

DELEGATED DECISION

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

APPROVAL RECOMMENDED: GENERAL

Select Option

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

REFUSAL RECOMMENDED: GENERAL

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

RESIDENTIAL DEVELOPMENT

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

COMMERCIAL, INDUSTRIAL AND RETAIL DEVELOPMENT

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

CERTIFICATE OF LAWFULNESS

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

CERTIFICATE OF LAWFULNESS

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

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

Case Officer

Signature:

Date:

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

Team Manager:

Signature:

Date:

The decision notice for this application can be issued.

Director / Member of Senior Management Team:

Signature:

Date:

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

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

Address 22 THE BROADWALK NORTHWOOD

Development: Variation of condition No. 2 (Approved Plans) of planning permission reference 8230/APP/2015/3601 dated 10/12/2015 to allow changes to the fenestration and roof design of single storey side/rear additions (Two storey, 5-bed, detached dwelling house with habitable roof space and single storey detached garage/bike store to the rear, involving demolition of existing dwelling house)

LBH Ref Nos: **8230/APP/2016/63**

Drawing Nos: 15/2902/3C
 15/2902/4B
 15/2902/1B
 15/2902/2C

Date Plans received : 04/02/2016

Date(s) of Amendment(s):

Date Application Valid: 04/02/2016

1. SUMMARY

This application is a variation of Condition No. 2 (Approved Plans) of planning permission reference 8230/APP/2015/3601 dated 10/12/2015, to allow a number of external changes to the fenestration and roof design of the single storey side and rear conservatory additions to an approved replacement two storey, 5-bedroom, detached dwelling with habitable roofspace and single storey detached garage/bike store to the rear (involving demolition of the existing dwelling on the site). The changes to the fenestration of the approved dwelling incorporate the addition of a rooflight in the rear roofslope and window openings and omission of a rear dormer.

The proposed development, by reason of the modest scale and proportions of the external changes would be of acceptable design, and are not considered to have a detrimental impact on the character and appearance of the surrounding Copse Wood Estate Area of Special Local Character. The development would not result in any changes to the bulk and dimensions of the approved dwelling, and as such, would not have any adverse impact on the residential amenities of adjacent occupiers, and on general highway/pedestrian safety.

As such, the proposal is considered to comply with Policies BE5, BE6, BE13, BE15, BE19, BE20, BE21, BE22, BE23, BE24, BE38 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and the adopted HDAS SPD: Residential Layouts (July 2006).

2. RECOMMENDATION

APPROVAL subject to the following:

1 HO1 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 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 15/2902 Rev 1B, 15/2902 Rev 2C, 15/2902 Rev 3C and 15/2902 Rev 4B.

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 (2015).

3 RES14 Outbuildings, extensions and roof alterations

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order revoking and re-enacting that Order with or without modification); no garages, sheds or other outbuildings, nor extension or roof alteration to the dwellinghouse 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 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

4 HO5 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 No. 20 The Broadwalk.

REASON

To prevent overlooking to adjoining properties in accordance with Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

5 HH-RPD2 Obscured Glazing and Non-Opening Windows (a)

The first floor bathroom windows facing No. 20 The Broadwalk shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the 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 (2015) and national guidance.

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE5	New development within areas of special local character
BE6	New development within Gate Hill Farm and Copsewood Estates areas of special local character
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
LPP 3.3	(2015) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2015) Quality and design of housing developments
LPP 3.8	(2015) Housing Choice

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 (2015). 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 (No. 22 The Broadwalk) is located on the northern side of The Broadwalk and on the eastern corner of the junction intersection between The Broadwalk and Copse Close.

The site comprises a wide-fronted detached two storey dwelling, with a gable end roof, three small front dormers, front porch and rendered cream external finish, and which is set within a very spacious plot that measures 0.14 hectares. The very spacious plot and detached context are characteristic of dwellings in the streetscene. The front garden comprises of an 'in and out' driveway. To the west of the application dwelling is a detached pitch-roof garage. The rear garden forms an extensive wooded area that comprises a number of mature and protected trees, and which screen off the properties to the rear on Copse Close. The application site is located within the designated Copse Wood Estate Area of Special Local Character (ASLC).

The streetscene and immediate locality are characterised by large detached two storey dwellings set within very spacious plots, which are interspersed with mature and protected trees. The application site lies within the 'Developed Area' as identified in the policies of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and it is covered by TPO reference 396.

Planning permission with reference 8230/APP/2015/3601 was granted on 10/12/2015 for the demolition of the existing dwelling and erection of a replacement two storey, 5-bedroom, detached dwelling with habitable roofspace and single storey detached garage/bike store to the rear. The permission is currently being implemented.

3.2 Proposed Scheme

This application is a variation of Condition No. 2 (Approved Plans) of planning permission reference 8230/APP/2015/3601, to allow a number of external changes to the fenestration and roof design of single storey side and rear conservatory additions to the approved replacement dwelling.

As proposed with permission 8230/APP/2015/3601, the approved dwelling would be L-shaped and have a main hipped roof with crown apex. The approved dwelling would have two chimney stacks at both ends, and two projecting front gable/bay projections alongside a central front projection, which would comprise a 3.1m high, 3.85m wide and 1.4m deep front porch with cantilevered pitch roof. The approved dwelling would have a front rooflight, three small rear dormers in the rear roofslope and a mono-pitched single storey projection to the eastern side, which would abut the eastern boundary. The single storey side projection would be 5.1m deep, 1.3m wide and 3.1m high, and it would be set back from and set forward of the front and rear walls by 3.1m and 2.2m respectively. A centrally positioned 3.3m wide, 3.3m deep and 3.9m high single storey rear conservatory addition with chamfered edge is also proposed. The approved dwelling would be 19m wide at the widest point, range between 7.1m and 10.4m in depth and have a hipped roof with a ridge height of 8.8m. The approved dwelling would have traditional red-brick and roof tiled finish. The approved detached garage/bike store would be accessed from Copse Close and would be 5m wide, 5m deep and 4.37m high with a dual-pitched roof.

With this application, the proposed changes to the fenestration of the approved dwelling

incorporate the omission of a rear dormer, and addition of a rooflight in the rear roofslope, a first floor window in the eastern side elevation and ground floor window in the rear elevation. A ground floor bi-folding French window in the rear elevation would be reduced in width. The proposed changes to the roof design incorporate a pitched roof with two hipped ends (rather than the approved mono-pitched roof with one hipped end) and a mono-pitched roof with wider crown section and lead roll effect over the single storey rear conservatory addition.

3.3 Relevant Planning History

8230/A/92/0997 22 The Broadwalk Northwood

To crown thin by 20% and tip reduce by up to 3 metres one Birch in area A1 on TPO 396

Decision: 03-08-1992 Approved

8230/APP/2015/3601 22 The Broadwalk Northwood

Two storey, 5-bed, detached dwelling house with habitable roofspace and single storey detached garage/bike store to the rear, involving demolition of existing dwelling house

Decision: 10-12-2015 Approved

8230/APP/2016/1090 22 The Broadwalk Northwood

Details pursuant to discharge condition Nos.3 (Materials), 4 (Site Clearance), 5 (Landscape Scheme) and 6 (Sustainable Water Management) of planning permission Ref: 8230/APP/2015/3601 dated 10/12/2015 (Two storey, 5-bed, detached dwelling house with habitable roofspace and single storey detached garage/bike store to the rear, involving demolition of existing dwelling house).

Decision:

8230/B/94/1758 22 The Broadwalk Northwood

To fell one Silver Birch in area A1 on TPO 396

Decision: 08-12-1994 Approved

Comment on Planning History

8230/APP/2016/1090 - Details pursuant to discharge Condition Nos.3 (Materials), 4 (Site Clearance), 5 (Landscape Scheme) and 6 (Sustainable Water Management) of planning permission Ref: 8230/APP/2015/3601 dated 10/12/2015 (Two storey, 5-bed, detached dwelling house with habitable roofspace and single storey detached garage/bike store to the rear, involving demolition of existing dwelling house).

This application is presently being determined.

8230/APP/2015/3601- Two storey, 5-bedroom, detached dwelling house with habitable roofspace and single storey detached garage/bike store to the rear, involving demolition of existing dwelling house

Decision: Approved on 10/12/2015.

4. Advertisement and Site Notice

4.1 Advertisement Expiry Date:- Not applicable

4.2 Site Notice Expiry Date:- Not applicable

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:

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE5	New development within areas of special local character
BE6	New development within Gate Hill Farm and Copsewood Estates areas of special local character
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
LPP 3.3	(2015) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2015) Quality and design of housing developments
LPP 3.8	(2015) Housing Choice

In addition:

7. MAIN PLANNING ISSUES

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

Paragraph 4.11 of the Council's adopted HDAS SPD: Residential Layouts (July 2006) gives advice that the 45 degree line of sight principle will be applied to new development, to ensure the amenity of adjoining occupiers and future occupiers are protected.

Paragraph 4.9 of the HDAS SPD specifies that a minimum acceptable distance to minimise the negative impact of overbearing and overshadowing is 15m. Paragraph 4.12 of the HDAS SPD requires a minimum of 21m distance between facing habitable room windows to prevent overlooking and loss of privacy.

Policy BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) specifies that planning permission will not be granted for new buildings, which by reason of their siting, bulk and proximity would result in a significant loss of residential amenity.

This application proposal only incorporates a number of changes to the external fenestration of the approved dwelling, and would not result in any changes to the approved bulk, siting, footprint, height, width and depth of the approved dwelling. The changes to the roof design of the single storey side and rear conservatory additions would not result in any increase in the height of the additions. It had been considered during the determination of permission reference 8230/APP/2015/3601 that the approved dwelling would not have any detrimental impact on the residential amenities of the occupiers at the adjacent dwellings to the east and west at Nos. 20 and 24 The Broadwalk. The approved dwelling was also considered not to have any detrimental impact of the root protection zones of the mature trees on the site and that the garage building in the rear garden would not result in any unacceptable levels of noise intrusion or disturbance as a result of it being utilised as an off-street car parking facility.

Given that this application proposal would not result in any changes to the bulk and dimensions of the approved dwelling, it is considered that the proposal would therefore be compliant with the objectives of Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE20, BE21, BE22 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted HDAS SPD: Residential Layouts (July 2006).

7.2 Impact on Street Scene

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design.

Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seek to ensure that new development complements and improves the character and amenity of the area. Policy BE5 of the Local Plan (Part Two) requires new developments within Areas of Special Local Character (ASLC) to harmonise with the materials, design features, architectural style and building heights predominant in the area.

Policies BE6 and BE22 of the Hillingdon Local Plan (Part Two) apply specifically to developments within the Copse Wood Estate. These policies seek to ensure that two-storey developments in the Copse Wood Estate are set in 1.5m from the side boundary. Further, there is a requirement for these to be constructed on building plots of a similar average width as surrounding residential development, be constructed on a similar building line (formed by the front main walls of existing houses), be of a similar scale, form and proportion as adjacent houses, and reflect the materials, design features and architectural style predominant in the area.

As mentioned above, the approved dwelling has already been considered acceptable in terms of its impact on the visual amenities of The Broadwalk streetscene and the surrounding Copsewood Estate ASLC. There would be no changes to the bulk, scale and front/rear building lines of the approved dwelling, and in terms of the design and detailing of the proposed changes to the fenestration and roof design of the single storey side/rear conservatory additions, it is considered that the proposed alterations would complement the general standard of new design evident in The Broadway and the wider Copse Wood Estate. The proposed additional window and rooflight features would be in keeping with the scale, design and proportions of the approved features such as the retained two rear dormers, single storey rear conservatory, chimney stacks and two-storey glazed central front projection (including front porch). It is considered that the revised design of the roofs of the side and rear additions would complement the architectural integrity of the approved

dwelling, and that they would be subordinate in scale and add architectural interest to the dwelling.

Overall, the proposed development is considered acceptable and would comply with Policies BE5, BE6, BE13, BE15, BE19 and BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy BE1 of Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and the adopted HDAS SPD: Residential Layouts (July 2006).

7.3 Traffic Impact / Pedestrian Safety

The proposal would not result in any changes to the approved new vehicular crossover to be installed across the Copse Close kerb/public footpath to the western side boundary of the site, which would form access to the front of the proposed garage building in the rear garden. There would also be no changes to the approved garage in the rear garden and the retained sufficient parking spaces on the driveway in the front garden.

Given the above considerations, the proposal would not result in the displacement of the approved provision of adequate and sustainable transport/parking facilities within the site, and it would not be detrimental to highway/pedestrian safety, thereby compliant with Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted car parking standards.

7.4 Carparking & Layout

Please refer to discussion in 'Traffic Impact/Pedestrian Safety' section above.

7.5 Urban Design, Access and Security Considerations

The proposed changes to the external fenestration and roof designs of the additions to the approved dwelling of the approved dwelling would not result in any internal changes to the floor areas of the approved five bedrooms (three double sized and two single sized) and the approved gross internal floor space area of 400 sq.m for the approved dwelling. It was considered as part of the determination of the related permission that is therefore considered the approved dwelling would result in the provision of satisfactory internal accommodation of an adequate size for future occupiers.

The proposal would maintain the acceptable separation distances of the approved dwelling to the front, side and rear boundaries, and it is considered that the habitable rooms to the front and rear elevation of the dwelling would have an adequate and acceptable level of outlook and entry of daylight/sunlight from the additional window and rooflight openings. As a result, the proposal would be compliant with the guidance contained in The London Plan, Policy BE20 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Residential Layouts HDAS SPD (July 2006).

The proposal would not displace the retained usable area of approximately 900 sq.m in the rear garden following development, which far significantly exceeds the required minimum. As such, the proposed amenity space would be adequate to provide satisfactory standards of amenity for the future occupiers of the proposed dwelling, thereby compliant with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies and the guidance contained in the HDAS SPD: Residential Layouts (July 2006).

7.6 Other Issues

PRINCIPLE OF THE DEVELOPMENT:

The principle of the approved dwelling development was considered acceptable during determination of the related permission, given that it constitutes a replacement of an already established residential use on the site, and which is within an established

residential area.

LIFETIME HOMES:

Policy 3.5(c) of The London Plan requires all new homes to be built to Lifetime Homes standards. However, the new national standards, which comprise of new additional 'optional' Building Regulations on water and access, substitute this Lifetime Homes requirement. From October 2015, the new national standards specifies that the requirement should be interpreted as 90% of homes to meet Building Regulation M4(2) - 'accessible and adaptable dwellings'.

Policy 3.5(d) of The London Plan requires ten per cent of new housing to be designed to be wheelchair accessible or easily adaptable for residents who are wheelchair users. From October 2015, the new national standards specifies that this should be interpreted as requiring ten per cent of new housing to meet Building Regulation M4(3) - 'wheelchair user dwellings'.

The proposal incorporates only one new dwelling and as such, it does not constitute a 'Wheelchair User dwelling'. The requirements of Part M4(3)4 is therefore not applicable in this regard. The submitted plans with this application show that the retention of the provision of acceptable level access to the ground floor front entrance door, adequate corridor/lobby/door opening widths and bathroom furniture layouts. The proposal therefore complies with the requirements of Part M4(2)3, Policy AM13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policies 3.5 and 3.8 of The London Plan (March 2015) in this regard.

The total CIL liability has been calculated as £38,000.00.

8. Reference Documents

The London Plan (2015).

Hillingdon Local Plan Part One - Strategic Policies (November 2012)

Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

Mayor of London's Housing Supplementary Planning Guidance (November 2012)

Housing Standards Minor Alterations to The London Plan (March 2016)

Parking Standards Minor Alterations to The London Plan (March 2016)

Supplementary Planning Document HDAS: Residential Layouts (July 2006)

Supplementary Planning Document HDAS: Accessible Hillingdon (January 2010)

Contact Officer: Victor Unuigbo

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