

Report of the Head of Planning & Enforcement

Address TRISCOTT HOUSE AVONDALE DRIVE HAYES

Development: Demolition of existing building, and replacement with a purpose designed and built 'Extra Care Accommodation' scheme, Comprising of 41 one-bed flats and 6 two-bed flats, with associated communal facilities, landscaping and parking.

LBH Ref Nos: 36261/APP/2010/215

Drawing Nos: 209021/132
209021/130
209021/001
209021/010
209021/110
WT102458L02
209021/120
209021/121
209021/122
209021/1312
WT102458L03
Tree Constraints Plan
Tree Survey Plan
Planning Statement
Tree Survey Report
Waste & Recycling Storage Strategy
Accessibility & Lifetime Homes Statement
Design & Access Statement
Transport Assessment Feb 25th 2010
Sustainability Report
Landscape Design Statement
Code for Sustainable Homes Pre-assessment Report Jan 2010

Date Plans Received: 29/01/2010 **Date(s) of Amendment(s):** 29/01/2010

Date Application Valid: 29/01/2010

1. **SUMMARY**

The application seeks permission to erect an Extra Care Facility in the form of a block of 47 one and two bedroom flats on the site of an existing sheltered housing complex.

The proposed scheme is considered to be of high quality, which would be compatible within the local context and result in a good standard of amenity for future occupiers.

The proposal would not detrimentally impact on the residential amenity of neighbouring occupiers and would provide an area of soft landscaped amenity space for the benefit of the neighbouring estate.

Accordingly, the application is recommended for approval, subject to conditions.

2. **RECOMMENDATION**

APPROVAL subject to the following:

1 SP01 Council Application Standard Paragraph

This authority is given by the issuing of this notice under Regulation 3 of the Town and Country Planning General Regulations 1992 and shall ensure only for the benefit of the land.

2 T8 Time Limit - full planning application 3 years

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.

3 RCU2 Use Within Same Use Class

The premises shall be used for an Extra Care Home and for no other purpose including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987).

REASON

To ensure an adequate level of amenity for future occupiers and neighbouring properties and to protect the amenity and character of the area in accordance with Policies BE13 and BE19 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 M3 Boundary treatment - details

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building is occupied. Development shall be carried out in accordance with the approved details.

REASON

To safeguard the visual amenities of the area in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

5 OM1 Development in accordance with Approved Plans

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

6 OM2 Levels

No development shall take place until plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings have been

submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and known datum point. Thereafter the development shall not be carried out other than in accordance with the approved details.

REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

7 OM14 Secured by Design

The development hereby approved shall incorporate measures to minimise the risk of crime and to meet the specific security needs of the application site and the development. Details of security measures shall be submitted and approved in writing by the Local Planning Authority before development commences. Any security measures to be implemented in compliance with this condition shall reach the standard necessary to achieve the '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).

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 policies 4B.1 and 4B.6 of the London Plan.

8 OM19 Construction Management Plan

Prior to development commencing, the applicant shall submit a demolition and construction management plan to the Local Planning Authority for its approval. The plan shall detail:

- (i) The phasing of development works
- (ii) The hours during which development works will occur (please refer to informative I15 for maximum permitted working hours).
- (iii) A programme to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed safely and intact for later re-use or processing.
- (iv) Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities).
- (v) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures to reduce the numbers of construction vehicles accessing the site during peak hours).
- (vi) Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process.
- (vii) The storage of demolition/construction materials on site.

The approved details shall be implemented and maintained throughout the duration of the demolition and construction process.

REASON

To safeguard the amenity of surrounding areas in accordance with Policy OE1 of the

Hillingdon Unitary Development Plan (Saved Policies 2007).

9 OM20 Grampian Planning Obligations

Before the development hereby permitted is commenced, a scheme shall be submitted to, and approved in writing by, the Local Planning Authority detailing how improved Health facilities will be provided in the vicinity of the site arising from the needs of the proposed development will be provided. The approved means and timescale of providing the proposed improvements shall then be implemented in accordance with the agreed scheme.

REASON

To ensure the development provides an appropriate contribution to the improvement of Health facilities within the surrounding area, arising from the proposed development, in accordance with Policy R17 of the adopted Hillingdon Unitary Development Plan and the Council's Supplementary Planning Guidance.

10 OM20 Grampian Planning Obligations

Before the development hereby permitted is commenced, a scheme shall be submitted to, and approved in writing by, the Local Planning Authority detailing how additional or improved Community facilities in the vicinity of the site arising from the needs of the proposed development will be provided. The approved means and timescale of providing the proposed improvements shall then be implemented in accordance with the agreed scheme.

REASON

To ensure the development provides an appropriate contribution to the improvement of Community facilities within the surrounding area, arising from the proposed development, in accordance with Policy R17 of the adopted Hillingdon Unitary Development Plan and the Council's Planning Obligations Supplementary Planning Document.

11 OM20 Grampian Planning Obligations

Before the development hereby permitted is commenced, a scheme shall be submitted to, and approved in writing by, the Local Planning Authority detailing how additional or improved Library facilities in the vicinity of the site arising from the needs of the proposed development will be provided. The approved means and timescale of providing the proposed improvements shall then be implemented in accordance with the agreed scheme.

REASON

To ensure the development provides an appropriate contribution to the improvement of Library facilities within the surrounding area, arising from the proposed development, in accordance with Policy R17 of the adopted Hillingdon Unitary Development Plan and the Council's Planning Obligations Supplementary Planning Document.

12 OM20 Grampian Planning Obligations

Before the development hereby permitted is commenced, a scheme shall be submitted to, and approved in writing by, the Local Planning Authority detailing how Construction training will be provided for construction workers on the site. The approved means and timescale of providing the proposed improvements shall then be implemented in

accordance with the agreed scheme.

REASON

To ensure the development provides an appropriate contribution to the provision of construction training within the surrounding area, arising from the proposed development, in accordance with Policy R17 of the adopted Hillingdon Unitary Development Plan and the Council's Planning Obligations Supplementary Planning Document.

13 H7 Parking Arrangements (Residential)

The parking areas shown on the approved plans, shall be constructed, marked out, designated and allocated for the sole use of the occupants, staff and visitors prior to the occupation of the development and thereafter be permanently retained and used for no other purpose.

REASON

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan. (February 2008).

14 H15 Cycle Storage - In accordance with approved plans

The development hereby permitted, shall not be occupied until secure cycle storage for 12 cycles has been provided in accordance with the approved plans. Thereafter, these facilities shall be permanently retained on site and be kept available for the use of cyclists.

REASON

To ensure the provision and retention of facilities for cyclists to the development and hence the availability of sustainable forms of transport to the site in accordance with Policy AM9 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan. (February 2008).

15 MCD10 Refuse Facilities

No development shall take place until details of facilities to be provided for the covered, appropriately sign posted, secure and screened storage of refuse at the premises have been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until the facilities have been provided in accordance with the approved details and thereafter the facilities shall be permanently retained.

REASON

In order to safeguard the amenities of the area, in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policy 4B.1.

16 TL1 Existing Trees - Survey

Prior to any work commencing on site, an accurate survey plan at a scale of not less than 1:200 shall be submitted to and approved in writing by the Local Planning Authority. The plan must show:-

- (i) Species, position, height, condition, vigour, age-class, branch spread and stem diameter of all existing trees, shrubs and hedges on and immediately adjoining the site.
- (ii) A clear indication of trees, hedges and shrubs to be retained and removed.

(iii) Existing and proposed site levels.

(iv) Routes of any existing or proposed underground works and overhead lines including their manner of construction.

(v) Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees and other vegetation to be retained during construction work.

REASON

To enable the Local Planning Authority to assess the amenity value of existing trees, hedges and shrubs and the impact of the proposed development on them and to ensure that the development conforms with Policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

17 TL2 Trees 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 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 3998 (1989) 'Recommendations for Tree Work' 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.

18 TL3 Protection of trees during site clearance and development

Prior to the commencement of any site clearance or construction work, detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres. 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:

1. There shall be no changes in ground levels;
2. No materials or plant shall be stored;
3. No buildings or temporary buildings shall be erected or stationed.
4. No materials or waste shall be burnt; and.
5. 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 to be retained are 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).

19 TL5 Landscaping Scheme - (full apps where details are reserved)

No development shall take place until a landscape scheme providing full details of hard and soft landscaping works has been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. The scheme shall include: -

- Planting plans (at not less than a scale of 1:100),
- Written specification of planting and cultivation works to be undertaken,
- Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate,
- Implementation programme.

The scheme shall also include details of the following: -

- Proposed finishing levels or contours,
- Means of enclosure,
- Car parking layouts,
- Other vehicle and pedestrian access and circulation areas,
- Hard surfacing materials proposed,
- Minor artefacts and structures (such as play equipment, furniture, refuse storage, signs, or lighting),
- Existing and proposed functional services above and below ground (e.g. drainage, power cables or communications equipment, indicating lines, manholes or associated structures),
- Retained historic landscape features and proposals for their restoration where relevant.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

20 TL6 Landscaping Scheme - implementation

All hard and soft landscaping shall be carried out in accordance with the approved landscaping scheme and shall be completed within the first planting and seeding seasons following the completion of the development or the occupation of the buildings, whichever is the earlier period.

The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

Any tree, shrub or area of turfing or seeding shown on the approved landscaping scheme which within a period of 5 years from the completion of development dies, is removed or in the opinion of the Local Planning Authority becomes seriously damaged or diseased shall be replaced in the same place in the next planting season with another such tree, shrub or area of turfing or seeding of similar size and species unless the Local Planning Authority first gives written consent to any variation.

REASON

To ensure that the landscaped areas are laid out and retained in accordance with the approved plans in order to preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

21 TL7 Maintenance of Landscaped Areas

No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the arrangements for its implementation. Maintenance shall be carried out in accordance with the approved schedule.

REASON

To ensure that the approved landscaping is properly maintained in accordance with policy BE38 of the Hillingdon Unitary Development Plan (September 2007).

22 TL21 Tree Protection, Building & Demolition Method Statement

Prior to development commencing on site, a method statement outlining the sequence of development on the site including demolition, building works and tree protection shall be submitted to and approved by the Local Planning Authority, and the scheme thereafter implemented in accordance with the approved method statement.

REASON

To ensure that trees can be satisfactorily retained on the site in accordance with Policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

23 N6 Sound insulation scheme

Development shall not begin until a sound insulation and ventilation scheme for protecting the proposed development from road traffic noise has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before the development is brought into use, and thereafter shall be retained and maintained in good working order for as long as the development remains in use.

REASON

To safeguard the amenity of the surrounding area in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 4A.20 of the London Plan (February 2008).

24 NONSC Noise Levels

The rating level of noise emitted from any plant and/or machinery at the development shall be at least 5 dB below the existing background noise level. The noise levels shall be determined at the nearest residential property. The measurements and assessment shall be made in accordance with British Standard 4142 'Method for rating industrial noise affecting mixed residential and industrial areas'.

REASON

To safeguard the amenity of the surrounding area in accordance with policy OE3 of the Hillingdon Unitary Development Plan.

25 DRC6 Contaminated Land - survey and remedial works

Development shall not begin until a site survey to assess contamination levels has been carried out to the satisfaction of the Local Planning Authority. The survey shall be undertaken at such points and to such depth as the Local Planning Authority may stipulate. A scheme for removing or rendering innocuous all contaminants from the site shall be submitted to and approved in writing by the Local Planning Authority and all works that form part of this scheme shall be completed before any part of the development is occupied.

REASON

To ensure that the occupants of the development are not subjected to any risks from soil contamination in accordance with Policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy A.33 of the London Plan (February 2008).

26 NONSC Landfill Gas

Before any part of the development is commenced, the applicant shall carry out and submit details of a landfill gas survey for the ground at the development site. Some of the landfill gas tests within the survey shall be taken below the proposed footprint of any new building. If landfill gas is found, the applicant shall install remediation measures to prevent gas ingress to any buildings on the development site, to the satisfaction of the Local Planning Authority. The condition will not be discharged until verification information has been submitted for the remedial works.

REASON

The Council's records show that the development site is on a landfill. A gas survey is required to clarify the gas issues at the new development site to determine the remedial works which may be required, in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007). Advice on this condition can be obtained from the Environmental Protection Unit on 01895 250155 or the Building Control Officer.

27 DIS5 Design to Lifetime Homes Standards & to Wheelchair Standards

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 to be fully wheelchair accessible, or easily adaptable for residents who are wheelchair users, as set out in the Council's Supplementary Planning Document 'Hillingdon Design and Accessibility Statement: 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 (February 2008) Policies 3A.5, 3A.13, 3A.17 and 4B.5.

28 SUS4 Code for Sustainable Homes details

No development shall take place until an initial design stage assessment by an accredited assessor for the Code for Sustainable Homes and an accompanying interim certificate stating that each dwelling has been designed to achieve level 5 of the Code has been submitted to, and approved in writing, by the local planning authority. No dwelling shall be occupied until it has been issued with a final Code certificate of compliance.

REASON

To ensure that the objectives of sustainable development identified in policies 4A.1 and 4A.3 of the London Plan (February 2008).

29 SUS5 Sustainable Urban Drainage

No development shall take place on site until details of the incorporation of sustainable urban drainage have been submitted to, and approved in writing by the Local Planning Authority. The approved details shall thereafter be installed on site and thereafter permanently retained and maintained.

REASON

To ensure that surface water run off is handled as close to its source as possible in compliance with policy 4A.14 of the London Plan (February 2008) /if appropriate/ and to ensure the development does not increase the risk of flooding contrary to Policy OE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), policies 4A.12 and 4A.13 of the London Plan (February 2008) and PPS25.

30 NONSC Details of site entrance

Notwithstanding the submitted plans details of the new site access cross over are required with a width not exceeding 4.1 metres to be submitted to the Local Planning Authority for approval prior to commencement of the development.

REASON

To ensure the provision of safe and convenient access for vehicular traffic, prior to occupation in accordance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan (February).

31 TL20 Amenity Areas (Residential Developments)

None of the dwellings hereby permitted shall be occupied, until the outdoor amenity area serving the dwellings as shown on the approved plans (including balconies where these are shown to be provided) has been made available for the use of residents of the development. Thereafter, the amenity areas shall so be retained.

REASON

To ensure the continued availability of external amenity space for residents of the development, in the interests of their amenity and the character of the area in accordance with policy BE23 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policy 4B.1.

32 SUS2 Energy Efficiency Major Applications (outline where energy s

No development shall take place on site until an energy efficiency report has been

submitted to, and approved in writing by the Local Planning Authority. The energy efficiency report shall demonstrate how the Mayors Energy Hierarchy will be integrated into the development, including a full assessment of the site's energy demand and carbon dioxide emissions, measures to reduce this demand and the provision of 20% of the sites energy needs through on site renewable energy generation. The methods identified within the approved report shall be integrated within the development and thereafter permanently retained and maintained.

REASON

To ensure that the development incorporates appropriate energy efficiency measures in accordance with policies 4A.1, 4A.3, 4A.4, 4A.6, 4A.7, 4A.9, and 4A.10 of the London Plan (February 2008).

33 SUS8 Electric Charging Points

Before development commences, plans and details of 1 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 Policy 4A.3.

34 RPD1 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 south.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

35 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 to and approved in writing by the Local Planning Authority.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 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).

2 153 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 (February 2008) and national guidance.

AM10	Incorporation in new developments of additions to the proposed cycle network
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
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
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
BE13	New development must harmonise with the existing street scene.
BE18	Design considerations - pedestrian security and safety
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.
H11	Provision of affordable housing
H10	Proposals for hostels or other accommodation for people in need of care
H4	Mix of housing units
H6	Considerations influencing appropriate density in residential development.
LPP 3A.10	London Plan Policy 3A.10 - Special Needs and Specialist Housing.
LPP 3A.15	London Plan Policy 3A.15 - Protection and enhancement of the social infrastructure and community facilities
LPP 3A.13	London Plan Policy 3A.13 - Special needs and specialist housing
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.
LPP 4A.7	London Plan Policy 4A.7 - Renewable Energy
LPP 4B.5	London Plan Policy 4B.5 - Creating an inclusive environment.

OE1	Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments
PPS1	Delivering Sustainable Development
PPS25	Development & Flood Risk
R16	Accessibility for elderly people, people with disabilities, women and children
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities

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 12 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.

5 13 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).

6 15 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 Planning & Community Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

7 16 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

Pursuant to the Control of Pollution Act 1974, the Clean Air Act 1993, the Environmental Protection Act 1990 and any other relevant legislation, you are advised as follows:

(i) Demolition and construction works which are audible at the site boundary should only be carried out between the hours of 0800 and 1800 on Monday to Friday and between the hours of 0800 and 1300 on Saturday. No such work should be carried out on Sundays and Bank Holidays. All noise generated during such works should be controlled in compliance with British Standard 5228;

(ii) Measures shall be taken to eliminate the release of dust and odours caused by the works that may create a public health nuisance.

(iii) No bonfires on the site should be allowed to take place at any time.

9

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 Council's central CCTV system.

10 113 **Asbestos Removal**

Demolition and removal of any material containing asbestos must be carried out in accordance with guidance from the Health and Safety Executive and the Council's Environmental Services. For advice and information contact: - Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 277401) or the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (Tel. 020 7556 2100).

11 111 **The Construction (Design and Management) Regulations 1994**

The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994, which govern health and safety through all stages of a construction project. The regulations require clients (ie. those, including developers, who commission construction projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Further information is available from the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (telephone 020 7556 2100).

12 112 **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.

13 114 **Installation of Plant and Machinery**

The Council's Commercial Premises Section and Building Control Services should be

consulted regarding any of the following:-

The installation of a boiler with a rating of 55,000 - 1¼ million Btu/hr and/or the construction of a chimney serving a furnace with a minimum rating of 1¼ million Btu/hr;

The siting of any external machinery (eg air conditioning);

The installation of additional plant/machinery or replacement of existing machinery.

Contact:- Commercial Premises Section, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190). Building Control Services, 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

14 115 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 should only be carried out between the hours of 08.00 hours 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 and Public Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

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

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) 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.

15 119 Sewerage Connections, Water Pollution etc.

You should contact Thames Water Utilities and the Council's Building Control Service regarding any proposed connection to a public sewer or any other possible impact that the development could have on local foul or surface water sewers, including building over a public sewer. Contact: - The Waste Water Business Manager, Thames Water Utilities plc, Kew Business Centre, Kew Bridge Road, Brentford, Middlesex, TW8 0EE.

Building Control Service - 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

3. CONSIDERATIONS

3.1 Site and Locality

The site is currently occupied by Triscott House, a sheltered housing scheme comprising 15 apartments and 14 bedsits. The existing building is a two storey, red brick development with a flat roof and internal courtyard, which is set in 10metres from the site boundary and is surrounded by a number of trees and external green space.

It is located on the south side of Avondale Drive, to the west of the Parkway (A312) and to

the South of Uxbridge Road (A4020). The topography of the site is uniform and doesn't contain any significant level changes. The area predominantly consists of two storey residential buildings with pitched roofs finished in a combination of brick and timber clad walls. There is a small 2 to 2 ½ storey church with a pitched roof and a series of dormer windows to the west, and a 2-3 storey flat roofed Primary school further east down Avondale Drive.

The site is bound to the north by Avondale Drive. The curved nature of the road results in a large gap between the site and the buildings to the north. The eastern boundary is formed by the rear gardens of a modern terrace of 2 storey houses on Bourton Close. The southern boundary also bounds the rear gardens of residential properties, on Birchway, which is characterised by older semi detached properties. The site is bound by hotel and a church which front Coldharbour Lane.

3.2 Proposed Scheme

This application seeks to demolish the existing sheltered housing block on the site and to replace it with purpose designed and built Extra Care accommodation to provide the highest quality environment for its occupiers.

The proposed building would occupy a similar footprint to the existing building although it is slightly larger. It is 3 storeys high; set out in an 'L' shaped form. The building will comprise 41 one and 6 two bedroom units together with a range of communal facilities including kitchen and dining facilities, laundry, guest bedroom as well as facilities for hair dressing and similar services. In addition 12 parking spaces are proposed along with private and communal garden space.

The proposal has been designed to achieve Level 5 of The Code for Sustainable Homes. Triscott House is a flagship development and will be one of the first Care Homes in the Country to achieve this.

As a new, or at least enhanced, building typology, the design of Extra Care Accommodation includes many specific principles. These are as follows:

- Promoting Independence
- Homes for Life
- Domestic Style
- Provision of housing responsive to need, and adaptation for future need
- Creating sustainable neighbourhoods
- Providing greater accessibility with the home

These principles are set out to provide a proposed development that meets the needs and nuances of a modern day care home. The intention of the design is to provide a new community in which the elderly and infirm can retain a high level of independence, but with the benefits of 24hr care. The style is designed to be a micro-community, having more in common with a halls of residence rather than an institutional building or sanatorium.

A further asset to this building providing Extra Care Accommodation is its future position within the Borough. The intention of this new building is not only to provide communal space for the residents, but also act as hub for other Care Homes within the area.

3.3 Relevant Planning History

Comment on Relevant Planning History

There are a number of history records relating to small extensions and alterations to individual units dating back to the mid 1980's. None of these are however, considered to be relevant to this planning application.

4. Planning Policies and Standards

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.
- PT1.12 To avoid any unacceptable risk of flooding to new development in areas already liable to flood, or increased severity of flooding elsewhere.
- PT1.16 To seek to ensure enough of new residential units are designed to wheelchair and mobility standards.
- PT1.30 To promote and improve opportunities for everyone in Hillingdon, including in particular women, elderly people, people with disabilities and ethnic minorities.

Part 2 Policies:

- AM10 Incorporation in new developments of additions to the proposed cycle network
- AM14 New development and car parking standards.
- AM15 Provision of reserved parking spaces for disabled persons
- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- AM7 Consideration of traffic generated by proposed developments.
- 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
- AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
- BE13 New development must harmonise with the existing street scene.
- BE18 Design considerations - pedestrian security and safety
- 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.
H11	Provision of affordable housing
H10	Proposals for hostels or other accommodation for people in need of care
H4	Mix of housing units
H6	Considerations influencing appropriate density in residential development.
LPP 3A.10	London Plan Policy 3A.10 - Special Needs and Specialist Housing.
LPP 3A.15	London Plan Policy 3A.15 - Protection and enhancement of the social infrastructure and community facilities
LPP 3A.13	London Plan Policy 3A.13 - Special needs and specialist housing
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.
LPP 4A.7	London Plan Policy 4A.7 - Renewable Energy
LPP 4B.5	London Plan Policy 4B.5 - Creating an inclusive environment.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments
PPS1	Delivering Sustainable Development
PPS25	Development & Flood Risk
R16	Accessibility for elderly people, people with disabilities, women and children
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **30th March 2010**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

The application was advertised in a local newspaper, two site notices posted and 232 local owner/occupiers notified including the Hayes Garden Village Residents Association. One letter of objection/comment has been received from an occupier at 94 Hitherbroom Road. The objection/comments were as follows:

The objector would like an assurance that all visitors to Triscott House will park in the relevant car park and not on Avondale Drive or at the east end of Hitherbroom Road. If this can be given they would not object to the scheme.

The scheme was discussed with the Metropolitan Police Crime Prevention Officer who raised no objections to the scheme, subject to a Secure by Design condition.

Internal Consultees

POLICY OFFICER

The proposed Extra Care Home is considered to be a C3 Use and as such there will not be a loss of residential units. There is therefore no objection to the scheme in Policy terms.

ENVIRONMENTAL PROTECTION UNIT - NOISE AND AIR QUALITY

No objection to the scheme subject to Sound Insulation Scheme and a plant/machinery noise restriction conditions.

ENVIRONMENTAL PROTECTION UNIT - CONTAMINATED LAND

No objection to the scheme subject to a Site Contamination Survey and Remediation Scheme and Landfill Gas conditions.

HIGHWAYS

The provision of 12 car spaces, of which two are disabled, and 12 secured cycle parking meets Council Guidelines given the nature of the proposed use. The access from Avondale drive needs to be reduced in width from 6m to 4.5m. This can be achieved without prejudicing the two disabled parking spaces in the forecourt. A condition requesting such details to be submitted prior to the commencement of development shall be attached to any approval. Subject to this there is no Highways objection to the scheme.

ACCESS OFFICER

The Council's Access Officer has reviewed the application in detail and considers that the proposal would represent a development which fully complies with Lifetime Homes Standards and would provide a wheelchair unit with two potential access routes. Accordingly, the proposal complies with policy 3A.5 of the London Plan and guidance within HDAS - Accessible Hillingdon.

TREES & LANDSCAPING

The site contains 23No. trees around its edges, including 2No. off-site trees (T12 and T13) which are the subject of a tree survey and arboricultural implications assessment in accordance with BS5837:2005. Of these, 6 No. are 'B/2' category trees (moderate quality and value / normally considered worthy of retention), 13No. are 'C/2' category (poor quality and value / not normally considered to be a constraint on development - but may be worthy of retention if possible), the remaining 4No. trees are 'R' category and should be removed in the interest of sound arboricultural management. There are no 'A' (good) category trees, which might have constituted a significant constraint on the layout and design of the site.

The report is supported by the 'Tree Survey Plan' and 'Tree Constraints Plan'.

At 7.4 of the tree report it is noted that 'the majority of the trees consist of species that are too large to be growing in close proximity to residential housing without causing conflicts'. However, the report goes on to say that: 'the proposals will reduce the distance between the tree and the building and are likely to exacerbate existing conflicts resulting from the proximity and size of the trees.

The 'Tree Constraints Plan' confirms the extent of overshadowing / dominance caused by existing trees along the south and west boundaries.

Whitelaw Turkington's drawing No. 01 Rev A shows the tree removal / retention strategy. It is proposed to retain most of the 'B' class trees (T1, 2, 3, 16 and 21) and one 'C' class tree (T13) - with all of the poorer quality trees, including one 'B' class tree (T4, a Beech) scheduled for removal. This drawing also confirms that specific retained trees (T16, a Wild Cherry and T21, Common Lime) will require special measures to prevent ground compaction around the root zones. Construction hoarding and/ or protective fencing for the retained trees is also shown on this drawing.

The proposed tree retention is intended to safeguard the best trees - which will be retained evenly round the site and should provide an 'instant' mature landscape structure around the new

building.

Saved policy BE38 seeks the retention of trees, or landscape features of merit, and expects landscape enhancement in association with developments. The landscape design allows for the retention of all but one (T4) of the 'B' class trees - and one of the 'C' class trees (T13, an off-site Birch). The planting proposal seeks to create a high quality scheme, sensitively designed for the specific needs of future residents. The planting details include replacement tree planting using attractive tree species which, in maturity, will be appropriate for the space available.

The tree report confirms (8.2) that pre-commencement (of demolition) tree work will be required in accordance with BS3998:1989, following which all trees selected for retention should be fenced off in accordance with BS5837:2005 (8.5).

The tree report also confirms (8.6) that 'a Method Statement should be drawn up detailing how the trees are to be protected during the demolition phase and where works are required within the RPA of any retained trees during the construction phase'.

The success of the landscape will depend on the quality of establishment and future maintenance of the site and communal spaces. A landscape management and maintenance plan and schedules will be required.

RECOMMENDATION

No objection subject to conditions TL1, TL2, TL3, TL5, TL6, TL7, TL21.

URBAN DESIGN CONSULTANT

The proposed development which benefits from a high quality, contemporary, effective and attractive design solution is strongly supported from an urban design point of view. The design, scale, height and massing has been carefully considered, is appropriate for the site and relates well to the existing built surroundings. From a sustainability and design perspective the proposal is considered to provide a state of the art, high quality living environment of significance, as well as enhancing and invigorating the character and appearance of the local street scene. The scheme is supported in design terms subject to standard conditions.

S106 OFFICER

The proposed scheme would give rise to the need for the following planning obligations:

1. Health: in line with the SPD a contribution of £15,067.23 is required in order to meet the healthcare needs of the proposed development.
2. Community Facilities: in line with the SPD a contribution in the sum of £20,000 is required in order to improve facilities at the Hayes Recreation Centre.
3. Libraries: in line with the SPD a contribution equal to £1599.42 is sought in order to improve local library facilities.
4. Construction training: in line with the SPD if the construction period exceeds 3 months or costs over £2m then a contribution equal to £2,500 for every £1m build cost will be required.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The main planning issues are considered to be:

- i) The principle of the proposed development.
- ii) Impact on the character and appearance of the area.
- iii) Impact on neighbouring residential properties.
- iv) Traffic impact and car/cycle parking
- v) Living conditions for future occupiers.
- vi) Planning Obligations.

The proposal seeks permission for the demolition of an existing sheltered housing block and the erection of a residential care home development. The principle of residential development on the site is well established. The existing use of sheltered housing is similar to the proposed Extra Care use, which is considered to be a residential development, thus resulting in no loss of residential units in line with Council policy. The site's redevelopment for a new residential care home is therefore supported in principle.

7.02 Density of the proposed development

London Plan Policy 3A.3 seeks to maximise the potential of sites, compatible with local context and design principles in Policy 4B.1 (Design principles for a compact city) and with public transport capacity. Boroughs are encouraged to adopt the residential density ranges set out in Table 3A.2 (Density matrix (habitable rooms and dwellings per hectare) and which are compatible with sustainable residential quality.

The proposed scheme would have a density of 131 units per hectare or 289 habitable rooms per hectare. This is above the upper end of the London Plan density range (50-95 units per hectare or 150-250 habitable rooms per hectare) based on the site's Public Transport Accessibility Level (PTAL) score of 2. However, the Extra Care Home is not a standard residential development. It is a flagship, high quality, low intensity use and of a high specification (level 5 of the code for sustainable homes) which would be compatible with the local context and result in an environmentally positive scheme as well as providing a good standard of amenity for the future occupiers. Accordingly, no objection is raised to the proposed density in this instance.

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

The application site is not located within proximity to an archaeological priority area, a conservation area, an area of special local character or any listed buildings. The proposal does not raise any concerns relating to these matters.

7.04 Airport safeguarding

The proposal does not give rise to any concerns regarding airport or aerodrome safeguarding.

7.05 Impact on the green belt

The application site is not located in proximity to the Metropolitan Green Belt.

7.07 Impact on the character & appearance of the area

The proposed building mass has been designed to be sympathetic with the existing residential buildings within the vicinity. These comprise mainly of 2-2 ½ storey pitched roof developments. To the West is a Baptist church, varying between 2-2 ½ stories with a large car parking facility that borders the West edge of the site. To the north of the site, directly across from Avondale Drive there is a large semicircular area of landscaping that provides a visual barrier to the residential units that continue further north.

The Triscott House re-development scheme forms a key part of the HPA Pipeline Programme for the delivery of high quality affordable homes in the borough. Following extensive pre-application advice on urban design issues, the scheme also addresses current short comings with regards to the quality of the public realm.

The proposed development which benefits from a high quality, contemporary, effective and attractive design solution is strongly supported from an urban design point of view. The L-shaped building makes effective use of the elongated land parcel, and creates a positive and welcoming environment to the street frontage, with a generous open courtyard leading into the main entrance. The glazed arrival hall contributes to the airy and light character and reflects the landscaping to the front as well as the amenity space to the south of the building. Public art is proposed to form part of the scheme in the front courtyard, as well as the tranquil, rear garden. The scheme benefits from a strong emphasis on high quality landscaping both with regards to the public street frontage, including the signature green gable along Avondale Drive, as well as the interesting sensory garden, designed with therapeutic aims in mind.

The building design is a highly sustainable development which provides high levels of natural day light, solar panels, natural ventilation, green and brown roofs, rain water harvesting and uses innovative and natural building materials such as hemp insulation. This is a result of close cooperation and joint efforts between the Council's Housing team and the urban design officer during pre-application stage.

The scale, height and massing has been carefully considered, is appropriate for the site and relates well to the existing built surroundings. The design ethos is a white rendered, simplistic building, in a well proportioned L-shape, with contrasting details in strong base colours, on a Corbusier-like theme. The ground level, clad in a glazed, blue brick with banding details, provides an attractive contrast and adds character to the building. Smaller areas of the building use cladding in blue and green metal finishes, matched by translucent wall panels. Fenestration, balcony railings, pergolas and brise soleil are contemporary, matching grey powder coated metal constructions. Also internally, colour coding forms part of the theme to create character and orientation in the building.

Communal activities are concentrated to the fully glazed central core, which abuts the generous rear amenity space, and which separates the two adjoining residential wings. High quality internal 'streets' have been created within the building to provide a homely yet interesting indoor environment.

The massing has been visually reduced through large projecting winter balconies facing onto Avondale Drive and open balconettes to the rear. The scale is further reduced by the transparent character of the foyer area, including the glazed entrance canopy, the Northwest lightweight staircase, the reduction in height to 2 storeys to the southeast, and a single storey lightweight communal area facing the garden.

From a sustainability and design perspective the proposal is considered to provide a state of the art, high quality living environment of significance, as well as enhancing and invigorating the character and appearance of the local street scene.

Although generally one storey higher than the existing building and surrounding dwellings, it is considered that, by way of its carefully designed facades the scale, design and layout of the proposed development is considered to be in keeping with the existing character of the area and would safeguard its visual amenity in line with policies BE5, BE13 and BE19 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.08 Impact on neighbours

Policies BE20 and BE24 seek to ensure that new development does not generate adverse impacts in respect to sunlight and privacy. Because of the orientation of the site, and the size and siting of the proposed building, no significant loss of daylight and sunlight to

adjoining properties would result from this development. The proposed development is considered to be consistent with Policies BE20 and BE24 of the UDP.

The proposed building will not infringe the 21m distance between habitable room windows as required by the Council's Residential Layout Design Guide. The minimum distances this scheme achieves are in fact between 25m and 29m to the dwellings to the south on Birchway, which far exceeds the minimum 21m standard and affords a sufficiently distanced area within which existing occupiers of these residential properties can avoid being easily overlooked.

Particular care has been taken with the design of the windows on the southern elevation to further ameliorate any direct overlooking from the living/dining rooms for the majority of units on the first and second floor levels. The applicant recognises that residents are likely to spend longer in their rooms than in a normal residential situation. This might increase the perception of overlooking. Equally, it is important to offer residents an outlook and to allow light into the rooms. Therefore, each window is designed to prevent direct overlooking but allow light and oblique views. Nonetheless the development would result in an increased perception of overlooking of neighbours gardens. Of relevance though is the fact that no neighbour whatsoever has objected on this ground, as such it is felt that the application could not be refused for this reason.

The orientation of the building in relation to the residential properties on Birchway means that there will be no significant impact on sunlight or daylight, particularly when combined with the distances between the buildings. The buildings on Birchway are to the south of the property and will therefore, not suffer any overshadowing from the new building.

7.09 Living conditions for future occupiers

There is no specific design guidance for Extra Care Homes. However, Policy H10 of the Hillingdon UDP states that proposals for redevelopment for accommodation for people in need of care such as residential care homes should have regard to the recommendations on amenity and design set out in supplementary planning guidance (HDAS on residential layouts). As such the Hillingdon Design and Accessibility Statement should be used as a guideline for care home developments.

Room sizes

The development proposes 41 one bedroom and 6 two bedroom units. The supplementary planning guidance states that one-bedroom self contained units should have a minimum floor area of 50 square metres and 63sq metres for two bedrooms units. All proposed units meet these standards.

Amenity space

The guidance states that 20sq metres of amenity space should be provided per one bedroom and 25sq metres per two bedroom flat for residential developments. So typically a residential development for 41 one bedroom and 6 two bedroom units would require 940sq metres of amenity space. The proposal provides approximately 720sq metres of amenity space in a number of forms designed specifically to benefit future residents with extra care needs. In appeal APP/R5510/A/08/2072077, Pembroke Road, the Inspector in commenting of the appropriate layouts of amenity space to serve a scheme of this nature, stated "that the occupiers of sheltered apartments tend to use the outdoor amenity space passively, for the outlook it provides, rather than actively using it." Therefore, the level of amenity space servicing this development would provide adequate useable external amenity space for the occupiers of the development.

In addition, most ground floor units will be provided with small private garden/defensible spaces accessible directly from the units. Given the nature of the proposed use, the level of amenity space is considered a generous provision of amenity space.

Access

All access to the residential units via entrance doors are fully compliant with the requirements outlined in the Building Regulations, Part M Section 2 Accessible Entrances. All entrances have level thresholds. The doorways also comply with the standards outlined in Part M of the Building Regulations, which require that the doors are wide enough to allow people with buggies, cases or people on crutches to pass others on the access route.

In addition the internal layouts will confirm to the standards For Extra Care Housing, as set out by: Extra Care Housing; Lifetime Homes Standards as well as the Mayor's Supplementary Planning Guidance April 2004.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Policies AM2, AM7, AM14, AM15 are concerned with traffic generation, road capacity, on site parking and proximity to public transport. In terms of on-site parking, the Council's revised parking standards require the following:

- 1 space per 4 units
- 10% allocated to people with disabilities
- 1 motorcycle space (per 20 car spaces)
- 1 bicycle space per 2 staff

The development requires a provision of 11.75 car parking spaces. The proposal provides 12 on site car parking spaces, 2 of which will be disabled spaces, which meets the Council's minimum parking standards.

A bicycle storage shed is proposed in the rear garden providing 12 secure cycle spaces as well as 6 visitor cycle parking spaces at the front of the property. With no more than 3 staff on site at any one time, resulting in a requirement of 1 cycle parking space, the provision exceeds the cycle parking standards and is considered acceptable.

The proposed site access is 6m wide. This is considered too wide. A condition will be attached to the consent requires details be submitted to the Council showing the site access to a width of no more than 4.1m, in the interests of pedestrian and vehicular safety.

7.11 Urban design, access and security

Urban Design matters are discussed in detail under paragraph 7.07 of this report.

Security Issues have been incorporated into the design of the development and will be secured by a recommended condition.

7.12 Disabled access

Policy 3A.5 of the London Plan and guidance within the HDAS - Accessible Hillingdon requires new residential developments to achieve Lifetime Homes Standards and for 10% of the units to be easily adaptable for wheelchair users.

The Council's Access Officer has reviewed the application in detail and considers that the proposal would represent a development which fully complies with Lifetime Homes

Standards and would provide a wheelchair unit with two potential access routes. Accordingly, the proposal complies with policy 3A.5 of the London Plan and guidance within HDAS - Accessible Hillingdon.

7.13 Provision of affordable & special needs housing

The London Plan and guidance within the Council's Supplementary Planning Document for Planning Obligations requires that 50% of all residential units are provided as affordable housing on schemes of this size. The application has been submitted on behalf of the Council's Housing Department and all of the units within the scheme would be provided as affordable. The proposal would therefore exceed the requirements of adopted policy relating to affordable housing.

7.14 Trees, landscaping and Ecology

The layout indicates that there will be space and opportunity for a high quality landscape scheme in accordance with saved Policy BE38. Subject to conditions securing an appropriate landscaping scheme, it is considered that the proposed development would enhance the landscaping of the site in accordance with Policy BE38 of the Saved Policies UDP.

7.15 Sustainable waste management

The proposal will provide a refuse and recycling store for residents and staff located in the North West corner of the site in close proximity to the new building and Avondale Drive. It is located within the site boundary and is set behind a secure fence and gate. Residents and staff can access this bin storage area from a path leading to the building, whilst servicing of this area is via a secondary entrance directly from Avondale Drive. The entrance to this bin store is 6m from the kerb and as such conforms to Hillingdon Council standards for maximum travel distances.

A second bin store for the residents is located to east of the proposed building, close to the entrance to the car park. This is located in a convenient location close to the residential cluster to the east of the site.

Subject to a condition requiring further details of the bin stores and their layout there is no objection to the development.

7.16 Renewable energy / Sustainability

Policies within section 4A of the London Plan require developments to provide for reductions in carbon emissions, including the provision of 20% of the developments energy needs through on site renewable technology.

The application is supported by an assessment which indicates that the development has been designed to achieve level 5 of the Code for Sustainable Homes and that a significantly more than a 20% carbon dioxide reduction (based on regulated emissions) would be provided through the installation of solar thermal and solar photovoltaic panels to the roof of the proposed building as such accords with the London Plan.

7.17 Flooding or Drainage Issues

Subject to a condition requiring the use of sustainable urban drainage on site it is not considered that the proposal would give rise to any concerns relating to flooding or drainage.

7.18 Noise or Air Quality Issues

The application seeks permission for a residential development within a residential area. It is not considered that the proposal gives rise to any concerns regarding noise for either future or neighbouring occupiers.

The Council's Environmental Protection Unit have reviewed the submission and raise no concerns in relation to noise subject to noise conditions for the plant and machinery and a sound insulation scheme.

7.19 Comments on Public Consultations

None.

7.20 Planning obligations

The Council's S106 Officer has advised that the scheme would give rise to the need for the following planning obligations:

1. Health: in line with the SPD a contribution of £15,067.23 is required in order to meet the healthcare needs of the proposed development.
2. Community Facilities: in line with the SPD a contribution in the sum of £20,000 is required in order to improve facilities at the Hayes Recreation Centre.
3. Libraries: in line with the SPD a contribution equal to £1599.42 is sought in order to improve local library facilities.
4. Construction training: in line with the SPD if the construction period exceeds 3 months or costs over £2m then a contribution equal to £2,500 for every £1m build cost will be required.

7.21 Expediency of enforcement action

None.

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**

The application seeks permission for the erection of an Extra Care Home of 47 one and two residential units on the site of an existing sheltered housing use.

The design, scale and massing of the building are considered to be appropriate and in keeping with the character and context of the surrounding area.

The proposal would not detrimentally impact on the residential amenity of neighbouring occupiers and would provide an area of soft landscaped amenity space for the benefit of the neighbouring estate. In addition the proposal would provide an appropriate residential environment for future occupiers.

The proposed scheme would provide for an appropriate level of accessibility and the proposal does not give rise to any concerns with regard to highway or pedestrian safety.

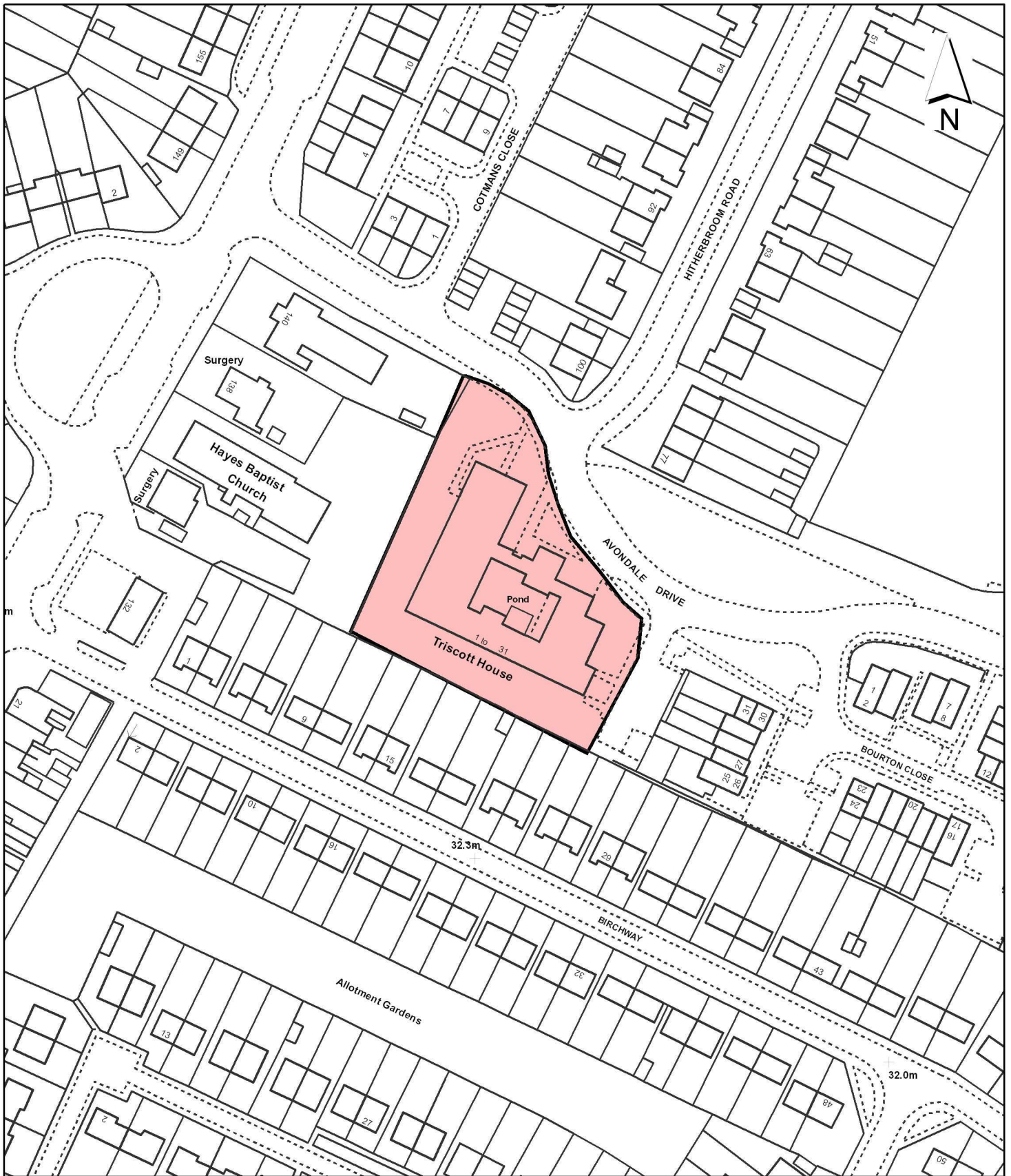
The application is therefore recommended for approval, subject to conditions.

11. **Reference Documents**

London Plan (February 2008)
Planning Policy Statement 1: Delivering Sustainable Development
Planning Policy Statement 4: Planning for Sustainable Growth
Planning Policy Guidance 24: Planning & Noise
Planning Policy Statement 25: Development and Flood Risk
Council's Parking Standards
Council's Supplementary Planning Guidance - Noise
Council's Supplementary Planning Guidance - Air Quality
Council's Supplementary Planning Guidance - Community Safety by Design
Council's Supplementary Planning Guidance - Planning Obligations
Council's Supplementary Planning Document - Accessible Hillingdon.

Contact Officer: Nigel Bryce

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**Triscott House,
Avondale Drive, Hayes**

Planning Application Ref:

36261/APP/2010/215

Planning Committee

Central and South

Scale

1:1,250

Date

March 2010

**LONDON BOROUGH
OF HILLINGDON
Planning &
Community Services**

Civic Centre, Uxbridge, Middx. UB8 1UW
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