

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 102 HUNTERS GROVE HAYES

Development: Two storey side extension with alterations to front and porch to front to form a 1-bed dwelling house

LBH Ref Nos: **47772/APP/2020/4054**

Drawing Nos: Proposed Roof Plan Dated 24.03.2021
Proposed Rear Elevation Dated 24.03.2021
Proposed Front Elevation Dated 24.03.2021
Proposed Section D Dated 24.03.2021
Proposed First Floor Plan Dated 24.03.2021
Proposed Section B Dated 24.03.2021
Proposed West Elevation Dated 24.03.2021
Proposed Street Front Elevation Dated 24.03.2021
Proposed Ground Floor Plan Dated 24.03.2021
Proposed Section C Dated 24.03.2021
Proposed Section A Dated 24.03.2021
Proposed East Elevation Dated 24.03.2021
Proposed Loft Floor Plan Dated 24.03.2021
Existing Loft Floor Plan
Existing Roof Plan
Existing Section A
Existing Section B
Existing Section C
Existing Section D
Existing Front Elevation
Existing Ground Floor Plan
Existing First Floor Plan
Existing Street Front Elevation
Existing Rear Elevation
Existing West Elevation
Location Plan (1:1250)
Block Plan (1:500)
Existing East Elevation

Date Plans received : 04/01/2021 **Date(s) of Amendment(s):** 07/12/2020

Date Application Valid: 04/01/2021

1. SUMMARY

The current application seeks planning permission for a two storey side extension with alterations to front and porch to front to form a 1-bed dwelling house.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposal would provide an indoor living area of an unsatisfactory size for the future occupiers of the proposed unit 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 and Table 5.1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020), Policy D6 and Table 3.1 of the London Plan (2021), the Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016) and the Technical Housing Standards - Nationally Described Space Standard (March 2015).

2 NON2 Non Standard reason for refusal

The proposed parking and front garden layout, by virtue of the siting of the bin store along the front boundary and the excessive hardstanding to the frontage would result in an incongruous addition to the street scene and fails to satisfy policies DMHB 11 and DMHB 14 of the Hillingdon Local plan - Part Two (2020).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

DMH 2	Housing Mix
DMH 6	Garden and Backland Development
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHB 16	Housing Standards
DMHB 18	Private Outdoor Amenity Space
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
LPP GG2	(2021) Making the best use of land
LPP GG4	(2021) Delivering the homes Londoners needs
LPP D4	(2021) Delivering good design
LPP D6	(2021) Housing quality and standards
LPP D7	(2021) Accessible housing
LPP T4	(2021) Assessing and mitigating transport impacts
LPP T5	(2021) Cycling

LPP T6	(2021) Car parking
LPP T6.1	(2021) Residential parking
NPPF- 2	NPPF-2 2018 - Achieving sustainable development
NPPF- 5	NPPF-5 2018 - Delivering a sufficient supply of homes
NPPF- 11	NPPF-11 2018 - Making effective use of land
NPPF- 12	NPPF-12 2018 - Achieving well-designed places

3 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.

4 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 property is located on the southern side of Bridge Way and consists of a two storey semi-detached dwelling which has a main hipped roof with white render external facing. The rear garden is flat and enclosed by panel fencing. The frontage is covered in hardstanding and grass which provides space to park approximately 2 vehicles.

3.2 Proposed Scheme

The current application seeks planning permission for a two storey side extension with alterations to front and porch to front to form a 1-bed dwelling house.

3.3 Relevant Planning History

47772/APP/2017/1730 102 Hunters Grove Hayes

Two storey side extension and single storey side/rear extension

Decision: 17-07-2017 Refused

47772/APP/2019/1917 102 Hunters Grove Hayes

Two storey side extension, part two storey, part single storey rear extension, porch to front and conversion of dwelling into 2 x two storey, 3-bed self contained dwellings with associated parking and amenity space

Decision: 14-08-2019 Refused

Appeal: 18-11-2019 Dismissed

47772/APP/2019/2944 102 Hunters Grove Hayes

Two storey side extension, part two storey, part single storey rear extension, porch to front and conversion of dwelling into 2 x two storey, 2-bed self-contained dwellings with associated parking and amenity space

Decision: 30-10-2019 Refused

47772/APP/2020/1593 102 Hunters Grove Hayes

Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4 metres, for which the maximum height would be 2.75 metres, and for which the height of the eaves would be 2.55 metres

Decision: 22-07-2020 PRN

47772/APP/2020/2619 102 Hunters Grove Hayes

Conversion of roof space to habitable use to include a rear dormer and conversion of roof from hip to gable end, single storey side extension, porch to front, erection of a rear boundary wall and alterations to front forecourt include low-bearing boundary wall and alterations to facade (Application for a Certificate of Lawful Development for a Proposed Development)

Decision: 13-10-2020 Approved

47772/PRC/2019/242 102 Hunters Grove Hayes

Two storey side extension, part two storey, part single storey rear extension, porch to front and conversion of dwelling into 2 x two storey, 2-bed self-contained dwellings with associated parking and amenity space

Decision: 24-02-2020 OBJ

Comment on Planning History

-47772/APP/2020/2619 - Conversion of roof space to habitable use to include a rear dormer and conversion of roof from hip to gable end, single storey side extension, porch to front, erection of a rear boundary wall and alterations to front forecourt include low-bearing boundary wall and alterations to facade (Application for a Certificate of Lawful Development for a Proposed Development) - Approved 13/10/2020

-47772/APP/2020/1595 - Porch to front and part two storey part single storey side/rear extension - Approved 18/8/2020

- 47772/APP/2020/1597 - Conversion of roof space to habitable use to include a rear dormer, and conversion of roof from hip to gable end, single storey side extension, porch to front, erection of a rear boundary wall and alterations to front forecourt include low-bearing boundary wall and alterations to facade (Application for a Certificate of Lawful Development for a Proposed Development) - awaiting determination

- 47772/APP/2020/1593 - Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4 metres, for which the maximum height would be 2.75 metres, and for which the height of the eaves would be 2.55 metres - Prior Approval Not Required 22/7/2020

- 47772/APP/2019/2944 - Two storey side extension, part two storey, part single storey rear extension, porch to front and conversion of dwelling into 2 x two storey, 2-bed self-contained dwellings with associated parking and amenity space - Refused 30/10/2019

Refusal reason

The proposed development, by virtue of its failure to provide amenity space of sufficient size and quality commensurate to the size and layout of the said units, would result in an over-development of the site detrimental to the residential amenity of existing and future occupiers. The proposal is therefore contrary to Policies H7, BE19 and BE23 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012), Policy DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

- 47772/APP/2019/1917 - Two storey side extension, part two storey, part single storey rear extension, porch to front and conversion of dwelling into 2 x two storey, 3-bed self contained dwellings with associated parking and amenity space
Refused on 14/8/19

Refusal reasons:

1. The proposal would provide indoor living areas of an unsatisfactory size for the future occupiers of the proposed units 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 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).

2. The proposed dwelling, within the extended element, which has two or more bed spaces, fails to provide at least one double (or twin) bedroom of a sufficient size, 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 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 development, by virtue of its failure to provide amenity space of sufficient size and quality commensurate to the size and layout of the said units, would result in an over-development of the site detrimental to the residential amenity of existing and future occupiers. The proposal is therefore contrary to Policies BE19 and BE23 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

- 47772/APP/2017/1730 - Two storey side extension and single storey side/rear extension
Refused on 17/7/17

Refusal reasons:

1. The proposed part two storey, part single storey side/rear extension, by reason of its size, scale, bulk and proximity to the side boundary, would result in a closing of the visually open gap between it and the neighbouring property, 104a Hunters Grove, giving rise to a cramped form of development and possible terracing effect, which would be detrimental to the visual amenities of the street scene and the surrounding area generally. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15, BE19 and BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

2. The proposed two storey side extension, by virtue of its siting, size, scale and design, including the lack of a set back from the front at all levels, would fail to appear as a subordinate addition and would thus be detrimental to the appearance of the original house, the visual amenities of the street scene and the character and appearance of the wider area. The proposal is therefore 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) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

3. The proposed part two storey, part single storey side/rear extension, by virtue of its size, scale, bulk and proximity, would be detrimental to the amenities of the adjoining occupier at 104a Hunters Grove 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 adopted Supplementary Planning Document HDAS: Residential Extensions.

- 47772/APP/2016/2267 - Two storey side extension and single storey side/rear extension
Approved on 6/4/17

- 47772/APP/2006/732 - Erection of a single-storey side and rear extension
Approved on 04/05/2006

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

22 neighbouring properties and the local residents association were consulted by letter dated 6/1/2021. the consultation period expired on 27/1/2021.

Two written representations have been received, one in favour and one objecting to the proposal summarised as follows: -

3 car parking spaces but no dropped kerb access shown

Officer response - the concern raised above will be addressed within the body of this report

landscape Officer -

This site is occupied by a two-storey end of terrace house, located on the south side of Hunters Grove. There are no TPO's or Conservation area designations affecting the property.

COMMENT: No trees will be affected by the proposal. There is an excessive area of hard surfacing in the front garden - far more than is required to accommodate bin stores three parking spaces and a footpath. Car parking should be arranged closer to the back edge of the pavement and more soft living landscape introduced into the front garden. The bin store should be sited more discretely, either to the rear or in the front but screened with planting.

RECOMMENDATION: The proposed parking/front garden layout fails to satisfy policies DMHB 11 and DMHB 14, and the application should be refused unless a revised layout is forthcoming

6. Local Plan Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMH 2 Housing Mix

DMH 6 Garden and Backland Development

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 14 Trees and Landscaping

DMHB 16 Housing Standards

DMHB 18 Private Outdoor Amenity Space

DMHD 1 Alterations and Extensions to Residential Dwellings

DMT 1 Managing Transport Impacts

DMT 2 Highways Impacts

DMT 6 Vehicle Parking

LPP GG2 (2021) Making the best use of land

LPP GG4 (2021) Delivering the homes Londoners needs

LPP D4 (2021) Delivering good design

LPP D6 (2021) Housing quality and standards

LPP D7 (2021) Accessible housing

LPP T4 (2021) Assessing and mitigating transport impacts

LPP T5 (2021) Cycling

LPP T6 (2021) Car parking

LPP T6.1 (2021) Residential parking

NPPF- 2 NPPF-2 2018 - Achieving sustainable development

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

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

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

In addition: Development Plan

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

The Development Plan for the London Borough of Hillingdon currently consists of the following documents:

The Local Plan: Part 1 - Strategic Policies (2012)

The Local Plan: Part 2 - Development Management Policies (2020)

The Local Plan: Part 2 - Site Allocations and Designations (2020)
The West London Waste Plan (2015)
The London Plan (2021)

Material Considerations

The National Planning Policy Framework (NPPF) (2019) is also a material consideration in planning decisions, as well as relevant supplementary planning documents and guidance.

7. MAIN PLANNING ISSUES

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

Policy DMHB 11 B) of the Hillingdon Local Plan Part 2: Development Management Policies (January 2020) states that development proposals should not adversely impact on the amenity of adjacent properties and open space. Policy DMHD 1 of the Hillingdon Local Plan Part 2: Development Management Policies (January 2020) states that there is no unacceptable loss of outlook to neighbouring occupiers.

The two storey side dwelling would not breach the 45 degree rule when measured from the centre of the nearest first floor windows in the rear elevations of Nos. 100 or 104A Hunters Grove. In addition the extension would be set in by 1 metre from the shared side boundary. The window proposed in the flank elevation facing north west towards 104A Hunters Grove would serve a bedroom. However, as this bedroom would benefit from windows to the rear and south east flank elevations this could be conditioned to be obscure glazed and non opening below 1.8m to prevent any overlooking of this neighbouring property should planning permission be forthcoming. The proposed ground floor windows in this flank elevation would face onto boundary treatment of a 1.8m high close boarded timber fence and therefore would not be visible below 1.8m.

7.2 Impact on Street Scene

Policy DMHB 11 of the Hillingdon Local Plan Part 2: Development Management Policies (January 2020) advises that all new 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, roof lines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure.

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020)

states that: - A) Planning applications relating to alterations and extensions of dwellings will be required to ensure that: i) there is no adverse cumulative impact of the proposal on the character, appearance or quality of the existing street or wider area; ii) a satisfactory relationship with adjacent dwellings is achieved; iii) new extensions appear subordinate to the main dwelling in their floor area, width, depth and height; iv) new extensions respect the design of the original house and be of matching materials; vi) adequate garden space is retained; vii) adequate off-street parking is retained, as set out in Table 1: Parking Standards in Appendix C; viii) trees, hedges and other landscaping features are retained; and ix) all extensions in Conservation Areas and Areas of Special Local Character, and to Listed and Locally Listed Buildings, are designed in keeping with the original house, in terms of layout, scale, proportions, roof form, window pattern, detailed design and materials.

B) Rear Extensions vi) two storey extensions should not extend into an area provided by a 45-degree line of sight drawn from the centre of the nearest ground or first floor habitable room window of an adjacent property and should not contain windows or other openings that overlook other houses at a distance of less than 21 metres;

C) Side Extensions i) side extensions should not exceed half the width of the original property; ii) extensions to corner plots should ensure that the openness of the area is maintained and the return building line is not exceeded; iii) garages should reflect the size guidelines set out in Appendix C Parking standards; iv) two storey side extensions should be set in a minimum of 1 metre from the side boundary but more if on a wider than average plot, in order to maintain adequate visual separation and views between houses;

A1.11 Two-storey side extensions on detached and semi-detached houses should be set back from the main front wall of the dwelling by at least one metre to provide definition between the original house and the extension. Similarly, roofs of side extensions should be set back from the front roof plane so that their ridges are lower than the main ridge to ensure that the addition reads as a subordinate element.

The proposed two storey side extension would be 2.7 m in width on the front elevation increasing to 3.6m on the rear elevation. It would have a depth of 10.1 m at both ground and first floor levels (including 3 m beyond the rear wall). The side extension would be set in from the side boundary by 1 metre for the full height of the building and would be less than half the width of the original dwelling of 6.2 m. Both the ground and first floor elements would be set back by 1 metre from the front building line and set down from the main roof ridge line.

Although the proposal, as a two storey side extension to the host dwelling, would be policy compliant in this regard the proposed use as an attached one bed dwelling with a separate entrance on the side elevation raises other policy concerns issues as discussed within the body of this report.

D) Front Extensions i) alterations and extensions to the front of a house must be minor and not alter the overall appearance of the house or dominate the character of the street. Front extensions extending across the entire frontage will be refused; ii) porches should be subordinate in scale and individually designed to respect the character and features of the original building; pastiche features will not be supported; and iii) notwithstanding the above, at least 25% of the front garden must be retained.

The proposed porch would be subordinate in scale and respect the character of the original building. It is noted that there are many similar porches in the vicinity of the subject site and in the street scene in general.

Consequently, it is considered that the front porch extension elements would comply with Policies DMHB 11 of the and DMHD 1 of the Hillingdon Local Plan Part 2: Development Management Policies (January 2020)

7.3 Traffic Impact/Pedestrian Safety

Highways & Transportation commented on the originally submitted plans as follows: -

Brief Description of Proposed Development: Two storey side extension with alterations to front and porch to front to form a 1-bed dwelling house.

Highways Comments: The Hillingdon Local Plan: Part 2 Development Management Policies (2020) Policy DMT 6: Vehicle Parking requires that development proposals must comply with the relevant parking standards for both car and cycles. Policy DMT 6 refers to

the Council's vehicle parking standard contained in the Appendix C, which allows a maximum 2 car parking spaces for the 3 bed dwelling and between 1 and 1.5 spaces for the 1 bed per dwelling. The drawings provided show the existing dwelling has 3 bedrooms, for a house of this size Policy DMT 6 allows a maximum of 2 car parking spaces.

The new development is a 1 bed dwelling and so 1 on-site car parking space would be acceptable. Whilst in the application form and submitted proposed plan it states/shows 3 existing car parking spaces in the front forecourt, however the site has no formal crossover/dropped kerb. Any formal forecourt car parking layout and arrangement should be in accordance with policy DMT 6 and will require the applicant to provide detailed plans with annotated dimensions of the parking bays (including unobstructed pedestrian path between the public highway and the entrances to the dwellings) with either each/shared vehicle access with provision of pedestrian visibility splays.

For road safety reasons, it is necessary to maintain pedestrian visibility splays, these must measure 1.5m back and 1.5m either of where the new vehicle crossover meets the back edge of footway and clear of obstruction more than 0.6m high. This unobstructed area is required so that drivers can see and be seen by pedestrians on a footway to avoid any collision. The splays must be wholly within the site's curtilage and physically protected by for example a dwarf wall, this is to stop them being driven over. The applicant is required to provide pedestrian visibility splays at the new vehicle access.

However, from the information provided it appears that there will be no cycle parking. That for a development of this type Policy DMT 6 requires that up to 2 covered and secure bicycle parking spaces should be provided. Furthermore, Policy DMT 6 requires that the car parking space for the new dwelling must have an active electric vehicle charging point.

RECOMMENDATION: Refuse

Reasons for Refusal: For the reasons stated above the application has failed to demonstrate a satisfactory policy and design-led approach to the layout of the car parking, and also not provisioned for pedestrian visibility splays, secure and sheltered cycle parking and electric charge points contrary with Policy DMT 6, Local Plan Part 2 Development Management Policies adopted January 2020, and the aims of national planning guidance contained in the National Planning Policy Framework (2019).

Officer response - It is noted that the originally submitted plans do show two cycle spaces to the rear of the property

Revised plans were submitted on 4th March to address the concerns raised above and Highways have commented as follows: -

Revised highways comments 23 March 2021:

Further to the submitted revise plan submitted 4 March 2021, I have the following comments to make:

The car parking provision and layout is policy DMT 6 compliant, however the applicant has not shown an EV charge point for the new dwelling, and the cycle parking shown at the rear of the new dwelling is open and should be secure and sheltered, the HA believes there is sufficient scope for the applicant to satisfactorily address the above comment and could be conditioned.

RECOMMENDATION: Subject to the following conditions, I have no objection:

Conditions:

Before the occupation of the proposed development, details of EV charging point and secure and sheltered cycle parking/storage in accordance with policy DMT 6 for the new development shall be submitted to and approved in writing by the Local Planning Authority.

Officer response - Noted

7.4 Carparking & Layout

As discussed above

7.5 Urban Design, Access and Security Considerations

Policy DMH 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that the Council will require the provision of a mix of housing units of different sizes in schemes of residential development to reflect the Council's latest information on housing need. The Council will require the provision of a mix of housing units of different sizes in schemes of residential development to reflect the Council's latest information on housing need.

Policy DMH 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that

there is a presumption against the loss of gardens due to the need to maintain local character, amenity space and biodiversity. In exceptional cases a limited scale of back land development may be acceptable, subject to the following criteria: i) neighbouring residential amenity and privacy of existing homes and gardens must be maintained and unacceptable light spillage avoided; ii) vehicular access or car parking should not have an adverse impact on neighbours in terms of noise or light. Access roads between dwellings and unnecessarily long access roads will not normally be acceptable; iii) development on back land sites must be more intimate in mass and scale and lower than frontage properties; and iv) features such as trees, shrubs and wildlife habitat must be retained or re-provided.site.

The area of the site to be developed, although not a rear garden area, is part of the residential amenity space to the side of the host dwelling. The new dwelling would have a depth of between 10.1 m, a width of between 2.7 m and 3.6 m set under a hipped roof. The proposal includes the provision of 3 off street parking spaces for both the existing dwelling and the new dwelling.

It is noted that there is an extant planning permission for a two storey side extension under reference 47772/APP/2020/1595 dated 18/8/2020

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 one bedroom (2 person) two storey house is required to provide 58 square metres which the proposal fails to comply with at 55 sqm. It is noted that the the second floor is non habitable roofspace and cannot be included as part of the gross internal floor area. Thus, the proposal would provide an indoor living area of an unsatisfactory size for the future occupiers of the proposed unit 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 (January 2020), Policy D6 of the London Plan (2021), the Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016) and the Technical Housing Standards - Nationally Described Space Standard (March 2015).

That said, the double bedroom would meet the National Space Standards minimum dimensions of 11.5 square metres.

Policy DMHB 18: Private Outdoor Amenity Space states:

All new residential development and conversions will be required to provide good quality and usable private outdoor amenity space. Amenity space should be provided in accordance with the standards set out in Table 5.2. A three bedroom dwelling is required to provide 60 square metres and a one bed 40 sqm. Both the existing and proposed dwelling would achieve this at 63 sqm and 47 sqm respectively in accordance with the above policy.

7.6 Other Issues

Trees & Landscaping commented as follows: -

This site is occupied by a two-storey end of terrace house, located on the south side of Hunters Grove. The plot benefits from additional space on the west side. The front 'garden' has been sacrificed to provide hard-standing for off-street parking. There are no TPO's or Conservation Area designations which might constrain the development of the site.

COMMENT No trees will be affected by the proposal. While there is space to accommodate the proposed extension, the layout details are unsatisfactory and require amendments:

1. There is excessive and unnecessary hard-standing in the front garden. Three parking spaces are indicated. In fact, there is space for four spaces. The paving width needs to be reduced and hedging/soft landscape introduced along the side boundaries.
2. The depth of hard-standing in the front garden is also excessive (and pointless), to the detriment of the character, appearance and SUDS of this area.
3. Bike and bin stores are too prominent. Bike storage would be more desirable (discrete and secure) in the back gardens. Bin storage should be screened from the road by hedge planting - or located in the back gardens.

RECOMMENDATION The external layout fails to satisfy policies DMHB 11 and DMHB 14 and the application should be refused

Officer response - revised plans have been received locating the bike store to the rear however the bin stores remain located to the front hardstanding

Trees & landscaping sent revised comments on 17/3/2021 as follows:-

COMMENT No trees will be affected by the proposal. There is an excessive area of hard surfacing in the front garden - far more than is required to accommodate bin stores three parking spaces and a footpath. Car parking should be arranged closer to the back edge of

the pavement and more soft living landscape introduced into the front garden. The bin store should be sited more discretely, either to the rear or in the front but screened with planting.

RECOMMENDATION The proposed parking / front garden layout fails to satisfy policies DMHB 11 and DMHB 14, and the application should be refused unless a revised layout is forthcoming.

Access officer commented as follows

This proposal for a new one bed dwelling has been assessed against the requirements of London Plan policy D7 and its directive to ensure that all new housing is accessible and adaptable, in accordance with the Technical Housing Standards as prescribed in Approved Document M to the Building Regulations.

I have considered the detail of this planning application and deem there to be no accessibility issues raised by the proposal.

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 floor space. 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 (2021)
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

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