

Report of the Head of Planning & Enforcement Services

Address RAF EASTCOTE LIME GROVE RUISLIP

Development: Provision of glazed conservatories to plots 222-224 and 259-261 (Application to vary parts of the approved layout under Reserved Matters approval ref: 10189/APP/2007/3046 Dated 13/03/2008) (Details of siting, design, external appearance and landscaping in compliance with condition 2 of outline planning permission ref: 10189/APP/2007/3383 Dated 21/02/2008: Residential development.)

LBH Ref Nos: 10189/APP/2010/1901

Drawing Nos: 5585/WIM.W.L/CON.222-224/E1
5585/WIM.W.L/CON.222-224/E2
5585/WIM.W.L/CON.259-261/E1
5585/WIM.W.L/CON.259-261/E2
5585/WIM.W.L/CON.1396/P1
5585-WIM.WL-802
5585-WIM-WL-803
Design and Access Statement

Date Plans Received: 13/08/2010 **Date(s) of Amendment(s):**

Date Application Valid: 13/08/2010

1. SUMMARY

This report relates to an application seeking variations to the layout and design of the alternative access reserved matters scheme ref: 10189/APP/ 2007/3046, which was approved on 31 March 2008. The amendments would allow rear conservatories on 6 plots at the RAF Eastcote site.

It is considered that in terms of design and layout, the inclusion of the conservatories would respect the character of the local area and not detract from the internal character of the development.

It is also considered that the inclusion of conservatories to these plots would not have an adverse impact on the amenities of surrounding residents in terms of loss of privacy, outlook, daylight or sunlight.

Although the remaining external amenity areas of these plots would be slightly below the HDAS Minimum Amenity Space requirements, they are considered sufficient to meet the needs of future occupiers.

2. RECOMMENDATION

APPROVAL subject to the following:

1 M1 Details/Samples to be Submitted

The materials to be used in the construction of the external surfaces of the development hereby permitted shall be in accordance with the details which have previously been approved for the main site under reference 10189/APP/2008/2872 dated 12/11/2008, unless otherwise agreed in writing by the Local Planning Authority. The external materials of the conservatories hereby approved shall match those used in the main

building.

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).

2 NONSC Non Standard Condition

The development hereby approved shall incorporate measures to minimize 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 aim 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, and to reflect the guidance contained in Circular 5/94 'Planning Out Crime' and the Council's SPG on Community Safety By Design.

3 NONSC Non Standard Condition

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), other than the conservatories hereby approved to plots 222, 223, 224, 259, 260, and 261, no extension to any dwellinghouses including enlargement of roofs, nor any garages, sheds or other out-buildings shall be erected without the grant of specific written permission from the Local Planning Authority.

REASON

So that the Local Planning Authority can ensure that any such development would not result in a significant loss of residential amenity in accordance with Policy BE21 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

4 NONSC Non Standard Condition

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 or doors shall be constructed in the walls or roof slopes of any of the residential units hereby approved.

REASON

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

5 NONSC Non Standard Condition

The first and/or second floor side windows of all dwelling houses shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

To prevent overlooking to adjoining properties in accordance with Policy BE24 of the

Hillingdon Unitary Development Plan Saved Policies September 2007.

6 NONSC Non Standard Condition

The wheelchair units and lifetime homes shall be constructed in accordance with the details approved under planning reference 10189/APP/2008/1941 dated 14/10/2008, unless otherwise agreed in writing by the Local Planning Authority.

REASON

To ensure that sufficient housing stock is provided to meet the needs of people with disabilities and the elderly in accordance with London Plan Policy 3A.10 and the Hillingdon Design and Accessibility Statement (HDAS) Access for All.

7 DIS2 Access to Buildings for People with Disabilities

Development shall not commence until details of access to building entrances (to include ramped/level approaches and dimensions of door width and lobby opening) to meet the needs of people with disabilities have been approved in writing by the Local Planning Authority. The approved facilities should be provided prior to the occupation of the development and shall be permanently retained thereafter.

REASON

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

8 DIS3 Parking for Wheelchair Disabled People

Development shall not commence until details of parking provision for wheelchair users, have been approved in writing by the Local Planning Authority. The development shall not be occupied until all the approved details have been implemented and thereafter these facilities shall be permanently retained.

REASON

To ensure that people in wheelchairs are provided with adequate car parking and convenient access to building entrances in accordance with Policy AM15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

9 NONSC Non Standard Condition

Development shall be commenced until the fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained has been erected in accordance with the details in the approved Arboricultural Impact Appraisal, approved Method Statement and Tree Protection Plan. 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:

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).

10 NONSC Non Standard Condition

The supervision of the tree protection referred to in the approved Method Statement received on 4/12/2007, in relation to the approved development, together with a programme of arboricultural input / works shall be implemented in accordance with the

details approved on 16/10/2008, under planning reference no. 100189/APP/2008/2380, unless otherwise agreed in writing by the Local Planning Authority.

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).

INFORMATIVES

1 I52 Compulsory Informative (1)

The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

2 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance.

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
PPS1	Delivering Sustainable Development
HDAS	Residential Extensions

3

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 I6 Property Rights/Rights of Light

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

3. CONSIDERATIONS

3.1 Site and Locality

The application relates to 6 plots, located centrally within the northern portion of the RAF Eastcote site. The plots form two separate short terraces of 3 storey town houses, situated on the northern side of the main estate road, leading from Eastcote Road, details of which have been approved at reserved matters stage.

The larger site is 7.7 hectares in area and is dissected into northern and southern areas by an existing public footpath. An internal private road links the northern and southern areas. The northern portion is 4.2 hectares and was last used as a US Navy facility. The land in this area is undulating and becomes lower towards the north western boundaries. The southern portion of the site is 3.5 hectares, is generally flat, and formally comprised a number of vacant buildings, previously used by the Ministry of Defence, which have now been demolished.

The site historically had three vehicular access points, two from Eastcote Road and one leading from Lime Grove. The MoD closed the two accesses from Eastcote Road some years ago due to safety concerns. A new access has recently been constructed off Eastcote Road, to serve the northern portion of the RAF Eastcote Site.

The site has an average PTAL score of 1b, which is low within a possible range of 1 to 6. A number of trees and hedges of varying size and value surround the site boundary and the edge of the public footpath. The wider site is bounded to the west by Eastcote Road and on all remaining sides by residential properties. To the north, the residential character is predominantly 1960/70s in style, with a large number of three storey town houses and flats, many of which have communal garage courts. To the southeast, the area has a larger number of semi-detached two storey dwellings dating from the 1930s.

Highgrove Nature Reserve, which is of Borough Grade II importance, is situated to the south of the wider site, adjacent to which is Highgrove House which is at present vacant, but previously provided hostel accommodation in two and three storey buildings set within enclosed grounds. The northwest corner of the site lies adjacent to Eastcote Village Conservation Area, which includes a number of listed buildings.

3.2 Proposed Scheme

The application seeks to vary reserved matters consent ref:10189/APP/2007/3046, to allow for the provision of conservatories to plots 222, 223, 224, 259, 260 and 261. The proposed conservatories would extend the full width of the properties (6.375 metres) and would project 3.6 metres to the rear. The side walls would be masonry party walls supporting a mono-pitch glazed roof, whilst the rear would be part glazed. The brickwork and glazing will match that of the original design.

The proposal will provide additional ground floor accommodation and act as a link between the internal accommodation and the private rear outdoor space.

3.3 Relevant Planning History

10189/APP/2007/3046 Raf Eastcote Lime Grove Ruislip

RESERVED MATTERS (DETAILS OF SITING, DESIGN, EXTERNAL APPEARANCE AND LANDSCAPING) FOR ERECTION OF 385 RESIDENTIAL UNITS IN COMPLIANCE WITH CONDITION 2 TOGETHER WITH DETAILS OF RESIDENTIAL DENSITY, COMMUNITY FACILITY, SUSTAINABILITY AND ENERGY ASSESSMENT, REFUSE AND RECYCLING STORAGE, SITE SURVEY PLAN, LANDSCAPING, FLOOD RISK ASSESSMENT, SURFACE WATER CONTROL MEASURES AND ACCESS STATEMENT IN COMPLIANCE WITH CONDITIONS 7, 11, 14, 19, 20, 21, 23, 26, 33, 34 & 37 OF OUTLINE PLANNING

PERMISSION REF: 10189/APP/2007/3383 DATED 21/02/08 'REDEVELOPMENT OF SITE FOR RESIDENTIAL PURPOSES, COMMUNITY FACILITIES, OPEN SPACE AND ASSOCIATED PARKING AND LANDSCAPING'

Decision: 31-03-2008 Approved

Comment on Relevant Planning History

The North Planning Committee resolved on 31 March 2005 to grant planning permission for residential development, subject to the application being referred to the Secretary of State, the signing of a S299 legal Agreement and appropriate conditions. (ref 10189/APP/2004/1781). The outline planning permission was issued on 9th March 2006, subject to the conditions imposed by the Planning Committee.

On February 21st 2008 four separate applications pertaining to the former RAF Eastcote site were considered by the North Planning Committee.

The location and specific details of an alternative access were the subject of a full planning approval for the necessary works to provide a priority junction and an access link road to the development site utilising the access currently serving the Highgrove House site. (Ref: 10189/APP/2007/2954). This was approved on 3rd March 2008.

Application ref: 10189/APP/2007/3383 (A) was a section 73 application which varied condition 40 of the outline planning permission, to remove the requirement for traffic signals on Eastcote Road and on the intersection of Eastcote Road and Fore Street, as the signals will no longer be necessary, if the alternative access (Highgrove) referred to above goes ahead. This new outline planning permission was approved on 21st February 2008.

The varied condition requires the developers to provide a traffic light controlled access, as per the Outline Planning Permission, or such alternative access as the LPA shall approve in writing. The condition allows them to commence construction on site whilst they resolve the technical issues concerning the alternative access. The developers have elected to proceed with the alternative access.

Reserved matters applications 10189/APP/2007/2463 (approved access) and 10189/APP/2007/3046 (alternative access) relate to alternative schemes and cover details of siting, design, external appearance and landscaping pursuant to discharge of condition 3 of outline planning permission 10189/APP/2007/3383 dated 21/2/2008.

Both reserved matters schemes were approved on 31 March 2008 for 385 residential units, including 12 live work units and 134 affordable dwellings, along with a Community Hall and associated parking, landscaping and open space. Whereas application 10189/APP/2007/2463 incorporates the access points approved at outline stage from Eastcote Road and Lime Grove, application 10189/APP/2007/3046 will utilise an alternative access from Eastcote Road which will also service Highgrove House (implemented scheme).

In addition to the reserved matters details, details pursuant to the discharge of various outline planning conditions; namely residential density, community facility, sustainability and energy assessment, refuse and recycling storage, site survey plan, landscaping, and

access statements were approved by Committee on 21st February 2008 and have been discharged.

Various applications to vary the layout, design and landscaping of the alternative access scheme approved under reserved matters consent ref:10189/APP/2007/3046, to allow for the provision of conservatories to various plots have subsequently been approved.

Details pursuant to the discharge of various outline and reserved matters conditions have also been approved.

An application to amend the layout to various plots to address breaches in planning control was granted on 24/6/2009.(Reserved matters Approval 10189/APP/2009/621 (Amendments to reserved matters approval refs: 10189/APP/2007/3046 and 10189/APP/2007/2463 dated 31/03/2008 involving: rearrangement of plots 100-116, removal of access path between plots 102 and 103, provision of rear access to plots 101 and 102 and substitution between plots 103 and 258 of a 4 bed wheel chair unit and 4 bed life time home unit).

Phase 1 development comprising the southern parcel of land and the vehicular link to Lime Grove is presently under construction and well advanced.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
PPS1	Delivering Sustainable Development
HDAS	Residential Extensions

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **8th September 2010**

5.2 Site Notice Expiry Date:- **8th September 2010**

6. Consultations

External Consultees

The applications have been advertised under Article 8 of the Town and Country Planning General

Development Procedure Order 1995 as a Major Development. Site notices were posted on the site. No responses have been received.

Eastcote Residents Association: No response.

Internal Consultees

URBAN DESIGN OFFICER:

There are no objections from an urban design point of view to the principle of erecting conservatories to the approved building scheme at the RAF Eastcote site in principle. The different proposals have been assessed in terms of suitability with regard to the position and distribution within the application site and the visual impact that the additional structures would have on the character and appearance of the surroundings.

Part of each conservatory would be constructed in the form of a direct continuation of the consented building structures, which would increase the usability of the interior of the dwellings, and contribute positively to the amenity value of the site. Although the additional structures would create some additional bulk and volume to the buildings, on balance it is considered that the proposed design is acceptable in terms of bulk, massing and street scene character.

TREE AND LANDSCAPE OFFICER:

There are no existing trees on this part of site, but the approved landscaping scheme includes trees in the gardens of the plots.

The proposed development does not interfere with the approved landscape masterplan and there is no issue concerning the proposed trees at the front of the six town houses and close to the rear boundaries of the plots. Furthermore, whilst the position of one tree in the middle (side) of the rear garden of plot 259 is not compatible with the layout of the proposed conservatory, its removal from the scheme will not affect the landscape concept or quality of the landscaping. The changes to the approved landscaping scheme can be dealt with as part of the separate (landscaping details) application. The application is acceptable in terms of Saved Policy BE38 of the UDP.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of residential development on this site has already been established by virtue of the outline planning permission. The general layout, design and landscaping of the development has been established by virtue of the reserved matters approval. Permitted development rights have been removed so that the Local Planning Authority can ensure that any such development would not result in a significant loss of residential amenity to adjoining and future occupiers.

It is considered that the applications to vary the reserved matters approval, to allow for the introduction of conservatories to individual plots, would have only limited local impact on the immediate environment and would not raise fundamental issues in relation to density, housing mix, highway matters, parking, flooding and contamination, ecology, energy efficiency and waste disposal, archaeology, affordable housing or planning obligations. No objections are therefore raised to the principle of the development.

7.02 Density of the proposed development

Not applicable to this application.

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

There are no archaeological or historic issues associated with this application.

7.04 Airport safeguarding

There are no airport safeguarding issues related to this development

7.05 Impact on the green belt

There are no Green Belt issues associated with this site.

7.06 Environmental Impact

Not applicable to this development.

7.07 Impact on the character & appearance of the area

Policies contained within the Hillingdon Unitary Development Plan Saved Policies (September 2007) seek to ensure that new development is compatible with surrounding developments in terms of appearance and layout. Of particular relevance are Policies BE13, BE19 and BE38, which cover the impact of development on the visual amenities of the street scene and character of the area.

The approved reserved matters scheme includes a mixture of 2 and 3 storey houses and 3.5 storey apartment blocks. The houses subject to this application comprise of 4 bedroom terraced dwellings arranged over 3 floors (house types 1396C+). Each of the dwellings have front and rear gardens and are located primarily in the northern portion of the site.

Generally, the dwellings will be as originally approved, apart from the inclusion of the conservatories. The proposed conservatories would extend the full width of the properties and would project 3.6 metres to the rear. The side walls would be masonry party walls supporting a mono-pitch glazed roof, with part glazed rear elevations. The size of the conservatories is considered to be relatively small in comparison to the overall buildings and their addition to the buildings do not impact on the overall building design. It is considered that the conservatories will integrate appropriately with the existing design of the house and not appear over dominant or out of character.

The Urban Design Officer raises no objections to the general design principles. It is considered that external materials can be controlled by condition, in order to achieve a high quality, functional and attractive design.

It is not considered that the inclusion of conservatories to these plots would compromise the internal character of the development or the character of the local area, in compliance with Policies BE13 and BE19 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.08 Impact on neighbours

Policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) states that development should be designed to protect the privacy of future occupiers and their neighbours. The Council's Supplementary Planning Document HDAS: Residential Layouts also provides further guidance in respect of privacy, stating in particular that the distance between habitable room windows should not be less than 21 metres. In relation to outlook, Policy BE21 requires new residential developments to be designed so as to ensure adequate outlook for occupants of the site and surrounding properties. In relation to sunlight, Policy BE20 seeks to ensure that buildings are laid out to provide adequate sunlight and preserve the amenity of existing houses.

All the plots are centrally located within the development and it is considered that the inclusion of conservatories to these plots would not have an adverse impact on the amenities of surrounding residents in terms of loss of privacy, outlook, daylight or sunlight.

The conservatories would maintain distances of over 80 metres to the nearest properties

in Kent Gardens. It is also noted that the proposed landscape scheme for the site is based on the retention of important boundary screens and individual trees and new tree and native hedge planting, to the interveining public open space and wild life habitat to the south.

In addition to the above considerations, all of the proposed conservatories would have solid flank walls, while the proposed fencing to the individual plots would prevent overlooking and loss of privacy to adjoining residents.

In terms of outlook, it is not considered that the depth of the conservatories at 3.6 metres, would result in an unacceptable impact on the future occupiers of adjoining plots or adjoining residents. It is also considered that given the single storey nature of the conservatories, they would not have an unacceptable impact on level of daylight and sunlight to adjoining properties.

Overall, it is considered that the inclusion of the proposed conservatories would respect the sensitivities of the surrounding area and any adverse impact to the amenity of neighbours, would be limited, in accordance with the provisions of Policies BE20, BE21 and BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and relevant design guidance.

7.09 Living conditions for future occupiers

Policy BE23 of the Unitary Development Plan requires the provision of external amenity space which is sufficient to protect the amenity of the occupants of the proposed and surrounding buildings, and which is usable in terms of its shape and siting. HDAS Minimum Amenity Space Requirements for a three bedroom house is 60sq. metres and for a 4/4+ bedroom house, 100sq. metres.

By adding the proposed conservatories, the remaining garden areas of the plots will range from between 75 to 100sq.m. Whilst the remaining amenity space for some of the plots would fall slightly short of the HDAS minimum amenity space requirements, the remaining garden areas would still be approximately 10 metres deep, which is considered to be a reasonable space for outdoor family activities. It is also noted that the internal layouts of the ground floor of the town houses have been modified to create an open plan, flexible living space which will link indoor and outdoor living space.

It is also noted that the plots are located close to a large area of open space and a wild life habitat. These areas of public open space form part of the wider provision of informal areas of green public open space spread around the RAF site, which cumulatively equate to approximately 0.7ha. This space is provided as follows:

- Land along the public right of way adjacent to the boundary with Highgrove House. This space is rising ground and incorporates a number of existing good quality trees.
- Land along the northern boundary with Flag Walk. This space comprises a small copse of existing trees which are retained. They provide a setting for and act to protect the amenity of those properties which lies within close proximity of the Conservation Area.
- Land within the southern part of the site. This parcel incorporates the LEAP, informal space and a meeting space for the Community Building.

Overall it is considered that the amenity space provision would be sufficient to meet the needs of future occupiers, and will generally provide good environmental conditions, in compliance with relevant policy and design guidance.

There will be no impact on the approved scheme with regard to mobility through the site.

The links between the proposed conservatories and the houses have been designed to ensure easy passage by those with limited mobility, with access to the garden from the conservatories, in compliance with the Supplementary Planning Document HDAS: Accessible Hillingdon.

7.10 Traffic impact, car/cycle parking, pedestrian safety

There are no highway, access or parking issues associated with this application.

7.11 Urban design, access and security

These issues have been dealt with in Section 7.07.

7.12 Disabled access

The dwellings have been designed to meet the requirements of Part M of the Building Regulations and Lifetime Homes. The conservatory extension to the ground floor accommodation will be on the same level as the main house. Access to the rear garden will be via the french doors and the gardens will incorporate a level patio area linked to the doors with a maximum 150mm step threshold for ease of access. There will be no impact on the approved scheme with regard to mobility through the site. The links between the proposed conservatories and the houses have been designed to ensure easy passage by those with limited mobility, with access to the garden from the conservatories, in compliance with the Supplementary Planning Document HDAS: Accessible Hillingdon.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

In terms of the impact of the proposed conservatories on the approved landscaping scheme, the Tree and Landscape Officer has commented that there are no existing trees on this part of site where the conservatories are proposed and thus does not raise any objection to the proposal.

Whilst the position of one tree in the middle (side) of the rear garden of plot 259 is not compatible with the layout of the proposed conservatory, its removal from the scheme will not affect the landscape concept or quality of the landscaping. The changes to the approved landscaping scheme to relocate this tree can be dealt with as part of the separate (landscaping details) application, currently under consideration.

The application is therefore considered acceptable in terms of Saved Policy BE38 of the UDP.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

No responses have been received to the public consultation.

7.20 Planning Obligations

It is considered that the application to vary the reserved matters approval, to allow for the introduction of conservatories to individual plots, would have only limited local impact on the immediate environment and would not raise fundamental issues in relation to planning obligations.

7.21 Expediency of enforcement action

There are no enforcement issues associated with this site.

7.22 Other Issues

There are no other issues associated with this development.

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

It is considered that the application to vary the reserved matters approval, to allow for the introduction of conservatories to individual plots, would have only limited local impact on the immediate environment. The proposed scheme would be sympathetic to the character of the surrounding area, whilst creating flexible living space for future occupiers. The development would not result in unacceptable impacts on the amenities of neighbouring properties. Subject to the conditions originally imposed on reserved matters approval ref.10189/APP/ 2007/3046, in so far as the same are still subsisting and capable of taking effect, the application is recommended for approval.

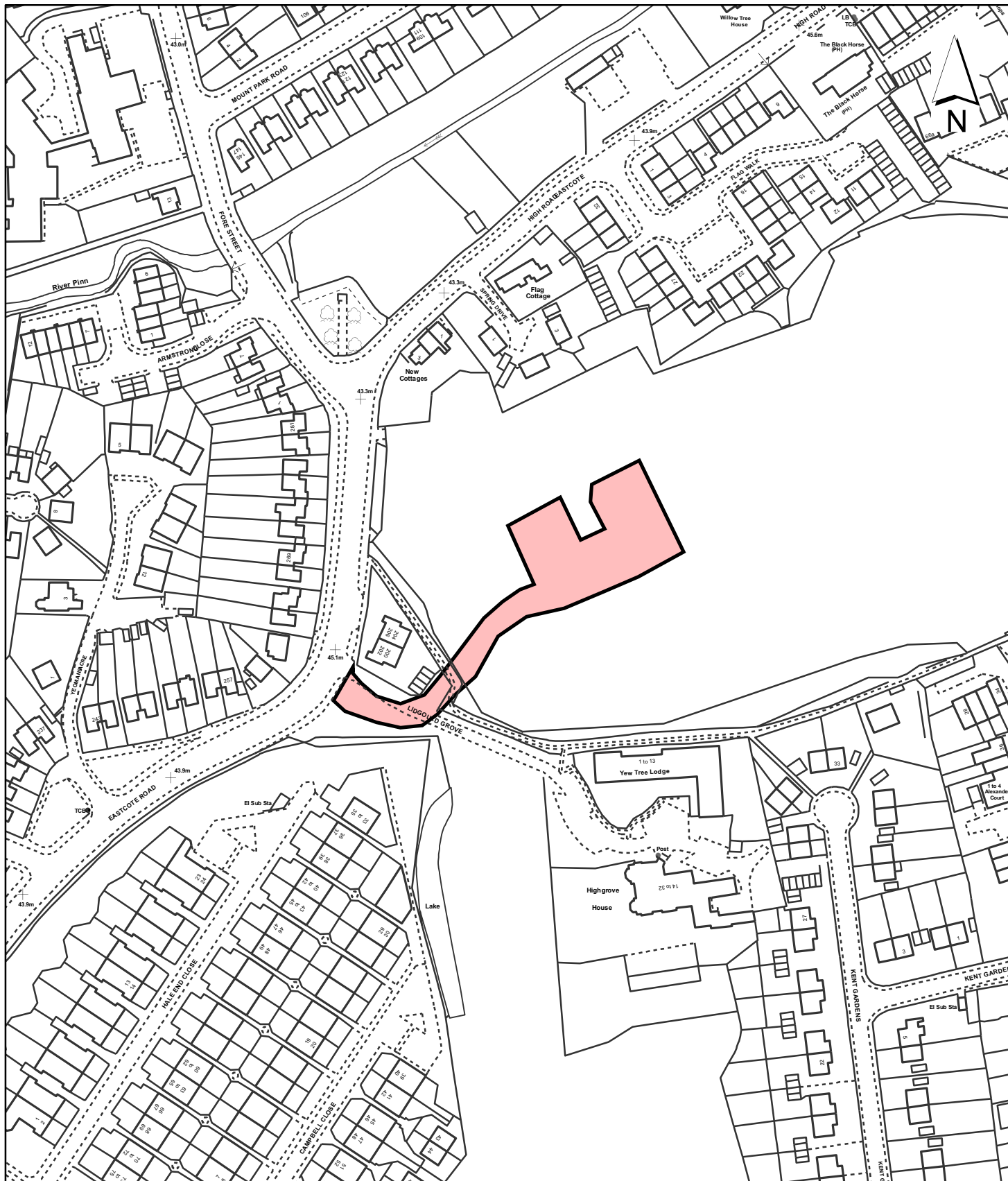
11. Reference Documents

London Plan (2008)
Planning Policy Statement 3 Housing
Hillingdon Unitary Development Plan Saved Policies (September 2007)

Supplementary Planning Document Accessible Hillingdon
Supplementary Planning Document Residential Layouts
Supplementary Planning Guidance Community Safety by Design
Council's Supplementary Planning Guidance Community Safety by Design

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Notes



Site boundary

For identification purposes only.

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100019283 2010

Site Address

**RAF Eastcote
Lime Grove
Ruislip**

Planning Application Ref:

10189/APP/2010/1901

Planning Committee

North

Scale

1:2,000

Date

**November
2010**

**LONDON BOROUGH
OF HILLINGDON**

**Planning, Environment
& Community Services**

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