

Planning Support Statement

**1 Manor House Drive,
Northwood, London, HA6 2UJ**

Prepared For
KRSNA Property Solutions

**9273
November 2019**



bell cornwell

CHARTERED TOWN PLANNERS

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CONTENTS

1	INTRODUCTION - THE SITE AND SURROUNDING AREA	1
2	RELEVANT PLANNING HISTORY	3
3	PLANNING POLICY ASSESSMENT	7
	PRINCIPLE OF DEVELOPMENT	7
	IMPACT ON CHARACTER AND APPEARANCE OF THE AREA	7
	IMPACT ON RESIDENTIAL AMENITY	11
4	CONCLUSION	14
5	APPENDIX	16



1 INTRODUCTION - THE SITE AND SURROUNDING AREA

- 1.1 This Planning, Design and Access Statement is written on behalf of KRSNA Property Solutions ('The applicant'), in support of a full planning application to the London Borough of Hillingdon ('The LPA') for the 'Demolition of the existing dwellinghouse and erection of a two-storey building with habitable roof-space to consist of 5 x 2-bedroom flats and 2 x 1-bedroom flats with associated amenity space and parking' ('The Proposal') at '1 Manor House Drive, Northwood, London, HA6 2UJ' ('the site').
- 1.2 The site is currently occupied by a two-storey detached house on a corner plot lined by Manor House Drive (west) and Ducks Hill Road (south). The house is set back from the front boundary with a high wall to the perimeter and close-board timber access gates on to Manor House Drive. There are existing single-storey front, side and rear extensions spanning the width of the plot. Also, a large front and rear amenity space are available for the occupiers of the property.
- 1.3 Properties on Manor House Drive are large detached properties with detached double garages, set adjacent to the highway. These properties are generally 5 – 6-bedroom dwellings with front off-street parking and rear amenity space. Manor House Drive does not have on-street parking restrictions.
- 1.4 The pattern of development on Ducks Hill Road is linear, with generally large, detached buildings (both private residences and flats) set back from the front boundary in generous plots with off-street parking on front driveways or parking areas. Properties are a mix of styles and materials, with use of white painted render, red and cream brick and pebble-dash to the exterior elevations of the properties on Manor House Drive and Ducks Hill Road. There is also a variation in roof forms with pitched and crown roofs with the incorporation of front/rear gable projections and associated loft conversions. Examples of large crown roofs are found at 72, 64, 89 -103, 100, 102 and 104 Ducks Hill Road.
- 1.5 Residential dwellings line Ducks Hill Road and there are a number of newly constructed flatted schemes, similar development to the proposal. A number of flatted schemes are far larger and bulkier than the proposed development. For example, at 64 Ducks Hill Lane there is a 9 x 2-bed flat development (3 plots north east of the site) as well as other flats at 80, 89 and 95 Duck's Hill Road. These form part of the established character of the area.



- 1.6 This variation in style, materials, roof forms, size and types of residential development demonstrates the irregularity in the street scene and that there is no strong prevailing character within Ducks Hill Road. Any established linear pattern of character is diluted by the extensive, effectively backland development, of Manor House Drive to the side and rear of the application site.
- 1.7 The relevant planning history for the site and the surrounding area is set out below.



2 RELEVANT PLANNING HISTORY

- 2.1 The following table sets out the relevant planning history for the site (paragraph 2.2) and the surrounding area (paragraph 2.3). The relevance of each application is included within the table and, amongst other considerations, this demonstrates the LPA's acceptance of demolishing and rebuilding properties including larger buildings incorporated communal living (flats) on Ducks Hill Road.

Reference Number	Address	Proposal	Decision & Date	Relevance to Appeal Site
2.2 THE SITE				
APP/R5510/W/19/32324 82	1 Manor House Drive Northwood	*Appeal for application below.	Appeal dismissed 16/10/2019	Principle of development accepted. Concern for bulk of roof – Proposal re-designed to overcome Inspector's concerns which this statement explains further.
27306/App/2018/3045	1 Manor House Drive Northwood	Two storey building with habitable roof space to consist of 5 x 2-bed flats with associated amenity space and parking, involving demolition of existing dwelling. *	Refusal 30/01/2019	Principle of development accepted. Character and appearance concern from officer.
27306/APP/2016/4520	1 Manor House Drive Northwood	Two storey building with habitable roof space to consist of 6 x 2-bed flats with associated amenity space and parking, involving demolition of existing dwelling.	Appeal Dismissed 23/01/2018	The Site Principle of development acceptable/ illustrates how scheme has reduced in size since appeal dismissal



27306/APP/ 2002/672	1 Manor House Drive Northwood	Erection Of A Single Storey Front, Side And Rear Extension Including A New Porch And A First Floor Side And Rear Extension And A Detached Garage	Approval 24/07/ 2002	The Site Extensions show the increase in size of the Site property over time
27306/E/96/ 0062	1 Manor House Drive Northwood	Erection of a single storey side extension	Approval 08/05/ 1996	The Site Extensions show the increase in size of the Site property over time
27306/79/1 510	1 Manor House Drive Northwood	Householder development - residential extension(P)	Approval 20/11/ 1979	The Site Extensions show the increase in size of the Site property over time

RELEVANCE OF THE SITE'S PLANNING HISTORY:

- Reduction in size of the Proposal since 2018 Appeal dismissal*

The previous appeals are the most relevant history for the site as they are both covering comparable proposals (demolition of house and replacement with flats). Whilst the number of dwellings now proposed increases from these appeals, the proposed built form and the impact of it is reduced as explained later.

- Planning approval to increase the property footprint - Extensions approved 2002 – 1979

The extension applications illustrate that the LPA's allowed for an increase in the size of the property and ultimately an increase in the footprint, width and depth.

Reference Number	Address	Proposal	Decision & Date	Relevance Appeal Site
2.3 SURROUNDING AREA				
26900/App/ 2002/1973	64 Ducks Hill Road	Reserved Matters (Details Of Landscaping) In Compliance With Conditions 2 & 4 Of	Approval (Reserved Matters)	Principle of large flatted development acceptable



		Outline Planning Permission Ref.26900I/99/1077 Dated 03/04/2002; Erection Of 9 Two-Bedroom Flats	01/07/2003	(Example of 9x 2-bed flats)
26900/L/99/1077	64 Ducks Hill Road	Residential Redevelopment To Provide 9 Two-Bedroom Flats (Involving Demolition Of The Existing House)(Outline Application)	Approval (Outline) 02/06/1999	Principle of large flatted development acceptable (Example of 9x 2-bed flats)
14024/App/2006/394	80 Ducks Hill Road	Erection Of A Pair Of Four-Bedroom Semi-Detached Houses With Basement And Roofspace Accommodation, And Frontage Car Parking Spaces (Involving Demolition Of The Existing Dwellinghouse)	Approval 06/02/2009	Principle of demolish and re-build development acceptable (Increase in the number of units from one to two dwellings)
47304/App/2006/3332	89 Ducks Hill Road (Bluebell House)	Erection Of A Two Storey Building Containing 4 Two-Bedroom And 2 Three-Bedroom Flats (With Accommodation Within The Roofspace), Together With Car Parking Spaces To Front Of Building (Involving Demolition Of Existing Dwellinghouse).	Approval 31/05/2007	Principle of large flatted development acceptable (Example of 4x 2-bed and 2x 3 bed flats)
9241/App/2000/1551	95 Ducks Hill Road (Woodland Heights)	Erection Of A Three Storey Block Of 6 Two-Bedroom Flats (Involving Demolition Of Existing House)	Approval 22/12/2000	Principle of flatted development (Example of 6x 2-bed flats)
RELEVANCE OF SURROUNDING AREA'S PLANNING HISTORY:				



- Principle of flatted development accepted by the LPA now forming part of the character of the area
- Principle of demolition and rebuild accepted by the LPA
- Precedent for flatted developments of a size for 6-9 flats per site on Ducks Hill Road



3 PLANNING POLICY ASSESSMENT

- 3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this instance, the relevant Development Plan Documents consist of Hillingdon's Local Plan: Part 1 (Strategic Policies), Part 2 (Saved Unitary Development Plan (UDP) Policies) 2012 and London Plan 2016. These are the main policy documents for consideration.
- 3.2 The Design and Accessibility Statement (HDAS) Supplementary Planning Document 2006 is a material consideration in the assessment of the proposal but it is not a statutory development plan document and has not been through the adoption process set out in the Town and Country Planning (Local Planning) (England) Regulations 2012. It therefore carries minimal weight in decision making. However, as it sets out good practice for testing acceptability, we will use it as exactly that in our reference below.

PRINCIPLE OF DEVELOPMENT

- 3.3 Policy BE1 of the Hillingdon Local Plan: Part One 2012 and Policy BE13 and BE19 of the Hillingdon Local Plan: Part Two 2012 looks to maintain the quality of the built environment, to protect the character and amenity of locations of a residential nature.
- 3.4 Throughout the most recent planning applications, there has been a general acceptance of the principle of flats on Manor House Drive. This includes, in passing at least (due to its week status) that the proposal doesn't fail the (suggested) 10% test of the Hillingdon Design and Accessibility Statement Supplementary Planning Document 2006 (HDAS SPD). This is most recently acknowledged in the Inspector's appeal decision (See Appendix for Appeal Decision - APP/R5510/W/19/3232482).

IMPACT ON CHARACTER AND APPEARANCE OF THE AREA

- 3.5 The failure of previous proposals has principally been the perceived impact on the character and appearance of the area with mass, size, bulk, height and design style variously being raised as a concern.
- 3.6 Policy BE13 of the Hillingdon Local Plan: Part Two 2012 advises that new development should *'harmonise with the existing street scene or other features of the area'*. In other words, it immediately returns the decision maker to a character of the area assessment. We have



identified that flats now form part of this established character and on this very simple basis, the proposed development would harmonise with the existing development type in the street scene subject to overcoming the more subjective issues identified in 3.3 above.

- 3.7 The proposed development has been reduced further in height and bulk than the both previously dismissed planning appeals (Reference: APP/R5510/W/19/3232482 & 27306/APP/2016/4520 - See Appendix). This has been facilitated by taking an wholly new approach to the development. Previously parking has been provided to the front with amenity space to the rear. Partly this was because of the tree which needed to be protected on the front boundary. By putting the garden/amenity space to the front, the floor level of the proposed building can be reduced in height without impacting on the roots of the trees. This brings it more in line with the neighbouring property to the right (when viewed from Ducks Hill Road), the property that the development most closely relates to. The provision of the parking to the rear with an elongated frontage along Manor House Drive addresses the previous Inspector's concerns about how the building relates to both Manor House Drive (as a secondary frontage) and Ducks Hill Road as the existing frontage (even though access is already from Manor House Drive). This re-designed proposal, including the achieved reduction in floor level significantly reduces the 'scale and bulk' of the building at roof level with a set-down pitched roof to the rear projection. The previous appeal should be given weight in the planning assessment, for this reason, and the further comparisons that are highlighted below.
- 3.8 In the first appeal, the proposal measured, '16.8m in width, 15.8m in depth and 9.65m in height' (Officer report 27306/APP/2016/4520 dated 30.05.2017 – See Appendix). The portion of the building closest to 70 Ducks Hill Road (south west) had a depth of 13.5m and a height of 8.7m. The recently dismissed appeal referred to a building 16.3m wide, 17.45m deep and 9.6m in height to the main building and 8.61 to the rear'. The portion of the 'building adjacent to no. 70 has been reduced in depth to 14.20m with a height of 8.61m' with a pitched roof, sloping away from 70 Ducks Hill Road. This shows a reduction in the overall width and scale with use of the pitched roof form and reduction in overall bulk, as well as a reduction in height closest to 70 Ducks Hill Road (west).
- 3.9 The two-storey flank wall closest to number 70 is also set-away from the shared boundary by 1.15m, a separation of 2.55m between the side wall of the Proposal and 70 Ducks Hill Road. There is also a set in of 1.1m from the boundary with Manor House Drive to ensure that the proposed development does not appear closer than the existing dwellinghouse.

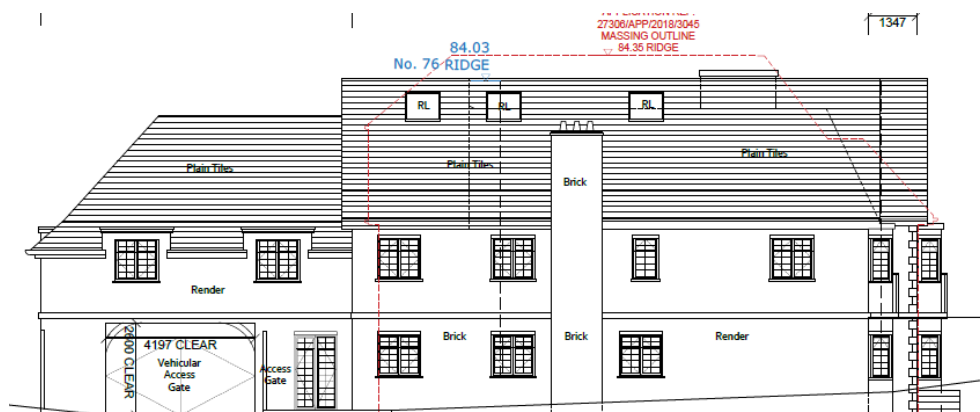


- 3.10 This level of separation from the boundary is not uncommon within Manor House Drive or Ducks Hill Road. On both these roads the majority of single-storey elements are built 0.5m from the shared boundary and two-storey elements set-in from the boundary by 1-2m away.
- 3.11 With regard to the two-storey separation from the boundary, the properties in Manor House Drive are set away from the shared boundary by 1.5m. 70 Ducks Hill Road is set in 0.6m (north east) and 1.0m (south west) from the shared boundary. 76 and 78 Duck's Hill Road are built less than 0.5m from either boundary. 84 Ducks Hill Road is built up to the boundary with 86. Therefore, the proposed separation of 1.11-1.15m at two-storey level is now in keeping with the pattern of separation at the adjacent sites or that in the surrounding area. is further enhances the character of the street scene, to which it is so irregular.
- 3.12 The reduction in ridge height, overall scale and bulk is considered to represent an in-keeping form of development with the detached dwellings on Ducks Hill Road. The reduction in ridge height of the main ridge and set-down element to the rear of the site allows for an overall reduction in scale and bulk of the dwelling and roof form, reducing the visible bulk within the Street Scene. Therefore, this application adheres to Policy B13 of the Local Plan: Part 2 2012 and specifically addresses the concerns of the Planning Inspector in the most recent appeal by providing an active frontage to Manor House Drive. The Inspector has clearly differentiated the application site from other redeveloped (for flats) sites on Ducks Hill Road by emphasising the importance of the Manor House Drive frontage. Fortunately, this provided a catalyst for reconsidering the orientation of the building and its focus and was a solution solved by increasing the number of dwellings on the site rather than reducing them.
- 3.13 Returning to the development plan, policy BE1 of the Local Plan: Part 1 2012 requires that development should be designed appropriately to make a positive contribution to the local area with regard to form and scale. It is acknowledged that the proposal spans the width of the plot and is situated in a corner plot location. This has been designed specifically to ensure that the footprint does not significantly exceed that of the existing dwellinghouse and maintains the existing front building line. The width of the proposal is not significantly larger than the existing dwellinghouse.
- 3.14 As stated above in paragraph 2.4 of the planning history, the properties on Ducks Hill Road are a mix of styles. This results in a variation of roof forms. There are a mix of pitched and crown roofs within the street scene. Some with front and/or rear projecting gables with pitched



roofs. Examples of crown roofs closest to the Site are found at 72, 64, 89, 100, 102 103, and 104 Duck's Hill Lane. Consequently, the number of crown roofs in close proximity to the site, along with pitched roof forms show how there is no specific character regarding roof forms on Ducks Hill Lane.

- 3.15 The Inspector acknowledges in Paragraph 13 of the Appeal Decision (APP/R5510/W/19/3232482) that the previous scheme made '*changes such as the removal of a crown roof section and dormer windows*'. It is important to note that the re-designed scheme has resulted in a further significant reduction in the overall height and bulk of the roof form compared to the dismissed scheme. The re-designed scheme with its reduced roof height and bulk appears modest in form relative to the large, over-dominant, crown roofs at 72, 64, 89, 100, 102 103, and 104 Ducks Hill Lane. Therefore, the proposal would appear visually subservient in form and size of the crown and pitched roofs on Duck's Hill Lane, further enhancing the local distinctiveness and variety within the area, in accordance with BE1 of the Local Plan Part 1 2012 and Policy BE19 and BE21 of the Local Plan Part 2 2012.
- 3.16 Furthermore, the height of the Proposal is a maximum of 9.61m tall. Manor House Drive separates 76 Ducks Hill Road from the Site and 76 sits on a higher ground level, accentuating the height of the building in both the street scene and compared with the proposal. The small crown roof section is set down from the ridge of the main pitched roof to continue the trend of overall reduced heights as the level of the road reduces, creating a transition between the proposed development and the neighbour, respecting the height of 70 Ducks Hill Road (north east).
- 3.17 In addition to the consideration for the existing front building line, sensitive scale, width and height of the Proposal, the design features are also sympathetic to the features on properties within the street scene. Front pitched projecting gables, front bay windows and porch canopies form part of the design of the Proposal. Front gables are found at 76, 70 and 68 Ducks Hill Road, along with variations in front bay windows and porch canopies. These design features on the proposal enhance the existing street scene by comparison to the existing building.
- 3.18 The proposal has incorporated a door to side elevation facing Manor House Drive. The use of further detail on the side elevation allows for a reduction in the proportion of blank space bring interest to the side elevation, as well as creating a street scene and active frontage on Manor House Drive. This is demonstrated by the extract from the plans below:



- 3.19 This proposal now harmonises with the surrounding area and results in a visually sympathetic form of development, in-keeping in size and height and enhancing the character and appearance of the street scene. Therefore, this application is in accordance with Policy BE1 of the Hillingdon Local Plan: Part One and Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two 2012 and Policy 3.5 and 7.4 of the London Plan 2016.

IMPACT ON RESIDENTIAL AMENITY

Impact on Sunlight and Daylight

- 3.20 Hillingdon's HDAS SPD 2006 applies the 45-degree rule when assessing the impact on sunlight and daylight for new and existing proposals. A 45-degree line is measured from the middle of an existing window which may be affected by a new proposal, if the proposal breaches the 45-degree line then the loss of sunlight and daylight could be considered unacceptable.
- 3.21 The proposal's front building line is set back relative to the existing arrangement to ensure no adverse impact on the front windows of 70 and 76 Manor House Drive, in accordance with the 45-degree rule of thumb. The rear elevation is stepped, measuring 4.29m past the rear elevation of 70 Ducks Hill Road and a further 4.5m past the rear elevation of Unit 1, while being set away from side elevation of 70 Ducks Hill Road by 9.45m. This is on, but doesn't breach the 45 degree line and is therefore an acceptable relationship.

Impact on Privacy and Overlooking

- 3.22 Residential amenity also includes the assessment of privacy and overlooking. If a development is two or more storeys, then an adequate distance should be maintained to ensure an acceptable level of privacy and limited level of overlooking occurs. In this instance, the proposal mirrors the two-storey height, orientation and set in from the shared boundary with



70 set in from the west boundary with 76 Ducks Hill Road. Therefore the proposal would not create additional overlooking above that of the existing dwelling on site.

- 3.23 In addition, front, rear and side (west) windows are proposed at ground and first-floor level with no side windows facing east towards 70 Ducks Hill Road. Those side windows facing the side elevation of 76 Ducks Hill Road onto Manor House Drive will be screened by the adjacent boundary treatment, ensuring that there is no loss of privacy for the occupiers of 76 Ducks Hill Lane. Moreover, the first-floor side windows would not be closer than the existing arrangement so as not to impact the level of privacy of 76 Ducks Hill Road.
- 3.24 The rear windows would face directly into the site's rear parking area and maintain a sufficient distance from 3 Manor House Drive. Although the rear elevation would sit closer to 3 Manor House Drive than the existing dwelling house the ground-floor windows would be screened by the boundary treatment to the perimeter and the closest first-floor window of Unit 3 serves an en-suite and therefore it is reasonable to condition that this window is obscure-glazing and top opening only. Consequently, the proposal would not increase the level of overlooking or privacy for 76 and 70 Ducks Hill Road or 3 Manor House Drive, nor reduce the level of sunlight and daylight.

Internal and External Amenity Provision

- 3.25 The HDAS SPD 2006 requires that environmental conditions are considered, with internal and external spaces of satisfactory size without one leading to a reduction in the other. These requirements are now superseded by the National Space Standards but the requirements are generally similar to each other. Each two-bedroom flat is required as per the HDAS SPD to provide 63sqm of floorspace (61m² to 70m² according to the Space Standards depending on whether it is for 3 or 4 occupiers. The amenity space can be a mix of communal or private space. Table 1 and Table 2 below, set out the required and proposed floor space and external amenity space. Units 1-7 provide in excess of the required amount of floorspace and outdoor amenity space, conforming to Hillingdon's planning policy in the HDAS SPD and providing satisfactory indoor and outdoor living space and amenity for future occupiers.



Table 1: Residential Floor Space

Unit number	Internal Floorspace Required	Internal Floorspace Proposed
Unit 1	63sqm	92.3sqm
Unit 2	63sqm	110sqm
Unit 3	63sqm	78.5sqm
Unit 4	63sqm	93.2sqm
Unit 5	63sqm	102sqm
Unit 6	50sqm	61.6sqm
Unit 7	50sqm	70.3sqm

3.26 Table 2: Residential External Amenity Space

Unit number	Internal Floorspace Required	Internal Floorspace Proposed
Unit 1	20sqm	22.9sqm allocated patio
Unit 2	20sqm	22.9sqm allocated patio
Unit 3	20sqm	Use of communal space
Unit 4	20sqm	3.9sqm private balcony and Juliette balcony
Unit 5	20sqm	Juliette balcony
Unit 6	25sqm	Use of communal space
Unit 7	25sqm	8.3sqm private balcony
Communal external amenity space proposed to the front of the site at 308.6sqm (44sqm of communal amenity space per unit)		

3.27 In summary, the proposal will not impact the existing sunlight, daylight, privacy or level of overlooking for the surrounding neighbours and will provide sufficient internal and external amenity space for future occupiers of the Site. The proposal is compliant with planning policy, in accordance with Section 4.0 Design Guidance in the HDAS SPD 2006.



4 CONCLUSION

- 4.1 The principle of development for the demolition of the existing dwelling and erection of a flatted development has already been accepted by the LPA and Planning Inspectorate.
- 4.2 All other material considerations, with the exception of the reason for previous refusal, have been considered by the LPA as acceptable and policy compliant (see Appendix for Officer Report Paragraph 7.02, 7.09 – 7.18). This is in accordance with Hillingdon's Local Plan Part 1 and Part 2 2012, the London Plan 2016 and HDAS SPD: Residential Layouts 2006.
- 4.3 The size and type of flatted development has already been recognised as being in-keeping with the developments on Ducks Hill Road, to which the property fronts. A number of examples are of a similar size or larger than the Proposal at 6 – 9 flats per site (see section 2 of this statement for relevant planning history).
- 4.4 The reduction in scale of the proposal, relative to previously dismissed applications (appeal references 27306/APP/2016/4520 and APP/R5510/W/19/3232482 – see Appendix), as well as being of complementary design, results in a high-quality, in-keeping and enhancing form of development which harmonises with the varied character, appearance and size of the existing site and surrounding area.
- 4.5 The height of the proposal, as well as the well-designed roof form, has been sensitively designed to reflect that of the adjoining neighbours with particular reference to the neighbouring ridge heights of 76 and 70 Ducks Hill Lane. The Proposal would not appear bulky and would be of a size and scale that would result in a visually sympathetic form of development.
- 4.6 The pitched roof forms, as well as the front gables and porches canopies, relate to the design features found in the varied street scene. The proposal would not detract from the character and appearance or visual amenity of the street scene and the wider surrounding area.
- 4.7 Furthermore, the proposal would not impact the residential amenity of the site and surrounding neighbours, retaining the existing level of privacy, sunlight and daylight, with no scope for unacceptable levels of overlooking.
- 4.8 Therefore, the proposal is policy compliant and in accordance with Policy BE1 of Hillingdon's Local Plan: Part 1 2012, Policies B13, B19 and B21 of Hillingdon's Local Plan: Part 2 2012, the



Design and Accessibility Statement (HDAS) Supplementary Planning Document 2006 and Policy 3.5 and 7.5 of the London Plan 2016.

- 4.9 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise. As explained above, the Proposal, on balance, should be found to accord with those relevant policies from the Development Plan.



5 APPENDIX

5.1 The following documents are attached in support of the application.

5.2 The dismissed appeal decision APP/R5510/W/19/3232482 highlights the concerns of the Inspector. These concerns as discussed in the statement above have been overcome in the re-designed scheme.

- Appeal Decision (dated 16.10.2019) APP/R5510/W/19/3232482

5.3 The Planning Officer report for application reference 27306/APP/2018/3045, illustrates the LPA's acceptance for the principle of residential flatted development at the Site. See Paragraph 7.01 of Officer Report.

- Planning Officer Report (dated 30.01.2019) 27306-APP-2018-3045

5.4 The previous appeal, reference 27306/APP/2016/4520, was far larger than the Proposal, illustrating how the new scheme has been re-designed to overcome the appeal reasons from refusal reducing the scale and bulk of the scheme.

- Planning Officer Report (dated 30.05.2017) 27306-APP-2016-4520
- Proposed Floor Plans Appeal (dated 23.01.2019) 27306-APP-2016-4520
- Proposed Front Street Scene Appeal (dated 23.01.2018) 27306-APP-2016-4520



Appeal Decision

Site visit made on 09 September 2019

by A Denby BA(Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 16 October 2019

Appeal Ref: APP/R5510/W/19/3232482

1 Manor House Drive, Northwood, HA6 2UJ

- 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 Deepak Khullar against the decision of the Council of the London Borough of Hillingdon.
 - The application Ref 27306/APP/2018/3045, dated 17 August 2018, was refused by notice dated 31 January 2019.
 - The development proposed is demolition of existing dwelling and erection of two-storey building to provide 5x two-bedroom flats, private and communal amenity space, 5 car parking spaces and 8 covered and secured cycle spaces together with refuse provision.
-

Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposed development on the character and appearance of the surrounding area.

Reasons

3. The appeal site comprises a two-storey detached dwelling occupying a prominent corner location within an established residential area. Although the existing access to the site is from Manor House Drive, the dwelling itself fronts on to, and is viewed in the context of existing development along Ducks Hill Road.
4. There is a linear arrangement to the development on Ducks Hill Road, which climbs up steeply to the south, with properties being set well back from the frontage. Whilst there is variety in the size and design of the dwellings, their heights generally follow the level change in the road, providing a stepped appearance.
5. The appeal site is reflective of this established pattern of development, and although it has a wide frontage, the first floor is inset from the site boundaries and the roof slope is not extensive. As the dwelling is at a lower ground level than Manor House Drive, it is predominately only the first floor and roof which are visible from the street. The existing boundary wall and tree planting to the frontage also provide some screening of the dwelling. Consequently, the dwelling is not overly prominent within the street scene and it nestles in with the scale and stepped arrangement of development along Ducks Hill Road.

6. The proposal however would result in a substantial building on the site with a bulky roof, which would appear disproportionally large in comparison with the rest of the building. The building would also be in close proximity to its side boundaries, and due to the level changes between the site and surrounding area the roof would be the dominant feature of the building. Considering this and the corner location of the site, the building would be a prominent and incongruous addition within the streetscene.
7. It is acknowledged that there is great variety in the size and design of properties in the surrounding area, and that a number include crown roofs. However, these are predominately set well back from their frontage and are set within the linear arrangement of development on Ducks Hill Road. Their overall size and bulk, in particular their roof forms, are not as prominent within the streetscene as their side elevations are not as visible.
8. As identified above, the appeal site differs in that it occupies a prominent corner location. The full scale and bulk of the roof will be clearly visible, and it will be the dominant feature of the building. The proposal would therefore be conspicuous within the streetscene and fail to respond to the prevailing pattern of development which would result in harm to the character and appearance of the site and surrounding area.
9. The proposed development would therefore be contrary to Policy BE1 of the Hillingdon Local Plan: Part One – Strategic Policies 2012, which requires all new development to achieve high quality design and make a positive contribution to the local area; Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two- Unitary Development Plan 1998 saved Policies, 2012, which seek to ensure developments harmonise with the streetscene and complement or improve the character of the area, as supported by the Design and Accessibility Statement (HDAS) Supplementary Planning Document - Residential Layouts 2006; Policies 3.5 and 7.4 of the London Plan 2016, which seek high quality housing developments and the design policies of the National Planning Policy Framework.
10. The Council's Decision notice refers to Policy BE15 of the Hillingdon Local Plan: Part Two- Unitary Development Plan 1998 – saved policies, 2012. This Policy relates to changes to existing buildings. As the appeal scheme involves demolition and new build, I have not found any conflict with this Policy.
11. Whilst a number of developments in the surrounding area are for large flat schemes, I note the Council have raised no objection to the principle of the appeal scheme. I also note that the Framework emphasises the need to support efficient use of land and that the proposal would provide additional dwellings. Whilst I have taken this into account, I do not consider these benefits would be sufficient to outweigh the harm I have identified.

Other Matters

12. The appellant has referred to a previous Inspector's decision (reference: APP/R5510/W/17/3180250) relating to the redevelopment of the site for 6 flats. Although this is the same nature of development as the appeal scheme, I note that there has been a reduction in the number of flats and the height and design amended by the appellant in an attempt to overcome the previous Inspector's concerns.

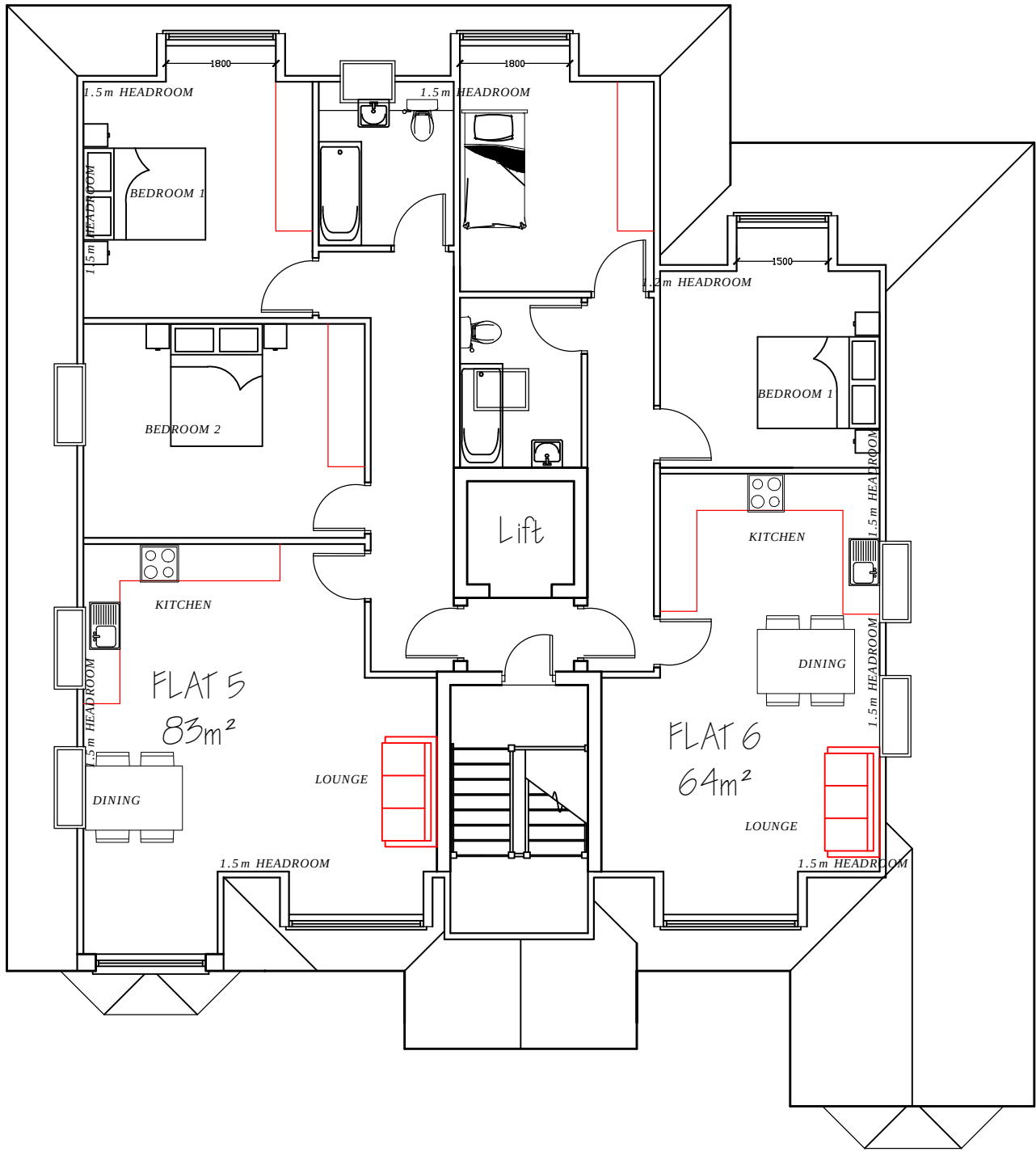
13. Whilst it is acknowledged that the current appeal scheme has made some changes such as the removal of a crown roof section and dormer windows it is still predominately on the same footprint, though there is a noticeable reduction in depth to the part of the building adjacent to No 70 Ducks Hill Road.
14. However, the maximum height of the building would be greater, and the bulk of the roof has been significantly increased. It would be the dominant feature of the building, particularly when viewed from Manor House Drive. As I have detailed above, due to the proximity to the side boundary and corner location of the site the proposal would be a prominent and conspicuous addition within the streetscene. I note the previous Inspector was similarly concerned with the overall bulk and prominence of the proposal and this is not resolved by the current scheme.
15. The appellant has also referred to previous applications to extend the existing property which they consider allowed for a similar increase in footprint to the appeal scheme. I have not been provided with the full details of those applications. Even if they did allow for a similar sized footprint there is nothing to suggest the overall scale and bulk of the proposals was comparable and nonetheless, I must consider the appeal scheme on its own merits.

Conclusion

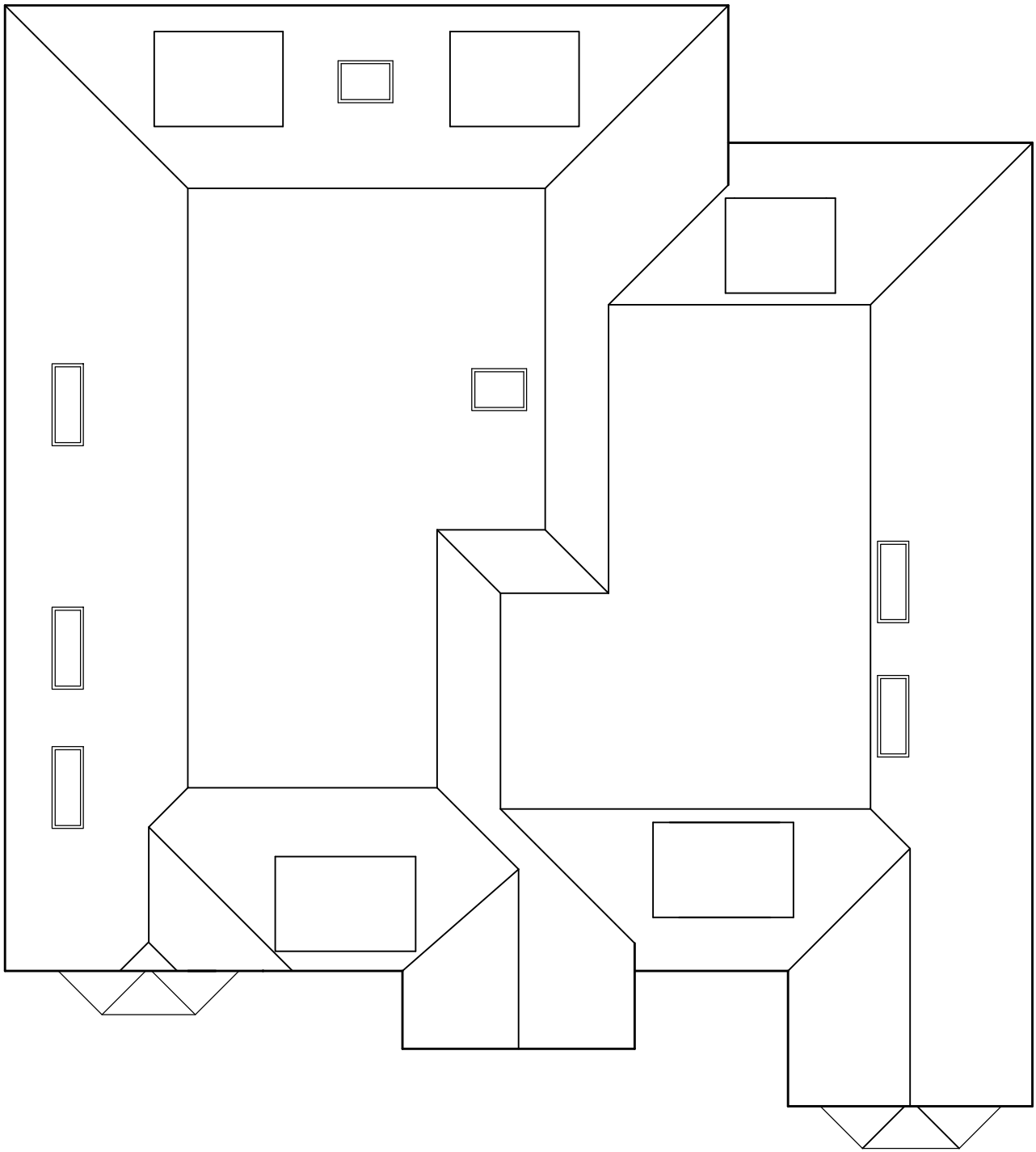
16. For the reasons given above I conclude that the appeal should be dismissed.

A Denby

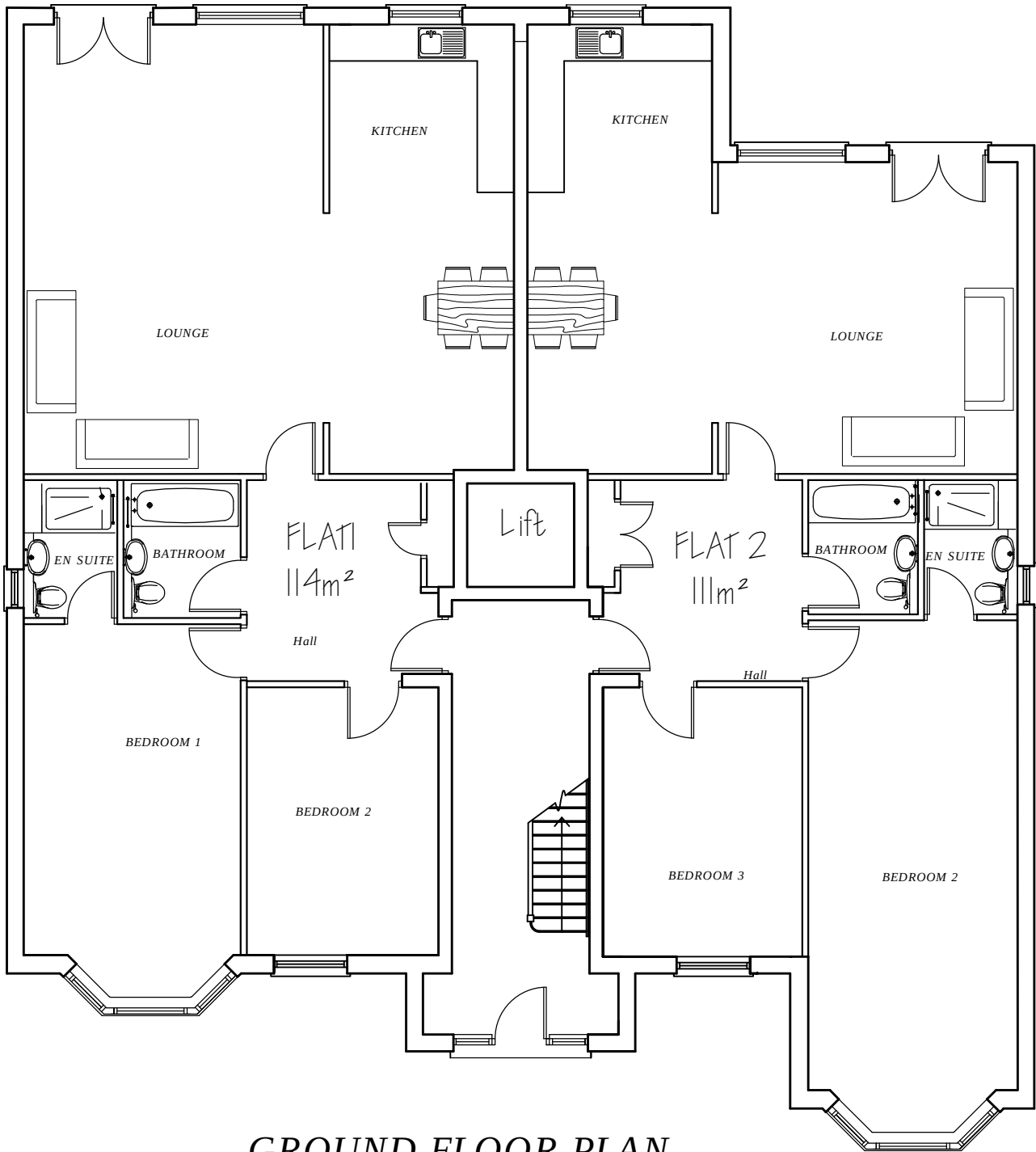
INSPECTOR



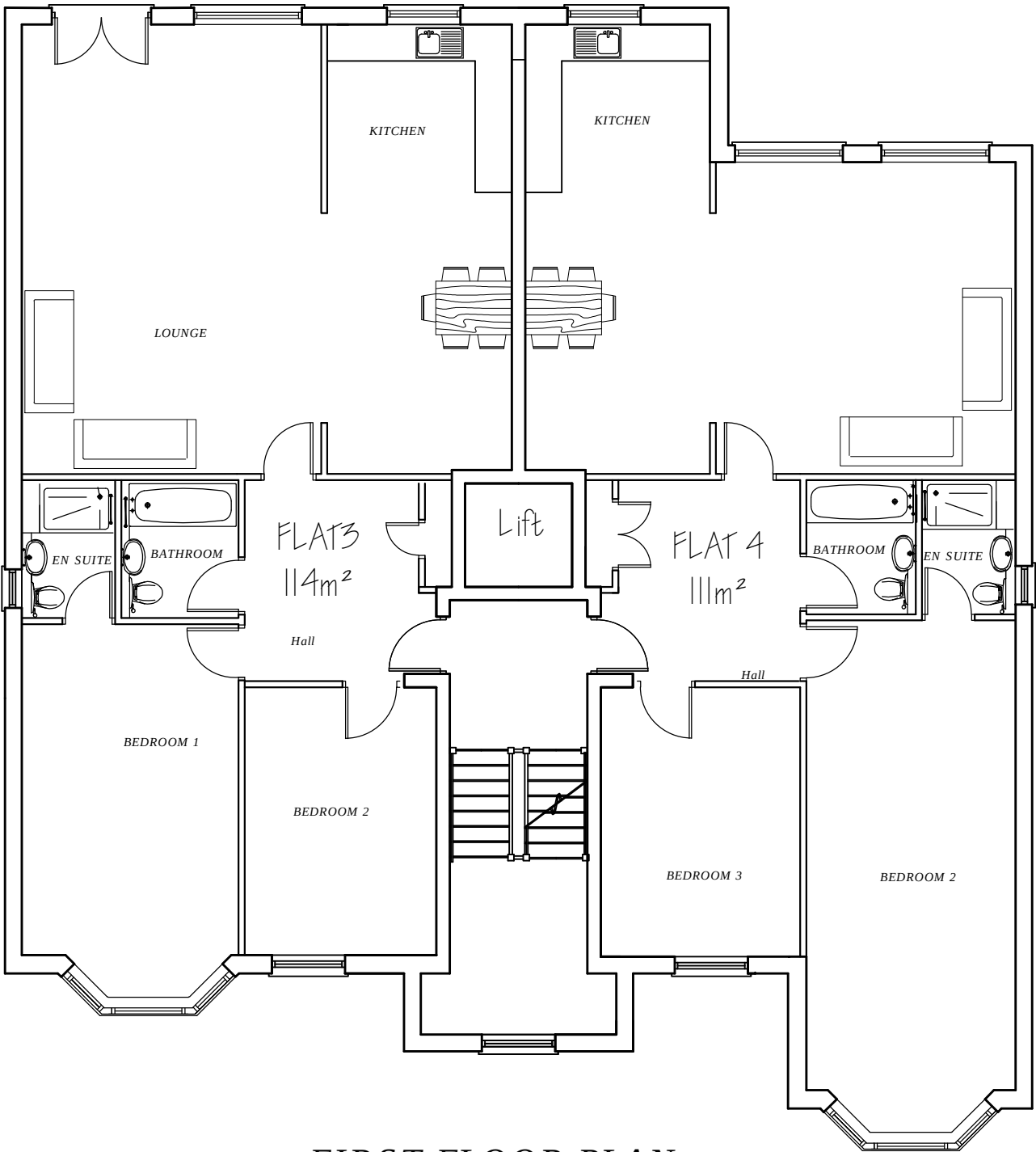
SECOND FLOOR PLAN



ROOF PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

PROPOSED FLOOR PLANS

1 MANOR HOUSE DRIVE ,
NORTHWOOD , MIDDLESEX HA6 2UJ



THE GILLETT MACLEOD PARTNERSHIP
Chartered Architects & Town Planning Consultants
1 High Road Old Eastcote Pinner Middlesex HA5 2EW tel. 0208 868 1333

Drg. No.	16/3021/2	REVISION
Scale	1:100	
Date	19/10/16	
Drawn by	AK	





ADJOINING PROPERTY NO.76

PROPOSED BUILDING

ADJOINING PROPERTY NO.70

ADJOINING PROPERTY NO.68

STREET SCENE 1

1 MANOR HOUSE DRIVE , NORTHWOOD , MIDDLESEX HA6 2UJ



THE GILLETT MACLEOD PARTNERSHIP
Chartered Architects & Town Planning Consultants
1 High Road Old Eastcote Pinner Middlesex HA5 2EW tel. 0208 868 1333

Drg. No. 16/3021/4
Scale 1:200
Date 03/10/16
Drawn by AK

REVISION	

APPLICATION FOR: 27306/APP/2018/3045

1 MANOR HOUSE DRIVE NORTHWOOD

COMMITTEE: North PC

DATE: 30th January 2019

I confirm:-

- All consultations have been completec
- All consultations are reflected in the report.
- The report is free from spelling, typing and grammatical errors.

Final formatting:

Signed:- _____
Case Officer

Signed:- _____
Team Manager

Signed:- _____
Senior Manager

I agree this report can go on the agenda for the above Committee.

Signed:- _____
DC Tech Admin

Item No. **Report of the Head of Planning, Transportation and Regeneration**

Address 1 MANOR HOUSE DRIVE NORTHWOOD

Development: Two storey building with habitable roofspace to consist of 5 x 2-bed flats with associated amenity space and parking, involving demolition of existing dwelling.

LBH Ref Nos: 27306/APP/2018/3045

Drawing Nos: Location Plan
 16/3021/8
 16/3021/7
 16/3021/15
 Block Paving
 Tree Report
 16/3021/4A
 16/3021/13A
 16/3021/10B
 16/3021/12B
 16/3021/11B

Date Plans Recieved: 17/08/2018 **Date(s) of Amendment(s):**

Date Application Valid: 03/09/2018

1. **SUMMARY**

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene, and BE19 states the LPA will seek to ensure that new development within residential areas complements or improves the amenity and the character of the area.

The application seeks permission for the erection of a two storey building with habitable roof space to include 5 x 2 bed self contained flats.

The proposed development by virtue of the design, scale and bulk is considered unacceptable and would be out of keeping with the character and appearance of the street scene and the neighbouring area.

It is therefore is recommended for refusal.

2. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 **Non Standard reason for refusal**

The proposed development, by reason of its size, scale, bulk and siting 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, BE15 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.

INFORMATIVES

1 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 saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2016). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

2 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 '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.

3. CONSIDERATIONS

3.1 Site and Locality

The application site covers an area of approximately 900 square metres, which is located in a corner plot to the north east of Manor House Drive at the junction with Ducks Hill Road. It currently comprises a large detached dwelling set within a spacious plot, which fronts Ducks Hill Road although the access is to the side from Manor House Drive.

The street scene is residential in character and appearance comprising primarily large detached individually designed properties, some of which are more recent redevelopments.

The application site lies within Developed Area, as identified in the Hillingdon Local Plan (November 2012) and is covered by TPO 444. The site has a PTAL rating of 1a which is very poor.

3.2 Proposed Scheme

This application seeks planning consent for the demolition of the existing dwelling and the erection of a two storey building with habitable roofspace to provide 5 x 2 bed flats with associated amenity space and parking.

3.3 Relevant Planning History

27306/79/1510 1 Manor House Drive Northwood
Householder development - residential extension(P)

Decision: 20-11-1979 Approved

27306/A/90/1560 72 Ducks Hill Road Northwood

Erection of an attached garage at the side

Decision: 01-11-1990 Approved

27306/APP/2002/672 1 Manor House Drive Northwood

ERECTION OF A SINGLE STOREY FRONT, SIDE AND REAR EXTENSION INCLUDING A NEW PORCH AND A FIRST FLOOR SIDE AND REAR EXTENSION AND A DETACHED GARAGE

Decision: 24-07-2002 Approved

27306/APP/2016/4520 1 Manor House Drive Northwood

Two storey building with habitable roofspace to consist of 6 x 2-bed flats with associated amenity space and parking, involving demolition of existing dwelling.

Decision: 30-05-2017 Refused

Appeal: 23-01-2018 Dismissed

27306/E/96/0062 1 Manor House Drive Northwood

Erection of a single storey side extension

Decision: 08-05-1996 Approved

Comment on Relevant Planning History

27306/APP/2016/4520 - Two storey building with habitable roofspace to consist of 6 x 2-bed flats with associated amenity space and parking, involving demolition of existing dwelling (refused, dismissed at appeal)

27306/APP/2002/672 - Single storey front side and rear extension (approved)

27306/ E/96/0062 - Single storey side extension (approved)

27306/A/90/1560 - Attached garage (approved)

27306/79/1510 - Residential extension (approved)

The previous submission was dismissed on the basis of the size, scale, bulk and siting 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. Due to the scale of the proposal it was also considered that it would have a detrimental impact on the amenity of the occupiers of the neighbouring property. The proposal also failed to provide an internal floor space of a satisfactory size to the detriment of the amenity of future occupiers and would incorporate a communal amenity area which would lead to an unacceptable level of overlooking and loss of amenity to the occupiers of the ground floor flats.

In consideration of the proposal the Planning Inspector upheld these reasons for refusal.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
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.
EM6	(2012) Flood Risk Management
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
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
NPPF- 11	NPPF-11 2018 - Making effective use of land
NPPF- 12	NPPF-12 2018 - Achieving well-designed places
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
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

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

6 neighbours were consulted for a period of 21 days expiring on the 26 September 2018. There were 4 responses raising the following issues:

- Manor House Drive is already congested and this will cause further disruption
- Loss of privacy
- Detrimental impact on residential amenity of the neighbouring occupiers
- Out of keeping with the street scene and the character of the area
- If the cycle parking is intending to ameliorate the lack of car parking it should be noted that Ducks Hill road is recognised as unsafe for cycles. All services such as post and newspaper deliveries long since ceased using cycles.
- Overdevelopment
- Concern over the practical arrangements for the removal of household waste and recycling and collection from the Manor House Road

A petition objecting to the proposal was also submitted.

Northwood Residents Association - No response

Internal Consultees

Trees/Landscaping - The current application includes a tree report (survey, arb impact assessment and method statement, prepared by Elizabeth Greenwood, dated 2016, as amended in June and August 2018.

The survey has identified and assessed 17 No. trees. The veteran oak, graded 'A', is protected by TPO 444, (T3 on the schedule). The four Chanticleer pear trees in the Manor House Drive verge are graded 'B'.

The remaining trees are 'C' (poor condition and value) with the exception of two dead Leyland cypress on the front boundary which are graded 'U' - justifying removal in the interests of sound management.

The proposed layout is designed to protect and retain the oak and Chanticleer pears, together with the screening trees on the front boundary. Tree protection details are incorporated in the tree report. While there should be no direct impact of the building footprint on the existing / retained trees, they may be affected indirectly by the work associated with the demolition and construction process including scaffolding, lorry access, storage of materials and concrete batching.

RECOMMENDATION

No objection subject to conditions for tree retention and arboricultural site supervision) and landscaping.

Highways - Manor House Drive is a local road on the Council's Road network but the site is on the corner of Manor House Drive and Ducks Hill Road (A4180) which is a classified road. The site has a PTAL value of 1a (poor) which suggests there will be a strong reliance on private cars for trip making. There are scheduled bus services along Ducks Hill Road. The site has an existing wide vehicular access off Manor House Drive. There are no local waiting restrictions in place. There is some local parking stress in Manor House Drive even though most properties have off-street car

parking. The proposal is to demolish the existing residence and construct a block of 5 flats with 5 car parking spaces which will almost certainly result in further on-street car parking demand. This will increase local parking stress as no visitor car parking is provided within the site. The proposals will undoubtedly generate increased traffic in the local area but this is unlikely to be significant. It would appear that the existing crossover is to be used as the basis of the new access off Manor House Drive. The proposals contain a separate secure covered cycle store for 8 cycles which is supported. There is also a separate refuse/recycling bins for residents within 10m of the highway. On the basis of the above comments I do not have significant concerns over this application.

Access Officer - Any grant of planning permission should include the following condition:

The dwelling(s) would be required to be constructed to meet the standards for a Category 2 M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015

REASON: To ensure that an appropriate standard of housing stock, in accordance with London Plan policy 3.8 c, is achieved and maintained.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The NPPF has a requirement to encourage the effective use of land by re-using land. This is an existing residential unit set in a spacious corner plot, which is considered to be a brownfield site.

The Supplementary Planning Document (SPD) HDAS: Residential Layouts, at paragraph 3.3 states that in relation to the redevelopment of large plots and infill sites currently used for individual dwellings into flats, the redevelopment of more than 10% of properties on a residential street is unlikely to be acceptable, including the houses which have been converted into flats or other forms of housing.

The above document underpins and supports Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012), which seeks to protect the impacts of flatted development on the character and amenity of established residential areas. Whilst it is acknowledged that there have been a number of redevelopments of sites along Ducks Hill Road, this development is situated on Manor House Drive, where none of the properties have been re-developed for flatted accommodation therefore the erection of flats in this location is acceptable in principle.

The site lies within an established residential area and given the character of the surrounding area, there is no in principle objection to the development of the site to provide additional residential accommodation, subject to an appropriate density and design, and the proposal being in accordance with all of the relevant planning policies and supplementary guidance.

7.02 Density of the proposed development

Policy 3.4 of the London Plan (2016) seeks to ensure that the new development takes into account local context and character, the design principles in Chapter 7 and public transport capacity development should optimise housing output for different types of location within the relative density range shown in Table 3.2. Development proposals which compromise this policy should be resisted.

The density matrix, however, is only of limited value when looking at small scale development such as that proposed with this application. In such cases, it is often more appropriate to consider how the development harmonises with its surroundings and its impact on adjoining occupiers.

7.03 Impact on archaeology/CAs/LBs or Areas of Special Character

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that all new developments should achieve a high quality of design in all new buildings and the public realm contributes to community cohesion and a sense of place. Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the layout and appearance of new development should "harmonise with the existing street scene or other features of the area." The NPPF (2011) 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.'

The proposed building measures a maximum of 16.75 m in width, 15.45 m in depth and 9.95 m in height. It comprises two sections, with larger block situated adjacent to Manor House Drive and the latter third of the building adjacent to no. 70 reduced in depth to 12.15 m with a height of 8.33 m. To the front there is proposed a two storey central projection forming the main entrance, with a deeper front projection to the right (north east) level with the adjacent property no. 70. To the left (south west) of the front elevation there is a less deep hip feature with a two storey bay beneath. The larger section of the building has a ridge line running parallel with Manor House Drive finishing with a half hip detail to the rear. The smaller element has a crown roof including a dormer window on the rear elevation.

Although there are some reductions in scale to the previous submission, this is still a substantial building, situated in a visually prominent corner position, with open views from the front side and rear. The building spans virtually the entire width of the plot, set back just 0.9m from the side boundary with Manor House Drive and 0.7 m from the boundary adjoining no. 70. Whilst it is acknowledged that the existing house spans virtually the whole width of the plot, this includes two single storey extensions either side with the main bulk of the dwelling set back 1.7 m from Manor House Drive and 2.7 m from the shared boundary with no. 70. Generally within the street scene the height of the individual dwellings is between 8 - 8.5 m. It is acknowledged that there has been redevelopment of other properties along Ducks Hill Road with some flatted developments of two and a half stories being considerably higher than this; however these are generally in much larger plots and set back significantly from the main road. The previous submission raised concerns with regard to the resultant excessive crown roof details. To try to address this, the roof above the larger south western section of the building has been raised to form a ridge line, finishing in a half hip detail at the rear. This type of finish is not a common feature within the street scene and the overall bulk of the roof, at nearly 50% of the overall height, makes the building appear top heavy and disproportionate. Similarly the roof height over the rest of the building has been increased in height, which although reducing in size, retains the crown roof detail. The overall scale and massing in a prominent position is considered overbearing and visually intrusive.

As such it is considered that the proposal would have a detrimental impact on the character and appearance of the area and fails to comply with the aims of UDP Saved Policies BE13, BE19 and HDAS in this regard.

In the Western side of the rear garden it is also proposed to erect an enclosed bike storey. The building measures 4.5 m in width by 2.4 m in depth and has a pitched roof of 3.5 m. It is set behind the existing high boundary wall and is relatively modest in scale and design. Therefore in terms of appearance it is considered acceptable.

7.08 Impact on neighbours

Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seek to safeguard neighbouring residential amenity from inappropriate development. HDAS advises that in order to ensure adequate daylight, sunlight and privacy for the occupiers of the existing and proposed dwellings, a 45 degree principle will be applied. This involves drawing a 45 degree line of site from the mid-point of an existing or new window. If the proposed building breaches that line it is unlikely to be acceptable. HDAS further advises that an adequate distance should be maintained to any area from which overlooking may occur and as a guide, not be less than 21m between facing habitable rooms.

The proposed building maintains a similar front building line to the existing dwelling and would not project beyond the front of the adjacent property at no. 70 Ducks Hill Road. To the rear the building will extend approximately 2m beyond the rear of that property, separated by approximately 2.25 m. This increases to 5.3m set back by approximately 8.75m. Although this would exceed the 4 m guideline for residential extensions, the plans indicate the proposal would not compromise a 45 degree line on site from the neighbouring property. To the west no. 76 Ducks Hill Road is situated 11m to the side and separated by Manor House Drive. To the rear the nearest property no. 3 Manor House Drive faces the rear of the proposed building separated by approximately 28 m. As such the proposal would comply with HDAS guidance and on balance it is considered that the proposal would not result in a significant loss of amenity to the occupiers of the adjoining properties. As such the proposal would be in accordance with policies BE20, BE21 and BE24 of the UDP saved policies and HDAS Residential Layouts.

7.09 Living conditions for future occupiers

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. The standards require a 2 bed flat should have a minimum internal floor area of 70 sqm. The proposed floor plans indicate the flats have a floor area in excess of the standard required.

It is considered that all the proposed habitable rooms, would have an adequate outlook and source of natural light, and therefore comply with the SPD: New Residential Layouts: Section 4.9.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Policy AM7 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) considers whether the traffic generated by the proposed development is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety.

Policy AM14 states that new development will only be permitted where it is in accordance with the Council's adopted Car Parking Standards, although this policy predates the National Planning Policy Framework. This requires the establishment of criteria to be considered when setting local parking standards including the accessibility of the development and the availability of and opportunities for public transport. The site has a poor PTAL rating and would require the provision of 1.5 car parking spaces plus 1 cycle space per unit. The supporting plans identify a parking area, which can provide 5 car spaces and a separate cycle store for 8 bicycles. The Highways Officer has advised that there are no local waiting restrictions in place. There is some local parking stress in Manor House Drive even though most properties have off-street car parking. The proposal will almost certainly result in further on-street car parking demand. This will increase local parking stress as no visitor car parking is provided within the site. The proposals will undoubtedly generate increased traffic in the local area but this is unlikely to be significant. On the basis of the above comments they do not have significant concerns over this application. Therefore, the proposals are considered to be compliant to the Council's policies AM7 and AM14 of the Council's Local Plan Part 2.

7.11 Urban design, access and security

The Council's HDAS guidelines require a minimum of 25sq.m for a two bedroom flat. This would give an overall requirement of 150sqm. The proposal is set in a large plot which provides well in excess of this requirement. The plans also identify two areas of private patio immediately to the rear of the ground floor flats, segregated by a Laurel hedgerow. Further details could be conditioned if all other aspects of the proposal were considered acceptable.

7.12 Disabled access

The dwelling(s) would be required to be constructed to meet the standards for a Category 2 M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

Adopted Local Plan, Policy BE1 seeks high quality design of the built and external environment. 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. The site lies within the area covered by Tree Preservation Order No. 444. The Tree/Landscape Officer has advised that the proposed layout is designed to protect and retain the Oak and Chanticleer Pears, together with the screening trees on the front boundary. Tree protection details are incorporated in the tree report. While there should be no direct impact of the building footprint on the existing / retained trees, they may be affected indirectly by the work associated with the demolition and construction process including scaffolding, lorry access, storage of materials and concrete batching. Further details for tree protection and landscaping could be conditioned if all other aspects of the proposal were acceptable.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

The Flood and Water Management Officer has advised that the site is at risk of surface water flooding in accordance with the Environment Agency Flood Maps. The development

needs to manage surface water on site in order to reduce pressure on the main surface water sewer. Details for a scheme for the provision of sustainable water management can be conditioned for submission if all other aspects of the proposal were acceptable.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

Issues raised have been addressed appropriately in the report.

7.20 Planning Obligations

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

7.21 Expediency of enforcement action

Not relevant to this application.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

Members must determine planning applications having due regard to the provisions of the development plan so far as material to the application, any local finance considerations so far as material to the application, and to any other material considerations (including regional and national policy and guidance). Members must also determine applications in accordance with all relevant primary and secondary legislation.

Material considerations are those which are relevant to regulating the development and use of land in the public interest. The considerations must fairly and reasonably relate to the application concerned.

Members should also ensure that their involvement in the determination of planning applications adheres to the Members Code of Conduct as adopted by Full Council and also the guidance contained in Probity in Planning, 2009.

Planning Conditions

Members may decide to grant planning consent subject to conditions. Planning consent should not be refused where planning conditions can overcome a reason for refusal. Planning conditions should only be imposed where Members are satisfied that imposing the conditions are necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects. Where conditions are imposed, the Council is required to provide full reasons for imposing those conditions.

Planning Obligations

Members must be satisfied that any planning obligations to be secured by way of an agreement or undertaking pursuant to Section 106 of the Town and Country Planning Act 1990 are necessary to make the development acceptable in planning terms. The obligations must be directly related to the development and fairly and reasonably related to the scale and kind to the development (Regulation 122 of Community Infrastructure Levy 2010).

Equalities and Human Rights

Section 149 of the Equalities Act 2010, requires the Council, in considering planning applications to have due regard to the need to eliminate discrimination, advance equality of opportunities and foster good relations between people who have different protected characteristics. The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The requirement to have due regard to the above goals means that members should consider whether persons with particular protected characteristics would be affected by a proposal when compared to persons who do not share that protected characteristic. Where equalities issues arise, members should weigh up the equalities impact of the proposals against the other material considerations relating to the planning application. Equalities impacts are not necessarily decisive, but the objective of advancing equalities must be taken into account in weighing up the merits of an application. The weight to be given to any equalities issues is a matter for the decision maker to determine in all of the circumstances.

Members should also consider whether a planning decision would affect human rights, in particular the right to a fair hearing, the right to respect for private and family life, the protection of property and the prohibition of discrimination. Any decision must be proportionate and achieve a fair balance between private interests and the public interest.

9. Observations of the Director of Finance

Not applicable

10. CONCLUSION

The proposal is considered to be an intrusive addition to the street scene which fails to respect the character and appearance of the surrounding area.
It is therefore recommended for refusal.

11. Reference Documents

Hillingdon Local Plan Part 1 - Strategic Policies (November 2012).
Hillingdon Local Plan Part 2.
The London Plan (2016).
Supplementary Planning Document 'Accessible Hillingdon'.
National Planning Policy Framework.

Contact Officer: Liz Arnold

Telephone No: 01895 250230

APPLICATION FOR: 27306/APP/2016/4520

1 MANOR HOUSE DRIVE NORTHWOOD

COMMITTEE: North PC

DATE: 30th May 2017

I confirm:-

- All consultations have been completec
- All consultations are reflected in the report.
- The report is free from spelling, typing and grammatical errors.

Final formatting:

Signed:- _____
Case Officer

Signed:- _____
Team Manager

Signed:- _____
Senior Manager

I agree this report can go on the agenda for the above Committee.

Signed:- _____
DC Tech Admin

Item No. **Report of the Head of Planning, Building Control, Sport & Green Spaces**

Address 1 MANOR HOUSE DRIVE NORTHWOOD

Development: Two storey building with habitable roofspace to consist of 6 x 2-bed flats with associated amenity space and parking, involving demolition of existing dwelling.

LBH Ref Nos: 27306/APP/2016/4520

Drawing Nos: Tree Survey, Impact Assessment and Method Statement
Paving Detail
16/3021/7
16/3021/8
16/3021/6
16/3021/3 Rev. A
16/3021/2
Location Plan
16/3021/1
16/3021/4
16/3021/5

Date Plans Recieved: 16/12/2016 **Date(s) of Amendment(s):**

Date Application Valid: 17/01/2017

1. SUMMARY

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene, and BE19 states the LPA will seek to ensure that new development within residential areas complements or improves the amenity and the character of the area.

The application seeks to demolish the existing dwelling and permission for the erection of a two storey replacement building with habitable roof space to include 6 x 2 bed (4 person) self contained flats.

The proposed development by virtue of the design, scale and bulk is considered unacceptable and would be out of keeping with the character and appearance of the street scene and the neighbouring area. The proposal has also fails to achieve suitable living conditions for future occupants and has failed to demonstrate that it can provide privacy to the future occupants of the ground floor flats contrary to the Hillingdon Local Plan (2012) and the London Plan 2015.

It is therefore is recommended for refusal.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed development, by reason of its size, scale, bulk and siting 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, BE15 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 NON2 Non Standard reason for refusal

The proposal would provide an overall internal floor space for flat 6 of an unsatisfactory size for the proposed 2-bed four person unit. The proposal would therefore give rise to a substandard form of living accommodation to the detriment of the amenity of future occupiers. The proposal is thus contrary to Policies BE19 and H7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 3.5 and Table 3.3 of the London Plan, The Housing Standards Minor Alterations to The London Plan (March 2016), the Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016) and the National Space Standards.

3 NON2 Non Standard reason for refusal

The proposed development comprises a communal amenity area, the use of which would lead to an unacceptable level of overlooking, noise and disturbance to the ground floor flats. The proposal would thus, be detrimental to the residential amenity of future occupiers of the ground floor flats, contrary to Policies BE19, BE21 and BE24 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012).

INFORMATIVES

1 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 saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2016). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

2

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. The submitted application form highlights that no pre-application advice was sought by the Developer in advance of this application.

3. CONSIDERATIONS

3.1 Site and Locality

The application site covers an area of approximately 900 square metres, which is located in a corner plot to the North East of Manor House Drive at the junction with Ducks Hill

Road. It currently comprises a large detached dwelling set within a spacious plot, which fronts Ducks Hill Road although the access is to the side from Manor House Drive.

The street scene is residential in character and appearance comprising primarily large detached individually designed properties, some of which are more recent redevelopments.

The application site lies within Developed Area, as identified in the Hillingdon Local Plan (November 2012) and is covered by TPO 444. The site has a PTAL rating of 1a which is very poor.

3.2 Proposed Scheme

This application seeks planning permission for the demolition of the existing dwelling and the erection of a two storey building with habitable roof-space to provide 6 x 2 bed flats with associated amenity space and parking.

3.3 Relevant Planning History

27306/79/1510 1 Manor House Drive Northwood
Householder development - residential extension(P)

Decision: 20-11-1979 Approved

27306/A/90/1560 72 Ducks Hill Road Northwood
Erection of an attached garage at the side

Decision: 01-11-1990 Approved

27306/APP/2002/672 1 Manor House Drive Northwood
ERECTION OF A SINGLE STOREY FRONT, SIDE AND REAR EXTENSION INCLUDING A NEW PORCH AND A FIRST FLOOR SIDE AND REAR EXTENSION AND A DETACHED GARAGE

Decision: 24-07-2002 Approved

27306/E/96/0062 1 Manor House Drive Northwood
Erection of a single storey side extension

Decision: 08-05-1996 Approved

Comment on Relevant Planning History

27306/APP/2002/672 - Single storey front side and rear extension (approved)
27306/ E/96/0062 - Single storey side extension (approved)
27306/A/90/1560 - Attached garage (approved)
27306/79/1510 - Residential extension (approved)

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
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.
EM6	(2012) Flood Risk Management
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
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
NPPF	National Planning Policy Framework
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

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

6 neighbours were consulted for a period of 21 days expiring on the 9 February 2017.

There were 3 responses raising the following issues:

- I am not technically against the development as should this proceed I would do the same.
- I don't fully understand the plans but provided I/my garden is no more overlooked than currently I don't have an issue.
- Loss of privacy.
- The existing side window facing Manor House Drive is not frosted however this was not in accordance with the original redevelopment of the existing house.
- 1 parking space per flat seems low and could lead to additional on street parking, which would increase congestion and be detrimental to highway safety.
- Overdevelopment.
- Bulk of the building out of character with the area.
- Adverse impact on the amenity of the neighbouring properties.
- We believe there was an underground spring to the rear of the existing building. Has this been taken into consideration?

A petition objecting to the proposal was also submitted.

Northwood Residents Association - The proposal represents overdevelopment of the site, excessive bulk of the building, out of character with the locality in general and Manor House Drive in particular, overlooking of neighbouring properties and adverse effect on their amenity and will generate more on-street vehicle parking for which there is no space.

Internal Consultees

Trees/Landscaping - There is a large protected Oak (T6) on the Southern corner of the site. This tree could be detrimentally affected by construction-related activities / storage of material etc. In order to show this scheme makes adequate provision for the protection and long terms retention of this Oak, the following detail is required (in accordance with BS 5837:2012):

- A Tree Survey to categorize the trees on and off site.
- An Arboricultural Impact Assessment.
- A Tree Protection Plan to show tree to be retained will be protected.
- An Arboricultural Method Statement to show any incursion into the tree protection area and how this will be addressed

Details of how the tree protection measures will be assessed before demolition/construction starts and how tree protection will be supervised. A landscape scheme should also be submitted and any new tree planting specifics should be provided.

These details have now been submitted and are acceptable.

Flood and Water Management - The site is in Flood Zone 1 and is at risk of surface water flooding in accordance with the Environment Agency Flood Maps. The development needs to manage surface water on site in order to reduce pressure on the main surface water sewer. Details for a scheme for the provision of sustainable water management can be conditioned for submission.

Highways - Manor House Drive is a local road on the Council's Road network but the site is on the corner of Manor House Drive and Ducks Hill Road (A4180) which is a classified road. The site has a PTAL value of 1a (poor) which suggests there will be a strong reliance on private cars for trip making. There are scheduled bus services along Ducks Hill Road. The site has an existing wide vehicular access off Manor House Drive. There are no local waiting restrictions in place. There is some local parking stress in Manor House Drive even though most properties have off-street car parking. The proposal is to demolish the existing residence and construct a block of 6 flats with 6 car parking spaces which will almost certainly result in further on-street car parking demand. This will increase local parking stress as no visitor car parking is provided within the site. The proposals will undoubtedly generate increased traffic in the local area but this is unlikely to be significant. It would appear that the existing crossover is to be used as the basis of the new access off Manor House Drive. The proposals contain a separate secure covered cycle store for 9 cycles which is supported. There is also a separate refuse/recycling bins for residents within 10 m of the highway. On the basis of the above comments I do not have significant concerns over this application.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The NPPF has a requirement to encourage the effective use of land by re-using land. This is an existing residential unit set in a spacious corner plot, which is considered to be a brownfield site.

The Supplementary Planning Document (SPD) HDAS: Residential Layouts, at paragraph 3.3 states that in relation to the redevelopment of large plots and infill sites currently used for individual dwellings into flats, the redevelopment of more than 10% of properties on a residential street is unlikely to be acceptable, including the houses which have been converted into flats or other forms of housing.

The above document underpins and supports Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012), which seeks to protect the impacts of flattened development on the character and amenity of established residential areas. Whilst it is acknowledged that there have been a number of redevelopments of sites along Ducks Hill Road, this development is situated on Manor House Drive, where none of the properties have been re-developed for flattened accommodation therefore the erection of flats in this location is acceptable in principle.

The site lies within an established residential area and given the character of the surrounding area, there is no in principle objection to the development of the site to provide additional residential accommodation, subject to an appropriate density and design, and the proposal being in accordance with all of the relevant planning policies and supplementary guidance.

7.02 Density of the proposed development

Policy 3.4 of the London Plan (2016) seeks to ensure that the new development takes into account local context and character, the design principles in Chapter 7 and public transport capacity development should optimise housing output for different types of location within the relative density range shown in Table 3.2. Development proposals which compromise this policy should be resisted.

The density matrix, however, is only of limited value when looking at small scale development such as that proposed with this application. In such cases, it is often more appropriate to consider how the development harmonises with its surroundings and its impact on adjoining occupiers.

7.03 Impact on archaeology/CAs/LBs or Areas of Special Character

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that all new developments should achieve a high quality of design in all new buildings and the public realm contributes to community cohesion and a sense of place. Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the layout and appearance of new development should "harmonise with the existing street scene or other features of the area." The NPPF (2011) 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.'

The proposed building measures a maximum of 16.8 m in width, 15.8 m in depth and 9.65 m in height. It comprises two sections, with a larger block situated adjacent to Manor House Drive and the latter third of the building adjacent to no. 70 reduced in depth to 13.6 m with a height of 8.7 m. To the front there is proposed a two storey central projection forming the main entrance, with a deeper front projection to the right (North East) level with the adjacent property no. 70. To the left (South West) of the front elevation there is a half hip gable feature with a two storey bay beneath replicated on the opposite front projection. The proposal also includes two large dormer windows to the front and 3 to rear.

This is a substantial building, situated in a visually prominent corner position which spans virtually the entire width of the plot, set back just 0.9 m from the side boundary with Manor House Drive and 0.7 m from the boundary adjoining no. 70. Whilst it is acknowledged that the existing house spans virtually the whole width of the plot, this includes two single storey extensions either side with the main bulk of the dwelling set back 1.7 m from Manor House Drive and 2.7 m from the shared boundary with no. 70. Also generally within the street scene the height of the individual dwellings is between 8 - 8.5 m. It is acknowledged that there has been redevelopment of other properties along Ducks Hill Road with some flatted developments of two and a half stories being considerably higher than this; however these are generally in much larger plots and set back significantly from the main road. The overall bulk of the development is further exacerbated by the resultant roof form including two large crown roof details. The overall scale and massing in a prominent position is considered overbearing and visually intrusive.

As such it is considered that the proposal would have a detrimental impact on the character and appearance of the area and fails to comply with the aims of UDP Saved Policies BE13, BE19 and HDAS in this regard.

In the Western side of the rear garden it is also proposed to erect an enclosed bike storey. The building measures 4.5 m in width by 2.4 m in depth and has a pitched roof of 3.5 m. It is set behind the existing high boundary wall and is relatively modest in scale and design. Therefore in terms of appearance it is considered acceptable.

7.08 Impact on neighbours

Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seek to safeguard neighbouring residential amenity from

inappropriate development. HDAS advises that in order to ensure adequate daylight, sunlight and privacy for the occupiers of the existing and proposed dwellings, a 45 degree principle will be applied. This involves drawing a 45 degree line of sight from the mid-point of an existing or new habitable window. If the proposed building breaches that line it is unlikely to be acceptable. HDAS further advises that an adequate distance should be maintained to any area from which overlooking may occur and as a guide, not be less than 21 m between facing habitable rooms.

The proposed building maintains a similar front building line to the existing dwelling and would not project beyond the front of the adjacent property at no. 70 Ducks Hill Road. To the rear the building will extend approximately 4.7 m beyond the rear of that property, separated by approximately 2.25 m. Although this would exceed the 4 m guideline for residential extensions, the plans indicate the proposal would not compromise a 45 degree line on site from the neighbouring property. To the West no. 76 Ducks Hill Road is situated 11 m to the side and separated by Manor House Drive. To the rear the nearest property no. 3 Manor House Drive faces the rear of the proposed building separated by approximately 28 m. It is noted the proposal does include two small windows to each side elevation but these would serve bathroom windows and could be conditioned to be obscure glazed and fixed shut. As such the proposal would comply with HDAS guidance and on balance it is considered that the proposal would not result in a significant loss of amenity to the occupiers of the adjoining properties. As such the proposal would be in accordance with policies BE20, BE21 and BE24 of the UDP saved policies and HDAS Residential Layouts.

7.09 Living conditions for future occupiers

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. The standards require a four person 2 bed flat should have a minimum internal floor area of 70 sq m including 2 sq m of internal storage. The proposed layouts indicate that whilst flats 1-5 would comply with this standard flat 6 only provides a total floor area of 64 sq m. It is noted that the floor plans indicate a single bed in one of the bedrooms in flat 6 suggesting a 3 person occupancy however with a floor area of 11.85 sq m this is capable of being occupied as a double room and is assessed accordingly. On balance it is therefore considered the proposal fails to provide a satisfactory living environment for the future occupants in accordance with Policy 3.5 of the London Plan 2016.

It is considered that all the proposed habitable rooms, would have an adequate outlook and source of natural light, and therefore comply with the SPD: New Residential Layouts: Section 4.9.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Policy AM7 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) considers whether the traffic generated by the proposed development is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety.

Policy AM14 states that new development will only be permitted where it is in accordance with the Council's adopted Car Parking Standards, although this policy predates the National Planning Policy Framework. This requires the establishment of criteria to be considered when setting local parking standards including the accessibility of the development and the availability of and opportunities for public transport. The site has a poor PTAL rating and would require the provision of 1.5 car parking spaces plus 1 cycle space per unit. The supporting plans identify a parking area, which can provide 6 car spaces and a separate cycle store for 9 bicycles. The Highways Officer has advised that there are no local waiting restrictions in place. There is some local parking stress in Manor House Drive even though most properties have off-street car parking. The proposal will almost certainly result in further on-street car parking demand. This will increase local parking stress as no visitor car parking is provided within the site. The proposals will undoubtedly generate increased traffic in the local area but this is unlikely to be significant. On the basis of the above comments they do not have significant concerns over this application. Therefore, the proposals are considered to be compliant to the Council's policies AM7 and AM14 of the Council's Local Plan Part 2.

7.11 Urban design, access and security

The Council's HDAS guidelines require a minimum of 25 sq.m for a two bedroom flat. This would give an overall requirement of 150 sq m. The proposal is set in a large plot which provides well in excess of this requirement and also a roof terrace with access for flats 4 and 5 and a front balcony including general access. However no details have been submitted for private patio/garden areas particularly adjacent to the windows of habitable rooms for the ground floor flats and also for the roof terrace, raising concerns over the level of privacy for the occupiers of those units. It is therefore considered the proposal is contrary to policy BS24 of the Hillingdon Local Plan (November 2012).

7.12 Disabled access

Not applicable to this application.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

Adopted Local Plan, Policy BE1 seeks high quality design of the built and external environment. 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. The site lies within the area covered by Tree Preservation Order No. 444. The Tree/Landscape Officer has advised that there is a large protected Oak (T6) on the Southern corner of the site. This tree could be detrimentally affected by construction-related activities or storage of material. A revised Tree Survey, Arboricultural Impact Assessment and Method Statement has been submitted and the Officer has confirmed there are no further objections.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

The Flood and Water Management Officer has advised that the site is at risk of surface water flooding in accordance with the Environment Agency Flood Maps. The development needs to manage surface water on site in order to reduce pressure on the main surface water sewer. Details for a scheme for the provision of sustainable water management can be conditioned for submission if all other aspects of the proposal were acceptable.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

Most issues raised have been addressed appropriately in the report. It is noted that a neighbour believed an underground spring was situated to the rear of the property, however this has not been confirmed and the Drainage Officer has not raised this as a source of concern. Other drainage issues are addressed under section 7.17.

7.20 Planning Obligations

The proposal would not necessitate the provision of planning obligations; however based on the information before officers at this stage it would be liable for payments under the Community Infrastructure Levy.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

No details for a bin storage facilities have been provided but this could be conditioned if all other aspects of the proposal were acceptable.

8. Observations of the Borough Solicitor

General

Members must determine planning applications having due regard to the provisions of the development plan so far as material to the application, any local finance considerations so far as material to the application, and to any other material considerations (including regional and national policy and guidance). Members must also determine applications in accordance with all relevant primary and secondary legislation.

Material considerations are those which are relevant to regulating the development and use of land in the public interest. The considerations must fairly and reasonably relate to the application concerned.

Members should also ensure that their involvement in the determination of planning applications adheres to the Members Code of Conduct as adopted by Full Council and also the guidance contained in Probity in Planning, 2009.

Planning Conditions

Members may decide to grant planning consent subject to conditions. Planning consent should not be refused where planning conditions can overcome a reason for refusal. Planning conditions should only be imposed where Members are satisfied that imposing the conditions are necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects. Where conditions are imposed, the Council is required to provide full reasons for imposing those conditions.

Planning Obligations

Members must be satisfied that any planning obligations to be secured by way of an agreement or undertaking pursuant to Section 106 of the Town and Country Planning Act 1990 are necessary to make the development acceptable in planning terms. The obligations must be directly related to the development and fairly and reasonably related to the scale and kind to the development (Regulation 122 of Community Infrastructure Levy 2010).

Equalities and Human Rights

Section 149 of the Equalities Act 2010, requires the Council, in considering planning applications to have due regard to the need to eliminate discrimination, advance equality of opportunities and foster good relations between people who have different protected characteristics. The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The requirement to have due regard to the above goals means that members should consider whether persons with particular protected characteristics would be affected by a proposal when compared to persons who do not share that protected characteristic. Where equalities issues arise, members should weigh up the equalities impact of the proposals against the other material considerations relating to the planning application. Equalities impacts are not necessarily decisive, but the objective of advancing equalities must be taken into account in weighing up the merits of an application. The weight to be given to any equalities issues is a matter for the decision maker to determine in all of the circumstances.

Members should also consider whether a planning decision would affect human rights, in particular the right to a fair hearing, the right to respect for private and family life, the protection of property and the prohibition of discrimination. Any decision must be proportionate and achieve a fair balance between private interests and the public interest.

9. Observations of the Director of Finance

10. CONCLUSION

The proposal is considered to be an intrusive addition to the street scene which fails to respect the character and appearance of the surrounding area. It also fails to achieve suitable living conditions and fails to demonstrate that it can provide a satisfactory level of residential amenity to future occupiers.

It is therefore recommended for refusal.

11. 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

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