

Report of the Head of Planning & Enforcement Services

Address SOUTH RUISLIP EARLY YEARS CENTRE- PLOT 2 ACOL CRESCENT
RUISLIP

Development: Erection of a part two, part three storey block comprising 7, one-bedroom and 5, two-bedroom flats, together with associated car parking and landscaping (involving demolition of existing buildings).

LBH Ref Nos: 67607/APP/2011/1122

Drawing Nos: 2011/D1/P2/01
2011/D1/P2/02
2011/D1/P2/03 Rev. B
2011/D1/P2/04 Rev. B
2011/D1/P2/05 Rev. A
2011/D1/P2/06 Rev. C
2011/D1/P2/07 REV.A
2011/D1/P2/08 Rev.C
2011/D1/P2/09 Rev.C
Design and Access Statement Plot 2
Arboricultural Impact Survey Plot 2
Energy Statement Plot 2
PPG24 Noise Assessment (Ref: 4969.PPG24.02)
Surface Water Management Strategy Plot 2
Planning Statement

Date Plans Received: 05/05/2011 **Date(s) of Amendment(s):**

Date Application Valid: 05/05/2011

1. SUMMARY

Planning permission is sought for the erection of a part two, part 3 storey building to accommodate 7 one bedroom and 5 two bedroom flats. The proposal includes parking for 13 cars, secure cycle spaces and landscaped amenity areas and will involve the demolition of the existing single storey building, last occupied by South Ruislip Early Years Centre, which has recently been relocated to Queens Walk, Ruislip.

The site is now vacant for redevelopment and there are no plans currently to provide an alternative community use at the site. None of the current facilities that used the site are being displaced due to the proposed development. Refusal of the proposed scheme would therefore not lead to the continued use of a community facility. There are therefore no objections in principle to the loss of the previous community use and the redevelopment of this site for residential purposes.

14 letters of objection have been received, raising concerns primarily on the grounds of loss of sunlight, loss of outlook, increased traffic congestion, impact on the street scene, lack of parking and loss of privacy. A petition has also been received requesting that any replacement building should have fewer dwellings and be no higher than 2 storeys.

The scheme has been revised to address residents concerns, reducing the number of dwellings by one and the height of the building to 2 storeys adjacent to Bourne Court to

the east.

It is considered that the layout, siting and scale of the development is compatible with surrounding built form and would respect the established character of the area. There would be no material loss of residential amenity to surrounding occupiers and highway and pedestrian impacts are considered to be acceptable.

The application is therefore recommended for approval, subject to conditions and a S106 Agreement/Statement of Intent.

2. RECOMMENDATION

2.1 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.

2.2 That the Council enter into a Statement of Intent/Legal Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or Section 278 of the Highways Act 1980 (as amended) or other appropriate legislation to secure the following:

(i) That the affordable housing requirements from this development (6 units) shall be delivered off site on the adjacent site (Plot 1 ref: 65847/APP/2011/1132). This development shall not be commenced until the development on the adjacent site (plot 1) has been commenced, to ensure the deliverability of the affordable housing.

(ii) A financial contribution of £4,365.90 towards healthcare facilities.

(iii) A financial contribution of £463.45 towards library facilities and books.

(iv) A financial contribution of £10,000 towards Community Facilities/Recreational Open Space.

(v) If the construction period is in excess of 3 months and the construction cost is in excess of £2 million then a construction training contribution will be required, based on the formula in the Council's Planning Obligations SPD.

(vi). The applicants pay a sum to the Council equivalent to 2% of the value of contributions for compliance, administration and monitoring of the completed planning (and/or highways) agreement(s).

(vii). The applicants pay a sum to the Council of 3% of the value of contributions for specified requirements to project manage and oversee implementation of elements of the completed planning (and/or highways) agreement(s).

(viii) A financial contribution of £23,074 towards nursery, primary, secondary and post 16 education facilities.

2.3 That in respect of the application for planning permission, the purchaser of the Council's interest in the land meets the Council's reasonable costs in the preparation of the S111/S106 Agreements and any abortive work as a result of the agreements not being completed.

2.4. If the S106 Agreement has not been finalised within 12 months, the application is to be referred back to the Planning Committee for determination at the discretion of the Head of Planning, Consumer Protection, Sport and Green Spaces

2.6. That officers be authorised to negotiate and agree the detailed terms of the proposed agreements.

2.7. That subject to the above, the application be deferred for determination by the

Head of Planning, Consumer Protection, Sport and Green Spaces.

2.8. That if the application is approved, the following conditions be attached:

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 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. Such details shall include:

- (i) fenestration and doors
- (ii) balconies
- (iii) boundary walls and railings
- (iv) external lighting
- (v) comprehensive colour scheme for all built details
- (vi) Roof details

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).

3 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 or in accordance with a timetable agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON

To safeguard the visual amenities of the area and residential amenities of adjoining occupiers, in accordance with Policies BE13 and BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 OM1 Development in accordance with Approved Plans

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved, as listed in the attached schedule, 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).

5 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 (July 2011) Policy 7.2.

6 DIS5 Design to Lifetime Homes Standards & Wheelchair Standards

All residential units within the development hereby approved shall be built in accordance with 'Lifetime Homes' Standards. Further, one 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 'Accessible Hillingdon'.

REASON

To ensure that sufficient housing stock is provided to meet the needs of disabled and elderly people in accordance with London Plan (July 2011) Policies 3.1, 3.8, and 7.2.

7 H1 Traffic Arrangements - submission of details

The approved development shall not be occupied until the access, parking area and access road have been constructed in accordance with the drawings hereby approved. Thereafter, the parking areas, sight lines and loading areas 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.

REASON

To ensure pedestrian and vehicular safety and convenience and to ensure adequate off-street parking, and loading facilities in compliance with Policies AM7, AM14 and AM15 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

8 H13 Installation of gates onto a highway

No gates shall be installed which open outwards over the highway/footway.

REASON

To ensure that pedestrian and vehicular safety is not prejudiced in accordance with Policies AM7 and AM8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

9 NONSC Non Standard Condition

The access for the proposed development shall be provided with 2.4m x 2.4m pedestrian visibility splays in both directions and the visibility splays shall be maintained free of all obstacles to the visibility between heights of 0.6m and 2.0m above the level of the adjoining highway.

REASON

In the interest of highway safety in accordance with Policy AM7 of the Hillingdon Unitary Development Plan (Saved Policies 2007).

10 H15 Cycle Storage - In accordance with approved plans

The development hereby permitted, shall not be occupied until the cycle storage facilities for 18 bicycles have 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).

11 N1 Noise-sensitive Buildings - use of specified measures

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

REASON

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

12 OM11 Floodlighting

No floodlighting or other form of external lighting shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources, light spillage and intensity of illumination. Any lighting that is so installed shall not thereafter be altered without the prior consent in writing of the Local Planning Authority other than for routine maintenance which does not change its details.

REASON

To safeguard the amenity of surrounding properties and in the interests of highway safety, in accordance with Policies BE13 and OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

13 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 7.1 and 7.3 of the London Plan (July 2011).

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 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).

15 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).

16 OM5 Provision of Bin Stores

The secure and screened storage facilities for refuse and recyclables as shown on the approved plans shall be provided prior to the occupation of any units within the site and thereafter the facilities shall be permanently retained.

REASON

To ensure a satisfactory appearance and in the interests of the amenities of the occupiers and adjoining residents, in accordance with Policy OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

17 SUS1 Energy Efficiency Major Applications (full)

Prior to the commencement of development a detailed energy statement shall be submitted to and approved in writing by the Local Planning Authority. The statement shall demonstrate how the recommendations from the energy strategy (Acol Crescent Plot 2, Uxbridge, Hillingdon Energy Statement, AECOM April 2011) have been incorporated into the final development. The statement shall clearly set out the final amount (152.1m2 notional) of Photovoltaic panels required to meet the reduction targets of the strategy, as

well as roof plans showing their location. The development shall proceed in accordance with the approved statement.

REASON

To reduce the CO2 emissions associated with the development and to reduce the exposure to rising energy prices for the residents, in accordance with Policy 5.3 and 5.7 of the London Plan (July 2011).

18 NONSC Non Standard Condition

The development shall proceed in accordance with the approved drainage strategy (AECOM, Acol Crescent Plot 2 Surface Water Management Strategy, April 2011, Rev 0) with final details relating to the size of surface water storage system to be submitted and agreed in writing with the Local Planning Authority. The development shall proceed in accordance with the approved strategy and updated details.

REASON

To minimise the increased risk of flooding by providing a sustainable form of drainage in accordance with PPS25 and Policy 5.13 of the London Plan (July 2011).

19 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) Existing and proposed site levels.
- (ii) Routes of any existing or proposed underground works and overhead lines including their manner of construction.

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).

20 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 or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'. Remedial work should be carried out to BS 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.

21 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).

22 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 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 or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority 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).

23 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).

24 NONSC Non Standard Condition

No development shall take place until details of all balconies, including obscure screening have been submitted to and approved by the Local Planning Authority. The approved screening, where necessary, shall be installed before the development is occupied and shall be permanently retained for so long as the development remains in existence.

REASON

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

25 NONSC Non Standard Condition

Prior to development commencing, the applicant shall submit a refuse management plan to the Local Planning Authority for its approval. The plan shall detail how the refuse and recycling bins shall be moved to a predefined collection point and how the service road is to be kept clear of parked vehicles on collection day. The approved measures shall be implemented and maintained for so long as the development remains in existence.

REASON

To safeguard the amenity of surrounding areas and in the interests of highway and pedestrian safety, in accordance with Policies OE1 and AM7 of the Hillingdon Unitary Development Plan (Saved Policies 2007).

26 NONSC Non Standard Condition

Before development commences, plans and details of one 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 5.3.

27 RPD3 Obscured Glazing

The corridor windows facing Bourne Court shall be non opening and glazed with

permanently obscured glass 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).

INFORMATIVES

1

Specific security needs identified for the application site include CCTV coverage of certain key areas within the development, namely the main entrance and vehicular entrance to the development. This could be a simple fixed camera system for deterrence and retrospective investigation only and not monitored system. You are advised to submit details to expedite the specified security needs. In addition to the above, for this site to achieve 'Secured by Design' accreditation, you are advised to consult with the local Police Crime Prevention Design Adviser (CPDA). The CPDA's contact number is 0208 246 1769.

2

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

3

Your attention is drawn to conditions 2, 3, 11, 13, 14, 15, 17, 19, 21, 23, 24, 25 and 26, which must be discharged prior to the commencement of works. You will be in breach of planning control should you commence these works prior to the discharge of these conditions. For further information and advice contact: Planning and Community and Environmental Services Group, Civic Centre, Uxbridge (Tel: 01895 250230).

4

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

5

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.

6

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.

7

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).

8 112 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.

9 114C Compliance with Building Regulations Access to and use of

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 and 8.

10 I15 Control of Environmental Nuisance from Construction Work

Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -

A) Demolition and construction works 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.

11 I16 Directional Signage

You are advised that any directional signage on the highway is unlawful. Prior consent from the Council's Street Management Section is required if the developer wishes to erect directional signage on any highway under the control of the Council.

12 I19 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).

13 I2 Encroachment

You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.

14 I21 Street Naming and Numbering

All proposed new street names must be notified to and approved by the Council. Building names and numbers, and proposed changes of street names must also be notified to the Council. For further information and advice, contact - The Street Naming and Numbering Officer, Planning & Community Services, 3 North Civic Centre, High Street, Uxbridge,

UB8 1UW (Tel. 01895 250557).

15 I25A The Party Wall etc. Act 1996

On 1 July 1997, a new act, The Party Wall etc. Act 1996, came into force.

This Act requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:-

- 1) carry out work to an existing party wall;
- 2) build on the boundary with a neighbouring property;
- 3) 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. Building Control will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by Building Control should be taken as removing the necessity for the building owner to comply fully with the Act.

16 I3 Building Regulations - Demolition and Building Works

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

17 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).

18 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.

AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
AM7	Consideration of traffic generated by proposed developments.
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.

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.
OE1	Protection of the character and amenities of surrounding properties and the local area
H4	Mix of housing units
H5	Dwellings suitable for large families
R11	Proposals that involve the loss of land or buildings used for education, social, community and health services
OE5	Siting of noise-sensitive developments
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 3.1	(2011) Ensuring equal life chances for all
LPP 3.8	(2011) Housing Choice
LPP 5.13	(2011) Sustainable drainage
LPP 5.3	(2011) Sustainable design and construction
LPP 5.7	(2011) Renewable energy
LPP 7.15	(2011) Reducing noise and enhancing soundscapes
LPP 7.2	(2011) An inclusive environment
SPD-NO	Noise Supplementary Planning Document, adopted April 2006
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008

19 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.

20 19 Community Safety - Designing Out Crime

Before the submission of reserved details required by condition 13, you are advised to consult the Metropolitan Police's Crime Prevention Design Advisor, Planning & Community Services, Civic Centre, Uxbridge, UB8 1UW (Tel. 01895 250538).

21

It is contrary to section 163 of the Highways Act 1980 for surface water from private land to drain onto the highway or discharge into the highway drainage system. The hard standing shall therefore be so designed and constructed that surface water from the private land shall not be permitted to drain onto the highway or into the highway drainage system.

In seeking to discharge condition 6, the following access observations are provided:

1. From the internal face of the front door, the wheelchair standard unit should feature an obstruction free area not less than 1500 mm wide and 1800 mm to any door or wall opposite.

2. The bathrooms/ensuite facilities should be designed in accordance with Lifetime Home standards. At least 700mm should be provided to one side of the WC, with 1100 mm provided between the front edge of the toilet pan and a door or wall opposite. This should be shown on plan with the bath tub in place, and should not rely upon removal of the tub to achieve the 700 mm transfer space to one side.

3. CONSIDERATIONS

3.1 Site and Locality

The site is situated in a residential area near to South Ruislip Station, along Station Approach and the junction with Acol Crescent. The area in the immediate vicinity of the site is characterised by flatted development and semi detached and detached properties, situated along Acol Crescent, as well as Canfield Drive and Station Approach.

Access for vehicles is via Canfield Drive, which leads to a service Road at the rear of the site. The service road terminates at the rear of The Early Years Nursery.

The site contains a vacant single storey building, last used as the South Ruislip Early Years Centre. The adjoining site to the west also contains a single storey building which was last used as a temporary children's centre. This adjoining site is intended for redevelopment for 14 supported housing units and is the subject to a separate planning application which was considered by the North Planning Committee on 25 August 2011. Both former uses for application site and adjacent plot are to be relocated within a new purpose built building at Queens Walk, South Ruislip.

To the north east is Bourne Court, a residential development comprising 4, three storey blocks of flats. Between the application site and Bourne Court, there is a private alleyway. Further along Station Approach to the east, there is a parade of shops, which leads up to the South Ruislip London Underground railway station. Shops also occur to the west near the junction with West End Road and on the opposite side of Station Approach to the south.

3.2 Proposed Scheme

Planning permission is sought for the erection of a part two, part 3 storey building with a duo pitched roof for 7 one bedroom and 5 two bedroom flats. The block would be approximately 28 metres long and 18 metres deep, and set back between 3.4 and 4.4 metres from the Station Approach frontage, approximately in line with the adjacent block of flats (Bourne Court).

The scheme as originally submitted was for a 3 storey block containing 13 apartments. However, amended plans have been received reducing the eastern end to 2 storeys and the number of units to 12.

A front pedestrian entrance is situated at the western end of the block, directly off Station Approach. An entrance is also provided to the rear with parking access from the rear service road. Access to individual flat units is from a central corridor on each floor. Vertical circulation is by a staircase and a lift.

The vehicular access to the site is from Canfield Drive will be separated from an existing alleyway running parallel with the northern boundary of the site by secure timber fencing. Undercroft parking and parking to the rear of the block is provided for 13 vehicles, whilst cycle parking is provided at various locations in the site.

Amenity space is located to the rear of the block and to the south of the building. Boundary treatment is a mixture of retained chain link fence, brick piers with steel powder coated railings and close boarded fencing. The boundary encloses the entire development, with access controls for front and rear entrances /exits.

Materials and detailing will be similar between the Plot 1 and Plot 2 buildings, although the private flats on Plot 2 will be mainly three-storey in height to reflect the adjoining buildings to the east of Plot 2 (Bourne Court).

The application is supported by various reports that assess or provide information on the proposal. A summary and some key conclusions from these reports are provided below:

- Design and Access Statement

This report outlines the context for the development and provides a justification for the number of units, layout, scale and access for the proposed development. The report also provides a summary of the proposals and assesses them against policy and planning guideline considerations. The report includes Secure by Design and Access Statements.

- Energy Statement

The sustainability credentials of the scheme are assessed in respect of renewable energy resources and achieving savings in terms of CO2.

- Tree Survey and Impact Assessment

The statement has been prepared to ensure good practice in the protection of trees during the construction and post construction phases of the development.

- Surface Water Management Strategy April 2011

The report outlines the strategy for dealing with surface water generated from rainfall within Plot 1 site boundary.

- Noise Assessment Report

The report contains the results of noise and vibration surveys, compares the noise levels with PPG24 Criteria and details the results of the preliminary external building fabric assessment. The report concludes that suitable internal noise levels can be achieved with appropriate sound insulation.

- Transport Statement (N.B. Appendix to Design and Access Statement)

The assessment considers the accessibility of the site, examines predicted generation

trips by all modes, assesses the effect of the development on surrounding transport infrastructure and considers surfacing and refuse collection facilities. The assessment concludes that the development benefits from good levels of public transport accessibility and that adequate access and parking can be provided to serve the proposed development.

3.3 Relevant Planning History

Comment on Relevant Planning History

None

4. Planning Policies and Standards

London Plan July 2011.

UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
AM7	Consideration of traffic generated by proposed developments.
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.
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.
OE1	Protection of the character and amenities of surrounding properties and the local area
H4	Mix of housing units
H5	Dwellings suitable for large families
R11	Proposals that involve the loss of land or buildings used for education, social, community and health services
OE5	Siting of noise-sensitive developments
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning

Document, adopted January 2010

LPP 3.1	(2011) Ensuring equal life chances for all
LPP 3.8	(2011) Housing Choice
LPP 5.13	(2011) Sustainable drainage
LPP 5.3	(2011) Sustainable design and construction
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LPP 7.2	(2011) An inclusive environment
SPD-NO	Noise Supplementary Planning Document, adopted April 2006
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **23rd June 2011**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

This application has been advertised under Article 8 of the Town and Country Planning General Development Procedure Order 1995 as a Major Development. 126 surrounding occupiers were consulted. 14 letters of objection have been received. The following issues have been raised:

1. I am against the building of all these flats as it will create many more cars which will put even more traffic onto an already jammed road and cause more chaos.
2. Parking is a very problematic issue for Bourne Court and surrounding roads - parking would need to be ample and not allowed to overrun onto the tight number of spaces we have in Bourne Court.
3. I am not pleased about looking out of my kitchen window and seeing a 3 storey building, hopefully I will not be able to see into people's rooms.
4. My flat is the end flat which will overlook this development. My landing window should be considered to serve a habitable room. Concerned about my being overlooked by another building that is so high and so close to my window.
5. Concerned about the amount of light that will be lost to my flat by this new building.
6. Concerned about the reduction in privacy of my garden which is at the side of Bourne Court and runs alongside the current alleyway.
7. Visitor parking should be included within the development.
8. Concerned about the removal of the two large trees which overhang the alleyway and my garden.
9. I am disappointed the council has resorted to build these massive apartments and remove the last piece of peace and quiet around Canfield Drive and Acol Crescent.
10. Increased traffic into Canfield Drive and Acol Crescent. The road is too narrow for the traffic entering and leaving and causes a huge issue with local parking facilities.
11. The noise from the increased traffic to collect waste and other deliveries is going to cause a strain on the local road and cause undue stress for residents.
12. It will look horrendous and not blend into the current properties in Canfield Drive and Acol Crescent.
13. The walkways on flats will become a place for people to dry clothes and the like and this is not welcoming sight.

14. There is a glut of unsold flats in the area.
15. The children of the residents of the street will no longer be safe in the roads.
16. Please give us the residents of Canfield drive and Acol Crescent and the rest of the immediate area a place to go relax, a green space, a park for our children.
17. I wish to formally appose the plans due to a serious loss of privacy which will affect us, as the new building will overlook our property.
18. These new buildings will overlook our garden and block out the sun because of their height and size.
19. I will give my vote for it to go ahead.

In addition, a petition bearing 75 signatures has been received, objecting to the proposed development on the following grounds.

The area has suffered with over development in recent years. If the development goes ahead, we believe any replacement building should have fewer dwellings and be no higher than 2 storeys with a pitched roof, in keeping with the plans for Plot 1 and the surrounding buildings.

THAMES WATER

With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required.

Thames Water would advise that with regard to sewerage infrastructure we would not have any objection to the above planning application.

With regard to water supply, this comes within the area covered by the Veolia Water Company.

DEFENCE INFRASTRUCTURE ORGANISATION: MoD has no safeguarding objections to this proposal.

NATIONAL AIR TRAFFIC SERVICES (NATS): No response.

MoD SAFEGUARDING, RAF NORTHOLT: No response.

SOUTH RUISLIP RESIDENTS ASSOCIATION: No response.

Internal Consultees

S106 Officer (PLOT 2)

The likely planning obligations should the application be recommended for approval are as follows:

Initial Heads of Terms sought:

1. Affordable Housing: the affordable housing requirement of 50% or 6 units is to be delivered on Plot 1 therefore meeting the affordable housing policy requirements for schemes of this nature.
2. Education: in line with the SPD a contribution in the sum of £23,074 is sought.

3. Health: in line with the SPD a contribution in the sum of £4,365.90 (£216.67 x 20.15) is sought.
4. Libraries: in line with the SPD a contribution in the sum of £463.45 (£23 x 20.15) is sought.
5. Community Facilities/ Recreational Open Space: in line with the SPD a contribution in the sum of £10,000 is sought. The site falls within an area of open space deficiency and as such it is considered reasonable to seek a combined contribution to deliver both obligations.
6. Construction Training: in line with the SPD, IF the construction period is in excess of 3 months AND the construction cost is in excess of £2 million then a contribution will be required Michael please clarify the time and cost so as to ascertain if this obligation is required.
7. Project Management and Monitoring Fee: in line with the SPD a contribution equal to 5% of the total cash contributions is sought to enable the mgmt and monitoring of the resulting agreement.

EDUCATION SERVICES

Based on the creation of 8 x 3-room and 5x 4-room private flats in South Ruislip, the contribution sought is £23,074 as follows: Nursery: £2,647; Primary: £9,785; Secondary: £6,159; Post 16+ £4,482.

ENVIRONMENTAL PROTECTION UNIT

No objections are raised to this proposal subject to the following comments:

Noise

Reference is made to the Noise Assessment carried out for the applicant by Practical Acoustics Ltd Report 4949.PPG24.02 dated 19th April 2011. It has been calculated that the overall site falls within Noise Exposure Category C of PPG24.

PPG 24 states that for sites falling within Noise Exposure Category C, planning permission should not normally be granted. Where it is considered that permission should be given, for example because there are no alternative quieter sites available, conditions should be imposed to ensure a commensurate level of protection against noise.

Road Traffic Noise - Southern facade (front of building)

The daytime equivalent continuous noise level (Leq) was predicted to be 68dB, placing it in upper Category C. Additionally, the night-time noise Leq was predicted to be 62dB, which also places the site in Category C. A series of measures are suggested in Chapters 5 & 6 which it is indicated can be employed to ensure noise levels in habitable rooms satisfy the Borough's Noise SPD.

Summary

Based on the results of the noise assessment I am satisfied that the requirements of the Borough's Noise SPD can be met using a combination of noise mitigation measures.

It is therefore recommended that the following condition be applied to ensure that the proposed development will satisfy the requirements of the Borough's Noise SPD, Section 5, Table 2:

Condition 1

Development shall not begin until a scheme for protecting the proposed development from road traffic noise has been submitted to and approved by the Local Planning Authority (LPA). The noise protection scheme shall meet acceptable noise design criteria both indoors and outdoors. The scheme shall include such combination of measures as may be approved by the LPA. The scheme shall thereafter be retained and operated in its approved form for so long as the use hereby

permitted remains on the site.

Reason: To safeguard the amenity of surrounding areas.

Condition 2

control impacts during the construction phase of a development. I would recommend a standard condition requiring a Construction Environmental Management Plan (CEMP) to include dust control measures to be employed on site.

Relevant Best Practice Guidance exists from the Greater London Authority; The Control of dust and emissions from construction and demolition.

(http://legacy.london.gov.uk/mayor/environment/air_quality/construction-dust.jsp) November 2006.

The standard Construction Site Informative is recommended.

Air Quality Assessment

The site is within the northern half of the Borough and therefore not located in the declared AQMA. No objections are therefore raised in respect of Air Quality.

URBAN DESIGN AND CONSERVATION OFFICER

BACKGROUND: This proposal has been the subject of many discussions and two site meetings with the architects. Though large, and maximising the available site potential, it is considered that it would relate to the existing neighbouring residential blocks, whilst presenting modern, well proportioned, elevations.

The block would front a highway, and the front boundary treatment appears to be very high. This aspect should be revised, or made a condition of the permission. Similarly the materials seem generally to be appropriate, but it may be necessary to introduce a second brick colour to provide more elevational interest. Samples of all materials should be made a condition of the permission.

RECOMMENDATIONS: Acceptable, subject to the two conditions described above.

SUSTAINABILITY OFFICER

No objections are raised to this proposal subject to the following:

Energy

The submitted energy strategy is sufficient to demonstrate that a 25% reduction in CO2 emissions can be achieved from a combination of renewable technology and improvements to the fabric of the building.

The following condition is necessary to connect the energy strategy to the final development design.

Prior to the commencement of development a detailed energy statement shall be submitted to and approved in writing by the Local Planning Authority. The statement shall demonstrate how the recommendations from the energy strategy (Acol Crescent Plot 2, Uxbridge, Hillingdon Energy Statement, AECOM April 2011) have been incorporated into the final development. The statement shall clearly set out the final amount (141.7m² notional) of Photovoltaic panels required to meet the reduction targets of the strategy, as well as roof plans showing their location. The development shall proceed in accordance with the approved statement.

REASON

To reduce the CO2 emissions associated with the development and to reduce the exposure to rising energy prices for the residents, in accordance with Policy 4A.3 and 4A.7 of the London Plan.

SUDS

No objections are raised to the drainage strategy as submitted subject to the following condition:

The development shall proceed in accordance with the approved drainage strategy (AECOM, Acol Crescent Plot 2 Surface Water Management Strategy, April 2011, Rev 0) with final details relating to the size of surface water storage system to be submitted and agreed in writing with the Local Planning Authority. The development shall proceed in accordance with the approved strategy and updated details.

REASON

To minimise the increased risk of flooding by providing a sustainable form of drainage in accordance with PPS25 and Policy 4A.14 of the London Plan.

ACCESS OFFICER

In assessing this application, reference has been made to London Plan Policy 3A.5 (Housing Choice) and the Council's Supplementary Planning Document Accessible Hillingdon adopted January 2010.

The scheme should be revised and compliance with all 16 Lifetime Home standards (as relevant) should be shown on plan. In addition, 10% of new housing should be built to wheelchair home standards and at least one supported housing unit should accord with relevant policies, legislation and adopted guidance.

The following access observations are provided:

1. From the internal face of the front door, the wheelchair standard unit should feature an obstruction free area not less than 1500mm wide and 1800 mm to any door or wall opposite.
2. The bathrooms/ensuite facilities should be designed in accordance with Lifetime Home standards. At least 700mm should be provided to one side of the WC, with 1100mm provided between the front edge of the toilet pan and a door or wall opposite. This should be shown on plan with the bath tub in place, and should not rely upon removal of the tub to achieve the 700mm transfer space to one side.

Conclusion: acceptable, subject to conditions to secure the above specifications.

TREE AND LANDSCAPE OFFICER

There is a group of three semi-mature trees in the middle of the site, a conifer hedge on one side of it, and a group two Leyland Cypresses at the front of the site. The trees and hedges make a small contribution to the amenity of the locality, but do not constrain the development of the site. However, any development should, in terms of Saved Policy BE38 of the UDP, retain or replace the trees and make provision for landscaping.

The application includes a Tree Survey/Report, and mentions that a landscaping scheme will be provided.

The revised scheme makes provision for the planting of about ten trees in replacement of the

existing trees, which will be removed to facilitate the development of the site. There is also space and scope for additional landscaping. Overall, the scheme will provide a landscaped setting to the new building and contribute to the amenity of the locality.

In this context and subject to conditions TL1 (ONLY services in relation to tree planting), TL5, TL6 and TL7, the application (for Plot 2) is acceptable in terms of Saved Policy BE38.

HIGHWAY ENGINEER

The existing building on site is a nursery, which is being relocated elsewhere in South Ruislip. The Council is currently constructing a new building in Queens Walk, South Ruislip, (The Learning and Development Centre Site), for a combined Children's Centre and Early Years Centre.

The site is situated in a residential area near to South Ruislip station, along Station Approach and at the junction with ACOL Crescent, South Ruislip.

Access for vehicles is via Canfield Drive, off ACOL Crescent. There is a service road off Canfield Drive at the rear of the site. Pedestrian access to the proposed development is proposed off Station Approach and the existing vehicular access off Canfield Drive is proposed to be utilised to access the car park for proposed development.

7 x 1 bed and 5 x 2 bed flats are proposed. 13 car parking spaces (including 2 disabled spaces) and 18 cycle storage spaces are proposed, which is considered acceptable for this development.

The location of the refuse storage is not acceptable as the bin trundle distance is significantly more than the 10m maximum allowable distance and the residents waste carrying distance may also be excessive for some of the flats.

The high hedge adjacent to the vehicular access restricts driver's visibility. 2.4 x 2.4m visibility splays should be provided at the access.

No objection is raised on the highways aspect of the application, subject to refuse storage being provided in an acceptable location or a refuse management plan being submitted and approved and the following conditions being applied:

Conditions

1. The development hereby approved shall not be occupied until the access, parking area and access road has been constructed in accordance with the drawings hereby approved.
2. The vehicular access shall be provided with those parts of 2.4m x 2.4m pedestrian visibility splays which can be accommodated within the site in both directions and shall be maintained free of all obstacles to the visibility between heights of 0.6m and 2.0m above the level of the adjoining highway.

Informatives

1. It is contrary to section 163 of the Highways Act 1980 for surface water from private land to drain onto the highway or discharge into the highway drainage system.
2. The applicant is advised to contact the Council's Highways Team in respect of the footway/crossover works.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The last authorised use of the site was for a day nursery. Saved Policy R11 of the UDP is

therefore considered relevant. This policy states:

The local planning authority will assess proposals which involve the loss of land or buildings used or whose last authorised use was for education, social, community and health services by taking into account whether:

(i) there is a reasonable possibility that refusal of permission for an alternative use would lead to the retention and continued use of the existing facility;

(ii) adequate accessible alternative provision is available to meet the foreseeable needs of the existing and potential users of the facility to be displaced;

(iii) the proposed alternative use accords with the other policies of this plan and contributes to its objectives

With regard to Saved Policy R11 (i) and (ii), the applicants have submitted a Planning Statement which provides a justification for the loss of the community facility from Acol Crescent and the relocation of these facilities elsewhere in the Borough. The last use of the site was South Ruislip Early Years Centre, which provides day nursery facilities for children under the age of 5. The South Ruislip Early Years Centre has been relocated to Queens Walk, on the South Ruislip Learning and Development Centre Site. Both uses for existing and adjacent plots are to be relocated within a new purpose built building, for combined use of the South Ruislip Early Years Centre and South Ruislip Children's Centre. This brand new facility provides services to families and children and is a much needed facility within the community. The facilities, which are available to the public, have been improved and the range of services has been extended. The applicants submit that the new facility in Queens walk is better located than the previous Early Years Centre, as it is away from the main road and has ample parking. It is also located close to Deanesfield School, making it easier for parents of school aged children to access the nursery facilities.

The site is now vacant for redevelopment and there are no plans currently to provide an alternative community use at the site. None of the current facilities that used the site are being displaced due to the proposed development. Refusal of the proposed scheme would therefore not lead to the continued use of a community facility, as none of the community facilities that have used the site in the past would continue to use it in the future, regardless of whether the current proposal is accepted or refused.

Given the factors above, it is considered that the proposal satisfies the requirements of Policy R11 (i) and (ii).

With regard to Saved Policy R11 (iii), there is an identified need for additional housing within the borough. The proposed alternative use for the site supports the other policies in the UDP by providing much needed accommodation. No objections are therefore raised to the loss of the community use and redevelopment of the site for residential purposes.

7.02 Density of the proposed development

Policy 3.4 of the London Plan (2011) advises that Boroughs should ensure that development proposals achieve the highest possible intensity of use compatible with local context and the site's public transport accessibility. The London Plan provides a density matrix to establish a strategic framework for appropriate densities at different locations. The site has a PTAL of 2 and is located within a suburban setting. The London Plan provides for a residential density between 50 - 95 u/ha and 150 - 250 hr/ha, at an average

of 2.7 - 3.0 hr/unit.

The proposed density for the site would be 226 hr/ha, which is within the London Plan guidelines, having regard to the site's Public Transport Accessibility Level. In terms of the number of units, the proposed density would be 90 units/ha, which is also within London Plan guidance. It is therefore considered that the proposed density is appropriate in this case.

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

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

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

Saved Policies BE13 and BE19 seek to ensure that new development complements or improves the character and amenity of the area, whilst Policy BE38 seeks the retention of topographical and landscape features and provision of new planting and landscaping in development proposals. The scale, bulk and siting of buildings are key determinants in ensuring that the amenity and character of established residential areas are not compromised by new development.

In terms of siting, the building would be set back from the Station Approach frontage between 3.6 and 4.6 metres, in a staggered formation, thereby respecting the established building line set by the adjoining Bourne Court development. The eastern flank wall of the three storey element would be set back 1.4 metres from the side boundary and would maintain a gap of 8 metres to the adjacent Bourne Court. The 2 storey rear element, which would project a further 9 metres into the site, would be set back 7.4 from the eastern site boundary and maintain a distance of over 14 metres to Bourne Court. A distance of 2 metres is maintained between the development and the proposed 2 storey block of supported housing units which is the subject of a separate planning application (plot 1). Some 13 metres is maintained between the rear of the block and the rear site boundary whilst 22 metres is maintained between the block and the nearest adjoining residence in Canfield Drive. It is therefore considered that adequate space is maintained around the building and no objections are raised to the proposed siting.

In terms of the bulk and massing of the proposed block, the 3 storey element would be between 8 to 9 metres deep, which would be similar to the depth of the adjacent Bourne Court. Revised plans have been received, reducing the height to 2 storeys at the western end, in order to address issues relating to the residential amenity of occupiers of the adjoining Bourne Court. It is considered that the resultant part 3, part 2 storey building, though large, and maximising the available site potential, would relate to the existing neighbouring residential blocks, whilst presenting modern, well proportioned elevations.

With regard to the impact on the street scene, the block would front Station Approach, with an access core, including stairs and lift, provided at the eastern end of the building. The front boundary treatment would consist of a new brick and metal railings, with screen planting behind, enclosing private gardens to the ground floor flats. It is considered that this would be an improvement on the timber close boarded fencing which currently runs along this front boundary and would be compatible with the frontage treatment currently

enjoyed at the adjoining block of flats to the east (Bourne Court).

Although the building to site ratio would be tight, it is considered that a building of this size would not look out of place, or be overly dominant in the street scene. Amenity space is provided around the building with a significant area of open space to the rear, adjacent to the parking and rear entrance/exit. The Urban Design and Conservation Officer considers that the materials are generally appropriate, but it may be necessary to introduce a second brick colour to provide more elevational interest. This aspect can be covered by a condition.

In conclusion, it is considered that the layout siting and scale of the development is compatible with surrounding built form and would respect the established character of the area, in compliance with Policies BE13 and BE19 of the Unitary Development Plan Saved Policies (September 2007) and relevant design guidance.

7.08 Impact on neighbours

OUTLOOK

Policy BE21 of the Unitary Development Plan Saved Policies September 2007 states that planning permission will not be granted for new development, which by reason of its siting, bulk and proximity, would result in a significant loss of residential amenity of established residential areas. The Council's Supplementary Planning Document HDAS: Residential Layouts states that where a two or more storey building abuts a property or its garden, adequate distance should be maintained to overcome possible over domination. The distance provided will be dependent on the bulk and size of the building but generally 15m would be the minimum acceptable separation distance.

As part of the design, there is a substantial area of open space between the rear of the new building and the nearest existing private residential house in Canfield Drive. A distance of between 16 to 19 metres is maintained between the proposed building and the side boundary with No.2 Canfield Drive to the north of the site.

With regard to the impact of the proposed development on occupiers to the east, amended plans have been received increasing the gap between the 3 storey element of the proposed building and the adjacent Bourne Court to 14 metres. With regard to the 2 storey element to the rear, this is also set some 14 metres away from Bourne Court and falls outside the 45 degree angle of vision from the rear windows of that block. There are no windows in the flank elevation of Bourne Court facing the application site. In addition, an existing 2.2 metre wide alleyway is located between the application site and the adjoining Bourne Court. Although private gardens serving Nos. 5 and 7 Bourne Court exist beyond this alleyway, it is considered that the siting and height of the proposed block as amended, relative to the adjoining gardens is considered satisfactory. It is therefore considered that the proposal would not result in an over dominant form of development which would detract from the amenities of neighbouring occupiers, in compliance with Saved Policy BE21 of the UDP and relevant design guidance.

DAYLIGHT/SUNLIGHT

Policy BE20 of the Unitary Development Plan Saved Policies September 2007 states that the Local Planning Authority will seek to ensure that buildings are laid out so that adequate daylight, sunlight and amenities of existing houses are safeguarded. Saved Policy BE21 states that planning permission will not be granted for new development, which by reason of its siting, bulk and proximity, would result in a significant loss of

residential amenity of established residential areas.

The supporting text to saved Policies BE20 and BE21 states 'that while some proposals of substantial width, height and depth, may not cause loss of amenity by reason of daylight or sunlight, these may nonetheless still be over-dominant in relation to the adjoining property and/or its private amenity space. This in turn can result in a depressing outlook detracting from residential amenity'.

Concerns have been expressed that the proposal would overshadow the adjoining Bourne Court, which lies to the east of the proposed building. The amended scheme pulls back the three storey element away from the eastern boundary, such that there would be no loss of diffuse sunlight to the habitable windows or garden areas of Bourne Court. In addition, there will be no loss of direct sunlight to any of the habitable windows serving Bourne Court as a result of the development. Although there would be some loss of direct sunlight to the garden area of Nos. 5 and 7 Bourne Court in the afternoon, it is considered that this would not have a significantly detrimental impact, and would not be sufficient reason on its own to refuse the application.

With regard to the impact on properties to the north in Canfield Drive, it is not considered that there would be a material loss of daylight or sunlight to these neighbouring occupiers, as the proposed building would be sited a sufficient distance away from those adjoining properties. It is also considered given its layout, that there will be a good level of day lighting for the proposed development. The proposal is therefore considered to be consistent with Policy BE20 of the UDP Saved Policies September 2007 and relevant SPD.

PRIVACY

Policy BE24 of the UDP Saved Policies September 2007 seeks to ensure that the design of new buildings protects the privacy of the occupiers and their neighbours. The supporting text to this policy states that 'the protection of privacy, particularly of habitable rooms (including kitchens) and external private amenity space is an important feature of residential amenity'.

The Council's SPD also provides further guidance in respect of privacy, stating in particular that the distance between habitable room windows should not be less than 21m and at paragraph 4.12 states that 'new residential development should be designed so as to ensure adequate privacy for its occupants and that of the adjoining residential property from windows above ground floor, an angle of 45 degrees each side of the normal is assumed in determining facing, overlooking distances. This requirement has been adhered to so as to respect the residential amenity of existing residents.

To the rear of the proposed building, a minimum distance of 21 metres is maintained from the first and second floor windows to the private amenity area of the nearest adjoining residence in Canfield Drive. It is also proposed to provide angled windows at the western end of the proposed block on the first and second floors, in order to reduce the perception of overlooking to the garden of No 2 Canfield Drive. This can be secured by condition. In addition, it is proposed to plant trees on the along the northern boundary, to provide enhanced screening. In addition, only high level secondary windows serving the bedrooms of a second floor flat and obscure, non opening glazing to the corridor will be provided on the flank elevation facing Bourne Court. The proposal will therefore not result in overlooking or loss of privacy issues to residents of that block. The proposal is therefore considered to be consistent with Saved Policy BE24 of the UDP and the SPD.

7.09 Living conditions for future occupiers

All units comply with the Council's SPD and London Plan standards for minimum internal floor areas. The seven 1 bedroom flats would be 50.8m², four of the 2 bedroom flats would be 74.7m², whilst one of the two bedroom flats would be 102.6m². It is not considered that these units would result in a poor internal living environment for future occupiers.

Policy BE23 of the Unitary Development Plan Saved Policies September 2007 requires the provision of external amenity space which is sufficient to protect the amenity of the development and surrounding buildings and which is usable in terms of its shape and siting, for future occupiers. For one bedroom flats a minimum 20m² per unit should be provided and for two bedroom flats a minimum of 25m² per unit should be provided. In accordance with this standard, a total of 265m² of amenity space is required.

The application identifies a communal amenity area at the rear of the site comprising 235m². In addition, private gardens serving the ground floor flats totalling 128sq.m are also provided, together with balconies to the upper floor flats. The amenity space provision is therefore in excess of the SPD requirements. Any future landscaping scheme could also incorporate low hedge borders around the rear ground floor level patio area, which allows the demarcation between private and communal amenity areas. Overall, it is considered that the proposed development would provide good living conditions for all of the proposed units in accordance with Policies BE23, BE24, OE1 and OE5 of the UDP, the SPD HDAS: Residential Layouts and the provisions of the London Plan.

7.10 Traffic impact, car/cycle parking, pedestrian safety

ACCESS

Vehicular access to the new development will utilise the existing entrance to the rear of the site via Canfield Drive. This existing northern access drive will also serve the adjacent Plot 1. A right of access is therefore intended through plot 1 to this development (plot 2). Pedestrian access to the proposed development is also provided off Station Approach. There will be controlled gate access at the entrance to the application site at the boundary with plot 1.

The bin store is located close to the vehicular entrance to the site, adjacent to the car parking areas. The applicants state that refuse vehicles for waste will use the access road and park in it, to collect waste from the development. The Highway Engineer notes that in the event that the refuse vehicle is not able to access the site, the bin trundle distance of the refuse storage would be more than the 10m maximum allowable distance. It is therefore recommended that a condition be imposed, requiring details of a refuse management plan, detailing how the refuse and recycling bins shall be moved to a predefined collection point on collection day.

Overall, the Highway Engineer raises no objections to the access arrangements, subject to a condition requiring adequate sight lines to be maintained at the entrance to the development on Canfield Drive. Subject to the implementation of these measures, it is considered that adequate vehicular access to the site can be provided, and highway and pedestrian safety would not be prejudiced, in compliance with Policy AM7 of the UDP Saved Policies September 2007.

PARKING

There are 12 individual self-contained flats proposed. Parking for the proposed

development will be a total of 13 bays, two of which are wheelchair-accessible. This equates to one parking space per unit, plus one visitor space. The site has a PTAL rating of 2 and there is pay and display parking available in the immediate vicinity. The Council's Highways Engineer has raised no objection to the level of car parking and has confirmed that all parking spaces would be of sufficient dimensions and usable. As such, it is considered that the application complies with UDP Saved Policies AM14 and AM15 of the UDP.

In addition, the submitted plans indicate that secure cycle storage for 18 cycles can be provided. It is considered the 18 secure cycle parking spaces are sufficient to serve this development. As such, the scheme would be in accordance with the Council's standards and Saved Policy AM9 of the UDP.

7.11 Urban design, access and security

HOUSING MIX

Policies H4 and H5 seek to ensure a practicable mix of housing units are provided within residential schemes. One and two bedroom developments are encouraged within town centres. The proposed mix of one and two bedroom units would have been more appropriate in a town centre location. However, the proposal would result in net gain of 12 units, which would contribute towards meeting the housing need in the Borough. The lack of larger units is therefore not considered to be a sustainable reason to refuse this application.

SECURITY

A number of security features have been integrated into the design of the scheme, following meetings between the developers and the local Secure by Design Officer from the Metropolitan Police. These measures include appropriate entrance door set-backs; post boxes adjacent to the front entrance door and collection only accessible by residents internally; secure boundary treatment; cycle stores in secure enclosures; access control from the parking area maintained via a pair of pedestrian gates and controlled access to the front entrance from Station Approach. It is intended that all access controls, footpaths, and approaches at entrances/exits are accessible in accordance with BS8300:2009+A1 2010 and associated codes of practice.

Other issues relating to urban design have been dealt with elsewhere in the report.

7.12 Disabled access

HDAS was adopted on the 20th December 2005 and requires all new residential units to be built to lifetime home standards and 10% of units designed to wheelchair accessible standards. Policy 7.2 of the London Plan expects all future development to meet the highest standard of accessibility and inclusion. This together with the Mayor's Supplementary Planning Guidance 'Accessible London: achieving an inclusive environment' underpins the principles of inclusive design and the aim to achieve an accessible and inclusive environment consistently across London.

The proposed development is designed to be accessible and inclusive in terms of access from the parking area to entrances, effective door widths and internal arrangements. It is intended that all access controls, footpaths, and approaches at entrances/exits are accessible in accordance with BS8300:2009+A1 2010 and associated codes of practice. Level access thresholds are incorporated at entrances and exits. In addition, a 13-person lift for access to the first floor is to be provided and will be in accordance with Part M Building Regulations, Approved Document M (2004) and BS8300:2009+A1 2010. There is

sufficient space provided in the protected staircase at first floor level or adjacent to the lift for an emergency fire refuge.

Two ground floor units are designed to wheelchair-home (design) standard. Bathrooms/shower rooms are configured to allow access to Lifetime Home standards, and for the wheelchair units, to wheelchair home standard.

The Access Officer considers that the proposal is acceptable subject to minor revisions to address Lifetime Home and Wheelchair Home Standards (as relevant). This is covered by condition and an informative. Overall, subject to this condition, the proposal is considered to be in accordance with London Plan (2011) Policy 7.2 and the Hillingdon Design and Accessibility Statement (HDAS): Accessible Hillingdon.

7.13 Provision of affordable & special needs housing

The London Plan sets the policy framework for affordable housing delivery in London. The Planning Obligations Supplementary Planning Document (supplementary planning guidance) adopted in July 2008 states that the Council will always seek the provision of affordable housing on-site except in exceptional circumstances. The Council will consider affordable housing tenure mix on a site by site basis with reference to housing needs, financial viability and/or the London Plan as appropriate.

The application exceeds the threshold of 10 units and above. Therefore affordable housing provision by way of a S106 Legal Agreement/Statement of Intent is required. None of the units in this scheme are to be delivered as affordable housing. However, it is intended that the affordable housing requirements from this site (6 units) will be provided on the adjacent site (Plot 2). Although Plot 1 and Plot 2 are separate planning applications, since Plot 1 is 100% affordable (i.e. supported housing), this will negate the requirement for any affordable housing on Plot 2. It is intended to secure the off site affordable housing obligations by way of a S106 Agreement or Statement of Intent.

7.14 Trees, Landscaping and Ecology

Policy BE38 of the Unitary Development Plan Saved Policies states, amongst other things that development proposals will be expected to retain and utilise topographical and landscape features of merit. The application includes a Tree Survey / Report, and a statement that a landscaping scheme will be provided.

The Tree and Landscape Officer notes that there is a group of three semi-mature trees in the middle of the site, a conifer hedge on one side of it, and a group two Leyland Cypresses at the front of the site. The trees and hedges make a small contribution to the amenity of the locality, but do not constrain the development of the site.

The revised scheme makes provision for the planting of some ten trees in replacement of the existing trees, which will be removed to facilitate the development of the site. There is also space and scope for additional landscaping. The applicants state that these details will be incorporated in a detailed landscaping plan which will include treatment and materials for footpaths, walkways, fencing to boundaries and private gardens, planting and soft/hard landscaping. The amenity space and areas surrounding the building will incorporate lawn, trees, shrubs and planting, surrounding the new building. An existing laurel bush is to be retained to the west of the site, and extended behind the proposed boundary fencing fronting Station Approach.

Overall, it is considered that the scheme will provide a landscaped setting to the new building and contribute to the amenity of the locality. Subject to relevant landscape conditions to ensure compliance, the proposal is considered acceptable in terms of Saved

UDP Policy BE38.

7.15 Sustainable waste management

Refuse is provided on the ground floor next to the car parking spaces and meets the necessary pulling distance and vehicle access requirements.

7.16 Renewable energy / Sustainability

Policy 5.2 of the London Plan July 2011, seeks to ensure the development reduces CO2 emissions. An energy assessment has been submitted with the application. Photovoltaic cells are recommended as the preferred renewable technology. The Sustainability Officer considers that the submitted energy strategy is sufficient to demonstrate that a 25% reduction in CO2 emissions can be achieved from a combination of renewable technology and improvements to the fabric of the building.

It is therefore considered that sustainability issues could adequately be dealt with by suitably worded condition in the event of an approval. Such conditions would require the submission of a detailed energy assessment, setting out the baseline energy consumption and associated CO2 emissions of the development as if constructed to 2010 Building Regulations. The assessment would then need to provide clear details of a 25% reduction in CO2 emission from energy efficiency measures and renewable energy. The assessment would also include specifications of any technology to be used and their locations on suitably scaled plans.

7.17 Flooding or Drainage Issues

The site lies within Flood Zone 1 and is less than 1 hectare and therefore in accordance with Planning Policy Statement 25: Development and Flood Risk (Communities and Local Government, 2006, updated 2010) (PPS25), a site specific Flood Risk Assessment is not required.

A Surface Water Management Strategy has been submitted with the application. No objections are raised to the drainage strategy as submitted subject to the final details relating to the size of surface water storage system to be submitted and agreed. Subject to a condition being imposed requiring these details to be submitted and agreed and for the development to proceed in accordance with the agreed strategy, it is considered that the increased risk of flooding will be minimised, in accordance with PPS25 and Policy 5.13 of the London Plan.

7.18 Noise or Air Quality Issues

The application site is on a busy high road. It is therefore reasonable to expect that traffic noise is likely to be high enough to affect the residential amenities of future occupiers. Although the site falls within NEC C as defined in PPG24, it is considered that flatted development is acceptable in principle, subject to adequate sound insulation.

The acoustic assessment contains recommendations which, if implemented, would reduce noise to levels that comply with reasonable standards of comfort, as defined in British Standard BS8233:1999 'Sound insulation and noise reduction for buildings - Code of Practice'. It is considered that the issue of sound insulation can be addressed by the imposition of a suitable condition. Subject to compliance with this condition, it is considered that the scheme is in compliance with Saved Policy OE5 of the UDP.

7.19 Comments on Public Consultations

The issues raised have been dealt with in the main body of the report.

7.20 Planning Obligations

Policy R17 seeks to supplement the provision of recreational open space and other community, social and educational facilities through planning obligations. The applicant

has agreed to a full range of planning obligations required to offset the impact of the development, including contributions towards the provision of education, healthcare, community/recreational open space, and libraries. A contribution can also be secured in respect of project management and monitoring.

The following planning obligations have been agreed:

1. That the affordable housing requirements from this site (6 units) shall be provided on the adjacent site (Plot 2 ref: 65847/APP/2011/1132).
2. Education: A contribution of £23,074 is sought for nursery, primary, secondary and post 16 education facilities in the locality has been agreed.
3. Health: in line with the Supplementary Planning Document a contribution in the sum of £4,365.90 has been agreed.
4. Libraries: in line with the SPD a contribution in the sum of £463.45 has been agreed.
5. Community Facilities/ Recreational Open Space: in line with the Supplementary Planning Document, a contribution in the sum of £10,000 has been agreed. The site falls within an area of open space deficiency and as such it is considered reasonable to seek a combined contribution to deliver both obligations.
6. Construction Training: in line with the Supplementary Planning Document, if the construction period is in excess of 3 months and the construction cost is in excess of £2 million then a contribution will be required equal to £2,500 for every £1 million build cost.
7. Project Management and Monitoring Fee: in line with the Supplementary Planning Document a contribution equal to 5% of the total cash contributions has been agreed, to enable the management and monitoring of the resulting agreement.

The applicant has agreed to these proposed Heads of Terms, which are to be secured by way of a Statement of Intent or a S106 Agreement. Overall, it is considered that the level of planning benefits sought is adequate and commensurate with the scale and nature of the proposed development, in compliance with Policy R17 of the UDP.

7.21 Expediency of enforcement action

There are no enforcement issues associated with this site.

7.22 Other Issues

There are no other issues relating to this application.

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.

10. CONCLUSION

No objection is raised to the principle of the use of this redundant Children's centre site for supported housing. The density of the proposed development is in accordance with London Plan guidance, whilst the bulk and scale of the proposed building is considered appropriate for the site and existing surrounding development.

It is considered that the proposal will not detract from the visual amenities of the street scene or the character and appearance of the area. It provides a satisfactory form of accommodation for future residents and the amenities of adjoining residents would not be adversely affected by the proposals. It is considered that highway and pedestrian safety issues have been satisfactorily addressed.

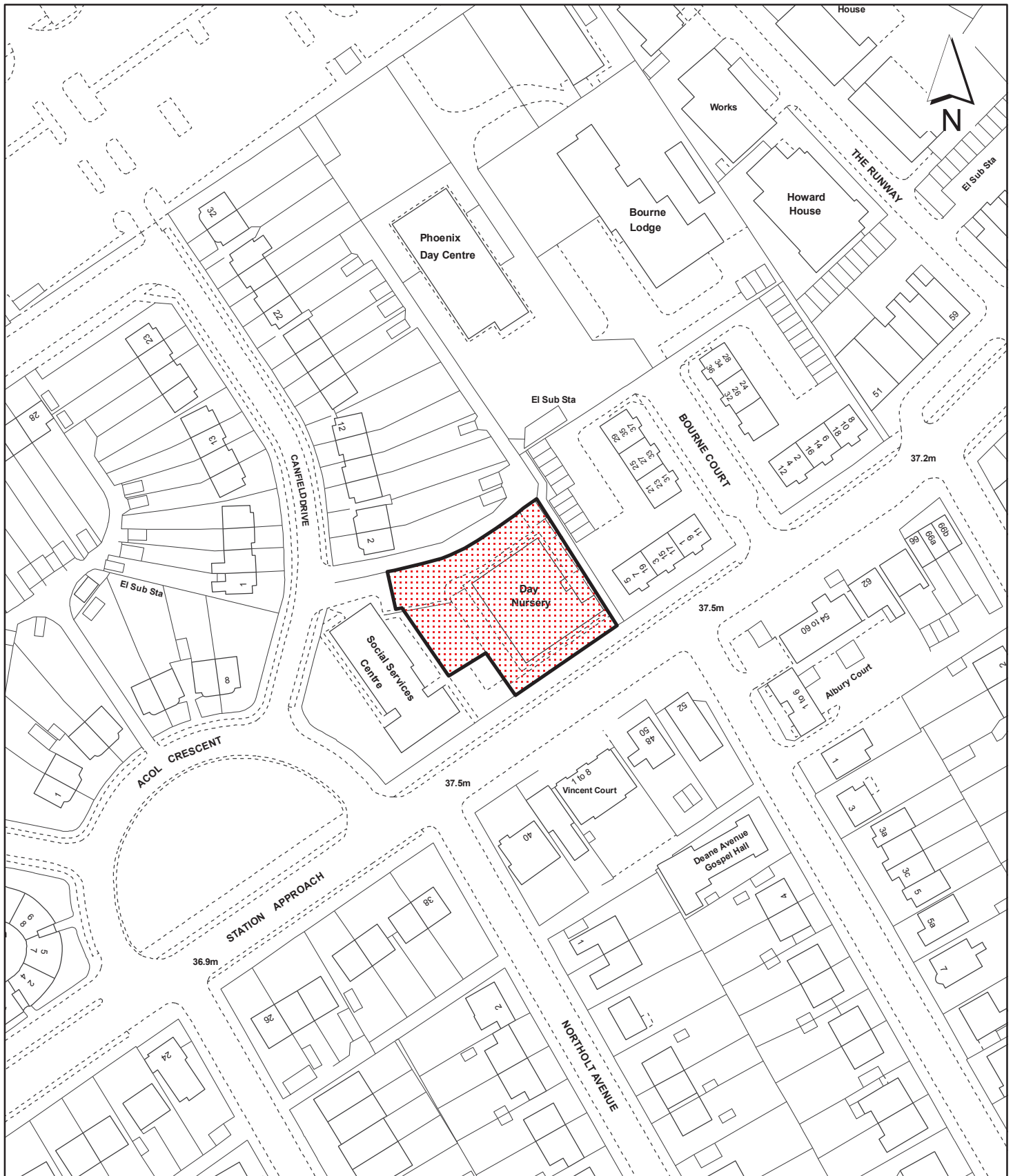
The proposal is considered to satisfy the relevant saved policies of the UDP and as such the application is recommended for approval, subject to the recommended conditions and S106 Agreement or Statement of Intent, securing contributions towards, education, health care facilities, construction training, public open space, management and monitoring.

11. Reference Documents

Unitary Development Plan Saved Policies September 2007
HDAS: Residential Layouts
Planning Policy Statement 1 (Delivering Sustainable Development)
Planning Policy Statement 3 (Housing)
Planning Policy Statement 9 (Biodiversity and Geological Conservation)
Planning Policy Guidance Note 13 (Transport)
Planning Policy Guidance Note 24 (Planning and Noise)
The London Plan (July 2011)
Representations

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Notes

 Site boundary

For identification purposes only.

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Site Address

**South Ruislip Early Years -
Plot 2 Acol Crescent
Ruislip**

Planning Application Ref:

67607/APP/2011/1122

Planning Committee

North

Scale

1:1,250

Date

**August
2011**

**LONDON BOROUGH
OF HILLINGDON**
Planning,
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