

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 1 ADELPHI CRESCENT HAYES

Development: Erection of a two storey, 2 bed dwelling with associated parking and amenity space

LBH Ref Nos: **75616/APP/2020/2866**

Drawing Nos: FDC-20-04-01
 FDC-20-04-02a
 FDC-20-04-06a
 FDC-20-04-03
 FDC-20-04-04
 FDC-20-04-05
 FDC-20-04-10a
 FDC-20-04-07a
 FDC-20-04-08a
 FDC-20-04-09a
 FDC-20-04-12
 Design and Access Statement (Ref: FDC-20-04-11a)
 Supporting Statement (Ref: FDC-20-04-13)

Date Plans received : 08/09/2020

Date(s) of Amendment(s):

Date Application Valid: 08/09/2020

1. **SUMMARY**

The application seeks planning permission for the erection of a two storey, 2 bed dwelling with associated parking and amenity space.

2. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposal by reason of its siting in this open prominent position, size, scale, bulk and proximity to the side boundary would result in the loss of an important gap characteristic to the area, resulting in a cramped appearance. The proposal would therefore represent an overdevelopment of the site to the detriment of the character, appearance and visual amenities of the area and to this existing open area of the street scene. Therefore the proposal is contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) and Policies 3.5 and 7.4 of the London Plan (2016).

2 NON2 Non Standard reason for refusal

The proposal by reason of its siting in this open prominent position, size, scale, bulk and design would be detrimental to the character, appearance and visual amenities of the street scene and the wider area. Therefore the proposal is contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) and Policies 3.5 and 7.4 of the London Plan (2016).

3 NON2 Non Standard reason for refusal

The proposed dwelling, by reason of its siting, size, scale, bulk and proximity, would be detrimental to the amenities of the adjoining occupier at 1 Adelphi Crescent by reason of overdominance, overshadowing, loss of light, visual intrusion and loss of outlook. Therefore the proposal would be contrary to Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

4 NON2 Non Standard reason for refusal

The proposal would provide a double bedrooms of an unsatisfactory size and quality for the future occupiers of the proposed dwelling 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 Hillingdon Local Plan: Part Two - Development Management Policies (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).

5 NON2 Non Standard reason for refusal

The proposed dwelling, by reason of its size and design would be inaccessible to wheelchair users contrary to policies 3.8 and 7.2 of the London Plan (2016), the Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016) and the Council's adopted Supplementary Planning Document HDAS: Accessible Hillingdon.

6 NON2 Non Standard reason for refusal

The proposed development would result in the creation of an excessive area of hardstanding at the front of the original dwelling at 1 Adelphi Crescent and the proposed dwelling with a consequent reduction in the overall provision of front garden area/amenity space and soft landscaping. The proposal is therefore detrimental to the visual amenity of the street scene and the wider area contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11 and DMHB 14 of the Hillingdon Local Plan: Part Two - Development Management Policies.

INFORMATIVES

1 I52 Compulsory Informative (1)

The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

2 I53 Compulsory Informative (2)

The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 14 Trees and Landscaping

DMHB 16 Housing Standards

DMHB 17	Residential Density
DMHB 18	Private Outdoor Amenity Space
DMT 2	Highways Impacts
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 5.3	(2016) Sustainable design and construction
LPP 5.13	(2016) Sustainable drainage
LPP 7.1	(2016) Lifetime Neighbourhoods
LPP 7.2	(2016) An inclusive environment
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 I71 LBH worked applicant in a positive & proactive (Refusing)

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

We have however been unable to seek solutions to problems arising from the application as the principal of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.

5 I74 Community Infrastructure Levy (CIL) (Refusing Consent)

This is a reminder that Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), should an application for appeal be allowed, the proposed development would be deemed as 'chargeable development' and therefore liable to pay the London Borough of Hillingdon Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). This would be calculated in accordance with the London Borough of Hillingdon CIL Charging Schedule 2014 and the Mayor of London's CIL Charging Schedule 2012. For more information on CIL matters please visit the planning portal page at: www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

3. CONSIDERATIONS

3.1 Site and Locality

The application property comprises a two storey semi-detached dwelling on a prominent corner plot on the corner of Adelphi Crescent and Weymouth Road. The dwelling has a hipped roof and vehicular access from Weymouth Road.

3.2 Proposed Scheme

The application seeks planning permission for the erection of a two storey 2 x bed dwelling with associated parking and amenity space.

3.3 Relevant Planning History

75616/APP/2020/1656 1 Adelphi Crescent Hayes

Erection of a detached two storey x 2 bed dwelling with associated parking and amenity space and the formation of waste storage and cycle store

Decision: 03-08-2020 Refused

Comment on Planning History

75616/APP/2020/1656 - Erection of a detached two storey x 2 bed dwelling with associated parking and amenity space and the formation of waste storage and cycle store was recently refused for the following reasons:

1. The proposal by reason of its siting in this open prominent position, size, scale, bulk and proximity to the side boundary would result in the loss of an important gap characteristic to the area, resulting in a cramped appearance. The proposal would therefore represent an overdevelopment of the site to the detriment of the character, appearance and visual amenities of the area and to this existing open area of the street scene. Therefore the proposal is contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) and Policies 3.5 and 7.4 of the London Plan (2016).

2. The proposal by reason of its siting in this open prominent position, size, scale, bulk and gable roof design would be detrimental to the character, appearance and visual amenities of the street scene and the wider area. Therefore the proposal is contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) and Policies 3.5 and 7.4 of the London Plan (2016).

3. The proposed dwelling, by reason of its siting, size, scale, bulk and proximity, would be detrimental to the amenities of the adjoining occupier at 1 Adelphi Crescent by reason of overdominance, overshadowing, loss of light, visual intrusion and loss of outlook. Therefore the proposal would be contrary to Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

4. The proposal would provide a double bedrooms of an unsatisfactory size and quality for the future occupiers of the proposed dwelling 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 Hillingdon Local Plan: Part Two - Development Management Policies (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).

5. The proposed dwelling, by reason of its size and design would be inaccessible to wheelchair users contrary to policies 3.8 and 7.2 of the London Plan (2016), the Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016) and the Council's adopted Supplementary Planning Document HDAS: Accessible Hillingdon.

6. The proposal has not demonstrated that sufficient off street parking/manoeuvring arrangements would be provided, given the excessive width of the proposed crossover and the manoeuvring arrangements for the parking for the existing dwelling and therefore the development is considered to result in substandard car parking provision, leading to on-street parking/queuing to the detriment of public and highway safety and contrary to policies DMT 2 and DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) and to Hillingdon's Adopted Parking Standards as set out in Appendix C of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

7. The proposed development would result in the creation of an excessive area of hardstanding at the front of the original dwelling at 1 Adelphi Crescent and the proposed dwelling with a consequent reduction in the overall provision of front garden area/amenity space and soft landscaping. The proposal is therefore detrimental to the visual amenity of the street scene and the wider area contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11 and DMHB 14 of the Hillingdon Local Plan: Part Two - Development Management Policies.

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

18 neighbouring properties were consulted by letter dated 14.9.20. By the end of the consultation period, there was no local response.

Landscape Officer:

This site is occupied by a two-storey semi-detached house, located on a corner plot at the junction with Weymouth Road. The site comprises a wide triangular-shaped garden to the side of the house. There is a recently demolished store and hard-standing, with a dropped kerb, along the side boundary with number 3. The only notable tree is a 5 metre high holly located near the Adelphi Crescent boundary. There are no TPO's or Conservation Area designations affecting the site.

COMMENT: A previous application, ref. 2020/16456, was refused. No trees will be removed according to the proposed plans, however, it is unlikely that the holly will survive the amount of construction disturbance and excavation proposed so close to its root protection area.- It may be more satisfactory to remove the tree and replace when the construction work is complete. The frontage to the new building will continue to be dominated by car parking for two cars. The car parking arrangement for the existing house appears to be particularly tortuous with a relatively long driveway consuming much of the front garden space.

RECOMMENDATION: If you are minded to approve this application, please add conditions RES9 (parts 1, 2 and 5).

Access Officer:

This development application has been assessed against the requirements of London Plan policy 3.8 (c). The floor plans as submitted fail to demonstrate compliance with the above Policy requirements as follows: 1. The porch as shown on plan achieves an inadequate distance of circa 750mm between the swing of the outer door and the inner porch door. This should be increased to a distance of no less than 1500mm in accordance with Diagram 23 as set out in Approved Document M to the Building Regulations 2010 (2015 edition). 2. The hallway width falls below the minimum standard required, particularly on the approach to and into the proposed kitchen. The hallway should be no less than 1200mm wide on the approach into the kitchen. Conclusion: Unacceptable.

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:

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 14 Trees and Landscaping

DMHB 16 Housing Standards

DMHB 17 Residential Density

DMHB 18 Private Outdoor Amenity Space

DMT 2 Highways Impacts

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 5.3 (2016) Sustainable design and construction

LPP 5.13 (2016) Sustainable drainage

LPP 7.1 (2016) Lifetime Neighbourhoods

LPP 7.2 (2016) An inclusive environment

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:

7. MAIN PLANNING ISSUES

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

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

The separation distance between the two storey elements of the host dwelling and proposed dwelling is just 5.6m. Given the proximity and orientation of the proposed dwelling, the outlook from rear facing windows and the garden to the rear would be dominated by the proposed dwelling resulting in an unacceptable loss of light and outlook to the occupants of this property. Thus, the proposed dwelling, by reason of its siting, size, scale, bulk and proximity, would be detrimental to the amenities of the adjoining occupier at 1 Adelphi Crescent by reason of overdominance, overshadowing, loss of light, visual intrusion and loss of outlook. Therefore the proposal would be contrary to Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

The proposed dwelling would not project beyond the rear elevation of adjacent number 3 Adelphi Crescent and would not result in an unacceptable loss of amenity to the occupants of this property.

7.2 Impact on Street Scene

The NPPF (2012) notes the importance of achieving design which is appropriate to its context stating that 'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.'

Policy 7.1 of the London Plan states that "design of new buildings and the spaces they create should help reinforce or enhance the character, legibility, permeability and accessibility of the neighbourhood".

Policy 7.4 of the London Plan states, "Development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. It should improve an area's visual or physical connection with natural features. In areas of poor or ill-defined character, development should build on the positive elements that can contribute to establishing an enhanced character for the future function of the area".

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

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that All development, including extensions, alterations and new buildings will be required to be designed to the highest standards and, incorporate principles of good design including: i) harmonising with the local context by taking into account the surrounding: · scale of development, considering the height, mass and bulk of adjacent structures; · building plot sizes and widths, plot coverage and established street patterns; · building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure; architectural composition and quality of detailing; local topography, views both from and to the site; and impact on neighbouring open spaces and their environment. ii) ensuring the use of high quality building materials and finishes; iii) ensuring that the internal design and layout of development maximises sustainability and is adaptable to different activities; iv) protecting features of positive value within and adjacent to the site, including the

safeguarding of heritage assets, designated and un-designated, and their settings; and v) landscaping and tree planting to protect and enhance amenity, biodiversity and green infrastructure.

The application site, together with other corner properties in the vicinity are defined by large open spaces to the side of the existing dwellings. It is considered that this open space character gives several properties in the immediate locality, including the application dwelling, the appearance of significant spaciousness within their plots and makes a positive visual contribution to the appearance of the street scene. The open space character and visual gaps also help to clearly define the semi-detached and end terraced contexts of several junction/corner properties in the immediate locality. The corner plot positioning of the application dwelling is such that it is visually prominent on both street scenes. The adjacent properties on Adelphi Crescent have an established and uniform front building line and the front gardens and the side garden area of the application property results in a sense of spaciousness not only at the road junction but along the road. This is mirrored on the opposite side of the road at all 4 corner properties with Weymouth Road and Adelphi Crescent. The proposed dwelling, given its corner plot would appear to largely fill this spacious corner plot with the single storey front projection breaching the return building line. Furthermore, the dwelling is sited right on the boundary with the adjoining property at No. 3 Adelphi Crescent, resulting in a cramped form of development.

The semi-detached dwellings in the road and adjoining roads are of two storey in height and are characterised by their hipped roof design. The proposed dwelling, has been amended since the previous application was refused, to include a hipped roof which is considered to better respect the roof forms in the locality. However, it has a squat appearance which does not reflect the prevailing character of the locality.

However, the proposed development, by reason of its siting in this open prominent position, size, scale, bulk, detached design and proximity to the side boundary would result in the loss of an important gap characteristic to the area, resulting in a cramped appearance and a design which would be uncharacteristic. The proposal would therefore represent an overdevelopment of the site to the detriment of the character, appearance and visual amenities of the area and to this existing open area of the street scene. Therefore the proposal is contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) and Policies 3.5 and 7.4 of the London Plan (2016).

7.3 Traffic Impact/Pedestrian Safety

See below

7.4 Carparking & Layout

Policy DMT 2: Highways Impacts states:

Development proposals must ensure that:

- i) safe and efficient vehicular access to the highway network is provided to the Council's standards;
- ii) they do not contribute to the deterioration of air quality, noise or local amenity or safety of all road users and residents;
- iii) safe, secure and convenient access and facilities for cyclists and pedestrian are satisfactorily accommodated in the design of highway and traffic management schemes;
- iv) impacts on local amenity and congestion are minimised by routing through traffic by the most direct means to the strategic road network, avoiding local distributor and access

roads; and

v) there are suitable mitigation measures to address any traffic impacts in terms of capacity and functions of existing and committed roads, including along roads or through junctions which are at capacity.

Policy DMT 6: Vehicle Parking states:

A) Development proposals must comply with the parking standards outlined in Appendix C Table 1 in order to facilitate sustainable development and address issues relating to congestion and amenity.

The Council may agree to vary these requirements when:

i) the variance would not lead to a deleterious impact on street parking provision, congestion or local amenity; and/or

ii) a transport appraisal and travel plan has been approved and parking provision is in accordance with its recommendations.

B) All car parks provided for new development will be required to contain conveniently located reserved spaces for wheelchair users and those with restricted mobility in accordance with the Council's Accessible Hillingdon SPD.

The proposal would result in the creation of a new crossover to serve the host dwelling at Number 1 introduce a long driveway to the frontage to the 2 parking spaces to serve the host dwelling.

The revised proposal includes swept paths to demonstrate adequate manoeuvring arrangements for the proposed parking spaces for the existing dwelling.

It is considered on balance, that the proposal is acceptable in accordance with policies DMT2 and DMT6.

7.5 Urban Design, Access and Security Considerations

Policy DMHB 16: Housing Standards states:

All housing development should have an adequate provision of internal space in order to provide an appropriate living environment. To achieve this all residential development or conversions should:

meet or exceed the most up to date internal space standards, as set out in Table 5.1. A two bedroom (3 person) two storey house is required to provide 79 square metres which the proposal would meet. However, consideration is given to the fact that one of the double bedrooms would fail to meet the National Space Standards minimum dimensions of 11.5 square metres and would provide a poor standard of accommodation to the future occupants of the property in conflict with Policy 3.5 of the London Plan and Policy DMHB 16 of the Local plan - Part Two (2020).

Policy DMHB 18: Private Outdoor Amenity Space states:

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

7.6 Other Issues

Landscaping

Policy DMHB 14: Trees and Landscaping requires:

A) All developments will be expected to retain or enhance existing landscaping, trees, biodiversity or other natural features of merit.

B) Development proposals will be required to provide a landscape scheme that includes hard and soft landscaping appropriate to the character of the area, which supports and enhances biodiversity and amenity particularly in areas deficient in green infrastructure.

C) Where space for ground level planting is limited, such as high rise buildings, the inclusion of living walls and roofs will be expected where feasible.

D) Planning applications for proposals that would affect existing trees will be required to provide an accurate tree survey showing the location, height, spread and species of trees.

Where the tree survey

identifies trees of merit, tree root protection areas and an arboricultural method statement will be required to show how the trees will be protected. Where trees are to be removed, proposals for replanting of new trees on-site must be provided or include contributions to offsite provision.

The proposal would necessitate the introduction of a long driveway to serve the 2 proposed parking spaces on the frontage of Number 1 Adelphi Crescent. The revised plans do include some soft landscaping, however, the frontage would still be dominated by hardstanding which would detract from the character and appearance of the area in conflict with Policy DMHB 11 and DMHB 14 of the Local Plan - Part Two (2020). .

Accessibility

It is noted that the proposed attached dwelling incorporates design features which are incompatible with the standards required for an M4 (2) category home, as required by London Plan policy 3.8 (c) which requires all new housing to provide appropriate facilities for people with disabilities. As such the proposal is considered unacceptable in accessibility terms.

CIL

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

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: Nicola Taplin

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