

Report of the Head of Planning & Enforcement Services

Address LOCK UP GARAGE SITE REAR OF 22, 23, 24, 25, 26, 28 AND 30 ST PETER'S ROAD COWLEY

Development: Erection of detached bungalow with associated parking and landscaping, involving demolition of existing lock-up garages.

LBH Ref Nos: 66045/APP/2010/1477

Drawing Nos: LBH/SPR/20

Date Plans Received: 25/06/2010 **Date(s) of Amendment(s):**
Date Application Valid: 02/07/2010

1. SUMMARY

This application seeks full planning permission for the demolition of existing lock-up garages and the erection of a 2 bedroom residential bungalow, with associated parking and amenity space, on a site to the rear of existing properties along St Peter's Road in Cowley.

It is not considered that the proposed development would have a detrimental impact on the character or appearance of the surrounding area or on the residential amenity of neighbouring occupants. The proposal is considered to comply with relevant UDP and London Plan policies and accordingly, approval is recommended.

2. RECOMMENDATION

APPROVAL subject to the following:

1 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.

2 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).

3 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 know datum point. Thereafter the development shall not be carried out other than in accordance with the approved details.

REASON

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

4 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).

5 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).

6 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).

7 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).

8 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).

9 MCD10 Refuse Facilities

No development shall take place until details of facilities to be provided for the covered, screened and secure storage of refuse and recycling receptacles 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.

10 DIS1 Facilities for People with Disabilities

All the facilities designed specifically to meet the needs of people with disabilities that are shown on the approved plans shall be provided prior to the occupation of the development and thereafter permanently retained.

REASON

To ensure that adequate facilities are provided for people with disabilities in accordance with Policy AM13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policies 3A.13, 3A.17 and 4B.5.

11 DIS5 Lifetime Homes

All residential units within the development hereby approved shall be built in accordance with 'Lifetime Homes' Standards 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.

12 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 that the development provides a safe and secure environment in accordance with policies 4B.1 and 4B.6 of the London Plan.

13 NONSC Contamination

Before any part of this development is commenced a site survey to assess the land contamination levels shall be carried out to the satisfaction of the Council and a remediation scheme for removing or rendering innocuous all contaminants from the site shall be submitted to and approved by the Local Planning Authority. The remediation scheme shall include an assessment of the extent of site contamination and provide in detail the remedial measures to be taken to avoid risk to the occupiers and the buildings when the site is developed. All works which form part of this remediation scheme shall be completed before any part of the development is occupied (unless otherwise agreed in writing by the Local Planning Authority). The condition will not be discharged until verification information has been submitted for the remedial works. Any imported material i.e. soil shall be tested for contamination levels therein to the satisfaction of the Council.

REASON

To ensure that the occupants and users of the development are not subject to any risks

from contamination in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

14 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 10 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 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 through minimising emissions throughout the demolition and construction process.
- (vii) Measures for reducing dust.

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).

15 NONSC 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) 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.

16 SUS4 Code for Sustainable Homes

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 3 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) are met.

17 H1 Traffic Arrangements - submission of details

Development shall not begin until details of all traffic arrangements (including where appropriate carriageways, footways, turning space, safety strips, sight lines at road junctions, kerb radii, car parking areas and marking out of spaces, loading facilities, closure of existing access and means of surfacing) have been submitted to and approved in writing by the Local Planning Authority. The approved development shall not be occupied until all such works have been constructed in accordance with the approved details. Thereafter, the parking areas, sight lines and loading areas (where appropriate) must be permanently retained and used for no other purpose at any time. Disabled parking bays shall be a minimum of 4.8m long by 3.6m wide or at least 3.0m wide where two adjacent bays may share an unloading area.

REASON

To ensure pedestrian and vehicular safety and convenience and to ensure adequate off-street parking, and loading facilities in compliance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan . (February 2008).

INFORMATIVES

1 152 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.

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.
AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
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

AM15	new planting and landscaping in development proposals.
OE1	Provision of reserved parking spaces for disabled persons
OE11	Protection of the character and amenities of surrounding properties and the local area
H8	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
	Change of use from non-residential to residential

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 **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).

9 **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.

10 **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 or Bank 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.

11 **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).

12 **134** **Building Regulations 'Access to and use of buildings'**

Compliance with Building Regulations 'Access to and use of buildings' and Disability Discrimination Act 1995 for commercial and residential development.

You are advised that the scheme is required to comply with either:-

- The Building Regulations 2000 Approved Document Part M 'Access to and use of buildings', or with
- BS 8300:2001 Design of buildings and their approaches to meet the needs of disabled people - Code of practice. AMD 15617 2005, AMD 15982 2005.

These documents (which are for guidance) set minimum standards to allow residents, workers and visitors, regardless of disability, age or gender, to gain access to and within buildings, and to use their facilities and sanitary conveniences.

You may also be required make provisions to comply with the Disability Discrimination Act 1995. The Act gives disabled people various rights. Under the Act it is unlawful for employers and persons who provide services to members of the public to discriminate against disabled people by treating them less favourably for any reason related to their disability, or by failing to comply with a duty to provide reasonable adjustments. This duty can require the removal or modification of physical features of buildings provided it is reasonable.

The duty to make reasonable adjustments can be effected by the Building Regulation compliance. For compliance with the DDA please refer to the following guidance: -

- The Disability Discrimination Act 1995. Available to download from www.opsi.gov.uk
- Disability Rights Commission (DRC) Access statements. Achieving an inclusive environment by ensuring continuity throughout the planning, design and management of building and spaces, 2004. Available to download from www.drc-gb.org.
- Code of practice. Rights of access. Goods, facilities, services and premises. Disability discrimination act 1995, 2002. ISBN 0 11702 860 6. Available to download from www.drc-gb.org.
- Creating an inclusive environment, 2003 & 2004 - What it means to you. A guide for service providers, 2003. Available to download from www.drc-gb.org.

This is not a comprehensive list of Building Regulations legislation. For further information you should contact Building Control on 01895 250804/5/6.

13 146 Renewable Resources

To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO₂) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.

14 147 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).

15

You are advised that in order to support the "Secured by Design" agenda, accessible car parking bays should not be marked. Car parking spaces should instead be allocated to a specific unit, allowing a disabled occupant choice over whether the bay is marked.

16

It would seem that the passageway within the proposed flats is only around 900 mm wide. You are advised that should that be the case, all doorways that require a 90° turn into a room that lead from the passageway should themselves be no less than 900 mm wide.

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises an approximately 0.02 hectare irregularly shaped plot, which currently houses 8 lock-up garages. Access is gained via a narrow lane between two existing houses, off the northern side of a corner in St. Peter's Road and near its junction with St. David's Road. This lane also provides pedestrian and vehicular access to the adjacent allotments to the west of the site. The site is bounded to the north the rear gardens of properties in St Peter's Road and to the south and east by residential properties. It falls within the developed area as shown on the Hillingdon Unitary Development Plan Proposals Map.

3.2 Proposed Scheme

Full planning permission is sought for the demolition of the existing lock-up garages and the redevelopment of the site to provide a 2 bedroom bungalow. The bungalow would be located towards the rear part of the site with the main garden area to the front. Parking would be provided towards the front of the site adjoining the boundary of 24 and 25 St Peters Road.

Amenity space would be provided to the front of the unit bounding the access road to the remaining garages to the rear of the site. New planting would take place in this area as well as in front of the unit and adjacent to the car parking area. Bin stores and cycle stores would also be provided. No changes would be made to the existing vehicular access off St. Peter's Road.

3.3 Relevant Planning History

Comment on Relevant Planning History

Planning Application ref: 66045/APP/2009/1093 for the erection of a three-storey building to provide for 3 two-bedroom flats incorporating rear dormer windows and front and side rooflights, with associated parking and landscaping (involving demolition of the existing garages.) Withdrawn.

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.
- PT1.16 To seek to ensure enough of new residential units are designed to wheelchair and mobility standards.

Part 2 Policies:

- 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.
- AM7 Consideration of traffic generated by proposed developments.
- BE13 New development must harmonise with the existing street scene.
- 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.
- AM15 Provision of reserved parking spaces for disabled persons
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE11 Development involving hazardous substances and contaminated land - requirement for ameliorative measures
- H8 Change of use from non-residential to residential

5. Advertisement and Site Notice

- 5.1 Advertisement Expiry Date:- Not applicable
- 5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to 89 local owner/occupiers. Two letters of objection and a 35-

signature petition have been received. The two letters of objection raised the following issues:

- i) There would not be adequate fire engine access in an emergency to the property on site.
- ii) The design of the bungalow would make it very easy to add a second or third storey at a later date. With 15 car spaces on the current proposal there is concern that they would be taken away from allotment users and allocated to new residents if the development was expanded upwards.

The petition does not give any reasons for objections to the scheme.

Internal Consultees

LANDSCAPE:

The site

As previously described. There are no trees, protected or otherwise, on or close to the site, and no other landscape constraints on development.

Proposal: The proposal is an amended scheme to demolish the first two blocks of garages (at the entrance to the site) and to build a single 'L'-shaped detached bungalow with associated parking and landscaping. The plans show the retention of some of the 1.9 metre high garage walls around the external boundaries of the site. A new 1.8 metre high timber fence with sliding gate will enclose the front boundary.

The external layout includes the provision of a paved patio area, area of lawn and indicative planting to include a tree and shrub planting. A storage area has been included for bins, re-cycling, composting and cycle storage. Off-street parking for a single car is specified, using a cellular re-inforced grass system.

There is a flat/shallow mono-pitched roof system which is specified as a green roof, with photovoltaic cells/solar panels (the latter are not shown on the drawings).

Landscape Consideration: Saved policy BE38 seeks landscape enhancement in association with development. This application includes the provision of private courtyard garden/private amenity with indicative hard and soft landscaping. Hard and soft landscape details should be conditioned.

EA/DCLG guidance seeks the provision of SUDS compliant paving in front gardens. While the driveway has been specified as a cellular re-inforced grass system, this is most unlikely to be satisfactory as a permanent driveway. (These systems tend to only survive when used for occasional/overflow parking). Either the cellular construction should be filled with gravel, or an alternative permeable surface should be considered. Paved access will also be required to access the storage area.

Details of the green roof construction, planting and maintenance should be conditioned.

Recommendation: No objection subject to conditions TL5, TL6 and details relating to the green roof system (see above).

ACCESS: To allow the bathroom to be used as wet rooms in future, plans should indicate floor gully drainage. A revised plan incorporating the above should be submitted.

WASTE MANAGEMENT: Space has been allocated for waste and recycling storage, which is good practice. This is at the side of the property. The waste and recycling collection system is as described below: -

- i) Weekly residual (refuse) waste, using sacks purchased by the occupier (allow for 2 x 70 litre sacks per 2 bedroom dwelling).
- ii) Weekly dry recycling collection, using specially marked sacks provided by the Council (allow for 2 x 70 litre sacks per 2 bedroom dwelling)
- III) Fortnightly green garden waste collection, using the specially marked reusable bags provided by the Council (3 bags provided per household).

The residents would need to present the waste and recycling at the curtilage of the property on the allocated collection day.

HIGHWAYS: One car parking space is provided at the maximum permitted standard of 1 space per unit. A standard condition relating to traffic arrangements including road construction details is required. Officers in Adult Social Care Health and Housing have advised that very few of the garages are currently leased and that alternative lock-up garage sites are available nearby. As such, no objections are raised to the loss of garages at the site. No objections are raised on highway grounds.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site is located within the Developed Area as shown on the Unitary Development Plan Proposals Map. Furthermore, the site does not fall in a conservation area or Area of Special Local Character. As such, there is no objection in principle to the demolition of the existing garages and redevelopment of the site for residential purposes.

7.02 Density of the proposed development

The site has a Public Transport Accessibility Level (PTAL) of 1b. The London Plan (2008) range for sites with a PTAL of 0-1 in a suburban area is 150-200 habitable rooms per hectare and 35-55 units per hectare. Given the size of the proposed living/dining rooms at over 20m², which would count as the equivalent of two habitable rooms in compliance with the Council's Supplementary Planning Document on Residential Layouts. As such, based on a total site area of 203m² the site would have a density of 49.3 units per hectare and 197 habitable rooms per hectare. This complies with London Plan standards.

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

The site does not fall within an Archaeological Priority Area and there are no Conservation Areas, listed buildings or Areas of Special Local Character within the vicinity.

7.04 Airport safeguarding

Not applicable to this application

7.05 Impact on the green belt

The nearest Green Belt land is located beyond St. Peter's Road to the east, within close proximity of the site. However, existing properties, along the west side of St. Peter's Road, would provide significant screening and only limited views of the proposed building would be available from this land. The proposed development would be in keeping with the character and appearance of the surrounding residential area and it is not considered that it would have any significant detrimental impact on the openness or visual amenity of the Green Belt in this location.

7.07 Impact on the character & appearance of the area

The surrounding area is largely characterised by a mix of semi-detached and detached two-storey properties. Only limited views of the development would be available from St. Peter's Road due to the site's location behind existing properties and it is not considered that it would have a significant impact on the visual amenities of the street scene in this location. Given it is only single storey, proposed long distance views would not be available. As such it is not considered that the development would have an unacceptable

impact on visual amenity from this location.

Although only limited views would be available of the proposed development from surrounding roads, it would be clearly visible from surrounding properties, which back onto the site. However the proposed building would be small in scale and only single storey in height and its overall design would be in keeping with the character and appearance of surrounding development. Thus, it is not considered that it would be so significantly larger in size, scale or mass as to appear incongruous to its surroundings.

It is considered that the proposed development would be in keeping with the character and appearance of the surrounding area and that its visual impact is acceptable, in accordance with policies BE13 and BE19 of the UDP saved policies September 2007.

7.08 Impact on neighbours

The proposed site is located in a relatively open area, bounded by the rear garden of nos. 24 & 25 St Peter's Road to the north, and the rear gardens of nos. 26 and 28 St. Peter's Road to the east. Any windows proposed in the elevations facing neighbouring properties are shown to be at a high level and obscure glazed. As such, there would be no resulting loss of privacy to these properties as a result of the proposal. Whilst the nearest property is within 8 metres of the proposed unit, given it is located on the site of existing garages and is single storey in height, it is not considered that there would be any significant loss of light or overshadowing or any overlooking, to the detriment of residential amenity, sufficient to justify refusal. No overlooking would occur to rear gardens of nos. 24, 25, 26 and 28 St Peter's Road.

The rear garden of 24 and 25 St Peter's Road would abut the proposed parking area, however, it is not considered that this would create a significant increase in noise or disturbance over the existing garages on the site if they were in full use and, as such, refusal cannot be justified on this basis. No.30 St Peter's Road would be adjacent to the access road, however, similarly, it is not considered that the proposed unit would lead to an increase in traffic over the existing garages if they were in full use.

7.09 Living conditions for future occupiers

The Council's Supplementary Planning Document on Residential Layouts states that a minimum of 63m² internal floor space should be provided for two bedroom flats. With a floor area of 85m², the proposal exceeds these guidelines. All habitable rooms would receive adequate daylight and the amenities of future occupiers would not be prejudiced by the position of adjoining houses. As such, it is considered that the proposed property would adequately serve the needs of future occupiers in terms of internal space.

The Council's Supplementary Planning Document on Residential Layouts states that a minimum of 25m² amenity space should be provided for 2-bedroom flats and a total of at least 25m² usable amenity space should be provided for this development. With a total provision of 80m², provided to the front of the proposed dwelling, the proposal exceeds these guidelines.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

One car parking space, which is easily adaptable to a disability standard space, would be provided towards the front part of the site, and two bicycle parking spaces would be provided on the northern boundary of the site adjacent to the proposed unit. This complies with the Council's car and bicycle parking standards. It is considered that this would create significantly less traffic on the site than if the existing garages were fully let and, as such, no objections are raised. The Council's Highway Engineer has raised no objections on highway grounds subject to conditions relating to traffic arrangements during construction.

7.11 Urban design, access and security

This has been largely discussed in part 7.07 of the report. The size, siting scale and mass of the building is considered to be acceptable in this location and the design, including the roof, materials and fenestration, would be in keeping with the character and appearance of the area. As such, the scheme is considered to be acceptable on design grounds.

7.12 Disabled access

The applicant's Design and Access Statement confirms that the proposed development would comply with Lifetime Homes Standards. The Council's Access Officer has suggested that the plans should be amended to better reflect this, however, it is considered that this could be dealt with by way of condition should approval be granted.

7.13 Provision of affordable & special needs housing

There is no requirement to provide affordable or special needs housing for a development of this size. The applicant has advised that the unit will be for people with special needs.

7.14 Trees, landscaping and Ecology

There are currently no trees or landscaping of merit on the site. The plans indicate that hard and soft landscaping would be provided around the proposed building, and that there is sufficient space on the site to provide a high quality landscaping scheme. The Council's Trees/Landscape Officer has raised no objections on these grounds subject to relevant conditions.

7.15 Sustainable waste management

The plans indicate that refuse storage would be provided adjacent to the proposed building adjoining the boundary to the north. The Council's Waste Strategy Department has suggested that as shown the bin provision would appear to be adequate for this development. A condition is attached to ensure that the bin stores will be covered and secure.

7.16 Renewable energy / Sustainability

The applicant's Design and Access Statement indicates that the scheme has been designed to achieve a minimum of Level 3 of the Code for Sustainable Homes. Given the modest scale of the scheme, the achievement of Code Level 3 is considered to demonstrate that sufficient consideration has been given to sustainability issues.

7.17 Flooding or Drainage Issues

Not applicable to this application

7.18 Noise or Air Quality Issues

It is not considered that the provision of a residential unit on this site will lead to significant noise or air quality issues sufficient to justify refusal.

7.19 Comments on Public Consultations

With regard to the issues raised by the objector, the Council's Highway Engineer has advised that there is adequate room for emergency vehicle access to the site. Any extensions to the proposed bungalow would require approval from the Council and any such application would be considered on its own merits.

7.20 Planning obligations

Not applicable to this application

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

Not applicable to this application

10. CONCLUSION

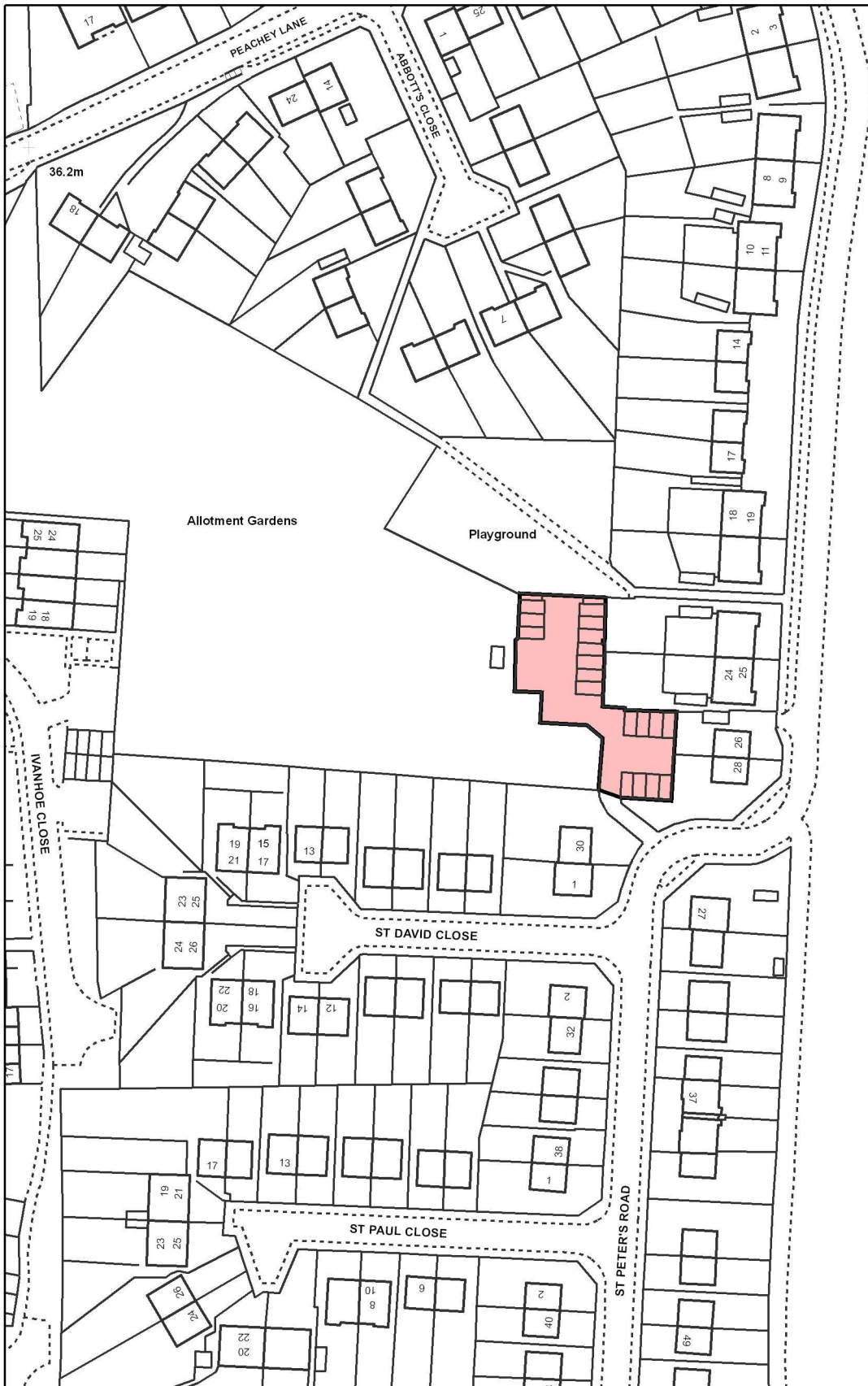
In conclusion it is not considered that the proposed development would be out of keeping with the character or appearance of the surrounding area and the impact on the amenity of adjoining properties is considered to be acceptable. A satisfactory form of accommodation would be provided for future residents and car parking and bicycle parking provision comply with the Council's Car Parking standards. As such, it is considered that the proposed development complies with the relevant UDP and London Plan policies and approval is recommended subject to conditions.

11. Reference Documents


Hillingdon Unitary Development Plan Saved Policies September 2007
London Plan (Consolidated with Alterations since 2004)
Planning Policy Statement 1 (Delivering Sustainable Development)
Planning Policy Statement 3: Housing
Hillingdon Design and Accessibility Statement: Residential Layouts
Hillingdon Design and Accessibility Statement: Accessible Hillingdon
Supplementary Planning Document - Planning Obligations

Contact Officer: Matt Kolaszewski

Telephone No: 01895 250230



Notes

 Site boundary
For identification purposes only.

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100019283 2009

Site Address	
Garage site at rear of 22 - 30 St. Peters Road, Cowley	
Planning Application Ref:	Scale
66045/APP/2010/1477	1:1,250
Planning Committee	Date
Central and South	September 2010

**LONDON BOROUGH
OF HILLINGDON**

**Planning &
Community Services**

Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 250111



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