

Officers Report

Planning Applications Team
London Borough of Hillingdon
Civic Centre, High Street
Uxbridge

Reza Abelechia
39 Dukes Avenue
Kingston Upon Thames
KT2 5QR

Tel: 01895 250230
Case Officer: Nicola Taplin
Email: ntaplin@hillingsdon.gov.uk
Date: 17th July 2019
Our Ref: 4666/PRC/2019/77

Dear Reza Abelechia

RE: Building a two storey apartment block with one two bedroom and a three bedroom flat

SITE: 722 Uxbridge Road Hayes

I refer to your request for pre-application planning advice dated 3 April 2019 and our subsequent meeting on 5 June 2019 relating to the above development. The advice provided is based on the following drawings and documents issued to the Local Planning Authority for consideration:

Plan Numbers: Block Plan - received 03 Apr 2019
 Existing side elevation - received 03 Apr 2019
 Existing rear and roof - received 03 Apr 2019
 Existing Floor plan - received 03 Apr 2019
 Existing 45 degree plan - received 03 Apr 2019
 Proposed plan - received 03 Apr 2019

Outlined below is a preliminary assessment of the proposal, including an indication of the main issues that should be addressed should you choose to submit a formal planning application. Please note that the views expressed in this letter represent officer opinion only and cannot be taken to prejudice the formal decision of the Council in respect of any subsequent planning application, on which consultation would be carried out which may raise additional issues. In addition, the depth of analysis provided corresponds with the scope of information made available to Council officers.

The Site and Surrounds

The application site is on the north side of Uxbridge Road and comprises the ground floor of a mid terrace commercial unit with residential accommodation above which backs onto Coleridge Way to the rear. The site falls within the Primary Shopping area of the Uxbridge Road Hayes Town Centre as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The Proposal

The application seeks pre-application advice with regard to the building of a two storey apartment block with one two bedroom and a three bedroom flat

Planning Policy

The proposed development would be assessed against the Development Plan Policies contained within Hillingdon Local Plan: Part 1, Saved Unitary Development Plan policies, the London Plan 2015, the NPPF and supplementary planning guidance prepared by both LB Hillingdon and the

GLA.

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Other Policies:

AM7	Consideration of traffic generated by proposed developments.
<u>AM14</u>	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
<u>BE20</u>	Daylight and sunlight considerations.
<u>BE21</u>	Siting, bulk and proximity of new buildings/extensions.
<u>BE22</u>	Residential extensions/buildings of two or more storeys.
<u>BE23</u>	Requires the provision of adequate amenity space.
<u>BE24</u>	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.
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
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 7.4	(2016) Local character
NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design

Main Planning Issues

1. Principle of development

The proposed development would be assessed against the Development Plan Policies contained within Hillingdon Local Plan: Part 1, Saved Unitary Development Plan policies, the London Plan 2015, the NPPF and supplementary planning guidance prepared by both LB Hillingdon and the GLA.

2. Design

The NPPF (2012) notes the importance of achieving design which is appropriate to its context stating that 'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.'

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

Policy 7.4 of the London Plan states, "Development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding

buildings. It should improve an area's visual or physical connection with natural features. In areas of poor or ill-defined character, development should build on the positive elements that can contribute to establishing an enhanced character for the future function of the area".

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

It is considered that the proposed extension, by virtue of its siting and bulk, would fail to respect the character and appearance of the commercial parade.

3. Amenity

Policies BE20, BE21 and BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) give advice that buildings should be laid out so that adequate daylight and sunlight can penetrate into and between them, and the amenities of existing houses are safeguarded.

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

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

Whilst the submitted drawings do not appear to be to scale, it is expected that the minimum separation distances cannot be achieved and as such the proposal would be likely to result in an unacceptably dominating form of development to occupants of the first and second floor flats along the site frontage and also result in an unacceptable loss of privacy.

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

the new national technical standards through a minor alteration to The London Plan.

The Housing Standards (Minor Alterations to the London Plan) March 2016 sets out the minimum internal floor spaces required for developments in order to ensure that there is an adequate level of amenity for existing and future occupants. A two bedroom (3 person) flat is required to provide an internal floor area of 61 m² and a three bedroom 4 person flat is required to provide 74 square metres. It has not been possible to measure these areas.

Furthermore the guidance contained within HDAS Residential Layouts and Policy 3.5 of the London Plan (2016) requires habitable rooms to enjoy a satisfactory outlook. It is noted that there is a habitable bedroom with no proposed source of light or outlook.

Policy BE23 of the Hillingdon Local Plan (November 2012) recognises that new residential buildings should 'provide external amenity space which is sufficient to protect the amenity of the occupants of the proposed and surrounding buildings'. Submitted plans do not include any outdoor amenity space provision in conflict with Policy BE23.

4. Highways

Parking Provision

Policy AM14 of the Hillingdon Local Plan: Part 2 - Saved UDP policy states that new development will only be permitted where it is in accordance with the Council's adopted parking standards.

The standard would require up to a maximum of 3 spaces in total for the proposal. 2 have been indicated hence there is a marginal under-provision. The Highways Officer has confirmed that this does not raise measurable concerns at this point however a narrative should be provided at a future application stage which explains what function these 2 spaces have at present i.e. whether they are provided for retail use and what would be the consequence if they are dedicated for residential use.

Cycling Parking Provision

In terms of cycle parking there is a requirement to provide at least 1 secure and accessible space for each residential unit.

Operational Refuse Requirements

Refuse collection would continue presumably via the rear service road. Appropriate bin storage provisions are required. There are no further observations.

Summary

In terms of transport/highways impacts, the acceptability (or otherwise) of a future planning application will be dependent on an appropriate response to the comments and recommendations made within this appraisal and on the evidence and detail provided within the submitted documentation.

5. Other

No other issues raised.

6. Planning Obligation and CIL (Mayor and LBH)

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.

7. Application Submission

List of documents to be submitted:

CIL Form
Location Plan
Block Plan
Existing and proposed floor plans and elevations
Proposed Roof Plan
Planning Statement,
Design & Access Statement
Daylight/sunlight assessment

Please note that this list is not exhaustive and that should you choose to submit an application, other information may be required as the scheme progresses.

8. Conclusion

The principle of redevelopment of the site is considered unacceptable by virtue of the fact that the scheme fails to harmonise with its surroundings, would result in an unneighbourly form of development and would fail to provide an acceptable level of amenity to future occupants of the proposed flats.

Please be advised that the Council require confirmation that you wish to enter into a PPA as soon as possible, in order to ensure the necessary resource are in place to meet the terms of the PPA.

Thank you for entering into the Councils pre-application advice service and I trust you have found this service of assistance.

Nicola Taplin
Planning Consultant
Major Applications Team
London Borough of Hillingdon

Planning Guarantee

For complex applications which are likely to exceed the statutory time frames, the applicant is encouraged to enter into a Planning Performance Agreement (PPA) to allow for the negotiation of complex cases. Central Government encourages the use of PPAs for larger and more complex planning proposals to bring together the developer, the Local Planning Authority and key stakeholders to work in partnership throughout the planning process.

Providing a PPA helps ensure that major proposals progress through the application process in a timely fashion and result in high quality development but the service is both time consuming and costly. The charge for all planning performance agreements will ensure that adequate resources and expertise can be provided to advise on major development proposals, the charges are determined on a site by site basis.

Hillingdon are committed to ensure the best possible service provision to all of our applicants. In order to ensure this, we will not be able to facilitate negotiation which would result in an application being determined outside of statutory timeframes, unless the applicant has entered into a Planning Performance Agreement.