Residents Services

APP. REF. NO: 68694/APP/2014/2190

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

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

Case Officer

Signature:

Date:

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

Team Manager:

Signature:

Date:

The decision notice for this application can be issued.

Director / Member of Senior Management Team:

Signature:

Date:

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

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

Address LAND AT REAR OF 101 AND 103 RALEIGH AVENUE HAYES

Development: Two storey, 2-bed, detached dwelling with associated parking and amenity space involving the installation of bin store to front

LBH Ref Nos: **68694/APP/2014/2190**

Drawing Nos: Block Plan (1:200)
Design And Access statement
KOM-374-LT
Location Plan (1:1250)
Lifetime Homes Statement
KOM/374-11 Rev. A

Date Plans received : 03/07/2014 **Date(s) of Amendment(s):** 20/06/2014

Date Application Valid: 03/07/2014

1. SUMMARY

Planning permission is sought for the erection of a two bedroom detached house. The proposed dwelling would not be out of keeping with the character and appearance of the street scene, nor would it impact significantly detrimentally on neighbouring occupier's amenities. The proposal would provide sufficient parking for the proposed development and the existing dwelling, would provide an acceptable standard of residential amenity for its occupiers and Lifetime Homes compliance would be achieved.

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 this permission.

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 KOM/374-11 Rev. A and KOM-374-LT 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 Two Saved UDP Policies (November 2012) and the London Plan (July 2011).

3 RES7 Materials (Submission)

No development shall take place until details of all materials and external surfaces have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

Details should include information relating to make, product/type, colour and photographs/images.

REASON
To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

4 RES14 Outbuildings, extensions and roof alterations

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification); no garage(s), shed(s) or other outbuilding(s), nor extension or roof alteration to any dwellinghouse(s) shall be erected without the grant of further specific permission from the Local Planning Authority.

REASON
To protect the character and appearance of the area and amenity of residential occupiers in accordance with policies BE13, BE21, BE23 and BE24 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

5 RES12 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 101, 103 or 103A Raleigh Avenue or 170 or 172 Shakespeare Avenue.

REASON
To prevent overlooking to adjoining properties in accordance with policy BE24 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

6 NONSC Non Standard Condition

Notwithstanding the provisions of Section 55 of the Town and Country Planning Act 1990, no internal works resulting in the provision of additional bedrooms shall occur within the dwelling hereby approved.

REASON
To ensure that the site is not overdeveloped and sufficient car parking and amenity space provision based on the Council's adopted standards is available in accordance with policies AM14 and BE23 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policy 3.5 of the London Plan (2011).

7 RES15 Sustainable Water Management (changed from SUDS)

No development approved by this permission shall be commenced until a scheme for the provision of sustainable water management has been submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate that sustainable drainage systems (SUDS) have been incorporated into the designs of the development in accordance with the hierarchy set out in accordance with Policy 5.15 of the London Plan and will:
i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
ii. include a timetable for its implementation; and
iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:
iv. provide details of water collection facilities to capture excess rainwater;
v. provide details of how rain and grey water will be recycled and reused in the development.
Thereafter the development shall be implemented and retained/maintained in accordance with these details for as long as the development remains in existence.

REASON
To ensure the development does not increase the risk of flooding in accordance with Policy OE8 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (July 2011) Policy 5.12.

8 RES16 Code for Sustainable Homes

The dwelling(s) shall achieve Level 4 of the Code for Sustainable Homes. No development shall commence until a signed design stage certificate confirming this level has been received. The design stage certificate shall be retained and made available for inspection by the Local Planning Authority on request.

The development must be completed in accordance with the principles of the design stage certificate and the applicant shall ensure that completion stage certificate has been attained prior to occupancy of each dwelling.

REASON
To ensure that the objectives of sustainable development identified in London Plan (July 2011) Policies 5.1 and 5.3.

9 RES18 Lifetime Homes/Wheelchair Units

The residential unit hereby approved shall be built in accordance with Lifetime Homes Standards, as set out in the Council's Supplementary Planning Document HDAS: Accessible Hillingdon.

REASON
To ensure that sufficient housing stock is provided to meet the needs of disabled and elderly people in accordance with London Plan (July 2011) Policies 3.1, 3.8 and 7.2

10 RES6 Levels

No development shall take place until plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and know datum point. Thereafter the development shall not be carried out other than in accordance with the approved details.

REASON
To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

11 RES9 Landscaping (car parking & refuse/cycle storage)

No development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping
1.a Planting plans (at not less than a scale of 1:100),
1.b Written specification of planting and cultivation works to be undertaken,

1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

2. Details of Hard Landscaping
2.a Refuse Storage
2.b Means of enclosure/boundary treatments
2.c Hard Surfacing Materials
2.d External Lighting

3. Details of Landscape Maintenance
3.a Landscape Maintenance Schedule for a minimum period of 5 years.
3.b Proposals for the replacement of any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

4. Schedule for Implementation

5. Other
5.a Existing and proposed functional services above and below ground
5.b Proposed finishing levels or contours

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON
To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 Hillingdon of the Local Plan: Part Two Saved UDP Policies (November 2012) and Policy 5.17 (refuse storage) of the London Plan (July 2011).

12 RES22 Parking Allocation

The parking areas including the 2 parking spaces proposed for the existing dwelling allowed on appeal shown on the approved plans, shall be constructed, designated and allocated for the sole use of the occupants prior to the occupation of the development and thereafter be permanently retained and used for no other purpose.

REASON
To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (July 2011).

13 RES23 Visibility Splays - Pedestrian

The access for the proposed car parking shall be provided with those parts of 2.4m x 2.4m pedestrian visibility splays which can be accommodated within the site in both directions and shall be maintained free of all obstacles to the visibility between heights of 0.6m and 2.0m above the level of the adjoining highway.

REASON
In the interests of highway and pedestrian safety in accordance with policy AM7 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

INFORMATIVES

1 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).

2 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
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.
BE15	Alterations and extensions to existing buildings
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.
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 3.1	(2011) Ensuring equal life chances for all
LPP 3.3	(2011) Increasing housing supply
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 5.3	(2011) Sustainable design and construction
LPP 5.12	(2011) Flood risk management
LPP 7.2	(2011) An inclusive environment
LPP 7.3	(2011) Designing out crime
LPP 7.4	(2011) Local character

3 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. 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.

4 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).

5 I2 Encroachment

You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.

6 I5 Party Walls

The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
carry out work to an existing party wall;
build on the boundary with a neighbouring property;
in some circumstances, carry out groundworks within 6 metres of an adjoining building.
Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Residents Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

7 I6 Property Rights/Rights of Light

Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

8 I15 Control of Environmental Nuisance from Construction Work

Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between

the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance' The Control of dust and emissions from construction and demolition.

D. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council¿s Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

3. CONSIDERATIONS

3.1 Site and Locality

The application site forms the rear part of the garden of No.101 and 103 Raleigh Avenue, a pair of semi-detached houses, now extended to form a terrace of three, located with their frontages on the north east side of Raleigh Avenue. The rear gardens of the sites run parallel with Lothian Avenue, with the rear and side garden of No. 103 adjoining the footway at Lothian Avenue. The application site itself has its frontage to Lothian Avenue, having a width and depth of approximately 10.5m and 21m respectively.

No.101, 103 and the new attached dwelling at 103 Raleigh Avenue have off street parking to their front gardens, accessed via existing crossovers. All the dwellings have single storey rear extensions.

The street scene comprises generally two storey semi-detached houses and the application site lies within the developed area as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

3.2 Proposed Scheme

The application proposal relates to a two bedroom detached house arranged over two storeys.

The property would occupy a footprint of around 49sq.m, with the overall floorspace provided over the two floors being a total of 82sq.m.

The main portion of the property would form a rectangular shape with the roof form being a four sided hip end type. There would be fenestration to both front and rear elevations.

The main front wall of the proposed dwelling would be located around 5.2m from the boundary with Lothian Avenue, this area would be used as the landscaped front garden adjacent to the one off street parking space proposed (via a new crossover from Lothian Avenue) and bin stores. The flank walls would be set 1m in from either side boundaries. Rear amenity space of 88sq.m would be provided to the proposed new dwelling.

The existing dwellings would retain off street parking to their frontages and rear private amenity spaces of at least 80sq.m each.

The ground floor of the proposed new dwelling would provide an open plan living/dining space, kitchen and WC whilst the first floor would provide two bedrooms an en suite and a bathroom.

3.3 Relevant Planning History

68694/APP/2012/1872 Land At Rear Of 101 And 103 Raleigh Avenue Hayes

ERECTION OF A NEW THREE BEDROOM HOUSE AT THE REAR OF101 & 103 RALEIGH AVENUE.

Decision: 17-09-2012 NFA

68694/APP/2012/2442 Land At Rear Of 101 And 103 Raleigh Avenue Hayes

Two storey 3-bed detached dwelling with associated parking and amenity space, involving installation of new vehicular crossover.

Decision: 05-12-2012 Refused **Appeal:** 22-10-2013 Dismissed

Comment on Planning History

It is to be noted that an application for an attached dwelling to the side of 103 Raleigh Avenue was refused during 2006 and subsequently allowed on appeal. The application reference number is 61910/APP/2006/3409 and has been substantially completed.

Planning application reference 68694/APP/2012/2442 was refused on the basis of substandard living condition of future occupiers, loss of parking spaces for the adjoining dwelling and failure to meet the requirements of Lifetime Homes. The subsequent appeal was dismissed.

No mention of any such scheme has been made as part of the current application. One of the off street parking being constructed for the attached dwelling, allowed on appeal, is depicted to be in front of the dwelling and one other in close proximity to the application site in close proximity to the side of the new dwelling is proposed as part of the current application.

4. Advertisement and Site Notice

4.1 Advertisement Expiry Date:- Not applicable

4.2 Site Notice Expiry Date:- Not applicable

5. Comments on Public Consult

Six adjoining owner/occupiers were consulted on 07/07/2014. One objection was received from the owner/occupier of 1 Lothian Avenue with the following summarised comments:

I am very surprised and disappointed to hear from you again regarding a further proposed development to this property. This was previously rejected by you on an earlier application which I understant was also rejected on appeal. I do not require to look at a further building especially located directly across the road in front of my house. In addition to this the proposed house would cause undue upheaval along this part of Lothian Avenue. I look forward to your comments regarding this further application to build on a back garden. i believe that this application should be rejected along with any further future applications. I would also like to point out that the additional aggravation of this application has made me feel quite ill; I already suffer stress from ongoing diabetic and heart problems.

Officer Comments: The issues raised are considered in the assessment of this application.

Highways:

Two off street parking spaces would be provided for the proposed dwelling which accords with the Council's maximum parking standards. Vehicular gates shown at the front are not acceptable and
shall be removed and a condition should be applied to secure 2.4m x 2.4m visibility splays.

The parking space within the adjoining garden is shown as existing, however, it does not meet the minimum requirement of 4.8m.

Although the proposed dwelling will affect the car parking layout for the development on land adjoining 103 Raleigh Avenue the overall remaining parking provision with 2 spaces for each of the dwellings with the blue edging shown on the block plan is considered to be acceptable.

Access Officer:

In assessing this application, reference has been made to London Plan July 2011, Policy 3.8 (Housing Choice) and the Council's Supplementary Planning Document Accessible Hillingdon. Whilst the plans acknowledge the Lifetime Homes Standards,further details are required as follows:

The following access observations are provided:

1. Details of level access to and into the proposed dwelling should be submitted. A fall of 1:60 in the areas local to the principal entrance and rear entrance should be incorporated to prevent rain and surface water ingress. In addition to a levels plan showing internal and external levels, a section drawing of the level access threshold substructure, and water bar to be installed, including any necessary drainage, should be submitted.
2. To allow the first floor bathroom to be used as a wet room in future, plans should indicate floor gulley drainage.
3. The plans should indicate the location of a future 'through the ceiling' wheelchair lift.

Conclusion: revised plans should be requested as a prerequisite to any planning approval. In any case, an additional Condition, as set out below, should be attached to any planning permission:

ADDITIONAL CONDITION
Level access shall be provided to and into the dwelling houses, designed in accordance with technical measurements and tolerances specified by Part M to the Building Regulations 2010 (2004 edition, incorporating 2010/13 amendments), and shall be retained in perpetuity.

REASON: to ensure adequate access for all, in accordance with London Plan policy 3.8, is achieved and maintained, and to ensure an appropriate standard of accessibility in accordance with the Building Regulations.

Officer Comments: The relevant planning conditions would be applied if planning permission is granted.

6. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1	(2012) Built Environment

Part 2 Policies:

AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
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.
BE15	Alterations and extensions to existing buildings
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.
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
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LPP 3.8	(2011) Housing Choice
LPP 5.3	(2011) Sustainable design and construction
LPP 5.12	(2011) Flood risk management
LPP 7.2	(2011) An inclusive environment
LPP 7.3	(2011) Designing out crime
LPP 7.4	(2011) Local character
In addition:	London Plan (2011) NPPF (2012) Hillingdon Design and Accessibility Statement: Accessible Hillingdon Hillingdon Design and Accessibility Statement: Residential Layouts

7. MAIN PLANNING ISSUES

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

The site forms part of the Developed Area identified in the Hillingdon Local Plan (Saved

Policies November 2012) where the is a presumption in favour of residential development. The Hillingdon Local Plan (Saved Policies September 2007) used in the determination of the most recent application 68694/APP/2012/2442 are the same as the Hillingdon Local Plan (Saved Policies November 2012. The Council did not raise any objection in respect of the principle of development of this site. Therefore the principle of the development has been established by virtue of the locality within which the site falls and by virtue of planning permission references 68694/APP/2012/2442.

Paragraph 4.9 of the HDAS: Residential Layouts advises that all residential developments and amenity spaces should receive adequate daylight and sunlight and that new development should be designed to minimise the negative impact of overbearing and overshadowing. It goes on to advise that 'where a two storey building abuts a property or its garden, adequate distance should be maintained to overcome possible domination'. Generally, 15m will be the minimum acceptable distance between buildings. Furthermore, and a minimum of 21m overlooking distance should be maintained.

The proposed detached house would be located some 14.5m from the main rear wall of the nearest neighbouring dwelling No.103 Raleigh Avenue. The flank wall of the proposed dwelling would not be located directly to the rear of No.103 Raleigh Avenue, it would be marginally forward in relation to Lothian Avenue. As such, given the separation distance approaching 15m, the proposal would not harm the residential amenities of the occupiers of that house through overdominance and visual intrusion. In addition, there would be no flank windows to the proposed dwelling and therefore no direct overlooking would likely result. The rear first floor bedroom windows would overlook the rear of the rear gardens of dwellings on Raleigh Avenue. As this overlooking would be to the rear portion of the lengthy rear gardens, no major concerns are raised.

As such, it is considered that the proposal would not significantly harm the residential amenities of nearby occupiers, in accordance with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and paragraphs 4.9 ad 4.12 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Layouts. The new windows serving the proposed dwelling would provide an adequate natural light to the rooms they would serve, in accordance with London Plan Policy 3.5 and BE20 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.2 Impact on Street Scene

The street scene comprises generally simply designed semi-detached dwellings with the consistencies being their two-storey nature and four sided hip ended roofs. The proposed detached house would be two storeys high and would have a four sided hip ended roof. The street scene elevation provided as part of the documentation submitted demonstrates the matching eaves and ridge heights with the existing dwellings in the vicinity. In refusing planning application reference 68694/APP/2012/2442 the Council concluded that the set back of the frontage of the property had been noted and considered acceptable and would have generally be along an imaginery line drawn from the flank walls of the dwellings 103 Raleigh Avenue and 112 Shakespeare Avenue. this situation has not change in as far as the revised scheme is concerned and as such, it is considered that the proposal would generally be complementary to the existing immediate street scene and considered to harmonise with the character and appearance of the street scene, in accordance with Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.3 Traffic Impact/Pedestrian Safety

The proposed house would not lead to a significant increase in traffic generation given its proposed use and location within a residential area. As such, the proposal would comply

with Policy AM2 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.4 Carparking & Layout

When undertaking assessment of the development it should be noted noted that there is an extant planning consent at the site (Ref: 61910/APP/2006/3409) for the construction of a dwelling that will form a terrace with 103 Raleigh Avenue, which is currently under construction. The proposals under the current planning application will provide 2 parking spaces that are shown on the approved block plan for the dwelling allowed on appeal and 2 parking spaces for the proposed dwelling.

In refusing planning application reference 68694/APP/2012/2442 the Council stated that the proposed development would have resulted in the loss of the parking for the new dwelling being constructed attached to 103 Raleigh Avenue, without replacement, and also failed to provide sufficient off street parking provision to service the proposed and existing dwellings. However, the current scheme under considerations proposes two parking spaces for the application dwelling and the approved dwelling on the side of No. 103. The Council's highways officers have raised no objection to the parking spaces provided. Therefore, it is considered that the development would not lead to additional on street parking would comply with Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), the Council's adopted car parking standards and the adopted Supplementary Planning Document HDAS: Residential Layouts.

7.5 Urban Design, Access and Security Considerations

The London Plan Policy 3.8 requires all new housing to be built to 'Lifetime Homes' standards. The Council's HDAS 'Accessible Hillingdon' also requires all new housing to be built to 'Lifetime Homes' standards. Comments from the Council's Access Officer advise that the proposal would be acceptable. In dismissing planning application reference 68694/APP/2012/2442 the Planning Inspector stated that, notwithstanding the undersized internal accommodation, the development would be able to achieve accreditation with minor alterations to the internal layout, and an appropriate planning condition. The Counci's access officer has not objected to the scheme. it is considered that the current proposal would meet the requirements of Lifetime Homes and would comply with London Plan (2011) Policies 3.8 and 7.2 and to the adopted Supplementary Planning Document Hillingdon Design & Accessibility Statement: Accessible Hillingdon.

7.6 Other Issues

In refusing planning application reference 68694/APP/2012/2442 the Council stated that the proposed development by reason of the size of the internal floor space would give rise to a substandard form of living accommodation to the detriment of the residential amenity of future occupiers contrary to Policies BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy 3.5 and Table 3.3 of the London Plan (2011) and the adopted Supplementary Planning Document HDAS: Residential Layouts. The Planning Inspector also in dismissing same noted that the London Plan standard for a 4-person, 3-bedroom house, at 87sq.m., remains higher than what would have been provided and thus have decided the appeal on this basis stating the dwelling would not have provide acceptable living conditions for future occupiers. However, it is noted that the current scheme proposes 2 beds to accommodate only 3 persons which would normally require 83sq.m. It is considered that the shortfall of 1sq.m is not significant enough to refuse planning permission on this basis. In addition the appropriate planning condition could be imposed to ensure that no additional bedrooms are formed if planning permission is granted. As such, the proposal is considered to comply with Policy 3.5 of the London Plan (2011) and to the adopted Supplementary Planning Document HDAS: Residential Layouts.

With regard to amenity space, the proposed new dwelling and the two parent dwellings would have at least 80sq.m proposed. This would be in accordance with that as recommended at paragraph 4.15 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Layouts which advises a minimum of 60sq.m for three bedroom houses. It is therefore considered that the proposal would provide amenity space commensurate with the type of property being proposed, which would be suitable for the future occupiers of the dwelling and which would be in keeping with the character of the area, in accordance with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and paragraph 4.15 of the Hillingdon Design & Accessibility Statement: Residential Layouts.

The proposed refuse storage facility is considered acceptable, in accordance with Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and paragraph 4.40 of the Hillingdon Design & Accessibility Statement: Residential Layouts.

This application is CIL liable and non-negotiable sum of £7,790 is due for Hillingdon and £3,050.18 payable for the GLA.

8. Reference Documents

London Plan (2011)
NPPF (2012)
Hillingdon Design and Accessibility Statement: Accessible Hillingdon
Hillingdon Design and Accessibility Statement: Residential Layouts

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