

Report of the Head of Planning & Enforcement Services

Address 70 STATION ROAD WEST DRAYTON

Development: Demolition of existing buildings and erection of a residential building to accommodate 44 flats with associated landscaping and basement car park.

LBH Ref Nos: 2954/APP/2011/2723

Drawing Nos: P03
14272
Design and Access Statement
Transport Statement Addendum dated July 2011
Air Quality Assessment (UK 1816990)
Ecological Walkover Survey dated July 2011
Daylight, Sunlight Overshadow Survey (DW/dw/07712)
Energy Statement dated 19 January 2009
Noise Survey & Assessment (13750)
Tree Schedule received 08-11-2011
PO5 Rev. A
PO4 Rev. B
PO2 Rev. E
PO1 Rev. E
CSa/927/100 Rev. C
CSa/927/13
Un-numbered CCTV Plan
QuinnRoss Consultant's letter dated 12 March 2012 regarding Energy Provision (revised details)

Date Plans Received: 07/11/2011

Date(s) of Amendment(s):

Date Application Valid: 06/12/2011

1. SUMMARY

Full planning permission is sought for the re-development of the site for a residential development comprising of 44 residential units associated amenity space and parking.

The site has an extensive planning history including a scheme approved on 1 August 2011 (2954/APP/2010/1810) for a residential development comprising of 35 residential units.

The current scheme is identical to the previous 2011 approved scheme in terms of footprint, bulk, height and the general treatment of the elevations but differs in 1 key aspect with the previously approved undercroft car parking lost to make space for 9 additional residential units with car parking relocated to a basement car park. The proposed 9 additional residential units consist of 3 in number 1 bedroom units and 6 in number 2 bedroom units.

The density of the development accords with the recommendations of the London Plan.

The car parking provision and vehicle access arrangements are considered acceptable. The internal floor areas to the additional units comply with the London Plan's minimum space standards and the private external amenity space areas meets the Council's

minimum standards. Therefore the two main issues to consider with this revised scheme is the standard of amenity for future occupants of the additional units and the relationship these residential units have to the main outdoor amenity space and to Station Road. These relationships are not optimum and accentuated by the units being single aspect however in view of the planning history of the site and the benefits these flats gain from proximity to the green spaces it is considered the scheme is acceptable.

Subject to conditions an appropriate level of sustainable design could be achieved.

The proposal would provide 3 x one-bedroom and 3 x two-bedroom units as affordable housing. This level of provision has been fully justified by way of a Financial Viability Assessment as the maximum level which the development can viably provide. The applicant has also agreed to meet all other necessary planning obligations by way of a legal agreement.

Subject to a S106 agreement and conditions, the application is recommended for approval.

2. RECOMMENDATION

That delegated powers be given to the Head of Planning, Sport and Green Spaces to grant planning permission, subject to the following:

A. That the Council enters into an agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or Section 278 of the Highways Act 1980 (as amended) and/ or other appropriate legislation to secure:

(i) Affordable Housing provision in the form of 6 discounted open market units (4 x 1 bed and 2 x 2 beds) at 75% of Open Market Value.

(ii) Education: to the sum of £126,741.

(iii) Health and Social Care: in the sum of £17,320.60.

(iv) Libraries in the sum of £1,838.62.

(v) Air Quality: £12,500.

(vi) Construction Training: £29,710.63 or a scheme to be submitted to and approved by the Council detailing how construction training will be provided to Hillingdon residents as an in-kind scheme.

(vii) Project Management and Monitoring Fee: at 5% or £10,405.54.

(viii) The management of air quality monitoring within the vicinity of the site to the sum of £12,500.

B) That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in preparation of the Section 106 and 278 Agreements and any abortive work as a result of the agreement not being completed.

C) That officers be authorised to negotiate and agree the detailed terms of the

proposed agreement and conditions of approval.

D) That if any of the heads of terms set out above have not been agreed and the S106 legal agreement has not been finalised within 6 months of the date of this Committee resolution, or any other period deemed appropriate by the Head of Planning, Sport and Green Spaces, then the application may be referred back to the Committee for determination.

E) That subject to the above, the application be deferred for determination by the Head of Planning, Sport and Green Spaces under delegated powers, subject to the completion of the legal agreement under Section 106 of the Town and Country Planning Act 1990 and other appropriate powers with the applicant.

F) That if the application is approved, the following conditions be imposed subject to any changes negotiated by the Head of Planning, Sport and Green Spaces prior to issuing the decision:

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 PO1 Rev. E, PO2 Rev. E, P03, P04 Rev. B, PO5 Rev. A, CSa/927/100 Rev. B, 14272, CSa/927/13, Unnumbered CCTV Plan 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 Unitary Development Plan Saved Policies (September 2007) and the London Plan (July 2011).

3 M1 Details/Samples to be Submitted

No development shall take place until details and/or samples of all materials, colours and finishes to be used on all external surfaces have been submitted and full details of all fenestration are provided including details of any angled windows and samples of any obscure glazing, have been submitted to, and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in full accordance with the approved details

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policies BE13 and BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 RES5 General compliance with supporting documentation

The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting plans and/or documents:

* Wheelchair Units Drawing (Drawing PO5 Rev. A and P02 Rev. E)

- * Cycle Storage Facilities (Drawing PO1 Rev. E and P02 Rev. E)
- * Refuse and Recycling Storage Facilities (Drawing PO1 Rev. E)
- * CCTV (Un-numbered CCTV Plan dated 24 March 2012)
- * Provision of Hard Landscaping, Amenity Areas, Play Area/Equipment, Boundary Treatments, Fences and Gates (Drawing CSa/927/100 Rev. C and Landscape Statement Report No: CSa/927/13)

Thereafter the development shall be retained/maintained in accordance with these details for as long as the development remains in existence.

Soft Landscaping/Planting shall be implemented and maintained in full accordance with the details specified within Drawing CSa/927/100 Rev. C shall and Landscape Statement Report No: CSa/927/13.

REASON

To ensure that the development complies with the objectives of Policies BE13, AM9 and BE38 Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (July 2011) Policies 7.1, 7.3 and 7.13.

5 RES16 Code for Sustainable Homes

The dwellings shall achieve Level 3 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.

6 COM15 Sustainable Water Management

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 proceed in accordance with the approved scheme.

REASON

To ensure the development does not increase the risk of flooding in accordance with Policy OE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (July 2011) Policy 5.12.

7 SUS1 Energy Efficiency Major Applications (full)

Prior to the commencement of development a detailed energy assessment shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall clearly set out the baseline energy demand and CO2 emissions based on a 2010 Part L Building Regulations and how emissions will be reduced by 25%. The assessment shall clearly show the impacts of proposed energy efficiency measures and low/zero carbon technologies on the baseline as set out in the outline energy statement. Finally, the use of PVs must clearly be shown on accompanying plans. The development must proceed in accordance with the approved plans.

Reason

To ensure the development contributes to a reduction in CO2 in accordance with Policy 5.2 of the London Plan.

8 RES10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'

Remedial work should be carried out to BS BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and to comply with Section 197 of the Town and Country Planning Act 1990.

9 RES8 Tree Protection

No site clearance or construction work shall take place until the the tree protection measures are

implemented in accordance with the revised (April 2012) method statement (AMS). The fencing shall be retained in position until development is completed.

The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

- * There shall be no changes in ground levels;
- * No materials or plant shall be stored;
- * No buildings or temporary buildings shall be erected or stationed.
- * No materials or waste shall be burnt; and.
- * No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

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 BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007)

10 RES19 Ecology

Prior to completion of the development at least 5 bird boxes and 5 bat boxes shall be erected in appropriate locations on the site in accordance with the recommendations set out in the Ecological Report (CSa Environmental Planning, July 2011). Thereafter the bird and bat boxes shall be retained.

Reason

To ensure the development contributes to environmental enhancements in accordance with Policy 7.19 of the London Plan.

11 RES26 Contaminated Land

(i) The development hereby permitted shall not commence until a scheme to deal with contamination has been submitted in accordance with the Supplementary Planning Guidance on Land Contamination and approved by the Local Planning Authority (LPA). The scheme shall include all of the following measures unless the LPA dispenses with any such requirement specifically and in writing:

(a) A desk-top study carried out by a competent person to characterise the site and provide information on the history of the site/surrounding area and to identify and evaluate all potential sources of contamination and impacts on land and water and all other identified receptors relevant to the site;

(b) A site investigation, including where relevant soil, soil gas, surface and groundwater sampling, together with the results of analysis and risk assessment shall be carried out by a suitably qualified and accredited consultant/contractor. The report should also clearly identify all risks, limitations and recommendations for remedial measures to make the site suitable for the proposed use.

(c) A written method statement providing details of the remediation scheme and how the completion of the remedial works will be verified shall be agreed in writing with the LPA prior to commencement.

(ii) If during development or works contamination not addressed in the submitted remediation scheme is identified, an addendum to the remediation scheme must be agreed with the LPA prior to implementation; and

(iii) All works which form part of the remediation scheme shall be completed and a verification report submitted to the Council's Environmental Protection Unit before any part

of the development is occupied or brought into use unless the LPA dispenses with any such requirement specifically and in writing.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

12 RES18 Lifetime Homes/Wheelchair Units

All residential units within the development hereby approved shall be built in accordance with 'Lifetime Homes' Standards. Further 10% of the units hereby approved shall be designed and constructed to be fully wheelchair accessible or easily adaptable for residents who are wheelchair users, as set out in the Council's Supplementary Planning Document '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

13 RES17 Sound Insulation

Development shall not begin until a scheme for protecting the proposed development from (road traffic) (rail traffic) (air traffic) (other) noise has been submitted to and approved in writing by the Local Planning Authority. All works which form part of the scheme shall be fully implemented before the development is occupied and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

REASON

To ensure that the amenity of the occupiers of the proposed development is not adversely affected by (road traffic) (rail traffic) (air traffic) (other) noise in accordance with policy OE5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (July 2011) Policy 7.15.

14 NONSC Non Standard Condition

The development shall not commence until details of a scheme designed to minimise the ingress of polluted air has been submitted and approved by the LPA. The said scheme shall include such secure provision as to ensure it endures for so long as the development is available for use.

REASON

In areas where there the air pollution levels are above, or close to, the national and European limits, this is designed to safeguard the future residents from the ingress of the poor outdoor air quality in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), Policy 4A.17 of the London Plan and the Council's Air Quality SPG. The design must take into account climate change pollutants and ensure there are no trade-offs between local and global pollutant emissions.

Suitable ventilation systems will need to:

- o Take air from a clean location or treat the air and remove pollutants;
- o Designed to minimise energy usage;
- o Be sufficient to prevent summer overheating;
- o Have robust arrangements for maintenance.

15 SUS8 Electric Charging Points

Before development commences, plans and details of 3 electric vehicle charging point serving the development and capable of charging multiple vehicles simultaneously, shall be submitted to and approved in writing by the Local Planning Authority.

REASON

To encourage sustainable travel and to comply with London Plan (July 2011) Policy 5.3

16 RES24 Secured by Design

The dwellings and play area shall achieve 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO). No dwelling shall be occupied until accreditation has been achieved.

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with London Plan (July 2011) Policies 7.1 and 7.3.

17 NONSC Non Standard Condition

No development shall take place until the applicant has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority.

REASON

To ensure that the proposed development does not disturb archaeological remains of importance in accordance with policy BE1 of the Hillingdon Unitary Development Plan Saved Policies.

18 NONSC Non Standard Condition

No development shall commence on site until full details of the external spiral staircase have been submitted to, and approved in writing by, the Local Planning Authority. The submitted details shall include elevations, details of balustrades/handrails, materials and colours. Thereafter the development shall be implemented in full accordance with the approved details.

REASON

In order to ensure the escape stairs maintain an appropriate visual appearance in keeping with the character of the area in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

19 NONSC Non Standard Condition

Before the development hereby approved is occupied, a management plan for the use of the roof terrace area, setting out details of how the external roof terrace is to be managed to prevent adverse impacts on the amenity of neighbouring occupiers shall be submitted to and approved in writing by the Local Planning Authority. There after the use of the external roof terrace shall managed in accordance with the approved plan.

REASON

To ensure that the future uses of the roof terrace does not result in noise and disturbance

that would cause harm to the residential amenities of near by occupiers and in accordance with policies OE1 and OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

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) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

BE1	Development within archaeological priority areas
BE13	New development must harmonise with the existing street scene.
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.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
AM8	Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
LPP 3.12	(2011) Negotiating affordable housing (in) on individual private residential and mixed-use schemes
LPP 3.8	(2011) Housing Choice
LPP 5.13	(2011) Sustainable drainage

LPP 5.7	(2011) Renewable energy
LPP 7.1	(2011) Building London's neighbourhoods and communities
LPP 7.2	(2011) An inclusive environment
LPP 7.3	(2011) Designing out crime
LPP 7.5	(2011) Public realm
LPP 8.2	(2011) Planning obligations
LPP 8.3	(2011) Community infrastructure levy

3 11 Building to Approved Drawing

You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

4 112 Notification to Building Contractors

The applicant/developer should ensure that the site constructor receives copies of all drawings approved and conditions/informatives attached to this planning permission. During building construction the name, address and telephone number of the contractor (including an emergency telephone number) should be clearly displayed on a hoarding visible from outside the site.

5 115 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 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.

6 117 Communal Amenity Space

Where it is possible to convey communal areas of landscaping to individual householders, the applicant is requested to conclude a clause in the contract of the sale of the properties reminding owners of their responsibilities to maintain landscaped areas in their ownership and drawing to their attention the fact that a condition has been imposed to this effect in this planning permission.

7 I23 **Works affecting the Public Highway - Vehicle Crossover**

The development requires the formation of a vehicular crossover, which will be constructed by the Council. This work is also subject to the issuing of a separate licence to obstruct or open up the public highway. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW.

8 I3 **Building Regulations - Demolition and Building Works**

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

9 I31 **Sites of Archaeological Interest**

The application falls within an area in which archaeological finds of importance might be uncovered and while the scale of the works does not necessitate a full archaeological evaluation, a 'watching brief' may be required. Before commencement of the proposed works, you are therefore requested to send a copy of the approved drawings to English Heritage to allow them the opportunity to keep a watching brief during the course of the works. Contact - English Heritage, 23 Savile Row, London, W1S 2ET (Tel. 020 7973 3000).

10 I43 **Keeping Highways and Pavements free from mud etc**

You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act 1980.

11 I47 **Damage to Verge**

You are advised that 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).

12 I58 **Opportunities for Work Experience**

The developer is requested to maximise the opportunities to provide high quality work experience for young people (particularly the 14 - 19 age group) from the London Borough of Hillingdon, in such areas as bricklaying, plastering, painting and decorating, electrical installation, carpentry and landscaping in conjunction with the Hillingdon Education and Business Partnership.

Please contact: Mr Peter Sale, Chief Executive Officer, Hillingdon Training Ltd: contact details - c/o Hillingdon Training Ltd, Unit A, Eagle Office Centre, The Runway, South

13

The applicant is encouraged to discuss with Council officers in conjunction with the Metropolitan Police Crime Prevention Officer whether on site CCTV cameras can be linked to the Councils central CCTV system.

14

The approved tree retention and protection scheme should accord with the recommendations of BS 5837:2012 and (2), with reference to the supervision/monitoring of the removal of the existing concrete and pre-piling works [see part 3:10 (iv) of the revised Arboricultural Report], the arboricultural advisor should make the initial inspection with the Site Manager and then, if necessary, involve the LPA's Tree Officer.

15

You are advised that the development hereby approved represents chargeable development under the Community Infrastructure Levy. The applicant will be liable to pay the Community Infrastructure Levy to the sum of £131,355 on commencement of this development. A separate liability notice will be issued by the Local Planning Authority, however you are advised that it is your responsibility to notify the Local Planning Authority of the anticipated commencement date and any changes in liability through submission of the appropriate forms.

Should you require further information please refer to the Council's Website (<http://www.hillingdon.gov.uk/index.jsp?articleid=24738>).

3. CONSIDERATIONS

3.1 Site and Locality

The application site has an area of approximately 0.26ha and contained a garage building, formerly used as a car showroom and vehicle workshop. The building on the site comprised of a largely single storey structure, with a part two storey projections located over the middle of the site with the remainder of the site covered by hard standing. The garage building has been demolished and fenced off with hoardings.

The site is bounded by Station Road to the north, to the east by Drayton Gardens and to the west and south by residential properties. The site has an overall frontage to Station Road of approximately 59 metres and extends around the corner to partially front Drayton Gardens by approximately 16 metres. The site is located within a Town Centre location although within an area that reflects a predominant scale of two to three storey residential and mixed use development. The application site is bounded by two storey detached residential dwellings to the south and east, and to the west is a larger scale three storey flatted development and on the north side of Station Road, there is a mix of two and three storey office and mixed use development.

Station Road is designated as a Local Distributor Road on the Proposals Map of the adopted Hillingdon Unitary Development Plan. The site is located approximately 300 metres from West Drayton Rail Station and has a Public Transport Accessibility Level (PTAL) score of 3 on a scale of 1 to 6 where 6 represents the highest level of accessibility.

The site has three existing vehicle access points, two off Station Road and one (an egress

only) off Drayton Gardens.

3.2 Proposed Scheme

Full planning permission is sought for the redevelopment of the site for a residential development comprising of 44 residential units associated amenity space and parking.

The proposal provides for a residential mix comprising 15 one bedroom units, 27 two bedroom units and 2 three bedroom units. The scheme proposes 10% of the units to be designed to wheelchair accessible standards all of which are on floors serviced by two lifts.

The development is contained within the exact same building envelope as the previously approved 35 residential unit contained within a part two, part three storey development, but in contrast to the previous scheme involves a basement car park and it avoids the previously approved undercroft car parking. The scheme provides for the same ratio of car parking spaces per residential units as the last approved scheme with 44 car parking spaces (four of which are designed to standards appropriate for disabled occupiers) plus 44 secure cycle stands and additional parking provision for motorcycles.

The development is supported by approximately 954sq.m of communal amenity space comprising three areas of ground floor communal amenity space and a communal roof terrace. A children's play area is proposed, located in the centre of the site well away from the road frontage. Six of the additional ground floor units would be provided with private (i.e. non-street facing) amenity terraces.

3.3 Relevant Planning History

2954/APP/2007/2344 70 Station Road West Drayton

ERECTION OF A PART TWO, PART THREE, PART FOUR, PART FIVE STOREY RESIDENTIAL BUILDING TO ACCOMMODATE 66 FLATS WITH ASSOCIATED BASEMENT PARKING AND LANDSCAPING.

Decision: 30-10-2007 Refused **Appeal:** 27-02-2008 Withdrawn

2954/APP/2008/1160 70 Station Road West Drayton

ERECTION OF A RESIDENTIAL BUILDING TO ACCOMMODATE 59 FLATS WITH ASSOCIATED BASEMENT PARKING AND LANDSCAPING CONDITIONS.

Decision: 08-09-2008 Refused

2954/APP/2009/118 70 Station Road West Drayton

Mixed-use development consisting of a single retail unit (internal floorspace of 310 sq metres), and 41 residential dwellings with associated parking.

Decision: 05-05-2009 Refused

2954/APP/2009/1488 70 Station Road West Drayton

43 residential dwellings (consisting of 14 one- bedroom units, 26 two-bedroom units, 3 three-bedroom units) with associated parking and landscaping.

Decision: 30-11-2009 Refused

Appeal: 18-05-2010 Dismissed

2954/APP/2010/1810 70 Station Road West Drayton

Erection of a residential building to accommodate 35 flats (consisting of 12 one-bedroom units, 2 two-bedroom units and 2 three-bedroom units) with associated parking and landscaping.

Decision: 01-08-2011 Approved

2954/APP/2011/1901 70 Station Road West Drayton

Demolition of existing buildings and erection of a residential building to accommodate 44 flats with associated landscaping and basement car park.

Decision: 12-10-2011 Withdrawn

Comment on Relevant Planning History

The application site has an extensive history including 6 previous applications for major scale residential redevelopment, 4 of which have been refused for individual reasons, 1 of which was withdrawn and 1 of which was approved in 2011 .

The most relevant planning history is the approved scheme (2954/APP/2010/1810) which was for 35 residential units and has the exact same building envelope as the current scheme. Also of relevance to this application is the part 3 storey, part 4 storey, part 5 storey 66 unit residential scheme with basement car park (2954/APP/2007/2344) that was refused on 26 July 2007. This specific application is of relevance to this scheme as it to proposed residential units across the length of the ground floor of the development including single aspect residential units fronting Station Road and single aspect units facing the communal garden space to the rear. The scheme had comparable distances to this scheme between the habitable room windows and the pavement and from the flats to the rear and the communal garden area however these relationships did not feature as reasons of refusal in terms of inadequate privacy or providing a poor standard of amenity to future occupants of these proposed additional ground floor flats. This previous decision represents a material consideration and there have been no substantive change to policy or guidance in this respect.

4. Planning Policies and Standards

National Planning Policy Framework (March 2012)
The London Plan (2011)
Mayor's London Housing Design Guide Standards
Hillingdon Unitary Development Plan Saved Policies September 2007.
Hillingdon Design and Accessibility Statement - New Residential Layouts
Accessible Hillingdon Supplementary Planning Document
Hillingdon Supplementary Planning Document, Planning Obligations

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.

Part 2 Policies:

- BE1 Development within archaeological priority areas
- BE13 New development must harmonise with the existing street scene.
- 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.
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE5 Siting of noise-sensitive developments
- OE11 Development involving hazardous substances and contaminated land - requirement for ameliorative measures
- OE8 Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
- AM8 Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
- AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
- AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -
(i) Dial-a-ride and mobility bus services
(ii) Shopmobility schemes
(iii) Convenient parking spaces
(iv) Design of road, footway, parking and pedestrian and street furniture schemes
- AM14 New development and car parking standards.
- LPP 3.12 (2011) Negotiating affordable housing (in) on individual private residential and mixed-use schemes
- LPP 3.8 (2011) Housing Choice
- LPP 5.13 (2011) Sustainable drainage
- LPP 5.7 (2011) Renewable energy
- LPP 7.1 (2011) Building London's neighbourhoods and communities
- LPP 7.2 (2011) An inclusive environment
- LPP 7.3 (2011) Designing out crime
- LPP 7.5 (2011) Public realm
- LPP 8.2 (2011) Planning obligations
- LPP 8.3 (2011) Community infrastructure levy

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **12th January 2012**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

The application was advertised in accordance with the statutory requirements and 98 nearby owner/occupiers consulted including the Yiewlsey & West Drayton Town Centre Action Group and the Yiewlsey Community Involvement Group.

The application was advertised in accordance with the statutory requirements and 98 nearby owner/occupiers consulted including the Yiewlsey & West Drayton Town Centre Action Group, the Yiewlsey Community Involvement Group and the Garden City Estate Residents Association.

3 letter of objection have been received from individual local residents raising concerns regarding:

- (i) Inadequate parking provisions that will result in spill over into Drayton Gardens which is already full from users of the station;
- (ii) No demand in the area for more housing;
- (iii) The design is not in character with the local area;
- (iv) There is inadequate capacity in supply of public services (schools, medical centre etc) to serve the occupiers of the scheme and the existing local population;
- (v) The scheme provides the wrong mix, we need more family housing not more flats;
- (vi) The access to the basement parking will result in more congestion on Station Road especially at rush hours;

The Garden City Estate Residents Association also wrote in and objected stating:-

"We consider that the plans are an overdevelopment of the site. The two storey bulky building is out of character with the neighbouring street scene which is based mainly on small semi detached family units. The flats would seem to be below minimum space requirements in planning terms and what is proposed would we believe create accommodations which are unsuitable for families, couples and single occupancy. The development is in an area of traffic gridlock on many occasions and this overdevelopment will merely add to congestion problems. It is also an area where there are insufficiency of school places, and this development will again add to the problems of under-capacity of local services. It would seem that what we have here is a development which would create unsuitable accommodations in an area which requires well designed housing suitable for the enhancement of family life. The development would, we believe be a retrograde step and we ask for that planning permission be denied."

ENGLISH HERITAGE:

I do not consider that any further work need be undertaken prior to determination of this planning application but that the archaeological position should be reserved by attaching a condition to any consent granted under this application.

THAMES WATER

No objections, but would seek to provide advice to the applicant by way of informatives should approval be granted.

DEFENCE ESTATES

No objection.

BAA
No objection.

NATS
No objection.

Crime Prevention Design Adviser:

No objection following discussions with the applicant and receipt of revised drawings that addressed my previous concerns.

Internal Consultees

HIGHWAYS

The site is located on the southern side of Station Road, which is a Classified Road and is also designated as a Local Distributor Road within the Council's UDP. Considering that a development for 35 flats has previously been granted planning permission on this site, I have not taken too critical review of the traffic generation aspect of the proposed development. The additional 9 flats proposed as part the revised scheme are not considered to have a significant impact on the capacity of the surrounding highway network.

The proposals include a basement car park with a ramp to access/egress the car park. Revisions have been made in response to the highway concerns previously raised. The ramp is proposed to have a 1:20 gradient for a length of 5m from the access point. The gradient of the ramp then changes to 1:10 for a length of 18.25m and then to 1:12 leading into the basement car park. A security shutter is proposed towards the bottom of the section of ramp with 1:10 gradient.

A total of 44 car parking spaces including 4 disabled bays, and parking for motorbikes is also proposed within the basement. The car parking provision is considered acceptable subject to acceptable parking allocation, which should be covered through a suitable planning condition. For the disabled car parking spaces, transfer area should also be marked.

Considering the size and the location of the development, it is important that satisfactory visibility splays are provided. The changes made to the access point have resulted in improved pedestrian visibility splays, which is welcomed. The tree proposed northwest of the access point should be relocated to avoid impinging on 2.4m x 2.4m visibility splays.

Subject to the above issues being covered no objection is raised on the highways aspect of the proposed development.

OFFICER COMMENT: The landscape scheme has been revised to remove the tree that may have impinged on the visibility splay.

URBAN DESIGN OFFICER:

The proposal is very similar externally to that previously approved, given the design observations forwarded at that time, no objections are forwarded with regard to this scheme.

TREES AND LANDSCAPE OFFICER:

The revised tree retention and protection proposals are acceptable as is proposed landscape scheme in terms of Saved Policy BE38.

A suitably modified Condition RES9 should be imposed, in order to secure the implementation and maintenance of the revised landscaping scheme.

Condition RES10 and a suitably modified Condition RES8 should be imposed, in order to secure the implementation of the tree protection measures, and to ensure that the works are implemented in accordance with the revised (April 2012) method statement (AMS).

In addition, an informative should advise that (1) the scheme should accord with the recommendations of BS 5837:2012 and (2), with reference to the supervision/monitoring of the removal of the existing concrete and pre-piling works [see part 3:10 (iv) of the revised Arboricultural Report], the arboricultural advisor should make the initial inspection with the Site Manager and then, if necessary, involve the LPA's Tree Officer.

ACCESS OFFICER:

Following receipt of revisions no objection to the scheme.

S106 OFFICER:

The applicant has submitted a Financial Viability Assessment which demonstrates that the scheme is able to provide a maximum of 3 x one bedroom and 3 x two bedroom units as discounted Open Market Value affordable housing alongside the planning obligations required. This assessment has been independently verified and accordingly affordable housing is not sought in relation to the development other than the 6 units discounted at 75% of the Open Market Value.

The proposed development of 44 residential units would therefore necessitate the following contributions in line with the Council's Supplementary Planning document for Planning Obligations:

Mayoral CIL: £131,355

s106 Heads of Terms:

Affordable Housing: 6 discounted open market units (4 x 1 bed and 2 x 2 beds)

Education: £126,741

Health: £17,320.60

Libraries: £1,838.62

Air Quality: £12,500

Construction Training: £29,710.63 or an in-kind scheme delivered.

Project Management and Monitoring Fee: at 5% or £10,405.54.

ENVIRONMENTAL PROTECTION UNIT - CONTAMINATION

No new information provided compared to previous approved scheme. Therefore the comments in my previous application apply and the previous condition for contamination.

ENVIRONMENTAL PROTECTION UNIT - NOISE & AIR QUALITY

Noise:

I confirm that the environmental noise survey and PPG24 assessment report has been received. The front facade of the building falls within category C of PPG24 Noise Exposure Categories for

Dwellings.

PPG24 NEC Category C states that: -

Planning permission should not normally be granted. Where it is considered that permission should be given, for example because there are no alternative quieter sites available, conditions should be imposed to ensure a commensurate level of protection against noise

A condition requiring a scheme for noise mitigation measures is therefore required.

Air Quality:

The proposed development will introduce a number of residential units to an area that falls within APEC-B. The London Councils Guidance states that :- where a site falls within APEC B consideration should be given to mitigation measures aimed at reducing the exposure of future occupants to elevated pollution levels.

As indicated in the submitted Air Quality Assessment, consideration should be given to additional measures such as the use of non-opening windows for ground floor units, the internal design of each unit, locating habitable rooms away from the front facade facing onto Station Road and the installation of mechanical ventilation, which would provide further protection against exposure to elevated pollution concentrations. The most appropriate measures need to be discussed and agreed with LBH. Ideally, we would want to be seeing ventilation systems that minimise polluted air from outside being drawn into residential dwellings. This could be secured by way of condition.

SUSTAINABILITY OFFICER: no object however need attach following conditions to any approval

Ecology

Condition

Prior to the commencement of development a plan showing the incorporate of ecological enhancement measures within the development shall be submitted to and approved in writing by the Local Planning Authority. The plan shall clearly show the location of at least 5 bird boxes and 5 bat boxes in accordance with the recommendations set out in the Ecological Report (CSa Environmental Planning, July 2011). The development shall proceed in accordance with the approved plan and the measures retained thereafter.

Reason

To ensure the development contributes to environmental enhancements in accordance with Policy 7.19 of the London Plan.

Energy Comments

Condition

Prior to the commencement of development a detailed energy assessment shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall clearly set out the baseline energy demand and CO2 emissions based on a 2010 Part L Building Regulations and how emissions will be reduced by 25%. The assessment shall clearly show the impacts of proposed energy efficiency measures and low/zero carbon technologies on the baseline as set out in the outline energy statement. Finally, the use of PVs must clearly be shown on accompanying plans. The development must proceed in accordance with the approved plans.

Reason

To ensure the development contributes to a reduction in CO2 in accordance with Policy 5.2 of the London Plan.

SUDS

Standard Condition COM15 Sustainable Water Management

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 proceed in accordance with the approved scheme.

REASON

To ensure the development does not increase the risk of flooding in accordance with Policy OE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (July 2011) Policy 5.12.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of the development is established with the previous approval (2954/APP/2010/1810) accordingly with this application the matters to consider in policy terms is the impact of the additional 9 residential units in terms of the overall mix of the units in terms of bed spaces per unit.

Policy H4 states that a mix of housing units of different sizes should be provided in residential developments and in particular one and two bedroom units within Town Centre locations will be preferable. The supporting text states: 'The Council recognises the importance of residential accommodation in town centres as a part of the overall mix of uses which is necessary to ensure their vitality and attractiveness. Such housing offers particular advantages in terms of accessibility to town centre facilities, employment opportunities and public transport. In order to maximise the residential potential of town centre sites, residential development within them should comprise predominantly one or two-bedroom units.

The scheme provides for a percentage mix of 34.5% 1-bed and 61% 2-bed 4.5% 3 bed units. This mix is considered to be acceptable with respect to Policy H4.

Policy H5 states that the Council will encourage the provision of dwellings suitable for large families. However, the proposal will promote an appropriate mix of 1, 2 and 3 bed units within this Town Centre location and provides for an increase in the number of units which would meet other forms of housing need in the Borough.

On the basis that there is an established need and that the re-use of brownfield land is encouraged, provided site specific issues are addressed, the principle for the re-use of the site for residential can be established.

7.02 Density of the proposed development

London Plan Policy 3.4 seeks to maximise the potential of sites. The site is in a District centre with an urban character with a PTAL of 3. The London Plan (2011) provides for a density range between 70-170u/ha or 200-450hr/ha for sites with a PTAL 3 in an urban location and with an indicative average unit size of 2.7hr-3.0hr/unit.

The scheme would result in a density of 167 units per hectare or 380 habitable rooms per hectare.

The proposed scheme therefore falls within the London Plan density. Subject to the scheme achieving an appropriate design in relation to other planning policies and other material considerations the proposed density is considered acceptable.

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

The site is located within an Archaeological Priority Area, being an area where archaeological remains may be anticipated. English Heritage has requested that an archaeological condition be carried through in the event that the scheme is approved.

7.04 Airport safeguarding

Defence Estates Safeguarding, BAA and NATS (En Route) Limited have no safeguarding objections to the proposal.

7.05 Impact on the green belt

The proposal is not located within the Green Belt and therefore no Green Belt policies are relevant to the consideration of this scheme.

7.07 Impact on the character & appearance of the area

The scheme will have no adverse impact on the character and appearance of the area compared to the previously approved 35 unit scheme. Indeed with the removal from the scheme of undercroft car parking the resulting proposals represent an improved visual relationship to the main road, one that is more coherent in streetscene terms and avoids the lifeless affect undercroft parking tends to bring. Plus the loss of the undercroft car parking offers the benefit of removing the associated issue of the generation of vehicle noise and air pollution. Accordingly this proposed revised scheme is considered to accord with Policies BE13 and BE19 of the Saved Policies UDP

7.08 Impact on neighbours

The building envelope, footprint and arrangement of the flats and roof terrace above ground floor is identical to the previously approved 35 residential unit residential scheme. The introduction of the additional 9 residential units on the ground floor flats provides no additional overlooking, privacy or other amenity issues to neighbours accordingly the scheme is considered acceptable in respect of neighbours and therefore is considered to comply with Policies BE19, BE20, BE21 and BE24 of the Saved Policies UDP.

7.09 Living conditions for future occupiers

Policy BE23 of the Hillingdon Unitary Development Plan requires the provision of external amenity space which is sufficient to protect the amenity of the development and surrounding buildings and which is usable in terms of its shape and siting. The council's HDAS Residential Layout provides further guidance on this issue indicated that in flatted development communal amenity space should be provided in a quantum equating to 20sq.m per 1 bedroom unit, 25sq.m per 2 bedroom unit and 30sq.m per three bedroom unit.

In accordance with the Council's guidance a total of 975 sq.m of communal amenity space would be required if no private amenity space was provided.

The application includes the provision of approximately 954sq.m of communal amenity space separated into four areas:

- * a ground floor area on the corner of Drayton Gardens (circa 115 sq.m);
- * a small south facing ground floor area with lawn to east of Nos 10 and 12 Classon Close (circa 114sqm)
- * a ground floor area in the centre of the site incorporating a children's play area (circa 390sq.m); and
- * a roof terrace(circa 335sq.m).

In addition to the communal spaces, the ground floor units not facing Station Road (Nos. 15, 16, 17, 19, 21, 27, 28, 30, 31, 32) will also be served by private ground floor terrace spaces totalling approximately 220 sqm. Notwithstanding these latter private terraces serving ground floor flats would have a degree of overlooking from the communal amenity spaces set beyond them it is considered on balance the scheme will provide sufficient useable external amenity space as assessed against the Council's HDAS guidance and Policy BE23.

The sub-division of the communal garden spaces into 4 separate and distinct spaces will bring benefits in terms of the spaces being capable of being used by separate sets of residents at the same time without intruding upon each other.

With respect to issues of privacy and overlooking to the occupants of the ground floor units facing Station Road (2954/APP/2007/2344) and the communal spaces to the rear it is acknowledged the distance to the street and to the communal gardens provides lower levels of privacy and thereby amenity to the occupants of these units than the upper floor flats. However, it is considered on balance this matter does not provide a reason of refusal because:

- (i) this is a common issue with ground floor flats;
- (ii) a previous refused scheme (2954/APP/2007/2344) for the site containing ground floor residential units with a comparable relationship to Station Road and to a proposed communal garden to the rear and this did not provide a reason of refusal on this ground and;
- (iii) in the current application in the details submitted with it careful attention has been paid to the tree & planting scheme, to the front boundary treatment, and to the fencing for the terraces serving the individual flats to the rear to offer a fair degree of privacy and separation to these ground floor units.

The London Plan Layout sets out minimum size standards for residential units, these being 50sq.m for a one bedroom units and 61sq.m for two bedroom units and 74sq.m for three bedroom units. All of the units within the proposed scheme comply with the Mayor's standards.

Overall, it is considered that the proposed development would result in an appropriate residential environment for future occupiers with the ground floor units benefiting the most from the well considered ground floor outdoor communal amenity spaces. No objection is therefore raised in this regard.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

A total of 44 residential parking spaces are provided within a basement car park to serve the 44 residential units, a ratio of approximately 1:1. This ratio of car parking provision for residential units on the site is the same as that which was proposed under the previous approved scheme and is considered acceptable on highways grounds.

4 of the proposed parking spaces are designed to wheelchair standard. This level of provision represents 10% of the total parking spaces in accordance with the requirements of the Council's Parking Standards. Accordingly, the level of disabled parking is considered acceptable.

The Council's Highways Engineer has reviewed the layout of the development and parking proposals in detail and considers the scheme including the sight lines, the gradient of the access ramp, and the servicing of the development by refuse vehicles to be acceptable in terms of highway/pedestrian safety and car parking provision.

7.11 Urban design, access and security

Issues of design and access are addressed elsewhere in this report.

In relation to security matters the scheme represents a marked improvement over the previously approved scheme by avoiding the undercroft parking that was considered in a previously refused scheme (2954/APP/2009/1488) for the site and in an Inspector's decision to provide a design element that was vulnerable to providing an opportunity to attract crime and anti social behaviour. With the application the agent has been in active dialogue with the Metropolitan Police's Crime Prevention Design Advisor to address initial concerns and the Crime Prevention Design Advisor is now satisfied the external areas, access doors, CCTV provision and cycle store arrangement are satisfactory subject to the attachment of an appropriate Secure by Design condition in the event the scheme is approved.

7.12 Disabled access

In assessing this application, reference has been made to the London Plan Policy 6.4 and the Council's Supplementary Planning Documents " Accessible Hillingdon" and Residential Layouts", adopted July 2006. Policies 7.1 and 7.6 of the London Plan also require developments to provide for inclusive environments.

The scheme indicates that all units are proposed to be built to Lifetime Homes standards, 4 units (10%) would be fully wheelchair accessible, 4 disabled car parking spaces would be provided and two lifts would be provided to allow access to all floors of the development.

The scheme has been amended in order to address the issues raised by the Council's Access Officer. The development proposal would satisfy both Lifetime Homes and is considered to comply with Policies 6.4, 7.1 and 7.6 of the London Plan and the Council's Supplementary Planning Guidance.

7.13 Provision of affordable & special needs housing

The Council's Housing Section has advised that a contribution of 50% of the development as affordable housing in accordance with the Council's Affordable Housing Supplementary Planning Document.

Policy 3.11 of the London Plan advises that Boroughs should seek the maximum reasonable amount of affordable housing when negotiating on individual private residential and mixed-use schemes having regard to their affordable housing targets.

Policy 3.12 of the London Plan states negotiations on sites should take account of their individual circumstances including development and states the Mayor wishes to encourage, not restrain, overall residential development. Boroughs should take a reasonable and flexible approach to securing affordable housing on a site by site basis

The Council's Affordable Housing SPD further advises that in circumstances where a

proposed development does not propose to meet the affordable housing requirements a financial viability assessment will be required. Furthermore, if the results of a financial viability appraisal confirm that the affordable housing requirement cannot be provided as per LDF and London Plan policies, the Council will apply a cascade approach by which the Council will agree dependent upon the site specifics and local circumstances to either:

*Alter the tenure split requirement; and/or

*Reduce the affordable housing requirement.

The applicant has submitted a Financial Viability Assessment which demonstrates that the development is able to incorporate a maximum of 3 x one bedroom units and 3 x two bedroom units as affordable housing (equivalent to 17% of the total units), this assessment has been validated as accurate by an independent expert employed by the Council.

On the basis of the submitted Financial Viability Assessment, and in accordance with the London Plan and the Council's Planning Obligations SPD, the scheme would provide the maximum possible level of affordable housing. It should be noted that the lack of affordable housing provision does enable the development to meet all other planning obligation requirements set out within the 'Planning Obligations' section of this report. The 6 affordable housing units will be delivered as units sold at 75% of the Open Market Value (OMV).

Subject to a S106 agreement being formalised to secure the provision of the above mentioned level of affordable housing the development would comply with the provisions of the London Plan and the Council's Planning Obligations SPD. The applicant has agreed the level of provision and the principle of entering such an agreement.

7.14 Trees, landscaping and Ecology

The application is supported by an arboricultural assessment addressing the proposed development and a tree protection plan. The report confirms that there are no trees on the site, but there is a group of trees (off-site) close to the southern boundary of the site, which includes one significant tree, a Sycamore (tree 5), in the group. Tree 5 affords some screening of the site and is a constraint on its development.

The arboricultural assessment is tailored to the development proposals and details methods which could be utilised in order to ensure the retention off-site trees, in particular the sycamore, and is supported by a tree protection plan.

Having regard to this information the Council's Trees and Landscaping Officer considers that the retention of thee off-site trees, particularly the sycamore, would be feasible alongside the development proposal and could be ensure by condition.

A full landscape scheme has been submitted. The scheme contains a comprehensive planting schedule plus an appropriately tailored set of boundary treatments and proposed fencing details for the individual ground floor terraces serving units 3, 5, 8, 12, 13 and 14. The landscape scheme affords an arrangement that provides a degree of physical separation between the communal amenity/play spaces and the private terraces. Whilst the total useable communal external amenity space is not overly generous measured against the Council policy standard, the Council's Tree/Landscape Officer acknowledges there is merit in the scheme containing 4 distinct communal terrace including a south facing area to the west of Unit 12 and the the roof terrace.

Subject to conditions to ensure that the landscaping scheme is implemented are no objection is raised to the scheme in relation to Policy BE38 of the Saved Policies UDP.

7.15 Sustainable waste management

The scheme is to be supported by a communal bin storage facility which identifies 8 x 1,100 litre bins to service the 44 residential units. This level of provision is considered to be adequate to serve a development of this size and appropriately allocated to provide for waste & recycling needs and refuse collection. The scheme also satisfies the criteria set by the Crime Prevention Design Advisor.

Accordingly, the proposal is considered to make adequate provision for the storage and management of waste and recycling within the development.

7.16 Renewable energy / Sustainability

Policy 5.7 of the London Plan advises that boroughs should ensure that developments will achieve a reduction in carbon dioxide emissions of 25% from on site renewable energy generation (which can include sources of decentralised renewable energy) unless it can be demonstrated that such provision is not feasible.

Policy 5.4 of the London Plan requires submission of an assessment of the energy demand and carbon dioxide emissions from proposed major developments, which should demonstrate the expected energy and carbon dioxide emission savings from the energy efficiency and renewable energy measures incorporated in the development.

The application is supported by an Energy Statement prepared by Quinn Ross Consultants Ltd, which indicates that the development can meet the Mayor's renewable targets by adopting solar collectors, achieving a 25% reduction in carbon dioxide emissions through renewable technology.

Subject to conditions to secure the installation of measures in accordance with the London Plan requirements the scheme complies with London Plan Policies 5.3, 5.4 and 5.7.

7.17 Flooding or Drainage Issues

The site is not within a flood zone, and no other drainage issues have arisen.

7.18 Noise or Air Quality Issues

NOISE

An acoustic report has been submitted as a part of the application. The study was prompted due to the proximity of busy roads adjoining the site. The assessment states that the facades of the residential buildings will be within NEC B to the rear and NEC C to the front close to the road.

Residential development within NEC C is acceptable so long as conditions can be imposed which would ensure a commensurate level of protection against noise.

The Council's Environmental Protection Unit have reviewed the proposal and subject to the imposition of conditions to protect the development from Road Noise and have raised no objection.

AIR QUALITY

The application has been supported by an air quality assessment which indicates the proposed would not result in an increase in nitrogen dioxide levels. The Council's Environmental Protection Unit have reviewed the report and raise no objections on the grounds of air quality.

Given that the proposal would bring new residents into an area of poor existing air quality a

condition requiring details of mitigation measures to protect the internal environment for future occupiers would be recommended should the scheme be approved.

7.19 Comments on Public Consultations

Points (i)- (vi) are addressed in the body of the report.

With regard to the comments received from the Garden City Estate Residents Association and the additional demand this residential scheme would put upon public services in the area this is addressed through the planning obligation contributions associated with any approval.

7.20 Planning obligations

Policy R17 of the Unitary Development Plan states that:'The Local Planning Authority will, where appropriate, seek to supplement the provision of recreation open space, facilities to support arts, culture and entertainment activities and other community, social and education facilities through planning obligations in conjunction with other development proposals'.

Planning Obligations

Education: £126,741

Health: £17,320.60

Libraries: £1,838.62

Air Quality: £12,500

Construction Training: £29,710.63 or an in-kind scheme delivered.

Project Management and Monitoring Fee: at 5% or £10,405.54.

The applicant has confirmed they are willing to meet these obligations by way of a legal agreement.

Mayoral CIL: £131,355

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None

8. Observations of the Borough Solicitor

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are 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).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

9. Observations of the Director of Finance

10. CONCLUSION

Full planning permission is sought for the redevelopment of the site for a residential development comprising of 44 residential units associated amenity space and parking.

The proposed development is acceptable in principle and the density of development accords with the recommendations of the London Plan.

The site has an extensive planning history including approval for a 35 unit residential scheme contained within the same building envelope as this current scheme and the exact same design and layout above ground floor.

The proposal is considered acceptable in terms of parking provision and highways impacts. Given there have been previously refused residential schemes for the site that proposed residential units occupying the whole of the ground floor and which resulted in no reasons of refusal provided in respect of the standard of amenity to future occupants of these units from the proximity of the flats either to Station Road or to the communal garden spaces to the side and rear and given the submission of a comprehensive and satisfactory landscaping scheme it is considered acceptable in future amenity terms.

Subject to conditions an appropriate level of sustainable design could be achieved.

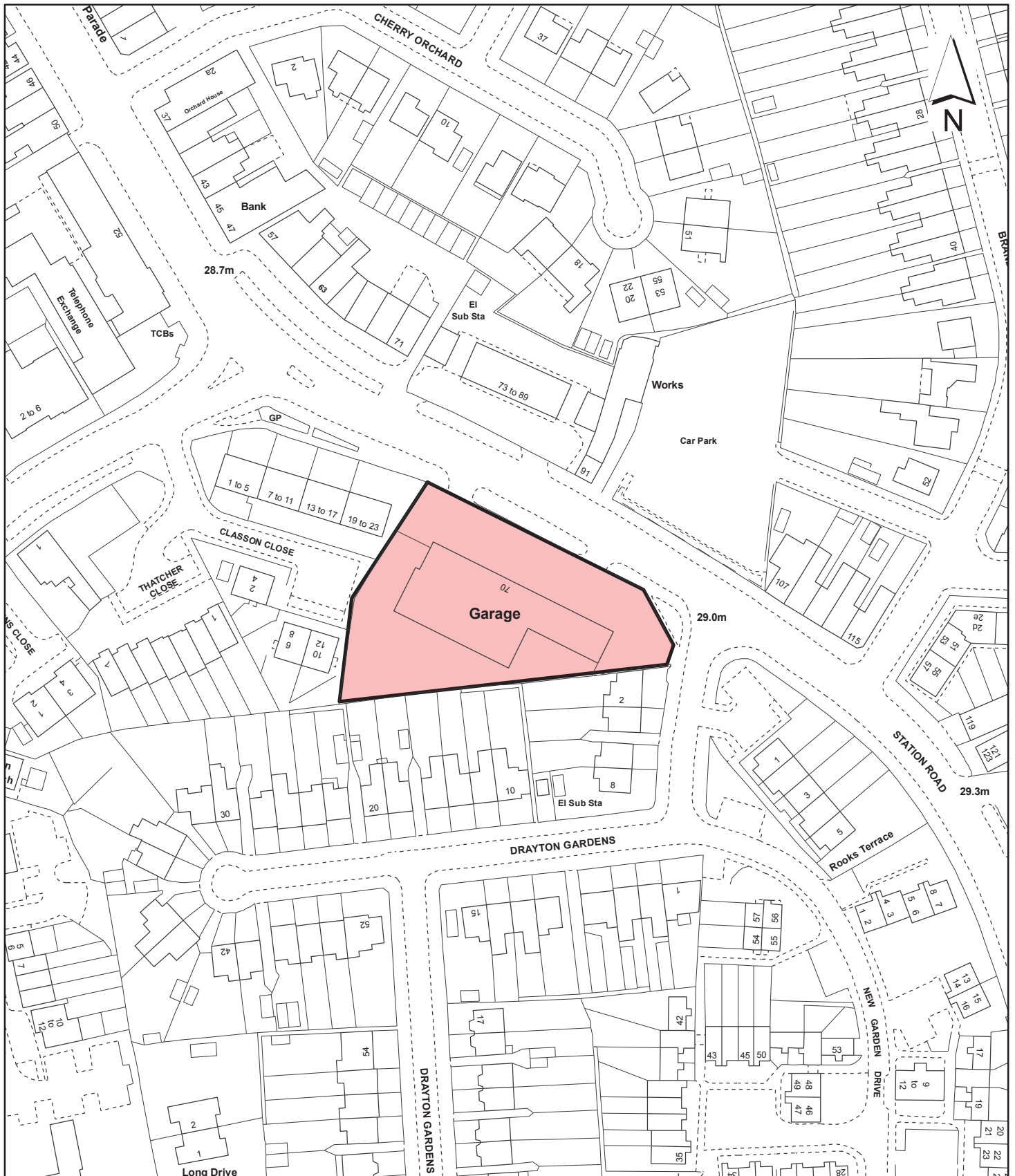
The proposal would provide 3 x one-bedroom and 3 x two-bedroom units as affordable housing. This level of provision has been fully justified by way of a Financial Viability Assessment as the maximum level which the development can viably provide. The applicant has also agreed to meet all other necessary planning obligations by way of a legal agreement.

Subject to a S106 agreement and conditions, the application is recommended for approval

11. Reference Documents

Contact Officer: Gareth Gwynne

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**70 Station Road
West Drayton**

Planning Application Ref:

2954/APP/2011/2723

Planning Committee

Central and South

Scale

1:1,250

Date

**May
2012**

**LONDON BOROUGH
OF HILLINGDON**
Planning,
Environment, Education
& Community Services

Civic Centre, Uxbridge, Middx. UB8 1UW
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