

Report of the Head of Planning & Enforcement Services

Address	FORMER R A F EASTCOTE LIME GROVE RUISLIP
Development:	Replacement of one 5 Bedroom dwelling (type 2000 D) with an alternative 5 bedroom dwelling at plot 314. (Amendment to reserved matters approval ref: 10189/APP/2007/3046 dated 31/03/2008)
LBH Ref Nos:	10189/APP/2011/1724
Drawing Nos:	Design and Access Statement 5585-WIM-WL-03 Rev. A 5585/WIM-WL/101 Rev. F 5585/WIM.W.L/2000 D/P1 5585/WIM.W.L/2000/E1 dpp Letter dated 06/07/2011 5585/WIM-WL/REP-02 Rev. A 5585/WIM-WL/REP/314/P1 Rev. A 5585/WIM-WL/REP/314/P2 Rev. A 5585/WIM-WL/REP/314/E1 5585/WIM-WL/REP/314/E2 Rev. A1 E-Mail Dated 6/9/2011 Arboricultural Implications Assessment (AIA) dated 6 October 2011

1. SUMMARY

This report relates to an application seeking variations to the layout and design of the alternative access reserved matters scheme (ref: 10189/APP/2007/3046), for the former RAF Eastcote site, which was approved on 31 March 2008. The amendments would allow for a larger 5 bedroom detached dwelling than originally approved on plot 314. This plot is located in the north east corner of the northern section of the former RAF Eastcote site.

The amendments to this plot, in terms of the layout, design and landscaping is in general accordance with the reserved matters approval. It is considered that the proposal would respect the character of the local area and not detract from the internal character of the development. The larger dwelling on this plot would not have an adverse impact on the amenities of surrounding residents in terms of loss of privacy, outlook, daylight or sunlight. The remaining external amenity area of this plot is considered sufficient to meet the needs of future occupiers, whilst the development would not prejudice the implementation of the approved landscaping scheme, including the retention of existing trees. Approval is recommended accordingly.

2. RECOMMENDATION

APPROVAL subject to the following:

1 NONSC Non Standard Condition

The materials to be used in the construction of the external surfaces of the development hereby permitted shall be in accordance with the details which have previously been

approved for plots 285 to 337 under ref: 10189/APP/011/981 dated 27/7/2011, unless otherwise agreed in writing by the Local Planning Authority.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policies BE13 and BE19 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

2 NONSC Non Standard Condition

The development hereby approved shall incorporate measures to minimize the risk of crime and to meet the specific security needs of the application site and the development. Details of security measures shall be submitted and approved in writing by the Local Planning Authority before development commences. Any security measures to be implemented in compliance with this condition shall aim to achieve the 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO).

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in excising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, and to reflect the guidance contained in Circular 5/94 'Planning Out Crime' and the Council's SPG on Community Safety By Design.

3 NONSC Non Standard Condition

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extension to the dwelling house including enlargement of roofs, nor any garages, sheds or other out-buildings shall be erected without the grant of specific written permission from the Local Planning Authority.

REASON

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

4 NONSC Non Standard Condition

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

REASON

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

5 NONSC Non Standard Condition

The first and/or second floor bathroom windows of all dwelling houses shall be glazed with obscured glass and non-opening except at top vent level for so long as the development remains in existence.

REASON

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

Hillingdon Unitary Development Plan Saved Policies September 2007.

6 NONSC Non Standard Condition

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

REASON

To ensure that sufficient housing stock is provided to meet the needs of people with disabilities and the elderly in accordance with London Plan Policy 3.12 and the Hillingdon Design and Accessibility Statement (HDAS) Access for All.

7 NONSC Non Standard Condition

Access to building entrances (to include ramped/level approaches and dimensions of door width and lobby opening) to meet the needs of people with disabilities shall be constructed in accordance with the details approved under planning reference 10189/APP/2008/1941 dated 14/10/2008, unless otherwise agreed in writing by the Local Planning Authority. The approved facilities should be provided prior to the occupation of the development and shall be permanently retained thereafter.

REASON

To ensure that people with disabilities have adequate access to the development in accordance with Policy AM13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan Policies (July 2011) Policies 3.1, 3.8, and 7.2.

8 NONSC Non Standard Condition

Parking provision for wheelchair users shall be constructed in accordance with the details approved under planning reference 10189/APP/2008/2352 dated 16/12/2010, unless otherwise agreed in writing by the Local Planning Authority. The approved facilities should be provided prior to the occupation of the development and shall be permanently retained thereafter.

REASON

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

9 NONSC Non Standard Condition

Development shall not be commenced until the fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained has been erected in accordance with the details in the approved Arboricultural Impact Appraisal, approved Method Statement and Tree Protection Plan. The fencing shall be retained in position until development is completed. The area within the approved protective fencing shall remain undisturbed during the course of the works and the drains and utility runs for plot 314 must be implemented in accordance with the approved schemes for the RAF Eastcote site.

REASON

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

10 NONSC Non Standard Condition

The supervision of the tree protection referred to in the approved Method Statement received on 4/12/2007, in relation to the approved development, together with a programme of arboricultural input/works shall be implemented in accordance with the details approved on 16/10/2008, under planning reference no. 100189/APP/2008/2380, unless otherwise agreed in writing by the Local Planning Authority.

REASON

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

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

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
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

3 I6 Property Rights/Rights of Light

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

3. CONSIDERATIONS

3.1 Site and Locality

The application relates to plot 314, 0.073 ha in extent, located in the north eastern corner of the northern section of the former RAF Eastcote site. To the east and north are properties fronting Azalea Walk. Reserved Matters approval was granted for a 5 bedroom detached dwelling on this plot on 31 March 2008.

The larger site is 7.7 hectares in area and is bisected into northern and southern areas by an existing public footpath.

3.2 Proposed Scheme

The application seeks to vary reserved matters consent ref:10189/APP/2007/3046, to allow for the erection of a 5 bedroom detached dwelling, which would be larger than that originally approved. The proposed dwelling would provide 282.6 m² gross internal floor area, which would be 97.6m² more than originally approved.

The house subject to this application is arranged over 2 1/2 floors and the footprint of the main building will be largely unaltered, with the exception of a two storey wing at the front (south), replacing a detached garage and hard standing on the originally approved scheme. This would comprise a double garage on the ground floor, with an en-suite master bedroom on the first floor. The proposal will involve minor modifications to the plot boundary with the adjacent plot 315, resulting in an extra 27sq. m of garden area. In addition, the previously approved rear conservatory is now replaced by a brick built single storey element, to serve as an enlarged kitchen/family room.

Amended plans have been submitted showing the following alterations to the proposed dwelling, in response to concerns raised by officers to the proximity of the building to retained trees:

- Balcony deleted from eastern elevation to remove potential conflict with adjacent trees;
- Southernmost window at ground floor level and northernmost window at first floor level along eastern elevation removed;
- An additional window at the southern edge of the chimney breast has been added to the ground floor of the eastern elevation.

3.3 Relevant Planning History

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

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

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

Decision: 31-03-2008 Approved

Comment on Relevant Planning History

On February 21st 2008 outline planning permission was approved (application ref: 10189/APP/2007/3383), for residential development at the former RAF Eastcote site. Reserved matters covering details of siting, design, external appearance and landscaping for 385 residential units (ref: 10189/APP/2007/3046) were approved on 31 March 2008.

In addition to the reserved matters approval, details pursuant to the discharge of various outline planning conditions; namely residential density, community facility, sustainability and energy assessment, refuse and recycling storage, site survey plan, landscaping, and access statements were approved by Committee on 21st February 2008 and have been discharged.

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

Phase 1 development comprising the southern parcel of land and the vehicular link to Lime Grove is presently under construction and well advanced. Phase 2 to the north of the public footpath is also under construction.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

- 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
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

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **22nd August 2011**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

The application has been advertised under Article 8 of the Town and Country Planning General Development Procedure Order 1995 as a Major Development. Site notices were posted on the site. 15 adjoining occupiers were consulted. One response has been received objecting on the grounds of increased noise and loss of privacy.

Eastcote Residents Association: No response.

Internal Consultees

URBAN DESIGN OFFICER:

COMMENTS: Although larger than the approved dwelling, no objections are raised to the proposed scheme.

TREE AND LANDSCAPE OFFICER:

The revised application is now supported by an updated Arboricultural Implications Assessment (AIA) dated 6 October 2011 (forwarded 12 October 2011).

This AIA document refers to the approved tree protection for the entire site, which is in place and will be retained or, if necessary, modified in accordance with the recommendations of BS 5837:2005, and confirms (clause 3.4) that all drainage and utility runs will be as per the approved scheme for the entire site, such that the retained and valuable trees on and close to the site will not be affected by the proposed development, which has already been redesigned to remove any indirect threat (due to shading and/or dominance) to those trees.

Subject to conditions TL2, TL3 (modified to require that the existing protective fencing on plot 314 is retained until all works are completed and the drains and utility runs for plot 314 must be implemented in accordance with the approved schemes for the RAF Eastcote site), the application is acceptable in terms of Saved Policy BE38 of the UDP.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

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

It is considered that the application to vary the reserved matters approval, to allow for the a larger unit on this plot would have only limited local impact on the immediate environment and would not raise fundamental issues in relation to density, housing mix, highway matters, parking, flooding and contamination, ecology, energy efficiency and waste disposal, archaeology, affordable housing or planning obligations. As such, no objections are raised to the principle of the development.

7.02 Density of the proposed development

The proposal will result in the provision of an additional 2 habitable rooms, but would not change the number of units or the unit mix in the overall development. The proposal will therefore not materially increase the density of housing on the wider development at the RAF Eastcote site. In addition, the proposed replacement unit will make a more sustainable use of this relatively large plot, in line with the objectives of national planning policy for sustainable residential development, set out in PPS1 and PPS3.

Given that good environmental conditions can be provided for surrounding and future occupiers, (issues of which are dealt with elsewhere in the report), the proposed density is considered 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 application.

7.04 Airport safeguarding

There are no airport safeguarding issues related to this development

7.05 Impact on the green belt

There are no Green Belt issues associated with this site.

7.06 Environmental Impact

Not applicable to this development.

7.07 Impact on the character & appearance of the area

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

The approved reserved matters scheme includes a mixture of 2 and 3 storey houses and 3.5 storey apartment blocks. The house subject to this application comprises a 5 bedroom detached dwelling arranged over 2 1/2 floors. The previously approved dwelling on this plot was also a 2 1/2 storey detached house (house type 200D). Both the approved and proposed dwellings have generous side and rear gardens.

In terms of massing, the proposed dwelling will stand 200mm higher than the approved building but preserve its 2 1/2 storey character. In terms of siting the footprint of the proposed unit is only marginally larger than the approved unit and would maintain

adequate distances from the site boundaries.

The main differences between the proposed and approved dwellings are as follows:

The footprint of the main building will be largely unaltered. However the revised scheme would now include a two storey wing at the front (south) of the main building, comprising an attached double garage on the ground floor, with an en-suite master bedroom on the first floor. This would be located in an area previously shown as hard standing and a detached garage. The proposed garage and master bedroom wing will not stand higher than the roof line of the approved unit and will not extend beyond the line of the previously approved detached garage, which will no longer form part of this proposal. It is considered that the utilisation of the space between the main building and previously approved detached garage efficiently utilises the plot, increasing the floorspace of the dwelling without impacting adversely on the wider development and proposed streetscape.

2 car parking spaces would be maintained, while an additional 27m² of garden area would be created, as a result of the loss of the detached garage and minor modifications to the plot boundary with the adjacent plot 315. The adjacent plot 315 would still retain over 130m² of external private amenity space.

The north facing rear conservatory is now replaced by a single storey projection to serve as an enlarged kitchen/family room, with exactly the same footprint. This element of the proposal is considered acceptable, as it has been designed to integrate satisfactorily and is subservient to the main building. Similarly the first floor north facing balcony, modifications to fenestration and detailing are in keeping with the design features of adjoining house types. The Urban Design Officer raises no objections to the general design principles and it is considered that external materials can be controlled by condition, in order to achieve a high quality, functional and attractive design. Overall it is considered that the amended layout, design and landscaping of the revised scheme is in general accordance with the reserved matters approval.

In conclusion, it is considered that the proposal would respect the character of the local area and not detract from the internal character of the development. The proposal is therefore considered to be in compliance with Policies BE13 and BE19 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.08 Impact on neighbours

OUTLOOK

In relation to outlook, Saved Policy BE21 of the UDP requires new residential developments to be designed so as to ensure adequate outlook for occupants of the site and surrounding properties.

The plot is located in the north eastern corner of the northern section of the former RAF Eastcote site and shares a common boundary with existing properties fronting Azalea Walk to the north and east. It is considered that the proposed unit on this plot would not have an adverse impact on the amenities of surrounding residents in terms of loss of privacy, outlook, daylight or sunlight.

The building would maintain a distance of approximately 12 metres from the northern boundary and 21 metres to 66a - 67 Azalia Walk, which front the application site beyond. This is a similar relationship with the approved dwelling on this plot. With regard to the

relationship with Nos.63-65 Azalia Walk, which back onto the application site to the east, although the proposed building would be slightly closer to the eastern boundary than the approved scheme, a distance of between 13 - 16 metres would be maintained to that boundary and a gap of between 34 to 38 metres would be maintained to those adjoining properties.

It is also noted that the proposed landscape scheme for the site is based on the retention of a dense belt of trees along the eastern boundary and new buffer tree planting to along the northern and north eastern boundaries. These important boundary screens are secured by condition on the approved scheme and these conditions could be rolled forward to the new scheme, to ensure retention and compliance.

Given the above factors, it is not considered that the siting, height and massing of the proposed building would result in an unacceptable impact in terms of outlook, on the occupiers of adjoining residents in Azalia Walk.

SUNLIGHT AND OVERSHADOWING

In relation to sunlight, Saved Policy BE20 of the UDP seeks to ensure that buildings are laid out to provide adequate sunlight and preserve the amenity of existing houses.

It is also considered that given the distances and orientation, the proposal would not have an unacceptable impact on the level of daylight and sunlight to adjoining properties in Azalea Walk. Similarly, it is not considered development would result in an unacceptable impact on the future occupiers of the proposed plots to the west (plot 313) and south (plot 315).

PRIVACY

Saved Policy BE24 of the UDP states that development should be designed to protect the privacy of future occupiers and their neighbours. The Council's Supplementary Planning Document HDAS: Residential Layouts also provides further guidance in respect of privacy, stating in particular that the distance between habitable room windows should not be less than 21 metres.

Although additional first floor windows have been introduced to the eastern elevation facing Azalea Walk, the distance between habitable windows and private amenity areas to these adjoining dwellings complies with HDAS standards in terms of overlooking distances. In addition the retained and proposed tree planting will provide effective screening, while the proposed fencing to the individual plots would prevent overlooking and loss of privacy to adjoining residents from ground floor windows and amenity areas.

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

7.09 Living conditions for future occupiers

Saved Policy BE23 of the UDP requires the provision of external amenity space which is sufficient to protect the amenity of the occupants of the proposed and surrounding buildings, and which is usable in terms of its shape and siting. HDAS Minimum Amenity Space Requirements for a 5 bedroom house is 100sq. metres.

The remaining garden areas of the plot will be over 300sq. m. This is in excess of the HDAS minimum amenity space requirements for a 5 bedroom house. The remaining garden area would therefore provide a generous space for outdoor family activities.

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

In terms of the internal layout of the proposed dwelling, this will provide increased storage and circulation space and allow each of the bedrooms to benefit from en-suite bathroom facilities.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The detached garage and hard standing are to be replaced by an integral double garage. Adequate off street parking is therefore maintained, in accordance with Saved Policy AM14. There is ample space for the secure storage of bicycles, in accordance with Saved Policy AM9. There are no other highway, access or parking issues associated with this application.

7.11 Urban design, access and security

These issues have been dealt with in Section 7.07 of this report.

7.12 Disabled access

The dwelling has been designed to meet the requirements of Part M of the Building Regulations and Lifetime Homes. There will be no impact on the approved scheme with regard to mobility through the site. The house has been designed to ensure easy passage by those with limited mobility, with access to the garden from the ground floor, in compliance with the Supplementary Planning Document HDAS: Accessible Hillingdon.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

Although the proposed building would be slightly closer to the eastern boundary and the retained trees than the approved scheme, the building would not encroach on the root protection zones of the retained trees. In addition, the enlarged building would be sited on an area already approved for either building or hard standing. Similarly the proposed building would be sited no closer to the proposed tree planning at the northern end of the site than the approved scheme.

In terms of the potential shading from the retained trees, it is considered that the proposed unit will have access to satisfactory levels of light, as the eastern first floor bedroom and second floor media room are dual aspect. In addition there will still be generous portions of the garden which will not be shaded by the retained and proposed trees. It is therefore considered unlikely that there would be undue pressure to fell or lop the trees, which are protected in any event by legal agreement and conditions. In addition, it is not considered that the development would not prejudice the implementation of the approved landscaping scheme for the larger site.

The Tree and Landscape Officer considers that subject to conditions requiring the existing protective fencing on the plot to be retained until all works are completed and that the drains and utility runs should be implemented in accordance with the approved schemes for the RAF Eastcote site), the application is acceptable in terms of Saved Policy BE38 of the UDP.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

No responses have been received to the public consultation.

7.20 Planning Obligations

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

7.21 Expediency of enforcement action

There are no enforcement issues associated with this site.

7.22 Other Issues

There are no other issues associated with this development.

8. Observations of the Borough Solicitor

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

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

It is considered that the application to vary the reserved matters approval, to allow for a larger 5 bedroom unit on this plot would have only limited local impact on the immediate environment. The proposed scheme would be sympathetic to the character of the surrounding area, whilst creating good living conditions for future occupiers. The development would not result in unacceptable impacts on the amenities of neighbouring properties. Subject to the conditions originally imposed on reserved matters approval ref.10189/APP/2007/3046, in so far as the same are still subsisting and capable of taking effect, the application is recommended for approval.

11. Reference Documents

London Plan (2008)

Planning Policy Statement 3 Housing

Hillingdon Unitary Development Plan Saved Policies (September 2007)

HDAS: Accessible Hillingdon

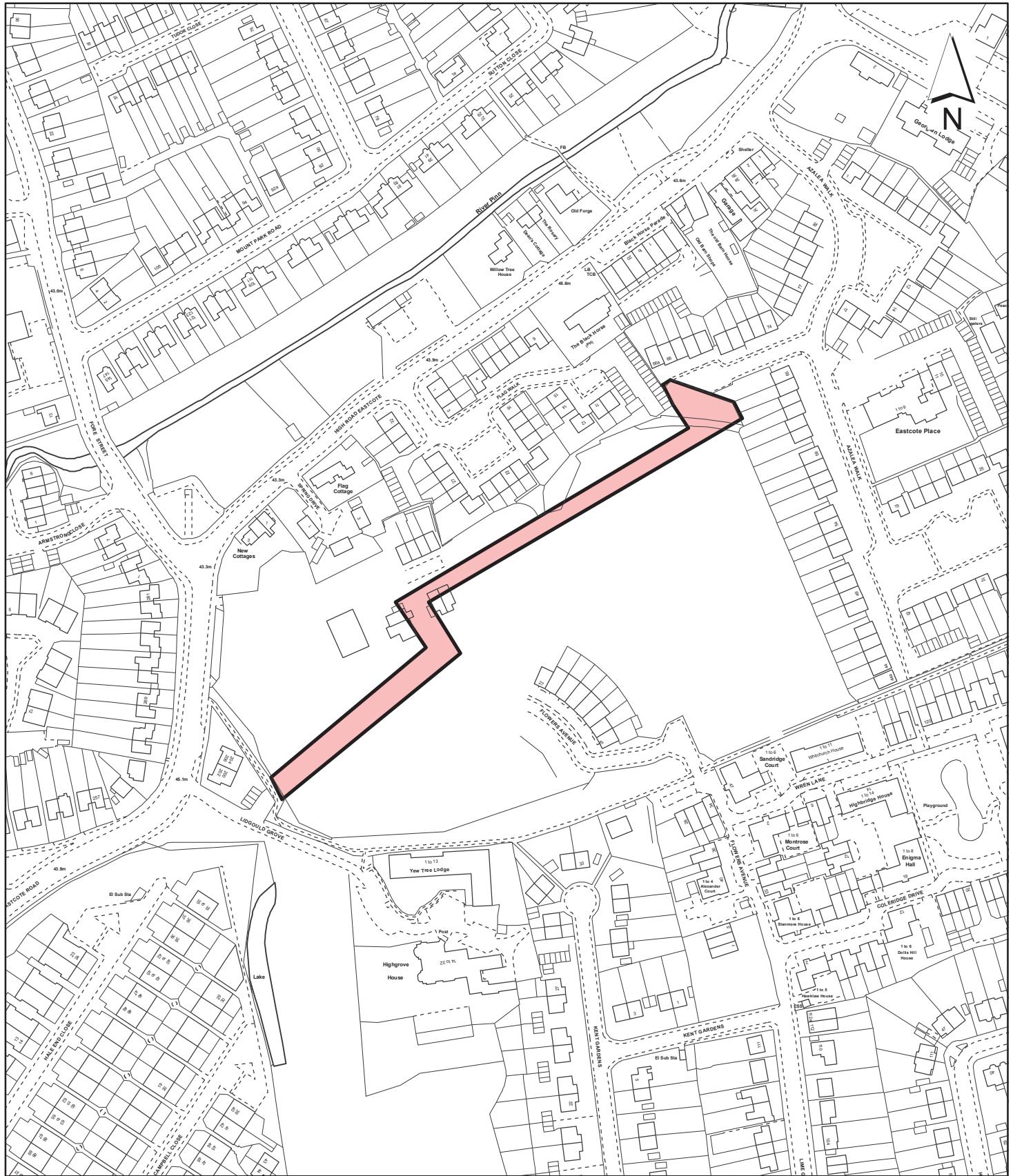
HDAS: Residential Layouts

HDAS: Residential Extensions

Supplementary Planning Guidance Community Safety by Design

Contact Officer: Karl Dafe

Telephone No: 01895 250230



Notes

Site boundary

For identification purposes only.

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Site Address

Former RAF Eastcote Lime Grove Eastcote

Planning Application Ref:

10189/APP/2011/1724

Planning Committee

North

Scale

1:2,500

Date

**October
2011**

**LONDON BOROUGH
OF HILLINGDON**
Planning,
**Environment, Education
& Community Services**
Civic Centre, Uxbridge, Middx. UB8 1UW
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