 1 front rooflight

LBH Ref Nos: **76034/APP/2020/4095**

Drawing Nos: 0105-EX-00 Rev. A
 0105-EX-01 Rev. B
 0105-EX-10 Rev. B
 0105-EX-11 Rev. B
 0105-EX-20 Rev. B
 0105-EX-22 Rev. B
 0105-PR-01 Rev. B
 0105-PR-10 Rev. B
 0105-PR-11 Rev. B
 0105-PR-12 Rev. B
 Design and Access Statement
 0105-PR-20 Rev. B
 0105-PR-21 Rev. B
 0105-PR-22 Rev. B
 0105-PR-23 Rev. B

Date Plans received : 09/12/2020

Date(s) of Amendment(s):

Date Application Valid: 09/12/2020

1. SUMMARY

The proposal to raise the ridge height and convert an existing hipped roof to a half gable and create a dormer within the rear roofslope of the application building is considered unacceptable by reason of its siting in this visually prominent position, size, scale, bulk, and design would fail to harmonise with the architectural composition of the original property and would be detrimental to the character, appearance and visual amenities of the street scene and the surrounding area.

In addition, the proposal by reason of its design and scale would fail to provide appropriate living conditions for future occupiers, with particular regard to the provision of internal floorspace. It would not comply with the Council's Adopted Local Plan (2020) Policies DMH 4 and DMHB 16 and Policy 3.5 of The London Plan, which together require development to provide appropriate conditions for its intended occupiers, amongst other considerations.

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, DMHB 16 and DMHD 1 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies (2020)

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed alterations to the roof, by reason of their size, scale, bulk and height, in this open prominent position, would result in the closing of an important gap, at first floor level, 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 proposal would provide an indoor living area of an unsatisfactory size for the future occupiers of the extended 2 bedroom unit and would provide a bedroom with inadequate head height and would therefore give rise to a substandard form of living accommodation to the detriment of the amenity of future occupiers. The proposal is thus contrary to Policy DMHB 16 of the adopted Hillingdon Local Plan: Part Two - Development Management Policies (January 2020), Policy 3.5 and Table 3.3 of the London Plan (2016), the Housing Standards Minor Alterations to The London Plan (March 2016), the Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016) and the Technical Housing Standards - Nationally Described Space Standard (March 2015).

3 NON2 Non Standard reason for refusal

The proposed roof alteration/extensions, by reason of the raising of the ridge height and the size, scale, bulk of the roof would fail to harmonise with the architectural composition of the original modest dwelling 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, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

INFORMATIVES

1 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 relates to a single storey detached dwelling located on the corner junction of Bourne Avenue with Clevedon Gardens, Hayes. The property is finished in a pebbledash render, is characterised with a centrally pitched roof and is set back from the adjacent highway to accommodate a parking space for one car.

The surrounding area is residential in character and is mainly made up of two storey semi-detached dwellings that are of a similar size and appearance. The application site falls outside the conservation Area and no Listed Buildings in the immediate area.

3.2 Proposed Scheme

The proposal is to convert the existing roof space to habitable use to provide one additional bedroom at second floor (loft) level by raising of ridge height on side of the roofslope, insertion of rear dormer window and increasing the size and scale of the hipped roof with one rooflight within the front roof elevation.

3.3 Relevant Planning History

76034/APP/2020/3771 96 Bourne Avenue Hayes

Single storey outbuilding to rear for use as a gym/storage/home office (Application for a Certificate of Lawful Development for a Proposed Development)

Decision: 15-12-2020 Approved

8461/APP/2014/2649 96 Bourne Avenue Hayes

Conversion of existing single storey side extension into self-contained studio flat with associated parking and amenity space involving single storey rear extension, installation of vehicular crossover to front and extension to existing crossover to side

Decision: 15-10-2014 Approved

8461/APP/2018/3309 Annex, 96 Bourne Avenue Hayes

Single storey rear extension

Decision: 30-11-2018 Approved

8461/APP/2020/3073 Annex, 96 Bourne Avenue Hayes

Conversion of roof space to habitable use to include raising of ridge height, a rear dormer, 2 front roof lights and conversion of both sides of roof from hip to gable end

Decision: 27-11-2020 Refused

Comment on Planning History

8461/APP/2020/3073: Conversion of roof space to habitable use to include raising of ridge height, a rear dormer, 2 front roof lights and conversion of both sides of roof from hip to gable end. Refusal

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

4 neighbouring occupiers were consulted via letters on the 23-12-20. No response received.

6. Local Plan Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 6	Vehicle Parking
LPP 3.5	(2016) Quality and design of housing developments
LPP 7.4	(2016) Local character

In addition: None

7. MAIN PLANNING ISSUES

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

The privacy of adjoining occupiers are sought to be safeguarded by Local Plan Policy DMHB 1 and in this regard further states that a minimum distance of 21 metres is retained between habitable room windows to prevent serious overlooking from occurring. Taking into consideration the design of the proposed development and its siting, it is unlikely to significantly harm the residential amenity of neighbouring properties. There would be sufficient distance from the new bedroom windows set in to the roof above to the nearest window of the neighbouring property to prevent overlooking. As such, the development proposed will accord the above policy.

7.2 Impact on Street Scene

Policy DMHB 11 states that development, including extensions, alterations and new buildings will be required to be designed to the highest standards and, incorporate principles of good design including: 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.

Policy DMHB 1 (E-i) states that 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;

The application property is a detached single storey dwelling house with a side extension attached to the adjacent property.

The proposal would involve roof extension to include hip to gable end on one side of the roof within the front elevation attached to the side elevation of the adjacent property and a rear dormer with a single rooflight within the front roofslope. It would be clearly visible and appearing obtrusive within the street scene.

Whilst the proposed rear dormer would be set-ins from both sides of the roofslope, it cannot be said to appear secondary to the size of the roof face within which it will be set. The proposed roof alteration will not appear subservient to the host property, as it will cover most part of the roofscape and create the appearance of an effective flat roofed second storey.

The proposed development would entail substantial alterations to the dwelling, all which would be visible from the public realm. Given the constraints of the site, most of the alterations would be within the existing building footprint, extending upwards.

A raised ridge to the roof, together with hip to gable conversions to one side and a rear dormer, would be constructed, significantly increasing the massing of the roof and changing its profile in views from the front, side and rear. A new rooflight to the front would be introduced

The increased scale and substantially greater massing of the proposed roof would be a disproportionate and over-dominant addition to the application building, which would be readily visible from Bourne Avenue and Clevedon Gardens. Furthermore, the design of the enlarged roof, including its disproportionate height in relation to the rest of the building would also be unsympathetic to the host building.

Whilst the rear dormer would be a modest size addition to the roofscape, its position means it would be very prominent in public views and its design and massing would be out of keeping with the host dwelling.

The proposed development would entail substantial alterations to the application dwelling that would be readily visible from the public realm, such that an existing detached dwelling would become a semi-detached dwelling by virtue of this alteration

The raised ridge to the roof, together with hip to gable conversion to one side and a rear dormer, would represent a significant change to the appearance of the application dwelling. The design would be considered unsympathetic to the host building and the greatly increased massing at first floor/roof level would make this a disproportionate and over-dominant addition that would be readily visible from the public realm. The height and massing of the proposed extensions would make it a visually prominent and incongruous addition to the host building. It would significantly reduce the sense of spaciousness, in this case at first floor level, to be found at this corner location, which is a characteristic feature of the 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).

7.3 Traffic Impact/Pedestrian Safety

As below

7.4 Carparking & Layout

Parking would not be affected by the proposed development, As such, it would comply with Policy DMT 6 of the Adopted Local Plan.

7.5 Urban Design, Access and Security Considerations

Policy DMHD 1 section A (vi) states that sufficient garden space to be retained as a consequence of an extension. The property benefits from a good sized rear garden and sufficient private amenity space will be retained in accordance with the above policy.

UNIT SIZE

On 25 March 2015, the Government introduced new technical housing standards in England, which comprise of new additional 'optional' Building Regulations on water and access, and a nationally described space standard (referred to as "the new national technical standards"). These new standards came into effect on 1 October 2015. The Mayor of London has adopted the new national technical standards through a minor alteration to The London Plan.

The Housing Standards (Minor Alterations to the London Plan) March 2016 sets out the minimum internal floor spaces required for developments in order to ensure that there is an adequate level of amenity for existing and future occupants. The London Plan requires a two storey, 1 bed self-contained flat to provide minimum of 58 sqm.

The application property is a single storey detached studio self-contained unit. The proposal involves an increase in ridge height and installation of rear dormer to provide a one and half storey one bedroom self-contained house which fails to meet the requirement of 58 sq.m..

The minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area and any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m² within the Gross Internal Area).

The proposed room within the roofspace would have a ceiling height less than 2.3m for at least 75% of the Gross Internal Area, which will contradict the above policy. Furthermore, the proposed floors plans indicates the provision of 50 sqm. Thus, the proposed development falls considerably short the required floor space as stated above. Given that the standard is a basic indicator of good design and appropriate living conditions, the proposed development is not acceptable for this reason.

7.6 Other Issues

None

8. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Development Management Policies (January 2020)
The London Plan (2016)
National Planning Policy Framework

Contact Officer: Batatunde Aregbesola

Telephone No: 01895 250230

Notes.

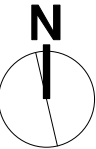
Contractors must verify all dimensions at the site before comencing any work.

No construction work before Local Authority consent, Planning Permission, Building Control approval and structural engineer confirmation.

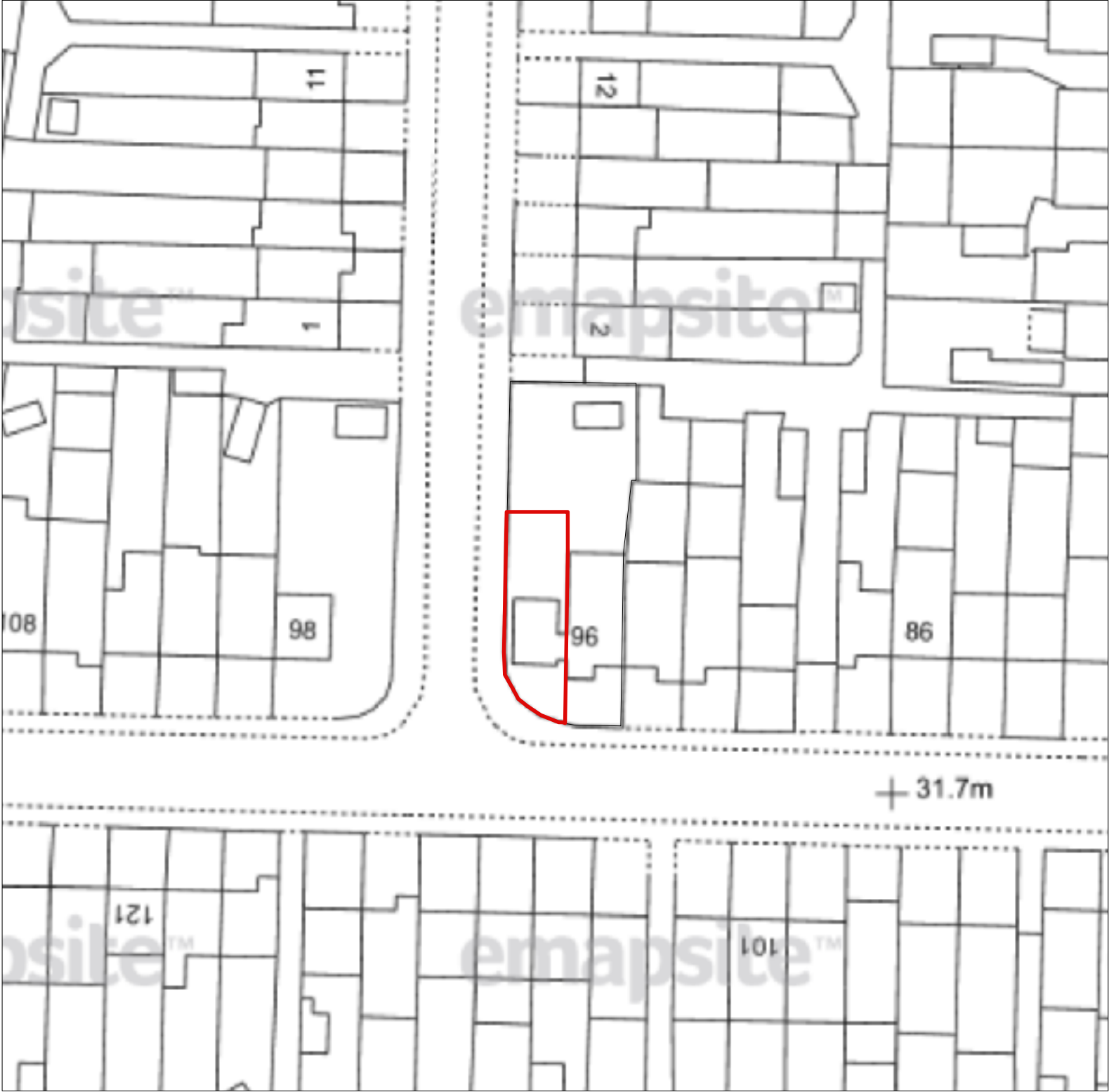
All structural elements inc. joists, beams and columns to be confirmed by structural engineer.

Any discrepancies to be reported to us.

All drawings are to be read in conjunction with all relevant drawings and specifications.



BLOCK PLAN 1:500



LOCATION PLAN 1:1250



Revision.	Description
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YOUArchitecture Ltd

A 60 Pinkwell Lane, UB3 1PH
M +44 (0) 77 46 60 40 23
T +44 (0) 20 87 56 04 39
E youarchitecture@gmail.com

Project:
**Annex 96 Bourne Ave
UB3 1QP**

Client:
Mr Khasria

Drawing Title:
Existing Location Plan

Dwg no: 0105-EX-00	Revision. A	Date: 20.09.2020
Scale: 1:1250, 1:500 @a3p	Drawn by:	Checked by: R.SH.

Notes.

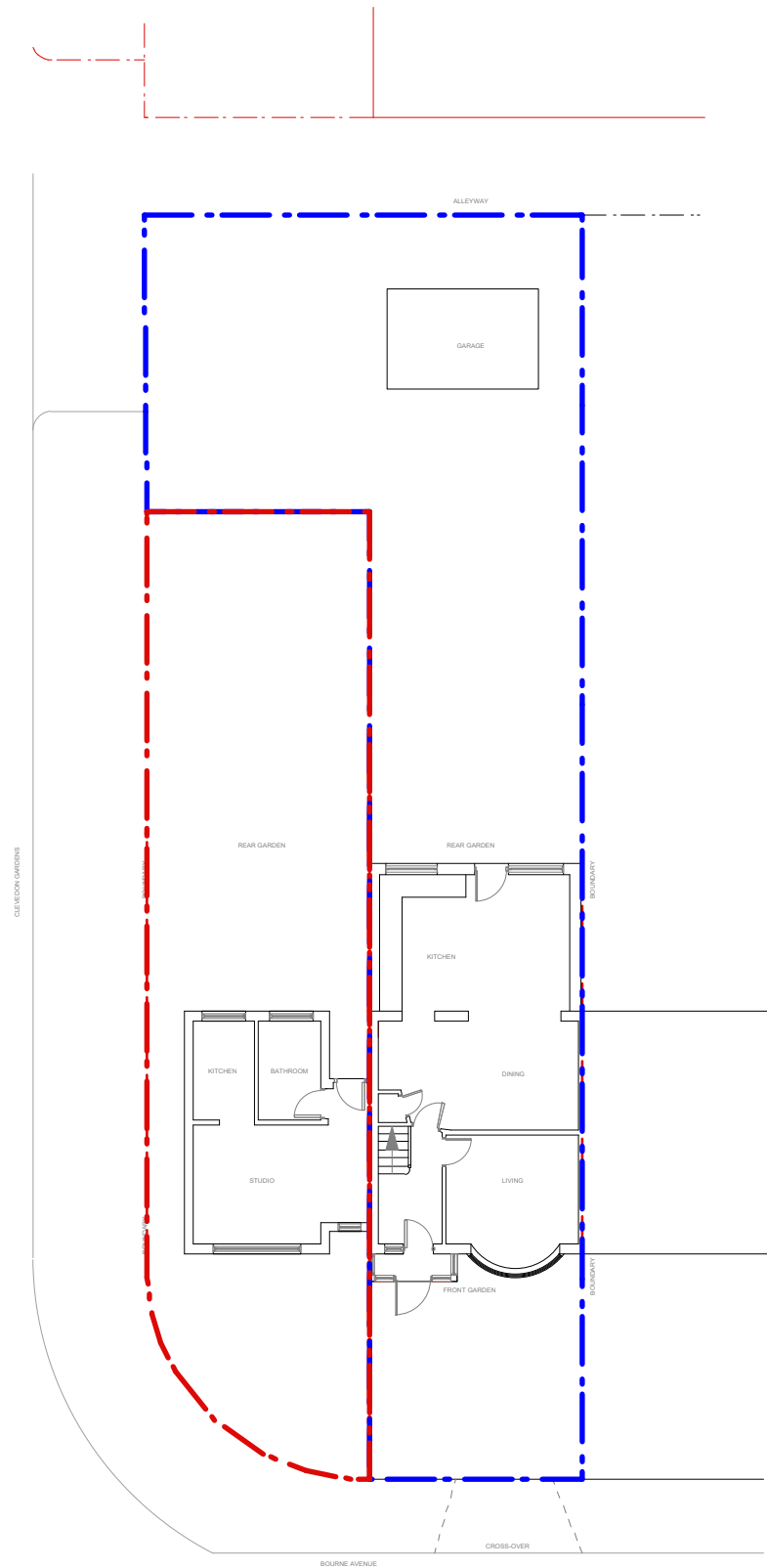
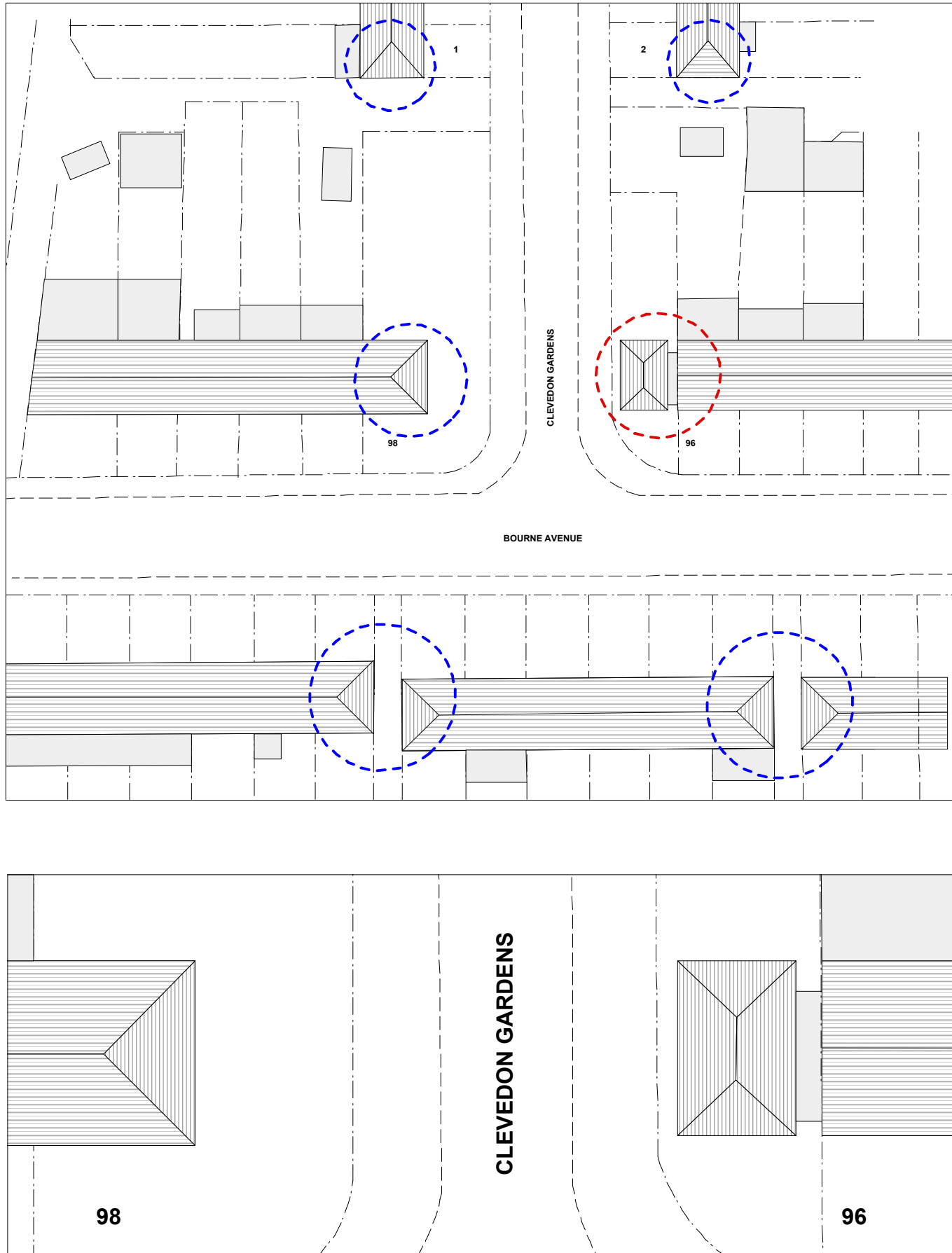
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Revision.	Description
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YOUArchitecture Ltd

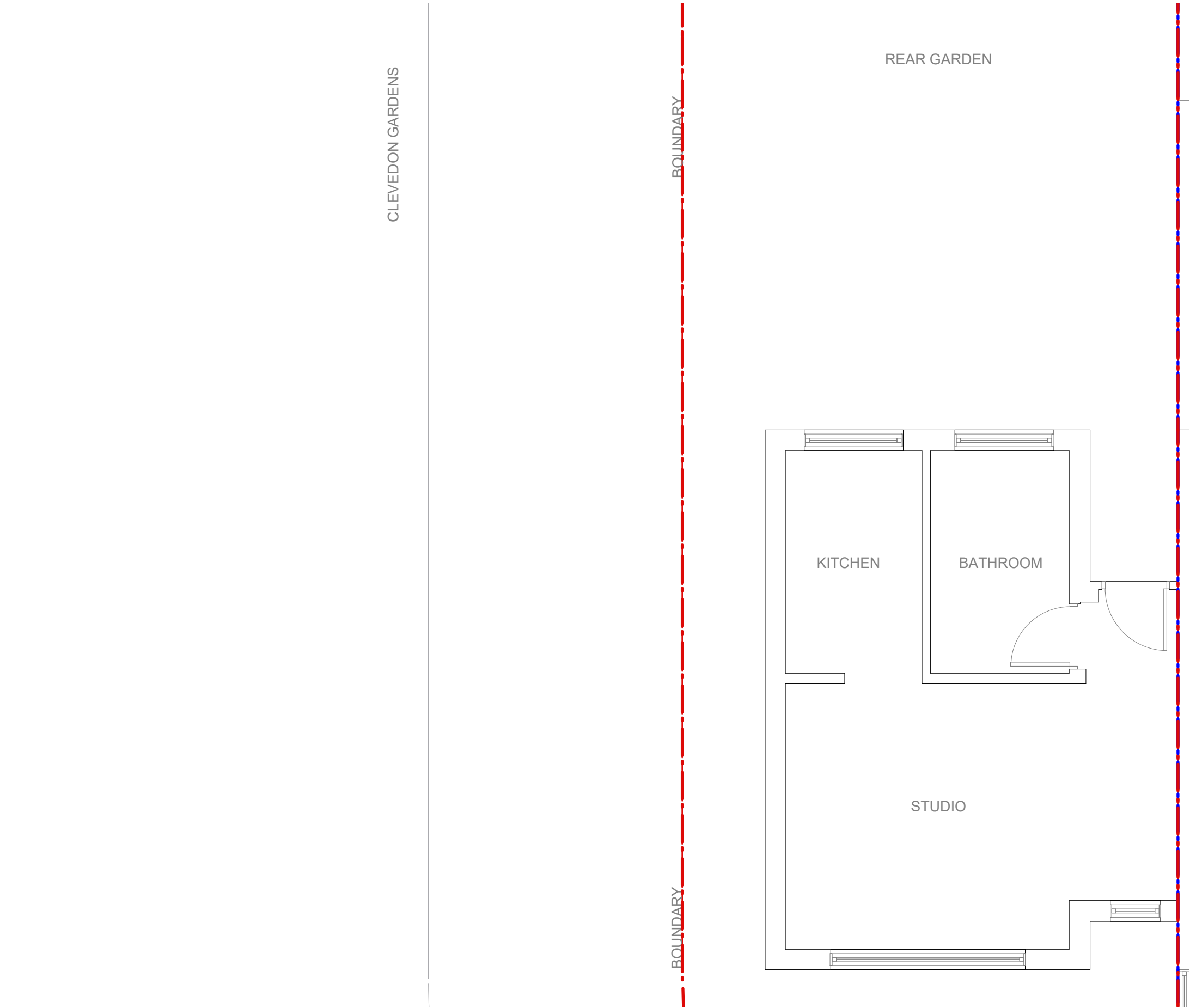
A 60 Pinkwell Lane, UB3 1PH
M +44 (0) 77 46 60 40 23
T +44 (0) 20 87 56 04 39
E youarchitecture@gmail.com

Project:
Annex 96 Bourne Ave
UB3 1QP

Client:
Mr Khasria

Drawing Title:
Existing Site Plan

Dwg no: 0105-EX-01	Revision. B	Date: 18.09.2020
Scale: 1:200@a3p 1:500@a3p	Drawn by:	Checked by: R.SH.



Issue:

PLANNING APPLICATION
Not for construction

Notes.

Contractors must verify all dimensions at the site before comencing any work.

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Revision.	Description
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YOUArchitecture Ltd

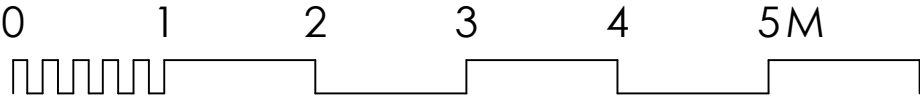
A 60 Pinkwell Lane, UB3 1PH
M +44 (0) 77 46 60 40 23
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Project:
Annex 96 Bourne Ave
UB3 1QP

Client:
Mr Khasria

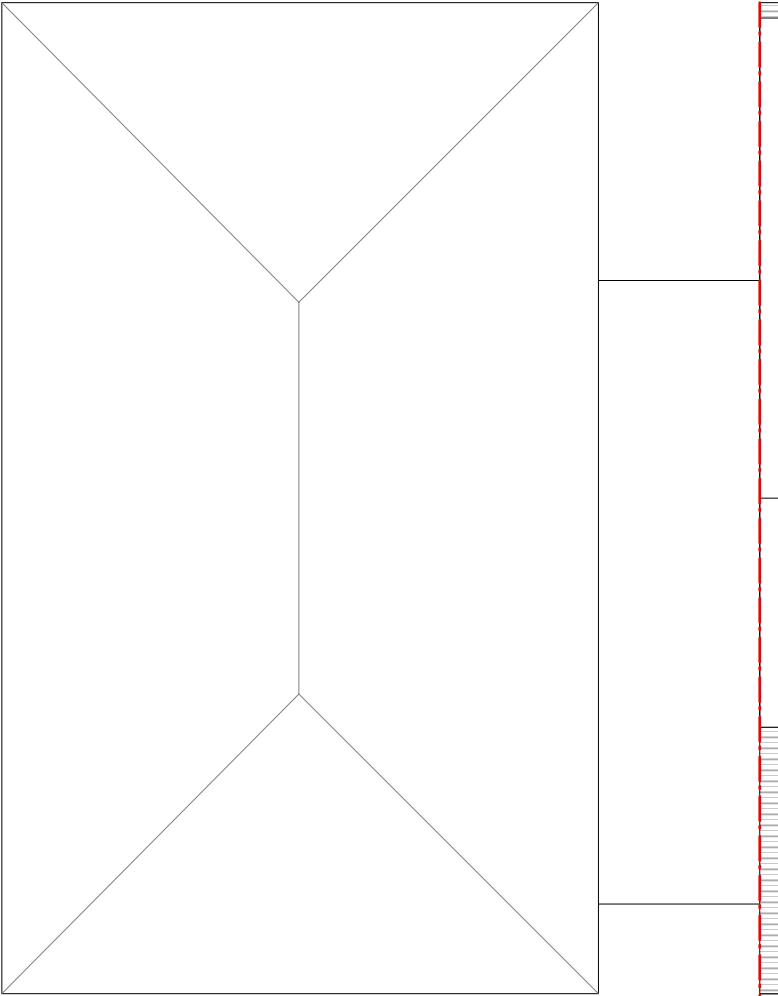
Drawing Title:
Existing Ground Floor

Dwg no: 0105-EX-10	Revision. 8	Date: 18.09.2020
Scale: 1:50@a3p	Drawn by:	Checked by: R.SH.



BOUNDARY

BOUNDARY



Issue:

PLANNING APPLICATION
Not for construction

Notes.

Contractors must verify all dimensions at the site before comencing any work.

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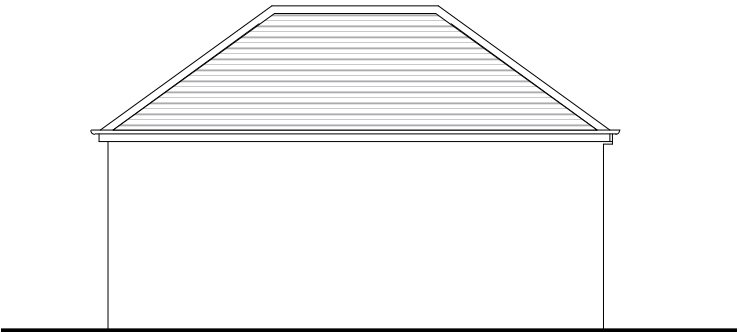
Any discrepancies to be reported to us.

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YOU Architecture Ltd		
A 60 Pinkwell Lane, UB3 1PH M +44 (0) 77 46 60 40 23 T +44 (0) 20 87 56 04 39 E youarchitecture@gmail.com		
Project: Annex 96 Bourne Ave UB3 1QP		
Client: Mr Khasria		
Drawing Title: Existing First Floor		
Dwg no: 0105-EX-11	Revision. 8	Date: 18.09.2020
Scale: 1:50@a3p	Drawn by:	Checked by: R.SH.



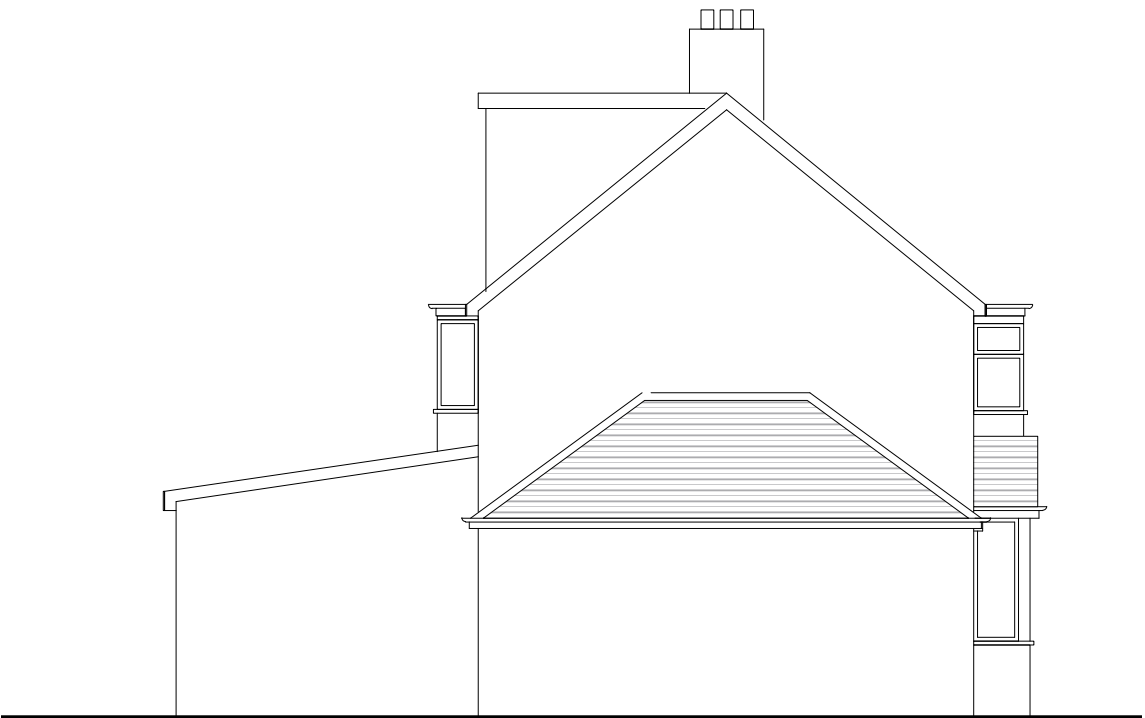
Existing Rear Elevation



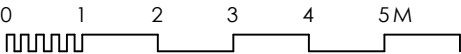
Existing Side Elevation



Existing Front Elevation



Existing Side Elevation



Issue:

PLANNING APPLICATION

Not for construction

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Annex 96 Bourne Ave

UB3 1QP

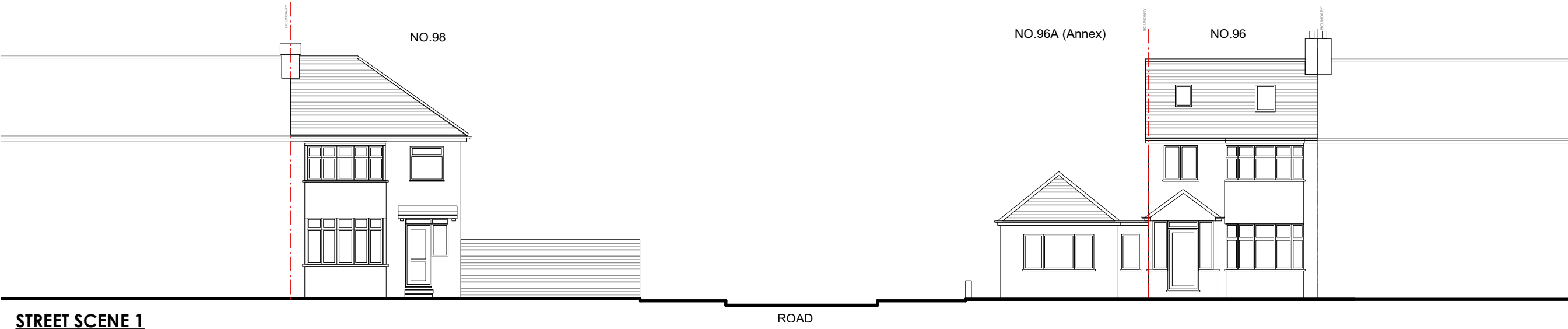
Client:

Mr Khasria

Drawing Title:

Existing Elevation

Dwg no: 0105-EX-20	Revision. B	Date: 18.09.2020
Scale: 1:100@a3p	Drawn by:	Checked by: R.SH.



Issue:
PLANNING APPLICATION
Not for construction

Notes.

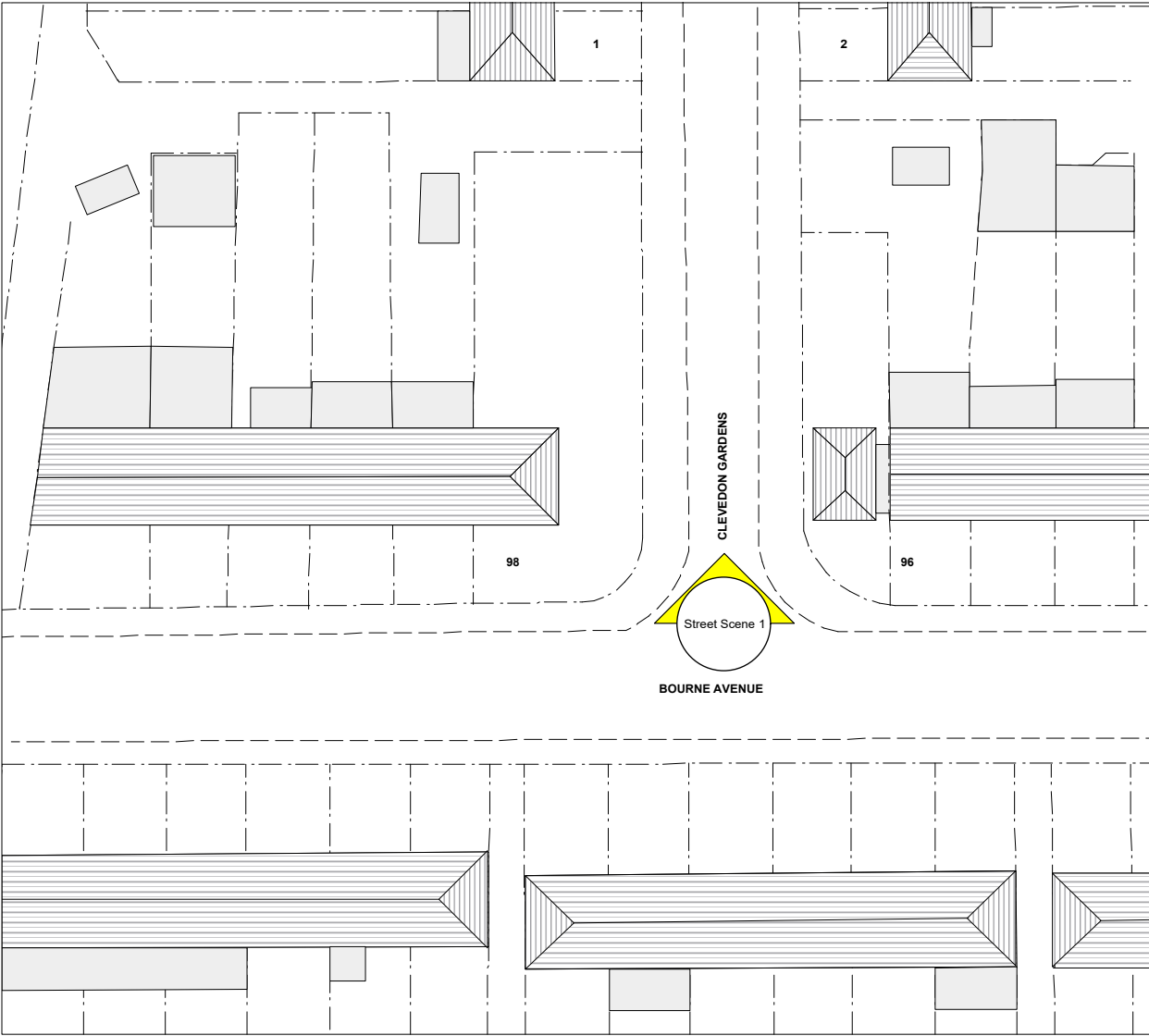
Contractors must verify all dimensions at the site before comencing any work.

No construction work before Local Authority consent, Planning Permission, Building Control approval and structural engineer confirmation.

All structural elements inc. joists, beams and columns to be confirmed by structural engineer.

Any discrepancies to be reported to us.

All drawings are to be read in conjunction with all relevant drawings and specifications.



Revision.	Description
-----------	-------------

YOUArchitecture Ltd

A 60 Pinkwell Lane, UB3 1PH
M +44 (0) 77 46 60 40 23
T +44 (0) 20 87 56 04 39
E youarchitecture@gmail.com

Project:
Annex 96 Bourne Ave
UB3 1QP

Client:
Mr Khasria

Drawing Title:
Existing Side Elevation

Dwg no: 0105-EX-21	Revision. 8	Date: 18.09.2020
Scale: 1:150@a3p 1:500@a3p	Drawn by:	Checked by: R.SH.



STREET SCENE 2

Issue:

PLANNING APPLICATION
Not for construction

Notes.

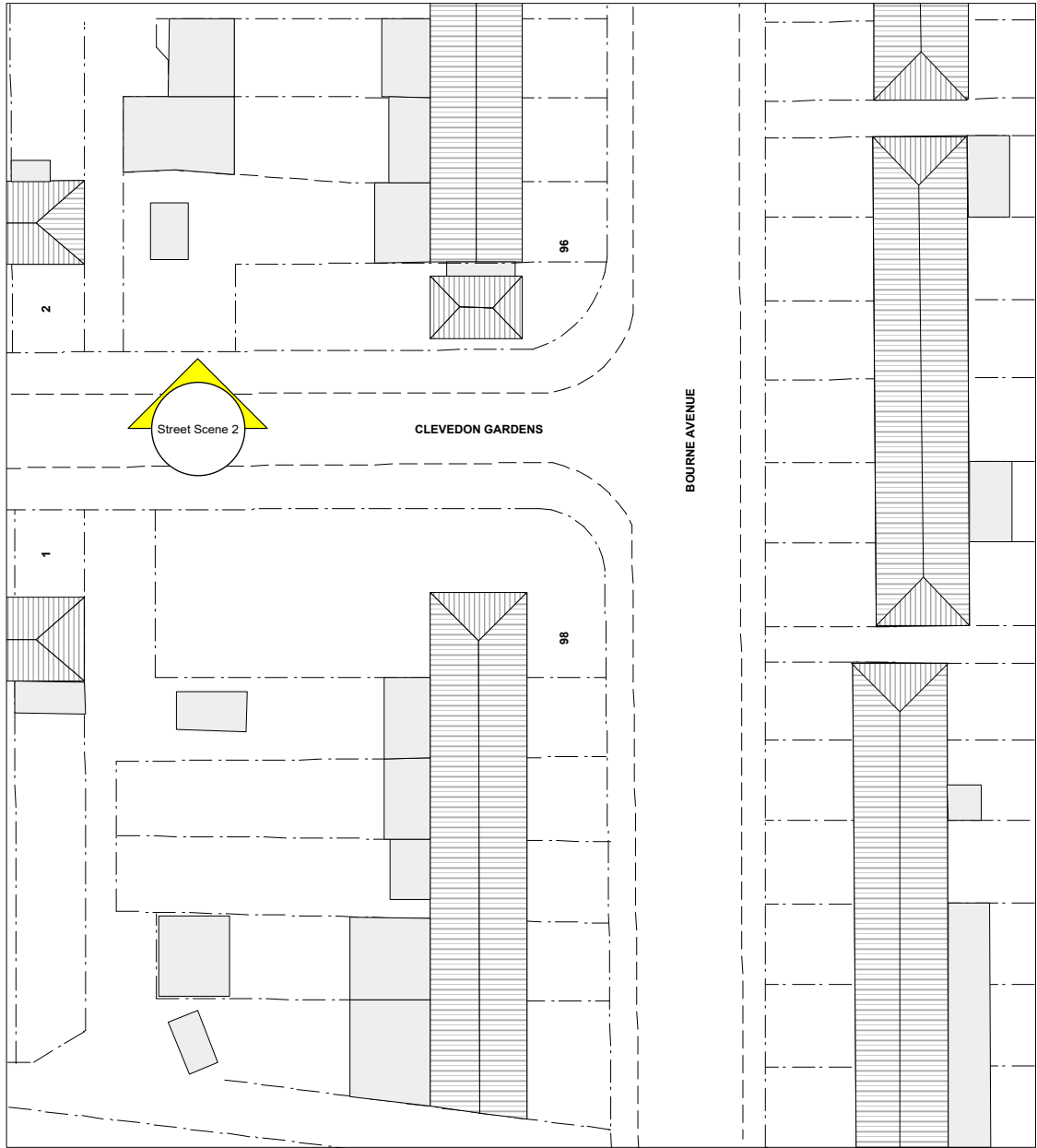
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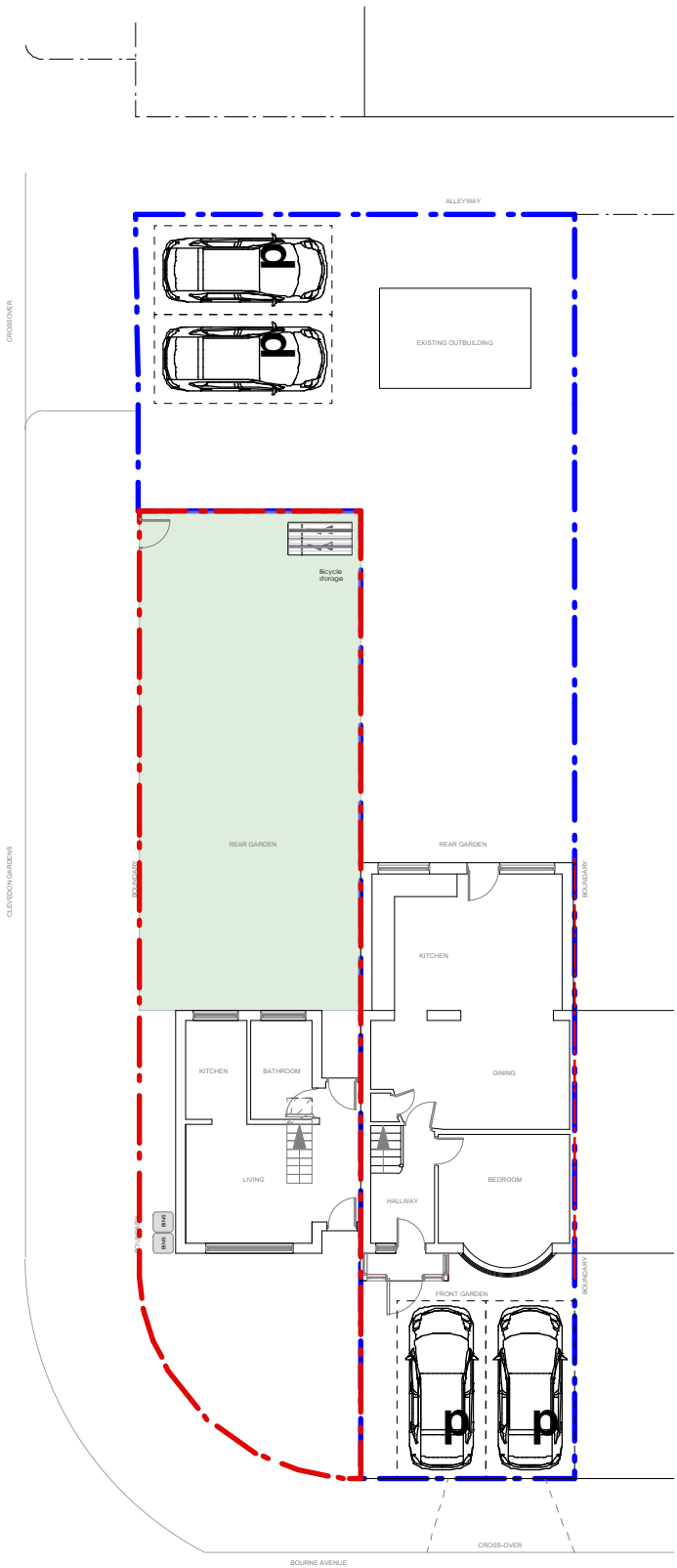
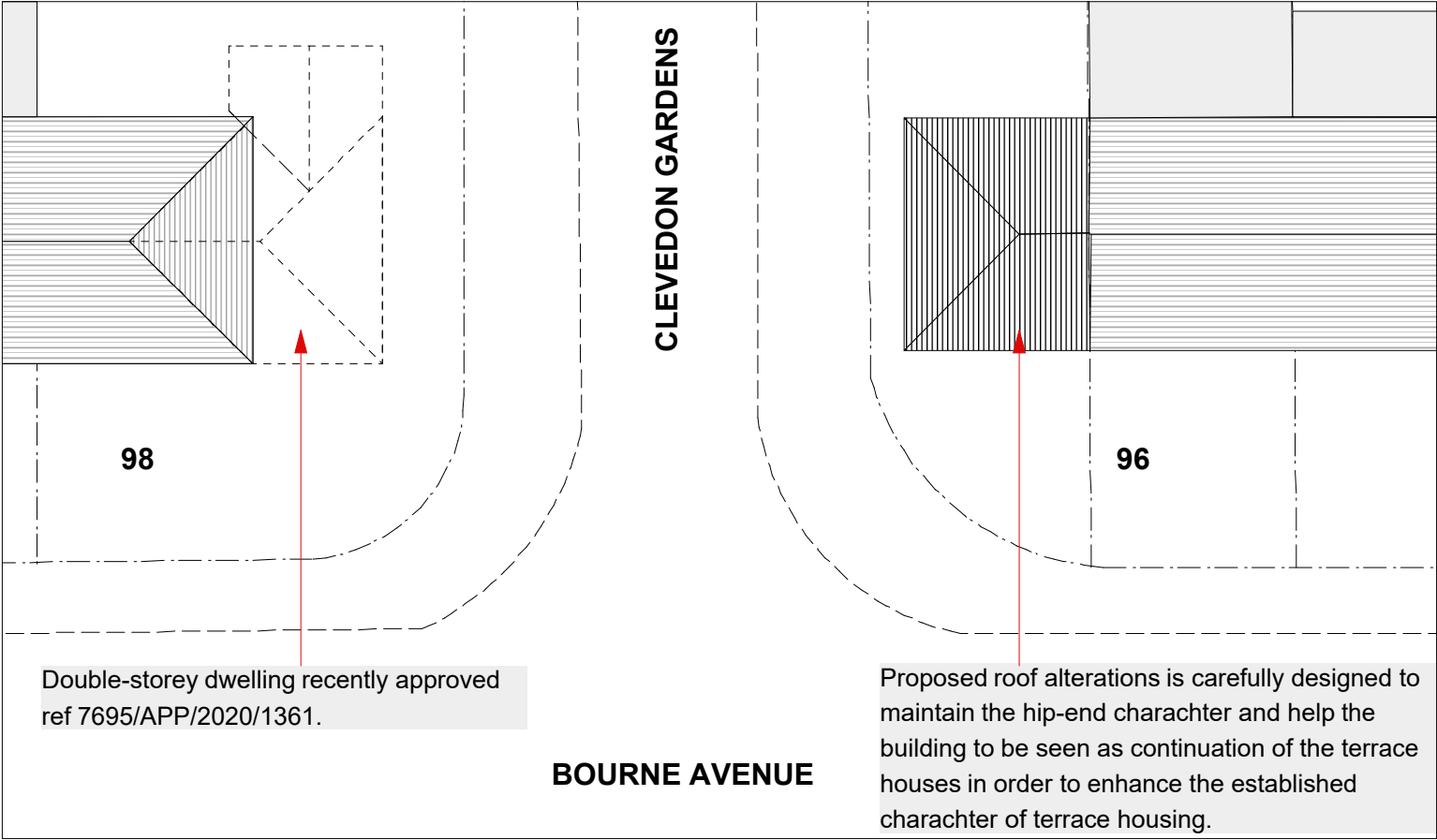
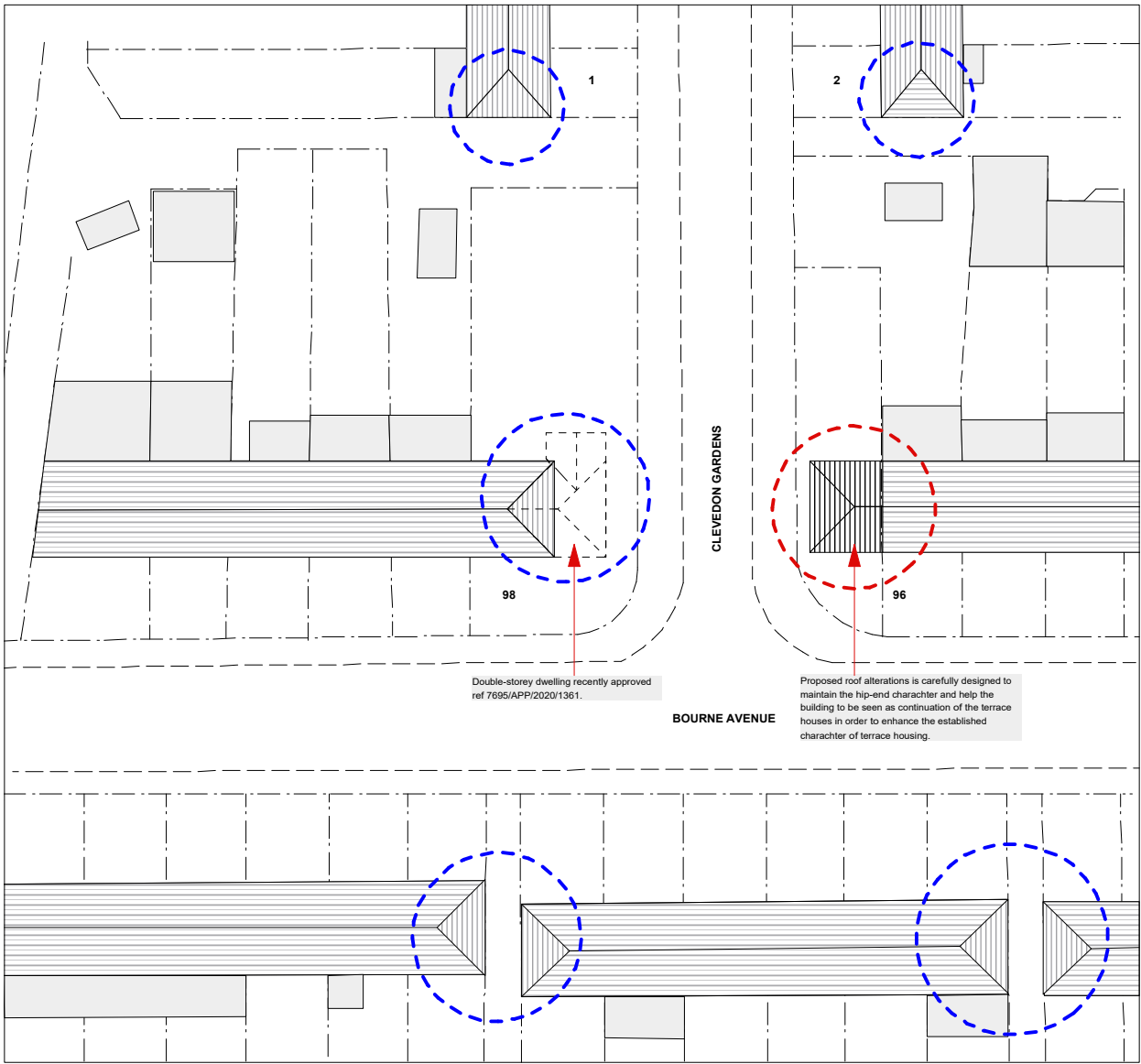
Any discrepancies to be reported to us.

All drawings are to be read in conjunction with all relevant drawings and specifications.



Revision.	Description	
YOU Architecture Ltd		
A 60 Pinkwell Lane, UB3 1PH M +44 (0) 77 46 60 40 23 T +44 (0) 20 87 56 04 39 E youarchitecture@gmail.com		
Project: Annex 96 Bourne Ave UB3 1QP		
Client: Mr Khasria		
Drawing Title: Existing Side Elevation		
Dwg no: 0105-EX-22	Revision. B	Date: 18.09.2020
Scale: 1:150@a3p 1:500@a3p	Drawn by:	Checked by: R.SH.

NOTE: ALL PROPOSED MATERIALS TO MATCH EXISTING



Issue:
PLANNING APPLICATION
Not for construction

Notes.

Contractors must verify all dimensions at the site before comencing any work.

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T +44 (0) 20 87 56 04 39
E youarchitecture@gmail.com

Project:
**Annex 96 Bourne Ave
UB3 1QP**

Client:
Mr Khasria

Drawing Title:
Proposed Site Plan

Dwg no: 0105-PR-01	Revision. B	Date: 18.09.2020
Scale: 1:200@a3p 1:500@a3p	Drawn by:	Checked by: R.SH.

NOTE: ALL PROPOSED MATERIALS TO MATCH EXISTING

CLEVEDON GARDENS

BOUNDARY

BOUNDARY

REAR GARDEN

KITCHEN

BATHROOM

LIVING

BINS

BINS



Issue:

PLANNING APPLICATION
Not for construction

Notes.

Contractors must verify all dimensions at the site before comencing any work.

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E youarchitecture@gmail.com

Project:
Annex 96 Bourne Ave
UB3 1QP

Client:
Mr Khasria

Drawing Title:
Proposed Ground Floor

Dwg no: 0105-PR-10	Revision. B	Date: 18.09.2020
Scale: 1:50@α3p	Drawn by:	Checked by:

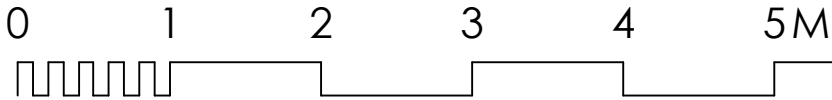
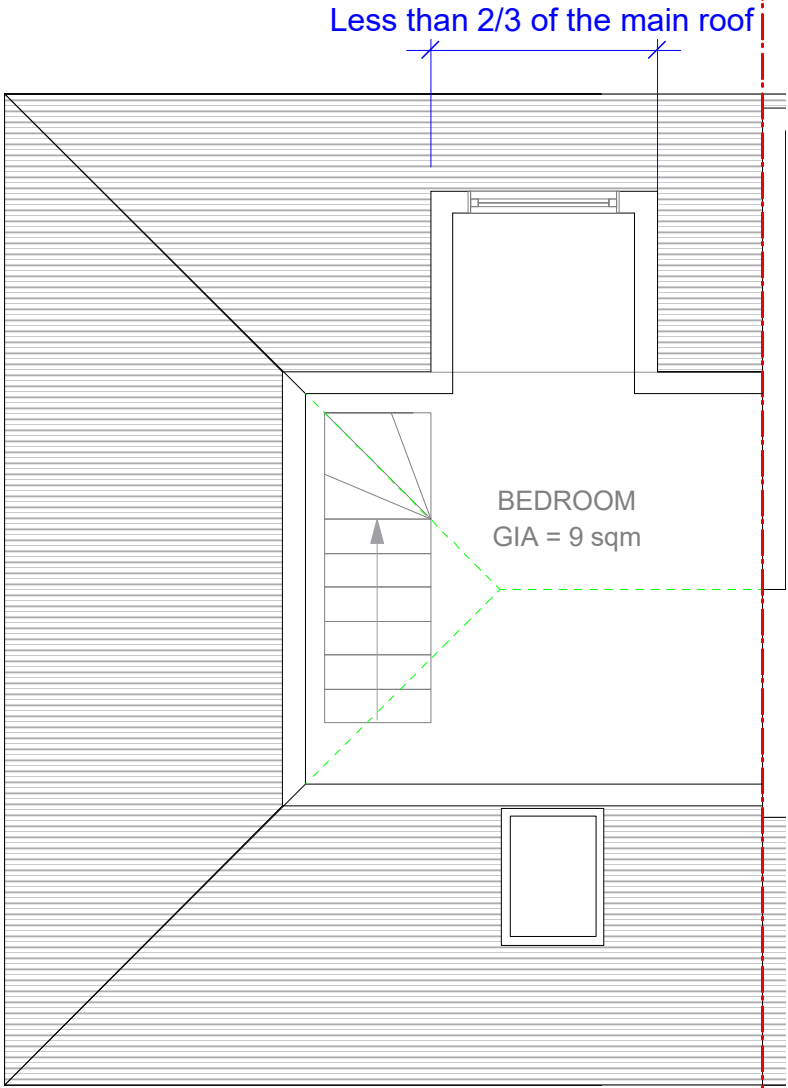
NOTE: ALL PROPOSED MATERIALS TO MATCH EXISTING

BOUNDARY

BOUNDARY

BOUNDARY

BOUNDARY



Issue:

PLANNING APPLICATION
Not for construction

Notes.

Contractors must verify all dimensions at the site before comencing any work.

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All structural elements inc. joists, beams and columns to be confirmed by structural engineer.

Any discrepancies to be reported to us.

All drawings are to be read in conjunction with all relevant drawings and specifications.

Revision.	Description
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E youarchitecture@gmail.com

Project:
**Annex 96 Bourne Ave
UB3 1QP**

Client:
Mr Khasria

Drawing Title:
Proposed First Floor

Dwg no: 0105-PR-11	Revision: B	Date: 18.09.2020
Scale: 1:50@a3p	Drawn by:	Checked by:

NOTE: ALL PROPOSED MATERIALS TO MATCH EXISTING

Issue:
PLANNING APPLICATION
Not for construction

Notes.

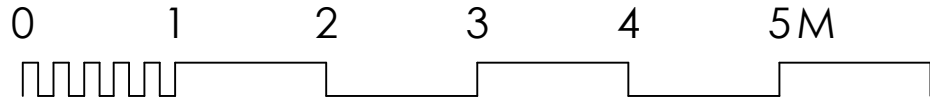
Contractors must verify all dimensions at the site before comencing any work.

No construction work before Local Authority consent, Planning Permission, Building Control approval and structural engineer confirmation.

All structural elements inc. joists, beams and columns to be confirmed by structural engineer.

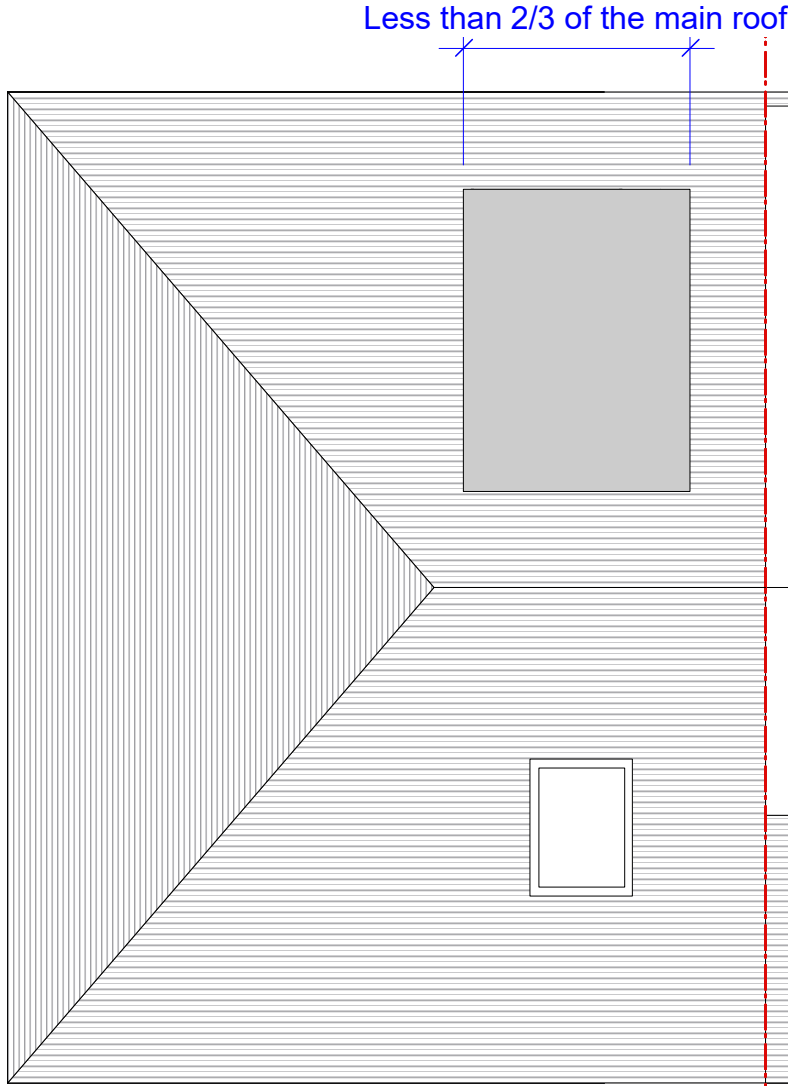
Any discrepancies to be reported to us.

All drawings are to be read in conjunction with all relevant drawings and specifications.



BOUNDARY

BOUNDARY



Revision.	Description
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YOUArchitecture Ltd

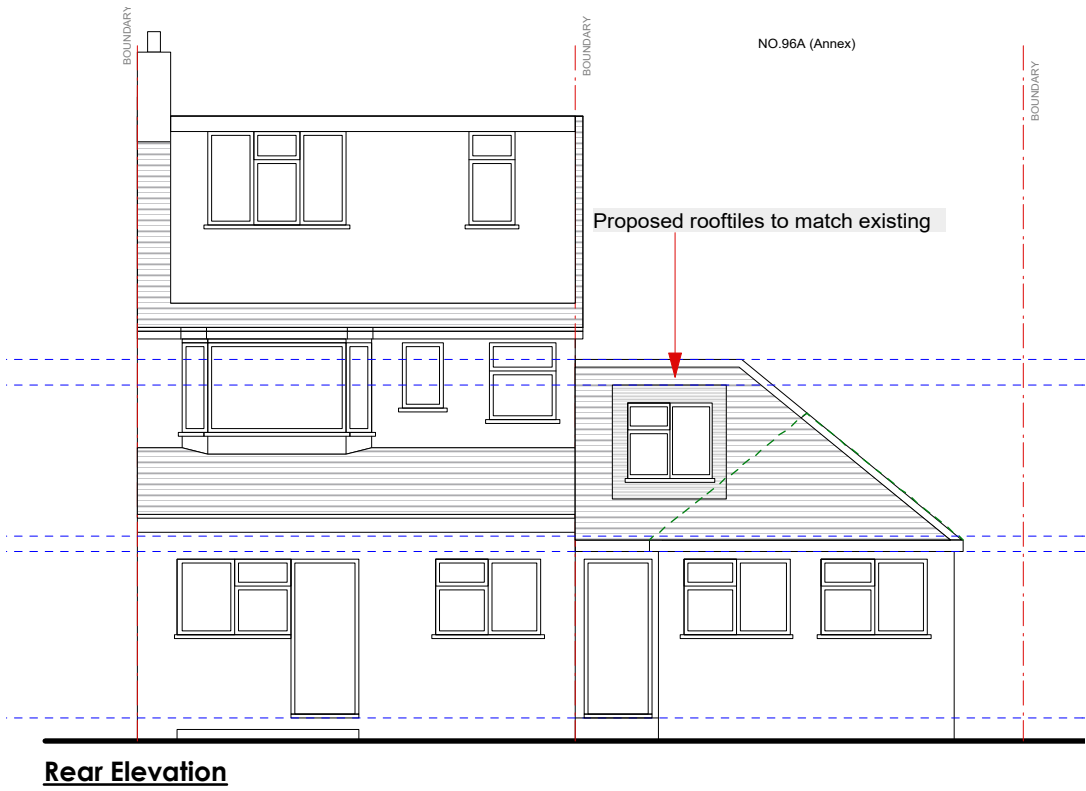
A 60 Pinkwell Lane, UB3 1PH
M +44 (0) 77 46 60 40 23
T +44 (0) 20 87 56 04 39
E youarchitecture@gmail.com

Project:
Annex 96 Bourne Ave
UB3 1QP

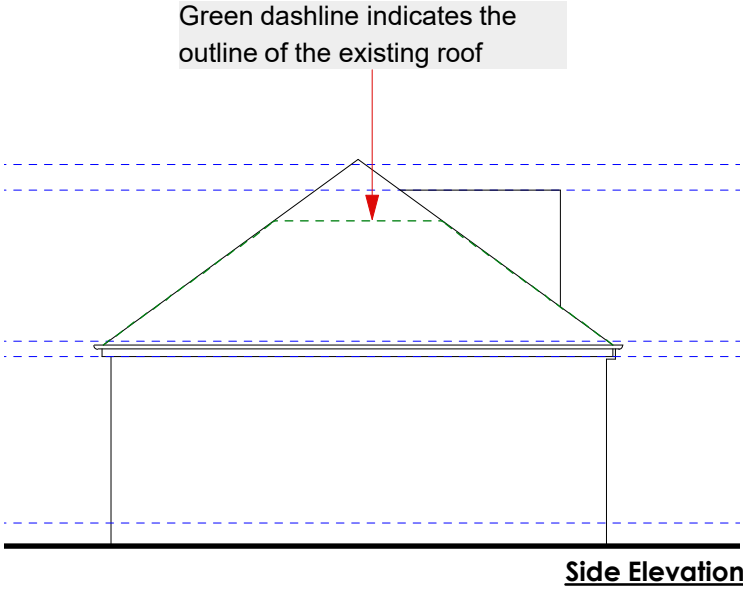
Client:
Mr Khasria

Drawing Title:
Proposed Roof Plan

Dwg no: 0105-PR-12	Revision. B	Date: 18.09.2020
Scale: 1:50@a3p	Drawn by:	Checked by:

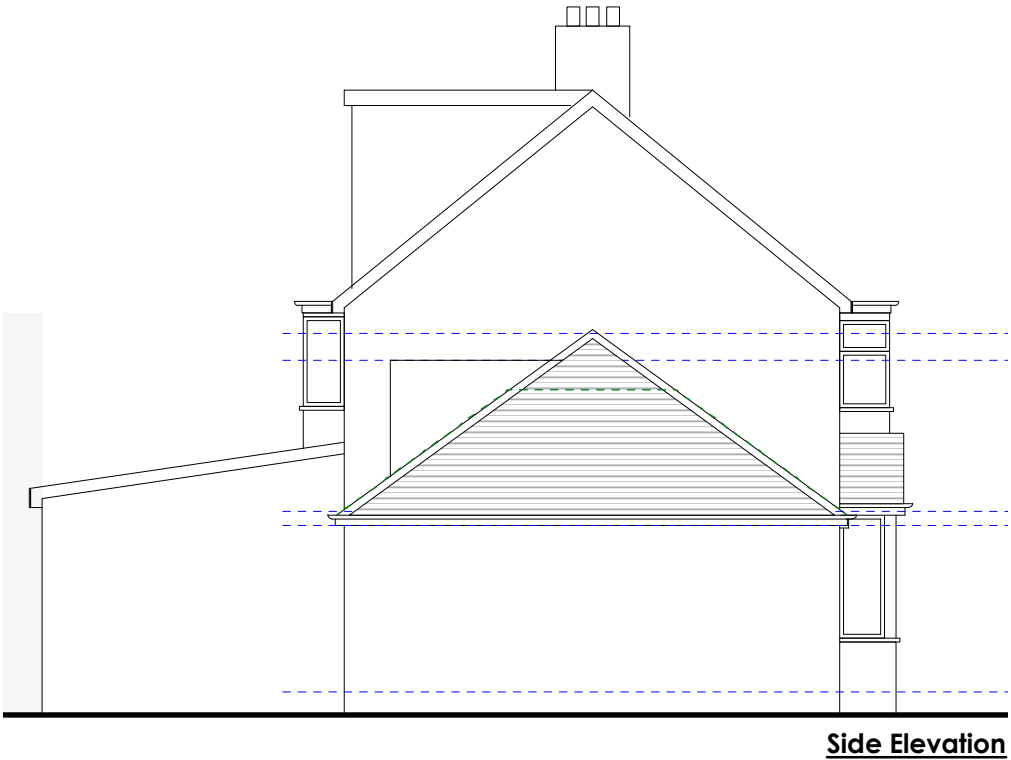
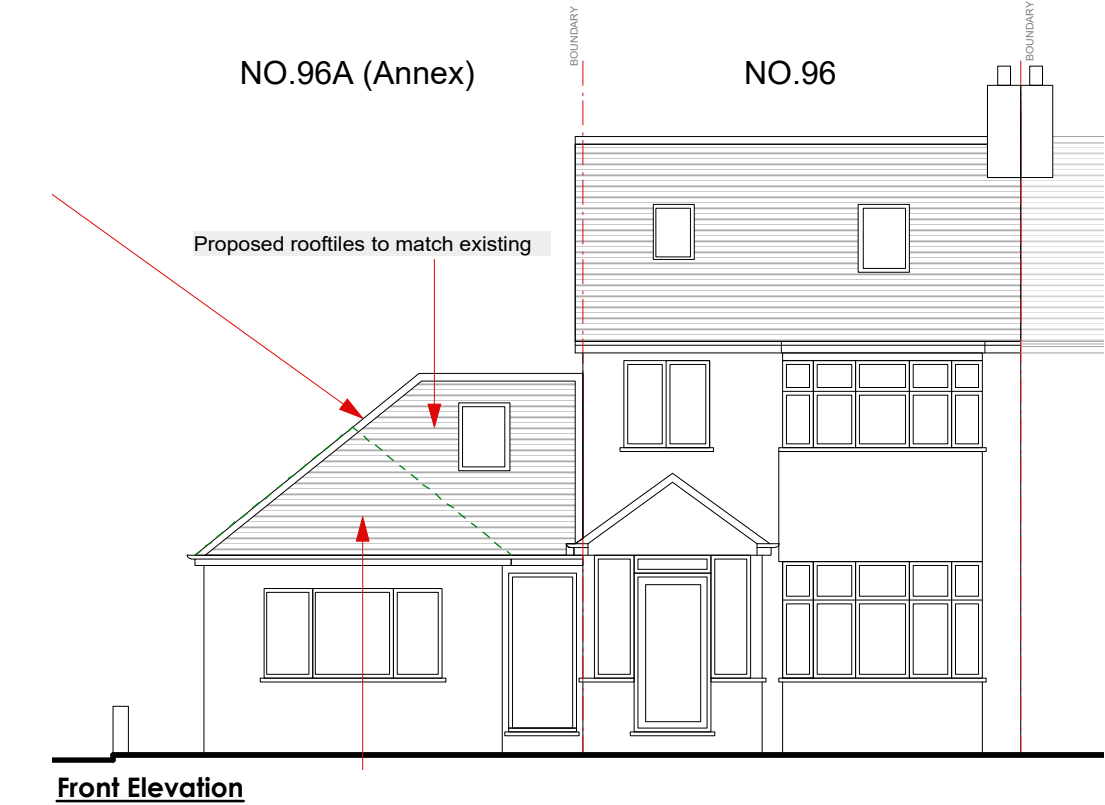


**NOTE: ALL PROPOSED
MATERIALS TO MATCH
EXISTING**



Issue:
PLANNING APPLICATION
Not for construction

Notes.
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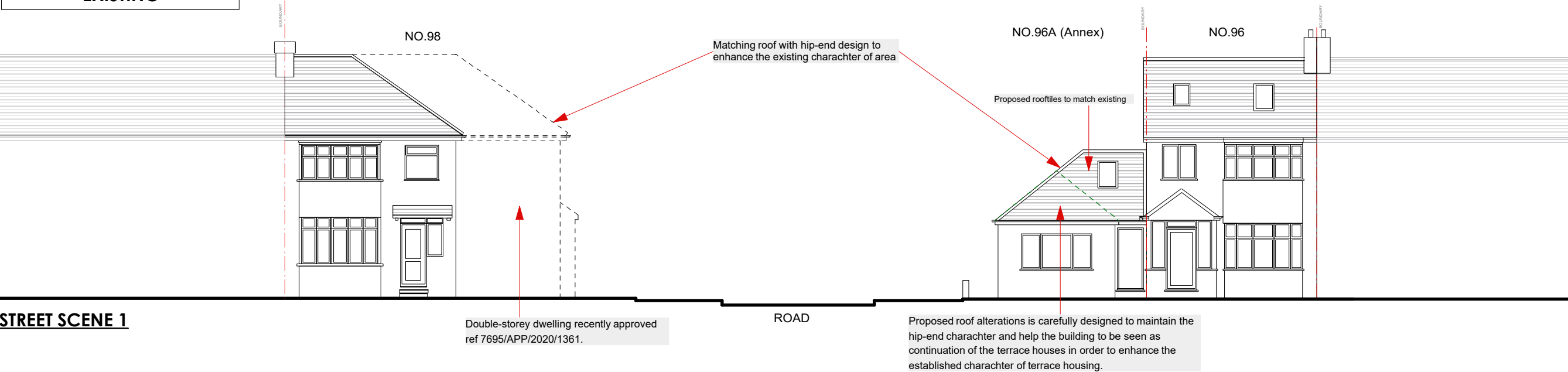
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Annex 96 Bourne Ave
UB3 1QP

Client:
Mr Khasria

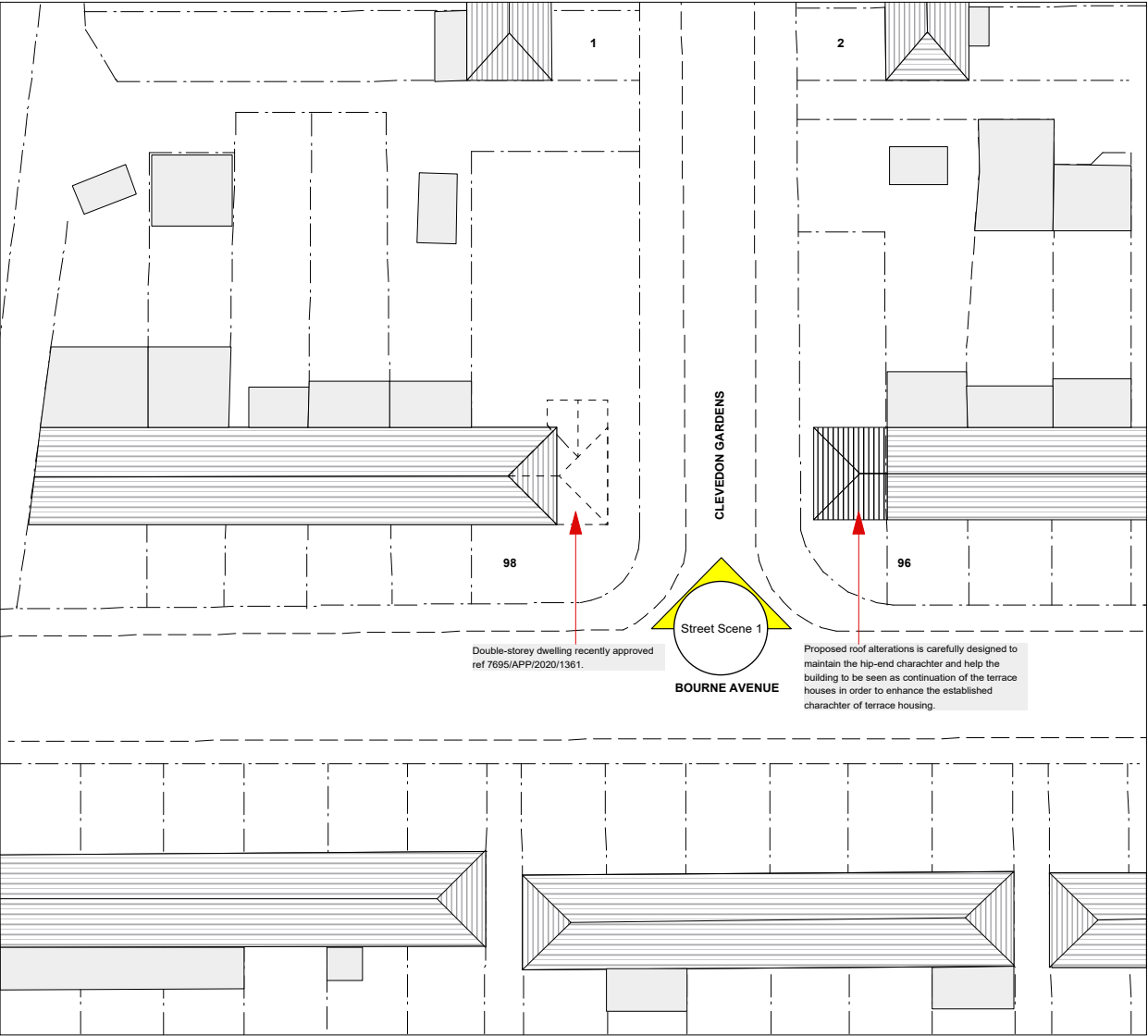
Drawing Title:
Proposed Elevation

Dwg no: 0105-PR-20	Revision: B	Date: 18.09.2020
Scale: 1:100@a3p	Drawn by:	Checked by: R.SH.

NOTE: ALL PROPOSED MATERIALS TO MATCH EXISTING



STREET SCENE 1



Issue:
PLANNING APPLICATION
Not for construction

Notes.

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All structural elements inc. joists, beams and columns to be confirmed by structural engineer.

Any discrepancies to be reported to us.

All drawings are to be read in conjunction with all relevant drawings and specifications.

Revision.	Description
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YOUArchitecture Ltd

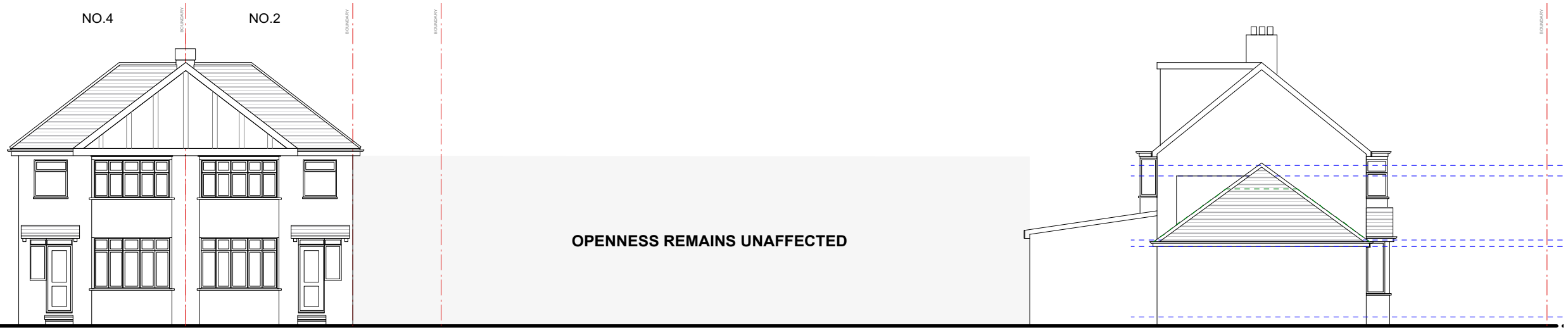
A 60 Pinkwell Lane, UB3 1PH
M +44 (0) 77 46 60 40 23
T +44 (0) 20 87 56 04 39
E youarchitecture@gmail.com

Project:
**Annex 96 Bourne Ave
UB3 1QP**

Client:
Mr Khasria

Drawing Title:
Proposed Side Elevation

Dwg no: 0105-PR-21	Revision. B	Date: 18.09.2020
Scale: 1:150@a3p 1:500@a3p	Drawn by:	Checked by: R.SH.



STREET SCENE 2

Issue:

PLANNING APPLICATION
Not for construction

Notes.

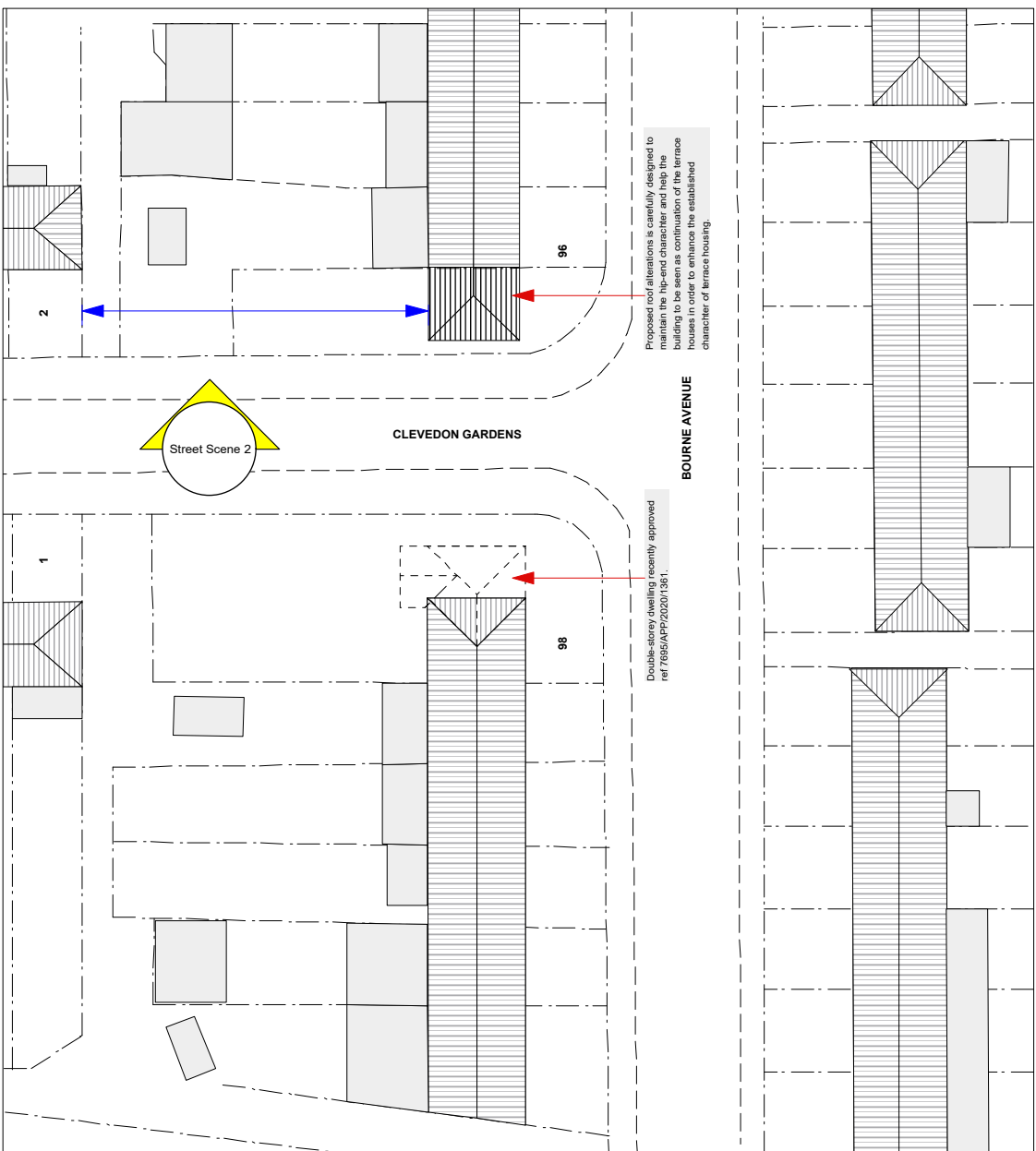
Contractors must verify all dimensions at the site before comencing any work.

No consntruction work before Local Authority consent, Planning Permission, Building Control approval and structural engineer confirmation.

All structural elements inc. joists, beams and columns to be confirmed by structural engineer.

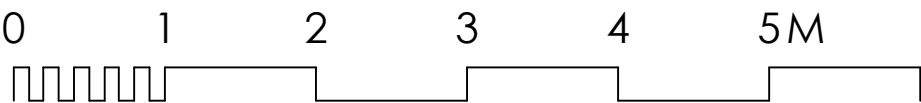
Any discrepancies to be reported to us.

All drawings are to be read in conjunction with all relevant drawings and specifications.



SITE PLAN

NOTE: ALL PROPOSED MATERIALS TO MATCH EXISTING



Revision.	Description	
YOUArchitecture Ltd		
A 60 Pinkwell Lane, UB3 1PH M +44 (0) 77 46 60 40 23 T +44 (0) 20 87 56 04 39 E youarchitecture@gmail.com		
Project: Annex 96 Bourne Ave UB3 1QP		
Client: Mr Khasria		
Drawing Title: Proposed Street Scene		
Dwg no: 0105-PR-22	Revision: B	Date: 18.09.2020
Scale: 1:150@A3p 1:500@A3p	Drawn by:	Checked by: R.SH.



(1) 81 BOURNE AVENUE



(2) 78 BOURNE AVENUE



(3) 76 BOURNE AVENUE



(4) 58 BOURNE AVENUE



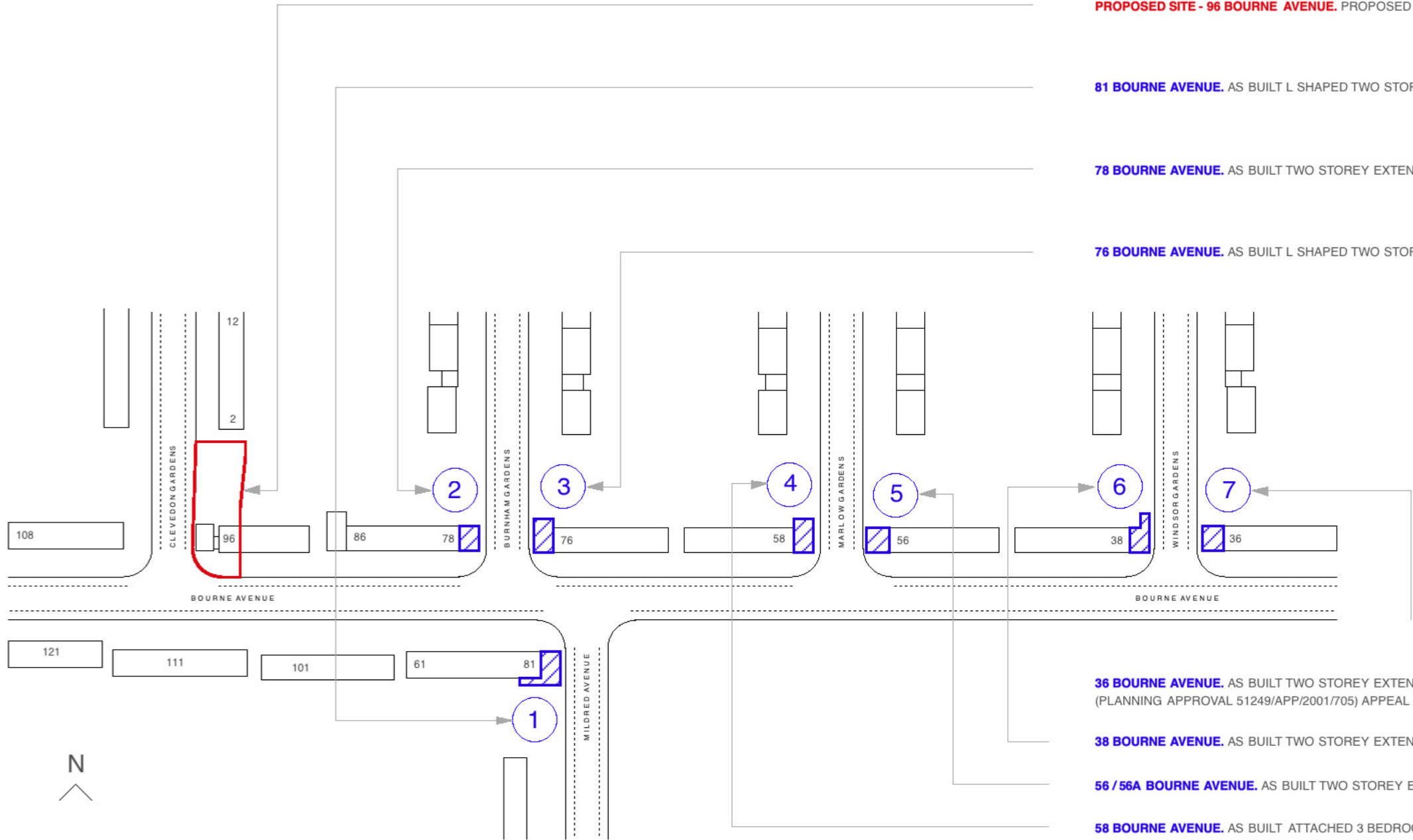
(5) 56 / 56A BOURNE AVENUE



(6) 38 BOURNE AVENUE



(7) 36 BOURNE AVENUE



PROPOSED SITE - 96 BOURNE AVENUE. PROPOSED DEVELOPMENT

81 BOURNE AVENUE. AS BUILT L SHAPED TWO STOREY EXTENSION BEYOND THE BUILDING LINE OF MILDRED AVENUE.

78 BOURNE AVENUE. AS BUILT TWO STOREY EXTENSION BEYOND THE BUILDING LINE OF BURNHAM GARDENS.

76 BOURNE AVENUE. AS BUILT L SHAPED TWO STOREY EXTENSION BEYOND THE BUILDING LINE OF BURNHAM GARDENS.

36 BOURNE AVENUE. AS BUILT TWO STOREY EXTENSION BEYOND THE BUILDING LINE OF WINDSOR GARDENS.
(PLANNING APPROVAL 51249/APP/2001/705) APPEAL ALLOWED 06 02 2002.

38 BOURNE AVENUE. AS BUILT TWO STOREY EXTENSION BEYOND THE BUILDING LINE OF WINDSOR GARDENS.

56 / 56A BOURNE AVENUE. AS BUILT TWO STOREY EXTENSION BEYOND THE BUILDING LINE OF MARLOW GARDENS.

58 BOURNE AVENUE. AS BUILT ATTACHED 3 BEDROOM DWELLING HOUSE WITH SINGLE STOREY EXTENSION TO REAR OF EXISTING PROPERTY. BUILDING IS BEYOND THE BUILDING LINE OF MARLOW GARDENS. (PLANNING APPROVAL 24875/91/0356) GRANTED 23 08 1991.

Client:

Mr Khasria

Drawing Title:

Site Analysis

Dwg no: 0105-PR-23	Revision: B	Date: 18.09.2020
Scale:	Drawn by:	Checked by:

Design Statement

to accompany the Planning Application
for the development at

Annex 96 Bourne Avenue UB3 1QP

PROPOSAL:

Alteration to roof in order to convert the roofspace to habitable use to include a rear dormer and 1 x front rooflight and alterations to entrance.

APPLICANT:

Mr Khasria

Nov 2020

Revision (B)

1.0. OBJECTION

- 1.1. The aim of this statement is to address the concerns raised in the previous application that led to the refusal. The refusal reasons are outlined below:

Reason 1. "The roof alteration/extensions, by reason of the raising of the ridge height, hip to gable end roof design and the size, scale, bulk, and design of the rear dormer window would fail to harmonise with the architectural composition of the original modest dwelling 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, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020)."

Reason 2. "The proposed alterations to the roof, by reason of their size, scale, bulk and height, in this open prominent position, would result in the closing of an important gap, at first floor level, 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."

2.0. RESPONSE

- 2.1. Whilst we appreciate the concerns raised by the council, we would like to make reference to the following similar planning application approved recently. (The application is enclosed)

98 Bourne Avenue UB3 1QP – **ref 7695/APP/2020/1361**

- 2.2. The case report of the above application at 98 Bourne Ave states that "the proposed house would be a continuation of an existing terrace and would incorporate a matching roof design to the main terrace. Contrary to the Council's design guidance the house would extend beyond the main building line of houses on Clevedon Gardens. As per the planning history above a planning application for a similarly designed dwelling was refused by the Council on this basis. However an appeal was lodged and the inspector did not uphold the Council's reason for refusal relating to the siting and appearance of the proposed house. In assessing the proposal the inspector stated:-

'I have assessed the form and layout of development in the area and, whilst there is some balance to the terraces of properties facing Bourne Avenue and the development along adjoining streets, I do not consider that the uniformity is so significant and pronounced that a well-designed continuation of the terrace would necessarily result in harm to its character and appearance or the street scene, generally. Indeed, I am satisfied that the proposal has been carefully designed to respect the form and layout of development in the area, including the spacing between properties and the open nature of the plot adjacent to the corner of Bourne Avenue and Clevedon Gardens. It would be subordinate to the original adjacent building and incorporate design details such as a hipped roof and suitable materials to match the adjacent dwelling and others

in the vicinity. As such, it would complement the character of the area and retain the spacious character of its immediate vicinity.

Furthermore, other developments that have taken place in the area demonstrate that development on similar corner plots do not necessarily disrupt the rhythm and pattern of development to a harmful degree or compromise the important openness adjacent to corners.

In terms of building lines, the proposed property would be set in from the boundary with Clevedon Gardens and so it would breach the important return building line which is aligned to the existing flank wall of 98 Bourne Avenue. However, in this case a significant gap would be retained between the flank wall of the proposal and Clevedon Gardens.

Furthermore, there would remain a relatively large gap between the proposal and the side elevation of the nearby property on Clevedon Gardens. This gap would retain the open character in the area close to the corner. As such, I do not consider that the proposal would result in an overly dominant or visually intrusive form of development that would harm the open character of this area.'

It could be argued that since this appeal decision the Council has adopted a new Local Plan and therefore the inspectors comments in this case do not have significant weight. However although the Council's Local Plan has recently been adopted the policy requirements in relation to impact upon the street scene and the characteristics of the site and the wider area remain relatively unchanged. As such, on balance it is considered that in light of the planning history for the site the Council cannot refuse this application on visual amenity grounds."

3.0. PROPOSED ALTERATIONS

- 3.1. We would like to emphasise that the existing single storey building is not a detached building. It is indeed attached to No.96 as it was originally built as an extension. It was then converted to a residential unit so that it is now an end-terrace property. However, the existing roof design does not reflect that it is an end-terrace property because the roof appears discounted from the terrace to which it belongs.
- 3.2. Our proposal is to alter the existing roof and turn it to a roof that can complement the terrace character and as a result the building can be seen as part of the original terrace properties. The proposed scheme has a single storey which means it has less massing compared to the double storey house approved at 98 Bourne Avenue. The matching roof design with hip-end is similar to what is approved at 98 Bourne Ave.
- 3.3. The proposed rear dormer is significantly reduced in size and is designed to be seen subservient to the main roof. This rear dormer can be reduced or removed if deemed harmful.

4.0. CONCLUSION

- 4.1. Neither the building nor the surrounding area is identified to have a significant character that should be protected. The existing property has currently a standalone roof which does not follow the character of the surrounding terrace properties and it has already encroached the building line.
- 4.2. With regards to the reason 1 of the refusal, the proposed roof is carefully designed to maintain the hip-end character which can be seen as continuation of the existing

terrace character. This will help the roof blend in the row of the terraced housing and this can contribute to enhance and complement the terrace character. Therefore the single-storey building can appear as a typical end-terrace addition not a standalone building. This will help the building integrate well in the wider surrounding context. As a result, by some modest alterations to the roof, we can have better use of the application site whilst enhancing the character of the area. The inspector in the case report at No.98 has stated that a continuation of the terrace would not result in harm to the character and appearance of the street scene. According to the inspector's assessment, the impact of a continued terrace cannot be considered harmful or out of character. Therefore the reason 1 of the refusal is addressed.

- 4.3. With regards to the reason 2 of the refusal, the inspector of the appeal application at No.98 did not uphold the council reason's for refusal relating to the impact on the openness. Our proposed scheme will have even less impact on the openness of the corner plot due to its smaller size, lower height and less massing compared to the approved double-storey scheme at No.98 Bourne Ave. Consequently the reason 2 of the refusal is addressed.



Mr Dale Venn
High House Harlington Road
Hillingdon
UB8 3HX

Application Ref: 7695/APP/2020/1361

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

GRANT OF PLANNING PERMISSION

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above Act and associated Orders **GRANTS** permission for the following:-

Description of development:

Two storey, 1-bed attached dwelling with associated parking and amenity space and single storey rear extension to existing dwelling

Location of development: 98 Bourne Avenue Hayes

Date of application: 01 July 2020

Plan Numbers: See attached Schedule of plans

Permission is subject to the condition(s) listed on the attached schedule:-

Head of Planning, Transportation and Regeneration

Date: 26 August 2020

- NOTES:
- (i) Please also see the informatives included in the Schedule of Conditions.
 - (ii) Should you wish to appeal against any of the conditions please read the attached sheet which explains the procedure.
 - (iii) This decision does not convey any approval or consent which may be required under any by-laws, building regulations or under any Act other than the Town and Country Planning Act 1990 (as amended).

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

GRANT OF PLANNING PERMISSION

Application Ref: 7695/APP/2020/1361

SCHEDULE OF CONDITIONS

- 1 · The development hereby 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 · The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 4960-5 and 4960-6 and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two-Development Management Policies (2020) and the London Plan (2016).

- 3 · No development shall take place until plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and known datum point. Thereafter the development shall not be carried out other than in accordance with the approved details.

REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy DMHB11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and the London Plan (2016).

- 4 · The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building and shall thereafter be retained as such.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with policy DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two -Development Management Policies (2020).

SCHEDULE OF CONDITIONS

- 5 · All hard and soft landscaping shall be carried out in accordance with the approved landscaping scheme under plan ref:4960-5 and shall be completed within the first planting and seeding seasons following the completion of the development or the occupation of the buildings, whichever is the earlier period. The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

Any tree, shrub or area of turfing or seeding shown on the approved landscaping scheme which within a period of 5 years from the completion of development dies, is removed or in the opinion of the Local Planning Authority becomes seriously damaged or diseased shall be replaced in the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority in the next planting season with another such tree, shrub or area of turfing or seeding of similar size and species unless the Local Planning Authority first gives written consent to any variation.

REASON

To ensure that the landscaped areas are laid out and retained in accordance with the approved plans in order to preserve and enhance the visual amenities of the locality in compliance with policy DMHB 14 of the Hillingdon Local Plan: Part Two-Development Management Policies (2020).

- 6 · Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved.

REASON

To prevent overlooking to adjoining properties in accordance with policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

- 7 · Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order revoking and re-enacting that Order with or without modification); no garage(s), shed(s) or other outbuilding(s), nor extension or roof alteration to any dwellinghouse(s) shall be erected without the grant of further specific permission from the Local Planning Authority.

REASON

To protect the character and appearance of the area and amenity of residential occupiers in accordance with policies DMHB 11 and DMHD 2 of the Hillingdon Local Plan Part 2 (2020)

SCHEDULE OF CONDITIONS

- 8 . The two storey, 1 bed attached dwelling hereby permitted shall not be erected without the single storey rear extension to Number 98 Bourne Avenue, shown on the submitted drawings, being either first constructed and completed or constructed and completed in combination with the proposed dwelling.

REASON

To protect the outlook and light to the occupants of Number 98 Bourne Avenue in accordance with policy DMHB11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and the London Plan (2016).

- 9 . 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 London Plan policy 3.8 c, is achieved and maintained.

- 10 . 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 London Plan policy 3.8 c, is achieved and maintained.

INFORMATIVES:

- 1 . The decision to GRANT 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 . The decision to GRANT 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.

Part 1 Policies:

PT1.BE1	(2012) Built Environment
PT1.H1	(2012) Housing Growth

Part 2 Policies

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

SCHEDULE OF CONDITIONS

DMHB 15	Planning for Safer Places
DMHB 16	Housing Standards
DMHB 17	Residential Density
DMHB 18	Private Outdoor Amenity Space
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 5	Pedestrians and Cyclists
DMT 6	Vehicle Parking
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 3.8	(2016) Housing Choice
LPP 7.4	(2016) Local character
NPPF- 2	NPPF-2 2018 - Achieving sustainable development
NPPF- 5	NPPF-5 2018 - Delivering a sufficient supply of homes
NPPF- 11	NPPF-11 2018 - Making effective use of land
NPPF- 12	NPPF-12 2018 - Achieving well-designed places

- 3 . 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 . You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then the validity of this planning permission may be challengeable by third parties.
- 5 . The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
carry out work to an existing party wall;
build on the boundary with a neighbouring property;
in some circumstances, carry out groundworks within 6 metres of an adjoining building.
Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Residents Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

SCHEDULE OF CONDITIONS

- 6 . Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.
- 7 . Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-
- A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.
- B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.
- C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance' The Control of dust and emissions from construction and demolition.
- D. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

END OF SCHEDULE

Address:

Residents Services
London Borough of Hillingdon
3 North Civic Centre, High Street, Uxbridge UB8 1UW
Tel: 01895 250230
www.hillingdon.gov.uk

GRANT OF PLANNING PERMISSION

Application Ref.No.: 7695/APP/2020/1361

SCHEDULE OF PLANS

4960-II - received 29 Apr 2020

4960-3 - received 29 Apr 2020

4960-5 - received 29 Apr 2020

4960-6 - received 29 Apr 2020

4960-4 - received 29 Apr 2020

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the office of the First Secretary of State under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from the Planning Inspectorate at Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel 0117 372 8424). Appeal forms can be downloaded from the Planning Inspectorate's website at www.Planning-inspectorate.gov.uk

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.

Further details are available at www.gov.uk/government/collections/casework-dealt-with-by-inquiries

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of an appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices.

If either the local planning authority or the officer of the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use by carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

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 98 BOURNE AVENUE HAYES

Development: Two storey, 1-bed attached dwelling with associated parking and amenity space and single storey rear extension to existing dwelling

LBH Ref Nos: **7695/APP/2020/1361**

Drawing Nos: 4960-II
4960-3
4960-5
4960-6
4960-4

Date Plans received : 01/07/2020

Date(s) of Amendment(s):

Date Application Valid: 01/07/2020

1. **SUMMARY**

The application seeks permission for the erection of a two storey, 1 bedroom, attached dwelling with associated parking as well as a single storey rear extension to the host property.

The application is a re-submission of the approved planning application ref: 59974/APP/2017/730 which expired in May this year. The proposal is almost identical to the previously approved application and is considered to be, on balance, in compliance with Local Plan and London Plan policies relating to the impact upon the character and appearance of the site and it's wider area, the impact upon existing and future residents and the impact upon the local highway network.

2. **RECOMMENDATION**

APPROVAL subject to the following:

1 RES3 Time Limit

The development hereby 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 RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 4960-5 and 4960-6 and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two-Development Management Policies (2020) and the London Plan (2016).

3 RES6 Levels

No development shall take place until plans of the site showing the existing and proposed

ground levels and the proposed finished floor levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and known datum point. Thereafter the development shall not be carried out other than in accordance with the approved details.

REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy DMHB11 of the Hillingdon Local Plan: Part Two -Development Management Policies (2020) and the London Plan (2016).

4 RES7 Materials (Submission)

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building and shall thereafter be retained as such.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with policy DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two -Development Management Policies (2020).

5 RES9 Landscaping (car parking & refuse/cycle storage)

All hard and soft landscaping shall be carried out in accordance with the approved landscaping scheme under plan ref:4960-5 and shall be completed within the first planting and seeding seasons following the completion of the development or the occupation of the buildings, whichever is the earlier period. The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

Any tree, shrub or area of turfing or seeding shown on the approved landscaping scheme which within a period of 5 years from the completion of development dies, is removed or in the opinion of the Local Planning Authority becomes seriously damaged or diseased shall be replaced in the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority in the next planting season with another such tree, shrub or area of turfing or seeding of similar size and species unless the Local Planning Authority first gives written consent to any variation.

REASON

To ensure that the landscaped areas are laid out and retained in accordance with the approved plans in order to preserve and enhance the visual amenities of the locality in compliance with policy DMHB 14 of the Hillingdon Local Plan: Part Two-Development Management Policies (2020).

6 RES12 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved.

REASON

To prevent overlooking to adjoining properties in accordance with policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

7 RES14 Outbuildings, extensions and roof alterations

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order revoking and re-enacting that Order with or without modification); no garage(s), shed(s) or other outbuilding(s), nor extension or roof alteration to any dwellinghouse(s) shall be erected without the grant of further specific permission from the Local Planning Authority.

REASON

To protect the character and appearance of the area and amenity of residential occupiers in accordance with policies DMHB 11 and DMHD 2 of the Hillingdon Local Plan Part 2 (2020)

8 NONSC Non Standard Condition

The two storey, 1 bed attached dwelling hereby permitted shall not be erected without the single storey rear extension to Number 98 Bourne Avenue, shown on the submitted drawings, being either first constructed and completed or constructed and completed in combination with the proposed dwelling.

REASON

To protect the outlook and light to the occupants of Number 98 Bourne Avenue in accordance with policy DMHB11 of the Hillingdon Local Plan: Part Two -Development Management Policies (2020) and the London Plan (2016).

9 NONSC Non Standard Condition

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 London Plan policy 3.8 c, is achieved and maintained.

10 NONSC Non Standard Condition

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 London Plan policy 3.8 c, is achieved and maintained.

INFORMATIVES

1 I52 Compulsory Informative (1)

The decision to GRANT 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 GRANT 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
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHB 15	Planning for Safer Places
DMHB 16	Housing Standards
DMHB 17	Residential Density
DMHB 18	Private Outdoor Amenity Space
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 5	Pedestrians and Cyclists
DMT 6	Vehicle Parking
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 3.8	(2016) Housing Choice
LPP 7.4	(2016) Local character
NPPF- 2	NPPF-2 2018 - Achieving sustainable development
NPPF- 5	NPPF-5 2018 - Delivering a sufficient supply of homes
NPPF- 11	NPPF-11 2018 - Making effective use of land
NPPF- 12	NPPF-12 2018 - Achieving well-designed places

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 I2 Encroachment

You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then the validity of this planning permission may be challengeable by third parties.

5 I5 Party Walls

The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:

carry out work to an existing party wall;

build on the boundary with a neighbouring property;

in some circumstances, carry out groundworks within 6 metres of an adjoining building.

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act.

Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Residents Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

6 I6 Property Rights/Rights of Light

Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

7 I15 Control of Environmental Nuisance from Construction Work

Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance' The Control of dust and emissions from construction and demolition.

D. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

3. CONSIDERATIONS

3.1 Site and Locality

The application property is an end of terrace two storey dwelling occupying a corner position at the junction of Bourne Avenue and Clevedon Gardens. The property consists of front and rear gardens and garden area approximately 6 metres width along the flank elevation. This area is grassed and open and bounded by a low rise (approximately 0.5 m) brick wall running along its perimeter. The rear garden of 98 Bourne Avenue is enclosed using 1.8 m high close board fencing. The principal elevation faces almost South.

There is hard standing at the front of 98 Bourne Avenue with a drop kerb allowing vehicular access for off-street parking for two vehicles. The rear garden contains a large garage with access from Clevedon Gardens via a second dropped kerb. The wider area is residential in character. Bourne Avenue comprises large 1930s terraces whilst cul-de sacs off Bourne Avenue comprise mainly semi-detached properties.

3.2 Proposed Scheme

Planning permission is sought for the erection of a two storey, one bedroom attached dwelling with associated parking as well as a single storey rear extension to the host

property. This application is almost identical to the house approved in 2017.

3.3 Relevant Planning History

59974/APP/2006/535 Land Forming Part Of 98 And 98 Bourne Avenue Hayes

ERECTION OF A PAIR OF ATTACHED TWO STOREY DUPLEX FLATS WITH ASSOCIATED PARKING AND ERECTION OF SINGLE STOREY REAR EXTENSION TO EXISTING DWELLING (NO.98).

Decision: 05-05-2006 Refused **Appeal:** 20-11-2006 Dismissed

59974/APP/2015/2078 Land Forming Part Of 98 Bourne Avenue Hayes

Two storey, 2-bed, end of terrace dwelling with associated parking and amenity space involving demolition of existing garage

Decision: 18-09-2015 Refused **Appeal:** 22-07-2016 Dismissed

59974/APP/2017/730 Land Forming Part Of 98, And 98 Bourne Avenue Hayes

Two storey, 1-bed attached dwelling with associated parking and amenity space and single storey rear extension to existing dwelling.

Decision: 16-05-2017 Approved

Comment on Planning History

The site has a lengthy planning history dating back to 2004. Various applications relating to the redevelopment of this site for residential purposes have been submitted to and refused by the LPA. The most recent and relevant planning history is as follows:-

59974/APP/2015/2078 - Two storey, 2-bed, end of terrace dwelling with associated parking and amenity space involving demolition of existing garage was refused for the following reasons:

1. The proposed development, by reason of its, siting in this open prominent position and forward of the return building line along Clevedon Gardens, size, scale and bulk, would represent a cramped, incongruous, over-dominant and visually intrusive form of development detrimental to the open nature of the existing corner plot and the visual amenity of the street scene. Therefore the proposal is contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies 3.5 and 7.4 of the London Plan (2015) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

2. The proposed development, by virtue of its size, scale, bulk and proximity, would be detrimental to the amenities of the adjoining occupier at 98 Bourne Avenue, by reason of overdominance, overshadowing, visual intrusion, loss of light and loss of outlook. Therefore the proposal would be contrary to policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's Residential Layouts.

An appeal was subsequently lodged and dismissed. However the inspector did not uphold the Council's view that the proposed house due to its siting would cause harm to the character and appearance of the area. The inspectors comments are addressed further in the report.

Following the appeal decision application ref: 59974/APP/2017/730 was submitted and approved. It differed from the application subject to the above appeal in that a single storey rear extension was proposed to the host property at No. 98. It was considered that

the inclusion of this extension overcame the second reason for refusal relating to application ref:59974/APP/2015/2078.

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

A total of 16 adjoining and nearby neighbouring properties were consulted via letter dated 2.7.20. No comments were received.

Internal Consultees:

Tree Officer:

This site is occupied by a two-storey semi-detached house located at the junction of Clevedon Gardens. Situated on a corner plot, the garden is wider than neighbouring properties in this street. There are two parking space to the front of the house and a garage at the end of the garden which is accessed from Clevedon Gardens. There are no TPO's or Conservation Area designations affecting the site.

COMMENT: No trees will be affected by the proposal. The attached dwelling will leave the existing front garden layout unaffected by the extension. The garage will be removed and two parking spaces (nose to tail) will be provided at the end of the garden, using the existing dropped kerb. The division of the garden between the two properties appears to be reasonable, albeit the garden of number 98 will be much reduced.

RECOMMENDATION: No objection subject to conditions RES9 (parts 1, 2 and 5).

Officer Comment: Unlike the previously approved application the plans submitted for this application do provide details for the landscaping to be implemented on site. As such it is considered that a condition seeking the implementation of the landscaping scheme proposed prior to occupation would be suitable in this case.

Access Officer:

I have considered the detail of this planning application and deem there to be no accessibility issues raised by the proposal. However, the following Conditions should be attached to any grant of planning permission: 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 London Plan policy 3.8 c, 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

London Plan policy 3.8 c, is achieved and maintained'.

Environmental Specialists Team: No comments received.

6. Local Plan Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.H1 (2012) Housing Growth

Part 2 Policies:

DMH 4 Residential Conversions and Redevelopment

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 14 Trees and Landscaping

DMHB 15 Planning for Safer Places

DMHB 16 Housing Standards

DMHB 17 Residential Density

DMHB 18 Private Outdoor Amenity Space

DMT 1 Managing Transport Impacts

DMT 2 Highways Impacts

DMT 5 Pedestrians and Cyclists

DMT 6 Vehicle Parking

LPP 3.3 (2016) Increasing housing supply

LPP 3.4 (2015) Optimising housing potential

LPP 3.5 (2016) Quality and design of housing developments

LPP 3.8 (2016) Housing Choice

LPP 7.4 (2016) Local character

NPPF- 2 NPPF-2 2018 - Achieving sustainable development

NPPF- 5 NPPF-5 2018 - Delivering a sufficient supply of homes

NPPF- 11 NPPF-11 2018 - Making effective use of land

NPPF- 12 NPPF-12 2018 - Achieving well-designed places

In addition: Since the previous 2017 application was approved the Council have adopted their new Local Plan Part Two: Development Management Policies (2020).

7. MAIN PLANNING ISSUES

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

Policy DMHB11 of the Hillingdon Local Plan: Part Two states that buildings should be laid out so that adequate daylight and sunlight can penetrate into and between them, and the amenities of existing houses are safeguarded. Furthermore the policy stresses the importance of new buildings and extensions providing adequate amount of external amenity space, that not only protects the amenity of the occupants of the proposed development, but also of those of the surrounding buildings, as well as protecting both

parties privacy.

The proposed house would be at the end of a terrace adjacent to a road and would be located a significant distance from properties to the front and rear of the site. The house would be in line with the existing ground floor rear extension at No.98 and when applying a 45 degree angle from the midpoint of the closest habitable room windows at No. 98 to the end of the first floor element of the proposal it is evident that the house would not result in harm to this property by way of loss of light or outlook. No windows are proposed that would result in loss of privacy to the host property.

It was established in the 2017 application that the single storey rear extension to the host property would not cause harm to the amenity of neighbouring properties.

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

7.2 Impact on Street Scene

Policy DMHB 12 of the Hillingdon Local Plan: Part Two requires all new development to maintain the quality of the built environment including providing high quality urban design. Furthermore the policy resists any development which would fail to harmonise with the existing street scene and seek to ensure any new development complements the amenity of the area.

The proposed house would be a continuation of an existing terrace and would incorporate a matching roof design to the main terrace. Contrary to the Council's design guidance the house would extend beyond the main building line of houses on Clevedon Gardens. As per the planning history above a planning application for a similarly designed dwelling was refused by the Council on this basis. However an appeal was lodged and the inspector did not uphold the Council's reason for refusal relating to the siting and appearance of the proposed house. In assessing the proposal the inspector stated:-

"I have assessed the form and layout of development in the area and, whilst there is some balance to the terraces of properties facing Bourne Avenue and the development along adjoining streets, I do not consider that the uniformity is so significant and pronounced that a well-designed continuation of the terrace would necessarily result in harm to its character and appearance or the street scene, generally. Indeed, I am satisfied that the proposal has been carefully designed to respect the form and layout of development in the area, including the spacing between properties and the open nature of the plot adjacent to the corner of Bourne Avenue and Clevedon Gardens. It would be subordinate to the original adjacent building and incorporate design details such as a hipped roof and suitable materials to match the adjacent dwelling and others in the vicinity. As such, it would complement the character of the area and retain the spacious character of its immediate vicinity.

Furthermore, other developments that have taken place in the area demonstrate that development on similar corner plots do not necessarily disrupt the rhythm and pattern of development to a harmful degree or compromise the important openness adjacent to corners.

In terms of building lines, the proposed property would be set in from the boundary with Clevedon Gardens and so it would breach the important return building line which is aligned to the existing flank wall of 98 Bourne Avenue. However, in this case a significant gap would be retained between the flank wall of the proposal and Clevedon Gardens.

Furthermore, there would remain a relatively large gap between the proposal and the side elevation of the nearby property on Clevedon Gardens.

This gap would retain the open character in the area close to the corner. As such, I do not consider that the proposal would result in an overly dominant or visually intrusive form of development that would harm the open character of this area."

It could be argued that since this appeal decision the Council has adopted a new Local Plan and therefore the inspectors comments in this case do not have significant weight. However although the Council's Local Plan has recently been adopted the policy requirements in relation to impact upon the street scene and the characteristics of the site and the wider area remain relatively unchanged. As such, on balance it is considered that in light of the planning history for the site the Council can not refuse this application on visual amenity grounds.

7.3 Traffic Impact/Pedestrian Safety

Policy DMT 1 of the Hillingdon Local Plan: Part 2 considers whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety. Policy DMT 6 of the Hillingdon Local Plan seeks to ensure that all development is in accordance with the Council's adopted Car Parking Standards.

Two off-street parking spaces would be provided for the proposed house and sufficient parking would be retained for the host property. The parking arrangements proposed are the same as the 2017 application and it is considered that their layout and location would be acceptable.

Overall the development would not lead to conditions prejudicial to pedestrian and highway safety.

7.4 Carparking & Layout

As above.

7.5 Urban Design, Access and Security Considerations

The Housing Standards (Minor Alterations to the London Plan) March 2016 sets out the minimum internal floor spaces required for developments in order to ensure that there is an adequate level of amenity for existing and future occupants.

A house with one bedroom should have an internal floor area of at least 58sq.m which the development complies with. Furthermore all of the proposed habitable rooms would be afforded an adequate level of light and outlook.

The Council's Local Plan (2020) policy DMHB 18 states that new residential developments should provide an adequate level of private amenity space for occupiers that is good quality and usable. The amount of garden space proposed for the new dwelling and retained for the host property would comply with the Council's standards.

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 £35 per sq metre.

8. Reference Documents

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

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

The London Plan (2016)
The Housing Standards Minor Alterations to The London Plan (March 2016)
Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016)
Technical Housing Standards - Nationally Described Space Standard
Hillingdon Design and Accessibility Statement: Accessible Hillingdon
National Planning Policy Framework

Contact Officer: Kelly Sweeney

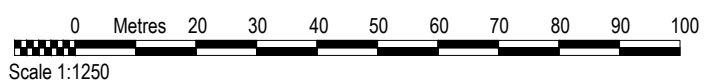
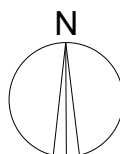
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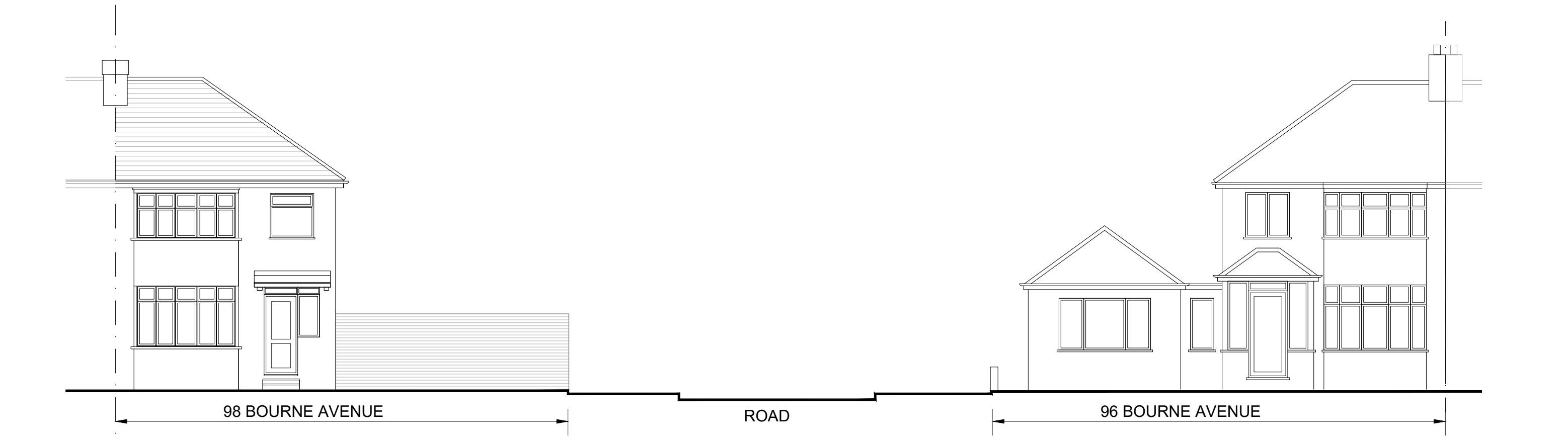
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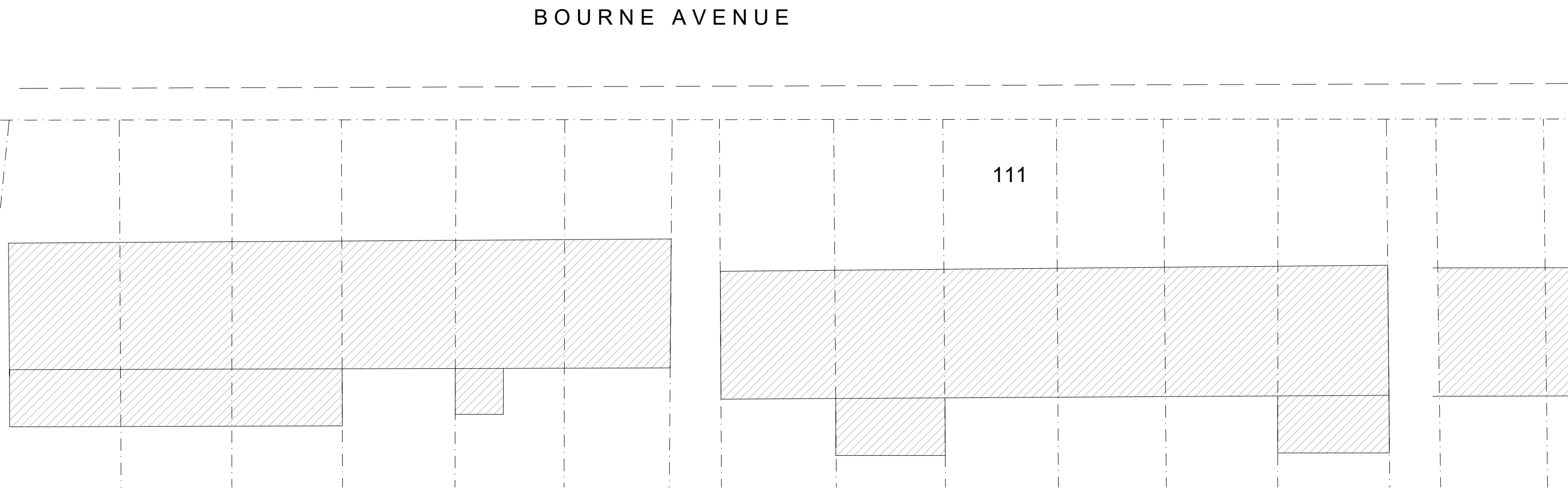
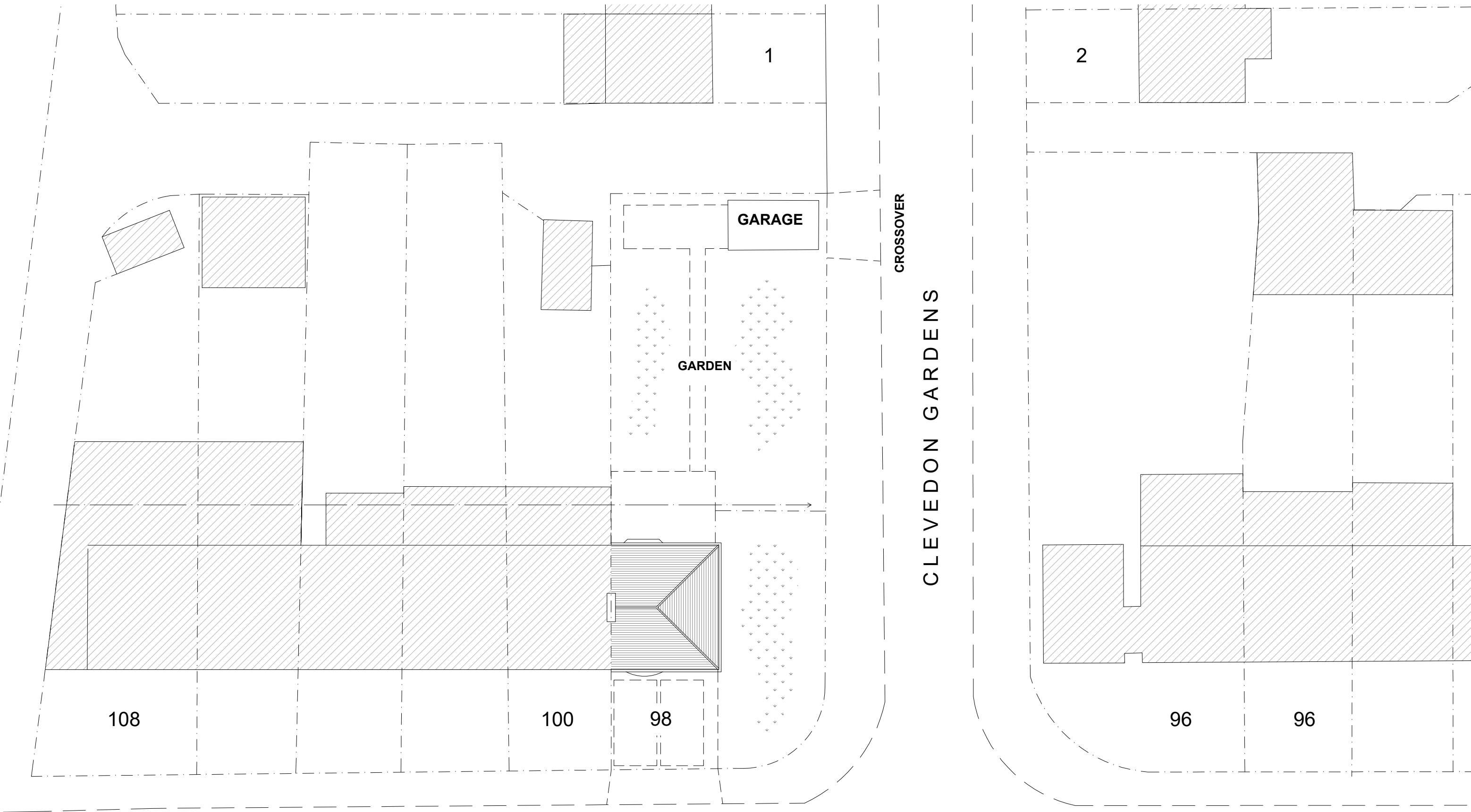
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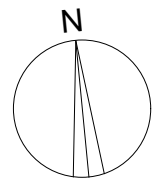




SOUTH ELEVATION 1:100



SITE PLAN 1:200



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Scale 1:50

0 0.5 1 Metres 3 4 5
Scale 1:100

2 1 0 Metres 4 6 8
Scale 1:200

AMENDMENTS	DATE	REV.
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DRAWING EXISTING SITE PLAN AND ELEVATION

DALE VENN ARCHITECTS Architects, Planners & Surveyors HIGH HOUSE, HARLINGTON ROAD, HILLINGDON, MIDDLESEX 01895-237345
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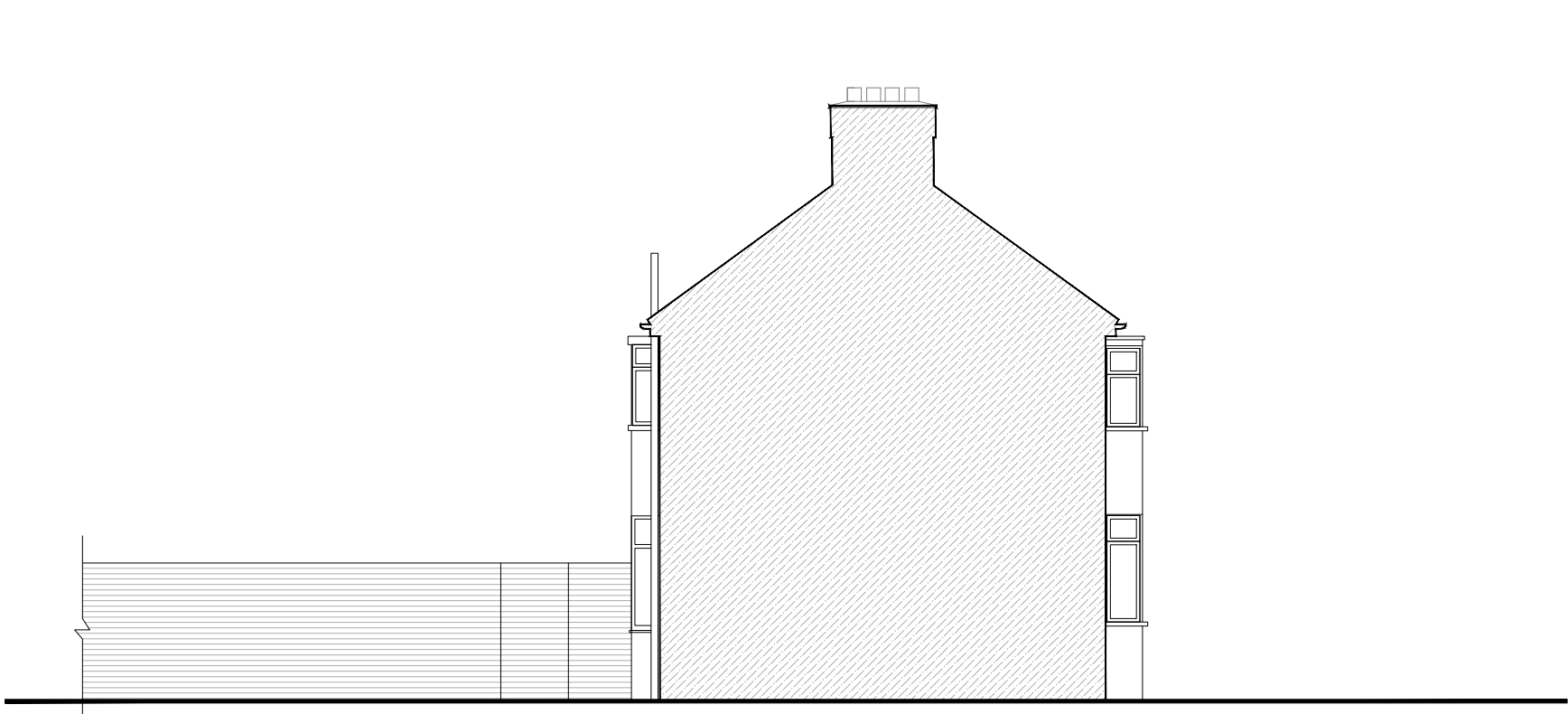
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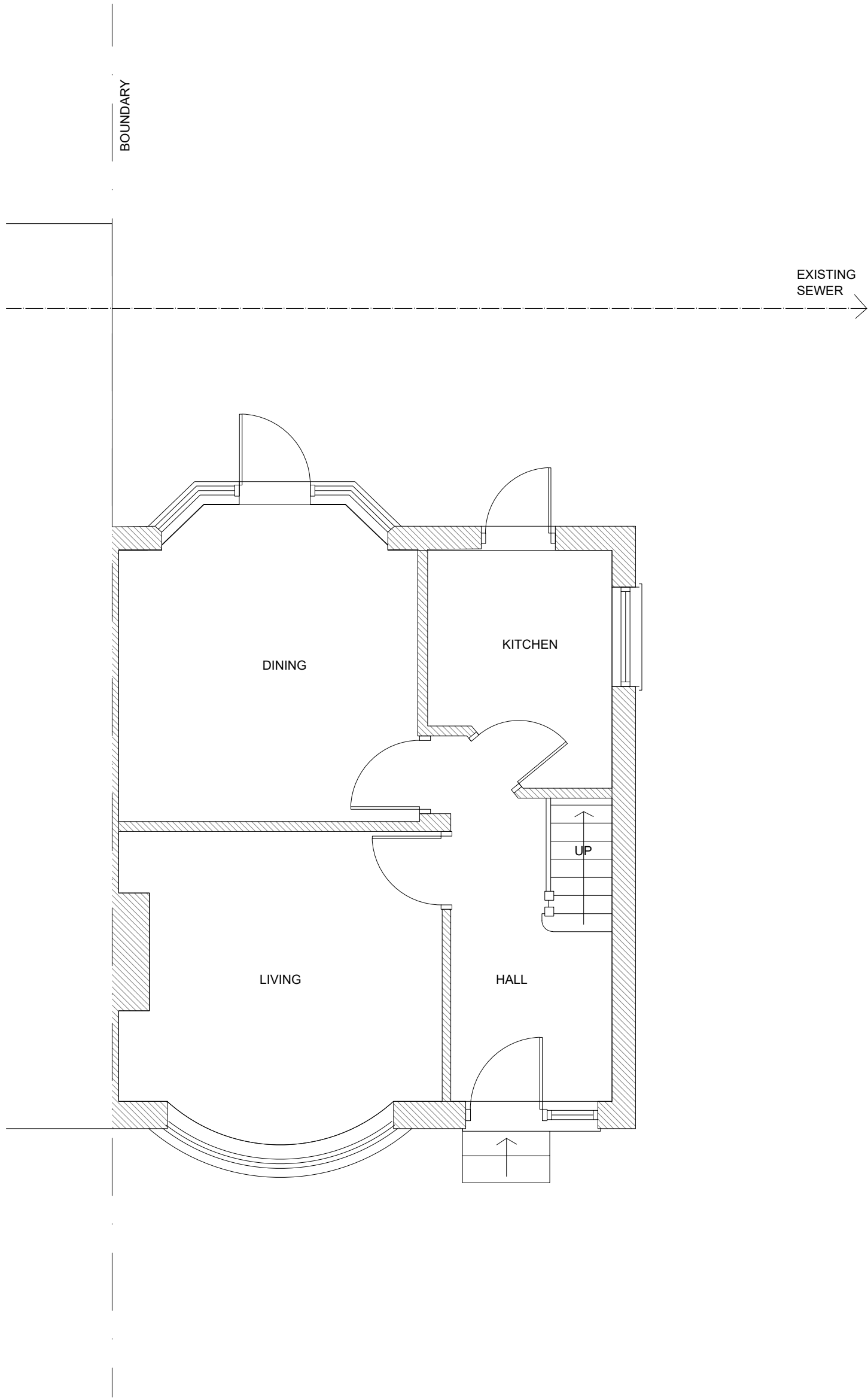
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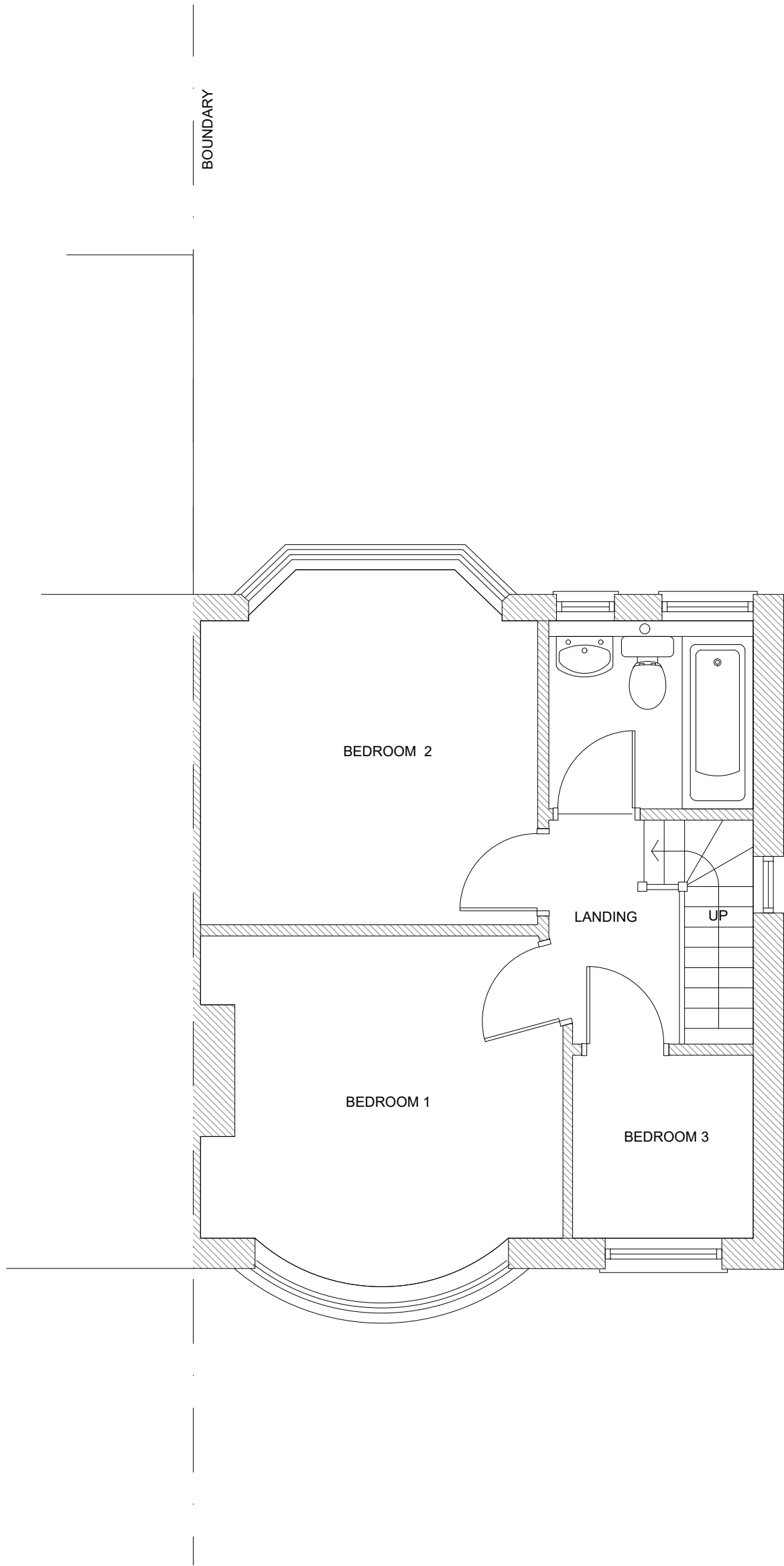
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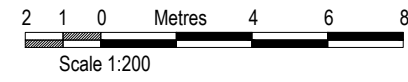
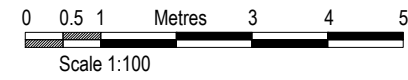
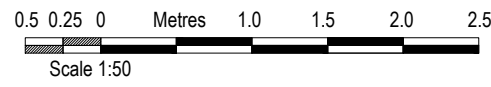
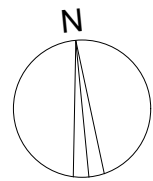
WEST ELEVATION



GROUND FLOOR PLAN 1:50



FIRST FLOOR PLAN

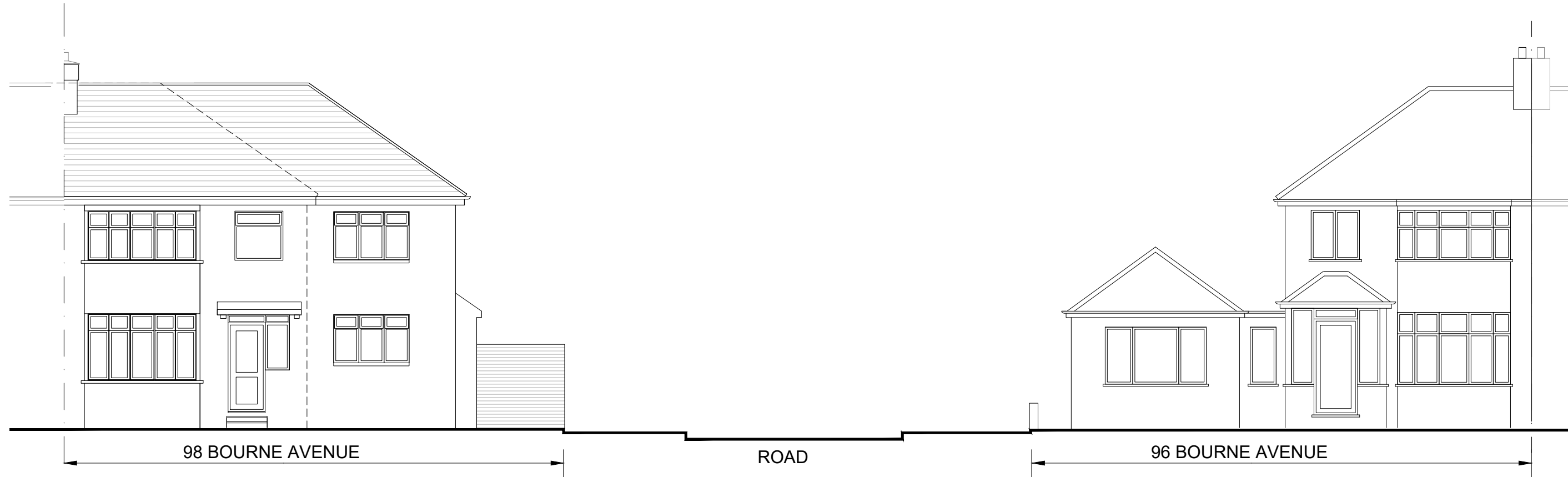


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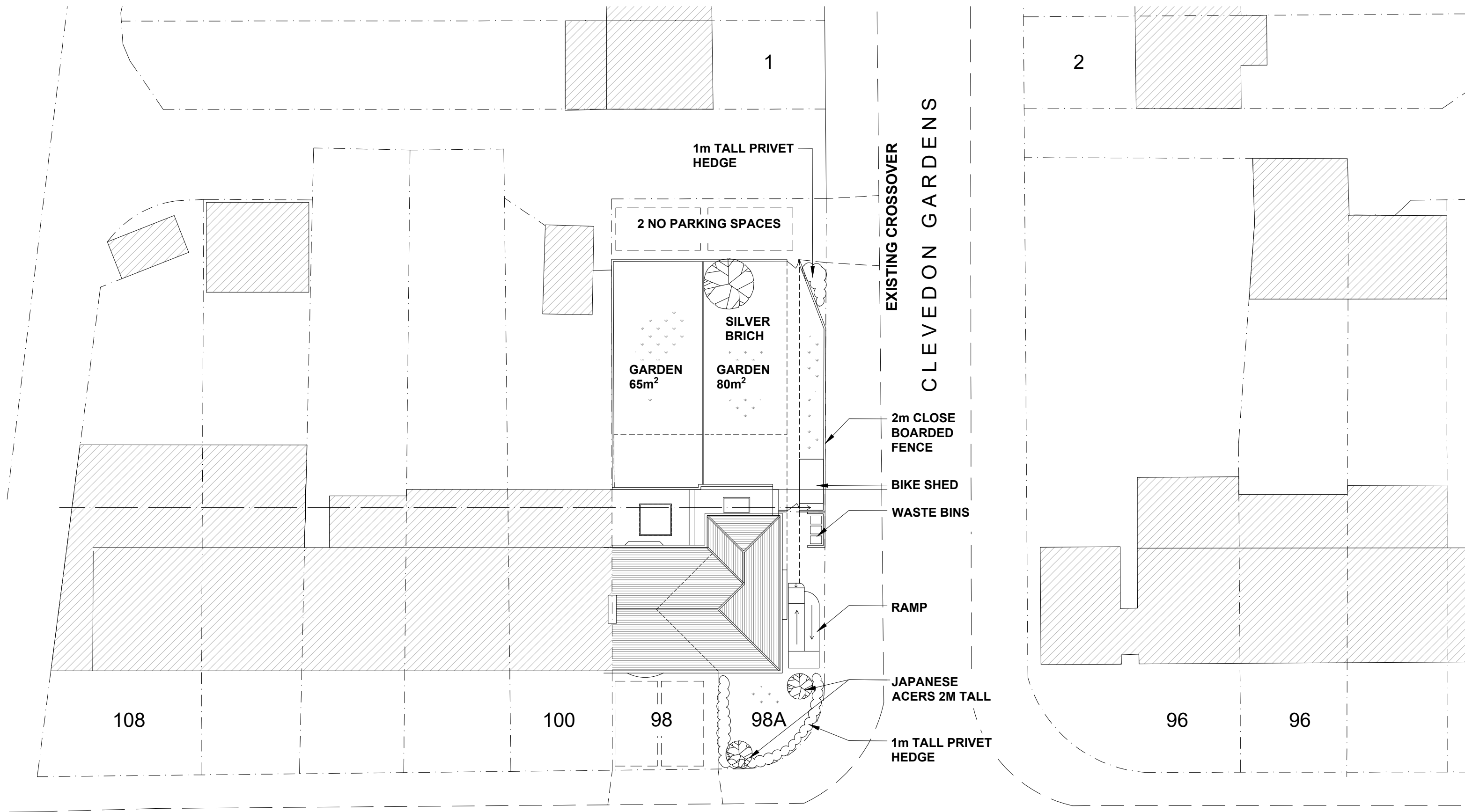
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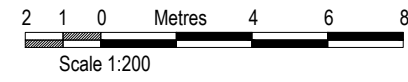
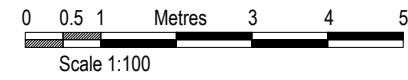
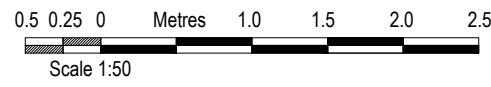
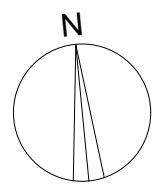
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SOUTH ELEVATION 1:100



SITE PLAN 1:200



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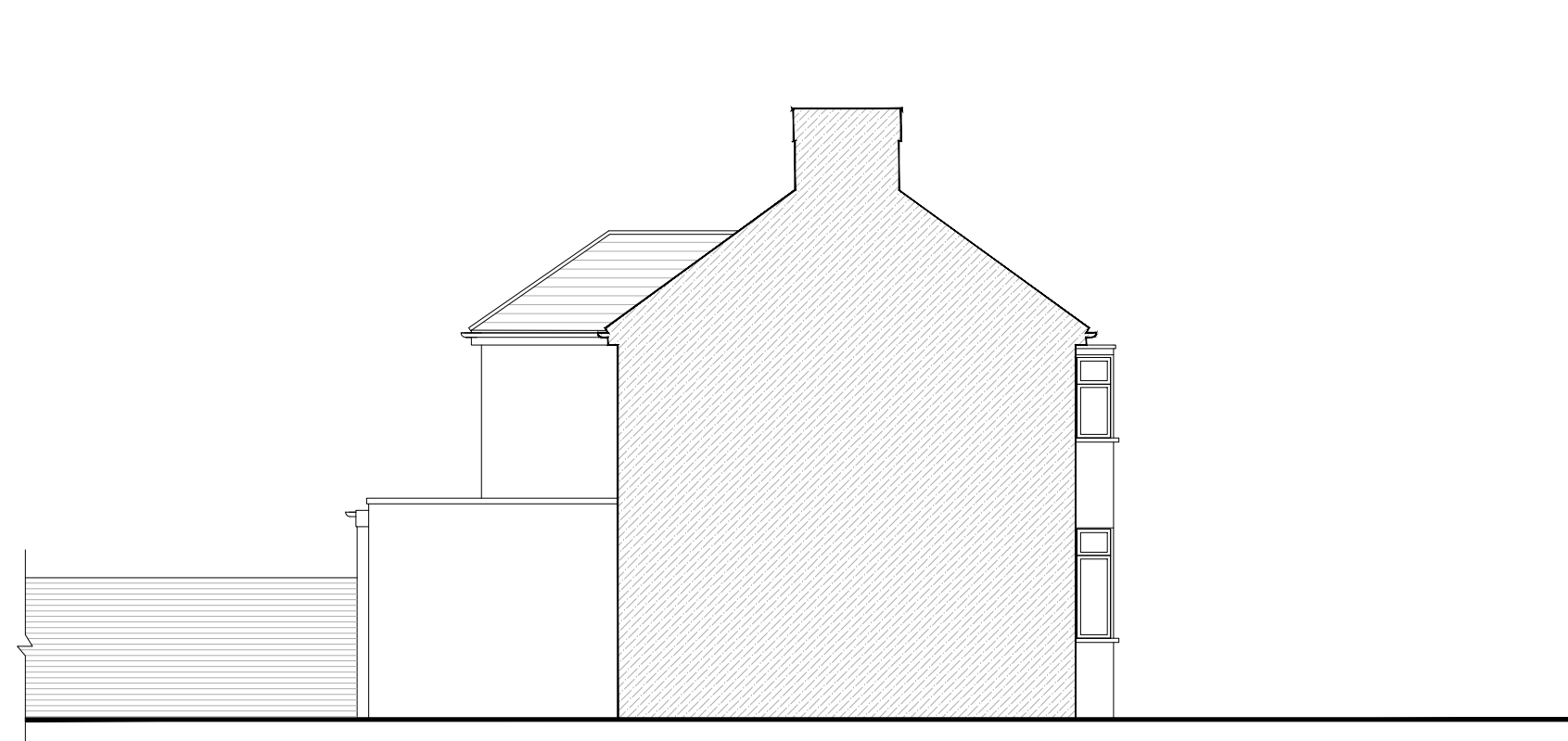
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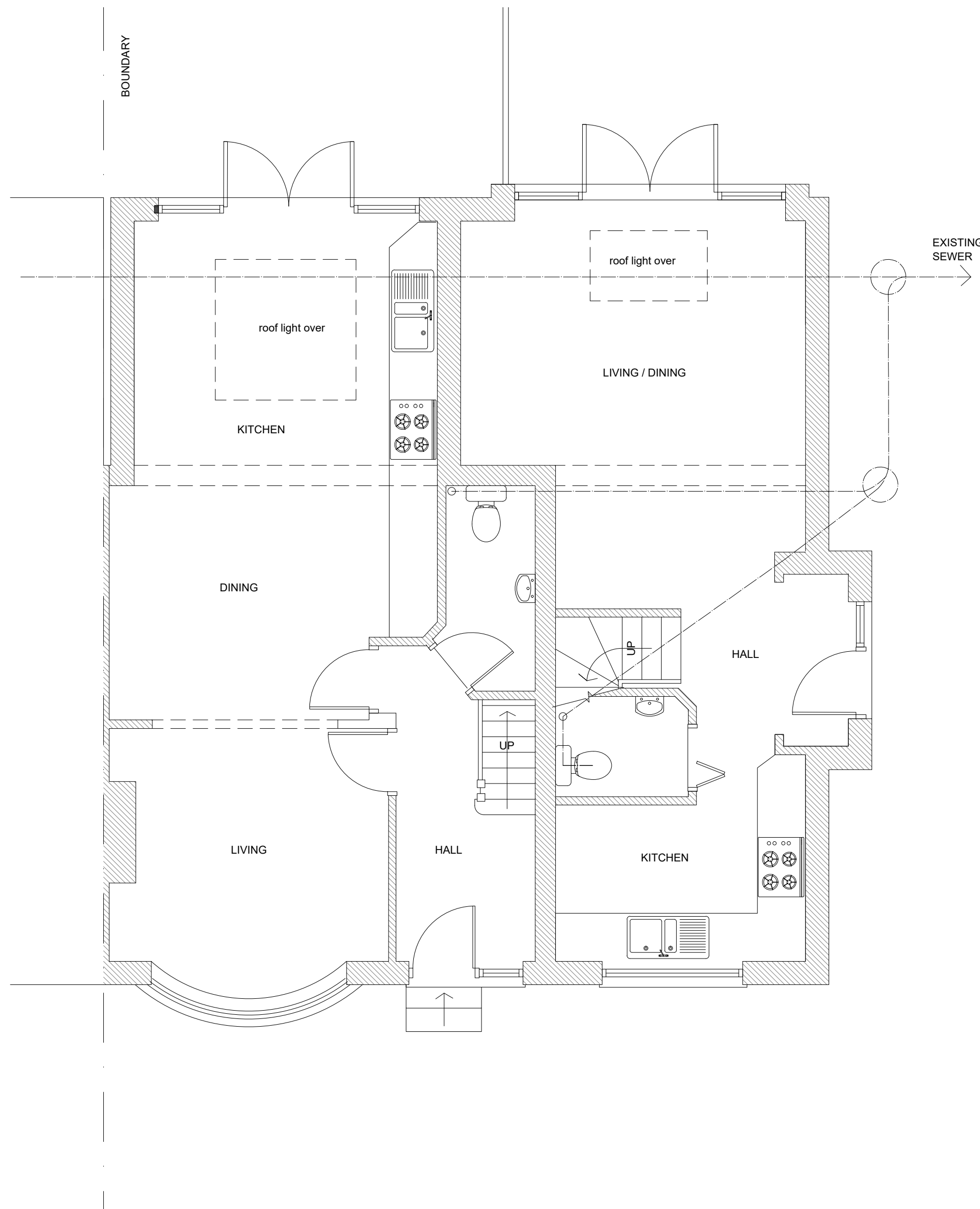
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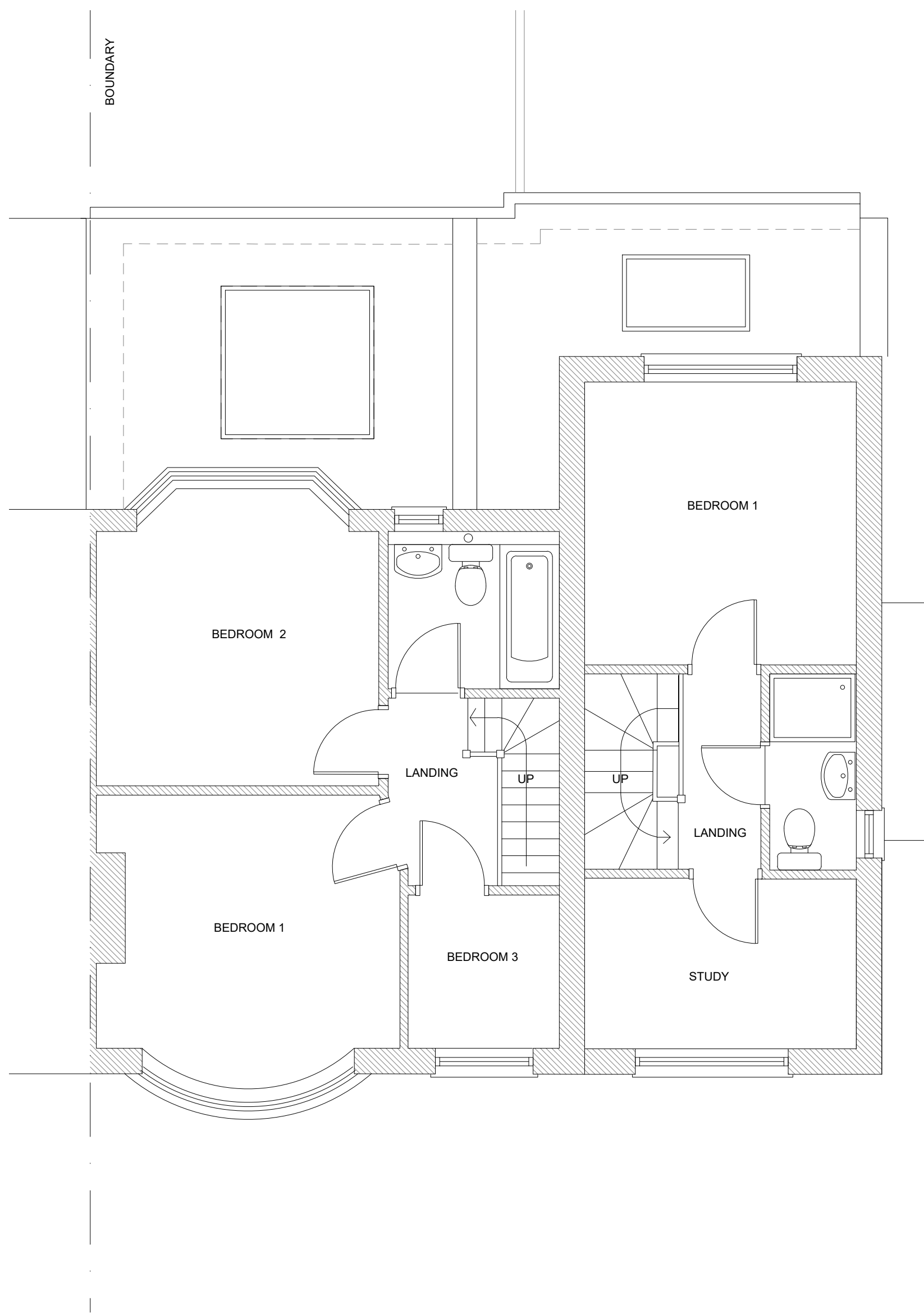
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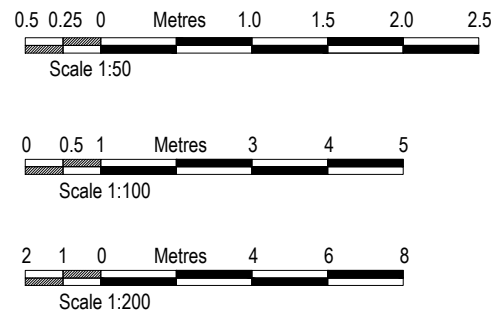
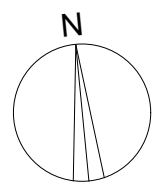
WEST ELEVATION



GROUND FLOOR PLAN 1:50



FIRST FLOOR PLAN



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