



Mr J Singh
15
North Parade
North Road
Southall UB1 2LF

Application Ref: 8461/APP/2014/2649

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:

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

Location of development: 96 Bourne Avenue Hayes

Date of application: 20 August 2014

Plan Numbers: See attached Schedule of plans

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

Head of Planning & Enforcement

Date: 15 October 2014

- 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: 8461/APP/2014/2649

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 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 BE15 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

- 3 · Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (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 BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

- 4 · Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, balcony, patio or similar amenity area.

REASON

To prevent overlooking to adjoining properties in accordance with Policy BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

- 5 · The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 14/96/BAH/101, 14/96/BAH/102, 14/96/BAH/103A and 14/96/BAH/104A 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 Saved UDP Policies (November 2012) and the London Plan (July 2011).

SCHEDULE OF CONDITIONS

- 6 · The residential unit hereby approved shall be built in accordance with Lifetime Homes Standards.

REASON

To ensure that sufficient housing stock is provided to meet the needs of disabled and elderly people in accordance with London Plan (July 2011) Policies 3.1, 3.8 and 7.2.

- 7 · No development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping

1.a Planting plans (at not less than a scale of 1:100),

1.b Written specification of planting and cultivation works to be undertaken,

1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

2. Details of Hard Landscaping

2.a Means of enclosure/boundary treatments

2.b Hard Surfacing Materials

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

- 8 · Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (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 the studio unit hereby approved 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 BE5, BE13, BE21, BE23 and BE24 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

INFORMATIVES:

- 1 · You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
- 2 · You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.

SCHEDULE OF CONDITIONS

- 3 . 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 Planning & Community Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.
- 4 . 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.
- 5 . 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.
- 6 . The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no

SCHEDULE OF CONDITIONS

damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

- 7 . 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).
- 8 . The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

SCHEDULE OF CONDITIONS

LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 5.3	(2011) Sustainable design and construction
LPP 7.2	(2011) An inclusive environment
LPP 7.3	(2011) Designing out crime
LPP 7.4	(2011) Local character
LPP 7.5	(2011) Public realm
LPP 7.6	(2011) Architecture

- 9 . On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies. On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

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.: 8461/APP/2014/2649

SCHEDULE OF PLANS

14/96/BAH/103A - received 19 Aug 2014

Location Plan (1:1250) - received 25 Jul 2014

14/96/BAH/104A - received 25 Jul 2014

14/96/BAH/101 - received 25 Jul 2014

14/96/BAH/102 - received 25 Jul 2014

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 <http://.Planning-inspectorate.gov.uk>

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, Building Control, Sport & Green Spaces**

Address 96 BOURNE AVENUE HAYES

Development: 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

LBH Ref Nos: **8461/APP/2014/2649**

Drawing Nos: 14/96/BAH/103A
 Location Plan (1:1250)
 14/96/BAH/104A
 14/96/BAH/101
 14/96/BAH/102

Date Plans received : 20/08/2014

Date(s) of Amendment(s):

Date Application Valid: 20/08/2014

1. SUMMARY

The application proposal is for a single storey rear extension to enable the conversion of **the side addition** to a self-contained studio flat. The proposals are considered to result in no significant loss of amenity to adjoining occupiers. There would be no discernable negative impact on the street scene. Adequate off street parking has been proposed. Ample living standards for future occupiers have been proposed.

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 HO4 Materials

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 BE15 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

3 HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (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 BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

4 HO7 No roof gardens

Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, balcony, patio or similar amenity area.

REASON

To prevent overlooking to adjoining properties in accordance with Policy BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

5 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 14/96/BAH/101, 14/96/BAH/102, 14/96/BAH/103A and 14/96/BAH/104A 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 Saved UDP Policies (November 2012) and the London Plan (July 2011).

6 RES18 Lifetime Homes/Wheelchair Units

The residential unit hereby approved shall be built in accordance with Lifetime Homes Standards.

REASON

To ensure that sufficient housing stock is provided to meet the needs of disabled and elderly people in accordance with London Plan (July 2011) Policies 3.1, 3.8 and 7.2.

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

No development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping

1.a Planting plans (at not less than a scale of 1:100),

1.b Written specification of planting and cultivation works to be undertaken,

1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

2. Details of Hard Landscaping

2.a Means of enclosure/boundary treatments

2.b Hard Surfacing Materials

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

8 RES14 Outbuildings, extensions and roof alterations

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (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 the studio unit hereby approved 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 BE5, BE13, BE21, BE23 and BE24 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

INFORMATIVES

1 I1 Building to Approved Drawing

You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

2 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 a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.

3 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 Planning & Community Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

4 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.

5 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.

6 I47 Damage to Verge

The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

7 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).

8 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to

neighbours.

BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 5.3	(2011) Sustainable design and construction
LPP 7.2	(2011) An inclusive environment
LPP 7.3	(2011) Designing out crime
LPP 7.4	(2011) Local character
LPP 7.5	(2011) Public realm
LPP 7.6	(2011) Architecture

9 159 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 saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies. On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the north side of Bourne Avenue on a relatively prominent corner plot, at its junction with Clevedon Gardens and **comprises a two storey end of terrace house with a single storey side addition.** The attached house, 94 Bourne Avenue, lies to the east and has a single storey rear extension with a depth of 3m. To the east lies 98 Clevedon Gardens, separated from the application site by Clevedon Gardens. 98 Clevedon Gardens is unextended to the side. To the rear (north) of the site is a shared vehicular access, further north of this is 2 Clevedon Gardens. There is a vehicular crossover to the rear of the site where there exists a small dilapidated garage.

The street scene is residential in character and appearance **comprising terraced blocks of two storey houses** and the application site lies within the Developed Area as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

3.2 Proposed Scheme

The proposal seeks the conversion of **the existing side extension** into a self-contained studio unit, with a single storey rear extension, amenity space and off street parking. A crossover is proposed to the frontage and the existing crossover to the side along

Clevedon Gardens would be enlarged.

The single storey rear extension would project to a depth of 3m. It would have a flat roof with a height of 2.55m.

The side extension would be used as a self-contained studio flat. It would have a GIA of 40.3sq.m.

The rear garden would be split into two portions, one for the studio flat and one for the main dwelling. The studio flat would have amenity space of around 80sq.m, with the main dwelling retaining some 130sq.m.

There would be a new crossover to the frontage of the original dwelling allowing access to one off street parking space. The existing crossover to the rear of the site accessed via Clevedon Gardens would be increased in width by 0.9m. The parking arrangement would be the same as that proposed as part of the previous application.

3.3 Relevant Planning History

8461/APP/2011/1252 96 Bourne Avenue Hayes

Two storey detached building to provide 4, one-bedroom flats, two storey detached building to provide 2, one-bedroom flats, with associated parking and amenity space and installation of two vehicular crossovers involving demolition of existing dwelling and detached outbuilding to rear.

Decision: 09-08-2011 WD

8461/APP/2012/1411 96 Bourne Avenue Hayes

Conversion of dwelling into 1x 1 bed and 1 x 2 bed self contained flats to include a single storey rear extension and proposed two storey 2 x bed end of terrace dwelling, with associated landscaping, amenity space and parking and installation of vehicular crossover to front and to side involving demolition of existing side structure and outbuilding to rear and alterations to elevations.

Decision: 13-08-2012 Refused

8461/APP/2012/3123 96 Bourne Avenue Hayes

Conversion of dwelling into 1 x 1-bed and 1 x 2-bed self-contained flats to include a single storey rear extension, conversion of roofspace with 2 rear dormers and habitable basement and proposed two storey 2-bed end-of-terrace dwelling with habitable basement, with associated landscaping, amenity space and parking and installation of vehicular crossover to front and to side involving demolition of existing side structure and outbuilding to rear and alterations to elevations (Resubmission).

Decision: 05-03-2013 Refused **Appeal:** 28-11-2013 Dismissed

8461/APP/2012/609 96 Bourne Avenue Hayes

Conversion of no. 96 Bourne Avenue into two-apartments with proposed two-storey attached residential dwelling. Associated landscaping, parking and residential gardens (Resubmission of 8461/APP/2011/1252).

Decision: 30-04-2012 NFA

8461/C/78/1495 69 Bourne Avenue Hayes

Householder development - residential extension(P)

Decision: 06-11-1978 Approved

Comment on Planning History

Application 8461/APP/2012/3123 for 'Conversion of dwelling into 1 x 1-bed and 1 x 2-bed self-contained flats to include a single storey rear extension, conversion of roofspace with 2 rear dormers and habitable basement and proposed two storey 2-bed end-of-terrace dwelling with habitable basement, with associated landscaping, amenity space and parking and installation of vehicular crossover to front and to side involving demolition of existing side structure and outbuilding to rear and alterations to elevations (Resubmission)' was refused on 05/03/2013 for the following reasons:

1. The proposed two storey attached dwelling to the side, by reason of its proximity to the side boundary and projection beyond the return building line with the neighbouring properties to the north, along Clevedon Gardens, would result in a closing of the visually open gap on this prominent corner site, contributing to a visually intrusive and over-dominant form of development, which would be detrimental to the visual amenities of the street scene and the character and appearance of the area. The proposal is therefore contrary to Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

2. The scheme fails to meet the requirements of Lifetime Homes and is thus contrary to London Plan (2011) Policies 3.8 and 7.2 and to the adopted Supplementary Planning Document Hillingdon Design & Accessibility Statement: Accessible Hillingdon.

3. The development fails to provide adequate internal floor space and external amenity space in order to satisfy the Council's adopted minimum standards. The proposal therefore fails to afford an acceptable standard of residential amenity for its occupiers, contrary to Policy BE19 and BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), London Plan (2011) Policy 3.5 and 5.3, and section 4.0 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Layouts.

The application was dismissed at Appeal under Appeal reference APP/R5510/A/13/2204045.

Application 8461/APP/2012/1411 was refused during 08/2012. The description of the development was as follows:

'Conversion of dwelling into 1x 1 bed and 1 x 2 bed self contained flats to include a single storey rear extension and proposed two storey 2 x bed end of terrace dwelling, with associated landscaping, amenity space and parking and installation of vehicular crossover to front and to side involving demolition of existing side structure and outbuilding to rear and alterations to elevations'

The application was refused for the following reasons:

1. The proposed two storey attached dwelling to the side, by reason of its proximity to the side boundary and projection beyond the return building line with the neighbouring properties to the north, along Clevedon Gardens, would result in a closing of the visually open gap on this prominent corner site, contributing to a visually intrusive and over-dominant form of development, which would be detrimental to the visual amenities of the street scene and the character and appearance of the area. The proposal is therefore contrary to policies BE13 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

2. The excessive width and design of the proposed crossover would be to the detriment of highway and pedestrian safety contrary to Policy AM7(ii) of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

3. The scheme fails to meet the requirements of Lifetime Homes and is thus contrary to London Plan (2011) policies 3.8 and 7.2 and to the adopted Supplementary Planning Document Hillingdon Design & Accessibility Statement: Accessible Hillingdon.

4. The development fails to provide adequate internal floor space and external amenity space in order to satisfy the Council's adopted minimum standards. The proposal therefore fails to afford an acceptable standard of residential amenity for its occupiers, contrary to policy BE19 and BE23 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007), London Plan (2011) Policy 3.5, and section 4.0 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Layouts.

A previous application at the site for similar development (proposing 4 one bedroom flats) under reference 8461/APP/2011/1252 was withdrawn by the applicant prior to determination.

It is noted that a relatively similar development (incorporating a two storey side extension) at 98 Bourne Avenue Hayes under reference 59974/APP/2006/535 was refused in 2006. It has apparent that this application was dismissed at Appeal under reference APP/R5510/A/06/2017682/WF.

4. Advertisement and Site Notice

4.1 Advertisement Expiry Date:- Not applicable

4.2 Site Notice Expiry Date:- Not applicable

5. Comments on Public Consultation

Five local addresses were consulted on 22/08/2014. No comments were received.

Waste Strategy: No comments received for current application, however, the below are from the previously refused application:

The plan does show that a space has been allocated for the storage of waste which is good practice. However, Hillingdon is not a wheeled bin borough. Bins or other containment would have to be provided by the developer.

The current waste and recycling collection systems are:

Weekly residual (refuse) waste using sacks/bins purchased by the occupier.

Weekly dry recycling collection using specially marked sacks provided by the Council.

Fortnightly green garden waste collection three specially marked reusable bags provided by the Council free of charge.

The waste and recycling should be presented near the curtilage of the property on allocated collection days.

Access Officer - No comments received in relation to current proposal, the below are part extracted from the previous scheme:

In assessing this application, reference has been made to London Plan Policy 3.8 (Housing Choice) and the Council's Supplementary Planning Document Accessible

Hillingdon adopted January 2010. The proposal, which seeks to demolish an existing outbuilding and construct a new dwelling house to the side of the existing no. 96 Bourne Avenue, would be subject to the above policy requirements and compliance with all 16 Lifetime Home standards. It is, however, suggested that, due to the physical accessibility constraints imposed by the existing structure, the above policy is not applied to the existing house and the proposal to convert it into two independent flats.

Trees/Landscape: No comments received in relation to current proposal, the below are from the previous scheme:

BACKGROUND: The site is occupied by an end-of-terrace house, on a larger than average corner plot at the junction of Bourne Avenue and Clevedon Gardens. There are no significant landscape features close enough to the proposed development to pose a constraint. There are no Tree Preservation Orders on, or close to, the site, nor does it fall within a designated Conservation Area.

LANDSCAPE CONSIDERATIONS: Saved policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate.

- No trees or other significant landscape features will be affected by the development.
- Where parking layouts are altered a part of an extension to a property, at least 25% of the front garden may be required to be maintained for planting and soft landscaping. In this case most of the front garden can be retained/enhanced as soft landscape.
- A small area at the end of the rear garden, fronting onto Clevedon Gardens, will be sacrificed to built development and hard-standing. However, both properties will retain reasonable areas of rear garden/amenity space.

Drawing No. 002 Rev A shows the bin storage to be discretely sited at the end of the garden of 96C, where they will be secure and out of sight behind a gate.

- Previous recommendations regarding the hard and soft landscape layout appear to have been incorporated and, subject to hard and soft landscape details, the proposed landscape layout is acceptable and has the potential to enhance both the property and the local streetscape.

- Due to the shared/communal landscape associated with the flats, a maintenance and management plan for the landscape is required to ensure that the landscape is satisfactorily established and maintained in accordance with the design objectives.

RECOMMENDATIONS: No objection, subject to condition RES9 (parts 1,2,4,5 and 6).

6. UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

- | | |
|------|---|
| AM7 | Consideration of traffic generated by proposed developments. |
| AM14 | New development and car parking standards. |
| BE13 | New development must harmonise with the existing street scene. |
| BE15 | Alterations and extensions to existing buildings |
| BE19 | New development must improve or complement the character of the area. |
| BE20 | Daylight and sunlight considerations. |
| BE21 | Siting, bulk and proximity of new buildings/extensions. |

BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 5.3	(2011) Sustainable design and construction
LPP 7.2	(2011) An inclusive environment
LPP 7.3	(2011) Designing out crime
LPP 7.4	(2011) Local character
LPP 7.5	(2011) Public realm
LPP 7.6	(2011) Architecture

In addition:

7. MAIN PLANNING ISSUES

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

The Hillingdon Design and Accessibility Statement (HDAS) SPD: Residential Layouts, deals with Sunlight and Daylight, and suggests where a two or more storey building abuts a property or its boundary, adequate distance should be maintained to overcome possible domination. The SPD states that the distance provided will be dependant on the bulk and size of the building but generally, 15m will be the minimum acceptable distance. The SPD further states that as a guide, the distance between habitable room windows should not be less than 21m.

The application site is bounded by residential properties to the north, east and west.

It is noted that the proposed development in terms of any external alterations relates only to the addition of a single storey rear extension, projecting 3m to the rear, the same as that proposed as part of the previous application (the previous application also proposed a two storey element, which was the primary cause for concern). There would be no impact on the amenities of the occupiers of 98 Bourne Avenue, given its location to the opposite side of Clevedon Gardens and the single storey nature of the extension. The adjoining property to the east, 94 Bourne Avenue has a single storey rear extension with a depth of around 3m. The proposed rear extension having a depth of 3m and a height of 2.55m would comply with the guidance offered within section 3 of the HDAS: Residential Extensions. Given this fact and separation distance to the adjoining dwelling of around 5.5m and that the extension would not exceed the depth of the rear extension to 94 Bourne Avenue, no negative impacts are envisaged to the occupiers of the adjoining dwellings.

The proposal would maintain the current outlook, privacy and levels of daylight received

by the occupiers of neighbouring dwellings. It is therefore considered that the proposal would comply with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.2 Impact on Street Scene

The previous schemes involved a two storey element to the side of the original dwelling, which was considered to be inappropriate development.

It is noted that the proposed development in terms of any external alterations relates only to the addition of a single storey rear extension, projecting 3m to the rear, the same as that proposed as part of the previous application (the previous application also proposed a two storey element, which was the primary cause for concern). Given that no concern was raised to the similar rear extension proposed as part of the previous scheme and that the proposal would comply with HDAS guidance in terms of its height and depth, the proposal would be a sympathetic and subordinate addition, in compliance with Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.3 Traffic Impact / Pedestrian Safety

The proposed flat conversion would not lead to a significant increase in traffic generation given the proposed use and location within a residential area. As such, from a traffic generation perspective, the proposal would comply with Policy AM2 and AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The proposed crossover to the rear of the site on Clevedon Gardens would be enlarged by 0.9m, the same as that proposed as part of the previous application, where no highway issues were raised, to allow access to two off street parking spaces. The proposed front located crossover would also be in accordance with Council standards and the same size and location as that proposed as part of the previous scheme. The proposed rear and front crossovers would be acceptable, in accordance with Policy AM7(ii) of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.4 Carparking & Layout

The area has a PTAL accessibility rating of 2, which means within a scale of 1 to 6, where 6 is the most accessible, the area has a low accessibility level. Therefore, the Council's maximum parking standards should be applied. It is considered that 1 parking space for the proposed studio unit and two parking spaces for the original house would be acceptable. 3 off street parking spaces would be provided in total which is considered acceptable and would meet the Council parking standards in an area with a Public Transport Public Accessibility Level of 2.

The proposal would therefore comply with policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The proposal does not include cycle parking spaces, however, this could be secured by way of a planning condition.

7.5 Urban Design, Access and Security Considerations

The London Plan Policy 3.8 requires all new housing to be built to 'Lifetime Homes' standards. The Council's HDAS 'Accessible Hillingdon' also requires all new housing to be built to 'Lifetime Homes' standards. A suitable condition would be applied to ensure the conversion incorporates the Lifetime Homes standards, in accordance with London Plan Policies 3.8 and 7.2 and to the adopted Supplementary Planning Document Hillingdon Design & Accessibility Statement: Accessible Hillingdon.

London Plan Policy 3.5 requires studio flats to have a minimum GIA of 37sq.m. The proposed unit would have an internal floorspace of 40.3sq.m, exceeding the minimum requirement. The development would provide adequate internal floor space for future occupiers.

The minimum requirement for private amenity space, as set out in the HDAS: Residential Layouts, for a 1 bedroom house is 40sq.m. The proposed individual private amenity space provision for the studio unit would be some 80sq.m. The original three bedroom house would retain 130sq.m, exceeding the 60sq.m requirement. As such, the proposal would provide an acceptable standard of residential amenity for its future occupiers, in accordance with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Hillingdon Design & Accessibility Statement: Residential Layouts.

7.6 Other Issues

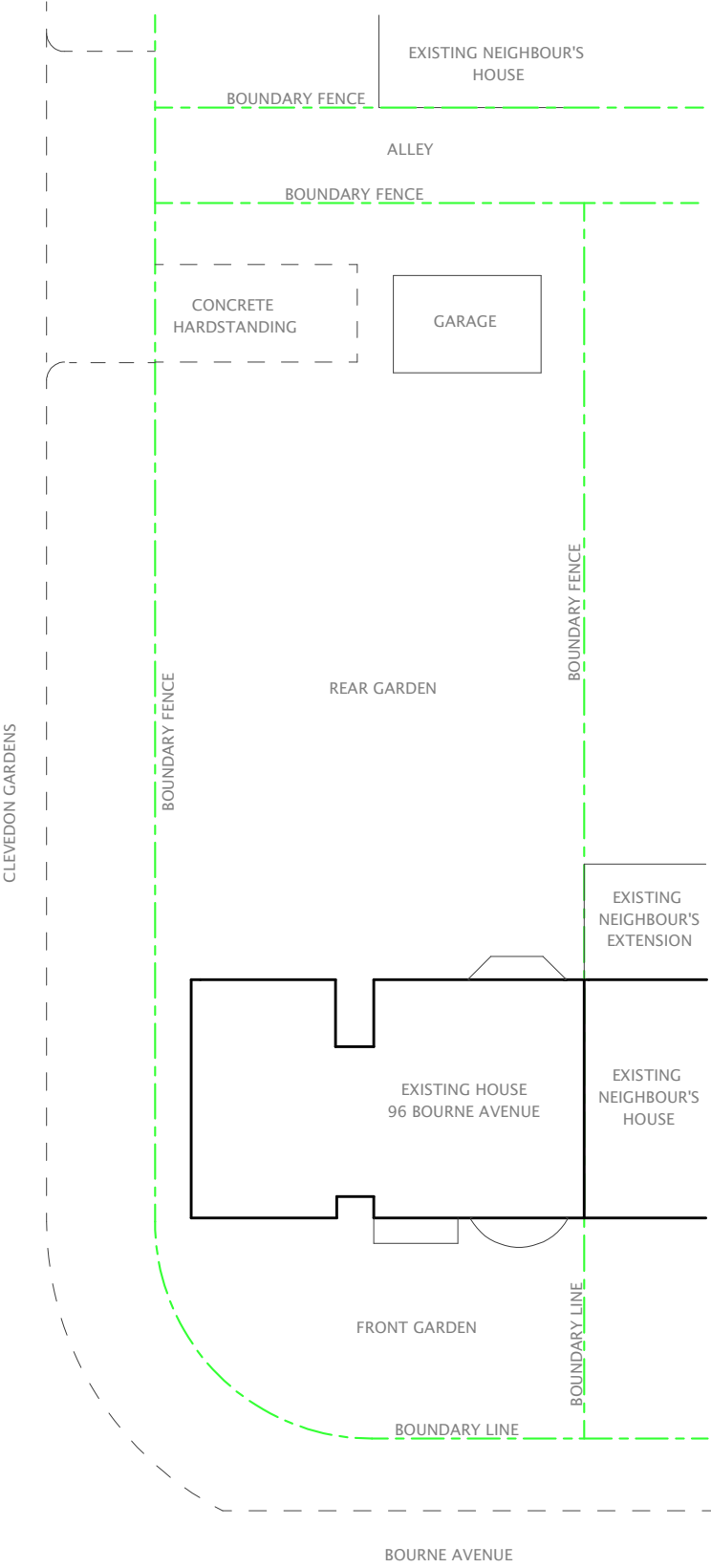
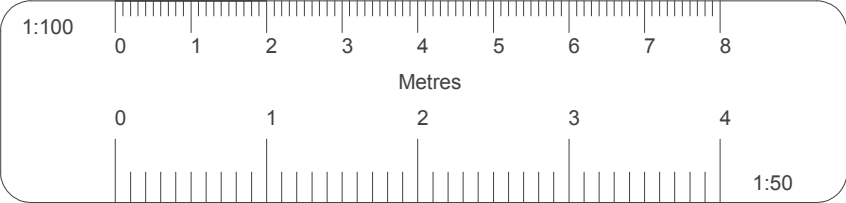
There are no Tree Preservation Orders on, or close to, the site, nor does it fall within a Conservation Area. While no detailed landscape design details have been specified, the layout plans indicate that there is sufficient space and opportunity to provide attractive and functional external amenity space. The proposal is considered acceptable in principle and in the event of any approval a landscaping condition is recommended. The proposal would be in compliance with Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

8. Reference Documents

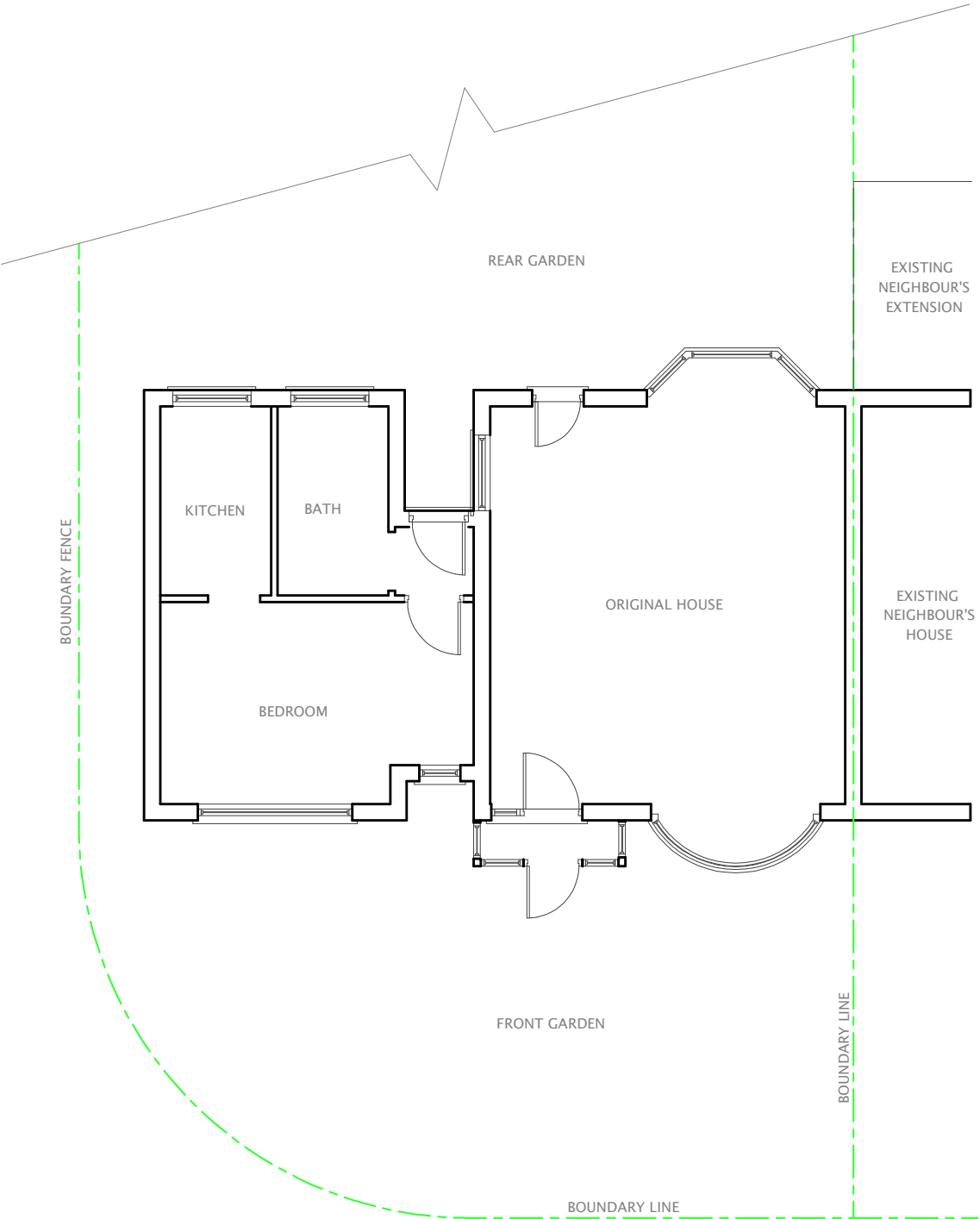
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
London Plan (2011)
NPPF (2012)
Hillingdon Design and Accessibility Statement: Accessible Hillingdon
Hillingdon Design and Accessibility Statement: Residential Layouts

Contact Officer: Jazz Ghandial

Telephone No: 01895 250230



EXISTING BLOCK PLAN
Scale 1/200



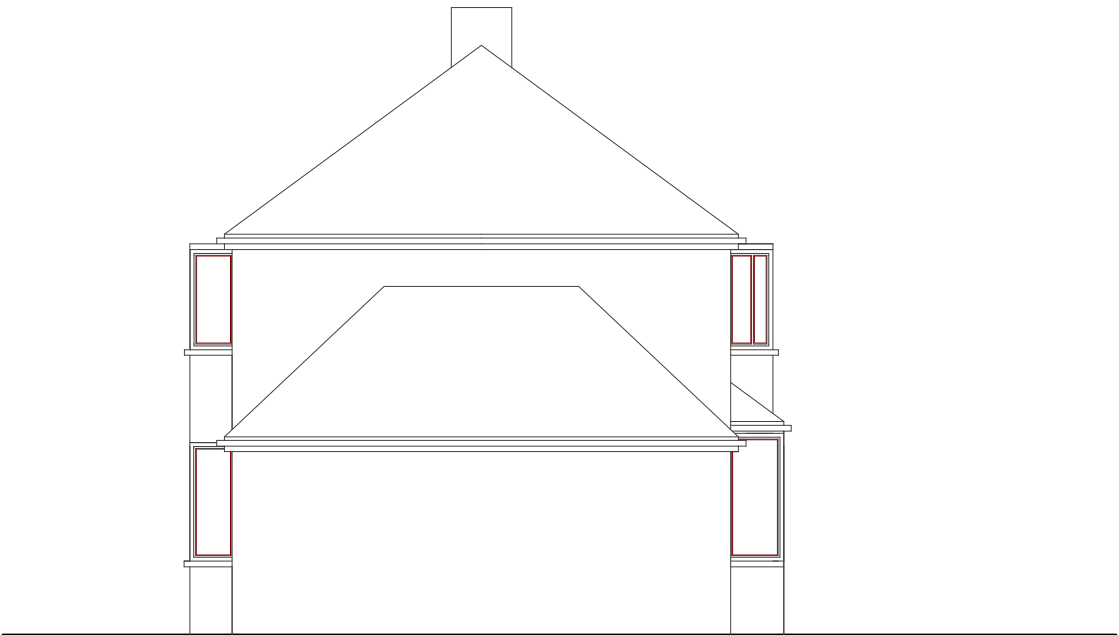
EXISTING GROUND FLOOR PLAN

All dimensions verified on site.
All work to comply with British Standards, Code of practice.
All internal works to be in accordance with client instructions.
All external surfaces to match existing.
All work to be to the satisfaction of the local authority-building surveyor.
Builder to serve building notice and comply fully in all respects.
Owner responsible for compliance with Party Wall etc Act 1996.
This drawing strictly for purposes of negotiating with local authority for planning permission only and no other purpose.

All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so.

Prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.

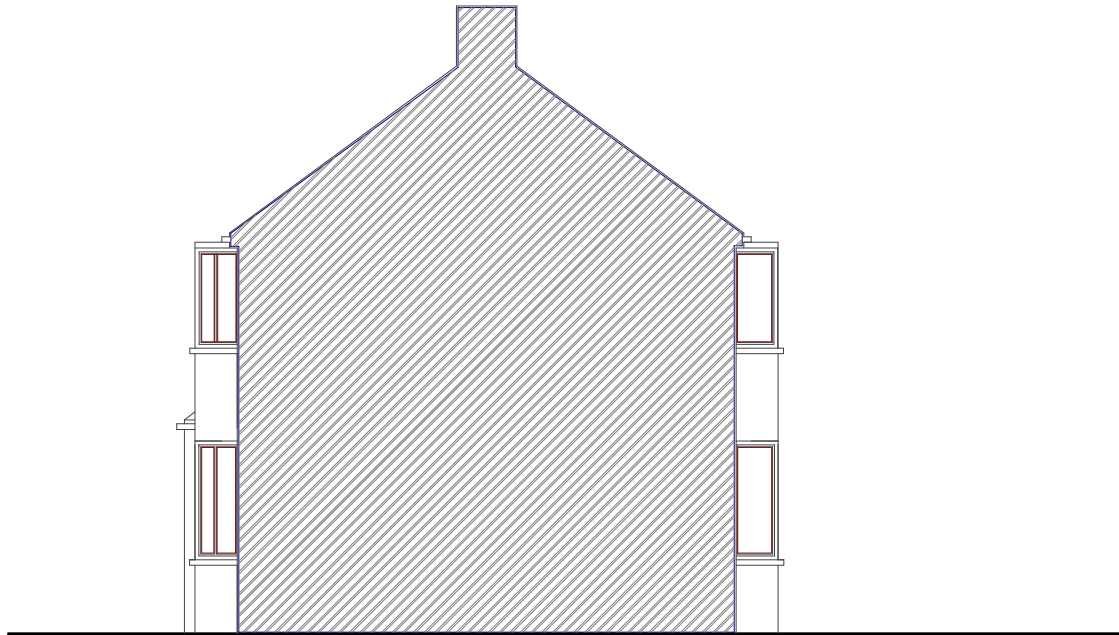
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96 BOURNE AVENUE, HAYES		
DRAWING TITLE:		
PLANS		
SCALE : 1:100		
DATE: JULY 2014		
DRAWN BY:		
DRG. NO.		REV.
14/96/BAH/101		



EXISTING LEFT SIDE ELEVATION



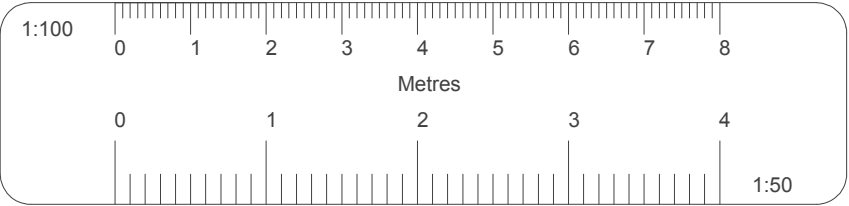
EXISTING REAR ELEVATION



EXISTING RIGHT SIDE ELEVATION



EXISTING FRONT ELEVATION

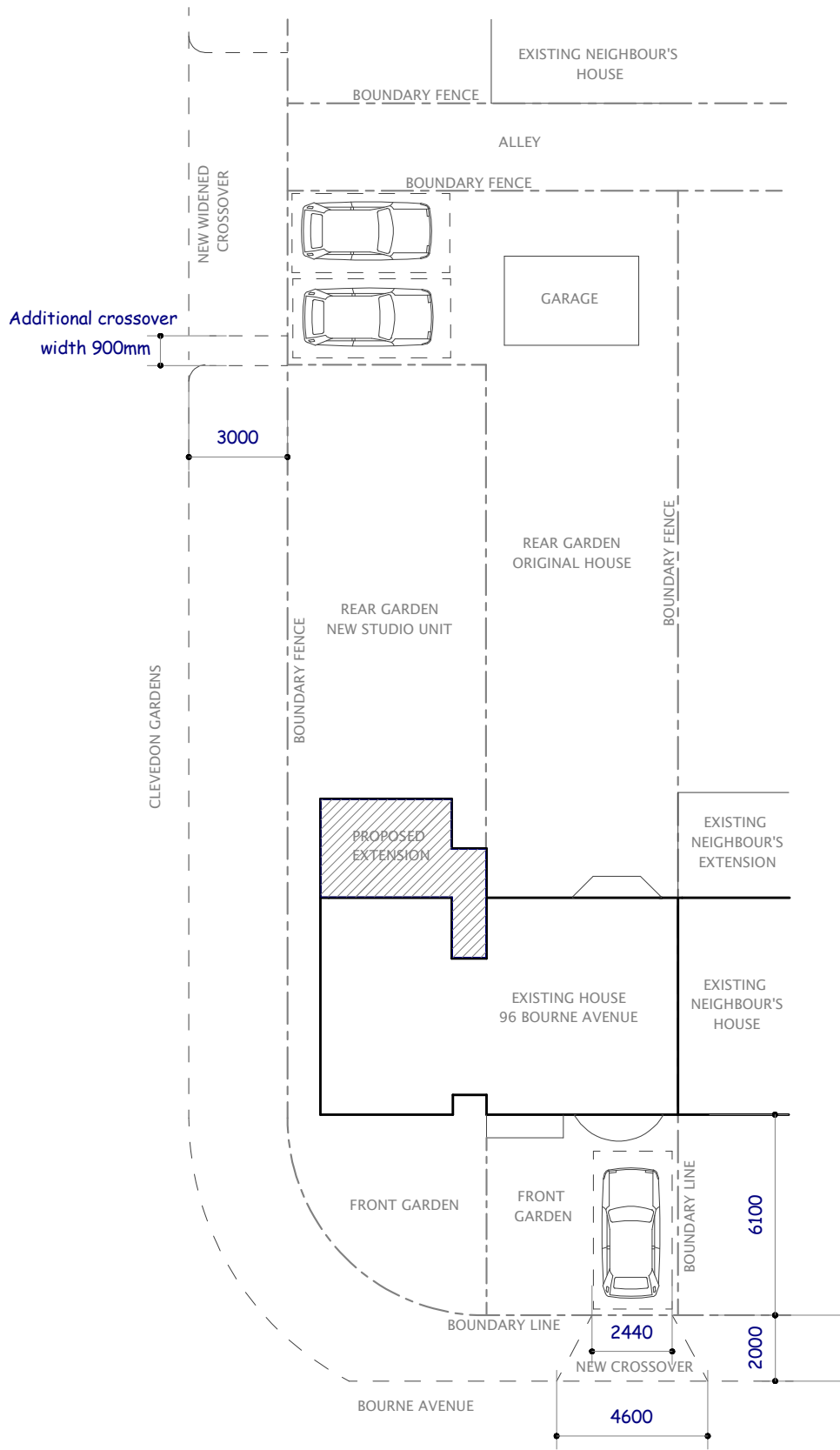
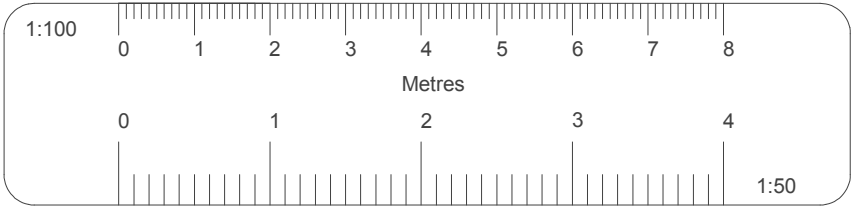


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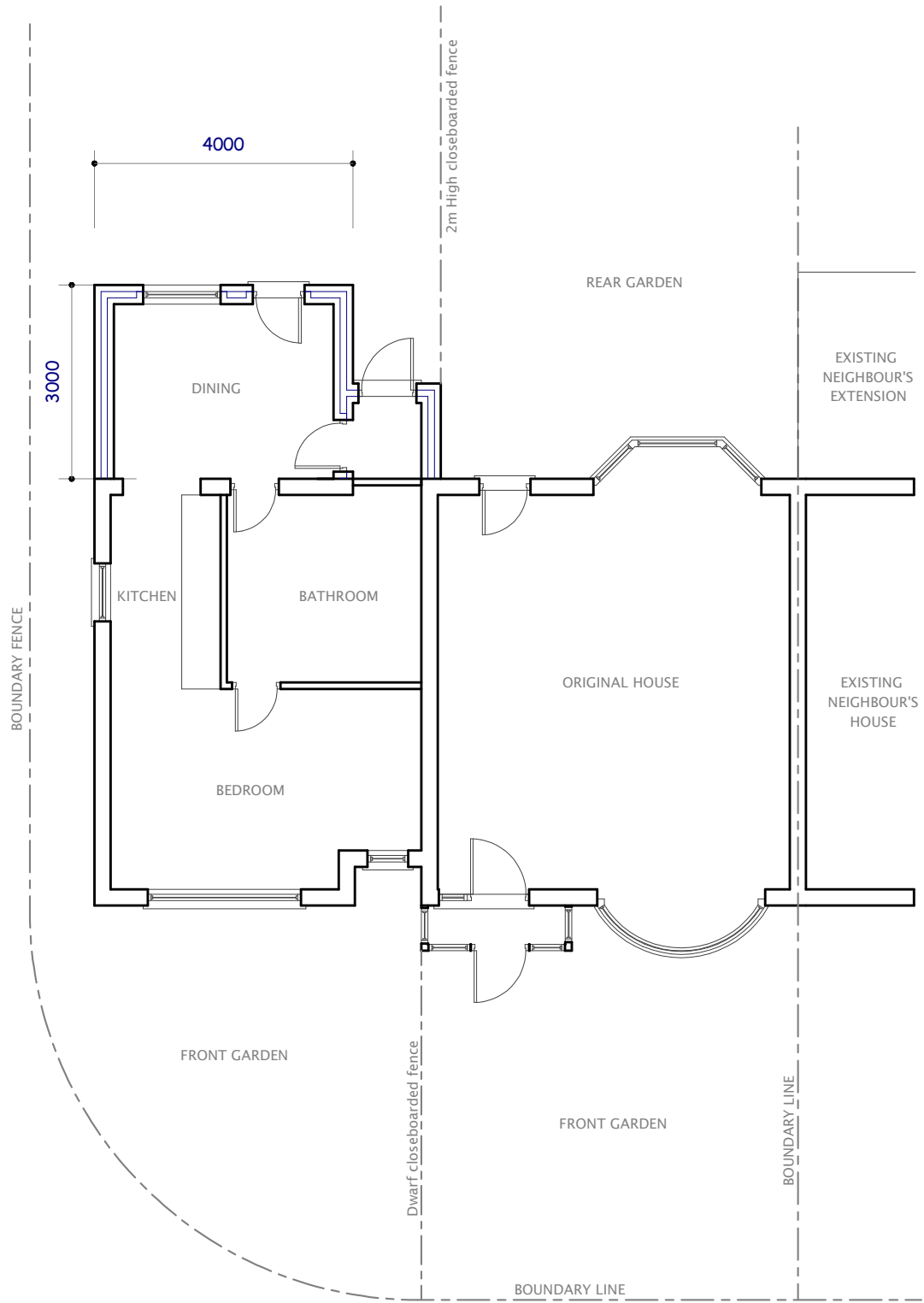
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ELEVATIONS		
SCALE : 1:100		
DATE: JULY 2014		
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DRG. NO.		REV.
14/96/BAH/102		



PROPOSED BLOCK PLAN
Scale 1/200



PROPOSED GROUND FLOOR PLAN

All dimensions verified on site.
All work to comply with British Standards, Code of practice.
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All external surfaces to match existing.
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HAYES

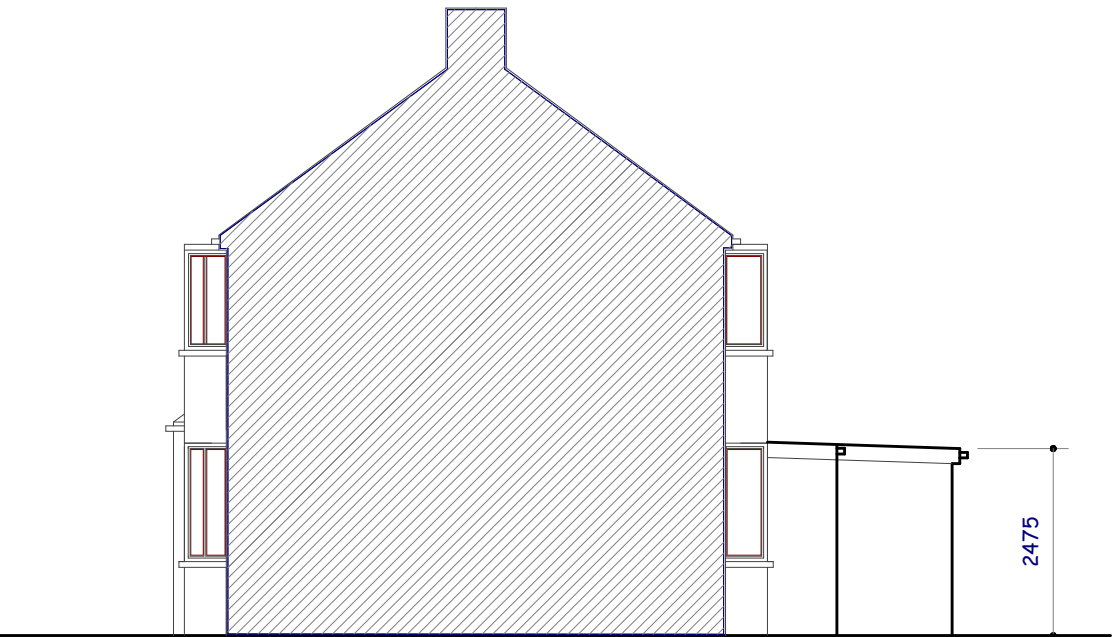
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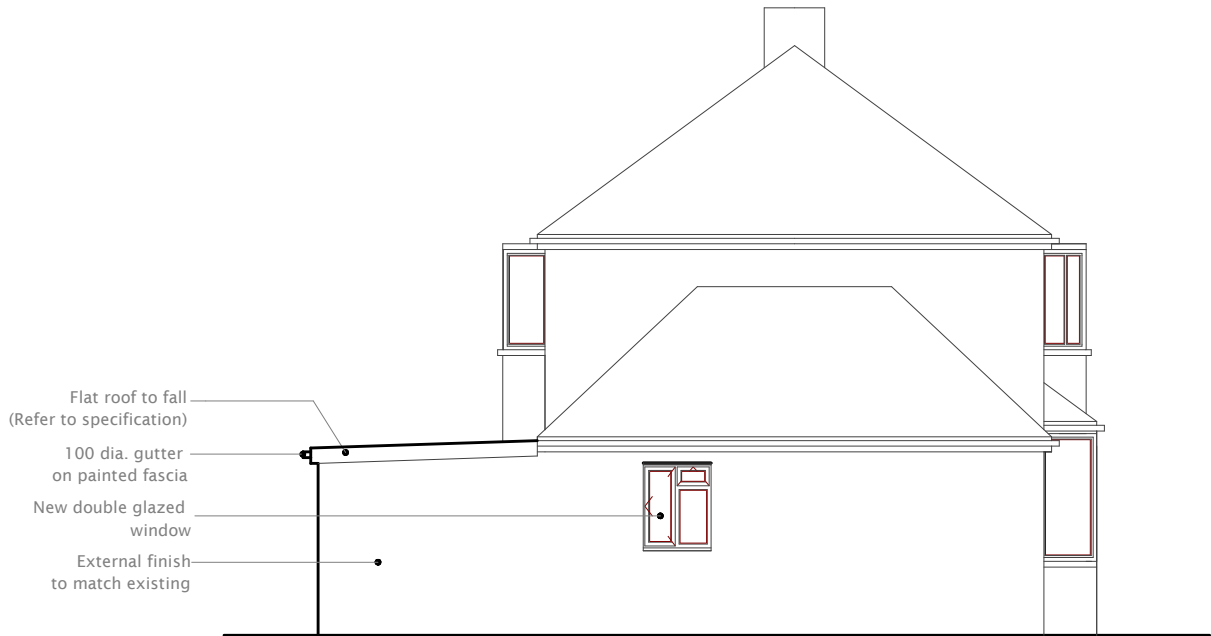
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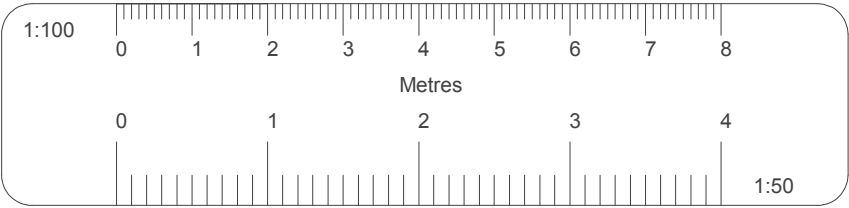
PROPOSED RIGHT SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED LEFT SIDE ELEVATION



All dimensions verified on site.
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All internal works to be in accordance with client instructions.
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