



Mr Sammy Chan
Ops Chartered Surveyors
17 Garvin Avenue
Beaconsfield
HP9 1RD

Application Ref: 47713/APP/2022/2694

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

REFUSAL OF PLANNING PERMISSION

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

Description of development:

Conversion of existing Class C3 dwelling to 9 beds 9 people Sui Generis HMO with front door replacement, single storey rear extension, demolition of side bay window, conversion of loft into habitable space and erection of single storey detached outbuilding.

Location of development: 177 Station Road West Drayton

Date of application: 26th August 2022

Plan Numbers: See attached Schedule of plans

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

Interim Director of Planning, Regeneration & Public Realm

Date: 21 October 2022

- NOTES:
- (i) Please also see the informatives included in the Schedule of Reasons.
 - (ii) Should you wish to appeal against this decision please read the attached sheet which explains the procedure.

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SCHEDULE OF REASONS

- 1 Due to its design and layout, the proposal would result in uncharacteristic, incongruous and harmful elevational changes which fail to preserve or enhance the character and appearance of the building, pair, streetscene and wider West Drayton Green Conservation Area. The public benefits arising from the proposal fail to outweigh the less than substantial harm identified. The proposal is therefore contrary to Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), paragraph 202 of the NPPF (2021), Policy HE1 and BE1 of the Local Plan Part 1 (2012), Policy DMHB 1, DMHB 4 and DMHB 11 of the Hillingdon Local Plan : Part Two - Development Management Policies (2020) and Policy D3 and HC1 of the London Plan (2021).
- 2 The proposed development, given the number of potential occupants across 8 no. separate bedrooms would give rise to undue noise and general disturbance to neighbouring residents, particularly as a result of a marked increase in comings and goings from the new side entrance, the use of the rear garden and the lack of information relating to sound insulation. The proposal would therefore be contrary to the requirements of Policies DMH 5 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).
- 3 Due to its size, cramped design, limited usable space and lack of privacy, bedroom 2 of the proposed HMO would provide its future occupants with a poor standard of living accommodation to the detriment of their amenities. The proposal is therefore considered to be contrary to paragraph 130 (f) of the NPPF, Policy D6 of the London Plan and Policy DMH 5 of the Hillingdon Local Plan : Part Two - Development Management Policies (2020).
- 4 The proposed development would result in the creation of a 9 bedroom HMO with 2 off road vehicular parking spaces. No travel plan or transport assessment, has been submitted detailing how the significant parking shortfall or increased vehicular trip generation would impact on the local highways network. As a result the applicant has failed to demonstrate the proposed development would have no adverse impact on the local highways network or its users. The proposal is therefore considered to be contrary to Policies DMT 2, DMT 4 and DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), Policy T4 and T6 of the London Plan (2021) and paragraph 111 of the National Planning Policy Framework (2021).

INFORMATIVES

- 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).

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 (2021) and national guidance.

Part 1 Policies

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies

DMH 5 Houses in Multiple Occupation

DMHB 1 Heritage Assets

DMHB 4 Conservation Areas

DMHB 11 Design of New Development

DMT 2 Highways Impacts

DMT 6 Vehicle Parking

LPP D6 (2021) Housing quality and standards

LPP D14 (2021) Noise

LPP D3 (2021) Optimising site capacity through the design-led approach

LPP HC1 (2021) Heritage conservation and growth

LPP T4 (2021) Assessing and mitigating transport impacts

NPPF9 NPPF 2021 - Promoting sustainable transport

NPPF12 NPPF 2021 - Achieving well-designed places

NPPF16 NPPF 2021 - Conserving & enhancing the historic environment

END OF SCHEDULE

Address:

Development Management

Directorate of Place

Hillingdon Council

3 North, Civic Centre, High Street, Uxbridge UB8 1UW

www.hillingdon.gov.uk

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SCHEDULE OF PLANS

HMO REGISTER DOCUMENT - received 26 Aug 2022
HMO MANAGEMENET PLAN - received 26 Aug 2022
2021-177SR-7BHMO-10 REV 1.0E - received 26 Aug 2022
2021-177SR-7BHMO-9 REV 1.0E - received 26 Aug 2022
2021-177SR-7BHMO-1 REV 1.0E - received 26 Aug 2022
2021-177SR-7BHMO-2 REV 1.0E - received 26 Aug 2022
2021-177SR-7BHMO-3 REV 1.0E - received 26 Aug 2022
2021-177SR-7BHMO-4 REV 1.0E - received 26 Aug 2022
2021-177SR-7BHMO-5 REV 1.0E - received 26 Aug 2022
2021-177SR-7BHMO-6 REV 1.0E - received 26 Aug 2022
2021-177SR-7BHMO-7 REV 1.0E - received 26 Aug 2022
2021-177SR-7BHMO-8 REV 1.0E - received 26 Aug 2022
Design & access statement - received 26 Aug 2022
HMO SITE SUPERVISION PLAN - received 26 Aug 2022

RIGHTS OF APPLICANTS AGGRIEVED BY DECISION OF LOCAL PLANNING AUTHORITY

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

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

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

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

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

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

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

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

Purchase Notices.

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

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