

Report of the Head of Planning & Enforcement Services

Address 19-22 CHIPPENDALE WAYE & CAR PARK AREA TO REAR OF 23-28
CHIPPENDALE WAYE UXBRIDGE MIDDY

Development: Erection of a two storey building comprising 12, one-bedroom supported housing units, along with ancillary office space and associated landscaping for new building, alterations to car parking and access arrangements (both vehicular and pedestrian) (involving demolition of dwellings known as 19, 20, 21 and 22 Chippendale Way). (Outline Application).

LBH Ref Nos: 67544/APP/2011/736

Drawing Nos: 2010D20/P/05
2010D20/P/06
2010D20/P/07 Rev A
2010D20/P/08 Rev A
2010D20/P/09 Rev A
Transport Statement June 2011
2010D20/P/01
2010D20/P/02
2010D20/P/04
Surface Water Management Strategy
Energy Statement March 2011
Design & Access Statement June 2011
Arboricultural Study
2010D20/P/03 Rev F

Date Plans Received: 21/03/2011 **Date(s) of Amendment(s):** 21/03/2011

Date Application Valid: 21/03/2011

1. SUMMARY

This application was heard at the 19 July 2011 Committee and was withdrawn by the Head of Planning for the following actions to be taken before the scheme was to be reported back to Committee:

i) Notify neighbours of amended plans (21 days). Final version of plans must be in ocella so public can view these.

Officer Comment:
This has been done.

ii) Integrate addendum into report visit before scheme presented to committee.

Officer Comment:
This has been done.

iii) Demonstrate that neighbours do not have legal ownership over any portions of the site, namely car parking.

Officer Comment:

A search of ownership records show that neighbours do not have any rights of ownership to the car park. Furthermore the plans have been amended to provide a better parking allocation to all service users. This includes additional parking bays allocated to local residents.

iv) Demonstrate how long the play area has been abandoned.

Officer Comment:

The Council's Green Spaces Team was able to confirm that the play ground was removed as a direct result of prolonged vandalism and anti social behaviour from groups of youths which generated complaints to the Council from local residents. The police and other agencies were involved at that time and also supported the playgrounds removal. It was also felt back in 2007 that it was uneconomical to repair the playground as it was not being used for its correct purposes.

As a consequence in early 2007 an informal public consultation took place proposing the removal of the playground for Health & Safety reasons which received the support of local residence and received no objections.

The decision to remove the children's playground was taken by a former officer (David Bryant) in conjunction with the Housing department (Hillingdon Homes as it was then).

Sharon Smith in Community Housing has confirmed that the equipment was removed from the playground at Chippendale Way by 20th August 2007, according to an inspection report completed at that time.

Following removal of the children's playground equipment a recommendation was made that the site should be considered for redevelopment. Since the removal of the playground the site has been used as an informal car parking area pending redevelopment.

The playground was removed 4 year ago, since that time no complaints have been received about the removal of the playground and no requests have been received for the playground to be reinstated or re-provided elsewhere.

v) Investigate if amenity space is adequate (quantity and quality).

Officer Comment:

Officers have reviewed the proposed amenity space and consider both the quantity & quality of the proposed amenity space to be acceptable.

vi) Amend condition 24 to require code 4.

Officer Comment:

This has been done.

vii) Confirm if the wall along Chippendale Alley is listed.

Officer Comment:

The Design & Conservation Officer has confirmed that the wall is not listed.

viii) Look at options to have disabled parking spaces closer to Chippendale Alley and change plan accordingly.

Officer Comment: The relocation of the disabled space was found to not be possible. The Council's Access Officer stated that he has no objection to the location of the Disabled

parking space

ix) Note: Members to undertake site visit before committee date.

Officer Comment:

This has been arranged through Democratic Services.

Summary of Proposal

The application seeks Outline planning permission to erect a supported housing scheme in the form of a block of 12 one bedroom flats on the site of an existing council housing site, together with associated car parking and landscaping. Access and layout are being considered at this stage with all other matters (appearance, landscaping and scale) being reserved.

The proposed scheme is considered to be of an acceptable design which would be compatible within the local context and result in an adequate standard of amenity for future occupiers.

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

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

2. RECOMMENDATION

APPROVAL subject to the following:

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

a) That the applicant being the local authority and being the only legal entity with an interest in the land which is the subject of this application, and hence being unable to enter into a section 106 Agreement with the local planning authority, completes a Statement of Intent (Statement) to make provision for the following matters as would a third party developer under a section 106 planning obligation:

i) **Transport:** a s278 shall be entered into to address creation and alteration to access, guard railing, road marking and signage.

ii) **Affordable Housing:** at least 50% of the scheme is to be delivered as affordable housing, by habitable room.

iii) **Health:** a contribution in the sum of £2,600.04.

iv) **Public Realm:** a contribution of £5,000 has been sought towards town centre improvements in Uxbridge.

vi) **Libraries:** a contribution in the sum of £276.

vii) **Construction Training:** a contribution equal to £2,500 for every £1 million build cost is sought.

viii) **Project Mgmt and Monitoring Fee:** a contribution equal to 5% of the total cash contribution is sought as a result of this proposal.

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

c) That planning officers be authorised to negotiate and agree details of the proposed Statement.

d) That if within 6 months of the date of this decision, the Statement has not been completed, delegated powers be given to the Director of Planning and Community Services, at their discretion, to refuse planning.

e) That subject to the above, the application be deferred for determination by the Head of Planning, Trading Standards and Environmental Protection under delegated powers, subject to the completion of the Statement.

f) That if the application is approved, the following conditions be attached:-

1 SP01 Council Application Standard Paragraph

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

2 OUT1 Time Limit- outline planning application

The development hereby permitted shall begin either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

REASON

To comply with Section 92 of the Town and Country Planning Act 1990 (As Amended)

3 OUT2 Reserved matters - submission

Application for approval of the following reserved matters shall be made to the Local Planning Authority before the expiry of three years from the date of this permission: -

- (a) Scale
- (b) Appearance
- (c) Landscaping

REASON

To comply with Section 92 of the Town and Country Planning Act 1990 (As Amended).

4 OUT3 Approval of Details

Approval of the details of the scale, appearance and landscaping (hereinafter called the "reserved matters") shall be obtained from the Local Planning Authority in writing before

any development is commenced.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990 (As Amended).

5 OUT4 Reserved matters - submission and approval

Plans and particulars of the reserved matters referred to in condition 3 shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990 (As Amended).

6 NONSC Restriction of Use

Notwithstanding the provisions of the Town & Country Planning (Use Classes) Order 1987 and the Town and Country Planning (General Permitted Development) Order 1995 (or any orders revoking and re-enacting either of these orders with or without modification), the building shall be used only for the purpose of self contained flats for supported housing use by the London Borough Of Hillingdon and its partners and for no other purpose including any other purpose within Use Class C3 of the Town and Country Planning Use Classes Order 1987.

REASON

To enable the Local Planning Authority to retain control over the use so as to ensure that it complies with policy BE19 and OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

7 M3 Boundary treatment - details

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

REASON

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

8 OM1 Development in accordance with Approved Plans

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

REASON

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

9 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).

10 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).

11 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).

12 H7 Parking Arrangements (Residential)

The parking areas shown on the approved plans, shall be constructed, marked out, designated and allocated for the sole use of the occupants, staff and visitors prior to the occupation of the development and thereafter be permanently retained and used for no other purpose and subject to the details approved in condition 36.

REASON

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 6 of the London Plan (July 2011).

13 H15 Cycle Storage - In accordance with approved plans

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

REASON

To ensure the provision and retention of facilities for cyclists to the development and hence the availability of sustainable forms of transport to the site in accordance with Policy AM9 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 6 of the London Plan (July 2011).

14 MCD10 Refuse Facilities

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

REASON

In order to safeguard the amenities of the area, in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (July 2011) Policy 7.1.

15 TL1 Existing Trees - Survey

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

- (i) Species, position, height, condition, vigour, age-class, branch spread and stem diameter of all existing trees, shrubs and hedges on and immediately adjoining the site.
- (ii) A clear indication of trees, hedges and shrubs to be retained and removed.
- (iii) Existing and proposed site levels.
- (iv) Routes of any existing or proposed underground works and overhead lines including

their manner of construction.

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

REASON

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

16 TL2 Trees to be retained

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority.

If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'. Remedial work should be carried out to BS 3998 (1989) 'Recommendations for Tree Work' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

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

17 TL3 Protection of trees during site clearance and development

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

1. There shall be no changes in ground levels;
2. No materials or plant shall be stored;

3. No buildings or temporary buildings shall be erected or stationed.
4. No materials or waste shall be burnt; and.
5. No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

REASON

To ensure that trees and other vegetation to be retained are not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

18 TL21 Tree Protection, Building & Demolition Method Statement

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

REASON

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

19 N6 Sound insulation scheme

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

REASON

To safeguard the amenity of the surrounding area in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 7.15 of the London Plan (July 2011).

20 NONSC Noise Levels

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

REASON

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

21 DRC6 Contaminated Land - survey and remedial works

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

development is occupied.

REASON

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

22 NONSC Landfill Gas

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

REASON

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

23 DIS5 Design to Lifetime Homes Standards

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

REASON

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

24 SUS4 Code for Sustainable Homes details

No development shall take place until an initial design stage assessment by an accredited assessor for the Code for Sustainable Homes and an accompanying interim certificate stating that each dwelling has been designed to achieve level 4 of the Code has been submitted to, and approved in writing, by the local planning authority. No dwelling shall be occupied until it has been issued with a final Code certificate of compliance.

REASON

To ensure that the objectives of sustainable development identified in policies 5.1 and 5.3 of the London Plan (July 2011).

25 SUS5 Sustainable Urban Drainage

No development shall take place on site until details of the incorporation of sustainable

urban drainage have been submitted to, and approved in writing by the Local Planning Authority. The approved details shall thereafter be installed on site and thereafter permanently retained and maintained.

REASON

To ensure that surface water run off is handled as close to its source as possible in compliance with policy 4A.14 of the London Plan (February 2008) /if appropriate/ and to ensure the development does not increase the risk of flooding contrary to Policy OE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), policy 5.12 of the London Plan (July 2011) and PPS25.

26 NONSC Antennas

No antenna, masts, poles, satellite dishes or the like shall be erected atop any of the buildings here by approved.

REASON

To ensure that apparatus do not detract from the visual amenities of the area in accordance with Policy BE37 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

27 SUS2 Energy Efficiency Major Applications

No development shall take place on site until an energy efficiency report has been submitted to, and approved in writing by the Local Planning Authority. The energy efficiency report shall demonstrate how the Mayors Energy Hierarchy will be integrated into the development, including a full assessment of the site's energy demand and carbon dioxide emissions, measures to reduce this demand and the provision of 20% of the sites energy needs through on site renewable energy generation. The methods identified within the approved report shall be integrated within the development and thereafter permanently retained and maintained.

REASON

To ensure that the development incorporates appropriate energy efficiency measures in accordance with policies 5.1, 5.3, 5.4, 5.6, 5.7 and 5.9, of the London Plan (July 2011).

28 NONSC no subdivision

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), there shall be no further subdivision of any dwelling to form additional dwellings.

REASON

To preserve the character and appearance of the development and protect the visual amenity of the area and to accord with policies BE15, BE13 and BE19 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

29 RPD1 No Additional Windows or Doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be

constructed in the walls or roof slopes of the development hereby approved facing south.

REASON

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

30 M1 Details/Samples to be Submitted

No development shall take place until details and/or samples of all materials, colours and finishes to be used on all external surfaces have been submitted to and approved in writing by the Local Planning Authority.

REASON

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

31 NONSC Rainwater harvesting

Prior to commencement of the development hereby approved details demonstrating the incorporation of rainwater greywater recycling facilities into each of the buildings shall be submitted to and approved in writing by the Local Planning Authority. The approved facilities shall thereafter be installed, maintained and retained for the lifetime of the building.

REASON

In order to provide a sustainable form of development and promote water conservation in compliance with Policies 5.3 and 5.15 of the London Plan July 2011.

32 NONSC Defensive space

No development shall commence until details of measures to ensure the provision of defensive space adjacent to ground floor habitable room windows have been submitted to, and approved in writing by, the Local Planning Authority. Thereafter the approved measures shall be constructed and completed before the development is occupied and shall be permanently retained and maintained for the life of the development.

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).

33 NONSC Extraction equipment

No development shall take place until details of the height, position, design and materials of any chimney or extraction ventilation system, to extract kitchen fumes and odours, to be provided in connection with the development have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out until the vent/chimney has been installed in accordance with the approved details. Thereafter the vent/chimney shall be permanently retained and maintained in good working order for so long as the use continues.

REASON

In order to safeguard the amenities of adjoining properties in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (July 2011) Policies 7.1 and 7.14.

34 NONSC Deliveries

Deliveries shall not take place outside the hours of 8am and 6pm Monday to Friday, 8am to 1pm on Saturdays and not at all on Sundays, Bank Holidays and Public Holidays.

REASON

To encourage out of hours/off peak servicing to help mitigate the site's contribution to local congestion levels in compliance with Policy AM2 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

35 NONSC Management Plan

Before the development hereby permitted is commenced, a management scheme shall be submitted to, and approved in writing by, the Local Planning Authority detailing how the supported housing facility is to be managed, including staff roles and the level of care provided. The approved scheme shall then be implemented in accordance with the agreed scheme.

REASON

To ensure the scheme is managed in a way that prevents adverse impact on surrounding occupiers and the highway network and to accord with Policies BE19 and AM7 of the adopted Hillingdon Unitary Development Plan and the Council's Planning Obligations Supplementary Planning Document.

36 NONSC Parking Management Plan

Prior to the development of the site, a car parking Management Strategy, which seeks to ensure that the development does not result in any on street parking in neighbouring streets, and the design & control of the gate to Chippendale Alley shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall include details of 11 spaces marked out for use by the Uxbridge Early Years Nursery. The approved details shall then be implemented for as long as the development remains in existence.

REASON

To ensure that an adequate level of parking provision is provided for the proposed use and the existing Nursery to prevent inappropriate parking of vehicles associated with the use hereby approved in surrounding streets, and to accord with policy AM7 and AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

37 RPD1 No Additional Windows or Doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing no. 23 Chippendale Waye.

REASON

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

INFORMATIVES

1 I52 **Compulsory Informative (1)**

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

2 I53 **Compulsory Informative (2)**

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

AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
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
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes

3 I1 **Building to Approved Drawing**

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

4 12 Encroachment

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

5 13 Building Regulations - Demolition and Building Works

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

6 15 Party Walls

The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:

- carry out work to an existing party wall;
- build on the boundary with a neighbouring property;
- in some circumstances, carry out groundworks within 6 metres of an adjoining building.

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning & Community Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

7 16 Property Rights/Rights of Light

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

8

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

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

in compliance with British Standard 5228;

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

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

9

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

10 I13 Asbestos Removal

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

11 I11 The Construction (Design and Management) Regulations 1994

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

12 I12 Notification to Building Contractors

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

13 I14 Installation of Plant and Machinery

The Council's Commercial Premises Section and Building Control Services should be consulted regarding any of the following:-

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

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

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

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

14 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.

15 119 Sewerage Connections, Water Pollution etc.

You should contact Thames Water Utilities and the Council's Building Control Service regarding any proposed connection to a public sewer or any other possible impact that the development could have on local foul or surface water sewers, including building over a public sewer. Contact: - The Waste Water Business Manager, Thames Water Utilities plc, Kew Business Centre, Kew Bridge Road, Brentford, Middlesex, TW8 0EE.
Building Control Service - 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the north side of Chippendale Way within close proximity of Uxbridge Town Centre. At the time of submission of the planning application, the site consisted of two pairs of semi detached dwellings (which have now been demolished). To the rear of the site are parking facilities, an access road and a disused playground. To the northeast is a listed building at no. 59 Park Road and properties with access form Grove Way, to the south east is the Uxbridge Early Years Centre just beyond Chippendale Alley; the southwest is Chippendale Way itself and the rear gardens associated with 23-28 Chippendale Way and to the northwest by an existing service road serving the site and the rear of properties 4-16 Montague Road.

3.2 Proposed Scheme

The application seeks outline planning permission to erect a two storey building accommodating 12 x 1 bedroom supported housing units with ancillary office space for staff together with associated landscaping. At this stage access and layout are being considered with all other matters reserved. Appearance, Landscaping and scale have been reserved for future approval. The parking area to the rear of the site will be altered

with parking spaces being shifted across the site to make way for the building. A new alley way is proposed along the rear of the site leading from the car park area to Chippendale Alley to allow access to the Nursery.

The proposed building would be a rendered, two stories high with a tiled pitched hipped roof.

3.3 Relevant Planning History

Comment on Relevant Planning History

There is no planning history relating to this site.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

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

Part 2 Policies:

AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

BE19 New development must improve or complement the character of the area.

BE20 Daylight and sunlight considerations.

BE21 Siting, bulk and proximity of new buildings/extensions.

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

R17 Use of planning obligations to supplement the provision of recreation, leisure and community facilities

AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -
(i) Dial-a-ride and mobility bus services

- (ii) Shopmobility schemes
- (iii) Convenient parking spaces
- (iv) Design of road, footway, parking and pedestrian and street furniture schemes

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **20th April 2011**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

A total of 53 neighbouring occupiers were consulted on this scheme. Three letters of objection were received raising concerns on the following grounds:

- i) Poor design
- ii) Loss of parking/drop off area for Nursery.
- iii) Loss of privacy to neighbouring occupiers.

NATS: No objection.

Defence Estates: No Objection.

Internal Consultees

TREES & LANDSCAPING

The site is on the north side of Chippendale Way. Accessed via a service road to the north-west of house number 28, the plot includes the play area to the north of house numbers 23-28 and the plots of house numbers 19-22.

There are a number of trees on the site which contribute to the character of the area and help to reduce the impact of the generally hard landscape of this generally built up area. There are no Tree Preservation Orders on, or close to, the site, nor does it fall within a designated Conservation Area.

A tree survey has been submitted by the London Borough of Hillingdon, which indicates four trees on plan ref. 2010D/20/P/02. The survey assesses the quality and value of only three of the four specimen trees within the site. All of the trees have been rated 'B' quality (fair), a rating which would normally justify retention, if possible, as part of a new development.

The proposal is to erect flats at the southern end of the site, with associated amenity space to the east, including bin and bicycle storage. Car parking for 19No. cars will service the new flats and the remaining houses (Nos. 22-28) along Chippendale Way.

Saved policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate.

* In this case all three trees are young / immature. Although they have been ascribed a rating which may justify their retention, their landscape value is currently limited and the proposed removal of T2, T3 (and T1, not assessed) is considered appropriate, subject to the provision of a high quality landscape scheme including appropriate replacement tree planting.

* Otherwise there are no significant landscape features on the site which constitute a constraint on development.

* The current site layout is dominated by the car park and manoeuvring space to the north of the

retained semi-detached houses. Most of the manoeuvring area is wider than the 6.0 metres required to comfortably access the parking spaces. The area of hard surfacing should be reduced and the space free up should be soft landscaped (along the northern boundary). This would contribute towards the SUDS compliance of the scheme.

* Due to the presence of shared / communal external spaces a management / maintenance plan is required to ensure that the landscape is maintained in accordance with the landscape proposals.

No objection in principle, subject to the reduction of the hard surfacing created by the superfluous parking area. If this can be amended there would be no objection on landscape grounds subject to conditions TL5, TL6 and TL7.

DESIGN & CONSERVATION

The scheme has been amended significantly during the pre-application process, to rationalise the roofscape; to create a working entrance at the rear; and to form a break in the roof line to mark a formal entrance at the front. Also, the amenity space to the rear has been made self-contained by the removal of the footpath, and the parking layout has been improved.

The requirement for 12 bedrooms has necessitated a large building, which is both longer, and considerably bulkier, than the two pairs of semi-detached houses it would replace (although the eaves would align). However, the site is opposite the four storey residential blocks at Penrith Close, whilst the Chimes, at four storeys, lines the rest of the south side of Chippendale Way. Although two storey semis adjoin to the west, there is no development to the east other than a low-rise children's nursery on the corner of the road, separated from the site by a passageway. The trees on the rear boundary, and the amenity space behind the proposed building, would prevent an adverse impact upon the locally listed building on the site adjoining to the north.

Chippendale Way is a dual carriage way, and not an attractive street in which to walk. One of the main pedestrian routes is from the High Street, via Cumbrian Way and Chippendale Alley to the residential areas to the north. From this viewpoint the proposed building would be framed between the Chimes and the tall blocks of flats in Penrith Close. It is considered that, overall, the development would not disrupt the pattern of smaller residential buildings in the road.

ACCESS

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 following access observations are provided:

1. In line with the GLA 'Wheelchair Housing BPG', the bathroom within the proposed wheelchair accessible supported living unit should be fitted with a level access shower from the outset. To this end, the plan should be amended accordingly.
2. The bathroom in the remaining units should ensure that a clear space of at least 700mm to one side and 1100 mm is provided between the front edge of the toilet pan and a door or wall opposite. This would appear not to be the case in some bathrooms.
3. Given the intended use of the building, the proposed 13 persons lift should be specified to ensure that it can be used as an evacuation lift, either independently or as a facility that could be used under the direction of a defined fire strategy following a risk assessment.

A suitable planning condition(s) should be attached to any grant of planning permission to ensure

that the above accessibility facilities are incorporated into revised plans.

S106 OBLIGATIONS

Erection of a 2 storey building comprising 12 x 1 bed supported housing units, along with ancillary office space and associated landscaping for new building, alterations to car parking and access arrangements (involving demolition of dwellings known as 19, 20, 21 and 22 Chippendale Way).

12 x 1 bed flats - 3 habitable rooms for the purpose of education and 2 hab rooms for purpose of general population.

given the nature of the proposal the population is estimated at 1 per flat, therefore total population = 12.

Proposed Heads of Terms:

1. Transport and transport related issues: in line with the SPD there may be the need for some road works as a result of this proposal. Please liaise with Syed Shah in the first instance.

2. Affordable Housing: As the scheme is to be 100% social housing it complies with the policy requirement of 50%.

3. Education: Given that the scheme is proposed to be used as assisted living there will be no requirement for an education contribution from this scheme.

4. Health: in line with the SPD a contribution towards local primary health care is likely to be sought as a result of this proposal. Given the nature of the scheme assisted living I shall assume that there is single person occupancy derived from the scheme. Therefore the resulting population would be $12 \times £216.67 = £2,600.04$. We will need to liaise with the PCT now known as West London Health Estates (WLHE) to see if they wish to pursue this obligation.

5. Community Facilities: in line with the SPD if there is a deficiency in the area or no remaining capacity in existing community centres then a contribution is likely to be sought and would be in the vicinity of £5,000. We will need to ascertain if the obligation is to be pursued in this instance given its size.

7. Recreational Open Space: in line with the SPD if a deficiency of open space in the area is found to exist then it is likely that a contribution towards Recreational Open Space will be sought. I note that there existed a playground on the site whilst it has been notated as derelict on the plans however there may be a requirement for a play ground regardless of its state to be re-provided as with sports pitches. Please advise.

8. Libraries: in line with the SPD a contribution equal to £23 per person is likely to be sought. A contribution in the sum of £276 should be secured.

9. Construction Training: in line with the formula if the estimated construction cost exceeds £2m and the time is in excess of 3 months then a contribution towards construction or an in-kind scheme delivered. Please advise as to the estimated construction cost.

10. Project Management and Monitoring: in line with the SPD if a s106 is entered into then 5% of the total cash contributions will be sought to enable the management and monitoring of the resulting agreement.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site is located within the Developed Area as shown on the Unitary Development Plan

Proposals Map. Furthermore, the site does not fall in a conservation area or Area of Special Local Character. As such, there is no objection in principle to the demolition of the existing garages and redevelopment of the site for residential purposes.

7.02 Density of the proposed development

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

The proposed scheme would have a density of 60 units per hectare or 180 habitable rooms per hectare. This is within the upper end of the London Plan density range (70-130 units per hectare or 250-350 habitable rooms per hectare) based on the site's Public Transport Accessibility Level (PTAL) score of 4. Accordingly, no objection is raised to the proposed density in this instance.

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

The application site is not located within proximity to an archaeological priority area, a conservation area or an area of special local character. There is however the listed bounding the site to the north at no. 59 Park Road. The proposed building is approximately 10m from the nearest part of the listed single storey building. The Council's Conservation officer has raised no objection in this regard and as such it is considered that that any impact on the listed building will be minimal. The layout of the proposed development is therefore considered acceptable.

7.04 Airport safeguarding

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

7.05 Impact on the green belt

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

7.07 Impact on the character & appearance of the area

The requirement for 12 bedrooms has necessitated a large building, which is both longer, and larger, than the two pairs of semi-detached houses it would replace (although the eaves would align). However, the site is opposite the four storey residential blocks at Penrith Close, whilst the Chimes, at four storeys, lines the rest of the south side of Chippendale Way. Although two storey semis adjoin to the west, there is no development to the east other than a low-rise children's nursery on the corner of the road, separated from the site by a passageway. The trees on the rear boundary, and the amenity space behind the proposed building, would prevent an adverse impact upon the locally listed building on the site adjoining to the north.

One of the main pedestrian routes to the site is from the High Street, via Cumbrian Way and Chippendale Alley to the residential areas to the north. From this viewpoint the proposed building would be framed between the Chimes and the tall blocks of flats in Penrith Close. It is considered that, overall, the development would not disrupt the pattern of smaller residential buildings in the road, rather that those immediately alongside would

eventually appear to be the anomaly.

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

At this stage layout and access are being considered, and no objection is made to the layout or access arrangements. The indicative plans also show a satisfactory appearance and scale and that the layout would provide enough space for incorporating a landscaping scheme.

7.08 Impact on neighbours

Policies BE20 and BE24 seek to ensure that new development does not generate adverse impacts in respect to sunlight and privacy. Because of the orientation of the site, and the size and siting of the proposed building, no significant loss of daylight and sunlight to adjoining properties would result from this development. The proposed development is considered to be consistent with Policies BE20 and BE24 of the UDP.

The layout of the proposed building will not infringe the 21m distance between habitable room windows as required by the Council's Residential Layout Design Guide. Furthermore the orientation of the proposed would not result in significant loss of light to neighbouring properties.

The proposed layout provides adequately for access to be maintained between the car park and the Early Years Nursery.

At this stage layout and access are being considered. No objection is raised to the proposed layout and access in terms of neighbour impacts. The indicative plans show that a scheme can be accommodated on the site without causing a loss of privacy or sunlight.

7.09 Living conditions for future occupiers

Room sizes

The development proposes 12 one bedroom units. The supplementary planning guidance states that one-bedroom self contained units should have a minimum floor area of 50 square metres. All proposed units meet these standards.

Amenity space

The guidance states that 20sq metres of amenity space should be provided per one bedroom unit for residential developments. So typically a residential development for 12 one bedroom units would require 240sq metres of amenity space. The proposal provides approximately 276 sq metres of amenity space in a number of forms designed specifically to benefit future residents. The amenity space includes the defensive landscaped areas.

In addition, a condition will be added requiring that defensible space is provided to all ground floor units in order to afford them an adequate level of privacy.

Access

All access to the residential units via entrance doors are fully compliant with the requirements outlined in the Building Regulations, Part M Section 2 Accessible Entrances. All entrances have level thresholds. The doorways also comply with the standards outlined

in Part M of the Building Regulations, which require that the doors are wide enough to allow people with buggies, cases or people on crutches to pass others on the access route.

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

7.10 Traffic impact, Car/cycle parking, pedestrian safety

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

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

The development requires a provision of 2 car parking spaces. The proposal provides 2 on site car parking spaces, both of which are disabled bays. This meets the Council's minimum parking standards.

The development also proposes to relocate 19 of the existing car parking spaces, currently utilised by the Uxbridge Nursery by approximately 30m. A total of 11 of these spaces will be allocated to staff and parents dropping off children to the nursery. The remaining spaces will be free for use by local residents.

A bicycle storage area is proposed in the rear garden providing 16 secure cycle spaces. The provision exceeds the cycle parking standards and is considered acceptable.

The proposed car parking and access arrangements are considered acceptable.

7.11 Urban design, access and security

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

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

The proposed layout and access are considered acceptable.

7.12 Disabled access

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

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

7.13 Provision of affordable & special needs housing

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

7.14 Trees, landscaping and Ecology

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

7.15 Sustainable waste management

The proposal will provide a refuse and recycling store for residents and staff located in the western corner of the site in close proximity to the new building and Chippendale Way. It is located within the site boundary and is set behind the front boundary treatment. Residents and staff can access this bin storage area from a path leading to the back of the building, whilst servicing of this area would be off Chippendale Way. The entrance to this bin store is 2m from the kerb and as such conforms to Hillingdon Council standards for maximum travel distances.

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

7.16 Renewable energy / Sustainability

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

The application is supported by an assessment which indicates that the development has been designed to achieve level 3 of the Code for Sustainable Homes. Subject to a condition requiring details ensuring the building achieves Level 3 of the Code for Sustainable Homes.

7.17 Flooding or Drainage Issues

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

7.18 Noise or Air Quality Issues

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

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

7.19 Comments on Public Consultations

It should be noted that matters including the appearance and scale of the building have been reserved for future approval.

Furthermore the scheme has been amended to allow access from the rear car park to the Nursery.

Issues relating to privacy have been addressed within the body of the report.

7.20 Planning obligations

1. Transport: a s278 shall be entered into to address amongst other things; access, guard railing, road marking and signage.

2. Affordable Housing: at least 50% of the scheme is to be delivered as affordable housing, by habitable room.

3. Education: nil contribution given this is a supported housing scheme and no school age children will arise from this development.

4. Health: a contribution in the sum of £2,600.04 is sought based upon single person occupancy in each of the residential units (12 x £216.67).

5. Public Realm: a contribution of £5,000 has been sought towards town centre improvements in Uxbridge.

6. Libraries: a contribution in the sum of £276 equal to £23 per person.

7. Construction Training: a contribution equal to £2,500 for every £1 million build cost is sought.

8. Project Mgmt and Monitoring Fee: a contribution equal to 5% of the total cash contribution is sought as a result of this proposal.

7.21 Expediency of enforcement action

None.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

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

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware

of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

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

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

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

9. Observations of the Director of Finance

10. CONCLUSION

The application seeks Outline planning permission (for access and layout only) to erect a supported housing scheme in the form of a block of 12 one bedroom flats on the site of an existing council housing site, together with associated car parking and landscaping. In addition to this the existing car parking at the rear of 18-22 Chippendale Waye will be relocated within the site.

The proposed access and layout are of a sufficient quality to be compatible within the local context and result in an adequate level standard of amenity for future occupiers.

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

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

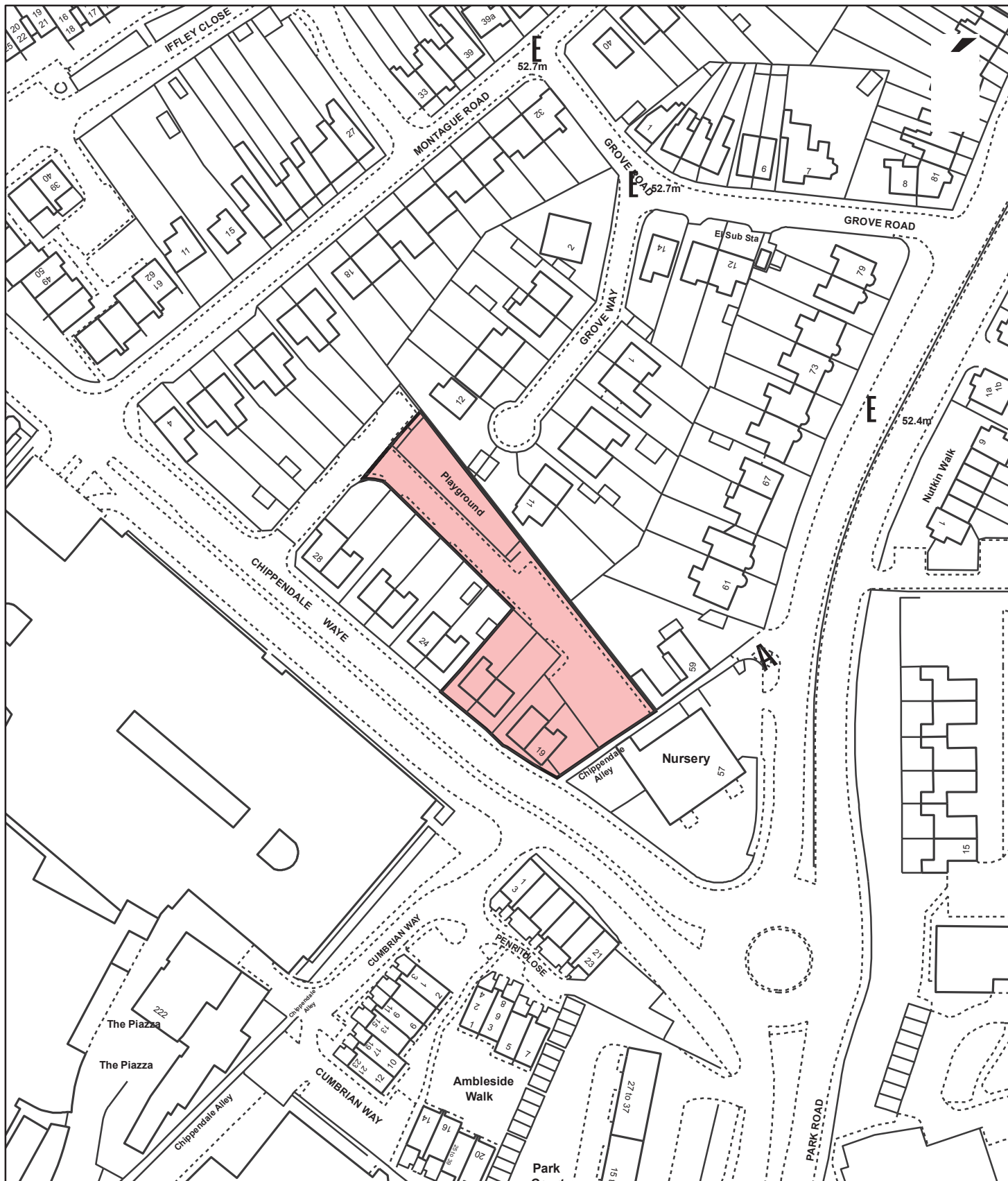
11. Reference Documents

London Plan (February 2008)
Planning Policy Statement 1: Delivering Sustainable Development
Planning Policy Statement 4: Planning for Sustainable Growth
Planning Policy Guidance 24: Planning & Noise
Planning Policy Statement 25: Development and Flood Risk
Council's Parking Standards
Council's Supplementary Planning Guidance - Noise
Council's Supplementary Planning Guidance - Air Quality

Council's Supplementary Planning Guidance - Community Safety by Design
Council's Supplementary Planning Guidance - Planning Obligations
Council's Supplementary Planning Document - Accessible Hillingdon.

Contact Officer: Matt Kolaszewski

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**19 - 22 Chippendale Way and
Car Park area to rear of 23 - 28
Chippendale Way, Uxbridge**

Planning Application Ref:

67544/APP/2011/736

Planning Committee

Central and South

Scale

1:1,250

Date

July 2011

**LONDON BOROUGH
OF HILLINGDON**

**Planning,
Environment, Education
& Community Services**

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



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