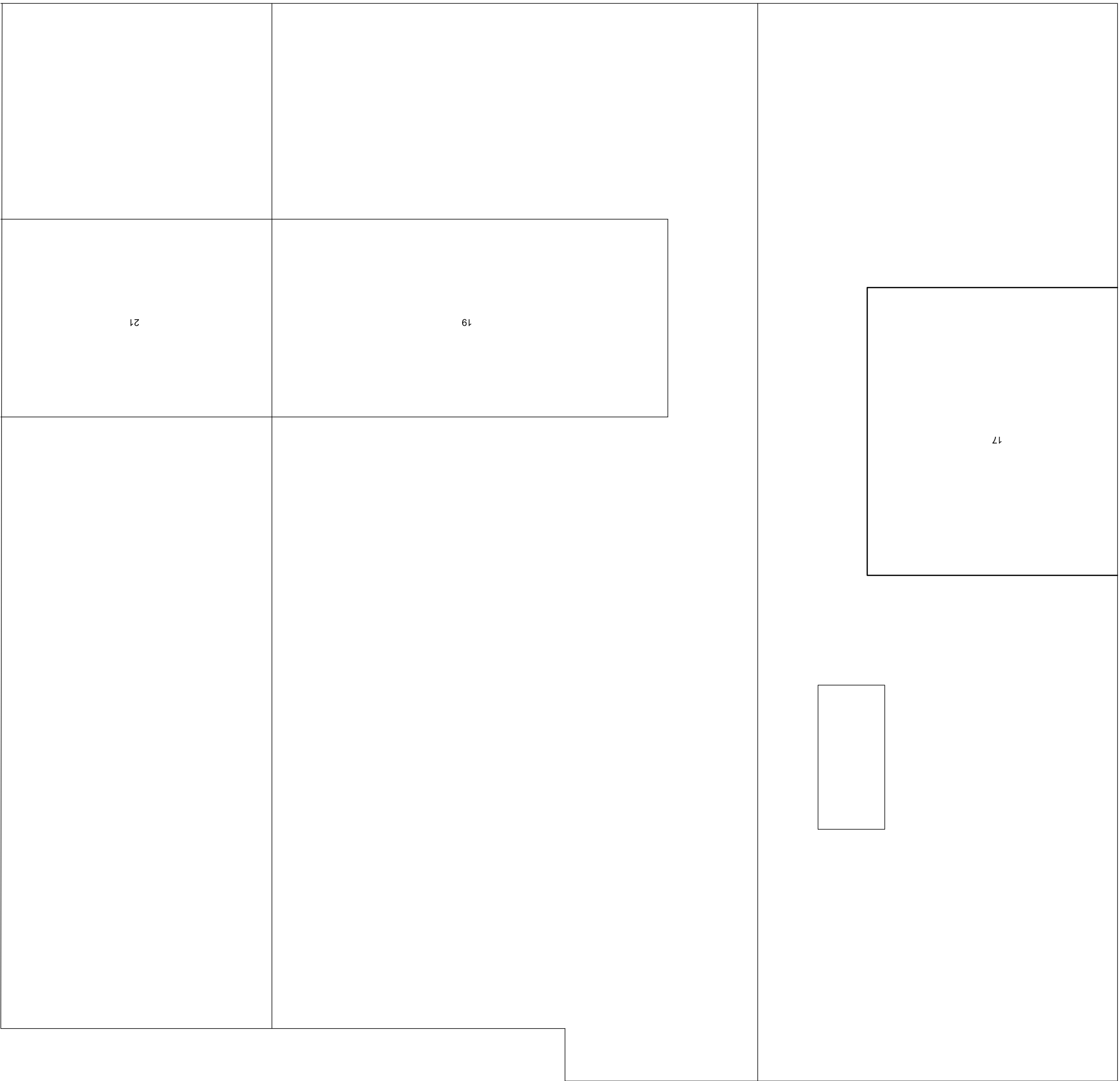
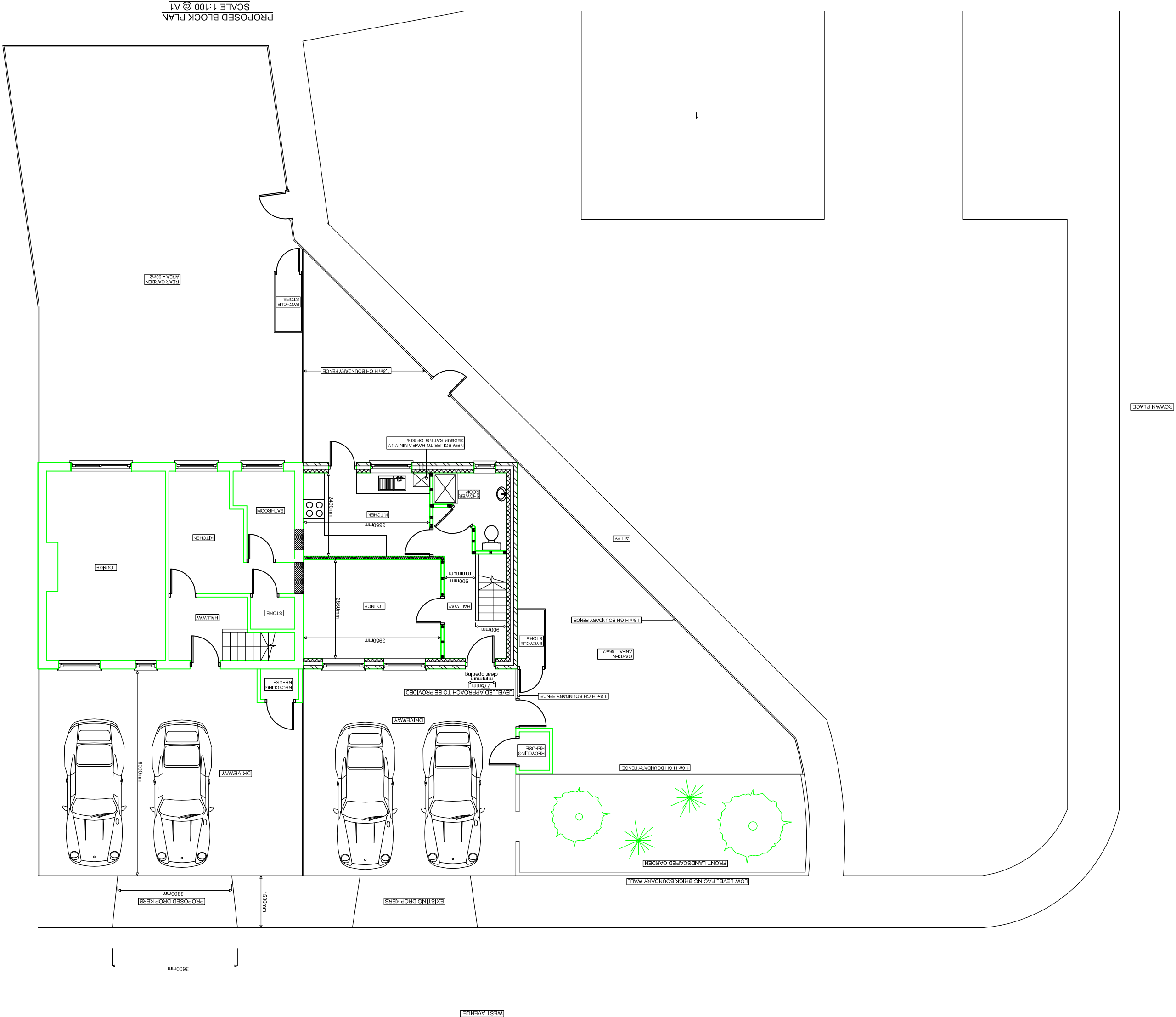


DOCUMENT 4

EXTRACTS FROM FILE REFERENCE

63612/APP/2010/1927 GRANTING

**PLANNING PERMISISON AT 20 WEST AVENUE
FOR NEW DWELLING**



B		PROPOSED HOUSE GROUND FLOOR REVISED	10.08.2010	BB
A		FOLLOWING PLANNING REFUSAL.		
A		DIMENSIONS FOR CHANGING AGED	24.05.2010	BB
REVISION	DESCRIPTION	DATE	BY	

Greenfields
Architectural
Services



London Office: 113 Davies Road, Fulham, SW6 7DU

Telephone: 0207 396 4438

Email: enquiries@greenfieldsarchitecturalservices.co.uk

Website: www.greenfieldsarchitecturalservices.co.uk

DRAWING TITLE: PROPOSED BLOCK PLAN

SITE ADDRESS: 20 WEST AVENUE, HAYES MIDDLESEX.

SCALE: 1:100 @ A1

DATE: 26TH APRIL 2010

DRAWING NO: WEST/03 REVISION C

GENERAL NOTES:

THIS DRAWING IS NOT TO BE SCALED. THE MAIN CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS. ANY DISCREPANCIES REPORTED TO ARCHITECTURAL SERVICES AT ONCE. ANY CONSTRUCTION WORK CARRIED OUT PRIOR TO OBTAINING THE NECESSARY APPROVALS IS CONTRARY TO THE MODERN BUILDING ACT 1985. ALL BUILDING WORK IS TO BE CARRIED OUT TO THE SATISFACTION OF THE LOCAL AUTHORITY. THE MAIN CONTRACTOR SHALL BE ENTIRELY RESPONSIBLE FOR THE SECURITY, STRENGTH AND STABILITY OF THE BUILDING SITE DURING THE WORKS DURATION. THIS DRAWING IS THE COPYRIGHT OF ARCHITECTURAL SERVICES. THIS DRAWING MAY NOT BE COPIED BY ANY THIRD PARTIES WITHOUT PRIOR PERMISSION.



TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

GRANT OF PLANNING PERMISSION

Mr Brendon Gilford
Greenfields Architectural Services
14 Saffron Crescent
Carterton
Oxfordshire
OX18 1LE

Application Ref: 63612/APP/2010/1927

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:

1 two-bedroom end-of-terrace dwelling with associated amenity space and parking, involving installation of new vehicular crossover to front.

Location of development: Land Forming Part Of 20 West Avenue Hayes

Date of application: 13 September 2010

Plan Numbers: See attached Schedule of plans

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

Head of Planning & Enforcement

Date: 8 November 2010

- 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: 63612/APP/2010/1927

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.

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 Unitary Development Plan Saved Policies (September 2007).

- 3 · The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

- 4 · 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 facing 1 Rowan Place.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

- 5 · No development shall take place until details of covered and secure facilities to be provided for the screened storage of refuse bins within the site have been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until the facilities have been provided in accordance with the approved details and thereafter the facilities shall be permanently retained.

REASON

To ensure a satisfactory appearance and in the interests of the amenities of the occupiers and adjoining residents, in accordance with Policy OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

SCHEDULE OF CONDITIONS

- 6 · 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 extension to any dwellinghouse(s) nor any garage(s), shed(s) or other outbuilding(s) shall be erected without the grant of further specific permission from the Local Planning Authority.

REASON

So that the Local Planning Authority can ensure that any such development would not result in a significant loss of residential amenity in accordance with policy BE21 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

- 7 · 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 fences, gates or walls shall be erected other than those expressly authorised by this permission.

REASON

To protect the open-plan character of the estate in accordance with policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

- 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 addition to or enlargement of the roof of any dwellinghouse shall be constructed.

REASON

To preserve the character and appearance of the development and protect the visual amenity of the area and to ensure that any additions to the roof are in accordance with policy BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

- 9 · The parking areas (including where appropriate, the marking out of parking spaces) including any garages and car ports shown on the approved plans, shall be constructed, designated and allocated for the sole use of the occupants prior to the occupation of the development and thereafter be permanently retained and used for no other purpose.

REASON

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan. (February 2008).

SCHEDULE OF CONDITIONS

- 10 · No development shall take place until a landscape scheme providing full details of hard and soft landscaping works has been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. The scheme shall include: -
- Planting plans (at not less than a scale of 1:100),
 - Written specification of planting and cultivation works to be undertaken,
 - Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate,
 - Implementation programme.
- The scheme shall also include details of the following: -
- Proposed finishing levels or contours,
 - Means of enclosure,
 - Car parking layouts,
 - Other vehicle and pedestrian access and circulation areas,
 - Hard surfacing materials proposed,
 - Minor artefacts and structures (such as play equipment, furniture, refuse storage, signs, or lighting),
 - Existing and proposed functional services above and below ground (e.g. drainage, power cables or communications equipment, indicating lines, manholes or associated structures),
 - Retained historic landscape features and proposals for their restoration where relevant.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

- 11 · All hard and soft landscaping shall be carried out in accordance with the approved landscaping scheme and shall be completed within the first planting and seeding seasons following the completion of the development or the occupation of the buildings, whichever is the earlier period.

The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

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

REASON

To ensure that the landscaped areas are laid out and retained in accordance with the approved plans in order to preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

SCHEDULE OF CONDITIONS

- 12 · No dustbins shall be sited more than a distance of 23 metres from an adoptable highway and more than 25 metres from any dwelling.

REASON

To comply with the Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document: "Residential Layouts" (May 2006) and for the convenience of residents.

- 13 · Before the development is commenced, details of boundary fencing or other means of enclosure shall be submitted to and approved in writing by the Local Planning Authority. The approved means of enclosure shall be erected before the development is occupied and shall be permanently retained thereafter.

REASON

To safeguard privacy to adjoining properties in accordance with Policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

- 14 · No development shall take place until an initial design stage assessment by an accredited assessor for the Code for Sustainable Homes and an accompanying interim certificate stating that each dwelling has been designed to achieve level 3 of the Code has been submitted to, and approved in writing, by the local planning authority. No dwelling shall be occupied until it has been issued with a final Code certificate of compliance.

REASON

To ensure that the objectives of sustainable development identified in policies 4A.1 and 4A.3 of the London Plan (February 2008).

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

REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

SCHEDULE OF CONDITIONS

- 16 · No development shall take place on site until details of the incorporation of sustainable urban drainage have been submitted to, and approved in writing by the Local Planning Authority. The approved details shall thereafter be installed on site and thereafter permanently retained and maintained.

REASON

To ensure that surface water run off is handled as close to its source as possible in compliance with policy 4A.14 of the London Plan (February 2008) /if appropriate/ and to ensure the development does not increase the risk of flooding contrary to Policy OE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), policies 4A.12 and 4A.13 of the London Plan (February 2008) and PPS25.

- 17 · No part of the development hereby permitted shall be commenced until details of covered and secure cycle storage have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be occupied or brought into use until the approved cycling facilities have been implemented in accordance with the approved plan, with the facilities being permanently retained for use by cyclists.

REASON

To ensure the provision and retention of facilities for cyclists to the development and hence the availability of sustainable forms of transport to the site in accordance with Policy AM9 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan. (February 2008).

- 18 · All residential units within the development hereby approved shall be built in accordance with 'Lifetime Homes' Standards, as set out in the Council's Supplementary Planning Document 'Accessible Hillingdon'.

REASON

To ensure that sufficient housing stock is provided to meet the needs of disabled and elderly people in accordance with London Plan (February 2008) Policies 3A.5, 3A.13, 3A.17 and 4B.5.

SCHEDULE OF CONDITIONS

- 19 · Prior to the commencement of any site clearance or construction work, detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres. The fencing shall be retained in position until development is completed. The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:
1. There shall be no changes in ground levels;
 2. No materials or plant shall be stored;
 3. No buildings or temporary buildings shall be erected or stationed.
 4. No materials or waste shall be burnt; and.
 5. No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

REASON

To ensure that trees and other vegetation to be retained are not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

- 20 · Unobstructed sight lines above a height of 1 metre shall be maintained where possible on both sides of the entrances to the site, for a distance of at least 2.4m in both directions along the back edge of the footway or verge.

REASON

To ensure that pedestrian and vehicular safety is not prejudiced, in accordance with Policy AM7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

- 21 · Notwithstanding the information shown on the approved plans, before development commences, plans and details of the two crossovers shall be submitted to and approved in writing by the Local Planning Authority. There after the cross over's shall be constructed in accordance with the approved details and retained and maintained for the life of the development.

REASON

To ensure that pedestrian and vehicular safety is not prejudiced, in accordance with Policy AM7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

INFORMATIVES:

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

SCHEDULE OF CONDITIONS

- 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) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance.

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.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
H7	Conversion of residential properties into a number of units
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
LPP 3A.5	London Plan Policy 3A.5 - Housing Choice
LPP 4B.1	London Plan Policy 4B.1 - Design principles for a compact city.
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.
LPP 4B.5	London Plan Policy 4B.5 - Creating an inclusive environment.
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
HDAS	Hillingdon Design & Accessibility Statement (HDAS): Accessible Hillingdon (adopted in August 2006 and to form part of the emerging Local Development Framework documents).
	Hillingdon Design & Accessibility Statement (HDAS): Residential Layouts (adopted in August 2006 and to form part of the emerging Local Development Framework documents):
	4.1 Density
	4.6 Unit Size
	4.9 Sunlight/Daylight
	4.12 Privacy
	4.15 Garden Space for Houses
	4.23 Elevation Treatment
	4.33 Car Parking
	4.39 Cycle Parking
	4.40 Waste Management

SCHEDULE OF CONDITIONS

- 3 . 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.
- 4 . 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.
- 5 . Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).
- 6 . You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).
- 7 . 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.

SCHEDULE OF CONDITIONS

8 . 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.

9 . 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 should only be carried out between the hours of 08.00 hours 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 and Public Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

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

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) 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.

10 . The development requires the formation of a vehicular crossover, which will be constructed by the Council. This work is also subject to the issuing of a separate licence to obstruct or open up the public highway. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW.

11 . You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act 1980.

12 . Your attention is drawn to conditions 5, 9, 10, 13, 14, 15, 16 and 17 which must be discharged prior to the commencement of works. You will be in breach of planning control should you commence these works prior to the discharge of this/these conditions. The Council may consider taking enforcement action to rectify the breach of this conditions. For further information and advice contact - Planning & Community Services, Civic Centre, Uxbridge, UB8 1UW (Tel: 01895 250230).

SCHEDULE OF CONDITIONS

- 13 . To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO₂) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.
- 14 . Written notification of the intended start of works shall be sent to Planning & Community Services, London Borough of Hillingdon, Civic Centre, High Street, Uxbridge, UB8 1UW at least seven days before the works hereby approved are commenced.

END OF SCHEDULE

Address:

Planning, Environment and Community Services
London Borough of Hillingdon
3 North Civic Centre, High Street, Uxbridge UB8 1UW
Tel: 01895 250400 / 250401
www.hillingdon.gov.uk

GRANT OF PLANNING PERMISSION

Application Ref.No.: 63612/APP/2010/1927

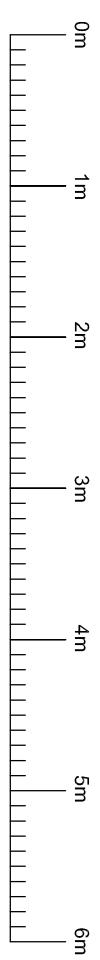
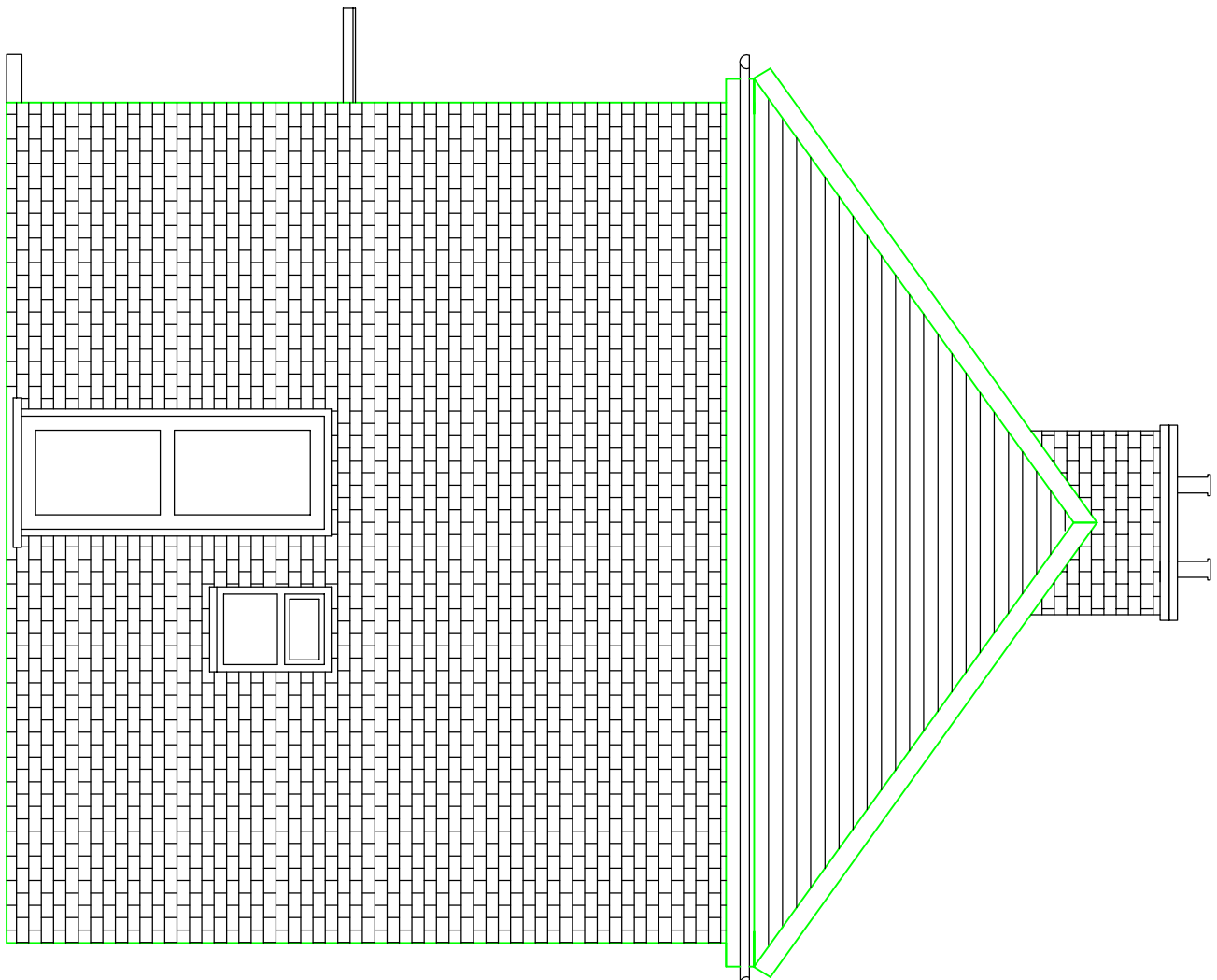
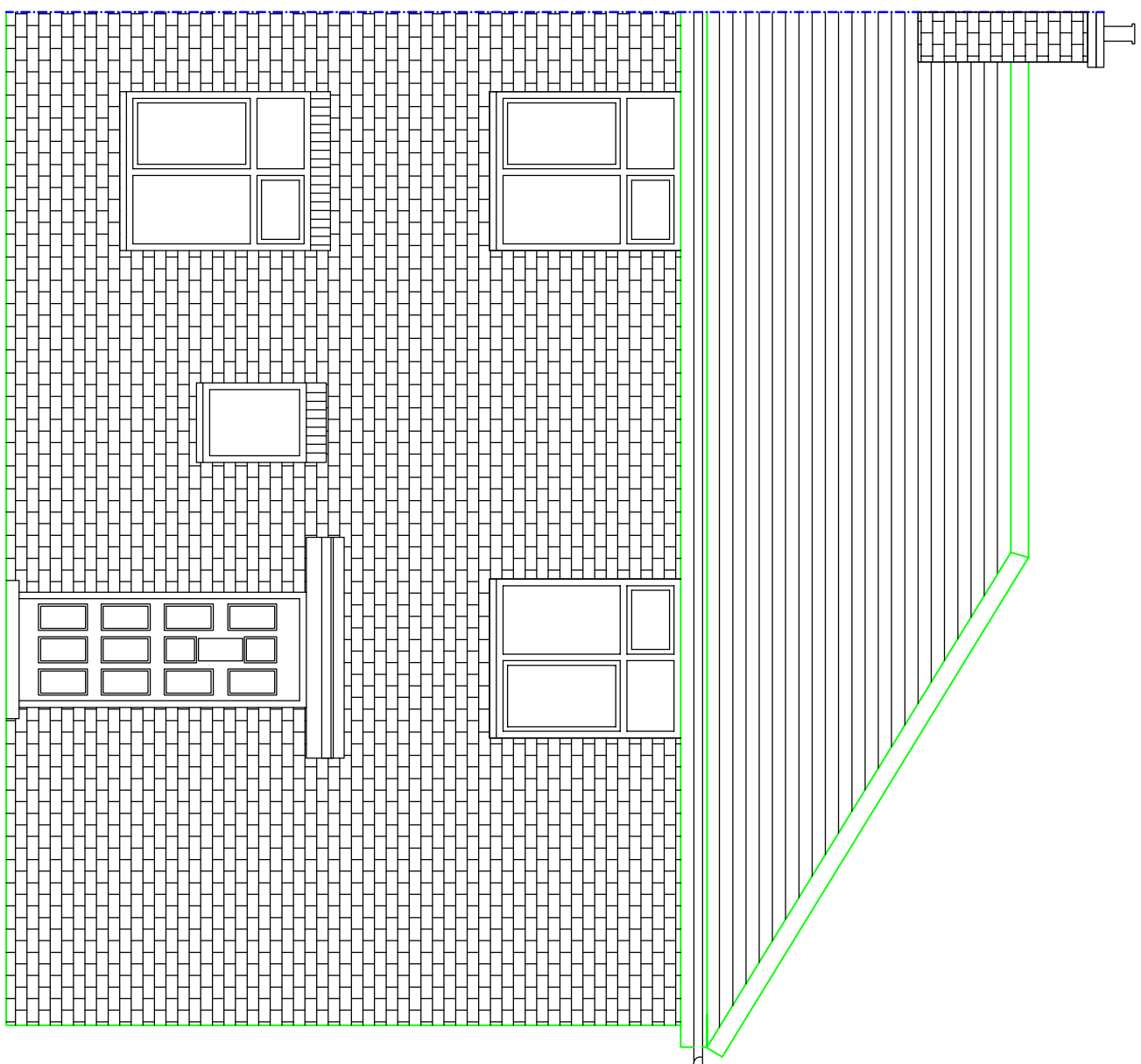
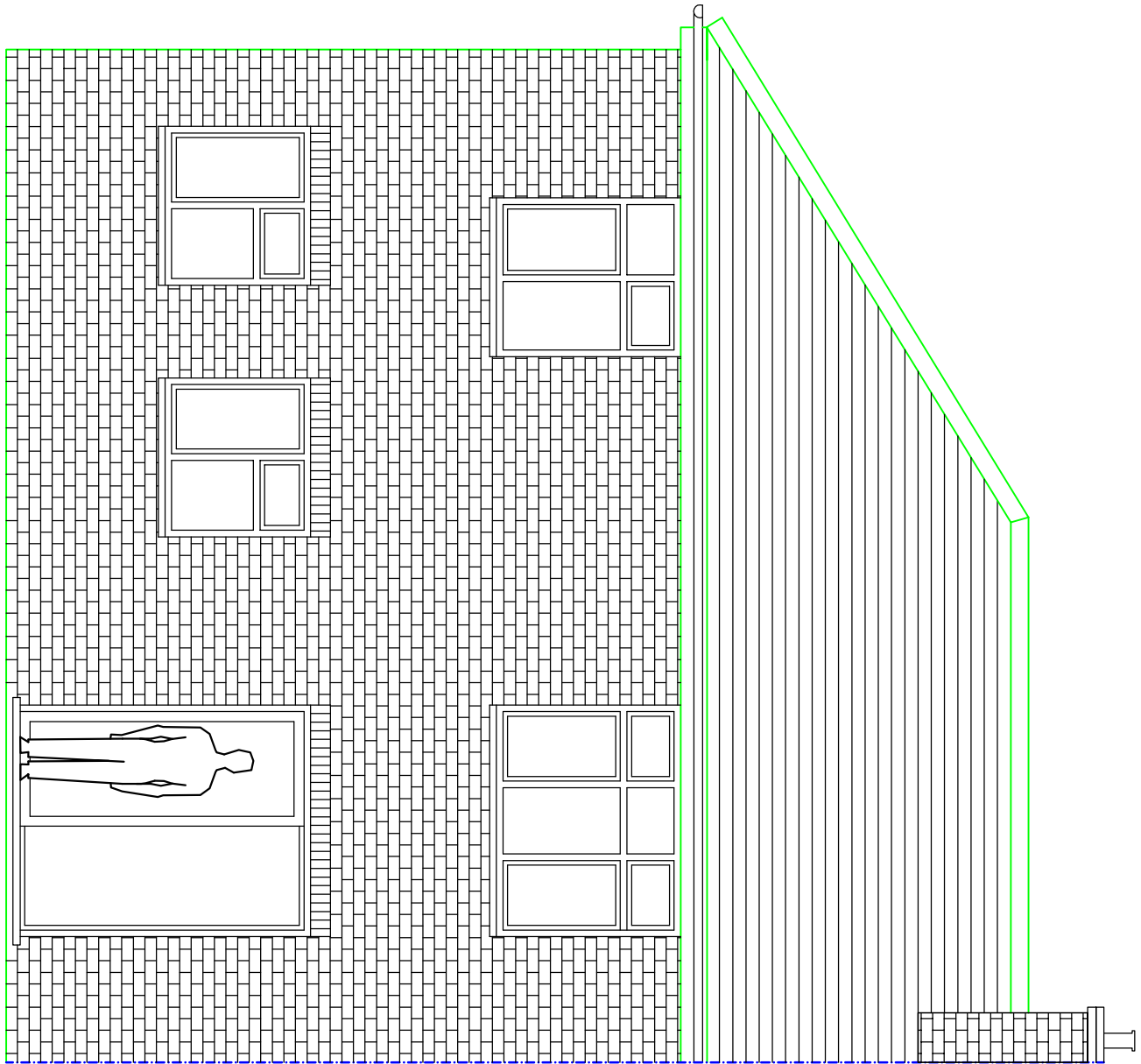
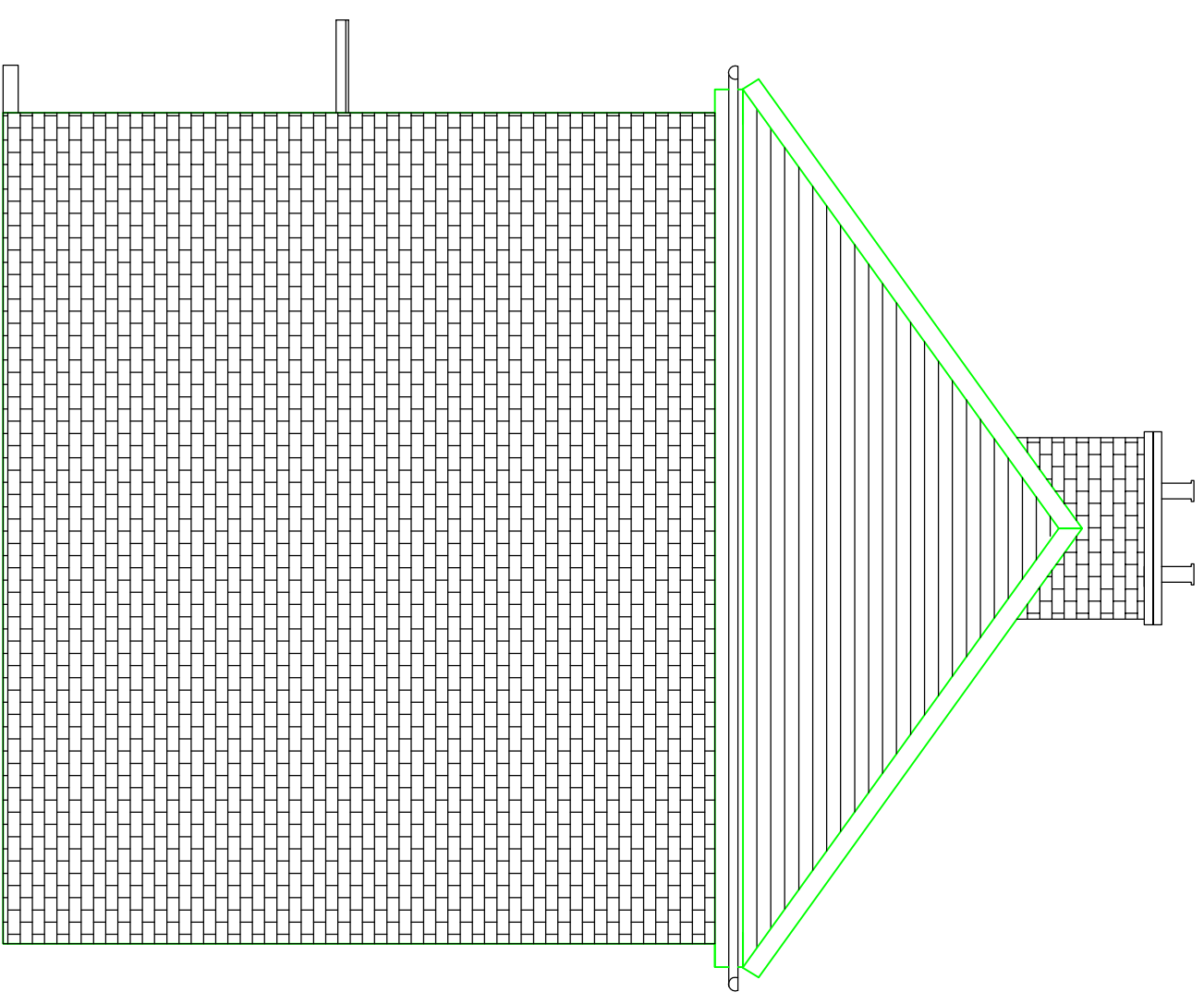
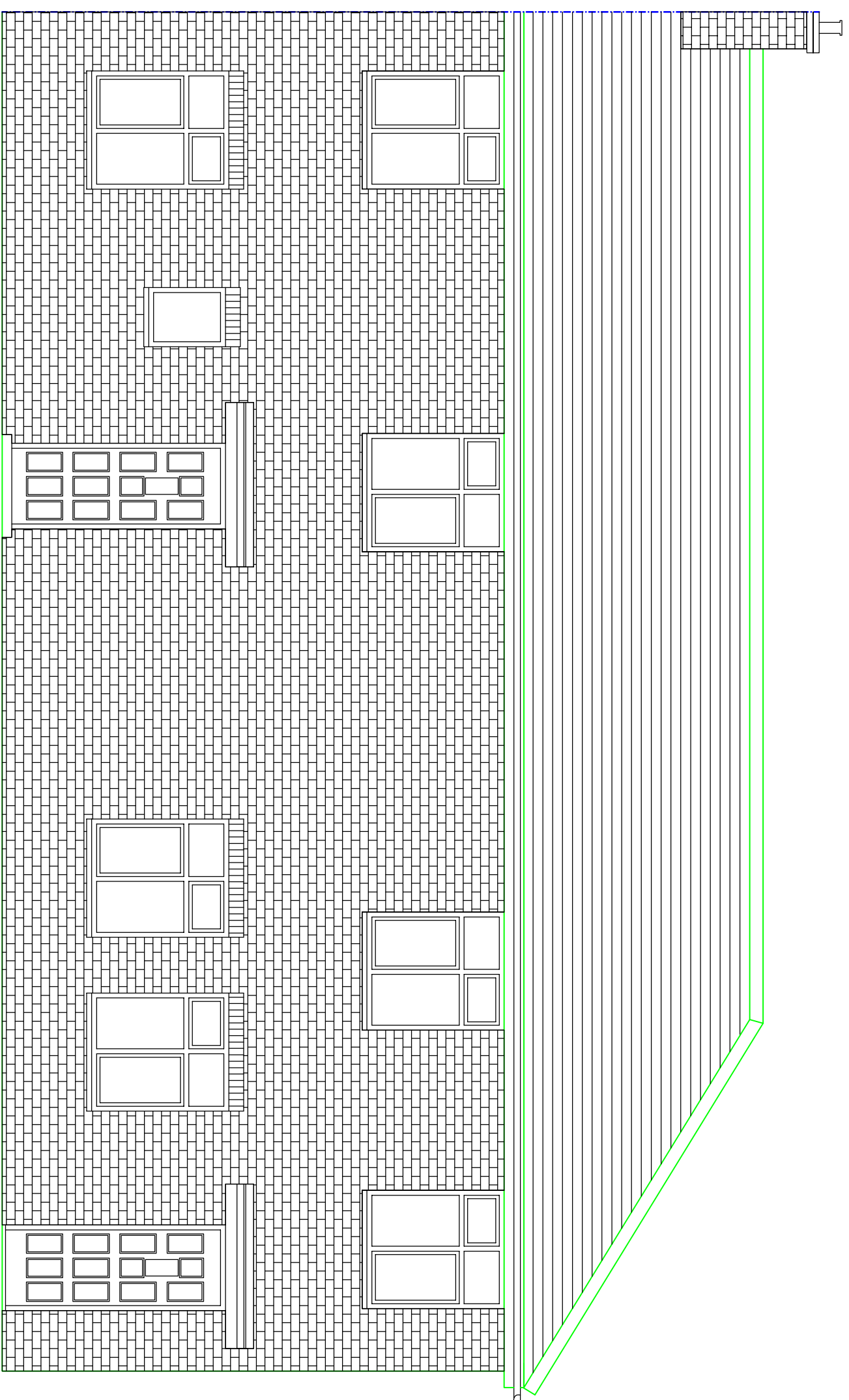
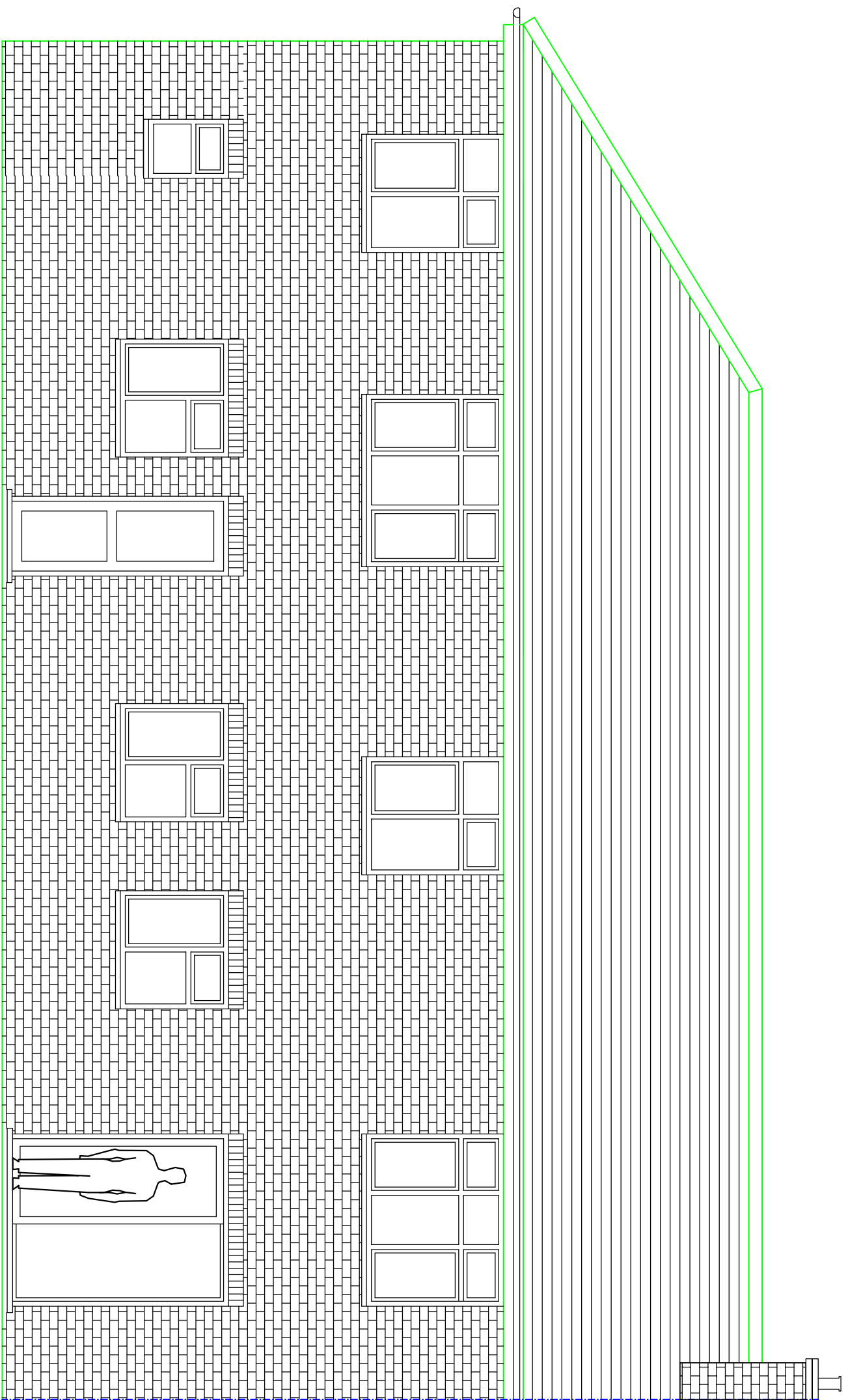
SCHEDULE OF PLANS

WEST/03 Rev C - received 13 Sep 2010

1:1250 Location Plan - received 17 Aug 2010

WEST/01 - received 17 Aug 2010

WEST/02 Rev A - received 17 Aug 2010



A	ELEVATIONS REVISED FOLLOWING REFUSAL OF PLANNING PERMISSION	11/08/2010	BS
REVISION	DESCRIPTION	DATE	BY

GENERAL NOTE:

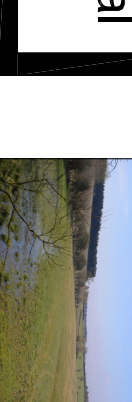
THIS DRAWING IS NOT TO BE SCALED. THE MAIN CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKING WITH ANY DISCREPANCIES REPORTED TO ARCHITECTURAL SERVICES AT ONCE.

ANY CONSTRUCTION WORK CARRIED OUT PRIOR TO OBTAINING THE NECESSARY APPROVALS IS ENTIRELY AT THE HOUSEHOLDERS CONTRACTORS RISK.

ALL BUILDING WORK IS TO BE CARRIED OUT TO THE SATISFACTION OF THE LOCAL AUTHORITY AND BUILDING CONTROL OFFICER, AND IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS, AND AS SUCH ANY DIFFERENT BUILDING WORKS THAT MAY BE REQUIRED ON SITE.

THE MAIN CONTRACTOR SHALL BE ENTIRELY RESPONSIBLE FOR THE SECURITY, STRENGTH, AND STABILITY OF THE BUILDINGSITE DURING THE WORKS DURATION.

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Greenfields Architectural Services	
London Office: 113 Dimes Road, Culston, Gillingham, Kent ME14 4JH Telephone: 0207 386 4438 Email: enquiries@greenfieldsarchitecturalservices.co.uk Website: www.greenfieldsarchitecturalservices.co.uk	Oxford Office: St. Saffron Crescent, Oxfordshire, OX1 1JH Telephone: 01863 837 887
DRAWING TITLE: EXISTING & PROPOSED ELEVATIONS SITE ADDRESS: 20 WEST AVEUE, HAYES, MIDDLESEX.	
SCALE: 1:50 @ A1 DATE: 26TH APRIL 2010 DRAWING NO: WEST022 REVISION A	DRAWN BY: BG

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. Corporate Director of Planning, Environment and Community 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 & Enforcement Services**

Address LAND FORMING PART OF 20 WEST AVENUE HAYES

Development: 1 two-bedroom end-of-terrace dwelling with associated amenity space and parking, involving installation of new vehicular crossover to front.

LBH Ref Nos: **63612/APP/2010/1927**

Drawing Nos: WEST/03 Rev C
1:1250 Location Plan
WEST/01
WEST/02 Rev A

Date Plans received : 13/09/2010 **Date(s) of Amendment(s):** 17/08/2010

Date Application Valid: 13/09/2010

1. SUMMARY

Planning permission is sought for the erection of an attached house. The proposed house would relate satisfactorily with the character and plan layout of the street scene. It would provide sufficient amenities for future occupiers and the proposal complies with Lifetime Home Standards where applicable.

2. RECOMMENDATION

APPROVAL subject to the following:

1 T8 Time Limit - full planning application 3 years

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 M2 External surfaces to match existing building

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.

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 Unitary Development Plan Saved Policies (September 2007).

3 OM1 Development in accordance with Approved Plans

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 RPD1 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 facing 1 Rowan Place.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

5 OM5 Provision of Bin Stores

No development shall take place until details of covered and secure facilities to be provided for the screened storage of refuse bins within the site have been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until the facilities have been provided in accordance with the approved details and thereafter the facilities shall be permanently retained.

REASON

To ensure a satisfactory appearance and in the interests of the amenities of the occupiers and adjoining residents, in accordance with Policy OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

6 RPD5 Restrictions on Erection of Extensions and Outbuildings

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 extension to any dwellinghouse(s) nor any garage(s), shed(s) or other outbuilding(s) shall be erected without the grant of further specific permission from the Local Planning Authority.

REASON

So that the Local Planning Authority can ensure that any such development would not result in a significant loss of residential amenity in accordance with policy BE21 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

7 RPD6 Fences, Gates, Walls

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 fences, gates or walls shall be erected other than those expressly authorised by this permission.

REASON

To protect the open-plan character of the estate in accordance with policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

8 RPD9 Enlargement to Houses - Roof Additions/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 addition to or enlargement of the roof of any dwellinghouse shall be constructed.

REASON

To preserve the character and appearance of the development and protect the visual

amenity of the area and to ensure that any additions to the roof are in accordance with policy BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

9 H7 Parking Arrangements (Residential)

The parking areas (including where appropriate, the marking out of parking spaces) including any garages and car ports shown on the approved plans, shall be constructed, designated and allocated for the sole use of the occupants prior to the occupation of the development and thereafter be permanently retained and used for no other purpose.

REASON

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan. (February 2008).

10 TL5 Landscaping Scheme - (full apps where details are reserved)

No development shall take place until a landscape scheme providing full details of hard and soft landscaping works has been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. The scheme shall include: -

- Planting plans (at not less than a scale of 1:100),
- Written specification of planting and cultivation works to be undertaken,
- Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate,
- Implementation programme.

The scheme shall also include details of the following: -

- Proposed finishing levels or contours,
- Means of enclosure,
- Car parking layouts,
- Other vehicle and pedestrian access and circulation areas,
- Hard surfacing materials proposed,
- Minor artefacts and structures (such as play equipment, furniture, refuse storage, signs, or lighting),
- Existing and proposed functional services above and below ground (e.g. drainage, power cables or communications equipment, indicating lines, manholes or associated structures),
- Retained historic landscape features and proposals for their restoration where relevant.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

11 TL6 Landscaping Scheme - implementation

All hard and soft landscaping shall be carried out in accordance with the approved landscaping scheme and shall be completed within the first planting and seeding seasons following the completion of the development or the occupation of the buildings, whichever is the earlier period.

The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

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

REASON

To ensure that the landscaped areas are laid out and retained in accordance with the approved plans in order to preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

12 MRD7 Dustbin Siting

No dustbins shall be sited more than a distance of 23 metres from an adoptable highway and more than 25 metres from any dwelling.

REASON

To comply with the Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document: "Residential Layouts" (May 2006) and for the convenience of residents.

13 M5 Means of Enclosure - details

Before the development is commenced, details of boundary fencing or other means of enclosure shall be submitted to and approved in writing by the Local Planning Authority. The approved means of enclosure shall be erected before the development is occupied and shall be permanently retained thereafter.

REASON

To safeguard privacy to adjoining properties in accordance with Policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

14 SUS4 Code for Sustainable Homes details (only where proposed as p

No development shall take place until an initial design stage assessment by an accredited assessor for the Code for Sustainable Homes and an accompanying interim certificate stating that each dwelling has been designed to achieve level 3 of the Code has been submitted to, and approved in writing, by the local planning authority. No dwelling shall be occupied until it has been issued with a final Code certificate of compliance.

REASON

To ensure that the objectives of sustainable development identified in policies 4A.1 and 4A.3 of the London Plan (February 2008).

15 OM2 Levels

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

REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 of the Hillingdon Unitary Development Plan Saved Policies

(September 2007).

16 SUS5 Sustainable Urban Drainage

No development shall take place on site until details of the incorporation of sustainable urban drainage have been submitted to, and approved in writing by the Local Planning Authority. The approved details shall thereafter be installed on site and thereafter permanently retained and maintained.

REASON

To ensure that surface water run off is handled as close to its source as possible in compliance with policy 4A.14 of the London Plan (February 2008) /if appropriate/ and to ensure the development does not increase the risk of flooding contrary to Policy OE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), policies 4A.12 and 4A.13 of the London Plan (February 2008) and PPS25.

17 H14 Cycle Storage - details to be submitted

No part of the development hereby permitted shall be commenced until details of covered and secure cycle storage have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be occupied or brought into use until the approved cycling facilities have been implemented in accordance with the approved plan, with the facilities being permanently retained for use by cyclists.

REASON

To ensure the provision and retention of facilities for cyclists to the development and hence the availability of sustainable forms of transport to the site in accordance with Policy AM9 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan. (February 2008).

18 DIS5 Design to Lifetime Homes Standards & Wheelchair Standards

All residential units within the development hereby approved shall be built in accordance with 'Lifetime Homes' Standards, as set out in the Council's Supplementary Planning Document 'Accessible Hillingdon'.

REASON

To ensure that sufficient housing stock is provided to meet the needs of disabled and elderly people in accordance with London Plan (February 2008) Policies 3A.5, 3A.13, 3A.17 and 4B.5.

19 TL3 Protection of trees during site clearance and development

Prior to the commencement of any site clearance or construction work, detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres. The fencing shall be retained in position until development is completed. The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

1. There shall be no changes in ground levels;
2. No materials or plant shall be stored;
3. No buildings or temporary buildings shall be erected or stationed.

4. No materials or waste shall be burnt; and.
5. No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

REASON

To ensure that trees and other vegetation to be retained are not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

20 H11A Visibility Splays

Unobstructed sight lines above a height of 1 metre shall be maintained where possible on both sides of the entrances to the site, for a distance of at least 2.4m in both directions along the back edge of the footway or verge.

REASON

To ensure that pedestrian and vehicular safety is not prejudiced, in accordance with Policy AM7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

21 NONSC Cross Over Details

Notwithstanding the information shown on the approved plans, before development commences, plans and details of the two crossovers shall be submitted to and approved in writing by the Local Planning Authority. There after the cross over's shall be constructed in accordance with the approved details and retained and maintained for the life of the development.

REASON

To ensure that pedestrian and vehicular safety is not prejudiced, in accordance with Policy AM7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance.

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.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
H7	Conversion of residential properties into a number of units
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
LPP 3A.5	London Plan Policy 3A.5 - Housing Choice
LPP 4B.1	London Plan Policy 4B.1 - Design principles for a compact city.
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.
LPP 4B.5	London Plan Policy 4B.5 - Creating an inclusive environment.
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
HDAS	Hillingdon Design & Accessibility Statement (HDAS): Accessible Hillingdon (adopted in August 2006 and to form part of the emerging Local Development Framework documents).
	Hillingdon Design & Accessibility Statement (HDAS): Residential Layouts (adopted in August 2006 and to form part of the emerging Local Development Framework documents):
	4.1 Density
	4.6 Unit Size
	4.9 Sunlight/Daylight
	4.12 Privacy
	4.15 Garden Space for Houses
	4.23 Elevation Treatment
	4.33 Car Parking
	4.39 Cycle Parking
	4.40 Waste Management

3 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.

4 I2 Encroachment

You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then 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.

5 **I3** **Building Regulations - Demolition and Building Works**

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

6 **I4** **Neighbourly Consideration - include on all residential exts**

You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).

7 **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.

8 **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.

9 **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 should only be carried out between the hours of 08.00 hours 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 and Public Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

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

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) 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.

10 I23 Works affecting the Public Highway - Vehicle Crossover

The development requires the formation of a vehicular crossover, which will be constructed by the Council. This work is also subject to the issuing of a separate licence to obstruct or open up the public highway. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW.

11 I43 Keeping Highways and Pavements free from mud etc

You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act 1980.

12 I45 Discharge of Conditions

Your attention is drawn to conditions 5, 9, 10, 13, 14, 15, 16 and 17 which must be discharged prior to the commencement of works. You will be in breach of planning control should you commence these works prior to the discharge of this/these conditions. The Council may consider taking enforcement action to rectify the breach of this conditions. For further information and advice contact - Planning & Community Services, Civic Centre, Uxbridge, UB8 1UW (Tel: 01895 250230).

13 I46 Renewable Resources

To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO₂) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.

14 I51 Notification of Commencement of Works

Written notification of the intended start of works shall be sent to Planning & Community Services, London Borough of Hillingdon, Civic Centre, High Street, Uxbridge, UB8 1UW at least seven days before the works hereby approved are commenced.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the south east side of West Avenue and comprises the side hardstanding off-street car parking area of 20 West Avenue, a two storey semi-detached house which has not been extended. The attached house, 22 West Avenue, lies

to the north east and has not been extended. To the south west lies the side hardstanding area, the subject of this application, an alley enclosed by a high hedge and the side garden of 1 Rowan Place, a two storey terraced house. The street scene is residential in character and appearance comprising two storey detached and blocks of terraced houses and the application site lies within the developed area, as identified in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

3.2 Proposed Scheme

The previously refused scheme sought planning permission for the erection of an attached house. The proposed house was set flush with the front and rear walls of 20 West Avenue and incorporated a chamfered corner at ground floor level facing 1 Rowan Place, with the first floor cantilevering over.

The proposed house measured 6.2m wide at front reducing to 4.8m wide at rear ground floor level only, 6m deep and finished with a hip end roof matching the eaves and roof ridge of 20 West Avenue. The proposed house was set 1m from the side boundary with the alley at ground floor level.

Two off-street parking spaces were proposed at front and the remainder of the area to the side provided a landscaped front garden with low level boundary wall fronting the highway. Set 3m back from this wall was a 2m high fence and beyond was the private amenity space which extended to the rear of the new house. Cycle and refuse storage were also shown on the plans. A 2m high fence was proposed along the side boundary with the alley.

External alterations to 20 West Avenue comprised the conversion of the hip end roof to a gable end wall to facilitate the construction of the new house. The front garden was replaced with hardstanding to provide 2 off-street parking spaces, accessed via a new crossover.

The proposed house provided a lounge, kitchen and WC on the ground floor with two bedrooms, study and a bathroom on the first floor.

This current application attempts to overcome the reasons for refusal of the previous scheme by omitting the ground floor level chamfered corner and reducing the height of the proposed boundary fence around the private amenity space from 2m high to 1.8m high.

The private amenity space would be in two sections; along the front/side and to the rear of the proposed house.

The remainder of the scheme is as per the previously refused scheme.

3.3 Relevant Planning History **Comment on Planning History**

The above application was refused for the following reasons:

1. The proposed house, by reason of its design, in particular the chamfered corner with first floor overhang and the unbalanced fenestration, would represent an incongruous and visually intrusive form of development which would fail to harmonise with the character and appearance of existing houses 20 and 22 West Avenue. The proposal would appear cramped in the street scene and as such would be detrimental to the street scene and surrounding area generally, contrary to policies BE13, BE15, BE19 and BE22 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and section 4.0 of the Hillingdon Design & Accessibility Statement (HDAS):Residential

Layouts.

2. The development by reason of the 2m high boundary treatment located around the perimeter of the proposed external amenity space servicing the dwelling unit would result in a cramped form of development and result in an oppressive external living environment for future occupiers. The proposal would also result in an overbearing and visually intrusive form of development which would have an adverse effect on the character and appearance of the wider street scene. Therefore the proposal would be contrary to policies BE13, BE19 and BE23 of the Hillingdon Unitary Development Plan (Saved Policies 2007) and to the Council's Supplementary Planning Documents HDAS Residential Layouts.

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

EXTERNAL:

10 adjoining owner/occupiers and the Townfield Tenants & Residents' Association have been consulted. No comments have been received.

INTERNAL

Waste Management:

I would make the following comments on the above application regarding waste management;

There is space allocated for a refuse and recycling store, and this is good practice. It may be worth making this the size best suited to accommodate 2 x 240 litre wheeled bins. However, the current collection system is based on sacks and as described below: -

Weekly residual (refuse) waste - using sacks purchased by the occupier (allow for 2 x 70 litre sacks per 2 bedroom dwelling).

Weekly dry recycling collection - using specially marked sacks provided by the Council (allow for 2 x 70 litre sacks per 2 bedroom dwelling).

Fortnightly green garden waste collection - using the specially marked reusable bags provided by the Council (3 bags provided per household).

The residents would be required to present the waste and recycling at the curtilage of the property on the allocated collection days.

Trees/Landscape:

The site occupies the spacious side garden of a semi-detached house. There are no trees or other landscape features which might constrain development. There are no Tree Preservation Orders on, or close to, the site, nor does it fall within a designated Conservation Area.

PROPOSAL:

The proposal is an amended proposal following a previous refusal. The current scheme seeks to build a new terraced house on the gable end of number 20, occupying the side garden. The proposal includes associated garden / private amenity space with off-street parking for two cars in front of the existing house and a further two cars in front of the proposed development. Drawing ref. WEST/03 Rev C indicates (proposed) planting in the front garden to the side of the new house, but none in front of the existing property.

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.

- In this instance there will be an opportunity to provide soft landscape enhancement in association with the new building, which could be conditioned.

Attention should be given to the front boundary treatment (hard and soft landscape) and the siting and design of bin stores.

- HDAS (Residential extensions, chapter 11.2) recommends that, where parking space is increased in front gardens at least 25% of front garden space is retained for soft landscaping. In this case the combined frontages, of the existing and proposed buildings, will result in 4no. parking spaces side by side which will be detrimental to the character of the area - unless some soft landscape is between the parked cars (in the form of a hedge).

- DCLG / EA guidance requires new driveways to be designed and installed in accordance with SUDS principles.

RECOMMENDATIONS:

No objection subject to the above considerations, which could be addressed through conditions TL5 and TL6.

6. UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

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.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
H7	Conversion of residential properties into a number of units
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.

LPP 3A.5	London Plan Policy 3A.5 - Housing Choice
LPP 4B.1	London Plan Policy 4B.1 - Design principles for a compact city.
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.
LPP 4B.5	London Plan Policy 4B.5 - Creating an inclusive environment.
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
HDAS	Hillingdon Design & Accessibility Statement (HDAS): Accessible Hillingdon (adopted in August 2006 and to form part of the emerging Local Development Framework documents).
	Hillingdon Design & Accessibility Statement (HDAS): Residential Layouts (adopted in August 2006 and to form part of the emerging Local Development Framework documents):
	4.1 Density
	4.6 Unit Size
	4.9 Sunlight/Daylight
	4.12 Privacy
	4.15 Garden Space for Houses
	4.23 Elevation Treatment
	4.33 Car Parking
	4.39 Cycle Parking
	4.40 Waste Management

In addition: The London Plan (2008) under Policy 3A.3 (Maximising the potential of sites) seeks to ensure that development proposals achieve the maximum intensity of use compatible with local context, the design principles in Policy 4B.1 and with public transport capacity. The London Plan: Interim Housing Supplementary Planning Guidance dated April 2010 provides further guidance on the interpretation of density guidelines, emphasising the importance of considering local context.

7. MAIN PLANNING ISSUES

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

Paragraph 4.9 of the HDAS: Residential Layouts advises that all residential developments and amenity spaces should receive adequate daylight and sunlight and that new development should be designed to minimise the negative impact of overbearing and overshadowing. It goes on to advise that 'where a two storey building abuts a property or its garden, adequate distance should be maintained to overcome possible domination'. Generally, 15m will be the minimum acceptable distance between buildings. Furthermore, and a minimum of 21m overlooking distance should be maintained.

The attached house would not project beyond the front and rear walls of 20 West Avenue and as such would not harm the residential amenities of the occupiers of that house through overdominance and visual intrusion. No windows are proposed facing that house and therefore no direct overlooking will result. The proposal would result in an increase in overshadowing onto the private amenity space of 20 West Avenue during the afternoon hours however, this increase is not considered to be so significant as to justify a refusal of planning permissions.

There are no properties to the south west that would be adversely affected by the

proposed development. 1 Rowan Place would be some 7.8m to the south east of the new house, and given this orientation, the proposed first floor windows of the application property would overlook the private amenity space of that house. However, this increase in overlooking is not considered to be so significant over and above the existing overlooking onto this area from 20 West Avenue. The high level flank windows at 1 Rowan Place provides either a secondary source of natural light to habitable rooms or to non-habitable rooms. These windows would overlook the proposed private amenity space to the side of the new house, however, as noted earlier, properties overlooking private amenity spaces of other properties is characteristic of the surrounding area.

As such, it is considered that the proposal would not harm significantly the residential amenities of nearby properties and the proposal would provide sufficient residential amenities for future occupiers, in accordance with policies BE20, BE21 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and paragraphs 4.9 and 4.12 of the Hillingdon Design & Accessibility Statement (HDAS):Residential Layouts. The new windows would provide an adequate outlook and natural light to the rooms they would serve, in accordance with London Plan Policy 4A.3 and BE20 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.2 Impact on Street Scene

Policy BE13 of the Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene, and BE19 states the Local Planning Authority will seek to ensure that new development within residential areas compliments or improves the amenity and character of the area. The adopted Supplementary Planning Document (SPD): New Residential Layouts: Section 3.4 states this type of development must seek to enhance the character of the area.

The street scene and surrounding area is characterised by a mix of two storey detached houses and blocks of terraced houses. As such, the conversion of the pair of semi-detached houses, 20 and 22 West Avenue, to a terrace of three properties would not appear out of keeping with the street scene. A similar scheme was allowed on appeal at 38 West Avenue (48078/APP/2009/1459). In that application, no objections were raised to the conversion to provide a terrace of 3 houses.

The proposed house would not breach the return building line in Rowan Place. It would match the size, scale, bulk, design and appearance of the pair of semi-detached houses, nos. 20 and 22 West Avenue. The chamfered corner at ground floor level together with the first floor cantilevering over has been omitted from the scheme. The south east corner of the proposed house would now abut the side boundary with the high level hedge along the alley way. However, this is not considered to result in a cramped form of development as the alley way would retain a sufficient open gap along that side of the new house.

The 2m high boundary treatment located around the perimeter of the proposed external amenity space servicing the dwelling unit has now been reduced to 1.8m high matching that of the existing close boarded timber fence in that area fronting the road. As such, this is not considered to represent an overbearing and visually intrusive form of development harming the appearance of the street scene.

Overall, it is considered that the proposal would overcome the reasons for refusal of the previous scheme and would harmonise with the character and appearance of the street scene and surrounding area generally, and would accord with policies BE13, BE15, BE19,

BE22 and BE23 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and paragraph 4.23 of the Hillingdon Design & Accessibility Statement: Residential Layouts.

7.3 Traffic Impact / Pedestrian Safety

The proposed house would not lead to a significant increase in traffic generation given its proposed use and location within a residential area. As such, the proposal would comply with policy AM2 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

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 standard of 2 spaces is required for proposed dwelling.

Two off-street parking spaces are proposed for the existing and proposed houses, both of which would be accessed from existing and proposed crossovers. Furthermore, the proposal also provides secure cycle parking for the existing and proposed houses. As such, the proposal would comply with policies AM7, AM9 and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and paragraphs 4.33 and 4.39 of the Hillingdon Design & Accessibility Statement: Residential Layouts.

7.5 Urban Design, Access and Security Considerations

The London Plan Policy 3A.5 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.

The proposed house appears to comply with these standards, in particular, the width of doors, halls and corridors are over 900mm wide. The living room areas are of a sufficient size for wheelchair turning and there is a large hall and living space at entrance level. There is a 900mm clear width adjacent to the main stairs to accommodate a stair lift if required in the future.

Therefore, the current application proposal satisfies 'Lifetime Homes' standards and Policy 3A.5 of the London Plan (2008) as well as the Council's HDAS 'Accessible Hillingdon'.

7.6 Other Issues

The proposed scheme would have a density of 190 habitable rooms per hectare. This is at the middle of the London Plan density range of 150-250 habitable rooms per hectare) in respect of units per hectare based on the site's Public Transport Accessibility Level (PTAL) score of 2. This is considered to be acceptable and would be compatible with the local context and result in a good standard of amenity for the future occupiers. Accordingly, no objection is raised to the proposed density in this instance.

The internal size of the proposed house would be approximately 67sq.m which would meet the requirements of paragraph 4.6 of the Hillingdon Design & Accessibility Statement: Residential Layouts for 2 bedroom houses, in accordance with policies BE19 and H7 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

With regard to amenity space, the proposed spaces would not be overlooking from the public domain. Some 90sq.m would be retained and some 100sq.m proposed for the existing and proposed houses, respectively. These would meet the recommended standards of 60sq.m for 2 and 3 bedroom houses as advised at paragraph 4.15 of the Hillingdon Design & Accessibility Statement: Residential Layouts. Therefore, the proposal

would comply with policy BE23 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

The proposed refuse storage facility is acceptable, in accordance with policy BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and paragraphs 4.40 of the Hillingdon Design & Accessibility Statement: Residential Layout.

The proposed house would not result in a net increase of 6 habitable rooms and therefore would not fall within the threshold for seeking a contribution towards school places.

8. Reference Documents

PPS3

London Plan 2008

Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007)

Hillingdon Design & Accessibility Statement: Residential Layouts

Hillingdon Design & Accessibility Statement: Accessible Hillingdon

Lifetime Homes Standards

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