



Appeal Decision

Site visit made on 9 September 2019

by A Denby BA(Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 21 October 2019

Appeal Ref: APP/R5510/W/19/3232504

Land adjoining 1a Nicholls Avenue, Hillingdon, UB8 3JL

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Ian Cook against the decision of the Council of the London Borough of Hillingdon.
 - The application Ref 54817/APP/2018/4476, dated 13 December 2018, was refused by notice dated 15 February 2019.
 - The development proposed is an application for a detached property containing 3 separate flats and associated parking, bin stores, bike stores, double garage and amenity areas.
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Decision

1. The appeal is dismissed.

Main Issues

2. The main issues are the impact of the proposed development on:
 - Character and appearance of the surrounding area
 - Highway and pedestrian safety
 - Living conditions of future occupiers of the development, with particular regard to the provision of accessible and adaptable dwellings.

Reasons

Character and appearance

3. The site is an undeveloped area of land situated to the north of Nicholls Avenue within a predominately residential area. Whilst there are two-storey dwellings adjacent to the site and opposite, the predominant character of the surrounding area is single-storey bungalows set back from their front boundaries with spacious frontages.
4. Although a small number of the bungalows have hipped roofs and some have been subject to extensions and alterations, such as dormer windows, there remains a regularity in their size, in particular their height, which creates a sense of continuity within the streetscene.
5. The size and design of the proposed building would be at odds with this predominant character and would also fail to respond to the adjacent two-storey property in terms of size, design and layout.

6. The two-storey projection to the front, with its squat roof, and the crown roof to the main building, are not characteristic of the adjacent development or surrounding area. They result in the building having a substantial, bulky and imposing appearance. Considering this and the proximity of the building to the front boundary it would be a dominant and incongruous addition within the streetscene.
7. It is acknowledged that the adjacent properties to the west have gable ends closer to the road. However, those properties are bungalows and they are significantly lower in height and therefore less imposing than the proposed development.
8. Whilst the provision of parking to the site frontage would not be out of keeping with the surrounding area, due to the limited set-back of the building and provision of bin and bike storage, the site frontage would appear cluttered and lack the openness that is characteristic of properties in the vicinity of the site.
9. The landscaping areas to the frontage are limited and would provide little visual relief. The appellant considers the Council's minimum standards in relation to landscaping could be achieved and bin/cycle stores relocated, and that these matters could be addressed by condition.
10. However, even when considering the indicative sketch provided by the appellant as to how this could be achieved, due to the limited depth of the frontage, and extent of hard surfacing required for parking and access, I consider the landscaping would still appear limited and fragmented. This could not be dealt with by a condition as it would require significant amendments to the proposal and may impact on-site parking provision.
11. The site is large, and the proposed dwellings would achieve minimum internal space standards and garden sizes. However, this would do little to mitigate the visual harm caused by the overall scale and design of the proposed development.
12. Therefore for the reasons stated the development would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One – Strategic Policies 2012, (LP) which requires all new development to achieve high quality design and make a positive contribution to the local area and, Policies BE13, BE19 and BE38 of the Hillingdon Local Plan: Part Two- Unitary Development Plan 1998 saved Policies, 2012,(UDP) which seek to ensure developments harmonise with the streetscene, complement or improve the character of the area and provide new planting and landscaping, as supported by the Design and Accessibility Statement (HDAS) Supplementary Planning Document - Residential Layouts 2006 (SPD)
13. I note the appellant has stated that the design is reflective of their lifestyle and interests and has been informed by the proposed construction methodology. In addition, they consider the crown roof would enhance the internal space, allowing sunlight to the upper flat and the front gable design would add to the aesthetic and maximise solar panel gain. Whilst the proposal would provide additional dwellings and some energy efficiencies, I am mindful that the benefits would primarily be personal to the appellant and I do not consider they would outweigh the harm I have identified above.

14. The appellant has also referred to other examples of developments that incorporate crown roofs, such as developments at 34 Pole Hill Road, Sutton Court Road, junction of West Drayton Road and Harlington Road, 63 Harlington Road and, 43 and rear of 37-47 Snowden Avenue. However, their scale, design and layout, and that of the development surrounding them, varies considerably from the appeal site and they are therefore not directly comparable. Flat roofs the appellant has identified along Nicholls Avenue appear to primarily be dormer windows, which are a more established part of the character of the surrounding area. In any event, I must consider the appeal scheme on its own merits.

Highway Safety

15. The road to the front of the appeal site is open to two-way traffic up to its junction with Bourn Avenue, and I saw on my site visit that although it is not heavily trafficked there are regular vehicular movements.
16. There is an existing vehicular crossover of the pedestrian footpath, which will be utilised as part of the development. This will provide access to frontage parking and rear garage parking for two of the proposed flats. It will also provide rear access to two properties on Harlington Road and an area of land to the rear of the site which is described as being used for storage.
17. Considering this, and that the proposal would provide for a much-improved access, there would likely be a number of vehicle movements into and out of the site, though it is acknowledged that the storage area is currently owned by the appellant.
18. The provision of adequate visibility splays at the site has not been demonstrated. The boundary treatment and positioning of the building, with parking and other obstructions to the frontage, would restrict forward visibility both into and out of the site. Whilst there may be sufficient space for vehicles to turn within the rear of the site, the access proposed is long and it would be of insufficient width to allow two vehicles to pass one another.
19. In addition, it is not clear if sufficient space would be available for pedestrians who will also need to utilise the access. The main entrance to Flat 1 is directly off the vehicular access and it would also provide the only link between Flat 3 and its associated parking and garden area.
20. Due to the restricted visibility it is likely that users would not become aware of each other until either at, or close to, the point of conflict. Even if users were aware of each other the lack of ability to pass on the access would result in an increased need for vehicles to reverse out onto the highway. This would affect the free flow of traffic along Nicholls Avenue and prejudice pedestrian safety.
21. The proposal would also require the creation of a new vehicular access over the existing footpath. I saw on my site visit that there are many examples of dropped kerbs in the vicinity of the site which are of double width or wider.
22. There is an existing crossover at No 1A Nicholls Avenue, and the appeal scheme would introduce a new crossover directly adjacent to this. These crossovers would only serve one dwelling each, and considering the low level of vehicular movements, and that pedestrian refuge would still be available to the site frontage, I do not consider this aspect of the appeal scheme would result in

harm to pedestrian or vehicular safety. I note the Highways Officer has also raised no concerns in this regard.

23. Whilst I have not found harm in relation to the proposed crossover, I have found that due to the proposed level of use of the existing access, its restricted width and visibility onto / from the main highway, the proposal would result in harm to pedestrian and vehicular safety. I am not convinced that these matters could be addressed without significant alteration to the proposal and therefore they could not be addressed by condition.
24. The development is therefore contrary to Policy AM7 of the UDP, which seeks to ensure that developments do not prejudice the free flow of traffic and highway or pedestrian safety.

Living Conditions

25. Policy 3.8 of the London Plan 2016 seeks to ensure that a choice of homes are provided that can meet the differing requirements of future occupants. In particular, it requires 90% of new housing to meet Building Regulation requirement M4(2) '*accessible and adaptable dwellings*'.
26. Whilst the Council have stated that the ground floor shower rooms would not currently accord with the above standard, the appellant has provided a plan indicating how they consider this could be achieved. It appears that amendments would not significantly impact on the internal arrangements of the ground floor flats or proposed building overall and not amount to a substantially different proposal. I therefore consider that this matter could be adequately dealt with by a condition, had I been allowing the appeal.

Other Matters

27. The appellant has referred to previous approvals for development on the appeal site. The most recent approval was for a single detached dwelling. (Council ref:54817/APP/2000/433)
28. Whilst its overall footprint may not be dissimilar to the current appeal scheme, the dwelling was set back further from the frontage, with more substantial areas of landscaping proposed, and its scale and design was more in keeping with the existing property at No 1A.
29. The previous proposal therefore responded more appropriately to its surrounds and would not have been as prominent or incongruous within the streetscene as the current appeal scheme. The site also incorporated the storage area to the rear and was for only one additional dwelling, the use of the access and potential for conflicts would therefore also have been lower.
30. I have not been provided with the details of the earlier 1982 scheme for the appeal site or the scheme approved at appeal at No 2 Nicholls Avenue (Council ref:14033/APP/2017/3555) referred to by the appellant. However, I note the appellant refers to the development at No2 as a '*small new dwelling*' and I did see on my site visit that there are differences between that site and the appeal site. It would therefore not appear to be directly comparable to the appeal scheme. However, even if there are some similarities, I must consider the appeal scheme on its own merits.

Conclusion

31. For the reasons given above and having regard to all other matters raised I conclude that the appeal should be dismissed.

A Denby

INSPECTOR



Mr Michael Oakes
Michael Oakes Architects Ltd.
10 Parkfield Avenue
Hillingdon
UB10 0DF

Application Ref:
54817/APP/2018/4476

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:

Two storey building comprising of 2 x 1-bed and 1 x 2-bed self-contained flats with associated parking and amenity space and detached double garage to rear.

Location of development: Land Adjacent To 1a Nicholls Avenue Hillingdon

Date of application: 21 December 2018

Plan Numbers: See attached Schedule of plans

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

Head of Planning, Transportation and Regeneration

Date: 15 February 2019

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.

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

REFUSAL OF PLANNING PERMISSION

Application Ref: 54817/APP/2018/4476

SCHEDULE OF REASONS

- 1 · The overall scale of the proposed building along with its crown roofed design and conflicting shallow pitched roof to the front projection would fail to respect the development within the immediate vicinity and would represent an incongruous addition and form of development detrimental to the visual amenities of the street scene therefore failing to harmonise with the established character of the surrounding area. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan (November 2012), Policies BE13 and BE19 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and section 4.23 of the Council's HDAS (SPD): 'Residential Layouts'.
- 2 · The proposal, due to the proposed siting of the driveways and off street parking, bin and cycle storage, and as a result, would not allow sufficient space to mitigate this impact by way of soft landscaping, would be detrimental to the visual amenities of the street scene and character and appearance of the wider area, contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE19 and BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.
- 3 · The ground floor shower rooms fail to conform with the specifications set out in Approved Document M to the Building Regulations 2010 (2015 edition). As such, the new housing units would not provide appropriate facilities for people with disabilities, contrary to Policy 3.8 (c) of the London Plan (March 2016).
- 4 · Due to the excessive width of the enlarged crossover that would be required to access the proposed parking spaces and driveway, the proposal would make inadequate provision for pedestrian refuge and would therefore prejudice the safety of pedestrians and vehicles using the public highway. As a result it would be contrary to policy AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).
- 5 · The proposal has not demonstrated that sufficient maneuvering and access arrangements for vehicles would be provided, in addition the application fails to demonstrate that the proposal would not result in an unacceptable rise in traffic in and around the site, prejudicial to public and highway safety, contrary to policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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).

SCHEDULE OF REASONS

- 2 . The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

Part 1 Policies:

- PT1.BE1 (2012) Built Environment
PT1.EM6 (2012) Flood Risk Management

Part 2 Policies

- AM7 Consideration of traffic generated by proposed developments.
AM8 Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
AM14 New development and car parking standards.
AM15 Provision of reserved parking spaces for disabled persons
BE13 New development must harmonise with the existing street scene.
BE18 Design considerations - pedestrian security and safety
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.
BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H3 Loss and replacement of residential accommodation
H4 Mix of housing units
OE1 Protection of the character and amenities of surrounding properties and the local area
OE7 Development in areas likely to flooding - requirement for flood protection measures
OE8 Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 3.3 (2016) Increasing housing supply

SCHEDULE OF REASONS

LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 3.8	(2016) Housing Choice
LPP 5.12	(2016) Flood risk management
LPP 5.13	(2016) Sustainable drainage
LPP 6.13	(2016) Parking
LPP 7.2	(2016) An inclusive environment
LPP 7.3	(2016) Designing out crime
LPP 7.4	(2016) Local character
LPP 7.6	(2016) Architecture
LPP 7.13	(2016) Safety, security and resilience to emergency
LPP 7.15	(2016) Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design

- 3 . This is a reminder that Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), should an application for appeal be allowed, the proposed development would be deemed as 'chargeable development' and therefore liable to pay the London Borough of Hillingdon Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). This would be calculated in accordance with the London Borough of Hillingdon CIL Charging Schedule 2014 and the Mayor of London's CIL Charging Schedule 2012.

For more information on CIL matters please visit the planning portal page at:
www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

- 4 . 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 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service. This is a resubmission of a previously refused scheme, where the Officers Report identified issues to be addressed, which were reflected in the reasons for refusal, allowing the opportunity to address those issues within this submission.

END OF SCHEDULE

SCHEDULE OF REASONS

Address:

Residents Services
London Borough of Hillingdon
3 North Civic Centre, High Street, Uxbridge UB8 1UW
Tel: 01895 250230
www.hillingdon.gov.uk

REFUSAL OF PLANNING PERMISSION

Application Ref.No.: 54817/APP/2018/4476

SCHEDULE OF PLANS

02_A - received 21 Dec 2018
57_B - received 21 Dec 2018
58_B - received 21 Dec 2018
59_B - received 21 Dec 2018
01_A - received 21 Dec 2018
03_A - received 21 Dec 2018
04_A - received 21 Dec 2018
05_A - received 21 Dec 2018
50_B - received 21 Dec 2018
51_B - received 21 Dec 2018
54_B - received 21 Dec 2018
55_B - received 21 Dec 2018
56_B - received 21 Dec 2018
60_A - received 21 Dec 2018
52_B - received 21 Dec 2018
53_B - received 21 Dec 2018

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's website at <http://.Planning-inspectorate.gov.uk>

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 unless 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.

DELEGATED DECISION

- Please select each of the categories that enables this application to be determined under delegated powers
 - Criteria 1 to 5 or criteria 7 to 9 must be addressed for all categories of application, except for applications for Certificates of Lawfulness, etc.

APPROVAL RECOMMENDED: GENERAL

Select Option

- | | |
|--|--------------------------|
| 1. No valid planning application objection in the form of a petition of 20 or more signatures, has been received | ☐ |
| 2. Application complies with all relevant planning policies and is acceptable on planning grounds | ☐ |
| 3. There is no Committee resolution for the enforcement action | ☐ |
| 4. There is no effect on listed buildings or their settings | ☐ |
| 5. The site is not in the Green Belt (but see 11 below) | ☐ |

REFUSAL RECOMMENDED: GENERAL

- | | |
|--|--------------------------|
| 6. Application is contrary to relevant planning policies/standards | ☐ |
| 7. No petition of 20 or more signatures has been received | ☐ |
| 8. Application has not been supported independently by a person/s | ☐ |
| 9. The site is not in Green Belt (but see 11 below) | ☐ |

RESIDENTIAL DEVELOPMENT

- | | |
|--|--------------------------|
| 10. Single dwelling or less than 10 dwelling units and/or a site of less than 0.5 ha | ☐ |
| 11. Householder application in the Green Belt | ☐ |

COMMERCIAL, INDUSTRIAL AND RETAIL DEVELOPMENT

- | | |
|--|--------------------------|
| 12. Change of use of retail units on site less than 1 ha or with less than 1000 sq m other than a change involving a loss of A1 uses | ☐ |
| 13. Refusal of change of use from retail class A1 to any other use | ☐ |
| 14. Change of use of industrial units on site less than 1 ha or with less than 1000sq.m. of floor space other than to a retail use. | ☐ |

CERTIFICATE OF LAWFULNESS

- | | |
|---|--------------------------|
| 15. Certificate of Lawfulness (for proposed use or Development) | ☐ |
| 16. Certificate of Lawfulness (for existing use or Development) | ☐ |
| 17. Certificate of Appropriate Alternative Development | ☐ |

CERTIFICATE OF LAWFULNESS

- | | |
|---|--------------------------|
| 18. ADVERTISEMENT CONSENT (excluding Hoardings) | ☐ |
| 19. PRIOR APPROVAL APPLICATION | ☐ |
| 20. OUT-OF-BOROUGH OBSERVATIONS | ☐ |
| 21. CIRCULAR 18/84 APPLICATION | ☐ |
| 22. CORPSEWOOD COVENANT APPLICATION | ☐ |
| 23. APPROVAL OF DETAILS | ☐ |
| 24. ANCILLARY PLANNING AGREEMENT (S.106 or S.278) where Heads of Terms have already received Committee approval | ☐ |
| 25. WORKS TO TREES | ☐ |
| 26. OTHER (please specify) | ☐ |

The delegation powers schedule has been checked. Director of Residents Services can determine this application.

Case Officer

Signature:

Date:

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informatives are satisfactory.

Team Manager:

Signature:

Date:

The decision notice for this application can be issued.

Director / Member of Senior Management Team:

Signature:

Date:

NONE OF THE ABOVE DATES SHOULD BE USED IN THE PS2 RETURNS TO THE ODPM

Item No.	Report of the Head of Planning, Transportation and Regeneration
Address	LAND ADJACENT TO 1A NICHOLLS AVENUE HILLINGDON
Development:	Two storey building comprising of 2 x 1-bed and 1 x 2-bed self-contained flats with associated parking and amenity space and detached double garage to rear.
LBH Ref Nos:	54817/APP/2018/4476
Drawing Nos:	02_A 57_B 58_B 59_B 01_A 03_A 04_A 05_A 50_B 51_B 54_B 55_B 56_B 60_A 52_B 53_B

Date Plans received : 21/12/2018

Date(s) of Amendment(s):

Date Application Valid: 21/12/2018

1. SUMMARY

The application seeks planning permission for the erection of a two storey building comprising of 2 x 1 bed and 1 x 2 bed self contained flats with associated parking and amenity space and detached double garage to rear.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The overall scale of the proposed building along with its crown roofed design and conflicting shallow pitched roof to the front projection would fail to respect the development within the immediate vicinity and would represent an incongruous addition and form of development detrimental to the visual amenities of the street scene therefore failing to harmonise with the established character of the surrounding area. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan (November 2012), Policies BE13 and BE19 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and section 4.23 of the Council's HDAS (SPD): 'Residential Layouts'.

2 NON2 Non Standard reason for refusal

The proposal, due to the proposed siting of the driveways and off street parking, bin and cycle storage, and as a result, would not allow sufficient space to mitigate this impact by way of soft landscaping, would be detrimental to the visual amenities of the street scene

and character and appearance of the wider area, contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE19 and BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

3 NON2 Non Standard reason for refusal

The ground floor shower rooms fail to conform with the specifications set out in Approved Document M to the Building Regulations 2010 (2015 edition). As such, the new housing units would not provide appropriate facilities for people with disabilities, contrary to Policy 3.8 (c) of the London Plan (March 2016).

4 NON2 Non Standard reason for refusal

Due to the excessive width of the enlarged crossover that would be required to access the proposed parking spaces and driveway, the proposal would make inadequate provision for pedestrian refuge and would therefore prejudice the safety of pedestrians and vehicles using the public highway. As a result it would be contrary to policy AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

5 NON2 Non Standard reason for refusal

The proposal has not demonstrated that sufficient maneuvering and access arrangements for vehicles would be provided, in addition the application fails to demonstrate that the proposal would not result in an unacceptable rise in traffic in and around the site, prejudicial to public and highway safety, contrary to policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

AM7	Consideration of traffic generated by proposed developments.
AM8	Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
BE13	New development must harmonise with the existing street scene.
BE18	Design considerations - pedestrian security and safety
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.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H3	Loss and replacement of residential accommodation
H4	Mix of housing units
OE1	Protection of the character and amenities of surrounding properties and the local area
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 3.8	(2016) Housing Choice
LPP 5.12	(2016) Flood risk management
LPP 5.13	(2016) Sustainable drainage
LPP 6.13	(2016) Parking
LPP 7.2	(2016) An inclusive environment
LPP 7.3	(2016) Designing out crime
LPP 7.4	(2016) Local character
LPP 7.6	(2016) Architecture
LPP 7.13	(2016) Safety, security and resilience to emergency
LPP 7.15	(2016) Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design

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

This is a reminder that Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), should an application for appeal be allowed, the proposed development would be deemed as 'chargeable development' and therefore liable to pay the London Borough of Hillingdon Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy

(CIL). This would be calculated in accordance with the London Borough of Hillingdon CIL Charging Schedule 2014 and the Mayor of London's CIL Charging Schedule 2012.

For more information on CIL matters please visit the planning portal page at: www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

4

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 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service. This is a resubmission of a previously refused scheme, where the Officers Report identified issues to be addressed, which were reflected in the reasons for refusal, allowing the opportunity to address those issues within this submission.

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises of a vacant plot of recently cleared land, located on the North side of Nicholls Avenue - a residential street, which lies within the 'developed area' as identified within the Hillingdon Local Plan - Saved UDP Policies (November 2012). There is no vegetation left following the removal of a tree on the site frontage. Cherry Tree House to the West is a bungalow with a converted loft space. Number 1 Nicholls Avenue is a detached 1960's two storey dwelling with shallow pitched roof. The predominant building type on this side of Nicholls Avenue is detached bungalows.

3.2 Proposed Scheme

The application seeks planning permission for the erection of a two storey building comprising of 2 x 1 bed and 1 x 2 bed self contained flats with associated parking and amenity space and detached double garage to rear.

3.3 Relevant Planning History

54817/APP/2000/433 Land Adjacent To 1a Nicholls Avenue Hillingdon
ERECTION OF A FOUR-BEDROOM DETACHED HOUSE

Decision: 25-07-2000 Approved

54817/APP/2005/2100 Land Adjacent To 1a Nicholls Avenue Hillingdon
DETAILS OF MATERIALS; IN COMPLIANCE WITH CONDITION 2 OF PLANNING
PERMISSION REF:54817/APP/2000/433, DATED 25/07/2000 (ERECTION OF A FOUR-
BEDROOM DETACHED HOUSE)

Decision: 22-04-2009 NFA

73146/APP/2017/3154 1 Nicholls Avenue Hillingdon

Two storey, detached dwelling with habitable roof space, single storey building to rear for use as a multi car garage and a store with associated access and amenity space

Decision: 09-03-2018 Refused

Comment on Planning History

73146/APP/2017/3154 - Two storey, detached dwelling with habitable roof space, single storey building to rear for use as a multi car garage and a store with associated access and amenity space was refused for the following reasons:

1.The proposed dwelling, by reason of its excessive size, scale, bulk and design would represent a visually unsympathetic form of development that would detract from the character, appearance and visual amenity of the street scene and the wider area. The proposal would therefore be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies 3.5 and 7.4 of the London Plan (2016) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

2. The proposed garage building/store would by virtue of its size, massing, bulk and design result in an incongruous, overbearing and visually intrusive form of development, and as a result have an adverse effect on the character and appearance of the dwelling and the wider locality. Therefore the proposal would be contrary to policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

3.The proposal results in the provision of parking in excess of the Council's maximum adopted parking standards. As such the proposal represents an unsustainable form of development by encouraging the use of the private car, thereby contributing to increased congestion and pollution to the detriment of the area in general and contrary to Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 6.13 of the London Plan (2016), the Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

4.The proposal, due to the proposed siting of the driveways and off street parking would result in a large area of hardstanding and would not allow sufficient space to mitigate this impact by way of soft landscaping. The proposal would therefore be detrimental to the visual amenities of the street scene and character and appearance of the wider area, contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE19 and BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

Planning permission was granted for a detached 4 bedroom house under application reference 54817/APP/2000/433 . This permission was not implemented and has long since lapsed.

4. Advertisement and Site Notice

4.1 Advertisement Expiry Date:- Not applicable

4.2 Site Notice Expiry Date:- Not applicable

5. Comments on Public Consult

Access Officer -

Plans in respect of the above planning application have been reviewed against the requirements of London Plan Policy 3.8 (c) and the specifications set out in Approved

Document M to the Building Regulations 2010 (2015 edition). Plan should be amended for the bathrooms within the proposed ground floor dwellings to ensure compliance with the standards referred to above. Conclusion: unacceptable. Revised plans should be submitted and reviewed prior to any grant of planning permission.

Landscape Officer -

This site is occupied by a plot of vacant land on the north side of Nicholls Avenue. The cleared plot is gradually being colonised with self-set vegetation and features one tree close to the rear boundary with 1 Nicholls Avenue. There are no TPO's or Conservation Area designations affecting the site.

COMMENT

Permission for a proposed development was last granted under application ref. 2000/433 which was never implemented. The proposal utilises an existing right of way to access the proposed garage at the end of the garden. The front garden is cluttered with car parking with bin and bike storage at the expense of soft landscape. According to Hillingdon's design guidance the front garden should be enhanced with soft landscape details - ideally with 25% site coverage. Bin and bike stores should be securely and discretely located out of the public eye - preferably to the rear of the building.

RECOMMENDATION

If you are minded to approve this proposal there is no objection subject to the amendments requested above and conditions RES8, RES9 (parts 1, 2, 4 and 5) and RES10

Highways Officer -

The application site is located along Nicholls Avenue, a through road which connects the A4020 (Uxbridge Road) and the A437 (Harlington Road) westbound. Within the vicinity of the site, the road benefits from pedestrian footway and street lighting. On-street parking takes place along both edges of the carriageway with vehicles along the northern edge parking along the carriageway and vehicles along the southern edge parking along a section of footway.

Upon reviewing the PTAL rating for the proposed development using the Transport for London WebCAT service, it is indicated that the site has 'poor' access to public transport with a PTAL rating of 2. On this basis, it is considered that an emphasis will be placed on the private car.

Proposals comprise the two storey building comprising 2 x 1-bed and 1 x 2-bed self contained units with associated parking provision. When considering the quantum of development against the London Borough of Hillingdon's car parking standards, a total of 4 parking spaces are required. It is apparent from the submitted information that this requisite is achieved.

The access way itself will not only accommodate units '1 & 2' but will serve an existing B8 storage unit as well as two existing dwellings located along Harlington Road. It is noted that these dwellings make use of off-street parking along their respective frontages. Nevertheless, a total of 4 residential units as well as a storage unit will be accommodated for along the access way.

On this basis, it is paramount that the access be in accordance with current highway legislation which requires a minimum access width of 4.8m. This will enable simultaneous traffic movements upon access and egress as well as providing suitable provision for pedestrians. The submitted drawings depict an access width of 3.0m which is deemed

insufficient.

Mindful of the above, I must recommend that this application is refused on highway safety grounds.

6. UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.BE1 (2012) Built Environment
- PT1.EM6 (2012) Flood Risk Management

Part 2 Policies:

- AM7 Consideration of traffic generated by proposed developments.
- AM8 Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
- AM14 New development and car parking standards.
- AM15 Provision of reserved parking spaces for disabled persons
- BE13 New development must harmonise with the existing street scene.
- BE18 Design considerations - pedestrian security and safety
- 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.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- H3 Loss and replacement of residential accommodation
- H4 Mix of housing units
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE7 Development in areas likely to flooding - requirement for flood protection measures
- OE8 Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
- HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
- LDF-AH Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
- LPP 3.3 (2016) Increasing housing supply
- LPP 3.4 (2015) Optimising housing potential
- LPP 3.5 (2016) Quality and design of housing developments
- LPP 3.8 (2016) Housing Choice

LPP 5.12	(2016) Flood risk management
LPP 5.13	(2016) Sustainable drainage
LPP 6.13	(2016) Parking
LPP 7.2	(2016) An inclusive environment
LPP 7.3	(2016) Designing out crime
LPP 7.4	(2016) Local character
LPP 7.6	(2016) Architecture
LPP 7.13	(2016) Safety, security and resilience to emergency
LPP 7.15	(2016) Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design

In addition:

7. MAIN PLANNING ISSUES

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

Policies BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) give advice that buildings should be laid out so that adequate daylight and sunlight can penetrate into and between them, and the amenities of existing houses are safeguarded.

Policies BE23 and BE24 of the Hillingdon Local Plan (Part Two) stress the importance of new buildings and extensions providing adequate amount of external amenity space, that not only protects the amenity of the occupants of the proposed development, but also of those of the surrounding buildings, as well as protecting both parties privacy.

The Council's adopted HDAS SPD: Residential Layouts (July 2006) specifies in paragraph 4.9 that where a two or more storey building abuts a property or its garden, a minimum acceptable distance of 15 m should be maintained, so as to overcome possible over-domination, overbearing and overshadowing. Paragraph 4.11 of the HDAS SPD specifies that the Council's 45 degree principle will be applied and is designed to ensure that adequate daylight and sunlight is enjoyed in new and existing dwellings. The principle involves drawing a line from the mid-point of an existing/new window that is potentially affected by a new dwelling at an angle of 45 degrees towards the new building. Paragraph 4.12 of the HDAS SPD specifies that new residential development should be designed so as to ensure adequate privacy for its occupants and that of the adjoining residential property. It gives advice that the distance should not be less than 21 m between facing habitable room windows.

The submitted plans demonstrate that the proposed building, despite its excessive scale and bulk, would not breach the 45 degree line from the rear facing windows of both existing adjacent dwellings. Furthermore windows to the side elevations at first floor would not serve habitable rooms and could be conditioned to be obscure glazed and fixed shut below 1.7m above FFL to ensure no loss of privacy from these windows.

7.2 Impact on Street Scene

The NPPF (2012) notes the importance of achieving design which is appropriate to its context stating that 'Permission should be refused for development of poor design that

fails to take the opportunities available for improving the character and quality of an area and the way it functions.'

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

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

Policy BE1 of the Hillingdon Local Plan (November 2012) requires that all new development achieves a 'high quality of design in all new buildings, alterations and extensions'. In addition, Policy BE13 of the Hillingdon Local Plan (November 2012) acknowledges that 'development will not be permitted if the layout and appearance fail to harmonise with the existing street scene'. The emphasis placed on the impact of a development upon the character of the surrounding area is further emphasised under Policy BE19 of the Hillingdon Local Plan (November 2012), which recognises that 'The Local Planning Authority will seek to ensure that new development within residential areas complements or improves the amenity and character of the area'. Policy BE22 requires residential development of 2 or more storeys to be set off the side boundary by a minimum distance of 1m. Paragraph 4.14 of the Residential Layouts HDAS SPD specifies that developments should incorporate usable, attractively laid out and private garden space conveniently located in relation to the property or properties it serves. It should be of an appropriate size, having regard to the size of the dwelling and character of the area. Paragraph 4.27 of the HDAS SPD gives advice that building lines within a new development should relate to the street pattern of the surroundings whilst the height of the development is best determined by reference to the proportions, siting and lines of surrounding buildings. Rooflines contribute to the character of townscape and a diverse roofline with a variety of pitches is considered to improve the richness of the townscape where this adequately respects the wider street-scene.

The proposed building at a width of 9.15 m, depth of 15 m and ridge height of 8.56 m would not be of a comparable scale to development within the immediate vicinity. The concerns relate primarily to the excessive scale of the building and its crown roofed design with conflicting front roof pitch which would not respect the scale or form of development within the immediate vicinity. This side of Nicholls Avenue (with the exception of the host dwelling at Number 1) is typified by detached bungalows with modest ridge heights. Number 1A Nicholls Avenue, despite being a two storey dwelling, has a modest ridge height.

The overall scale of the proposed building along with its crown roofed design and conflicting shallow pitched roof to the front projection would fail to respect the development within the immediate vicinity and would represent an incongruous addition and form of development detrimental to the visual amenities of the street scene therefore failing to harmonise with the established character of the surrounding area. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan (November 2012), Policies BE13 and BE19 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and section 4.23 of the Council's HDAS (SPD): 'Residential Layouts'.

7.3 Traffic Impact/Pedestrian Safety

Policy AM7 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) considers whether the traffic generated by proposed developments is acceptable in terms

of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety. Policy AM14 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seeks to ensure that all development is in accordance with the Council's adopted Car Parking Standards.

The submitted plans indicate that 4 on site parking spaces would be provided, two at the front and two to the rear which would meet the Council's parking standards. However the proposal relies on the creation of an additional crossover which would lie adjacent to the crossover serving 1A Nicholls Avenue. The cumulative width of the crossover, having regard to the proximity of the adjacent crossover would exceed the Council's maximum width guidelines. Due to the excessive width of the crossover that would be required to access the proposed parking spaces, the proposal would make inadequate provision for pedestrian refuge and would therefore prejudice the safety of pedestrians and vehicles using the highway. As a result it would be contrary to policy AM7 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

The submitted plans indicate that the existing crossover would be utilised by Flat 1, Flat 3, two properties in Harlington Road (93 and 95) and the storage building to the rear which is under the ownership of the applicant. The 3m driveway is considered to be of insufficient width to serve these properties. The proposal has not demonstrated that sufficient maneuvering and access arrangements for vehicles would be provided, in addition the application fails to demonstrate that the proposal would not result in an unacceptable rise in traffic in and around the site, resulting in a detriment of public and highway safety contrary to policies AM7 and AM14 of the Hillingdon Unitary Development Plan (Saved Policies September 2007) and to the Hillingdon's Adopted Parking Standards (Hillingdon UDP, Saved Policies, September 2007).

7.4 Carparking & Layout

7.5 Urban Design, Access and Security Considerations

On 25 March 2015, the Government introduced new technical housing standards in England, which comprise of new additional 'optional' Building Regulations on water and access, and a nationally described space standard (referred to as "the new national technical standards"). These new standards came into effect on 1 October 2015. The Mayor of London has adopted the new national technical standards through a minor alteration to The London Plan.

The Housing Standards (Minor Alterations to the London Plan) March 2016 sets out the minimum internal floor spaces required for developments in order to ensure that there is an adequate level of amenity for existing and future occupants. A one bedroom 2 person flat is required to provide 50 square metres of floor area and a two bedroom (4 person) dwelling is required to provide 79 square metres which the proposal complies with. Furthermore the habitable rooms would enjoy a satisfactory outlook in accordance with the requirements of Policy 3.5 of the London Plan (2016).

Policy BE23 of the Hillingdon Local Plan (November 2012) 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'. Submitted plans demonstrate that the two one bedroom flats would each be served with a private garden area directly to the rear measuring 40 square metres and the first and second floor flat would have a covered roof terrace and separate outdoor garden to the rear measuring 55 square metres. It is considered that the future occupants of the flats would be provided with a satisfactory outdoor amenity space in accordance with Policy BE23 of the Local Plan.

7.6 Other Issues

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. No additional trees, or other landscape features of merit will be removed to facilitate the development. According to Hillingdon's design guidance at least 25% of the front garden should be permanently safeguarded for attractive soft landscaping. The proposed layout includes a significant area of hard landscaping and is cluttered with car parking, bin and bike storage. The proposal would therefore be detrimental to the visual amenities of the street scene and character and appearance of the wider area, contrary to Policy BE1 of the Hillingdon Local Plan (November 2012), Policies BE13, BE19 and BE38 of the adopted Hillingdon Local Plan - Saved UDP Policies (November 2012) and the advice contained within HDAS Residential Layouts.

Access

The access officer has also raised an objection to the proposal on the grounds that the proposed building incorporates design features which are incompatible with the standards required for an M4 (2) category home, as required by London Plan policy 3.8 (c) which requires all new housing to provide appropriate facilities for people with disabilities.

CIL

The Council adopted its own Community Infrastructure Levy (CIL) on August 1st 2014 and the Hillingdon CIL charge for residential developments is £95 per square metre of additional floorspace. This is in addition to the Mayoral CIL charge of £35 per sq metre.

8. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
The London Plan (2016)
The Housing Standards Minor Alterations to The London Plan (March 2016)
Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016)
Hillingdon Design and Accessibility Statement: Residential Layouts
Hillingdon Design and Accessibility Statement: Residential Extensions
Hillingdon Design and Accessibility Statement: Accessible Hillingdon
National Planning Policy Framework

Contact Officer: Nicola Taplin

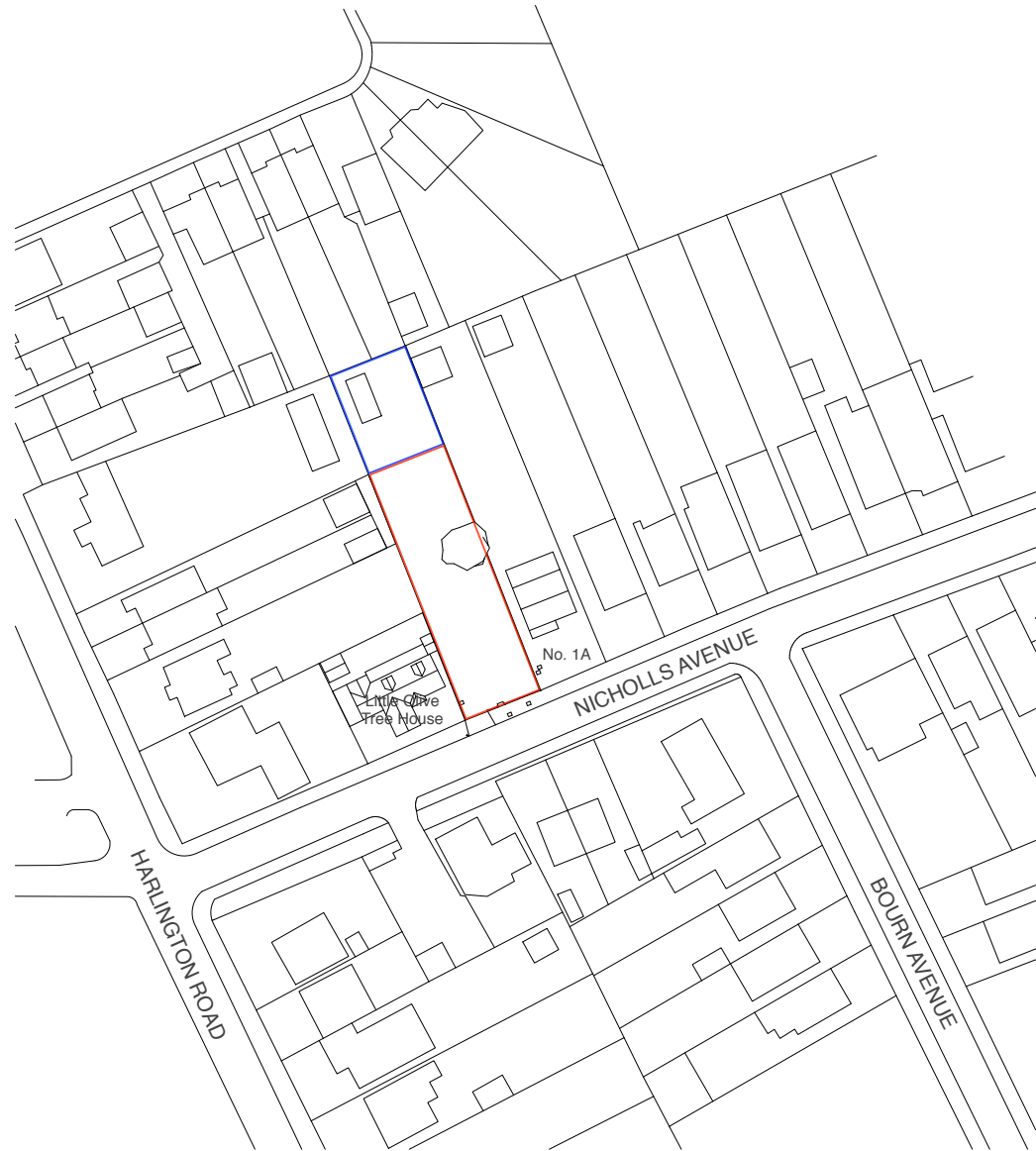
Telephone No: 01895 250230

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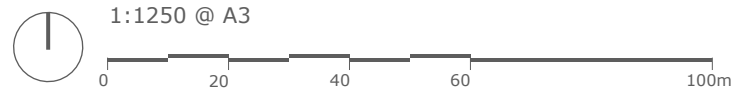
Michael Oakes (Director) B.A. Hons Arch, Dipl. Arch, Registered Architect
Liam Whitfield B.A. Hons Arch, M.A. Arch

REGISTERED ARCHITECTS, DESIGNERS + ILLUSTRATORS

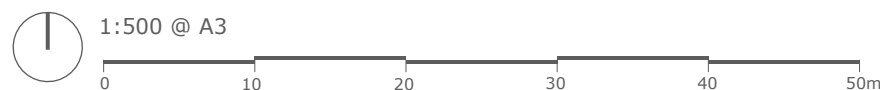
Telephone: 01895 235089 - E-mail: michaeloakesarchitect@googlemail.com



Site Location Plan



Block Plan



Address	Client	Date
Land Adjoining 1a Nicholls Avenue, Hillingdon, UB8 3JL	Mr Ian Cook	September 2018

Drawing Title
Location + Block Plan

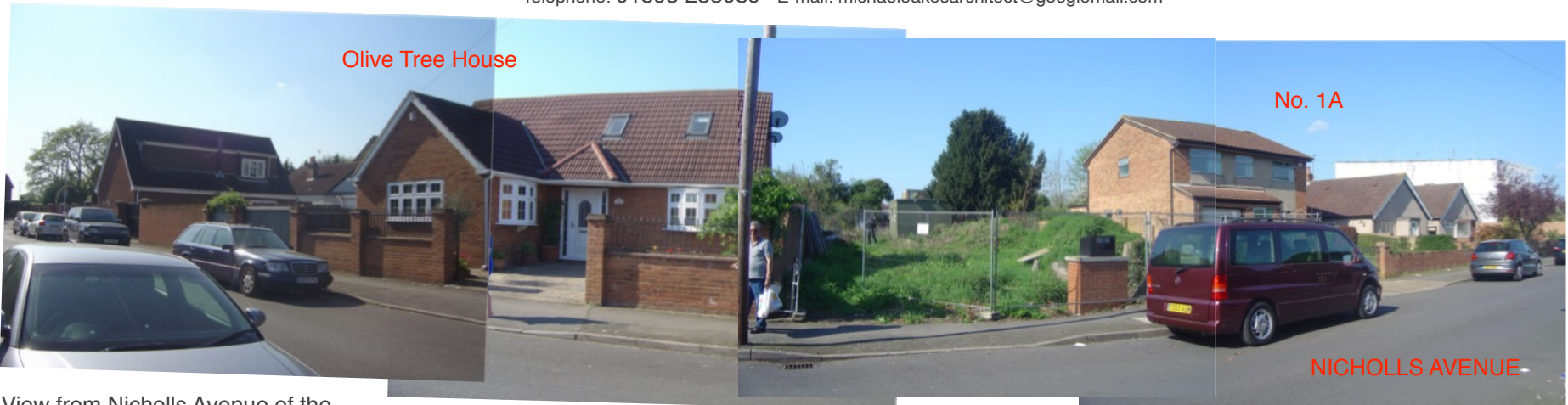
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Revision notes:	Drawn by: LW
A - First Issue	

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View from Nicholls Avenue of the front access onto the site



View of the existing garage within same ownership, storage use, shown within blue boundary line on site plan



View from the rear of the site looking towards Nicholls Avenue



View looking towards the rear of the site

Address	Client	Date
Land Adjoining 1a Nicholls Avenue, Hillingdon, UB8 3JL	Mr Ian Cook	September 2018

Drawing Title
Site Photos Photos Taken on 20.04.18

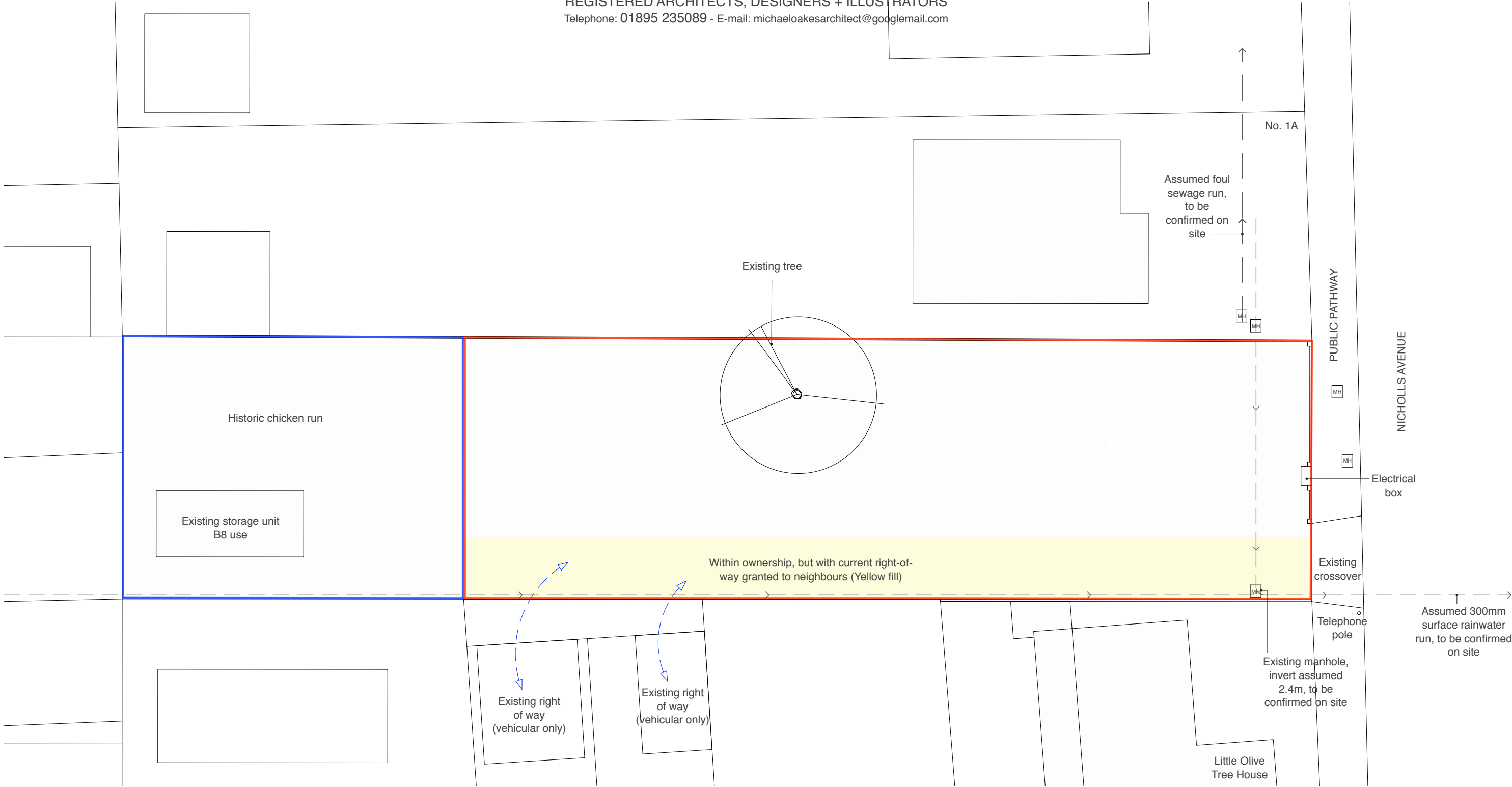
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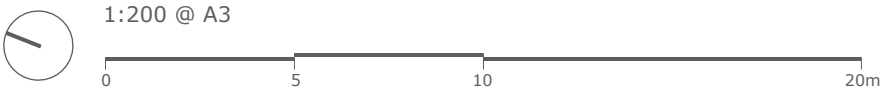
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Existing Site Plan

Address	Client	Date
Land Adjoining 1a Nicholls Avenue, Hillingdon, UB8 3JL	Mr Ian Cook	September 2018



Drawing Title
Existing Site Plan

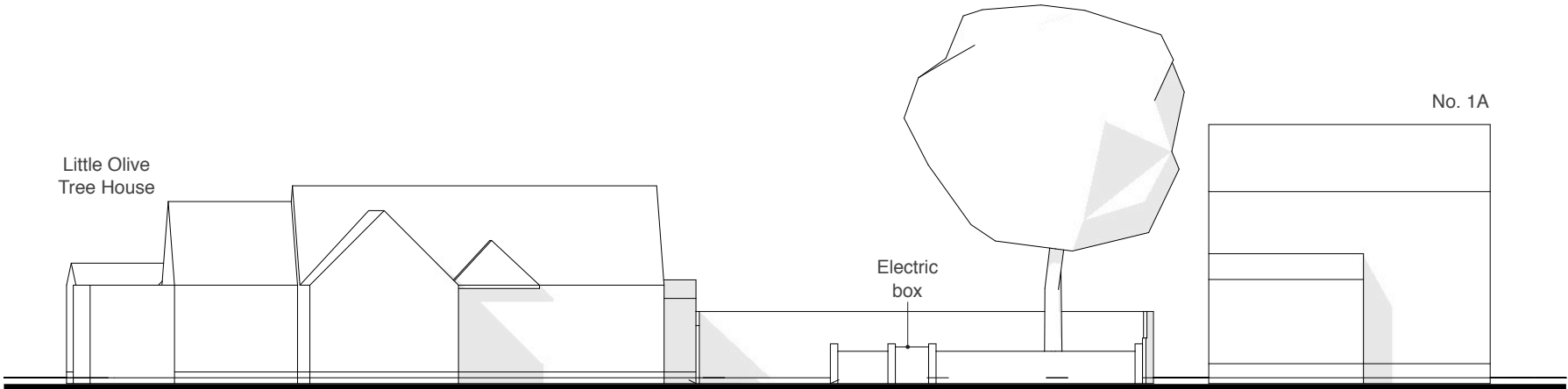
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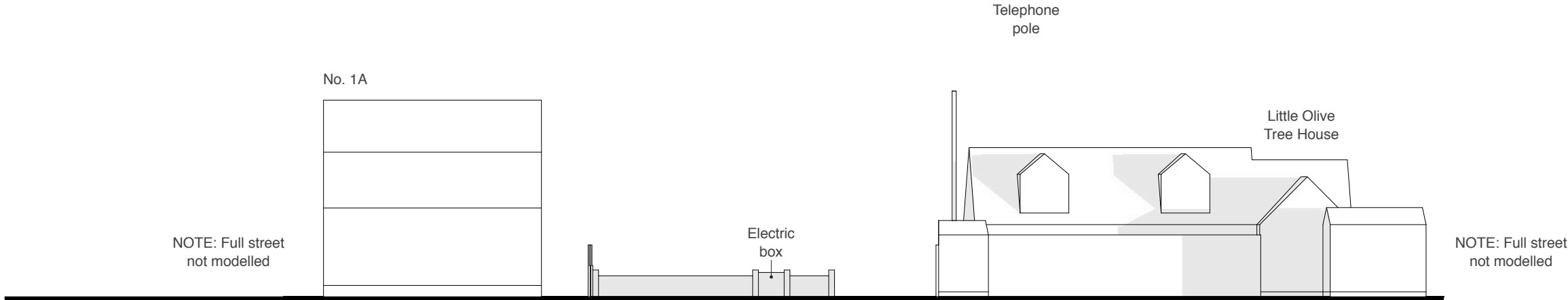
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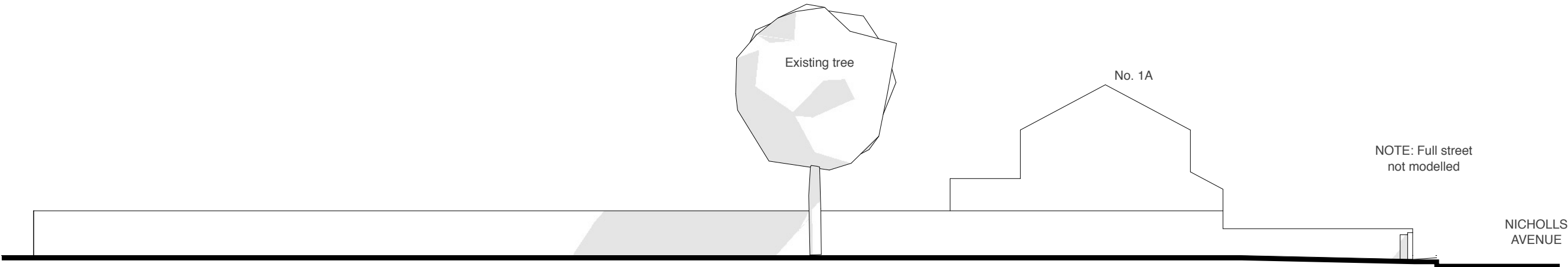
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Existing Front Elevation - E-01



Existing Rear Elevation - E-03



Existing Side Elevation - E-02

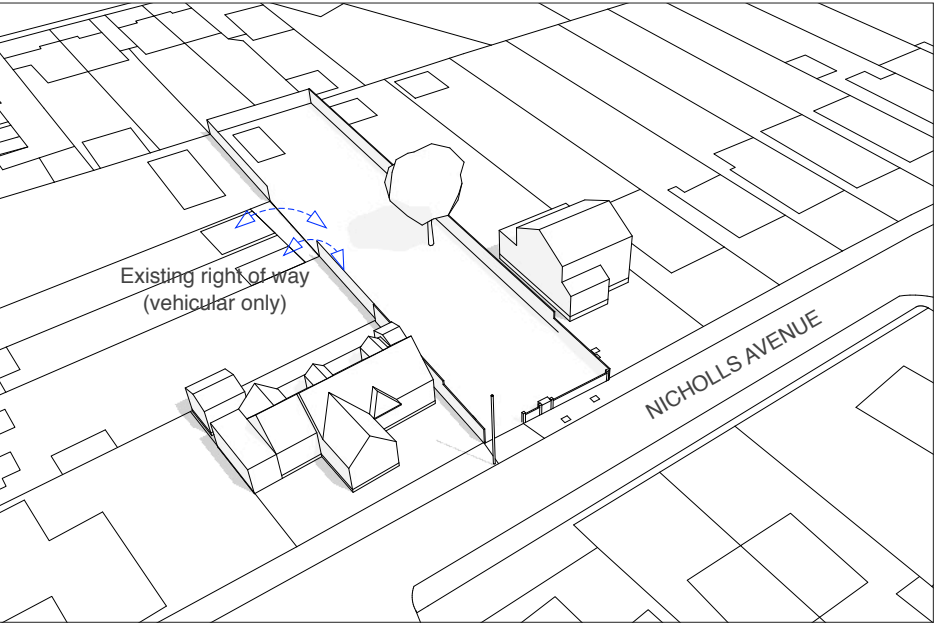
Address	Client	Date
Land Adjoining 1a Nicholls Avenue, Hillingdon, UB8 3JL	Mr Ian Cook	September 2018

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Drawing Title
Existing Site Elevations

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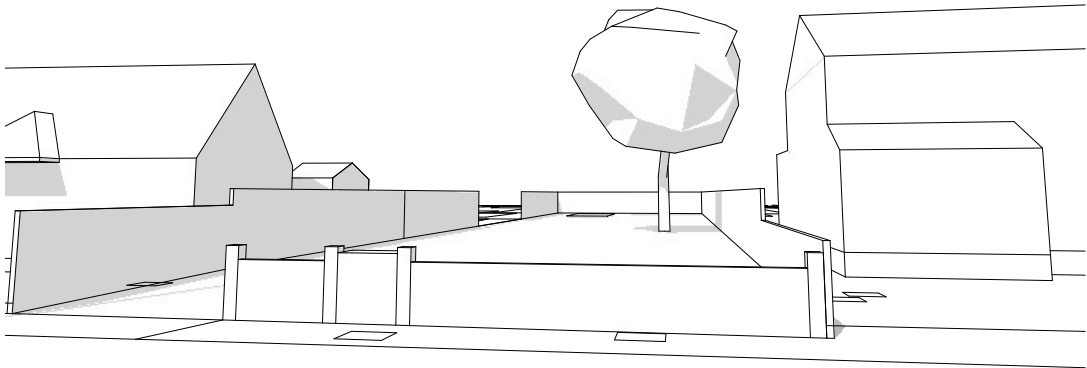
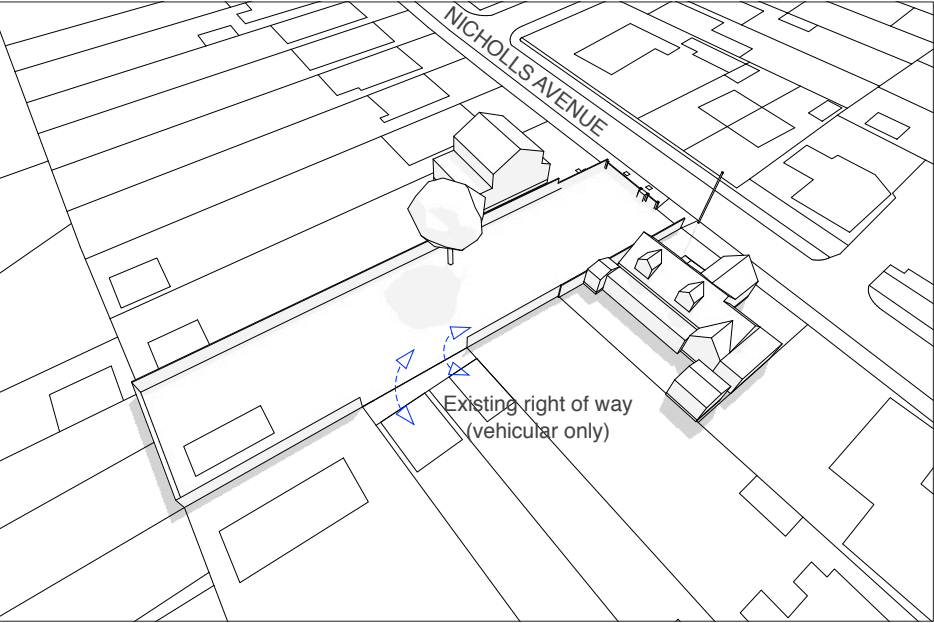
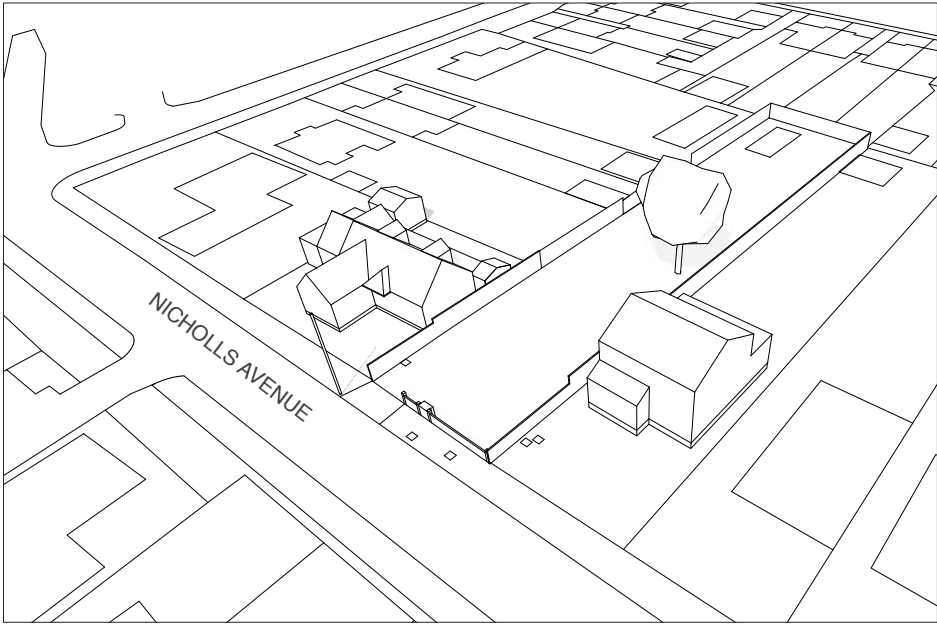
Birds eye views of new property

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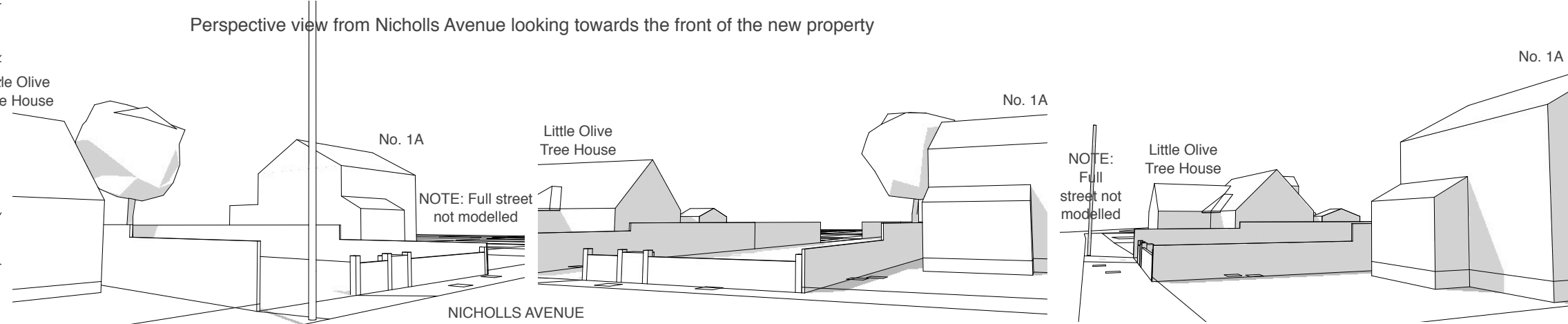
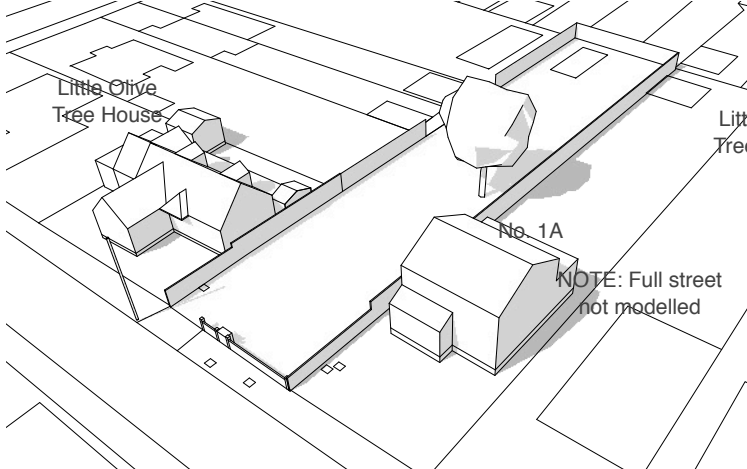
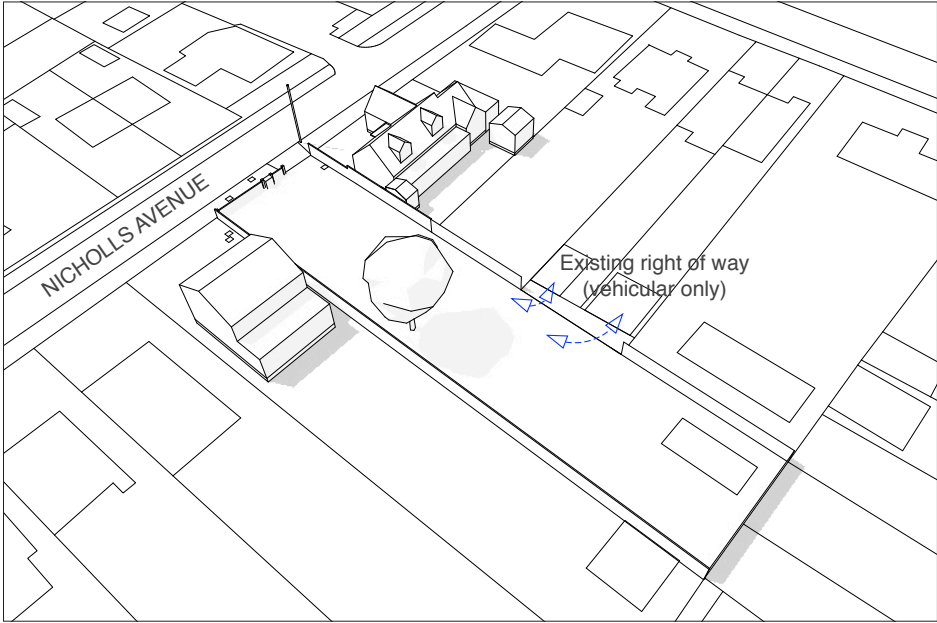
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Perspective view from Nicholls Avenue looking towards the front of the new property



Perspective views from Nicholls Avenue

Address	Client	Date
Land Adjoining 1a Nicholls Avenue, Hillingdon, UB8 3JL	Mr Ian Cook	September 2018

Drawing Title
Existing 3D Views

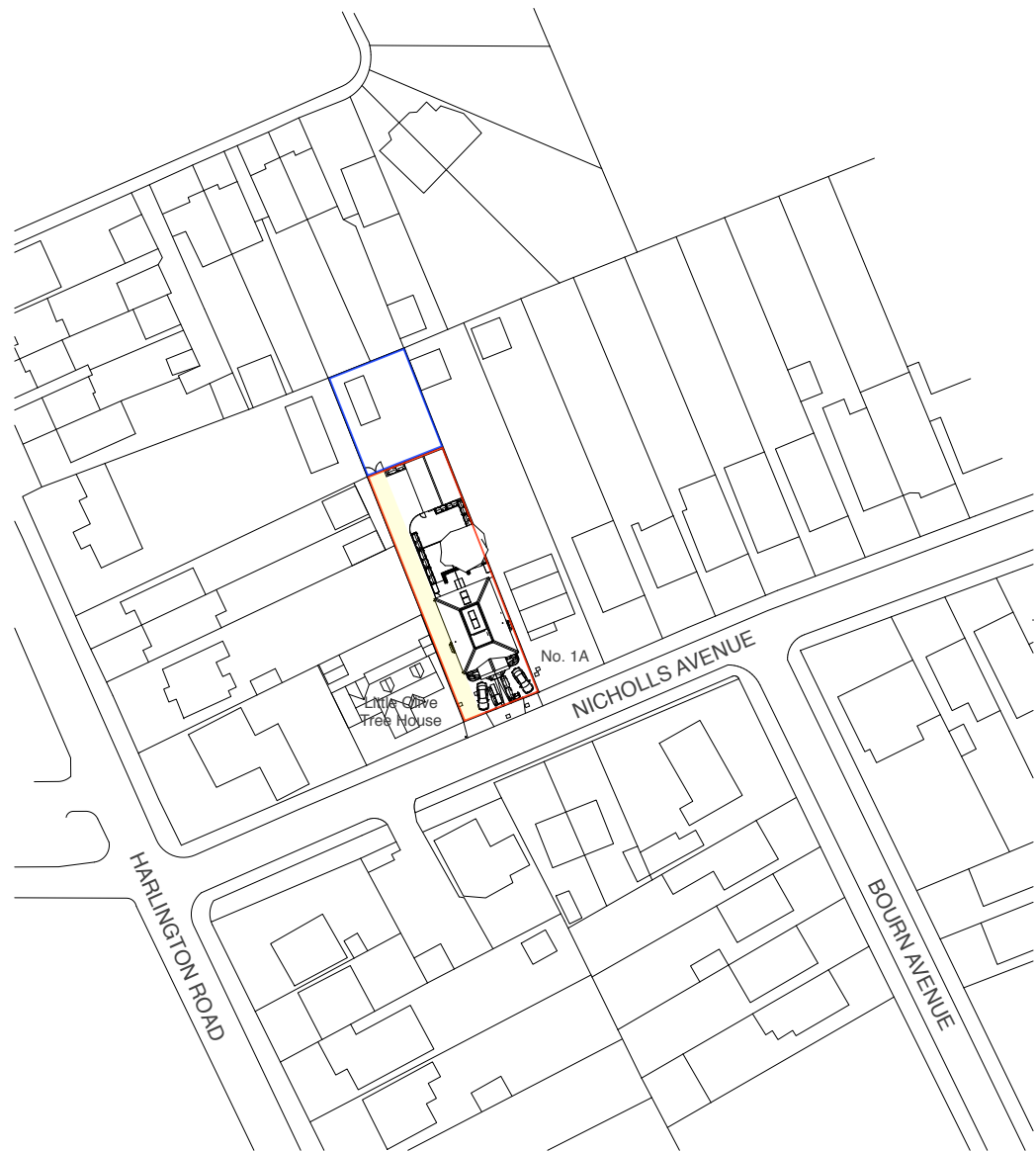
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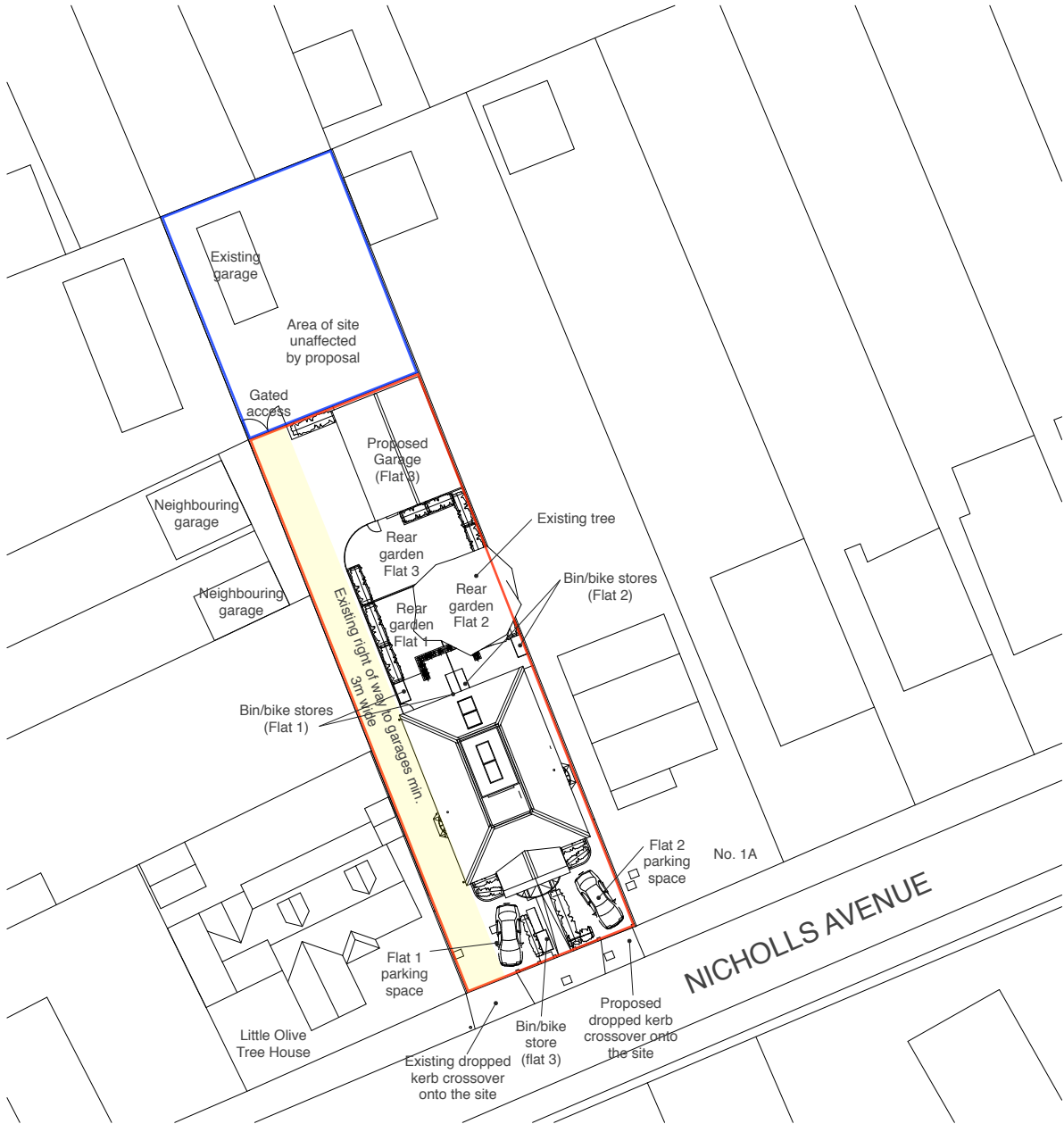
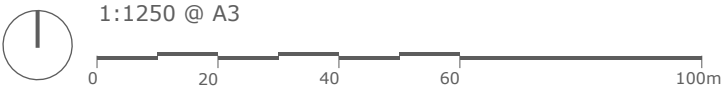
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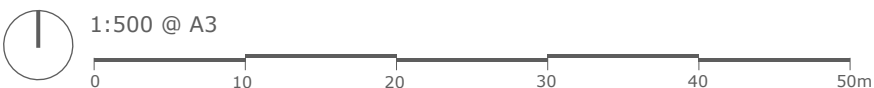
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Site Location Plan



Block Plan



Address	Client	Date
Land Adjoining 1a Nicholls Avenue, Hillingdon, UB8 3JL	Mr Ian Cook	September 2018

Drawing Title
Location + Block Plan

Planning application for a proposal of 3 flats contained in a single property

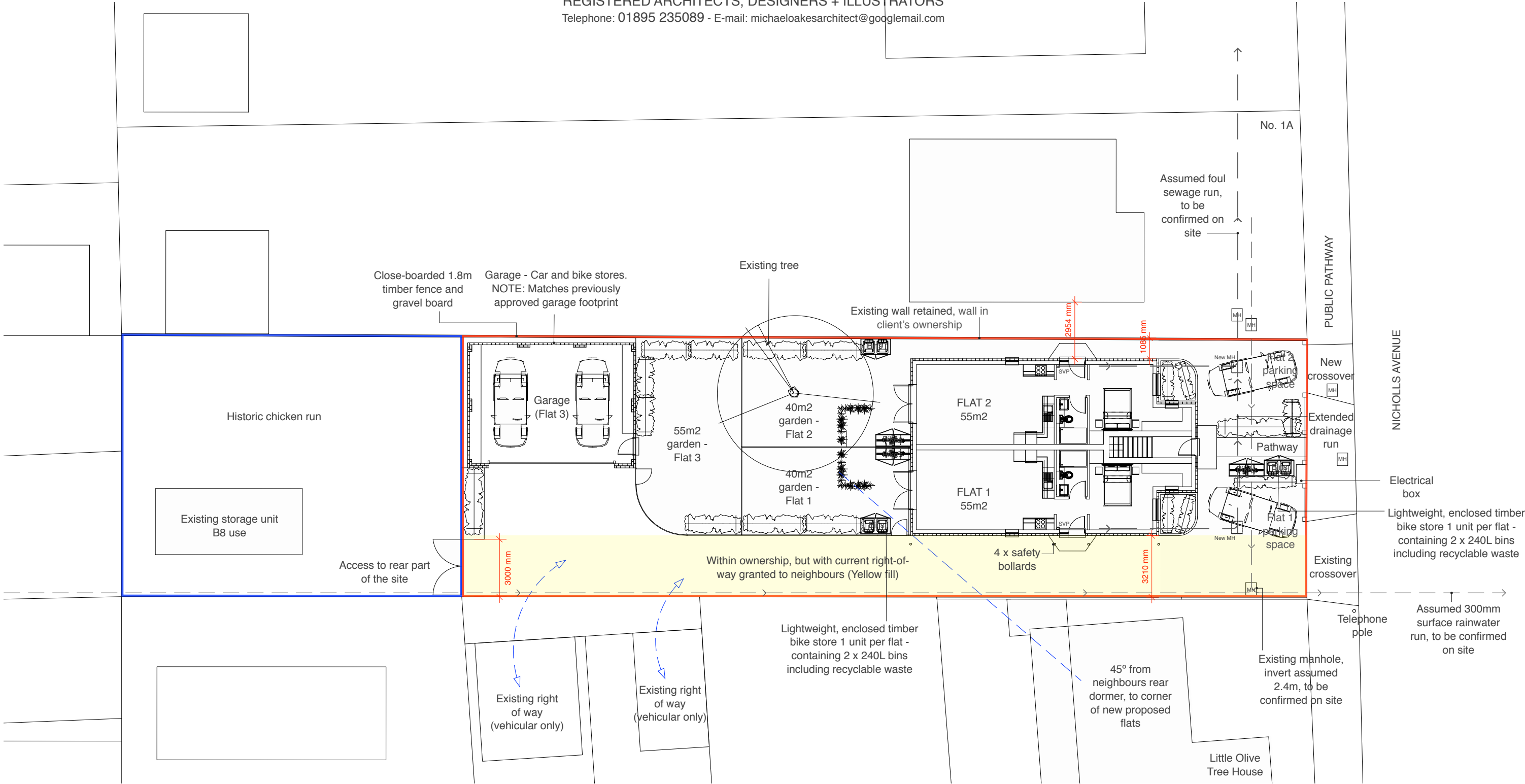
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Revision notes:	Drawn by: LW
A - First Issue	
B - 09.10.18 - General updates	

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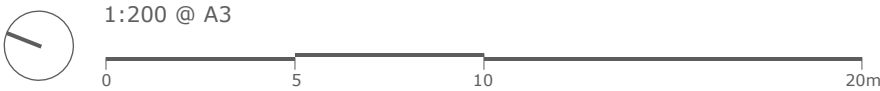
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Proposed Site Plan

Address	Client	Date
Land Adjoining 1a Nicholls Avenue, Hillingdon, UB8 3JL	Mr Ian Cook	September 2018

10 Parkfield Avenue, Hillingdon, Middlesex, UB10 0DF, Great Britain



Drawing Title
Proposed Site Plan

Planning application for a proposal of 3 flats contained in a single property

Project no. / Stage /	Drawing no. / Revision
0194- PLA-	51_B
Revision notes:	Drawn by: LW
A - First Issue	
B - 09.10.18 - General updates	

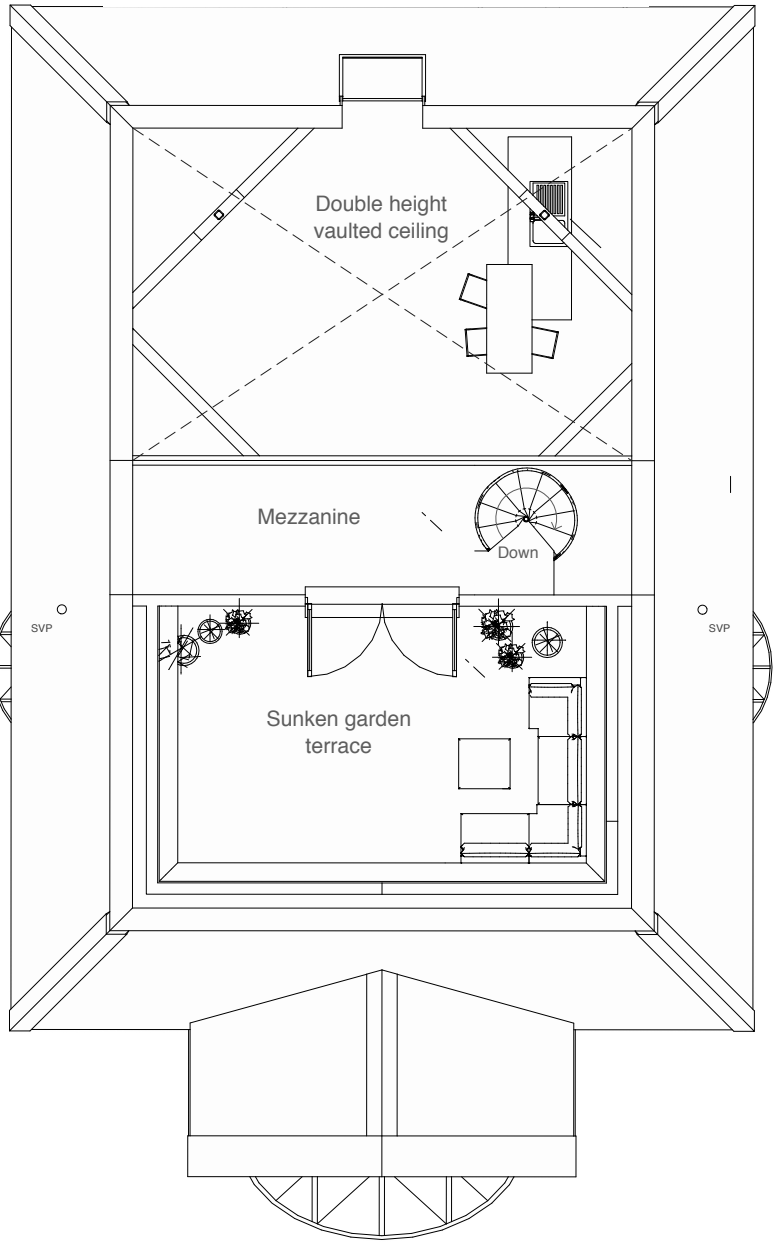
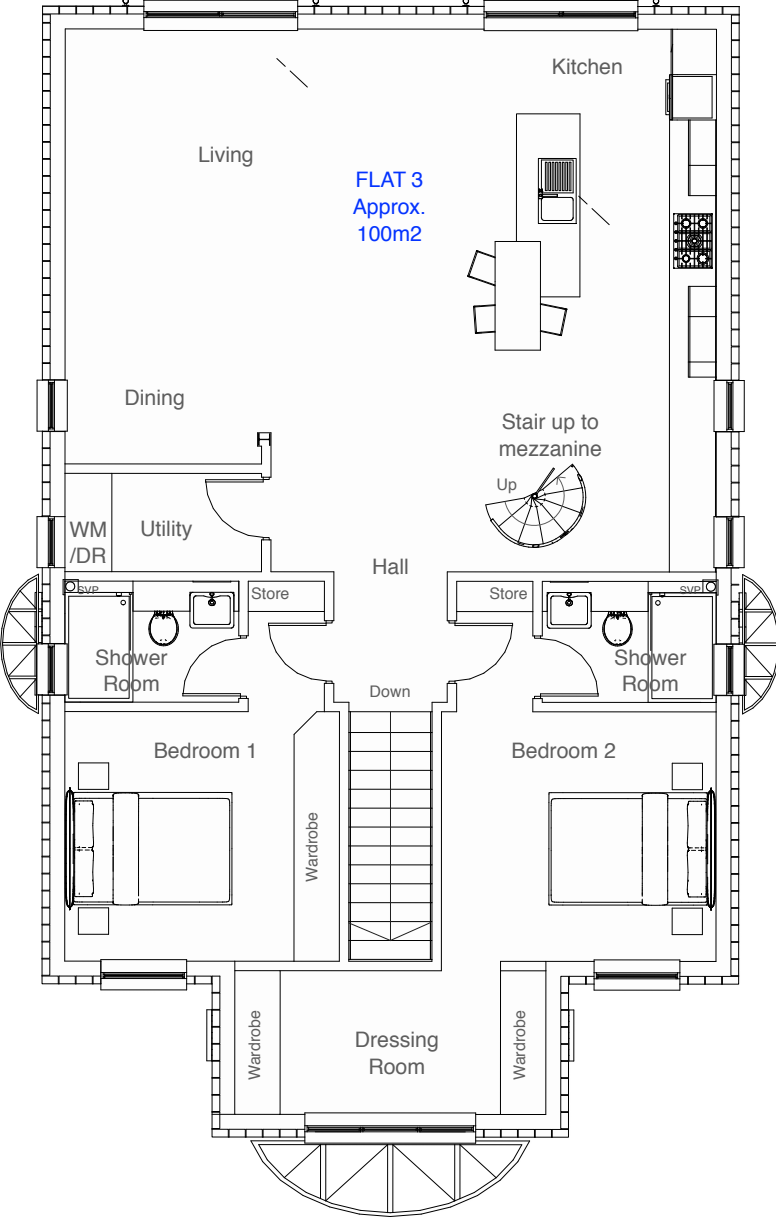
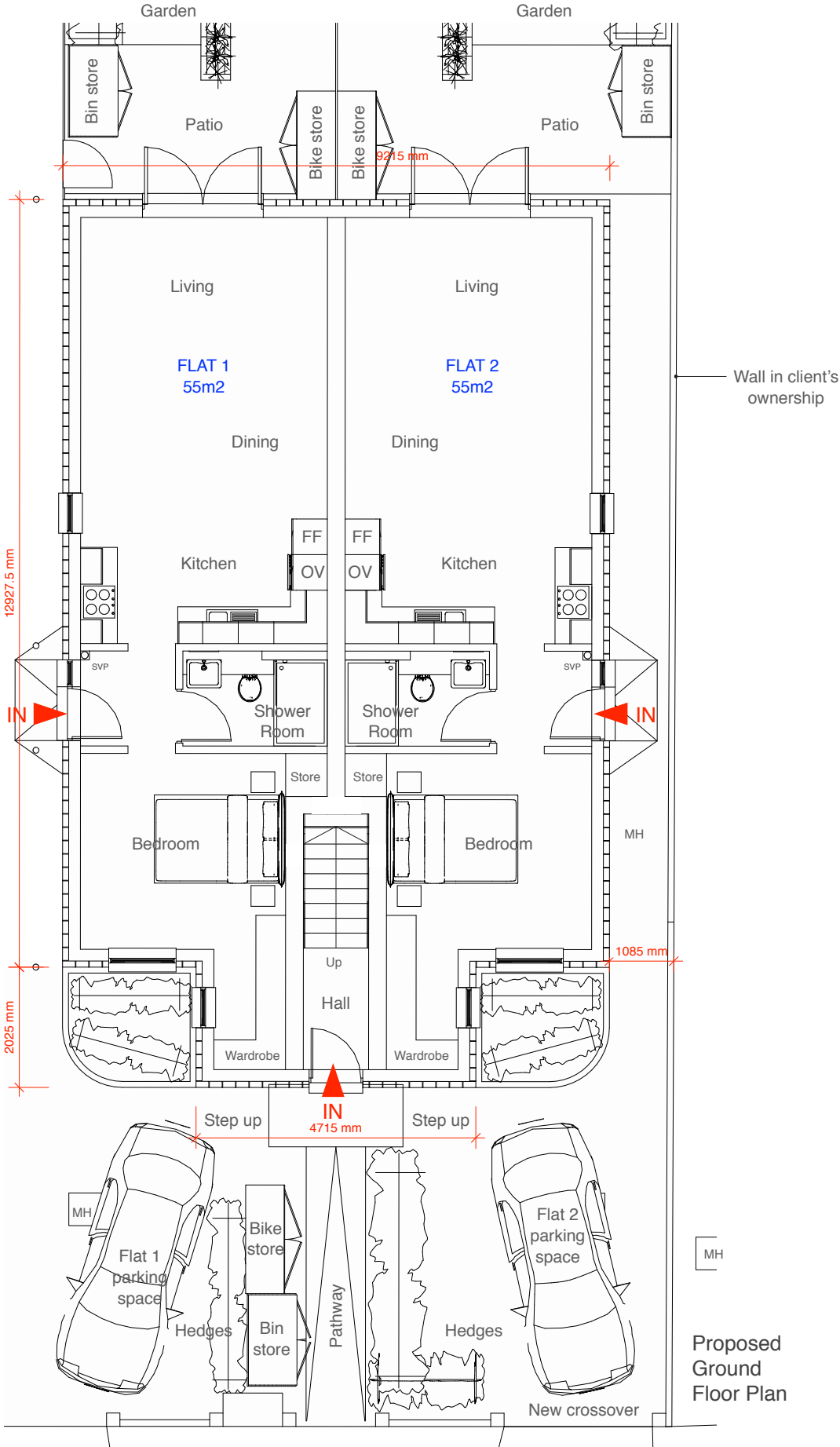
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Print all drawings in full colour at A3 size - Do not scale drawings

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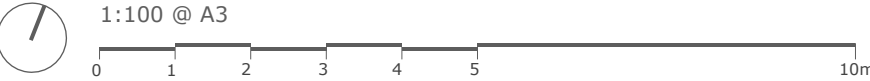
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Address Land Adjoining 1a Nicholls Avenue, Hillingdon, UB8 3JL
Client Mr Ian Cook
Date September 2018



Drawing Title
Proposed Floor Plans

Project no. / Stage / Drawing no. / Revision
0194- PLA- 52_B
Revision notes: A - First Issue
B - 09.10.18 - General updates
Drawn by: LW

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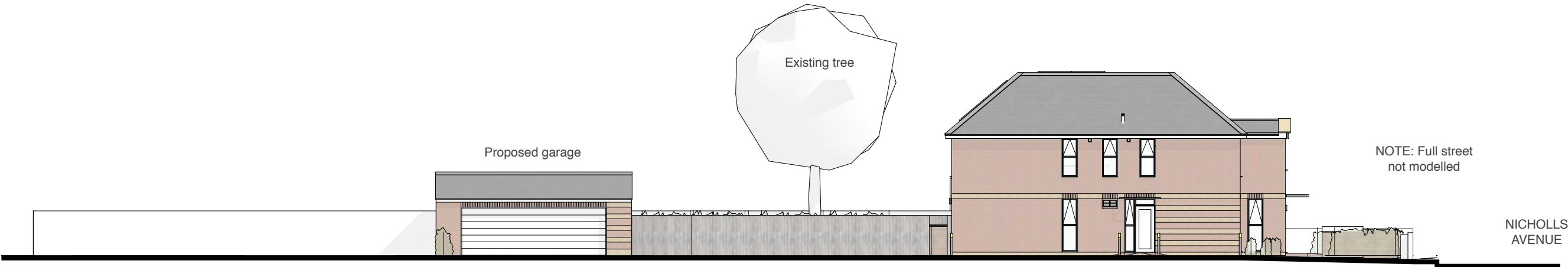
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Proposed Front Elevation - E-01



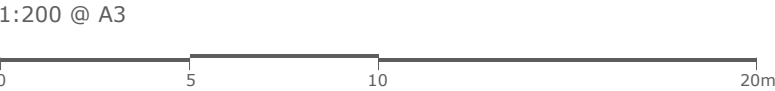
Proposed Rear Elevation - E-03



Proposed Side Elevation - E-02

Address	Client	Date
Land Adjoining 1a Nicholls Avenue, Hillingdon, UB8 3JL	Mr Ian Cook	September 2018

10 Parkfield Avenue, Hillingdon, Middlesex, UB10 0DF, Great Britain



Drawing Title
Proposed Site Elevations

Planning application for a proposal of 3 flats contained in a single property

Project no. / Stage /	Drawing no. / Revision
0194- PLA-	53_B
Revision notes:	Drawn by: LW
A - First Issue B - 09.10.18 - General updates	

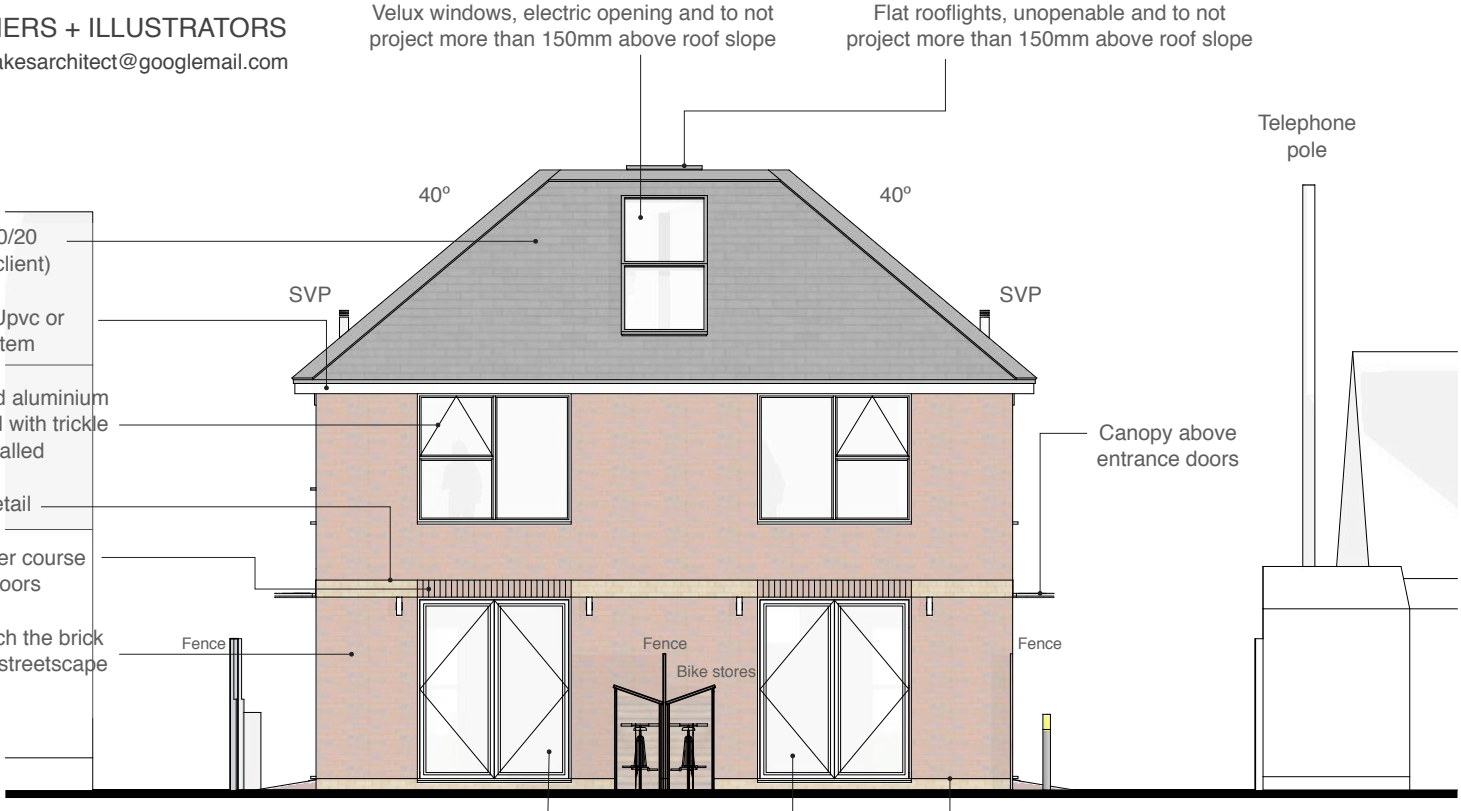
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Proposed Front Elevation - E-01



Proposed Rear Elevation - E-03



Proposed Side Elevation - E-02

Address: Land Adjoining 1a Nicholls Avenue, Hillingdon, UB8 3JL
Client: Mr Ian Cook
Date: September 2018

1:100 @ A3
0 1 2 3 4 5 10m

Drawing Title: Proposed Elevations
Project no. / Stage / Drawing no. / Revision: 0194- PLA- 54_B
Revision notes: A - First Issue
B - 09.10.18 - General updates
Drawn by: LW

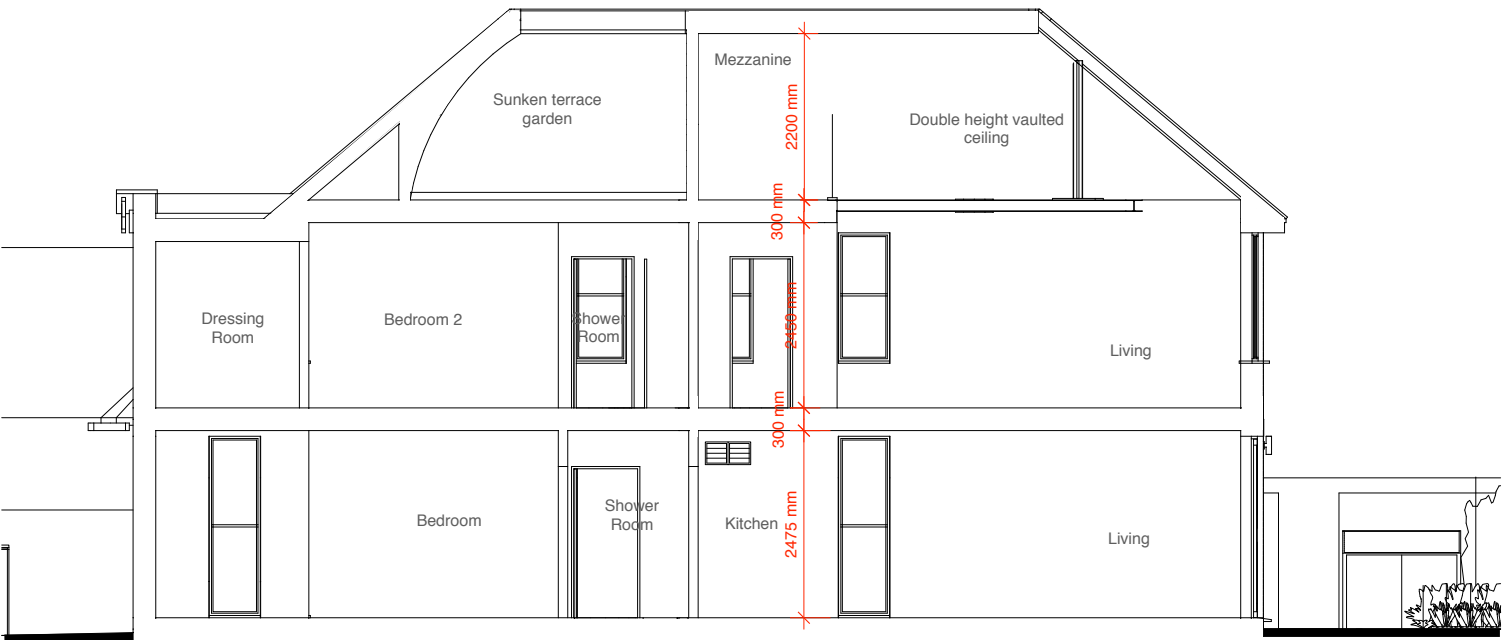
Planning application for a proposal of 3 flats contained in a single property

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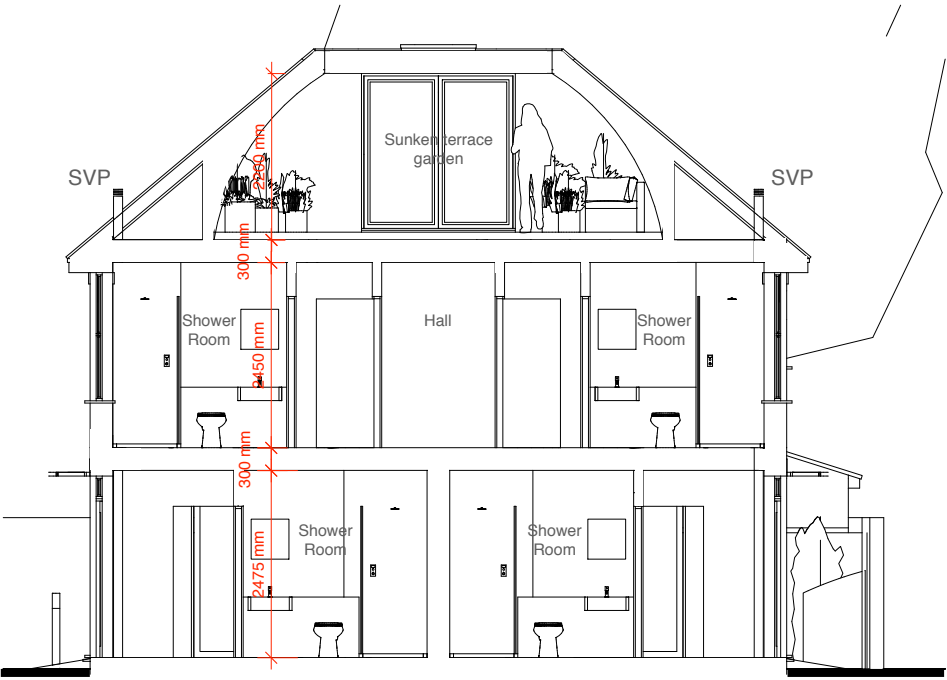
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Proposed Section A-A



Proposed Section B-B



Proposed Side Elevation - E-04

Address: Land Adjoining 1a Nicholls Avenue, Hillingdon, UB8 3JL
Client: Mr Ian Cook
Date: September 2018

1:100 @ A3
0 1 2 3 4 5 10m

Drawing Title: Proposed Elevations

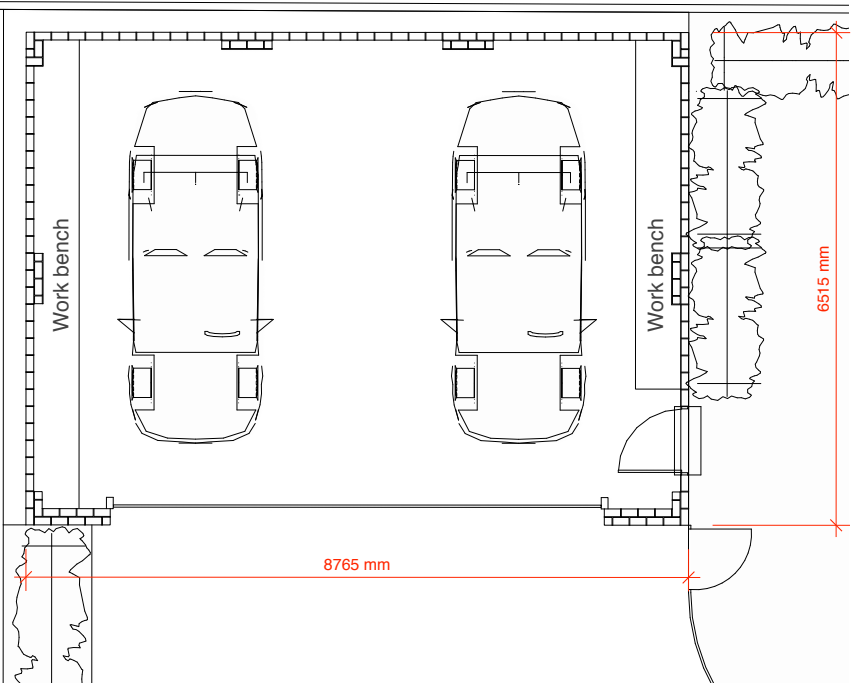
Project no. / Stage / Drawing no. / Revision: 0194- PLA- 55_B
Revision notes: A - First Issue, B - 09.10.18 - General updates
Drawn by: LW

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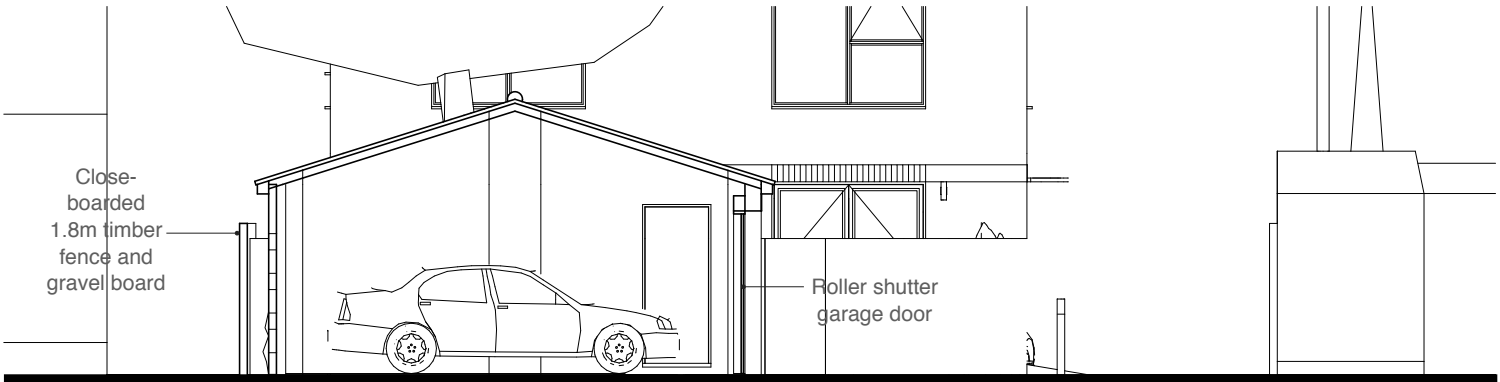
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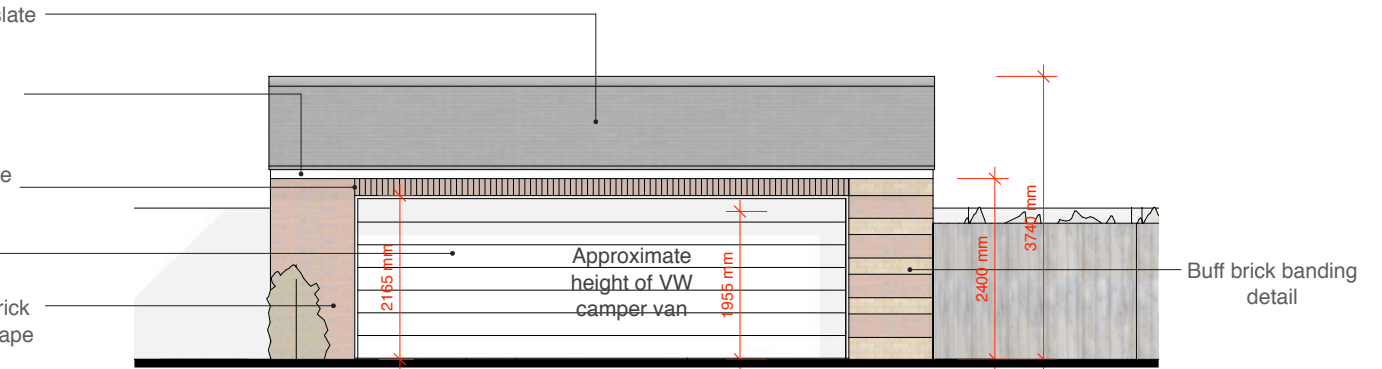
Plan of garage



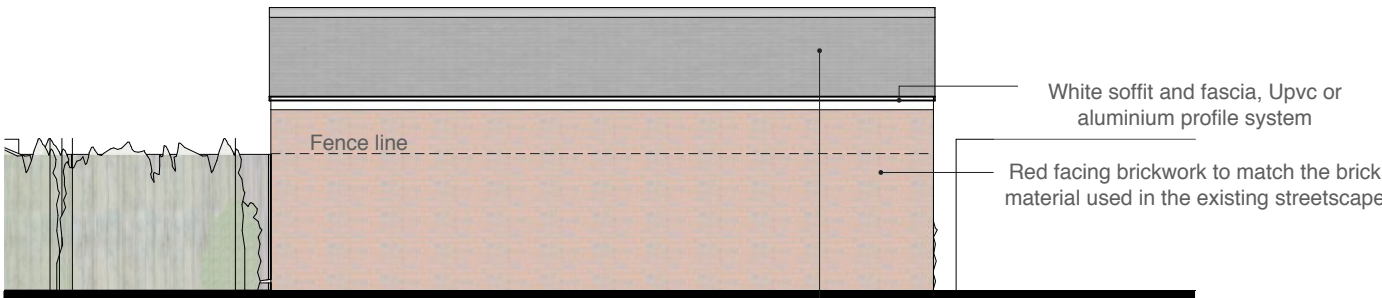
Section Through Garage



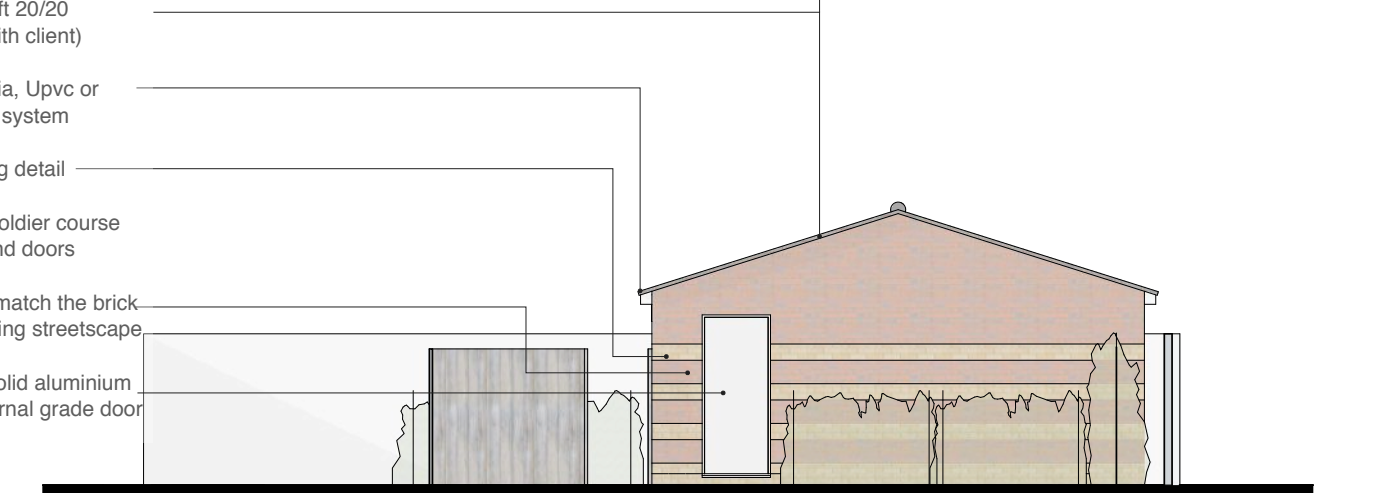
Side Elevation Garage



Front Elevation - Garage



Rear Elevation - Garage



Side Elevation Garage

Address: Land Adjoining 1a Nicholls Avenue, Hillingdon, UB8 3JL
Client: Mr Ian Cook
Date: September 2018



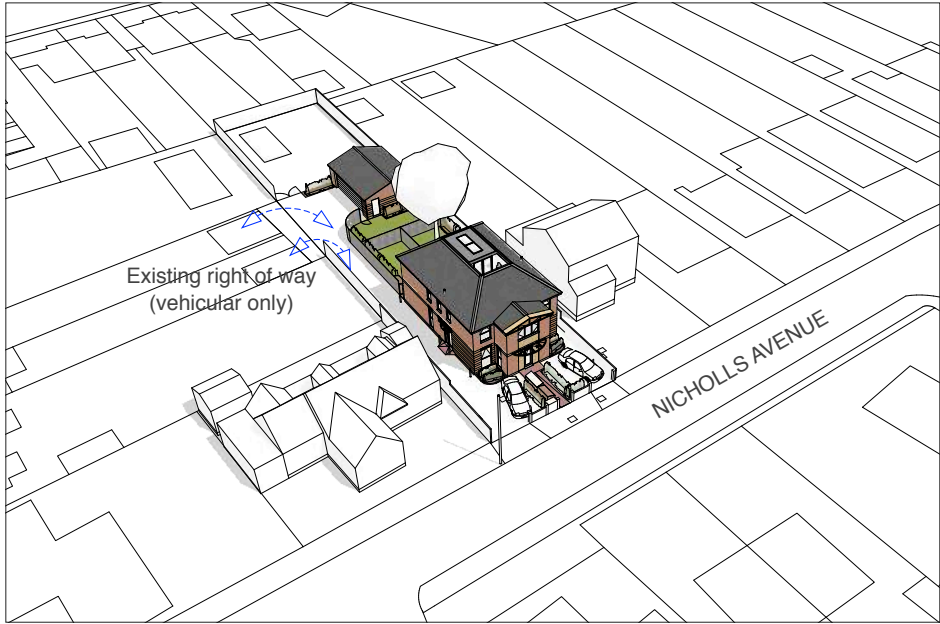
1:100 @ A3

0 1 2 3 4 5 10m

Drawing Title: Proposed Elevations - Garage

Project no. / Stage / Drawing no. / Revision: 0194- PLA- 56_B
Revision notes: A - First Issue
B - 09.10.18 - General updates
Drawn by: LW

Planning application for a proposal of 3 flats contained in a single property



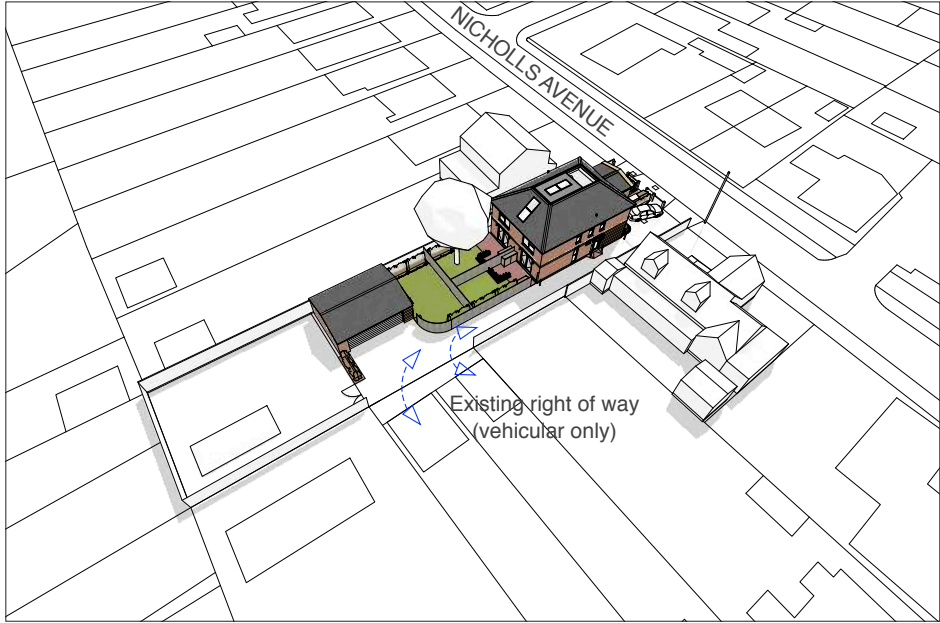
Birds eye views of new property

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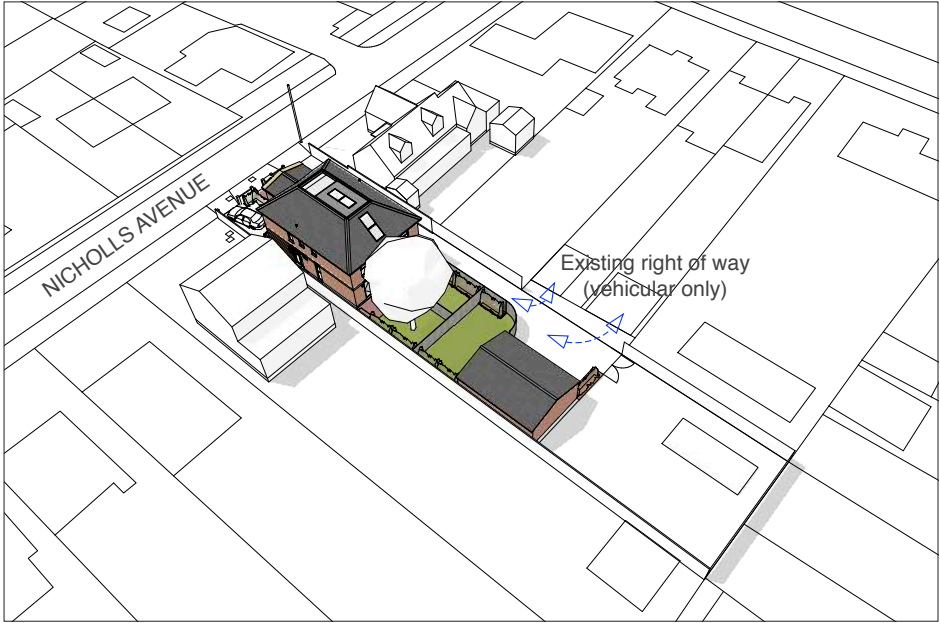
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Perspective view from Nicholls Avenue looking towards the front of the new property



Perspective views from Nicholls Avenue

Address	Client	Date
Land Adjoining 1a Nicholls Avenue, Hillingdon, UB8 3JL	Mr Ian Cook	September 2018

Drawing Title
Proposed 3D Views

Project no. / Stage /	Drawing no. / Revision
0194- PLA-	57_B
Revision notes:	Drawn by: LW
A - First Issue	
B - 09.10.18 - General updates	

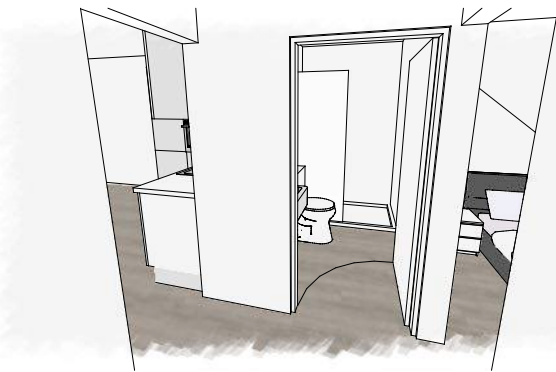
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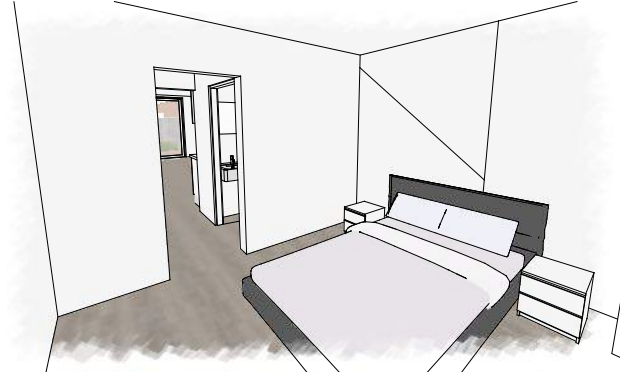
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FLAT 1 - GROUND FLOOR



View from the entrance hall looking towards the shower room



View from the bedroom looking towards the entrance hallway and living area beyond



View to kitchen and living area from the entrance hall



View of the rear garden and patio doors from the living area



View of the kitchen and living area from the patio doors

FLAT 2 - GROUND FLOOR



View from the entrance hall looking towards the shower room



View from the bedroom looking towards the entrance hallway and living area beyond



View to kitchen and living area from the entrance hall



View of the rear garden and patio doors from the living area



View of the kitchen and living area from the patio doors

Address	Client	Date
Land Adjoining 1a Nicholls Avenue, Hillingdon, UB8 3JL	Mr Ian Cook	September 2018

Drawing Title
Proposed Interior Views - Ground Floor Flats 1 + 2

Planning application for a proposal of 3 flats contained in a single property

Project no. / Stage /	Drawing no. / Revision
0194- PLA-	58_B
Revision notes:	Drawn by: LW
A - First Issue	
B - 09.10.18 - General updates	

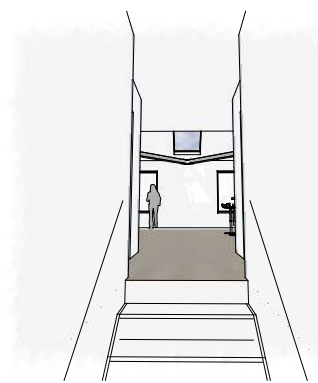
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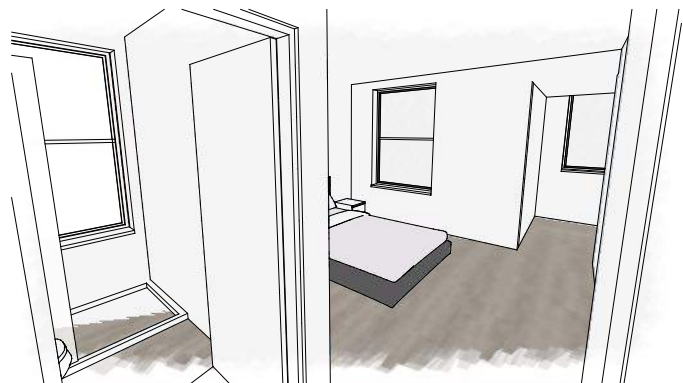
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FLAT 3 - FIRST FLOOR



Interior view of the staircase leading to the upper floor Flat 3



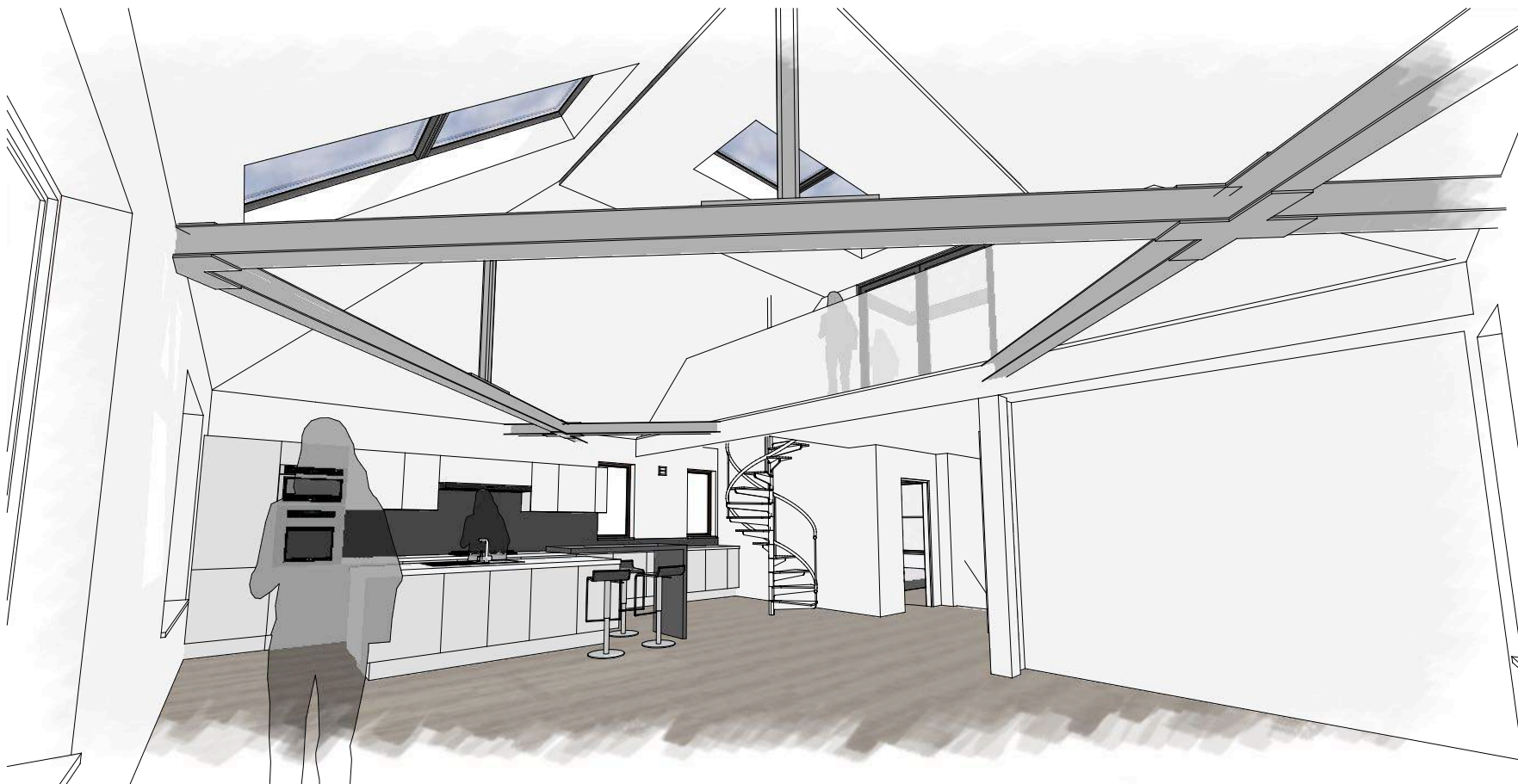
Interior view of bedroom 2 and shower room



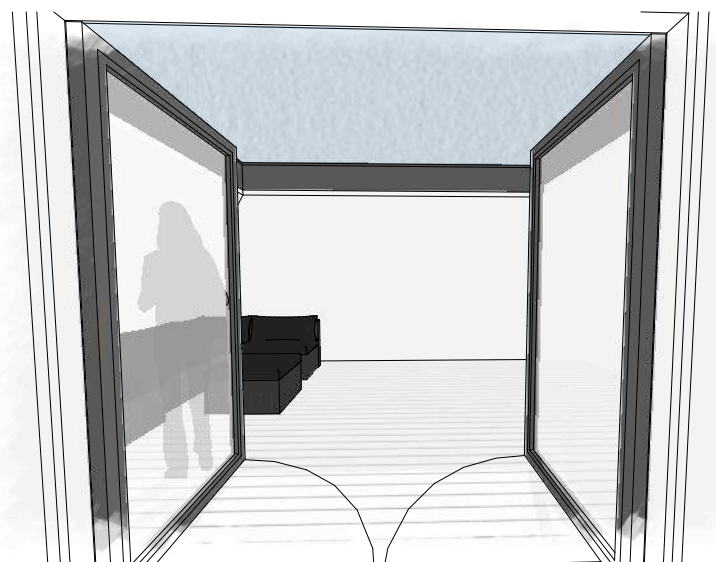
Interior view from the hallway of the upper floor Flat 3 looking towards the kitchen and living area



Interior view from the mezzanine looking down towards the kitchen



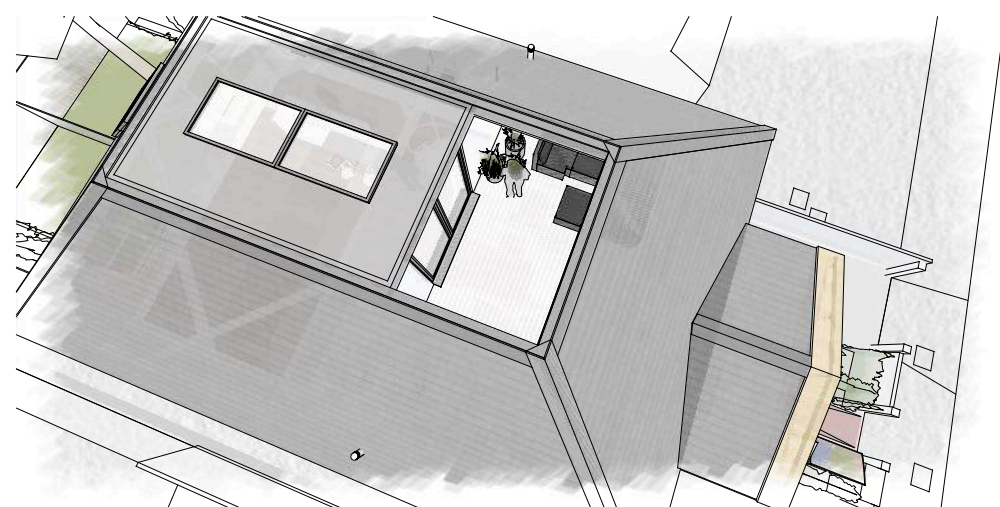
Interior view from the living area of the upper floor Flat 3 looking towards the hallway and mezzanine level above



View into the sunken roof garden from the mezzanine level



View from the sunken roof garden
(Note: no overlooking onto neighbouring properties from this space)



3D birds eye view of the sunken roof garden

Address	Client	Date
Land Adjoining 1a Nicholls Avenue, Hillingdon, UB8 3JL	Mr Ian Cook	September 2018

Drawing Title
Proposed Interior Views - Upper Floor Flat 3

Planning application for a proposal of 3 flats contained in a single property

Project no. / Stage /	Drawing no. / Revision
0194- PLA-	59_B
Revision notes:	Drawn by: LW
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ROWLINSON
DOUBLE BIN STORE

2 x 240L bins for general waste and recycling
Natural timber finish, pressure treated against rot
Curved roof with lifting lids
Chain attachment from store to bin lid
H130 x W156 x D82cm

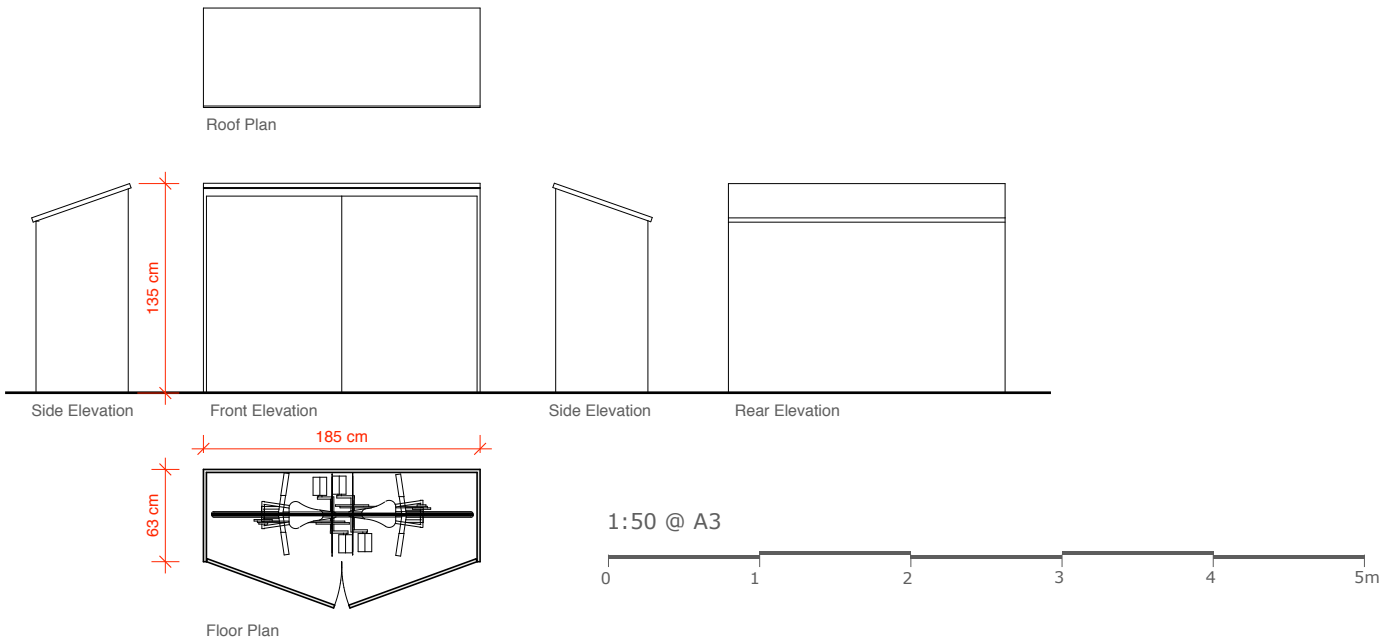
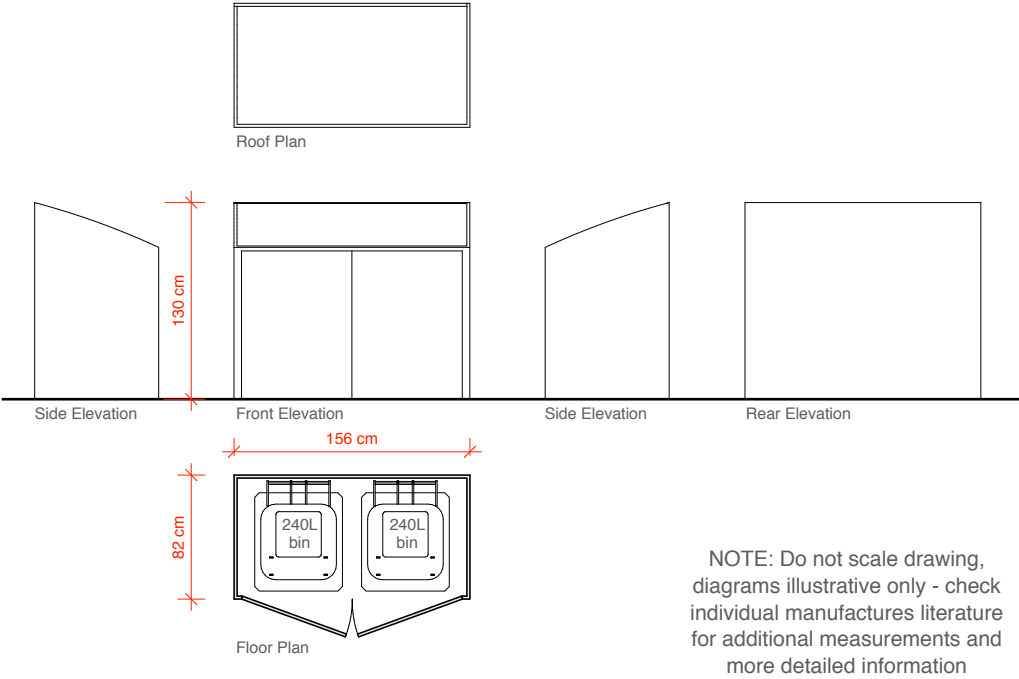
RRP £149.99
Robert Dyas (2018)



DCOR DESIGN
BIKE STORE

3 x cycle spaces
Weather resistant, dip treated, Shiplap cladding
Padlock compatible doors
H135cm x W185cm x D63cm

RRP £163.99
Wayfair.co.uk (2018)



Address	Client	Date
Land Adjoining 1a Nicholls Avenue, Hillingdon, UB8 3JL	Mr Ian Cook	September 2018

Drawing Title
Bin/Bike Store and Boundary Information

Planning application for a proposal of 3 flats contained in a single property

Project no. / Stage /	Drawing no. / Revision
0194- PLA-	60_A
Revision notes:	Drawn by: LW
A - First Issue	

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Design and Access Statement

(Prepared 18th December 2018)

Re; Land adjoining 1a Nicholls Avenue, Hillingdon, Middlesex, UB8 3JL

This is a full planning application for a new detached property containing 3 separate flats and associated parking, bin stores, bike stores, double garage and amenity areas.

The property is not within a Conservation Area.

Planning Background-

A large 4 bedroom property was previously approved here in 2000, but was not progressed/started. See below for the sites existing planning history.

73146/APP/2017/3154 - Two storey, detached dwelling with habitable roof space, single storey building to rear for use as a multi car garage and a store with associated access and amenity space – Refused 29.08.17

54817/APP/2005/2100 - Details of materials; in compliance with condition 2 of planning permission Ref: 54817/APP/2000/433, dated 25/07/2000 (erection of a four-bedroom detached house) – Approved 25.07.05

54817/APP/2000/433 - Erection of a four-bedroom detached house – Approved 21.02.00

The most recent application (73146/APP/2017/3154) in 2017 was refused on the basis of being excessive in size, scale and bulk. This was also the case for the garage alongside a significant amount of hardstanding and excessive parking spaces as compared to the Council's maximum adopted parking standards.

Site Survey and Analysis- Use- previously a builders yard/store, in the same family ownership for c. 80 years. Nicholls Avenue is a residential road, with a variety of detached bungalows with Hillingdon Primary School to the east of the road. Nicholls Avenue is perpendicular to Harlington Road on the west and the Uxbridge Road to the east.

The site at land adjoining 1a Nicholls Avenue is at the western end of the road, and sits between no 1a Nicholls Avenue and Little Olive Tree House.

There is an existing right of way to neighbouring garages within the ownership of the site as indicated on the existing plans.

Planning designations- There appear to be no adjacent or nearby listed properties. The site is not within a flood-risk zone.

Topography- the site is generally flat (on a gentle slope towards the road).

10 Parkfield Avenue, Hillingdon, Middlesex, UB10 0DF, Great Britain

VAT No. 295327279 Company No. 11265442, registered office address 114 Pinner Road Northwood, Middlesex, HA6 1BS

Existing land use and site history- it appears that the land has been used for B8 storage for c80 years. Plot 1a Nicholls Avenue is owned by a different family member, who built their own property here some time back.

Prevalent Building Pattern- covered as above.

Industrial past/ risk of contamination- there is no known or obvious contamination of this site, based on recent history (the client has undertaken research).

Building line/ scale- the surrounding properties are predominantly 1 storey bungalows with long gardens and a front garden, including parking. Two storey properties lie on both sides of the road; opposite the site are two-storey flats.

Boundary Treatment- The existing site is fenced on 3 sides, generally 1.9m to 2 metres high close-boarded fencing. The boundary between no. 1a Nicholls Avenue consists of a temporary wire fence, to be updated with a more permanent boundary treatment within the proposal. The existing boundary treatments will be retained apart from this boundary to no. 1a. The front boundary is open to the public pathway but currently has a temporary wire fence installed. There is an electrical box situated on this front boundary. The legal “right of way” adjacent to the site is kept clear.

Access- The site is within five minutes walk of regular, reliable public transport bus services via the Uxbridge Road and Harlington Road.

An existing crossover exists and will allow parking for flat one as well as access to the garages to the rear of the site (allowing the shared access to the neighbouring garages to be retained). A new crossover will be installed from Nicholls Avenue to allow car access and parking for flat two on the ground floor.

Proposed Design- The proposed dwelling has been designed to reflect the client’s requirements. The proposal includes a detached property split into three flats (2 x one bed flats at ground floor level and a two bed flat at first floor level) all meeting the Nationally Described Space Standards. A separate double garage is situated to the rear of the site for the first floor flat. We feel that this proposal retains and enhances the existing character and appearance of the surrounding area, being sympathetic to the scale of the surrounding properties.

Due care has been taken to make sure that no neighbouring properties are overlooked by windows in this development - only obscured glass high-level opening windows to non-habitable rooms are present on the side elevations.

The new gardens of the proposed flats meet the council’s planning requirements for one and two bedroom properties.

All hardstanding will be SUDs compliant with paved parking spaces allowing rainwater to be retained and infiltrated naturally into the ground on-site, as shown/ indicated on drawings.

The ground-level flats will lend themselves to accommodating elderly or disabled people in the future if required, linking the hallway with the rest of the floor-level and WC facilities, and wider-than-standard opening doors (eg, 800mm) and direct, no-step access to the rear garden amenity space. Lifetime Homes standards will be adopted throughout.

Green measures- The property will have south facing roof slopes that could allow for
10 Parkfield Avenue, Hillingdon, Middlesex, UB10 0DF, Great Britain

integrating solar heating/ photovoltaic panels (subject to further permission, if relevant). Rainwater harvesting systems will be provided in the gardens, to conserve water. Plants introduced will be simple, indigenous/ grown in Europe and suitable to withstand periods of drought. An air source heat-pump system may be proposed - this can be sized to provide underfloor central heating if necessary, and hot water.

Consultation- We have carefully reconsidered our proposal for this site with reference to the last Planning Inspector's decision notice and previous site planning history. The client is in the process of notifying his neighbours of his proposals.

END