

## DELEGATED DECISION

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

**APPROVAL RECOMMENDED: GENERAL** Select Option

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

**REFUSAL RECOMMENDED: GENERAL**

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

**RESIDENTIAL DEVELOPMENT**

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

**COMMERCIAL, INDUSTRIAL AND RETAIL DEVELOPMENT**

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

**CERTIFICATE OF LAWFULNESS**

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

**CERTIFICATE OF LAWFULNESS**

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

The delegation powers schedule has been checked. Interim Director of Planning, Regeneration & Public Realm can determine this application.

**Case Officer**

**Signature:**

**Date:**

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

**Team Manager:**

**Signature:**

**Date:**

**The decision notice for this application can be issued.**

**Director / Member of Senior Management Team:**

**Signature:**

**Date:**

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

**Item No.**                    **Report of the Interim Director of Planning, Regeneration & Public Realm**

**Address**                    26 PARKWAY HILLINGDON

**Development:**            Variation of Condition 2 (Approved Plans) of planning permission 43202/APP/2022/1846 dated 09/08/2022 for the 'Erection of a two storey, 4-bed detached dwelling with habitable roofspace involving demolition of existing detached dwelling' which was varied from the main original permission 43202/APP/2021/1875 dated 17/02/2022 (allowed at appeal - APP/R5510/W/21/3287927) to convert the garage into a habitable space involving the replacement of the garage door with a window, the inclusion of an additional obscured glazed side elevation window and alterations to gable-feature fenestration and decoration and masonry detailing on facades. The subsequent variation now seeks to add side ground floor windows (south facing) and re-locate side chimney, increase depth of the building at first floor level, re-locate a side ground floor window (north) facing and new side door, replacement first floor rear window with Juliet Balconies alongside those permitted changes under the previous variation application 43202/APP/2022/1846.

**LBH Ref Nos:**            **43202/APP/2022/2906**

**Drawing Nos:**            MA2 - 01  
                                  MA2 - 02  
                                  MA2 - 03  
                                  MA2 - 04  
                                  MA2 - 05  
                                  MA2 - 06  
                                  MA2 - 07  
                                  MA2 - 08

**Date Plans received :**    21/09/2022

**Date(s) of Amendment(s):**

**Date Application Valid:** 21/09/2022

## 1. **SUMMARY**

The application seeks to Vary Condition 2 (Approved Plans) of planning permission 43202/APP/2022/1846 dated 09/08/2022 for the 'Erection of a two storey, 4-bed detached dwelling with habitable roofspace involving demolition of existing detached dwelling' which was varied from the main original permission 43202/APP/2021/1875 dated 17/02/2022 (allowed at appeal - APP/R5510/W/21/3287927) to convert the garage into a habitable space involving the replacement of the garage door with a window, the inclusion of an additional obscured glazed side elevation window and alterations to gable-feature fenestration and decoration and masonry detailing on facades.

The subsequent variation now seeks to add side ground floor windows (south facing) and re-locate side chimney, increase depth of the building at first floor level, re-locate side ground floor window (north) facing and new side door, replacement first floor rear window with Juliet Balconies alongside those permitted changes under the previous variation application 43202/APP/2022/1846.

The works would be acceptable subject to conditions.

## 2. RECOMMENDATION

### APPROVAL subject to the following:

#### 1 RES3 Time Limit

The development hereby permitted shall be begun before the expiration of three years from the date of appeal reference APP/R5510/W/21/3287927 dated 17 February 2022.

#### REASON

To comply with Section 91 of the Town and Country Planning Act 1990

#### 2 RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers MA2 - 01, MA2 - 02, MA2 - 03, MA2 - 04, MA2 - 05, MA2 - 06, MA2 - 07, MA2 - 08 received 16/11/2022 and shall thereafter be retained/maintained for as long as the development remains in existence.

#### REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan Part 1 (2012), Part 2 (2020) and the London Plan (2021).

#### 3 RES7 Materials (Submission)

No development of the new dwelling above ground works (slab level) shall commence until details / samples of the materials to be used in the construction of the external surfaces of the dwelling have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details / samples.

#### REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

#### 4 RES8 Tree Protection

No development, site clearance or preparatory work shall take place until a scheme for the protection of the retained trees (the tree protection plan) and the appropriate working methods (the arboricultural method statement) in accordance with paragraphs 5.5 and 6.1 of British Standard BS 5837: Trees in relation to design, demolition and construction - Recommendations (or in an equivalent British Standard if replaced) shall have been submitted to and approved in writing by the local planning authority. The scheme for the protection of the retained trees shall be carried out as approved. In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars.

#### REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy DMHB 14 of the Hillingdon Local Plan Part 2 (2020)

#### 5 HO6 Obscure Glazing

The dwelling hereby permitted shall not be occupied until the first-floor windows within the side elevations have been fitted with obscured glazing, and no part of those windows that are less than 1.7 metres above the floor of the room in which they are installed shall be capable of being opened. Details of the type of obscured glazing shall be submitted to and approved in writing by the local planning authority before the windows are installed and once installed the obscured glazing shall be retained thereafter.

## REASON

To prevent overlooking to adjoining properties in accordance with policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

## INFORMATIVES

### 1 I47 Damage to Verge - For Council Roads:

The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

For Private Roads: Care should be taken during the building works hereby approved to ensure no damage occurs to the verge of footpaths on private roads during construction. Vehicles delivering materials to this development shall not override or cause damage to a private road and where possible alternative routes should be taken to avoid private roads. The applicant may be required to make good any damage caused.

### 2 I52 Compulsory Informative (1)

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

### 3 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan and national guidance.

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 14 Trees and Landscaping

DMHB 16 Housing Standards

DMHB 18 Private Outdoor Amenity Space

DMHB 5 Areas of Special Local Character

DMT 2 Highways Impacts

DMT 6 Vehicle Parking

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

LPP D4 (2021) Delivering good design

LPP D6 (2021) Housing quality and standards

LPP D7 (2021) Accessible housing

LPP D8 (2021) Public realm  
LPP HC1 (2021) Heritage conservation and growth

**4** 170 LBH worked applicant in a positive & proactive (Granting)

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 Local Plan Part 1, Local Plan Part 2, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

**5** 173 Community Infrastructure Levy (CIL) (Granting Consent)

Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), this development is liable to pay the London Borough of Hillingdon Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). This will be calculated in accordance with the London Borough of Hillingdon CIL Charging Schedule 2014 and the Mayor of London's CIL Charging Schedule 2012. Before commencement of works the development parties must notify the London Borough of Hillingdon of the commencement date for the construction works (by submitting a Commencement Notice) and assume liability to pay CIL (by submitting an Assumption of Liability Notice) to the Council at [planning@hillingdon.gov.uk](mailto:planning@hillingdon.gov.uk). The Council will then issue a Demand Notice setting out the date and the amount of CIL that is payable. Failure to submit a valid Assumption of Liability Notice and Commencement Notice prior to commencement of the development may result in surcharges being imposed.

The above forms can be found on the planning portal at: [www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil](http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil)

Pre-Commencement Conditions: These conditions are important from a CIL liability perspective as a scheme will not become CIL liable until all of the pre-commencement conditions have been discharged/complied with.

### **3. CONSIDERATIONS**

#### **3.1 Site and Locality**

The existing property is a substantial detached house set in a good-sized garden and located within the Hillingdon Court Park Area of Special Local Character (ASLC). It is located along the eastern edge of the ASLC on land which had originally formed part of the Hillingdon Court estate (Grade II\* Listed Building to the south-west of the site). The area forms part of the Metroland development that was influenced by the railway. There is an overarching garden suburb aesthetic to the ASLC.

The existing property dates from the early 20th Century, probably the 1920s as it appears on the 1922 OS map. It has been extended and altered over the years, with some alterations to its detriment, such as the front extension. Originally it had a cruciform planform. The roof form predominantly defines the character of the building with cat-slide elements on all four sides of the property. As noted above, this original detail has been somewhat compromised by the addition to the front. Subtle window openings feature at first floor. To the front and rear elevations there are centrally positioned, original double height projecting bays, adding interest to the elevations. It is a simply detailed building, which neutrally contributes to the character and significance within the Hillingdon Court

Park ASLC.

The site lies within a Critical Drainage Area.

### 3.2 Proposed Scheme

The application seeks to Vary Condition 2 (Approved Plans) of planning permission 43202/APP/2022/1846 dated 09/08/2022 for the 'Erection of a two storey, 4-bed detached dwelling with habitable roofspace involving demolition of existing detached dwelling' which was varied from the main original permission 43202/APP/2021/1875 dated 17/02/2022 (allowed at appeal - APP/R5510/W/21/3287927) to convert the garage into a habitable space involving the replacement of the garage door with a window, the inclusion of an additional obscured glazed side elevation window and alterations to gable-feature fenestration and decoration and masonry detailing on facades.

The subsequent variation now seeks to add side ground floor windows (south facing) and re-locate side chimney, increase depth of the building at first floor level, re-locate side ground floor window (north) facing and new side door, replacement first floor rear window with Juliet Balconies alongside those permitted changes under the previous variation application 43202/APP/2022/1846.

The original submission proposed to change the wording of Condition 5 (Obscure Glazing). However, this is not required and therefore has been omitted. The agent has confirmed this in writing on 23/11/2022.

With regards to the proposed variation, the applicant has confirmed that the total rearward depth at first floor is proposed to be 1.2m deeper than the recently approved variation application - 43202/APP/2022/1846.

### 3.3 Relevant Planning History

43202/APP/2013/1895 26 Parkway Hillingdon

Two storey, 4-bed, detached dwelling with associated parking and amenity space, involving the demolition of the garage and part demolition of existing dwelling.

**Decision:** 09-09-2013 Refused

43202/APP/2013/3058 26 Parkway Hillingdon

Two storey, 4 bed detached dwelling with associated parking and amenity space, involving demolition of existing garage and part demolition of existing dwelling.

**Decision:** 17-12-2013 Refused

43202/APP/2014/760 26 Parkway Hillingdon

Two storey, 4 bed detached dwelling with associated parking and amenity space, involving demolition of existing garage and part demolition of existing dwelling.

**Decision:** 01-05-2014 Approved

43202/APP/2017/1415 26 Parkway Hillingdon

Application for a grant of replacement planning permission Ref: 43202/APP/2014/760 dated 01-05-2014 (Two storey, 4 bed detached dwelling with associated parking and amenity space, involving demolition of existing garage and part demolition of existing dwelling)

**Decision:** 20-06-2017 Approved

43202/APP/2020/1247 26 Parkway Hillingdon

Single storey outbuilding to rear for use as a gym (Application for a Certificate of Lawful Development for a Proposed Development)

**Decision:** 29-05-2020 Approved

43202/APP/2020/3315 26 Parkway Hillingdon

Erection of a two storey, 4-bed detached dwelling with habitable roofspace involving demolition of existing detached dwelling

**Decision:** 22-12-2020 Refused

43202/APP/2021/1875 26 Parkway Hillingdon

Erection of a two storey, 4-bed detached dwelling with habitable roofspace involving demolition of existing detached dwelling

**Decision:** 11-10-2021 Refused **Appeal:** 17-02-2022 Allowed

43202/APP/2022/1846 26 Parkway Hillingdon

Variation of Condition 2 (approved plans) of planning permission ref. 43202/APP/2021/1875, dated 11/10/21 (Erection of a two-storey, 4-bed detached dwelling with habitable roofspace involving demolition of an existing detached dwelling) to convert garage into a habitable space involving the replacement of the garage door with a window, the inclusion of an additional obscured glazed side elevation window and alterations to gable-feature fenestration and decoration and masonry detailing on facades

**Decision:** 09-08-2022 Approved

#### **Comment on Planning History**

43202/APP/2022/1846 - Variation of Condition 2 (approved plans) of planning permission ref. 43202/APP/2021/1875, dated 11/10/21 (Erection of a two-storey, 4-bed detached dwelling with habitable roofspace involving demolition of an existing detached dwelling) to convert garage into a habitable space involving the replacement of the garage door with a window, the inclusion of an additional obscured glazed side elevation window and alterations to gable-feature fenestration and decoration and masonry detailing on facades  
- Approved 09/08/2022

43202/APP/2021/1875 - Erection of a two storey, 4-bed detached dwelling with habitable roofspace involving demolition of existing detached dwelling was allowed at appeal under reference APP/R5510/W/21/3287927 in February 2022.

#### **4. Advertisement and Site Notice**

**4.1** Advertisement Expiry Date:- Not applicable

**4.2** Site Notice Expiry Date:- Not applicable

#### **5. Comments on Public Consultation**

Highways Officer - There are no identified highway implications related to this variation of condition hence there is no further comment made.

Access Officer - No objection

#### **6. Local Plan Designation and London Plan**

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 14 Trees and Landscaping

DMHB 16 Housing Standards

DMHB 18 Private Outdoor Amenity Space

DMHB 5 Areas of Special Local Character

DMT 2 Highways Impacts

DMT 6 Vehicle Parking

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

LPP D4 (2021) Delivering good design

LPP D6 (2021) Housing quality and standards

LPP D7 (2021) Accessible housing

LPP D8 (2021) Public realm

LPP HC1 (2021) Heritage conservation and growth

In addition: Development Plan

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

The Development Plan for the London Borough of Hillingdon currently consists of the following documents:

The Local Plan: Part 1 - Strategic Policies (2012)

The Local Plan: Part 2 - Development Management Policies (2020)

The Local Plan: Part 2 - Site Allocations and Designations (2020)

The West London Waste Plan (2015)

The London Plan (2021)

Material Considerations

The National Planning Policy Framework (NPPF) (2019) is also a material consideration in planning decisions, as well as relevant supplementary planning documents and guidance.

## **7. MAIN PLANNING ISSUES**

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

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

The submitted plans, following amendments received 16/11/2022 demonstrate that the 45 degree line would not be breached from front and rear facing windows of both adjacent dwellings. It is considered, on balance that the scale and bulk of the proposed dwelling would not result in an unacceptable loss of light or outlook to the occupants of these properties. The Inspector deemed it necessary to condition the side facing bathroom window to be obscure glazed with details of obscure glazing to be submitted. The current application includes an additional side facing window as per the previous variation. The submitted plans confirm the obscure glazing which can be secured by way of condition to ensure no undue loss of privacy to the occupants of adjacent number 24 Parkway. To prevent concerns of overlooking despite the side first floor windows being used for the purposes of a bathroom, the same condition (5) will be attached with details sought to demonstrate the obscuring nature. This will help mitigate any overlooking impact to the occupiers of no.24.

The increased depth of the building to the rear, notably to the side of no.24 by a total of 2.5m at its closest (1.2m compared to the approved at first floor level) would be acceptable. The plans have been amended to show more of the outline of no.24. The 45 degree compliance has been taken from the corner of the rear part of the dwelling. The side element of no.24 does not have a rear facing window with the primary habitable window located approx. 3.7m from the proposed building. The proposed rearward projection at first floor would be approx. 2.5m beyond the rear established building line of no.24. Given the respectable projection and separation distance, no further detrimental impact would be caused.

The new (additional one) side ground floor windows (south facing) and re-located side chimney, re-located side ground floor window (north) facing and new side door would raise no concerns. Given the siting at ground floor level with boundary treatment in situ, there would be no need to obscure these ground floor windows. The rear Juliet balconies would not create adverse overlooking concerns.

## **7.2 Impact on Street Scene**

The NPPF (2021) notes the importance of achieving design which is appropriate to its context stating that 'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.'

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

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

Policy GG4 of the London Plan (March 2021) seeks to ensure that London's housing needs are met. This objective is reiterated in the Mayor of London's Supplementary Planning Guidance (SPG) on Housing, although it is noted that in achieving housing targets, full account must be given to other policy objectives. Policy H1 of The London

Plan (2021) promotes the optimisation of housing output within different types of location. Policy H10 of The London Plan encourages the Council to provide a range of housing choices in order to take account of the various different groups who require different types of housing. Consideration will also be given to the accessibility of the site to services and amenities.

Policy BE1 of the Hillingdon Local Plan (November 2012) requires that all new development achieves a 'high quality of design in all new buildings, alterations and extensions'.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that All development, including extensions, alterations and new buildings will be required to be designed to the highest standards and, incorporate principles of good design including: i) harmonising with the local context by taking into account the surrounding: · scale of development, considering the height, mass and bulk of adjacent structures; · building plot sizes and widths, plot coverage and established street patterns; · building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure; architectural composition and quality of detailing; local topography, views both from and to the site; and impact on neighbouring open spaces and their environment. ii) ensuring the use of high quality building materials and finishes; iii) ensuring that the internal design and layout of development maximises sustainability and is adaptable to different activities; iv) protecting features of positive value within and adjacent to the site, including the safeguarding of heritage assets, designated and un-designated, and their settings; and v) landscaping and tree planting to protect and enhance amenity, biodiversity and green infrastructure.

Policy DMH5 requires development to respect the character of ASLC's.

The proposal is considered out of keeping with the prevailing homogeneously designed streetscape. However it is noted that an appeal Inspector concluded that the overall scale and design of the proposed dwelling would comprise a non-intrusive intervention within the street scene and would therefore preserve the character and appearance of the ASLC. The changes to the allowed dwelling include the insertion of a second side facing bathroom window, the replacement of the garage door to the front elevation with a window and alterations to gable-feature fenestration and decoration and masonry detailing on facades to the allowed dwelling are considered visually acceptable.

The subsequent variation now seeks to add side ground floor windows (south facing) and re-locate side chimney, increase depth of the building at first floor level, re-located side ground floor window (north) facing and new side door, replacement first floor rear window with Juliet Balconies alongside those permitted changes under the previous variation application 43202/APP/2022/1846 (as listed in the previous paragraph).

The proposed and notable massing to the rear would on balance be acceptable. The Juliet balconies, whilst not characteristic would be acceptable especially given the siting to the rear. All fenestration changes would be acceptable.

No further concerns would be raised no would there be an impact to the ASLC.

### **7.3 Traffic Impact / Pedestrian Safety**

See below.

### **7.4 Carparking & Layout**

Policy DMT 2: Highways Impacts states:

Development proposals must ensure that:

- i) safe and efficient vehicular access to the highway network is provided to the Council's standards;
- ii) they do not contribute to the deterioration of air quality, noise or local amenity or safety of all road users and residents;
- iii) safe, secure and convenient access and facilities for cyclists and pedestrian are satisfactorily accommodated in the design of highway and traffic management schemes;
- iv) impacts on local amenity and congestion are minimised by routing through traffic by the most direct means to the strategic road network, avoiding local distributor and access roads; and
- v) there are suitable mitigation measures to address any traffic impacts in terms of capacity and functions of existing and committed roads, including along roads or through junctions which are at capacity.

Policy DMT 6: Vehicle Parking states:

A) Development proposals must comply with the parking standards outlined in Appendix C Table 1 in order to facilitate sustainable development and address issues relating to congestion and amenity.

The Council may agree to vary these requirements when:

- i) the variance would not lead to a deleterious impact on street parking provision, congestion or local amenity; and/or
- ii) a transport appraisal and travel plan has been approved and parking provision is in accordance with its recommendations.

B) All car parks provided for new development will be required to contain conveniently located reserved spaces for wheelchair users and those with restricted mobility in accordance with the Council's Accessible Hillingdon SPD.

The proposal does not raise any parking or highway safety concerns.

## **7.5 Urban Design, Access and Security Considerations**

Policy DMHB 16: Housing Standards states:

All housing development should have an adequate provision of internal space in order to provide an appropriate living environment. To achieve this all residential development or conversions should:

meet or exceed the most up to date internal space standards, as set out in Table 5.1. The proposal significantly exceeds this minimum standard. The proposal includes the insertion of an en-suite bathroom to a bedroom. The bedrooms remains in excess of the London Plan space standards for a double bedroom.

Policy DMHB 18: Private Outdoor Amenity Space states:

All new residential development and conversions will be required to provide good quality and useable private outdoor amenity space. Amenity space should be provided in accordance with the standards set out in Table 5.2. A four plus bedroom dwelling is required to provide 100 square metres which the proposal exceeds.

## **7.6 Other Issues**

Landscaping.

Policy DMHB 14: Trees and Landscaping requires:

- A) All developments will be expected to retain or enhance existing landscaping, trees, biodiversity or other natural features of merit.
- B) Development proposals will be required to provide a landscape scheme that includes hard and soft landscaping appropriate to the character of the area, which supports and enhances biodiversity and amenity particularly in areas deficient in green infrastructure.
- C) Where space for ground level planting is limited, such as high rise buildings, the inclusion of living walls and roofs will be expected where feasible.
- D) Planning applications for proposals that would affect existing trees will be required to provide an accurate tree survey showing the location, height, spread and species of trees. Where the tree survey identifies trees of merit, tree root protection areas and an arboricultural method statement will be required to show how the trees will be protected. Where trees are to be removed, proposals for replanting of new trees on-site must be provided or include contributions to offsite provision.

The landscape officer has confirmed no objection is raised to the proposal subject to tree protection and landscaping conditions.

#### CIL

The Council adopted its own Community Infrastructure Levy (CIL) on August 1st 2014 and the Hillingdon CIL charge for residential developments is £95 per square metre of additional floorspace. This is in addition to the Mayoral CIL charge of £60 per sq metre. The CIL has been updated to reflect the increased massing.

#### Conclusion:

The proposed variation would be acceptable subject to conditions.

## 8. Reference Documents

- The Local Plan: Part 1 - Strategic Policies (2012)
- The Local Plan: Part 2 - Development Management Policies (2020)
- The Local Plan: Part 2 - Site Allocations and Designations (2020)
- The West London Waste Plan (2015)
- The London Plan (2021)

**Contact Officer:** Jimill Patel

**Telephone No:** 01895 250230