

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. Interim Director of Planning, Regeneration & Public Realm 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 Interim Director of Planning, Regeneration & Public Realm**

Address 69 HIGH STREET RUISLIP

Development: Extension at the front of the property above the shopfront to provide 1 x self-contained flat (Use Class C3) at second floor level and erection of a new two storey building at the rear of the property to provide 1 x self-contained flat (Use Class C3) above an open loading bay with associated bin and cycle store.

LBH Ref Nos: **1983/APP/2022/2930**

Drawing Nos: 746/101-P1
 746/102-P3
 746/104-P1
 746/105-P3
 746/106-P3
 Design and access statement, 746/MB, 20 September 2022
 746/107-P1

Date Plans received : 22/09/2022

Date(s) of Amendment(s):

Date Application Valid: 22/09/2022

1. SUMMARY

The application is a resubmission of planning permission ref: 1983/APP/2022/1008. There are no changes proposed to the amenity areas or the second floor development at the front of the building. The changes relate to the new building at the rear of the site.

The new building at the rear is proposed to have a brick facing exterior as opposed to render. Provided the brick is matching the existing building, the change in exterior materials of the new rear building would not harm the character and appearance of the building or wider conservation area.

In addition, the width of the bedrooms are proposed to be widened by reducing the set-ins from the side boundaries. Whilst this would increase the floor area for the new flat, due to the proximity of the primary windows to the side boundaries, there would be insufficient separation distance to provide suitable outlook and daylight.

Furthermore, by positioning the primary windows in close proximity to the side boundaries, the development proposal would impact on the ability of similar future developments to be carried out on the adjacent sites, which would likely be sought, now that the principle of development has been established.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The development proposal, by virtue of the proximity to the side boundaries, would not maintain an adequate outlook and source of natural light for bedrooms 1 and 2 of Flat 3, resulting in substandard living accommodation for future occupiers and thereby diminishing the quality of the approved development. The development proposal therefore conflicts with the Housing quality and standards of Policies D3 and D6 of

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 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 (2021). 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 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.

In order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition further guidance was offered to the applicant by the case officer during the processing of the application to identify the amendments to address those elements of the scheme considered unacceptable which the applicant chose not to implement.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the north east side of the High Street close to its junction with Midcroft and Ickenham Road. The site benefits from an access to the rear in South Drive.

The building forms part of a 1930s shopping parade with commercial units at ground floor and residential above. It is a two storey building characterised by its simple features and low pitch roof form. As existing, the rear aspect is predominantly used as a servicing area to the commercial units facing onto the High Street at ground level and some access stairs to the first floor accommodations.

The street scene is commercial in character and appearance comprising shopping parades with residential above. The site lies within the Ruislip Village Conservation Area.

3.2 Proposed Scheme

The current proposal seeks planning permission for an extension at the front of the property above the shopfront to provide 1 x self-contained flat (Use Class C3) at second floor level and erection of a new two storey building at the rear of the property to provide 1

x self-contained flat (Use Class C3) above an open loading bay with associated bin and cycle store.

3.3 Relevant Planning History

1983/APP/2020/2657 69 High Street Ruislip

Extension at the front of the property above the shopfront to provide 1 self contained flat above (use class C3) at second floor level, and erection of a new three storey building at the rear of the property to provide 2 x self contained flats (use class C3) above an open loading bay and associated bin and cycle store

Decision: 06-11-2020 Refused

1983/APP/2021/550 69 High Street Ruislip

Extension at the front of the property above the shopfront to provide 1 x self-contained flat (Use Class C3) at second floor level and erection of a new three storey building at the rear of the property to provide 2 x self-contained flats (Use Class C3) above an open loading bay with associated bin and cycle store

Decision: 15-04-2021 Refused **Appeal:** 28-01-2022 Dismissed

1983/APP/2022/1008 69 High Street Ruislip

Extension at the front of the property above the shopfront to provide 1 x self-contained flat (Use Class C3) at second floor level and erection of a new two storey building at the rear of the property to provide 1 x self-contained flat (Use Class C3) above an open loading bay with associated bin and cycle store.

Decision: 29-07-2022 Approved

Comment on Planning History

The majority of the previous planning applications have been in relation to new shop fronts and adverts which are not relevant to the current application apart from the following:

1983/R/89/1606 - Erection of a first floor rear extension to form storage area and change of use of flat to offices - refused 18/07/1990

1983/APP/2020/2657 - Extension at the front of the property above the shopfront to provide 1 self contained flat above (use class C3) at second floor level, and erection of a new three storey building at the rear of the property to provide 2 x self contained flats (use class C3) above an open loading bay and associated bin and cycle store - Refused 6/11/2020

1983/APP/2021/550 - Extension at the front of the property above the shopfront to provide 1 x self-contained flat (Use Class C3) at second floor level and erection of a new three storey building at the rear of the property to provide 2 x self-contained flats (Use Class C3) above an open loading bay with associated bin and cycle store. Refused/Dismissed 28-01-22

1983/APP/2022/1008 - Extension at the front of the property above the shopfront to provide 1 x self-contained flat (Use Class C3) at second floor level and erection of a new two storey building at the rear of the property to provide 1 x self-contained flat (Use Class C3) above an open loading bay with associated bin and cycle store. Approved 29-07-22

4. Advertisement and Site Notice

4.1 Advertisement Expiry Date:- 2nd November 2022

4.2 Site Notice Expiry Date:- Not applicable

5. Comments on Public Consult

15 neighbouring properties, the local residents associations and the Ruislip Conservation Panel were consulted by letter dated 04-10-22. The consultation period expired on 28-10-22. No comments received.

Highways (summarised):

The comments made for the previously approved application (1983/APP/2022/1008) can be reprised for this application.

The application has been reviewed by the Highway Authority who are satisfied that the proposal would not discernibly exacerbate congestion or parking stress, and would not raise any measurable highway safety concerns, in accordance with Local Plan: Part 2 Development Plan Policies DMT 1, DMT 2 & DMT 6 and Policies T4, T5 and T6 of the London Plan (2021).

6. Local Plan Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

DMH 2 Housing Mix

DMHB 1 Heritage Assets

DMHB 4 Conservation Areas

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 16 Housing Standards

DMHB 18 Private Outdoor Amenity Space

DMT 1 Managing Transport Impacts

DMT 2 Highways Impacts

DMT 6 Vehicle Parking

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

LPP D4 (2021) Delivering good design

LPP D6 (2021) Housing quality and standards

LPP D7 (2021) Accessible housing

LPP HC1 (2021) Heritage conservation and growth

LPP T4 (2021) Assessing and mitigating transport impacts

LPP T5 (2021) Cycling

LPP T6 (2021) Car parking

LPP T6.1 (2021) Residential parking

LPP SI2	(2021) Minimising greenhouse gas emissions
NPPF2	NPPF 2021 - Achieving sustainable development
NPPF5	NPPF 2021 - Delivering a sufficient supply of homes
NPPF11	NPPF 2021 - Making effective use of land
NPPF12	NPPF 2021 - Achieving well-designed places
NPPF16	NPPF 2021 - Conserving & enhancing the historic environment

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) (2021) 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

The main planning issues are the effect of the development on the character and appearance of the original building, the street scene and the level of impact on the residential amenity and light levels of the adjoining neighbours, and provision of off-street parking provision.

Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states that: B) Development proposals should not adversely impact on the amenity of adjacent properties and open space. Section 5.38 states that the Council will aim to ensure that there is sufficient privacy for residents and it will resist proposals where there is an unreasonable level of overlooking between habitable rooms of adjacent residential properties, schools or onto private open spaces. A minimum of 21 metres separation distance between windows of habitable rooms will be required to maintain levels of privacy and to prevent the possibility of overlooking. In some locations where there is a significant difference in ground levels between dwellings, a greater separation distance may be necessary.

The proposed units, both those on the front and the rear of the site, would be dual aspect and habitable room windows of both elements would face towards each other at first floor level at a distance of 19.78 m, according to the submitted plans. This would be a slight shortfall of the required 21 m but given the nature of the proposal as flats within a town centre location, this is on balance acceptable. Also, in this case the amenity areas would be screened with 1.8metre high fencing resulting in no intervisibility between the

first floor units (Flat 1 and Flat 3).

The central windows in the rear elevation of Flat 3 that serve 'Bedrooms 1 and 2' are proposed to be obscure glazed in order to prevent the overlooking of the rear gardens of Nos 1 and 3 Midcroft, which can be subject to a suitable condition. These bedrooms would also be served by primary inset side elevation windows which would not adversely affect neighbouring amenity. The scale of the building to the rear being two storeys would also ensure a suitable outlook from the gardens of 1 and 3 Midcroft.

The development proposal would not impact on neighbour amenity in accordance with Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

7.2 Impact on Street Scene

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

Policy D3 of the London Plan (2021) requires that development proposals should: Form and enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions.

Policy D4 of the London Plan (2021) states 'Development should have regard to the form, function and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. It should improve an area's visual or physical connection with natural features. In areas of poor or ill-defined character, development should build on the positive elements that can contribute to establish an enhanced character for the future function of the area.'

Policy DMHB 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that A) The Council will expect development proposals to avoid harm to the historic environment. Development that has an effect on heritage assets will only be supported where: i) it sustains and enhances the significance of the heritage asset and puts them into viable uses consistent with their conservation; ii) it will not lead to a loss of significance or harm to an asset, unless it can be demonstrated that it will provide public benefit that would outweigh the harm or loss, in accordance with the NPPF; iii) it makes a positive contribution to the local character and distinctiveness of the area; iv) any extensions or alterations are designed in sympathy, without detracting from or competing with the heritage asset; the proposal would relate appropriately in terms of siting, style, scale, massing, height, design and materials; vi) buildings and structures within the curtilage of a heritage asset, or in close proximity to it, do not compromise its setting; and vii) opportunities are taken to conserve or enhance the setting, so that the significance of the asset can be appreciated more readily.

Policy DMHB 4: Conservation Areas Hillingdon Local Plan: Part Two - Development Management Policies (2020) advises that new development, including alterations and extensions to existing buildings, within a Conservation Area or on its fringes, will be expected to preserve or enhance the character or appearance of the area. It should sustain and enhance its significance and make a positive contribution to local character and distinctiveness. In order to achieve this, the Council will: A) Require proposals for new

development, including any signage or advertisement, to be of a high quality contextual design. Proposals should exploit opportunities to restore any lost features and/or introduce new ones that would enhance the character and appearance of the Conservation Area.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) advises that all development will be required to be designed to the highest standards and incorporate principles of good design. It should take into account aspects including the scale of the development considering the height, mass and bulk of adjacent structures; building plot sizes and established street patterns; building lines and streetscape rhythm and landscaping. It should also not have an adverse impact on the amenity, daylight and sunlight of adjacent properties and open space.

Policy DMHD 1 requires that alterations and extension of dwellings would not have an adverse cumulative impact on the character and appearance of the street scene, and should appear subordinate to the main dwelling.

With the exception of the changes sought under this application, the principle for a second floor extension to the main building and a new two storey rear building have been established by planning permission ref: 1983/APP/2022/1008.

This resubmission scheme proposes changes to the exterior finish of the new rear building to brick facing exterior from render. It is noted that these materials were sought by the conservation officer during the course of previous applications. There is no objection to this change in exterior wall materials and would be considered a positive, provided the brick is matching the existing building. A suitable condition could be attached in the event of an approval and the change in materials of the new rear building would not harm the character and appearance of the building or wider conservation area.

This resubmission scheme is considered to preserve the appearance and character of the conservation area and would not harm the character of the building and wider street scene. The development proposal is therefore considered to be in accordance with Policies DMHB 1, DMHB 4, DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

7.3 Traffic Impact/Pedestrian Safety

Highways & Transportation commented as follows: -

Site Characteristics

The application site is located on the north east side of the High Street in Ruislip. The site location exhibits extensive parking controls and a public transport accessibility level (PTAL) of 4 which is considered as good thereby dependency on the ownership and usage of the private motor car is discouraged.

This is a 'car-free' proposal which would supply two new residential flats (2x2 bedrooms) with 1 flat within a second-floor extension to the existing build which consists of a retail component (Vodafone) at ground level with an existing flat provision on the first floor and a new 2 storey build to the rear of the site located adjacent to the rear service road which would contain the remaining flat.

A previous application for a comparable scheme (1983/APP/2020/2657) was refused for a number of reasons in late 2020 but not on highway related grounds. A more recent application (1983/APP/2021/550) albeit for 3 flats was refused in 2021 but, again, not on highway related grounds. Henceforth, the previously supplied comments are reprised below.

Parking Provision

Local Plan: Part 2 Policy DMT 6 requires that new development will only be permitted where it accords with the council's adopted parking standards unless it can be demonstrated that a deviation from the standard would not result in a deleterious impact on the surrounding road network.

It is proposed to provide 2 new residential units with zero on-plot parking provision. The standard requires a maximum of 2-3 on-plot spaces. By contrast for a PTAL rating of 4, the London Plan (2021) parking standard demands up to 0.5-0.75 spaces per unit which equates to a lesser 1-2 spaces.

However, it is noted that in recent years a number of comparable residential planning permissions in the vicinity, which were subject to appeal processes, have incorporated 'car-free' status. This has been mainly due to the sustainable nature of the location together with extensive parking controls in the immediate and wider area which inherently deter private car ownership and usage. It is therefore acknowledged that the Planning Inspectorate has trended toward this line of approach on a number of other appealed sites with similar 'car-free' and demographic scenarios.

Hence for the reasons outlined above, it is not anticipated that any measurable undue parking displacement would result due to the absence of parking provision. The 'car-free' proposal is therefore considered acceptable as presented.

Cycle Parking

In terms of cycle parking there is a requirement to provide 1 secure and accessible space for each residential unit in order to accord with the council's standard. 6 spaces are provided to the rear of the site within the loading under-croft area. Although this level may be considered excessive, it is considered acceptable given the associated benefits with encouraging this mode of sustainable travel. A condition has been included to secure provision.

Operational Servicing/Refuse Requirements

Refuse collection would continue in conjunction with collections undertaken from the existing first floor flat. However, a new bin store is to be provided within the ground floor rear under-croft servicing area which would cater for the proposal. It should be ensured that waste collection distances to a maximum of 10m from the collection point to the service road are achieved and applied by the new occupiers. The Highways Officer has reviewed the arrangement and advised that it satisfies the above parameters. It is also noted that the previous appealed scheme did not raise any concerns with this arrangement which remains the same.

Construction Logistics Plan (CLP)

A full and detailed CLP will be a requirement given the constraints and sensitivities of the local road network in order to avoid/minimise potential detriment to the public realm. A condition has been included to secure these details.

Conclusion

The proposal would not discernibly exacerbate congestion or parking stress, and would not raise any measurable highway safety concerns, in accordance with Local Plan: Part 2 Development Plan Policies DMT 1, DMT 2 & DMT 6 and Policies T4, T5 and T6 of the London Plan (2021).

7.4 Carparking & Layout

As discussed above.

7.5 Urban Design, Access and Security Considerations

Access:

It is noted the access officer commented on the previous application and did not raise an objection, and neither was this raised as a concern in the appealed scheme. Consequently this application for one less residential unit is also considered acceptable regarding accessibility. Comments were previously provided as follows:

This proposal has been reviewed against the requirements of the London Plan policy D7 which should not be applied to the extension and conversion of this existing development.

Conclusion: no objections raised from an accessibility perspective.

7.6 Other Issues

Quality of Living Accommodation:

Housing development should maximise the provision of dual aspect dwellings and normally avoid the provision of single aspect dwellings. A single aspect dwelling should only be provided where it is considered a more appropriate design solution to meet the requirements of Part B in Policy D3 Optimising site capacity through the design-led approach than a dual aspect dwelling, and it can be demonstrated that it will have adequate passive ventilation, daylight and privacy, and avoid overheating. The design of development should provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst avoiding overheating, minimising overshadowing and maximising the usability of outside amenity space.

Policy D3 of the London Plan (2021) seeks, inter alia, that developments deliver appropriate outlook, privacy and amenity and achieve indoor and outdoor environments that are comfortable and inviting for people to use.

Policy D6 of the London Plan (2021) states that housing development should be of high quality design and provide adequately sized rooms. Housing development should be of high quality design and provide adequately-sized rooms (see Table 3.1) with comfortable and functional layouts which are fit for purpose and meet the needs of Londoners without differentiating between tenures. Qualitative aspects of a development are key to ensuring successful sustainable housing. Table 3.2 sets out key qualitative aspects which should be addressed in the design of housing developments.

Policy DMHB 11 requires that the internal design and layout of development maximises sustainability and is adaptable to different activities.

Policy DMHB 16 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that all housing development should have an adequate provision of internal space in order to provide an appropriate living environment.

In accordance with Policy D6 of The London Plan (2021) a two bedroom (3 person) flat is required to provide an internal floor area of 61m² and a two bedroom (4 person) flat is required to provide an internal floor area of 70m². Both proposed units are in excess of this minimum requirement.

In the previous appeal decision (ref: APP/R5510/W/21/376477) the inspector considered the flats would have suitable levels of daylight...there would be no increased reliance on artificial lighting (Paragraph 18). Side windows are proposed to give access to light and some sense of outlook to these bedrooms, albeit with quite a poor quality outlook as these would overlook the service yard.

Similarly, the previous scheme under ref: 1983/APP/2022/1008 had shown Bedroom 1 of Flat served by side windows and as the inspectorate had previously concluded that the proposal would provide satisfactory levels of daylight. With reference to the appeal scheme, it is noted that the side windows serving bedrooms 1 and 2 of Flat 3 were set 2.9metres away from the side boundaries. The previously approved scheme under ref: 1983/APP/2022/1008 provided a 2metre gap between these primary side windows and the side boundaries. Whilst the gap was reduced, this was considered to be acceptable on balance having regard to the appeal decision.

In this instance, the width of the bedrooms are proposed to be widened by reducing the set-ins from the side boundaries to just 1metre. Whilst this would increase the floor area for the new flat, the resulting flat in the new rear building would still be a 2bed 4person flat as per the previous approval. Due to the close proximity of the primary windows to the side boundaries, and the overreliance of borrowed light from and outlook over the neighbouring property, there would be insufficient separation distance to provide and maintain a suitable outlook and adequate daylight. This arrangement is considered unacceptable.

Paragraph 135 of the National Planning Policy Framework states - Local planning authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme.

The resubmission proposal would provide substandard living conditions and is therefore considered to diminish the quality of the approved development contrary to Paragraph 135 of the NPPF.

Having regard to the relevant appeal decision, it is considered that bedrooms 1 and 2 of Flat 3 would not maintain an adequate outlook and source of natural light, resulting in substandard living accommodation for future occupiers. The development proposal therefore conflicts with the Housing quality and standards of Policy D6 of London Plan (2021) and Policies DMHB 11 and DMHB 16 of Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Private amenity spaces:

Policy DMHB 18 of the Hillingdon Local Plan: Development Management Policies (January 2020) recognises that new residential buildings should 'provide external amenity space which is sufficient to protect the amenity of the occupants of the proposed and surrounding buildings'. Table 5.3 states that for a two bedroom flat a minimum amenity space of 25m² should be provided per unit.

In the previous appeal decision (ref: APP/R5510/W/21/376477) the inspector noted that private amenity space should be usable and have a balance of openness and protection, appropriate for its outlook. (Paragraph 20). The submitted plans indicates the provision of private amenity spaces in excess of this minimum requirement for the existing and new flats to comply with Policy DMHB 18. The provision of amenity space for all three flats would be sufficient in accordance with Policy DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Future neighbouring development:

By positioning the primary windows in such close proximity to the side boundaries, the development proposal would impact on the ability of similar future developments to be carried out on the adjacent sites, which would be likely be sought, now that the principle of development has been established.

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)
National Planning Policy Framework (2021)

Contact Officer: Christos Chrysanthou

Telephone No: 01895 250230