



HILLINGDON
LONDON



North Planning Committee

Date: WEDNESDAY,
28 AUGUST 2013

Time: 8.00 PM

Venue: COMMITTEE ROOM 5
CIVIC CENTRE
HIGH STREET
UXBRIDGE
UB8 1UW

**Meeting
Details:** Members of the Public and
Press are welcome to attend
this meeting

To Councillors on the Committee

Eddie Lavery (Chairman)
John Morgan (Vice-Chairman)
Raymond Graham
Michael Markham
Carol Melvin
David Yarrow
David Allam (Labour Lead)
Robin Sansarpuri

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This Agenda is available online at:

<http://modgov.hillingdon.gov.uk/ieListDocuments.aspx?CId=116&MId=1707&Ver=4>

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INVESTOR IN PEOPLE

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Petitions and Councillors

Petitions - Those who have organised a petition of 20 or more borough residents can speak at a Planning Committee in support of or against an application. Petitions must be submitted in writing to the Council in advance of the meeting. Where there is a petition opposing a planning application there is also the right for the applicant or their agent to address the meeting for up to 5 minutes.

Ward Councillors - There is a right for local councillors to speak at Planning Committees about applications in their Ward.

Committee Members - The planning committee is made up of the experienced Councillors who meet in public every three weeks to make decisions on applications.

How the Committee meeting works

The Planning Committees consider the most complex and controversial proposals for development or enforcement action.

Applications for smaller developments such as householder extensions are generally dealt with by the Council's planning officers under delegated powers.

An agenda is prepared for each meeting, which comprises reports on each application

Reports with petitions will normally be taken at the beginning of the meeting.

The procedure will be as follows:-

1. The Chairman will announce the report;
2. The Planning Officer will introduce it; with a presentation of plans and photographs;
3. If there is a petition(s), the petition organiser will speak, followed by the agent/applicant

followed by any Ward Councillors;

4. The Committee may ask questions of the petition organiser or of the agent/applicant;
5. The Committee debate the item and may seek clarification from officers;
6. The Committee will vote on the recommendation in the report, or on an alternative recommendation put forward by a Member of the Committee, which has been seconded.

About the Committee's decision

The Committee must make its decisions by having regard to legislation, policies laid down by National Government, by the Greater London Authority - under 'The London Plan' and Hillingdon's own planning policies as contained in the 'Unitary Development Plan 1998' and supporting guidance. The Committee must also make its decision based on material planning considerations and case law and material presented to it at the meeting in the officer's report and any representations received.

Guidance on how Members of the Committee must conduct themselves when dealing with planning matters and when making their decisions is contained in the 'Planning Code of Conduct', which is part of the Council's Constitution.

When making their decision, the Committee cannot take into account issues which are not planning considerations such as the effect of a development upon the value of surrounding properties, nor the loss of a view (which in itself is not sufficient ground for refusal of permission), nor a subjective opinion relating to the design of the property. When making a decision to refuse an application, the Committee will be asked to provide detailed reasons for refusal based on material planning considerations.

If a decision is made to refuse an application, the applicant has the right of appeal against the decision. A Planning Inspector appointed by the Government will then consider the appeal. There is no third party right of appeal, although a third party can apply to the High Court for Judicial Review, which must be done within 3 months of the date of the decision.

Agenda

Chairman's Announcements

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the meeting held on 18 July 2013 1 - 4
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items of business marked Part 1 will be considered in public and that the items marked Part 2 will be considered in private

Reports - Part 1 - Members, Public and Press

Items are normally marked in the order that they will be considered, though the Chairman may vary this. Reports are split into 'major' and 'minor' applications. The name of the local ward area is also given in addition to the address of the premises or land concerned.

Non Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	135 Swakeleys Road, Ickenham 380/APP/2013/1450	Ickenham	Erection of two storey building with habitable roofspace for use as 5 x 2-bed self contained flats with associated parking and amenity space, installation of bin and cycle stores and removal of existing front vehicular crossover. Recommendation : Approval subject to a S106 Agreement	5 – 28 136 - 147
7	Land to rear of 94-96, Green Lane, Northwood 66134/APP/2012/718	Northwood	2 x Two storey 5-bedroom semi-detached dwellings with habitable roofspace with associated parking and amenity space and the installation of a vehicular crossover. Recommendation : Refusal	29 – 54 148 – 154

8	Land rear of 41 and 43 The Drive, Northwood 68458/APP/2013/1405	Northwood	2 x two storey, 4-bed, detached dwellings with associated amenity space and parking and installation of vehicular crossover. Recommendation : Refusal	55 – 68 155 - 161
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Non Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
9	Garages adjacent to 27, Lees Parade, Northwood 69195/APP/2013/1310	Northwood	2 x two storey, 4-bedroom, semi-detached dwellings with associated parking and amenity space and enlargement of vehicular crossover to front, involving demolition of existing garages. Recommendation : Approval subject to a S106 Agreement	69 – 84 162 - 177
10	Land rear of 81-93, Hilliard Road, Northwood 64786/APP/2013/1434	Northwood Hills	2 x two storey, 3- bed detached dwellings with associated parking and amenity space, involving demolition of existing material shed, office building and material storage shelter. Recommendation : Approval subject to a S106 Agreement	85 – 104 178 - 187
11	Land adjacent to 1, St Catherines Road, Ruislip 33892/APP/2013/1337	West Ruislip	Two storey, 4-bedroom, detached dwelling with associated amenity space and parking and installation of vehicular crossover to front involving demolition of existing garage and amendments to existing vehicular crossover (Resubmission) Recommendation : Approval	105 – 124 188 - 195

Part 2 - Members Only

The reports listed below are not made public because they contain confidential or exempt information under paragraph 6 of Par 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended.

12	Enforcement Report	Pages	125 - 130
13	Enforcement Report	Pages	131 - 136
	Plans for North Planning Committee	Pages	137 - 196

Minutes

NORTH PLANNING COMMITTEE

18 July 2013

Meeting held at Committee Room 5 - Civic Centre,
High Street, Uxbridge UB8 1UW



HILLINGDON
LONDON

	<p>Committee Members Present: Councillors Eddie Lavery (Chairman) John Morgan (Vice-Chairman) Raymond Graham Michael Markham Carol Melvin David Yarrow David Allam (Labour Lead) Robin Sansarpuri</p> <p>LBH Officers Present: James Rodger, Head of Planning, Sports and Green Spaces Adrien Waite, Major Applications Manager Syed Shah, Principal Highway Engineer Tim Brown, Legal Advisor Charles Francis, Democratic Services</p> <p>Also Present: Cllr Douglas Mills</p>	
45.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>None.</p>	
46.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>None.</p>	
47.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING - 25 JUNE 2013 (<i>Agenda Item 3</i>)</p> <p>Were agreed as an accurate record.</p>	
48.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>	
49.	<p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE (<i>Agenda Item 5</i>)</p>	

	All items were considered in Part 1 with the exception of item 8 which was considered in Part 2.	
50.	<p>18 PARK WAY, RUISLIP (<i>Agenda Item 6</i>)</p> <p>Demolition of existing detached garage and erection of single storey detached outbuilding to rear to be used as a children's activity business (Use Class D1 - Non-residential institutions).</p> <p>In accordance with the Council's constitution a representative of the petition received in objection to the proposal was invited to address the meeting. The lead petitioner raised the following points:</p> <ul style="list-style-type: none"> • The proposal would adversely affect a quiet and peaceful residential setting and be detrimental to the area. • It was accepted that most activity would take place within the building. However, concern was expressed at the level of disruption caused by adults and children using the site on an ongoing basis. • The proposal lacked sufficient car parking space for its proposed use and would result in the displaced parking along the road. • The displaced parking caused by the proposal could cause road safety issues <p>The applicant raised the following points:</p> <ul style="list-style-type: none"> • The applicant had spoken to numerous new mothers and there was a local need for the service. • The proposal would not be run as a nursery but as a baby and toddler activity class. • The classes for children and parents would be held inside in a fully heated, sound insulated facility. No activities would be held outside so there would be no disruption to local neighbours. • The proposal would be an attractive summer house design and not be an eyesore to local residents. • It was anticipated that most local users would come by foot so parking issues would not arise. • The applicant explained that as the family home was located approximately 150 metres from the blind corner there were no road safety issues. <p>A Ward Councillor spoke in objection to the proposal and the following points were raised:</p> <ul style="list-style-type: none"> • While being supportive of the need for an activity centre, this proposal was not right for the arena and would affect the amenity of local residents. • Most local residents were retired and any outdoor activity would affect adjacent households • In adverse weather, users would be inclined to travel by car and local parking issues would arise. • The proposal was situated on a very busy road • Changing the current usage to D2 would strike against the 	<p>Action by</p> <p>James Rodger & Adrien Waite</p>

	<p>Authorities' core planning policies</p> <ul style="list-style-type: none"> • The Committee were urged to refuse the application. <p>Members discussed the item and agreed with the ward Councillor that while there was a need for this type of provision locally, they were unable to support the proposal as the change of use was not appropriate in this case.</p> <p>The recommendation for refusal was moved, seconded and on being put to the, vote was unanimously agreed.</p> <p>Resolved – That the application be unanimously refused.</p>	
51.	<p>S106 QUARTERLY MONITORING REPORT - UP TO 3 MARCH 2013 <i>(Agenda Item 7)</i></p> <p>Officer introduced the monitoring report.</p> <p>Resolved –</p> <p>That the report be noted</p>	Action by
52.	<p>ENFORCEMENT REPORT <i>(Agenda Item 8)</i></p> <p>The recommendations as set out in the officer's report was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved:</p> <p>1. That the enforcement actions as recommended in the officer's report be agreed.</p> <p>2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</p> <p><i>The report relating to this decision is not available to the public because it contains information which reveals that the authority proposes (a) to give under any enactment a notice under or by virtue of which requirements are imposed on a person; and (b) to make an order or direction under any enactment and the public interest in withholding the information outweighs the public interest in disclosing it (exempt information under paragraph 6 of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>	<p>Action by</p> <p>James Rodger & Adrien Waite</p>
53.	<p>ANY ITEMS TRANSFERRED FROM PART 1 <i>(Agenda Item 9)</i></p> <p>None.</p>	Action by
54.	<p>ANY OTHER BUSINESS IN PART 2 <i>(Agenda Item 10)</i></p> <p>None.</p>	Action by

	The meeting, which commenced at 6.00 pm, closed at 6.28 pm.
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These are the minutes of the above meeting. For more information on any of the resolutions please contact Charles Francis on 01895 556454. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

Report of the Head of Planning, Sport and Green Spaces

Address 135 SWAKELEYS ROAD ICKENHAM

Development: Erection of two storey building with habitable roofspace for use as 5 x 2-bed self contained flats with associated parking and amenity space, installation of bin and cycle stores and removal of existing front vehicular crossover

LBH Ref Nos: 380/APP/2013/1450

Drawing Nos: 130503/03C
D & A
130503/08
130503/04/A
130503/05/A
130503/06
130503/07
130503/01
130503/09
130503/02

Date Plans Received: 03/06/2013 **Date(s) of Amendment(s):** 03/06/2013

Date Application Valid: 07/06/2013

1. SUMMARY

The proposed scheme has been assessed against the relevant Council policies and the London Plan and it is considered that the proposed increase in size, scale and bulk of the original building would harmonise with the street scene and with the character and amenities of the surrounding residential area.

The proposed on-site parking layout would be accessed via Thornhill Road and is considered acceptable. All other matters relating to landscaping, tree protection and amenity etc. can satisfactorily be achieved on site and controlled by appropriate conditions.

The scale of previous permissions for redevelopment of this site into flats, whilst these have now expired, have also been taken into account and the current proposal, which raises no additional design issues, compares favourably in this regard.

For these reasons, and in terms of the general standard of design presented in the proposal, which takes into account the corner position and nature of the surroundings, the development of this site for flats is considered acceptable.

2. RECOMMENDATION

2.1 That delegated powers be given to the Head of Planning, Culture and Green Spaces to grant planning permission, subject to the following:

i) That the Council enters into an agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or Section 278 of the Highways Act 1980 (as amended) and/ or other appropriate legislation to

secure:

a) A contribution of £8,628 towards capacity enhancements in local educational establishments made necessary by the development;

2.2 That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in preparation of the Section 106 Agreement and any abortive work as a result of the agreement not being completed.

2.3 That officers be authorised to negotiate and agree the detailed terms of the proposed agreement.

2.4 That if any of the heads of terms set out above have not been agreed and the S106 legal agreement has not been finalised within 6 months of the date of this report, or any other period deemed appropriate by the Head of Planning, Culture and Green Spaces then delegated authority be granted to the Head of Planning, Culture and Green Spaces to refuse the application for the following reason:

'The development has failed to secure obligations relating to capacity enhancements in local educational establishments made necessary by the development. Accordingly, the proposal is contrary to policies R17 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), the Council's Planning Obligations SPD.

2.5 That subject to the above, the application be deferred for determination by the Head of Planning, Culture and Green Spaces under delegated powers, subject to the completion of the legal agreement under Section 106 of the Town and Country Planning Act 1990 and other appropriate powers with the applicant.

2.6 That if the application is approved, the following conditions be imposed:

1 RES3 Time Limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990

2 RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 130503/01, 130503/02, 130503/03/C, 130503/04/A, 130503/05/A, 130503/06, 130503/07, 130503/08 and 130503/09.

and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (July 2011).

3 RES5 General compliance with supporting documentation

The development hereby permitted shall not be occupied until the following facilities have been completed in accordance with the specified supporting plans and/or documents:

Amenity Space [130503/03/C]

Car Parking Space [130503/03/C]

Cycle Store [130503/03/C]

REASON

To ensure that the development complies with the objectives of Policies AM9, AM14, BE23 of the Hillingdon Local Plan (November 2012).

4 RES12 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 Nos. 133 and 137 Swakeleys Road.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

5 RES13 Obscure Glazing

The first floor bathroom window(s) and all second floor windows (rooflights) facing Nos. 133 and 137 Swakeleys Road shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

To prevent overlooking to adjoining properties in accordance with Policy BE24 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

6 RES14 Outbuildings, extensions and roof alterations

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 garage(s), shed(s) or other outbuilding(s), nor extension or roof alteration to any dwellinghouse(s) shall be erected without the grant of further specific permission from the Local Planning Authority.

REASON

To protect the character and appearance of the area and amenity of residential occupiers in accordance with Policies BE13, BE21, BE23 and BE24 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

7 NONSC Vehicular Crossover

Prior to occupation of the development hereby permitted, the existing vehicular access at the site, on Swakeleys Road, shall be closed, the dropped kerb removed and the footway reinstated to match the adjoining footway to the satisfaction of the Local Highway Authority.

REASON

To ensure that pedestrian and vehicular safety is not prejudiced in accordance with Policies AM3 and AM8 of the Hillingdon Local Plan - Saved Unitary Development Plan Saved Policies (November 2012) and Chapter 6 of the London Plan (July 2011).

8 RES23 Visibility Splays - Pedestrian

The access for the proposed car parking shall be provided with those parts of 2.4m x 2.4m pedestrian visibility splays which can be accommodated within the site in both directions and shall be maintained free of all obstacles to the visibility between heights of 0.6m and 2.0m above the level of the adjoining highway.

REASON

In the interests of highway and pedestrian safety in accordance with policy AM7 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

9 RES9 Landscaping (car parking & refuse/cycle storage)

No development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping

- 1.a Written specification of planting and cultivation works to be undertaken;
- 1.b Schedule of plants and trees giving species, plant sizes, and proposed numbers/densities where appropriate.

2. Details of Hard Landscaping

- 2.a Hard Surfacing Materials;
- 2.b Means of enclosure/boundary treatments (including means to protect the privacy of the front ground floor flats).

3. Details of Landscape Maintenance

- 3.a Landscape Maintenance Schedule for a minimum period of 5 years;
- 3.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

4. Schedule for Implementation

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with Policies BE13, BE38 and

AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (July 2011).

10 RES10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'

Remedial work should be carried out to BS BS 3998:2010 'Tree work - Recommendations' 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 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

11 RES16 Code for Sustainable Homes

The dwellings shall achieve Level 4 of the Code for Sustainable Homes. No development shall commence until a signed design stage certificate confirming this level has been received. The design stage certificate shall be retained and made available for inspection by the Local Planning Authority on request.

The development must be completed in accordance with the principles of the design stage certificate and the applicant shall ensure that completion stage certificate has been attained prior to occupancy of each dwelling.

REASON

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

12 RES18 Lifetime Homes/Wheelchair Units

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

REASON

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

13 RES15 Sustainable Water Management (changed from SUDS)

No development approved by this permission shall be commenced until a scheme for the provision of sustainable water management has been submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate that sustainable drainage systems (SUDS) have been incorporated into the designs of the development in accordance with the hierarchy set out in accordance with Policy 5.15 of the London Plan and will:

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. include a timetable for its implementation; and
- iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:

- iv. provide details of water collection facilities to capture excess rainwater;
- v. provide details of how rain and grey water will be recycled and reused in the development.

Thereafter the development shall be implemented and retained/maintained in accordance with these details for as long as the development remains in existence.

REASON

To ensure the development does not increase the risk of flooding in accordance with Policy OE8 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (July 2011) Policy 5.12.

14 RES24 Secured by Design

The dwelling(s) shall achieve '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). No dwelling shall be occupied until accreditation has been achieved.

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 London Plan (July 2011) Policies 7.1 and 7.3.

15 RES6 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 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

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) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
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.
H7	Conversion of residential properties into a number of units
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
AM7	Consideration of traffic generated by proposed developments.
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
OE1	Protection of the character and amenities of surrounding properties and the local area Use of planning obligations to supplement the provision of

R17	recreation, leisure and community facilities
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 5.13	(2011) Sustainable drainage
LPP 5.3	(2011) Sustainable design and construction

3 159 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies.

On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

4

You are advised that the development hereby approved represents chargeable development under the Mayor of London's Community Infrastructure Levy (CIL). At this time the CIL is estimated to be £14, 982.51 which is due on commencement of this development. The actual CIL payment will be calculated at the time your development is first permitted and a separate liability notice will be issued by the Local Planning Authority. Should you require further information please refer to the Council's website <http://www.hillingdon.gov.uk/index.jsp?articleid=24738>.

5 11 Building to Approved Drawing

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

6 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.

7 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).

8 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.

9 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.

10 115 Control of Environmental Nuisance from Construction Work

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

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 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 or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.

D. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

11 147 Damage to Verge

The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

12 123 Works affecting the Public Highway - Vehicle Crossover

The development requires the alteration and stopping up of the existing vehicular crossovers in Thornhill Road and Swakeleys Road, which will be constructed by the Council. This work is also subject to the issuing of a separate licence to obstruct or open up the public highway. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW.

3. CONSIDERATIONS

3.1 Site and Locality

The site is a rectangular plot with an approximately 15 metre frontage to Swakeleys Road and a depth of 49m that adjoins the front garden of No. 2 Thornhill Road. The site, located at the junction of Swakeleys Road and Thornhill Road, has an area of 803 sq. metres (0.0803 hectares).

The whole site, which is covered by an area Tree Preservation Order that includes 38 individually protected trees and two groups, is situated within the developed area as identified in the Hillingdon Local Plan (November 2012).

There was a large two storey five bedroom house on the site until March 2013, forming part of a residential area that comprises a mix of bungalows, two-storey detached and semi-detached houses of varying sizes. The original house forms part of a continuous frontage of two-storey houses, many substantial, and mostly set back some distance from the road along this part of Swakeleys Road, a busy local traffic route connecting Ickenham village centre with the A40 and beyond.

3.2 Proposed Scheme

The proposal is for the erection of a two storey building with habitable roofspace contained under a hipped roof for use as 5 x 2 bedroom self-contained flats. The dwellings would each comprise of two bedrooms at the front, in Flats A to D on the ground and first floors with a large living room/kitchen. A fifth two bedroom unit, Flat E, would be created within the roofspace. The front elevation would contain matching end bays and the communal entrance.

The hipped roof rear projection at first floor would be 9.6m wide x 4m deep with a ridge height kept 0.5m below that of the raised front roof space (maximum 9.95 metres high) which would be converted into habitable accommodation by means of 4no. rooflights in the front roof slope, two on the rear elevation and two/three on the side elevations. The 37.5 degrees angle of pitch to the main roof would create a small crown roof section in the centre.

The proposal would provide spaces (2.4m x 4.8m in size) for eight cars/vehicles to park within the site in two parallel rows with the existing vehicle access in Swakeleys Road closed and a pedestrian gate installed. All vehicles would enter and leave the site via a marginally widened crossover access in Thornhill Road. A timber cycle storage shed (3.0m x 3.0m x 2.4m high) for up to five cycles is shown in the rear garden.

At the rear of the new dwellings, a communal patio and garden area of approximately 15.8m wide by 17m to 17.5m deep would be laid out, with the existing 2m high perimeter wall retained along most of the length of the site boundary in Thornhill Road and around to the front, replaced at the entrance in Thornhill Road by brick wall and railings sections. All existing trees would be retained at the rear and new planting areas laid out to the front of the building and within the parking forecourt at the front including a newly planted Silver Birch tree in the left hand corner.

The proposed external materials to be used in the development are a mixture of Weinernerger and Henfield Multi Red facing bricks; Marley Eternit Dark Red concrete plain roof tiles and white upvc windows and doors. For comparison, the materials used on the original dwelling, now demolished, were brick and timber/white render (walls), brown pantiles (roof) and white aluminium (fenestration).

3.3 Relevant Planning History

380/APP/2007/2871 135 Swakeleys Road Ickenham

ERECTION OF A TWO STOREY BUILDING (WITH ACCOMMODATION IN THE ROOFSPACE) TO PROVIDE FOR 6 TWO-BEDROOM FLATS, WITH DORMER WINDOWS ON ALL ELEVATIONS, 9 FRONTAGE PARKING SPACES, BIN STORE, A CYCLE STORE, CLOSURE OF THE SWAKELEYS ROAD ACCESS AND USE OF EXISTING ACCESS IN THORNHILL ROAD AS MAIN ACCESS, AND REDUCTION OF EXISTING FRONT AND SIDE WALLS IN HEIGHT WITH ADDITION OF BLACK METAL RAILINGS BACK TO ORIGINAL HEIGHT. (INVOLVING DEMOLITION OF EXISTING DWELLINGHOUSE).

Decision: 18-01-2008 Withdrawn

380/APP/2007/3901 135 Swakeleys Road Ickenham

ERECTION OF A TWO STOREY BUILDING (WITH ACCOMMODATION IN THE ROOF SPACE) TO PROVIDE FOR 4 TWO-BEDROOM AND 2 ONE- BEDROOM RETIREMENT FLATS, WITH ONE FRONT DORMER WINDOW AND ROOF LIGHTS ON SIDE AND REAR ELEVATIONS, 9 FRONTAGE PARKING SPACES, BIN STORE, CYCLE STORE, CHANGE OF EXISTING THORNHILL ROAD VEHICULAR ACCESS TO PEDESTRIAN ACCESS, USE OF EXISTING ACCESS IN SWAKELEYS ROAD AS MAIN ACCESS AND ALTERATIONS TO EXISTING FRONT BOUNDARY WALL TO INCLUDE METAL RAILINGS (INVOLVING DEMOLITION OF EXISTING DWELLINGHOUSE). (AMENDED DESIGN AND ACCOMMODATION)

Decision: 13-02-2009 Approved

380/APP/2008/2819 135 Swakeleys Road Ickenham

ERECTION OF A TWO STOREY BUILDING (WITH ACCOMMODATION IN THE ROOF SPACE) TO PROVIDE FOR 4 TWO-BEDROOM AND 1 ONE-BEDROOM RETIREMENT FLATS, WITH TWO FRONT DORMERS AND 1 SIDE/REAR DORMERS, 9 FRONTAGE PARKING SPACES, BIN STORE, CYCLE STORE, CHANGE OF EXISTING THORNHILL ROAD VEHICULAR ACCESS TO PEDESTRIAN ACCESS, USE OF EXISTING ACCESS IN SWAKELEYS ROAD AS MAIN ACCESS AND ALTERATIONS TO EXISTING FRONT BOUNDARY WALL TO INCLUDE METAL RAILINGS (INVOLVING DEMOLITION OF EXISTING DWELLINGHOUSE)

Decision: 13-02-2009 Approved

380/APP/2011/2655 135 Swakeleys Road Ickenham

Application for a Non-material amendment to raise a front window due to internal alterations, following grant of planning permission ref. 380/APP/2007/ 3901 dated 13-02-2009 (Erection of a two storey building (with accommodation in the roof space) to provide for 4 two-bedroom and 2 one-bedroom retirement flats, with one front dormer window and roof lights on side and rear elevations, 9 frontage parking spaces, bin store, cycle store, change of existing Thornhill Road vehicular access to pedestrian access, use of existing access in Swakeleys Road as main access and alterations to existing front boundary wall to include metal railings (involving demolition of existing dwellinghouse).

Decision: 16-12-2011 Refused

380/APP/2011/2656 135 Swakeleys Road Ickenham

Removal of condition no.20 of planning permission ref. 380/APP/2007/3901 dated 13-02-2009 to allow for no age limitation on residents (erection of a two storey building (with accommodation in the roof space) to provide for 4 two-bedroom and 2 one- bedroom retirement flats, with one front dormer window and roof lights on side and rear elevations, 9 frontage parking spaces, bin store, cycle store, change of existing Thornhill Road vehicular access to pedestrian access, use of existing access in Swakeleys Road as main access and alterations to existing front boundary wall to include metal railings (involving demolition of existing dwellinghouse).

Decision: 28-03-2012 NFA

380/APP/2012/250 135 Swakeleys Road Ickenham

Part single storey part two storey rear extension; single storey front extension and entrance porches plus raising of roof incorporating front/rear dormers and rooflights and alterations to elevations to allow for conversion of existing dwelling to 2 x two storey with habitable roofspace, 6-bed semi-detached dwelling houses with associated amenity space and parking.

Decision: 05-04-2012 Refused

380/APP/2012/869 135 Swakeleys Road Ickenham

Conversion of existing dwelling to form 2 x 5 bed dwellings with associated parking and amenity space, to include single storey front extension, part two storey part single storey rear extension plus extension and conversion of roofspace to habitable use (to include 4 x front, 2 x rear and 2 x side rooflights) and new window to first floor side.

Decision: 25-06-2012 Approved

380/APP/2013/171 135 Swakeleys Road Ickenham

Conversion of existing dwelling to include a part two storey, part single storey rear extension to form 2 x 2-bedroom and 2 x 3-bedroom self-contained flats with associated parking incorporating habitable roofspace (to include 4 x front and 4 x rear rooflights) and involving installation of bin and cycle stores.

Decision: 03-06-2013 NFA

380/APP/2013/443 135 Swakeleys Road Ickenham

Details pursuant to conditions 1-10 and 12 of Planning Permission 380/APP/2012/869 dated 25/06/2012 (Conversion of existing dwelling to form 2 x 5 bed dwellings with associated parking

and amenity space, to include single storey front extension, part two storey part single storey rear extension plus extension and conversion of roofspace to habitable use (to include 4 x front, 2 x rear and 2 x side rooflights) and new window to first floor side.)

Decision: 09-05-2013 Refused

Comment on Relevant Planning History

There have been two previous planning applications under refs. 380/APP/2007/3901 and 380/APP/2008/2819 for which permission was granted in February 2009 for the demolition of the existing building and erection of a two-storey block to accommodate 4 two-bed and 2 one-bed flats; and 4 two-bed and 1 one-bed flats respectively. These proposals were granted on the basis of their occupation by persons aged 60 years or over (or 60/55 years in the case of couples) but other subsequent applications to amend the layout and remove the age restriction were refused or became redundant when the time period for implementation of either of these permissions expired.

A more recent application for extension and conversion of the existing dwelling in to 2no. two storey (with habitable roofspace) 6-bed semi-detached dwelling houses under ref. 380/APP/2012/250 was refused in February 2012 for the following reasons (in short):

(1) Increased bulk, mass and height of the building and the height, size, scale and design of the rear two storey extension (not subordinate to the original building in terms of scale, size and proportion), contrary to UDP Policies BE13, BE15 and BE19;

(2) Unsatisfactory off street parking, manoeuvring and access arrangements leading to potential reversing and on-street parking to the detriment of public and highway safety generally, contrary to UDP Policies AM7 and AM14 and to the Council's adopted parking standards;

(3) Number of children of school age, additional provision for whom would need to be made in the schools serving the local area, and for which a legal agreement had not been secured, contrary to UDP Policy R17.

However, a revised application for conversion and extensions to the existing dwelling to form two 5 bedroom dwellings which addressed these reasons (under ref. 380/APP/2012/869) was granted approval in June 2012.

The most recent application for front/rear extensions and conversion of the existing dwelling into five flats (under ref. 380/APP/2013/171) has had no further action taken since June 2013 as the original dwelling on the site had been substantially demolished due to the structural deficiencies of its outer wall facing Thornhill Road, leaving only one other original wall, on the opposite flank, standing.

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.BE1 (2012) Built Environment

Part 2 Policies:

- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- 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.
- H7 Conversion of residential properties into a number of units
- HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
- AM7 Consideration of traffic generated by proposed developments.
- AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -
(i) Dial-a-ride and mobility bus services
(ii) Shopmobility schemes
(iii) Convenient parking spaces
(iv) Design of road, footway, parking and pedestrian and street furniture schemes
- AM14 New development and car parking standards.
- CACPS Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
- 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
- LPP 3.4 (2011) Optimising housing potential
- LPP 3.5 (2011) Quality and design of housing developments
- LPP 3.8 (2011) Housing Choice
- LPP 5.13 (2011) Sustainable drainage
- LPP 5.3 (2011) Sustainable design and construction

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

12no. neighbouring and nearby occupiers were consulted on 11.6.2013 (9no.) & 18.6.2013 (3no.). In addition, a site notice was displayed on 17.6.2013. A total of nine representations and a petition (with 22 signatures) against the proposal have been received with the following objections/comments (summarised):

Form of development:

1. Houses are preferable to flats, which are not appropriate, in this neighbourhood;
2. Density too great.

Layout, Design & Appearance:

1. Building not properly set away from No. 137 for its full height;
2. Set back at front of No. 137 not maintained (will unbalance the visual coherence);
3. Higher than the neighbouring/approved buildings (9.95m) plus rear projection would be highly visible from Thornhill Road (bulky/intrusive top heavy three-storey in appearance);
4. Detrimental impact on street scene which is modest detached two storey dwellings (larger on Swakeleys Road);
5. Improved design/less bulk;
6. Lifetime Homes considerations not addressed;
7. Local flash flooding has occurred on east side of Thornhill Road - steps to mitigate effects need to be taken.

Parking, Traffic & Access:

1. Increase in vehicles/street parking (due to more occupants);
2. Proposed access would be dangerous to traffic/pedestrians (including school children)
3. Access on corner of busy junction with pedestrian crossing/bus stop nearby, traffic turning in Thornhill Road/Swakeleys Road (950 cars have been recorded in the morning "rush hour");
4. Entrance in Thornhill Road will lead to right turns at blind corner (danger to traffic flow/safety)/should be on Swakeleys Road;
5. Parking/access arrangements difficult for turning/inadequate number of spaces (8no.) leading to on-street parking and reversing on to highway.

Miscellaneous:

1. High wall is safety hazard when walking round corner;
2. Flats are being built without planning permission (does this meet the Building Regulations?) after demolition of original house during conversion;
3. Provision for school age children

Ickenham Residents Association (11.6.2013) - comment as follows:

1. Previous approval for a semi-detached building was a more appropriate proposal;
2. Roof has been raised some 9.3m to 9.95m and would tower over No. 137;
3. New ground floor plans appear slightly longer towards rear (15.050m) compared to approved under ref. 380/APP/2012/869

Internal Consultees

Trees/Landscape Officer (25.6.2013) - No objection subject to condition relating to details of sustainable drainage (SUDS).

Highways Officer (1.7.2013) - No objection subject to all parking spaces shown at 2.4 metres x 4.8 metres.

Access Officer (29.7.2013) - No objection, subject to appropriate conditions.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

A redevelopment of this site, which was until March 2013 occupied by a large detached dwelling, has previously been accepted in 2009 (as flats) and in 2012 (a semi-detached pair). The building density, form and site layout of those permitted schemes was considered appropriate for this residential location and surroundings which comprises in the main of substantial two storey properties.

There are national and local policies which presume in favour of maximising the potential for sustainable housing sites which are accessible for public transport and other services. In this location, close to the Local Centre of Ickenham village, there is no reason why such a proposal for flats, subject to satisfactory details and design, layout and access etc. should be refused.

In principle therefore, the proposal for flats on this ample corner site is acceptable subject to an appropriately worded Section 106 legal agreement in respect of the future educational needs of its occupants in the Borough.

7.02 Density of the proposed development

Paragraph 4.1 of HDAS Residential Layouts specifies that in new developments numerical densities are considered to be more appropriate to larger sites and will not be used in the assessment of schemes of less than 10 units, such as this proposal. The key consideration is therefore whether the development sits comfortably within its environment rather than a consideration of the density of the proposal.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

The previously permitted schemes have established a principle for redevelopment of the site that indicates the general scale and form of development that would be considered acceptable in any subsequent proposals for the site. These were for new build and then extension and conversion of the original house. The current proposal may thus be considered comparable in terms of its visual impact on the character and appearance of the surrounding area and the amenities of the residential area.

The site is not within the designated Ickenham Village Conservation Area or an Area of Special Local Character. Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies BE13 and BE19 seek to ensure that new development will harmonise with the existing street scene and thus complement and improve the character and amenity of the residential area in which it is located.

The immediately surrounding area contains a mixture of residential development, styles and forms but predominantly comprises medium to large detached properties, semi-detached houses (including Nos. 139/139a and 141/141a Swakeleys Road on the same side) plus bungalows, notably in a row directly opposite the site, that have been built in the last hundred years, essentially that of the single family detached dwelling house situated

on a sizeable plot. Some infill development has evidently occurred and a number of the larger original plots have been subdivided in the intervening years.

There are exceptions to this characteristic spacious layout with a comparatively more dense and urban built form close to the site. For instance, Nos. 141 to 143b (6 houses) Swakeleys Road to the west of the application site were approved in the 1980's and there are others in Vinlake Avenue to the south.

The proposed building, which would occupy a similar width to the original dwelling, would feature hipped roof ends whilst containing a relatively small and unobtrusive crown roof section. This apart, the proposed front elevation facing Swakeleys Road, containing only rooflights, would thus represent the most simplified form of roofscape available and is kept to a height that would not look disproportionate for the plot width or out of keeping/incongruous within the general street scene.

Accordingly, and given the variety of large properties in this part of Ickenham, the form of dwellings proposed, in particular the symmetry of the front elevation, the proportions and scale would harmonise successfully with the street scene and complement the amenity and character of the residential area. The general building line to the front would be retained and the gap to the side boundary with No. 137 (previously 0.5 metre) increased to 1.0 metre minimum and likewise to the Thornhill Road boundary, hence it would not result in the closure of any perceived gap in the street scene in Swakeleys Road.

The deeper and square footprint of the proposed building would give an overall depth of the dwellings at first floor of 13.65 metres deep, which compares to that of the original dwelling (8.9 metres) and the 15.6 metres of the previously approved scheme for flats. It is therefore considered that the proposed depth compared to that of the previous approval is acceptable. The depth of the two-storey flank wall of the existing building nearest to Thornhill Road would be retained in the proposal and there is an existing 2m high boundary wall along Thornhill Road that will partially screen the 3.3m high single-storey element of the building on this site from that road.

Whilst this side of the development would be visible from Thornhill Road, the inset of the flank walls on the first floor of the rear extension (over 3 metres) and the hipped roof would limit its immediate impact in the street scene. The overall roof height at the apex, 9.95 metres, is greater when compared to the original dwelling on this site (which was approximately 8.1 metres) but marginally lower (by 0.15 metre) than that of the previously approved scheme for six flats. The adjoining house, No. 137, is approximately 8.6 metres at the ridge (with a lowered section of 6.4m adjacent to the boundary).

The proposal, by extending mostly to the rear and only marginally forward on the front elevation compared to the original house would maintain the depth of the set back from Swakeleys Road. The maximum height of the proposed building would be greater than that at the apex of the existing building but by keeping the eaves level facing Thornhill Road the same would not appear overdominant and would integrate appropriately into the general street scene. Also, by simplifying the roof form ie. with the use of front rooflights instead of dormers, the current proposal gives no untowardly visible emphasis to the third floor being created within, which was an unacceptable feature of the previous refused scheme.

The overall height increase and new roof form may be considered to have been a logical conclusion to the original dwelling, which was provided with a much shallower roof section over its western half (repeated on No. 137). For the reasons given above therefore, the

form and scale of this proposal and its subordinate rear addition are not considered to be detrimental to the street scene. In particular, it would conform to the surrounding built context which despite the variety of dwelling types maintains a visual coherence created by the large detached dwellings that predominate in the area.

7.08 Impact on neighbours

The amenities of neighbouring occupiers are sought to be safeguarded under Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies BE20 (in terms of outlook/proximity), BE21 (daylight/sunlight) and BE24 (privacy). The Council's adopted Supplementary Planning Document, the Hillingdon Design and Accessibility Statement: Residential Layouts contains design guidance for new dwellings.

Adequate sunlight and daylight should be available to all habitable rooms and kitchens and to adjoining amenity space of new and existing dwellings with a minimum separation distance of 15 metres. The level of daylight received to the windows of adjoining properties should be protected, as measured by a 45 degree line taken from the centre of such windows on plan.

The orientation of the site, its corner position and the proposal for the new dwellings which would occupy broadly the same footprint and front/rear building lines as the former dwellinghouse (excluding the part two storey rear extension element) meets these requirements and would not result in any significant loss of daylight or sunlight to either of the two adjoining properties, No. 2 Thornhill Road or 137 Swakeleys Road.

The privacy between new and existing dwellings should be protected and a minimum distance between facing habitable room windows achieved (24m for patio areas). The proposal would contain rear bedroom windows that are approximately 18 metres from the rear boundary with No. 2 Thornhill Road. There is extensive hedge planting that maintains a screen to that property's rear garden, notably along the rear boundary of No. 137 in addition to the group of significant protected trees (including oak and hornbeam, plus conifer and birch) positioned towards the boundary in this corner of the site which provide both amenity and privacy between neighbouring properties and their gardens. The separation from this boundary is the same as the previously approved schemes.

The two rear facing rooflights inserted at second floor level to serve the rear bedroom to the upper flat would have high sill levels. There are thus no serious direct overlooking issues, with the only side facing openings facing Thornhill Road being one window to a first floor bathroom and two rooflights also with high sills to the kitchen on the second floor principally to provide light and ventilation. All the windows and rooflights in the opposite flank would be similarly obscure glazed and/or with raised sills.

The building would project approximately 3.5m beyond the rear wall of No. 137 (2.5m at first floor level) but not beyond the line of a 45 degree angle taken from the centre of its nearest ground and first floor habitable room windows.

Accordingly, it is not considered a refusal of the proposal for reasons of loss of amenity (light or privacy) or overdominance could be substantiated, and therefore it is considered that the proposal accords with UDP Policies and HDAS in this regard.

7.09 Living conditions for future occupiers

The proposal is considered to provide an adequate standard of internal living accommodation in terms of size and layout, outlook, light and privacy plus external

amenity area.

The Council's adopted Supplementary Planning Document, the Hillingdon Design and Accessibility Statement - Residential Layouts contains design guidance for new dwellings. The unit size of new two-storey two-bedroom flats should be a minimum of 63 square metres. The proposal is for dwelling units ranging in sizes of between approximately 70 square metres (Flat D) and 112 square metres (Flat E) internal floor area each and therefore satisfies this requirement.

Adequate sunlight and daylight should be available all habitable rooms and kitchens and to adjoining amenity space of new and existing dwellings. In particular, this would be ensured to the rear bedroom in ground floor Flat B by the inclusion of two side facing windows, thus maximising the light received to this room beyond the two storey flank wall and rear extension plus boundary wall (1.5m) to No. 137. The loft spaces are to be utilised with roof lights to front, side and rear to provide as much natural light to these internal areas as possible.

The proposed two-bedroom dwellings should be provided with communal outdoor amenity space of at least 25 square metres per flat. The proposal incorporates over 265 square metres of amenity space for the five dwellings, part of which has been divided off to create private rear patios and thus to provide total privacy to the rear windows of the occupants of the ground floor units (Flats A and B), the living rooms of which face on to this area. The provision thus complies with Hillingdon Local Plan: Part two - Saved UDP Policy BE23 and with HDAS in this respect.

The privacy of future occupants of the ground floor flats to the front of the building, with bedrooms proposed to overlook the forecourt (an arrangement that was accepted in the two previous approved flats schemes in 2009) could nonetheless be ensured by a combination of landscaping and rail fence, the depth of the planting just inside the site entrance being determined by the minimum passing space for two vehicles (of 4.1 metres). The applicant has also indicated the provision of external screening in the form of trellis fences, to either side of the flats entrance. It is considered therefore, that this aspect of the development can be satisfactorily dealt with by means of the landscaping condition.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The amount of additional traffic likely to be generated by a proposal and its impact on the safety of vehicle flows and pedestrian movements in the vicinity of the site generally are considered by Hillingdon Local Plan: Part Two - Saved UDP Saved Policy AM7.

There are no overriding traffic flow or highways safety related issues arising with the proposed development, which makes adequate access/egress arrangements for the relatively few vehicle movements of future occupiers and visitors anticipated.

The Highways Engineer considers alternative access arrangements from Swakeleys Road could present conditions prejudicial to highways safety and the free flow of traffic. Accordingly, the Highways Engineer has recommended that the proposal for vehicles to enter and exit the site in Thornhill Road is accepted in the interests of highway safety generally.

The availability of sufficient pedestrian visibility splays at the vehicle accesses is also necessary in Thornhill Road. This requirement can be controlled by an appropriate condition and may involve alteration of the existing pillars, 3m apart, but there appears to

be ample space for achieving this within the proposed site layout.

Under Hillingdon Local Plan: Part Two - Saved UDP Policy AM14, all proposals should demonstrate that there is sufficient off-street parking capacity and satisfactory arrangements within the site to meet the Council's adopted car parking standards.

The level of parking provision made in the proposal meets the Council's maximum parking standards for single family dwellings of two vehicles with parking in the curtilage. The use of the existing vehicular access in Thornhill Road is considered acceptable and there is ample manoeuvring space within the front hardstanding area.

In the circumstances, and given the on site capacity for parking the number of residents vehicles associated with the occupation of two five bedroom houses in addition to visitors likely to be arriving at the site would be unlikely to exceed the practicable on-site provision and therefore regular overspill parking close to the junction in Thornhill Road is unlikely to occur.

The proposal is thus considered to be in accordance with UDP Saved Policy AM14 in this regard.

7.11 Urban design, access and security

The design of the development, in terms of both its impact upon the character of the area, and the standard of living accommodation provided for future occupants, including accessibility matters have been considered elsewhere within this report.

The security of the site and all dwelling units is ultimately for the developer to ensure, however a Secured by Design accreditation should be achieved in this location, and is secured by means of a condition.

7.12 Disabled access

The Access Officer has requested that Lifetime Homes compliance is indicated on the plans, including level access and bathroom facilities and dimensions. The applicant has confirmed his intention to comply with all the relevant Lifetime Homes standards and it is considered that the development is capable of complying with these standards. An appropriate condition is recommended to ensure the final development complies.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

The siting and layout of the development would have very limited impact on any significant landscape features or protected trees within and around the site, the nearest of which would be over 10 metres away in the rear garden. Subject to the standard controls on these aspects, such as the protection of trees from construction related activities the proposal therefore accords with UDP Saved Policy BE38.

In accordance with the Council's Supplementary Guidance HDAS: Residential Extensions, a minimum 25% of the front garden, which is currently fully occupied by a hardstanding area, should comprise soft landscaping and planted areas. Most of this proportion would be around the perimeter of the parking area with the remainder in front of the dwellings. The front forecourt layout proposes only half this amount, most of which would be visible from the street at the entrance whilst the remainder would be hidden by the existing boundary walls. In so much as there is none at present, this will nonetheless represent an amenity to the future occupants and with the new tree to be planted at the front, some visual enhancement of the area.

Notwithstanding the indications of planting, means of enclosure and hardstandings etc. made in the application therefore, these aspects of the development can be satisfactorily controlled by means of landscaping and sustainable drainage conditions.

7.15 Sustainable waste management

A timber clad refuse bin enclosure (3.65m x 3.4m x 1.8m high) is indicated to the front of the flats. This would be largely unseen from the road but nonetheless is satisfactorily positioned within the site only 12 metres from the highway boundary (as represented by the back edge of the footpath) for the convenience of refuse collectors.

7.16 Renewable energy / Sustainability

A requirement to meet Level 4 of the government's "Code for Sustainable Homes" is considered applicable to the proposed scheme, which can be ensured by means of a condition.

7.17 Flooding or Drainage Issues

The proposal retains the existing hardstanding/paved area to the front of the site. Nonetheless, the Trees/Landscape Officer has recommended that the surface water drainage capabilities of the site as a result of the development, should be demonstrated by the applicant and this can best be achieved through means of a condition.

7.18 Noise or Air Quality Issues

Not applicable.

7.19 Comments on Public Consultations

The comments received have been considered elsewhere in this report.

7.20 Planning Obligations

The proposed development to create five new dwellings has been assessed in terms of the financial contribution to be sought by the Council from the developer to provide for the educational needs of its future occupants. This contribution is considered to be required where a development proposes a net increase of six or more habitable rooms on the site

The proposal comprises 20 habitable rooms compared to the original five bedroom dwelling on the site which comprised 11 and is still taken into account for these purposes as it has only recently been demolished. The total payable in this respect for Ickenham ward is calculated as £8,628 (£1,631 Nursery, £5,335 Primary School, and £1,662 Secondary School level). The applicant has agreed to make this contribution, payable on a date to be agreed but no later than the first occupation of the development, and the obligation entered into by means of a Section 106 legal agreement.

The proposed development is also subject to the Mayor of London's Community Infrastructure Levy (or CIL) which came into force in April 2012. This charge, which is payable on commencement of the development, is calculated on the net additional gross internal floor area to be created by the development on the application site. It is estimated that the proposal would result in 430 sq.m. At the current CIL rate the amount payable would be approximately £14,982.51. The applicant has agreed in principle to making this payment (the exact amount is subject to index adjustment), and an informative to this effect can be included on the permission.

7.21 Expediency of enforcement action

Since March 2013, following demolition of the former dwellinghouse on this site, substantial building works (up to first floor level before the end of July) have been undertaken without the benefit of planning permission with the full knowledge of the applicant. These building works appear to accord with the details submitted and now being considered for approval in the current proposal.

In the circumstances therefore, no enforcement action is considered expedient pending consideration of this application however the applicant has been advised that these works are proceeding entirely at his own risk and is thus fully aware of the implications for future enforcement action, penalties etc. should planning permission be refused and the building works be retained.

7.22 Other Issues

The development is for five new dwellings and therefore would be chargeable under the Mayor of London's Community Infrastructure Levy which came into force on 1st April 2012. The applicant has been advised and an informative to this effect is added.

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 proposed development is comparable with many aspects of the previously approved schemes for flats. The mass of the current proposal would be similar, when viewed from both Swakeleys Road and Thornhill Road and the residential use of the site would be maximised, providing appropriate living conditions for its future occupants without detriment to neighbouring amenities.

The design of the proposal has also been assessed in terms of how it relates to the original building on the site, and to this end the taller hipped roof and additions to the rear

are considered to be an acceptable form and design.

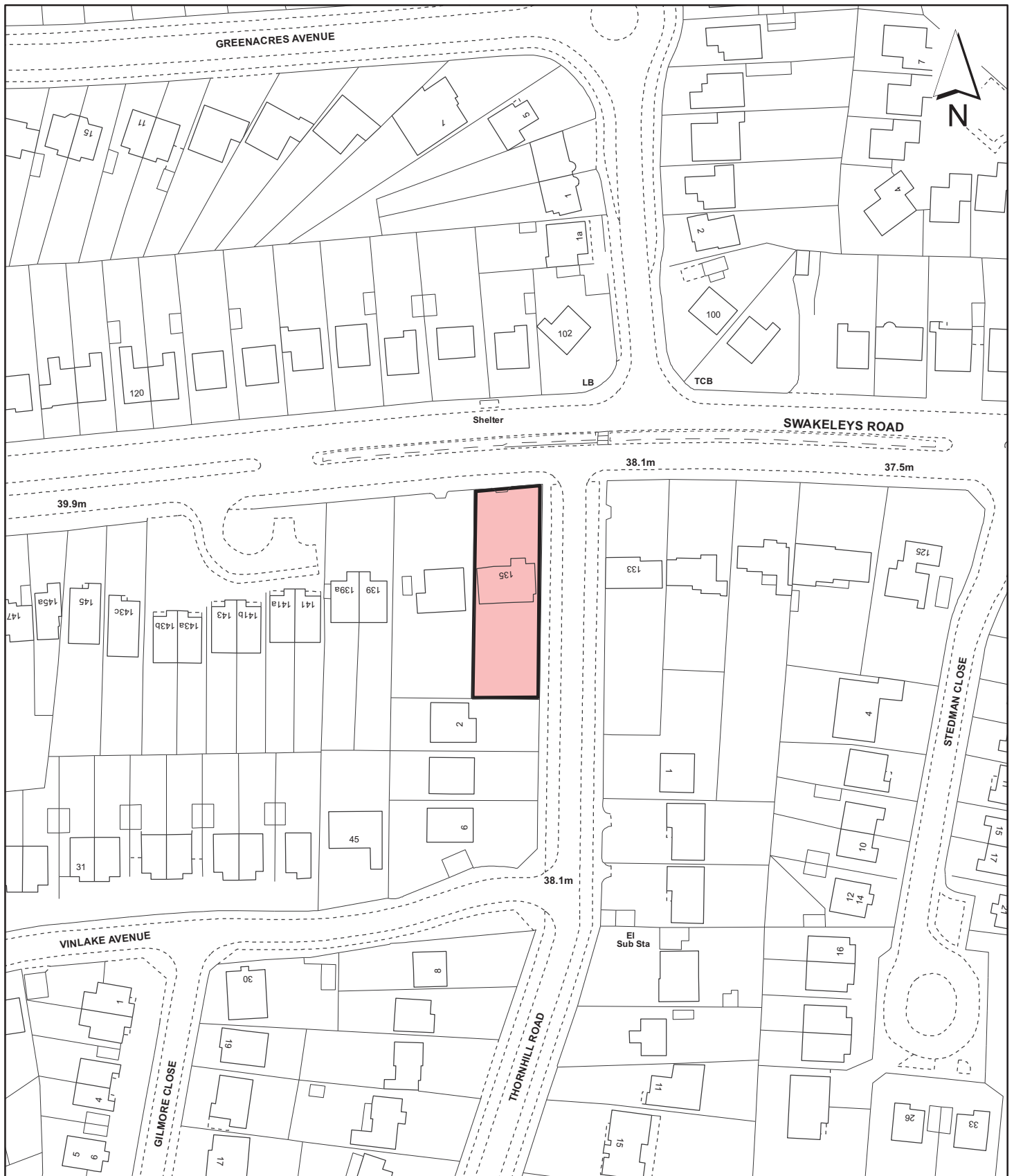
The vehicle access arrangements and general parking provision are also now considered satisfactory.

11. Reference Documents

Hillingdon Local Plan (November 2012);
The London Plan (July 2011);
National Planning Policy Framework;
Hillingdon Supplementary Planning Document: Planning Obligations (July 2008) and
Revised Chapter 4 (September 2010).

Contact Officer: Daniel Murkin

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**135 Swakeleys Road
Ickenham**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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

Planning Application Ref:
380/APP/2013/1450

Scale
1:1,250

Planning Committee
North Page 28

Date
**August
2013**



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address LAND TO REAR OF 94-96 GREEN LANE NORTHWOOD

Development: 2 x Two storey 5-bedroom semi-detached dwellings with habitable roofspace with associated parking and amenity space and the installation of a vehicular crossover

LBH Ref Nos: 66134/APP/2012/718

Drawing Nos: Design and Access Statement
1:1250 Location Plan
E56 07
Arboricultural Report
Sustainable Energy Assessment
GBA 0212.02
0701/101D
0701/102B
0701/103C

Date Plans Received: 27/03/2012 **Date(s) of Amendment(s):** 27/03/2012
Date Application Valid: 13/04/2012 19/04/2012

1. SUMMARY

This application seeks permission for the erection of 2 x two storey, semi-detached dwellinghouses with associated parking and amenity space. The scheme has been revised following the dismissal of an appeal for a larger three storey flatted block of 6 two bedroom units and replacement garage on this site in 2011.

Although it is considered that this revised scheme for a pair of semi-detached houses overcomes the Inspector's concerns as regards the scale and design of the flatted block, the lack of off-street parking and the three storey building being overbearing upon the occupiers of Nos. 9 and 11 Chester Road, it is considered that the scheme would still result in the loss of trees that make a significant contribute to the amenity of the locality and their loss would be harmful to the arboreal/wooded character of the area. Retained trees would also overshadow the amenity space of the new houses, which would result in pressure for further tree loss. Furthermore, as the scheme is being recommended for refusal, no contributions have been offered at this stage towards additional education facilities.

The scheme is recommended for refusal.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The application fails to make adequate provision for the long-term protection of several trees on and off-site and does not take into account the future growth/size of three protected Ash trees, thereby threatening their long-term survival. Furthermore, the loss of garden land and the trees that form the large part of the tree mass of this area of suburban woodland, to be replaced with buildings and hardstanding will have a detrimental impact on the green vista and arboreal/wooded character of the area,

including the Old Northwood Area of Special Local Character. The proposal is therefore contrary to the National Planning Policy Framework (March 2012), Policies 3.5, 7.4 and 7.21 of the London Plan (July 2011), Policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies and Policies BE5, BE13, BE19 and BE38 of the Hillingdon Local Plan: Part 2 - Unitary Development Plan Saved Policies (November 2012).

2 NON2 Non Standard reason for refusal

The proposed rear amenity area would be overshadowed by protected trees on and close to the site to such an extent that the area would not afford sufficiently usable space for the future occupiers of the proposed houses. As such, the proposal is contrary to Policy BE23 of the Hillingdon Local Plan: Part 2 - Unitary Development Plan Saved Policies (November 2012).

3 NON2 Non Standard reason for refusal

The development is estimated to give rise to a number of children of school age and additional provision would need to be made in the locality due to the shortfall of places in schools serving the area. Given that a legal agreement at this stage has not been offered or secured, the proposal is considered to be contrary to Policy R17 of the Hillingdon Local Plan: Part 2 - Unitary Development Plan Saved Policies (November 2012) and the adopted London Borough of Hillingdon Planning Obligations Supplementary Planning Document.

INFORMATIVES

1 I52 Compulsory Informative (1)

The decision to REFUSE 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 REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Local Plan (November 2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

- NPPF4
- NPPF6
- NPPF7
- NPPF10
- NPPF11
- NPPF12
- LPP 3.1 (2011) Ensuring equal life chances for all
- LPP 3.3 (2011) Increasing housing supply
- LPP 3.4 (2011) Optimising housing potential
- LPP 3.5 (2011) Quality and design of housing developments
- LPP 5.3 (2011) Sustainable design and construction
- LPP 5.13 (2011) Sustainable drainage
- LPP 7.4 (2011) Local character
- LPP 7.21 (2011) Trees and woodland
- EC2 Nature conservation considerations and ecological assessments

EC5	Retention of ecological features and creation of new habitats
BE5	New development within areas of special local character
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.
H5	Dwellings suitable for large families
OE1	Protection of the character and amenities of surrounding properties and the local area
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
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. CONSIDERATIONS

3.1 Site and Locality

The application site is situated to the east of Ashurst Close, between Green Lane to the north and Chester Road to the south and forms a 0.07 hectare 'L' shaped plot comprising part of the rear garden areas of 2 adjoining properties, Nos. 94 and 96 Green Lane, a previously open area of land at the rear of No. 34 Ashurst Close which has now been enclosed with fencing and part of the grassed verge of Ashurst Close.

The site contains a detached double garage serving No. 94 Green Lane and a number of mature trees and is covered by Tree Protection Order Nos. 56, 57 and 653. This is an established traditional residential area, with good quality housing dating from the late Victorian period with more modern infill development, including the purpose built 1960's flatted blocks of Ashurst Close, which are grouped around a central landscaped area. Adjoining the site to the north are detached two storey houses fronting Green Lane which appear to be Edwardian or possibly slightly later with detached and terraced two and three storey houses fronting Ashurst Close and Chester Road to the south, with properties on the northern side of Ashurst Close being three storey flatted blocks with basement parking. The site slopes from north to south and the southern part of the site is within the Old Northwood Area of Special Local Character as identified in the Hillingdon Local Plan (November 2012).

3.2 Proposed Scheme

The application proposes 2, two storey detached five bedroom houses (a room shown as a study on the first floor could easily be used as an additional bedroom with no alterations required and has therefore been considered as such). Accommodation is proposed within the roofspace, contained within a mansard type roof with flat roofed front and rear dormer windows. Two double garages are proposed, one for the new development, and one replacement garage provided for the occupiers of No.94 Green Lane.

The houses would be located within the rear half of the rear gardens of Nos. 94 and 96 Green Lane, at the northern end of the application site. They would front onto Ashurst Close with the house set back from the back edge of the pavement in Ashurst Close by a minimum of 4.5m. To the rear of 94 Green Lane a garden depth of 19m would be retained for that property, with the new plot divided by a 1.8m close boarded fence.

Each house would be 7.2m wide and 9.8m deep, with a further single storey element to the side of each house that would be 1.8m wide, set back 4.7m from the front elevation. A two storey flat roofed front bay window would also extend 0.6m in front of the main elevation of each house.

The ground floor would comprise a hallway, living room and kitchen/dining room and utility room. The first floor would comprise three bedrooms (one of which is shown as a study) and bathroom, whilst the accommodation within the roof would provide a two further bedrooms and a shower room.

Elevations would be of a traditional form similar to the adjoining flats, comprising facing brickwork with brick feature string courses and detailing, and a synthetic slate roof.

The garage blocks would be sited to the south of the houses with hardstanding between them accessed from Ashurst Close. The garage nearest to the house would provide a single space each for the occupants of the new houses and would be 6.25m wide and 5.6m deep. The replacement garage for No. 94 Green Lane would be provided at the southern end of the site and be 5.6m wide and 5.6m deep. Each garage would have a tiled roof with gable ends rising from 2.8m at eaves level up to 4.4m ridge height, with the parapet walls on the gable ends rising a further 0.3m. They would be set back approximately 3m away from the back edge of the pavement, with a 10.8m gap between the two garages, to include two parking spaces to the south of the northern garage, one for each of the new houses.

Each house would have a garden depth of between 10.4m and 10.8m, with additional space to the side of each house (3m to the main side elevation of the northern house and 5.8m to the side of the southern house).

A number of relatively minor changes have been made to the design of the houses and their garage block, following advice given by officers.

The application is accompanied by a Design and Access Statement, Landscape Plan, Arboricultural Report and a Sustainable Energy Statement.

3.3 Relevant Planning History

66134/APP/2011/294 Land To Rear Of 94-96 Green Lane Northwood

Three storey detached building comprising 6, two-bedroom flats with associated parking and amenity space and installation of 2 vehicular crossovers, involving demolition of existing

detached garage and erection of a replacement garage.

Decision: 25-08-2011

Appeal: 25-08-2011 Dismissed

66134/APP/2011/296 Land To Rear Of 94-96 Green Lane Northwood

Three storey detached building comprising 6, two-bedroom flats with associated parking and amenity space and installation of 2, vehicular crossovers, involving demolition of existing detached garage and erection of a replacement garage (Duplicate Application)

Decision: 02-06-2011 Refused

Comment on Relevant Planning History

There have been a number of applications submitted over the years which have proposed residential development on this or parts of this site. On the southern part of the site, these have involved a 3 storey block comprising 4 one-bedroom and one two-bedroom self-contained flats with integral garages at ground floor (59708/APP/2004/1750 refers) which was refused permission on 19/4/04 and a detached house which was dismissed at appeal on 10/3/05 (59708/APP/2005/164 refers).

The two most recent applications on this site (one being a duplicate) sought to erect a three storey block turned through 90 degrees to Ashurst Close, comprising 6 two-bedroom flats with associated parking and amenity space, together with a replacement double garage for No. 94 Green Lane (66134/APP/2011/292 and 294 refer). The latter application was appealed for non-determination which was subsequently dismissed in the Inspector's decision letter dated 25/8/11 (attached at Appendix 1), whereas the former application was refused at the North Planning Committee meeting of 2/6/11 for the following reasons:

1. The proposed three storey block, together with the provision of an extensive area of hardstanding adjacent to Ashurst Close, by reason of its siting, density, size, bulk and design, would appear as a cramped development that would fail to harmonise with the architectural composition of adjoining buildings and the open and verdant character and appearance of the surrounding area, including the Old Northwood Area of Special Local Character. The proposal is therefore contrary to Policies BE5, BE10, BE13 and BE19 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007), Policies 3A.3, 4B.1 and 4B.8 of the London Plan, guidance within The London Plan Interim Housing Supplementary Planning Guidance, April 2010 and Planning Policy Statement 3: Housing (as amended).
2. The application fails to make adequate provision for the long-term protection of several trees on and off-site and does not take into account the future growth/size of three protected Ash trees. Furthermore, the loss of the trees forming the large part of the tree mass will have a detrimental impact on the green vista and arboreal/wooded character of the area. The proposal therefore does not comply with policy BE38 of the Adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).
3. The proposal fails to provide adequate off-street car parking in accordance with the

Council's adopted Car Parking Standards. The proposal would therefore be likely to give rise to additional on-street parking, prejudicial to highway and pedestrian safety, contrary to policies AM7(ii) and AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

4. The development is estimated to give rise to a number of children of school age and additional provision would need to be made in the locality due to the shortfall of places in schools serving the area. Given that a legal agreement at this stage has not been offered or secured, the proposal is considered to be contrary to Policy R17 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and the adopted London Borough of Hillingdon Planning Obligations Supplementary Planning Document (July 2008).

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.30 To promote and improve opportunities for everyone in Hillingdon, including in particular women, elderly people, people with disabilities and ethnic minorities.
- PT1.39 To seek where appropriate planning obligations to achieve benefits to the community related to the scale and type of development proposed.
- PT1.H1 (2012) Housing Growth
- PT1.HE1 (2012) Heritage
- PT1.BE1 (2012) Built Environment
- PT1.EM1 (2012) Climate Change Adaptation and Mitigation
- PT1.EM6 (2012) Flood Risk Management
- PT1.EM8 (2012) Land, Water, Air and Noise
- PT1.C11 (2012) Community Infrastructure Provision

Part 2 Policies:

- NPPF4
- NPPF6
- NPPF7
- NPPF10
- NPPF11
- NPPF12
- LPP 3.1 (2011) Ensuring equal life chances for all
- LPP 3.3 (2011) Increasing housing supply
- LPP 3.4 (2011) Optimising housing potential

LPP 3.5	(2011) Quality and design of housing developments
LPP 5.3	(2011) Sustainable design and construction
LPP 5.13	(2011) Sustainable drainage
LPP 7.4	(2011) Local character
LPP 7.21	(2011) Trees and woodland
EC2	Nature conservation considerations and ecological assessments
EC5	Retention of ecological features and creation of new habitats
BE5	New development within areas of special local character
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.
H5	Dwellings suitable for large families
OE1	Protection of the character and amenities of surrounding properties and the local area
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
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:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

39 neighbouring properties have been consulted on 18th April 2012 and 2 site notices were displayed on 14th May 2012. A further period of re-consultation was carried out on 30th April 2013, following the receipt of amended plans.

A petition with 38 signatories has been received, together with 7 individual responses.

The petition states that the signatories object to the planning application on the following grounds:

1. That despite the description of the development the use would be for two 6/7 bedroom three storey dwellings by providing accommodation within the roof, thereby affecting density figures.
2. That the additional parking requirements and traffic generated by the development would create unacceptable overuse, density, congestion and danger in Ashurst Close. The relocated garage for 94 would be very remote from the house, accessible only by a circuitous route, rendering the occupier likely to add pressure by parking in the road.
3. The development would make it difficult to access and egress the underground car parks to the adjoining flats on Ashurst Close.
4. The excessive density would be contrary to the policies relevant to the Old Northwood Area of Special Local Character by reason of its overall size and proportion which would be over dominant, incongruous and detrimental to the visual amenities and changing the character of the area.
5. The loss of significant trees which collectively provide an attractive suburban woodland of high amenity value. Retained trees would be unable to provide adequate screening and trees lost have the potential to provide a more attractive enclave and a significant wildlife haven. An independent Arboricultural Report has been provided by the petitioners.
6. That the 3 storey proposed mass situated on higher land to 9 and 11 Chester Road would be overbearing, the car parking area resulting in noise and disturbance, and south facing windows resulting in overlooking and loss of privacy.
7. Points made in paragraphs 4 and 5 (Siting, scale and design), 6 (Trees), 7 and 8 (Parking and highway issues) in the Inspector's previous letter have not been overcome.
8. The hard surfacing will adversely affect water drainage and flooding in the area.

The petition is also accompanied by a letter/report from an arboriculturist who raises concern about the direct and indirect loss of trees and inevitable alteration of the well treed character of the area, potential pressure for the removal of trees by the new residents in the future, and potential neighbour disputes given the size of some of the trees outside of the site that may result in excessive shade for the application properties.

The Ashurst Close (Flats) Ltd object to the application on the grounds that the open spaces around Ashurst Close are important to the character of the area and well maintained by residents. The proposed development would in effect nullify the Tree Protection Orders in the area. The proposal would also result in driving hazards and parking problems, especially being opposite the underground car park to the existing flats.

The individual responses raise the following concerns:

- (i) The proposed plot is extremely small, with the building shoe-horned into place. The density of dwellings is totally at odds with the character of the immediate buildings and the proposed parking would result in the loss of a greatly valued green space. The scale of the design is totally out of keeping with the houses that enclose it and would dominate the surrounding area. Although the development broadly references the building scale of Ashurst Close flats, no reference is made to housing features in the direct locality in the proposed design. Mansard roofs in particular would be unsightly and fail to harmonise with the buildings in the area, including the designated Old Northwood Area of Special Local Character and the adjoining Edwardian buildings in Green Lane and Nos. 9 and 11 Chester Road which share common characteristics such as detached family houses with large gardens. Materials specified do not resonate with the character of the area,
- (ii) The proposed site is a perfect example of back garden development: namely, those of the former No. 7 Chester Road and current 94 and 96 Green Lane,
- (iii) Not enough outdoor amenity space for residents,
- (iv) Insufficient parking provision as 2 parking spaces per residence does not leave sufficient

spaces for visitors, particularly if the houses are occupied by disabled people. Access already severely restricted on Ashurst Close as this is single lane, with parking spaces judged to be unable to accommodate any additional traffic by the inspectors of the previous application. Refuse Collection vehicles already often need to reverse along the close due to restricted access. The siting of a garage (for No. 94) on a 90 degree bend in the road will provide an additional hazard both for residents in the town houses in Ashurst Close trying to access garages and for motorists using a road that is already congested. Increased traffic flow not only through Ashurst Close but also on Hallowell Road which is already a busy and over congested road both for resident's parking and for local through traffic. It is already a notorious rat run. With 2 churches and 2 clubs in Hallowell Road as well as the new Youth Centre, the potential for congestion, accidents and injuries will only increase if this proposal goes ahead. Site is also close to popular independent school. Proposal would be likely to create unacceptable congestion and disruption from builders, occupiers and others, representing a risk to children,

(v) The area is over populated at present,

(vi) The back gardens of 94 and 96 Green Lane slope downwards towards Chester Road and the current houses, although taller than my property, are screened in the summer months by many trees currently covered by a blanket TPO. Any additional three storey building sited close to the southern boundary would have a detrimental impact on privacy of surrounding properties, particularly No. 9 Chester Road as it would dominate the outlook and directly overlook both the house and garden thereby removing any remaining privacy that is currently enjoyed, both perceived and actual. The plans indicate that the bathroom would directly overlook back garden of No. 9, the only remaining area that still affords limited privacy,

(vii) Proposal would be detrimental to the view from surrounding properties, once trees have been removed which will detract from enjoyment of gardens,

(viii) Proposal would result in loss of trees and greenery from the area, including those which lie on the boundary with 9 Chester Road which are not referred to. These trees currently offer natural screening between the garage and house at No. 94 Green Lane, house at 96 Green Lane and 9 Chester Road,

(ix) Site provides wildlife habitat, particularly for birds including green and spotted woodpeckers, songbirds and even sparrow hawks,

(x) Increased noise levels would arise from side access to the utility room and positioning of bins to No. 9 Chester Road. The garages are sited extremely close to each other and additional parking (presumably on the approach to each garage) would exacerbate this situation. Over the past thirty-five years, infilling at the former Nos. 5-7 Chester Road and the development of dwellings in Ashurst Close have drastically reduced the amount of privacy previously enjoyed at this address whilst simultaneously increasing noise levels. The current proposal would further compound these issues,

(xi) Proposal would set precedent for other rear gardens to be used for development,

(xii) Proposal threatens surrounding buildings,

(xiii) Developers argue that this proposal would provide more accommodation for people with special needs, but this proposal will completely prevent future residential, social or care home development of a potentially much larger site by blocking access to land at the rear of numbers 98, 100 and 102 Green Lane. As, in the not too distant past, all the owners of the 5 properties in this row have agreed to sell off part of their gardens to developers, we feel that this proposal would effectively waste an opportunity for a more beneficial development.

11 further responses were received in response to the neighbour re-consultation on the amended plans. These mainly re-iterate the comments received on the original consultation but include the following additional comments:-

(xiv) There has been no significant changes to this application so previous objections still apply,

(xv) Proposal would increase demand on local services,

(xvi) Proposal may disrupt local utilities - flash flooding, surface water disposal and foul water drains are already a local problem,

- (xvii) Ashurst Close has been well maintained for many years,
- (xviii) This small plot of land may be suitable for a small bungalow but little else,
- (xix) Application refers to two semi-detached 4 bedroomed houses but studies could be used as another bedroom,
- (xx) Proposal would limit rental income from surrounding properties,
- (xxi) Construction traffic and storage of materials will add to congestion on road.

THAMES WATER

Thames Water would advise that with regard to sewerage infrastructure we would not have any objection to the above planning application. With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system. With regard to water supply, this comes within the area covered by the Veolia Water Company.

Internal Consultees

URBAN DESIGN/ CONSERVATION OFFICER:

The scheme has been amended as regards the design of the pair of semi-detached houses in accordance with officer advice so that no objections are raised on design grounds

The scheme would involve the loss of trees and open space that would adversely affect the setting of the Old Northwood Area of Special Local Character.

TREES AND LANDSCAPE OFFICER:

NOTE: For clarity, and because the area order TPO does not describe individual trees, where individual trees are referred to, this report refers to the tree numbers used by the applicant's arboricultural consultant.

TPO / Conservation Area: This site is covered by TPO's 56, 57 and 653: The southern part of the site is also within the Old Northwood Area of Special Local Character.

Significant trees / other vegetation of merit in terms of Saved Policy BE38 (on-site): All of the trees within the rear garden of 96 and 98 Green Lane (and 9 and 11 Chester Road, and 1 and 2 Wychwood Way) are covered by TPO 653 (an Area order).

The trees are predominantly Ash, some of which form a continuous line of trees along the site's southern and eastern boundaries, which surround a smaller group, and provide a buffer to the adjacent gardens. This mass of mostly young to middle-aged trees forms a small urban woodland and green vista which significantly contributes to the arboreal / wooded character of the area and can be seen from the surrounding local roads. The small urban woodland is valued by local residents, has a high (collective) amenity value and should be afforded long-term retention and protection.

The scheme proposes to remove a young Bhutan Pine, a few small fruit trees and two protected Ash trees (T8 and T11 on report). There is no objection to the removal of the Pine and fruit trees;

however the removal of the two protected Ash trees will effectively remove the inner group of trees from the small urban woodland, and will result in the remaining trees forming only a staggered line of Ash along the site's eastern and southern boundaries.

The applicant's tree consultant has stated that the larger of the Ash trees (T11 - which is formed from two, twin-stemmed Ashes - i.e. four main stems) that will be removed has a very poor structure and states there are weak forks present. However, each of the two separate close-growing Ash trees has good form with a well-spaced main fork. If left to grow, it is reasonable to assume that one of the expanding trunks (of the two separate trees) would eventually fail due to the pressure exerted on it by the other. It would, however, be very straight-forward to remove one of these trees to let the other develop normally.

The second, smaller Ash (T8 on report) that has been earmarked for removal has good form and has the potential to develop into a good, central tree. If this application were to be approved (resulting in the removal of these central Ash trees), then their loss would need to be mitigated by good quality planting on the site's western boundary. This would need to be designed to soften the visual impact on the residents at 10 - 21 Ashurst Close (to the north-west).

There is also a group of three Ash trees to the south-west of the proposed building (T12, T13 and T14 on report). These trees are very important because they provide a visual buffer / green screen between the properties in Wychwood Way and Ashurst Close from those in this part of Green Lane. This group of trees, along with the linear group of trees along the site's eastern boundary, will cast shade onto the proposed rear garden / amenity space. The applicant's arboricultural consultant considers this to be a sustainable relationship because Ash trees only cast dappled shade and there are no significant windows on the southern side of the proposed building; however irrespective of the type of crowns that may develop, Ash trees are ultimately very large trees and will eventually dominate the proposed rear gardens, especially the southern-most one. Any future occupier would rightly be concerned about the close proximity of such large trees to their property and there would inevitably be pressure to heavily prune or remove the trees in the future, which would be detrimental to the amenity value of the group of trees and the amenity of the area. Furthermore, because this group of trees have all grown into maturity together and have provided mutual shelter during strong winds, the proposed removal of the inner group of could affect the stability of these remaining Ash trees

Significant trees / other vegetation of merit in terms of Saved Policy BE38 (off-site): There are three protected Lime trees (T26, T27 & T28 on TPO 57) situated in the rear garden of 94 Green Lane. These trees fall just outside of the proposed site's northern boundary, however there is a possibility that construction-related activities / storage of materials could affect their root protection areas (RPA's). This matter has not been addressed by the tree survey / report.

There is a mature, protected Ash (T21 on the report / T35 on TPO 56) on the land to the south-west of 94 Green Lane, and there is also a group of three conifer trees (not protected) close to the entrance of the proposed development. These trees contribute to the arboreal / wooded character of the area and help to screen the properties in Ashurst Close from those in Green Lane.

The applicant's arboricultural consultant (and the independent arboricultural consultant commissioned by the Ashurst Close [Flats] Ltd) states that the Ash (T21 / T35 on TPO 56) has a potentially weak fork at 1.5 m; however this contention has not been substantiated. The lower part of the stem is covered in ivy, however when this was cut back, it revealed that although the stems are growing quite close together, the union appeared to be sound, and in any event, if it were shown that a weakness was present, the stems of the tree could be supported by installing non-invasive bracing, or the crown of the tree could be lightened in weight by pruning.

The proposed surfacing between the proposed building and garages has been placed very close to

the protected Ash (T21 / T35 on TPO 56), as has the proposed garage, and although 'no dig' construction has been proposed, no further details have been provided to explain how the change in levels between the proposed 'no dig' surface and the surrounding, existing ground levels will be addressed. Furthermore, no information has been provided to show how the proposed garage will be constructed without causing damage to the tree and its roots.

Appraisal: The proposed scheme is not sustainable in terms of the long-term retention of several of the protected Ash trees, and furthermore, the scheme will have an adverse impact on the green vista and arboreal / wooded character of the area.

Scope for new planting: Suggestions for new shrubs have been included at this stage; however it may be appropriate to submit a more detailed landscaping plan at a later stage. If the various tree matters can be resolved, this matter can be dealt with by condition.

Does scheme conform to HDAS: The design and access statement suggest that two parking spaces will be provided for each dwelling. However, the proposed scheme only appears to provide a double garage for car parking (with a second garage for the residents of 94 Green Lane). It is not clear whether or not other parking is to be provided, however HDAS recommends that 1.5 spaces per dwelling are required and therefore this matter will need to be clarified.

Does scheme conform to SUDS: The scheme proposes to use permeable surfaces, however no details have been provided. This matter can be dealt with by condition.

Recommendations: None.

Conclusion (in terms of Saved Policy BE38): The application is not acceptable, because the scheme does not make provision for the long-term protection of several trees on and off-site, nor does it take into account the future growth / size of three protected Ash trees. Furthermore, the loss of the trees forming the large part of the tree mass will have a detrimental impact on the green vista and arboreal / wooded character of the area.

ENVIRONMENTAL PROTECTION UNIT

Do not wish to object to this proposal. Please ensure informative I15 is applied.

SECTION 106 OFFICER

Education contributions will be required as per normal practice, and the applicant should be advised that the development is CIL liable.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

There is normally no in principle objection to the intensification of the residential use within an established residential area, subject to normal development control criteria.

In this instance, the proposal would involve the loss of rear garden land and protected trees.

As regards national guidance, paragraph 53 of the NPPF (March 2012) advises:-

'Local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.'

With regard to the London Plan, Policy 3.5 "Quality and design of housing developments" states that housing developments should be of the highest quality internally, externally and in relation to their context and to the wider environment, taking account of strategic policies in the Plan to protect and enhance London's residential environment and attractiveness as a place to live. Boroughs may in their LDFs introduce a presumption against development on back gardens or other private residential gardens where this can be locally justified.

The London Plan comments in Paragraph 3.34 that "Directly and indirectly back gardens play important roles in addressing many of these policy concerns, as well as being a much cherished part of the London townscape contributing to communities' sense of place and quality of life. Pressure for new housing means that they can be threatened by inappropriate development and their loss can cause significant local concern. This Plan therefore supports development plan-led presumptions against development on back-gardens where locally justified by a sound local evidence base..."

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) advises at point 9 that all new development should amongst other criteria:-

'Not result in the inappropriate development of gardens and green spaces that erode the character and biodiversity of suburban areas and increase the risk of flooding through loss of permeable area;'

Previous applications have been refused on the grounds of the impact of those developments on the character of the area, the last one of which was upheld on appeal. Given that there remain significant concerns regarding the impact of the development on the character of the area through the loss of the open aspect and the impact on trees, it is considered that any development of this site remains inappropriate, contrary to policies seeking to safeguard rear gardens from development.

The loss of part of the rear gardens and trees would be detrimental to the character of the area, part of which is located within the Old Northwood Area of Special Local Character. On entering Ashurst Close from Hallowell Road, the orientation of the road permits in depth views to the east over the adjoining rear gardens of properties on Chester Road and Wychwood Way in the south and Green Lane in the north. The gardens contain many mature trees and shrubs which gives the eastern end of the road an open and verdant character. Whilst the buildings have been reduced in scale and form from that previously considered unacceptable, the character of this part of the Close and the area in general would be adversely harmed by the proposal. It would still add to the built-up appearance of Ashurst Close, restricting outward views, which would be detrimental to the open character of the eastern end of Ashurst Close. The scheme would therefore be detrimental to the contribution that the rear gardens and trees make in terms of the local context and character of the area.

7.02 Density of the proposed development

Policy 3.4 of the London Plan (July 2011) advises that Boroughs should ensure that development proposals maximise housing output having regard to local context, design principles, density guidance in Table 3.2 and public transport accessibility. Table 3.2 establishes a density matrix to establish a strategic framework for appropriate densities at different locations.

The site is located within a suburban area and has a Public Transport Accessibility Level (PTAL) of 2, where 6 is the most accessible and 1 the least. Taking the site parameters

into account, the matrix recommends a density of 35-65 u/ha and 150-250 hr/ha, with an average unit size of 3.8 - 4.6 hr/u. With 8 habitable rooms (counting habitable rooms over 20sqm which could be subdivided as 2 rooms as advised by Paragraph 4.2 of the Council's HDAS: Residential Layouts) the proposed houses are larger than the largest category of house in the guidance. However, this proposal equates to a density of 29 u/ha and 229 hr/ha, with the number of units being less than that advocated by the Mayor's guidance. However, given the spacious character of the surrounding area, no objections are raised to the proposed density.

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

There are no surrounding conservation areas or statutory listed or locally listed buildings that would be affected by the proposed development. Furthermore, the site is not located within an area that is likely to contain archaeological remains.

The southern part of the site does form part of the Old Northwood Area of Special Local Character, which in this particular location is defined by a mix of old and new buildings, set within relatively spacious plots with areas of ancillary open space adjacent to the streets.

The proposal would result in residential development on an area of rear garden that contains an area of suburban woodland of high amenity value. The loss of trees would harm the arboreal character and appearance of the area, detrimental to the character and appearance of the Old Northwood Area of Special Local Character. The scheme fails to comply with policies BE5, BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.04 Airport safeguarding

There are no airport safeguarding issues raised by this application.

7.05 Impact on the green belt

The site is not situated within or near to Green Belt land. No Green Belt issues are therefore raised by this application.

7.06 Environmental Impact

With the exception of the impact upon trees, which is dealt with elsewhere in this report, there are no other environmental impacts raised by this application.

7.07 Impact on the character & appearance of the area

The Inspector on considering the previous appeal for the proposed 3 storey block of 6 flats noted that although the dwellings in the immediate vicinity of the site are widely varied in terms of their age, size, type and design, the immediate setting is provided by the Georgian style 1960s flatted blocks in Ashurst Close. The Inspector was critical of the scale and design of the proposed 3 storey flatted block, concluding that:-

'..the layout, design and scale of the building does not reflect the urban grain or general architectural quality of the immediate surroundings. Accordingly, I find the proposal would harm the character and appearance of the locality and the Old Northwood ASLC.'

This scheme now proposes a more traditional pair of semi-detached houses. The proposed houses have been turned through 90 degrees so that they now front the road. The mansard roof is a characteristic roof form in the area so that no objections can be raised to its inclusion here. Revised plans have been received, making detailed design alterations to the scheme in response to the Council's Urban Design/Conservation Officer comments and the design of the houses is now considered acceptable.

7.08 Impact on neighbours

The Council's Supplementary Planning Document HDAS: Residential Layouts requires

buildings of two or more storeys to maintain at least a 15m separation distance from adjoining properties to avoid appearing overdominant and a 21m distance between facing habitable room windows and private amenity space, considered to be a 3m deep 'patio' area adjoining the rear elevation of a property to safeguard privacy.

The main bulk of the two storey houses would be sited some 22m from the rear elevation of No. 94 Green Lane. As regards the three storey flatted blocks on Ashurst Close, the houses would be sited 16m from their nearest corner of the block to the north (Nos. 16 to 210 and some 16m from the side elevation of the flatted block on the opposite side of Ashurst Close (Nos. 1 - 9). To the south, the houses would be sited some 39m from the front elevation of the nearest property, No. 34 Ashurst Close. The only distance that would not fully comply with design guidance is the relationship of the proposed houses with the adjacent block at Nos. 1 - 9 Ashurst Close as this does contain 3 side windows, one on each floor, that would overlook the frontage of the application site. Although the nearest bay windows on one of the houses would be sited within approximately 19m of the side windows at Nos. 1 to 9, given that these windows would face onto a road where privacy would already be compromised and at a distance and angle sufficient to avoid any significant loss of privacy, an additional reason for refusal could not be justified on this ground. No objections were raised by officers. Members of the Inspector to a similar relationship with the previous scheme for a flatted block (66134/APP/2011/292 and 294 refer).

The Inspector did however raise concern as regards the overbearing impact of the previously proposed 3 storey flatted block on the rear garden of No. 9 Chester Close. The current scheme proposes a pair of two storey houses which have been turned through 90 degrees so that only a small length of the side elevation of the pair would adjoin this boundary. This revised relationship is considered to have overcome the previous Inspector's concerns.

The proposal is therefore considered to comply with policies BE20, BE21 and BE24 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2009).

7.09 Living conditions for future occupiers

The London Plan (July 2011) within Table 3.3 sets out minimum internal floor space standards for different types and sizes of dwelling. Although there is no recommended standard for a 5 bedroom, 3 storey house, for the largest size of 3 storey house, a 4 bedroom, 6 person, a minimum floor area of 113sqm is required. Paragraph 3.36 further advises that additional 10sqm should be added for each additional bedspace to give a minimum floor area of 153sqm, assuming all the rooms would be doubles. In this instance, the houses would have an internal floor area of 166sqm, so that the proposals comply with the Mayor's minimum floor space standards.

Furthermore, all habitable room windows would have a satisfactory outlook and receive adequate daylight.

The Council's SPD also advises that amenity space should be provided for houses at a minimum level of 100m² per unit and that space needs to be usable, attractively laid out and conveniently located.

The proposal would provide a minimum of 112m² for the northernmost property, exceeding the minimum stated requirements. The southernmost property would have a slightly greater amount of amenity space, but in both cases the rear amenity space would be dominated by the trees within the rear gardens of the properties beyond the site.

The Council's Trees/Landscape Officer advises that contrary to the applicant's arboricultural consultant's claims that this is a sustainable relationship, Ash trees are ultimately very large trees which will eventually dominate the proposed rear gardens, especially the southern-most one. Any future occupier would rightly be concerned about the close proximity of such large trees to their property and there would inevitably be pressure to heavily prune or remove the trees in the future.

It is therefore considered that the development would provide a satisfactory standard of residential amenity due to the quality of the external amenity space which would be overshadowed and dominated by the surrounding trees. As such, the scheme fails to comply with Policy BE23 of the Hillingdon Local Plan: Part 2 - Unitary Development Plan Saved Policies (November 2012).

7.10 Traffic impact, car/cycle parking, pedestrian safety

The proposal includes a detached double garage on the southern side of the houses, which would provide a covered parking space for each of the houses with an additional external space for each house provided on the garage forecourt. This arrangement is considered to be acceptable and would satisfy the Council's car parking standards which requires a maximum of 2 spaces per dwelling.

Cycle parking could be provided within the curtilage of each house.

As previously proposed, a replacement double garage for No. 94 Green Lane would be sited on the southern boundary of the site, adjacent to the front garden of No. 34 Ashurst Close. As previously stated in the officer's report to the North Planning Committee on 2/6/11, the garage would be somewhat remote from this property, sited on the southern side of the new development with no direct pedestrian link through the proposed development. Users of the garage would have a circuitous walk, along Ashurst Close, Hallowell Road and Green Lane to access the property at No. 94. However, it has been suggested that the garage would only be used occasionally and as there is already adequate off-street parking at No. 94 within their front garden area, an objection could not be sustained on the grounds that No. 94 would not have adequate replacement parking. The Inspector did not raise concerns with the previous proposal on parking grounds.

As such, it is considered that the scheme complies with Policies AM7 and AM14 of the Hillingdon Local Plan: Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7.11 Urban design, access and security

Urban design issues have been covered elsewhere in the report and with regard to access and security, had the application not been recommended for refusal, conditions would have been sufficient to ensure compliance with these requirements.

7.12 Disabled access

The London Plan (2011) requires all new residential development to satisfy Lifetime Homes standards and detailed guidance is provided by the Council's SPD: Accessible Hillingdon.

If the proposal had not been recommended for refusal, ensuring compliance with Lifetime Homes standards could have been dealt with by way of a condition.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

Policy BE38 of the Saved UDP requires development proposals to retain and utilise landscape features of merit and provide new planting wherever appropriate.

This site comprises the rear garden areas of adjoining properties and forms a small urban woodland of mostly young to middle-aged trees which significantly contributes to the arboreal / wooded character of the area which is viewable from surrounding roads and has a high group amenity value which should be afforded long-term retention and protection. The site is covered by TPOs 56, 57 and 653. The trees are predominantly Ash, some of which form a continuous line of trees along the site's southern and eastern boundaries, which surround a smaller group, and provide a buffer to the adjacent gardens.

The Inspector, in considering the scheme for a flatted block on this site noted that the proposal would involve the loss of a number of trees covered by TPOs which had been identified by the submitted arboricultural report as being mainly poorer quality spindly specimens. However, the proposed flats would also intrude into the canopies of retained trees, leading to pressure for their removal or significant crown reduction. The Inspector also noted that the trees were spindly due to growing close to others so that when neighbouring trees are removed, they would be susceptible to 'wind-blow'. This, and the shading caused by the trees would result in further pressure for their removal on safety and amenity grounds. The Inspector concluded on this issue:

'In sum, I consider the proposal would result in the unacceptable loss or threat to the welfare of protected trees on and adjacent to the site, which together form a small, suburban area of woodland that has a high amenity value.'

The current proposal for a pair of semi-detached houses would have a smaller building footprint than that of the flatted block. The Council's Trees and Landscape Officer advises that the current scheme would involve the loss of a young Bhutan Pine, a few small fruit trees and two protected Ash trees (T8 and T11 on the submitted arboricultural report). The officer advises that there is no objection to the removal of the Pine and fruit trees; but the removal of the two protected Ash trees will effectively remove the inner group of trees from the small urban woodland, and will result in the remaining trees forming only a staggered line of Ash along the site's eastern and southern boundaries.

The Trees and Landscape Officer also queries a number of statements and conclusions reached within the applicant's submitted arboricultural report. In particular, the officer considers that the larger of the Ash trees proposed for removal (T11 - which is formed from two, twin-stemmed Ashes - i.e. four main stems) which is described as having a very poor structure with weak forks present does have long term potential, particularly if appropriately managed. The officer also considers the second, smaller Ash (T8 on report) that has been earmarked for removal to have good form and has the potential to develop into a good, central tree.

The Trees and Landscape Officer also advises that a group of three Ash trees to the south-west of the proposed building (T12, T13 and T14 on report) are very important as they provide a visual buffer / green screen between the properties in Wychwood Way and Ashurst Close from those on this part of Green Lane. This group of trees, together with a linear group of trees along the site's eastern boundary, would cast shade onto the proposed rear gardens of the houses. The applicant's arboricultural consultant considers this to be a sustainable relationship because Ash trees only cast dappled shade and there are no significant windows on the southern side of the proposed building. However, the Council's Trees and Landscape Officer advises that irrespective of the type of crowns that

may develop, Ash trees are ultimately very large trees and will eventually dominate the proposed rear gardens, especially the southern-most one. Justifiably, any future occupier would be concerned about the close proximity of such large trees to their property and there would inevitably be pressure to heavily prune or remove the trees in the future. The Trees and Landscape Officer advises that this would be detrimental to the amenity value of the group of trees and the amenity of the area.

Furthermore, the Council's Trees and Landscape Officer advises that because this group of trees have all grown into maturity together and have provided mutual shelter during strong winds, the proposed removal of the inner group could affect the stability of the remaining Ash trees.

The Trees and Landscape Officer also advises that there are three protected Lime trees (T26, T27 & T28 on TPO 57) situated in the rear garden of 94 Green Lane. These trees fall just outside of the proposed site's northern boundary, however there is a possibility that construction-related activities / storage of materials could affect their root protection areas (RPA's) which has not been addressed by the tree survey / report.

There is a mature, protected Ash (T21 on the report / T35 on TPO 56) on the land to the south-west of 94 Green Lane, and there is also a group of three conifer trees (not protected) close to the entrance of the proposed development. These trees contribute to the arboreal / wooded character of the area and help to screen the properties in Ashurst Close from those in Green Lane. The applicant's arboricultural consultant (and the independent arboricultural consultant commissioned by the Ashurst Close [Flats] Ltd) states that the Ash (T21 / T35 on TPO 56) has a potentially weak fork at 1.5m; however this contention has not been substantiated. The lower part of the stem is covered in ivy, however when this was cut back, it revealed that although the stems are growing quite close together, the union appeared to be sound, and in any event, if it were shown that a weakness was present, the stems of the tree could be supported by installing non-invasive bracing, or the crown of the tree could be lightened in weight by pruning.

The proposed surfacing between the proposed building and garages has been placed very close to the protected Ash (T21 / T35 on TPO 56), as has the proposed garage, and although 'no dig' construction has been proposed, no further details have been provided to explain how the change in levels between the proposed 'no dig' surface and the surrounding, existing ground levels will be addressed. Furthermore, no information has been provided to show how the proposed garage will be constructed without causing damage to the tree and its roots.

The Trees and Landscape Officer concludes by advising that the proposed scheme is not acceptable as it fails to provide for the long-term protection of several trees on and off-site; does not take into account the future growth / size of three protected Ash trees and the loss of the trees forming the large part of the tree mass will have a detrimental impact on the green vista and arboreal / wooded character of the area. As such, the scheme is contrary to Policy BE38 of the Hillingdon Local Plan.

7.15 Sustainable waste management

Although there is no requirement for proposals for residential houses with their own curtilages to show the provision to be made for refuse and recycling storage, the submitted plans do show bin storage for two bins at the side of each house. This provision is considered adequate.

7.16 Renewable energy / Sustainability

If the proposal had not been recommended for refusal, ensuring compliance with

renewable energy requirements and sustainability standards could have been dealt with by way of a condition.

7.17 Flooding or Drainage Issues

Policy OE8 seeks to ensure that new development incorporates appropriate measures to mitigate against any potential increase in the risk of flooding. The site is not within a flood zone. A sustainable urban drainage condition could have been attached had the application not been recommended for refusal.

7.18 Noise or Air Quality Issues

It is considered that the proposal would not give rise to any additional noise or air quality issues of concern.

7.19 Comments on Public Consultations

As regards the points raised by the petitioners, Points 1 - 6 and 8 have been dealt with in the officer's report. As regards Point 7, the Inspector was considering a different scheme with a parking provision of 1 space per flat. The Inspector stated that this by itself would not justify a reason for refusal. The Inspector also agreed with the Council that the replacement garage would be highly inconveniently to use but did not raise this as an additional refusal to refuse the application.

As regards the individual comments, points (i), - (iv), (viii), (xiii) and (xix) are dealt with in the officer's report. Points (v), (xiv), (xvi), (xvii), (xviii), (xx) and (xxi) are noted but in the main do not raise specific material planning objections to the scheme and additionally in the case of point (xvi), a sustainable drainage condition could have been attached if the application had not of been recommended for refusal. Point (vi) is mainly dealt with in the report but as regards overlooking by the side bathroom window, this could be mitigated by obscure glazing which could of been conditioned had the application not of been recommended for refusal. Point (vii) is noted but restriction of a view is not by itself a material planning consideration. Point (ix) concerning site providing wildlife habitat, particularly for birds is noted and tree loss forms a reason for refusal of the application. As regards Point 10, noise generated for the proposal would not give rise to concern given the relationship of surrounding properties and the scale of the development. Point (xi) is noted but all applications have to be considered on their merits. Point (xii) does not raise a planning objection. As regards Point (xv), a contribution towards school places would have been sought if the application had been recommended for approval.

The points raised have been referred to throughout this report, where they are material planning considerations.

7.20 Planning Obligations

Policy R17 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) is concerned with securing planning obligations where appropriate to offset the additional demands made by new development upon recreational open space, facilities to support arts, cultural and entertainment activities, and other community, social and education facilities in conjunction with other development proposals. This is supported by more specific supplementary planning guidance.

It is considered that the scale and nature of development proposed would generate a potential need for additional school facilities and Education Services and this scheme would need to make a contribution to mitigate the impact of the development. As the application is being recommended for refusal, no detailed negotiations have been entered into with the prospective developer in respect of this contribution. Whilst the applicant has offered a willingness to provide such a contribution, there is no agreement in place to secure this and the proposal would thus not comply with Policy R17 of the UDP Saved

Policies (September 2007).

7.21 Expediency of enforcement action

There are no enforcement issues raised by this application.

7.22 Other Issues

The only other relevant planning consideration raised by this application is the likely impact of the proposal upon the development potential of adjoining rear garden land. Although the proposal would restrict access to a possible larger site, given that the proposal involving the loss of garden land is considered inappropriate, development upon a larger area of garden land would also not be encouraged. As such, it is considered that the scheme would not be contrary to Policy BE14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

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

The proposal would involve the loss of garden land which contains a number of trees and landscaping which contribute to the character and appearance of the surrounding area, part of which forms part of the Old Northwood Area of Special Local Character. The proposal also does not make adequate provision for the retention of trees on and adjacent to the site. The proposed rear amenity space would also be overshadowed and dominated to an unacceptable extent by retained trees which would result in additional pressure for

their removal. In the absence of a S106 Agreement, the scheme also does not make adequate provision for additional education space within the locality.

The application is recommended for refusal.

11. Reference Documents

NPPF (March 2012)

London Plan (July 2011).

Hillingdon Local Plan (November 2012).

Hillingdon Design and Accessibility Statement: Residential Layouts.

Hillingdon Design and Accessibility Statement: Accessible Hillingdon.

Hillingdon Planning Obligations Supplementary Planning Document July(2008) and updated chapter 4 Education (August 2010).

Council's Adopted Car Parking Standards (Annex 1, Hillingdon Unitary Development Plan, Saved Policies, September 2007).

Consultation responses

Contact Officer: Richard Phillips

Telephone No: 01895 250230



Appeal Decision

Site visit made on 15 August 2011

by **E C Grace DipTP FRTPI FBEng PPIAAS**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 25 August 2011

Appeal Ref: APP/R5510/A/11/2151527

Land rear of 94 & 96 Green Lane, Northwood HA6 1AJ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
 - The appeal is made by Alburgh Developments Ltd against the Council of the London Borough of Hillingdon.
 - The application Ref 66134/APP/2011/294 is dated 1/2/11.
 - The development proposed is the construction of 6 two bedroom flats and associated parking.
-

Decision

1. The appeal is dismissed.

Main Issues

2. In light of the Council's indication that they would have refused planning permission on four grounds, I consider the main issues are whether the proposal would: a) harm the character and appearance of the locality, which includes the Old Northwood Area of Special Local Character (ASLC); b) result in the unacceptable loss or threat to the welfare of trees on and adjacent to the site; c) give rise to additional kerbside parking with ensuing inconvenience to residents and dangers for users of the highway; and d) fail to make adequate provision by means of a legal agreement for educational requirements that would be generated by the intended occupants.

Reasons

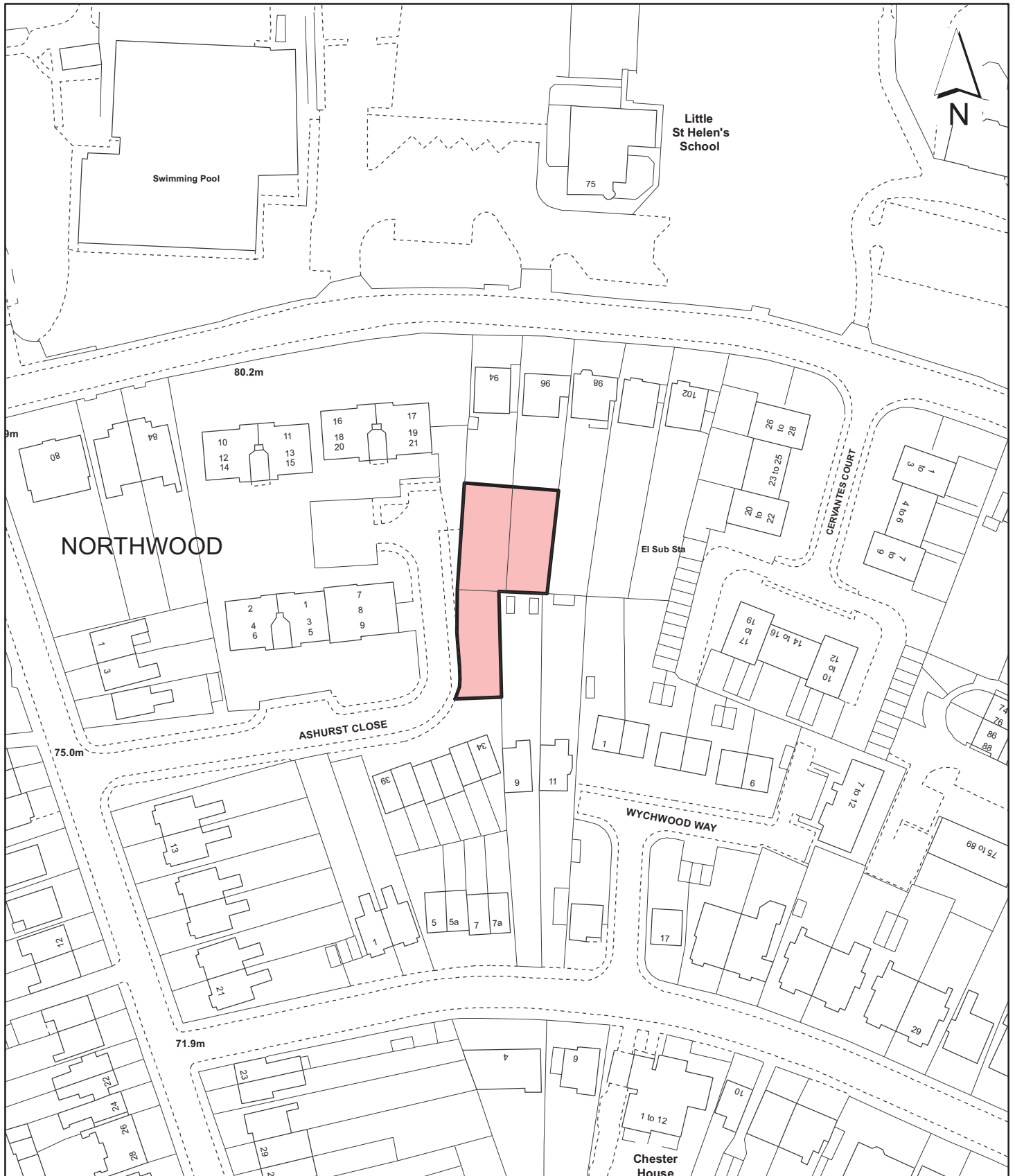
3. The site comprises the rearmost parts of the gardens of two large detached Edwardian houses and has within it the double garage of 94 Green Lane which has access onto Ashurst Close. The garden land is fenced and it contains a number of trees subject to Tree Preservation Orders (TPOs), which confers it with a predominantly wooded appearance. The narrower southern portion of the site currently has the appearance of an amenity space, being open to the road and mainly laid to grass. I understand it is a residual area following the construction of housing on the former rear gardens of 5 and 7 Chester Road and lies within the designated Old Northwood ASLC. The proposal would entail constructing a contemporarily designed three storey block of flats in the treed area, set at right angles to the road, while the grassed area is intended to accommodate the six car parking spaces for the proposed flats and a re-sited double garage for No.94. Bin and cycle stores would be positioned between the flats and the parking area. The land slopes down from north to south with an overall fall of approximately 3.83m.

4. Although the dwellings in the immediate vicinity of the site are widely varied in terms of their age, size, type and design, I consider the immediate setting is provided by the Georgian style 1960s development of flats in Ashurst Close. The development has a relatively spacious ambience due to its generous well-maintained landscaped setting, the incorporation of basement parking, and by the buildings being set back from the highway. The Council's Urban Design and Conservation Officer regards the orientation of the proposed flats as not addressing either the street frontage or the courtyard of the adjacent flats, and considers it would therefore relate poorly to the established layout of the area. The Council also state that the loss of open garden area from the dwellings would be detrimental to the spacious character of the locality and indicate the density of the flats would exceed the maximum recommended in the London Plan for a suburban area of this nature.
5. I agree that the presentation of a secondary façade to the highway combined with its close proximity to the road would be damaging to the street scene. Its harm would be compounded by the height and bulk of the building relative to its plot size and the loss of trees and open landscaping along an extensive length of Ashurst Close due to the structures and hard surfacing. The Council also criticises the design of the proposed flats regarding it as being mundane, with the shallow roof appearing disproportionate to the overall façade and the fenestration fussy and lacking cohesion. It is evident the modern design of the building would differ from the surrounding structures, but notwithstanding the wide variety of styles hereabouts, I agree that the layout, design and scale of the building does not reflect the urban grain or general architectural quality of the immediate surroundings. Accordingly, I find the proposal would harm the character and appearance of the locality and the Old Northwood ASLC.
6. In the second issue, it is apparent that the proposal would entail the removal of a number of trees which are subject to TPOs. The appellant has submitted an arboricultural report which describes the affected trees as being mainly poorer quality spindly specimens. Peripheral planting is to be retained to maintain a green appearance to the site and additional planting is proposed. Nonetheless, I saw that the proposed flats would intrude into the canopies of some of the trees shown to be retained, which would inevitably lead to pressure for either their removal or significant crown reduction. I observed that many of the trees were indeed spindly due to them having grown close to others, whereby, when neighbouring trees are removed they would be susceptible to "wind-blow" with the consequence again of pressure to remove them in the interest of safety. The Council's Trees and Landscape Officer has indicated that the trees are predominantly ash which is a large species and likely to lead to significant shading and thus also lead to increased pressure for their removal. In sum, I consider the proposal would result in the unacceptable loss or threat to the welfare of protected trees on and adjacent to the site, which together form a small, suburban area of woodland that has a high amenity value.
7. Turning to issue three, the appellant regards the provision of 1 car space per flat as adequate and indicates that it would fall within the Council's maximum standard of 1.5 spaces per flat. Whilst the Council agree that is correct they have highlighted that in a previous appeal in respect of a proposal for a 3 bed house on the site, the Inspector noted that the provision of less than 2 spaces would likely result in on-street parking. I saw that there is considerable local parking pressure and the lack of any parking for visitors would be likely to lead to residents' parking spaces being usurped for this purpose.

8. Whilst this factor on its own would not necessarily have been regarded as so severe to warrant refusal, I regard it as adding weight to the other two concerns, being likely to give rise to inconvenience to residents both in the proposed and nearby flats. In addition, I was advised that there are already hazards to road users due to the narrowness of the Close, the regular abuse of yellow line parking prohibition and obstruction of accesses. Additional demand on the limited available kerbside parking would further exacerbate an already fraught situation with attendant increased dangers for users of the highway. I also agree with the Council's observation that the proposed replacement garage for No. 94 would be very remote from the house and accessible only by an extremely circuitous route, rendering it highly inconvenient to use.
9. The fourth issue concerns the absence of any legal agreement for educational requirements that would be generated by the intended occupants. However, the appellant considers there is no justification for the Council's request for a sum of £15,788 as it relates to a potential need for additional school facilities and the Education Officer states that the measures to provide additional school places to meet rising demand are still in development. The Council highlighted UDP Policy R17 as the background to securing planning obligations in respect of provision of various infrastructure requirements, and Supplementary Planning Guidance containing justification for seeking education contributions. Although the appellant indicated that they would submit a Unilateral Undertaking to address this matter if it was the only unresolved issue, in the absence of any indication as to precisely where these monies would be applied, I cannot satisfy myself that the requirement is compliant with the three statutory tests in the Community Infrastructure Levy Regulations. Accordingly, I am unable to reach a definitive conclusion on this issue.
10. I have taken account of the views of local residents and other interested parties and I note that the Council assessed the distances between windows in the proposed flats and those in nearby properties, whereby they concluded that distances separating them would avoid any significant loss of privacy. Whilst that may be the case in terms of building to building views, I saw that the proposed flats would be positioned between 4m and 5.6m from the boundary of 9 and 11 Chester Road. I was afforded the opportunity to view the site from the adjoining garden of 9 Chester Road and I consider a three storey building of the mass proposed, situated on higher land so close to the boundary would be overbearing in appearance, while the car parking area adjacent to their flank boundary would lead to increased noise and disturbance. No. 9 has a summer house and associated sitting out area close to the boundary fence, which would be overlooked at close quarters by bedroom and kitchen/dining room windows in the first and second floors of the proposed flats. I conclude this would result in a considerable loss of privacy through actual or perceived overlooking and thus, the enjoyment of their garden would be seriously compromised.
11. For the reasons given above I conclude that the proposal would contravene UDP Policies BE13, BE19 and BE38 and that the appeal should be dismissed.

Edward Grace

Inspector



Notes

 Site boundary

For identification purposes only.

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Site Address

**Land to the rear of
94 - 96 Green Lane
Northwood**

Planning Application Ref:

66134/APP/2012/718

Planning Committee

North Page 53

Scale

1:1,250

Date

**August
2013**

**LONDON BOROUGH
OF HILLINGDON**

Residents Services

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



HILLINGDON
LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address	LAND REAR OF 41 & 43 THE DRIVE NORTHWOOD		
Development:	2 x two storey, 4-bed, detached dwellings with associated amenity space and parking and installation of vehicular crossover		
LBH Ref Nos:	68458/APP/2013/1405		
Drawing Nos:	12/3265/11 A 12/3265/13 Tree Protection Plan Rev C RC/LOC-PLAN 12/3265/10 12/3265/12 Design and Access Statement Appendix to Design and Access Statement Arboricultural and Planning Integration Report Energy Statement		
Date Plans Received:	29/05/2013	Date(s) of Amendment(s):	29/05/2013
Date Application Valid:	07/06/2013		07/06/0013 29/05/0013

1. SUMMARY

A previous application for 4 dwellings was refused on this site on the grounds of being backland development, detrimental to the verdant character of the area, loss of a significant number of trees, and failure to provide contributions towards the improvement of services and facilities.

This application seeks permission for the erection of 2 detached houses within an area of land to the rear of 41 and 43 The Drive, Northwood. The 2 houses would be accessed off the southern arm of Knoll Crescent.

The site is considered to be a backland development. In the light of recent changes in policy and guidance in relation to backland development, and given the harm that would be caused to the character and appearance arising from this development and its piecemeal nature it is considered that the development would be unacceptable.

The application is therefore recommended for refusal.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed development would constitute a piecemeal form of backland development that would fail to maintain the open and verdant character and appearance of the surrounding area. The proposal is therefore contrary to Part One Policy BE1 and Part 2 Policies BE13 and BE19 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), and Policy 3.5 of the London Plan (July 2011).

2 NON2 Non Standard reason for refusal

The applicant has failed to provide contributions towards the improvement of services and facilities as a consequence of demands created by the proposed development, including a contribution for education facilities. The scheme therefore conflicts with Policy R17 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Hillingdon Planning Obligations Supplementary Document (July 2008).

INFORMATIVES

1 I52 Compulsory Informative (1)

The decision to REFUSE 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 REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

AM7	Consideration of traffic generated by proposed developments.
AM8	Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
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.
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.
H4	Mix of housing units
H5	Dwellings suitable for large families
H6	Considerations influencing appropriate density in residential development.
H9	Provision for people with disabilities in new residential developments
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.5	(2011) Quality and design of housing developments (2011) Sustainable design and construction

LPP 5.3

3 159 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies.

On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is situated to the rear of Nos. 41 and 43 The Drive. Though it should be noted that all of the application land is in the ownership of No. 43 The Drive, a currently vacant property. The site is oblong in shape, measuring 19.1m wide by 71.7m deep, and comprises the rear garden of No 41 The Drive and also extends to the rear of No. 43 The Drive. The site comprises of areas of lawn, trees and vegetation, has an overall area of 0.13Ha, can best be described as verdant in character, and is the subject of area TPO No. 124 which covers land at 35-49 The Drive.

It is worth noting that since the refusal of planning permission for a previous scheme, tree felling and general vegetation removal has been undertaken on the site. However, no protected trees have been removed.

The southern boundary of the site adjoins the southern arm of Knoll Crescent, which currently terminates in the form of a turning area adjacent to the site. Knoll Crescent is characterised by relatively modern properties of several different designs situated within a pleasant semi-urban environment.

The application site forms part of an area of generally wooded garden land which separates the northern and southern arms of Knoll Crescent.

The application site slopes down in an easterly direction from the host dwelling. Therefore the properties in Knoll Crescent [south] are at a considerably lower level than those in The drive.

Beyond the south eastern boundary is land designated as Green Belt and a Site of Interest for Nature Conservation.

3.2 Proposed Scheme

The application site remains the same as for the refused scheme but now only proposes 2 detached houses to be built within the rear garden area with access from Knoll Crescent, effectively forming an extension of the existing Knoll Crescent street scene. These properties would be on the same area as Plots 1 and 2 on the scheme previously refused. The remaining land to the east, previously known as Plots 3 and 4 is shown within the current application site but the application does not show the applicants intention for this area.

Each of the houses would be the similar in style and form. The ground floor would comprise lounge, study, utility room, kitchen and dining area. The first floor would provide 4 bedrooms and bathroom facilities; no accommodation is shown within the roof space. Each house would have two external parking spaces, hard standing for bins and rear amenity space. Plot 1 would have a rear amenity space of 60m² and Plot 2 would have 70m².

The properties would be similar in bulk and massing to the existing detached houses on the west side of Knoll Crescent, with external materials comprising of brick, tile hanging and tiled roof.

It should however be emphasised that the application fails to demonstrate how the scheme takes into account the sloping nature of the site.

The application is accompanied by a combined Design and Access/Planning Statement the conclusions of which may be summarised as follows:

- The open and verdant character of the area is retained.
- The scheme relates directly to the existing street scene.
- By only having development on the western side, the Council's previous objections regarding trees are directly addressed as the Council's previous concerns only related to Plots 3 and 4.
- The applicant has no objection to a planning condition securing funding towards educational and school places/community facilities.

Arboriculture and Energy statements have also been submitted.

3.3 Relevant Planning History

68458/APP/2012/779 Land Rear Of 41 & 43 The Drive Northwood

4 x two storey, 4-bed, detached dwellings with associated amenity space and parking and installation of vehicular crossover to front

Decision: 08-08-2012 Refused

Comment on Relevant Planning History

Under ref: 68458/APP/2012/779, planning permission was refused for the erection of 4 x two storey, 4-bed, detached dwellings with associated amenity space and parking and installation of vehicular crossover to front on the same area of land for the following reasons:

1.The proposed development would constitute backland development that would fail to maintain the open and verdant character and appearance of the surrounding area. The proposal is therefore contrary to Policies BE13 and BE19 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007), and Policy 3.5 of the London Plan (July 2011).

2.The proposal would result in the loss of a significant number of trees (including protected trees)and would adversely impact on the green vista and arboreal character of the area. The proposal does not take into account the future growth / size of trees and the impact that this growth would have on the amenities of the proposed occupiers. The proposal therefore does not comply with Policy BE38 of the Adopted Hillingdon Unitary

Development Plan Saved Policies (September 2007).

3. The applicant has failed to provide contributions towards the improvement of services and facilities as a consequence of demands created by the proposed development, including a contribution for education facilities. The scheme therefore conflicts with Policy R17 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and the Hillingdon Planning Obligations Supplementary Document (July 2008).

4. Planning Policies and Standards

Not applicable.

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

- AM7 Consideration of traffic generated by proposed developments.
- AM8 Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
- AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
- AM14 New development and car parking standards.
- 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.
- 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.
- H4 Mix of housing units
- H5 Dwellings suitable for large families
- H6 Considerations influencing appropriate density in residential development.
- H9 Provision for people with disabilities in new residential developments
- R17 Use of planning obligations to supplement the provision of recreation, leisure and community facilities
- HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
- LPP 3.5 (2011) Quality and design of housing developments
- LPP 5.3 (2011) Sustainable design and construction

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

38 consultations have been undertaken which expired on the 16th July 2013 and site notices posted in both The Drive and Knoll Crescent. In addition the case officer as well as visiting the site and surrounding area, also visited one of the adjoining properties and took photographs from their property as requested.

15 letters of objection along with a petition with 62 signatures objecting to the scheme have been received along with a letter from the Right Honourable N Hurd MP who advises that he has been contacted by several extremely concerned constituents and trusts the application will be refused as was the case last year. The objections raised may be summarised as follows:

- (i) Does not address the previous grounds of refusal.
- (ii) Backland development.
- (iii) Loss of a significant number of trees.
- (iv) The scheme fails to address loss of privacy and traffic issues.
- (v) The scheme fails to maintain the open and verdant character and appearance of the area, contrary to Policy BE21.
- (vi) What will happen to the land left at the far end of the site?
- (vii) No assessment of flood risk.

Thames water Utilities advise as follows:

With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0845 850 2777 or for more information please visit our website at www.thameswater.co.uk Water Comments With regard to water supply, this comes within the area covered by the Affinity Water Company. For your information the address to write to is - Veolia Water Company The Hub, Tamblin Way, Hatfield, Herts, AL10 9EZ - Tel - 0845 782 3333.

Internal Consultees

Highways (Transportation and Traffic) advise that they have had regard to the very poor Ptal reading of 1a but consider two parking spaces per dwelling would be acceptable and therefore raise no objection subject to an Informative advising the applicant to contact the Council's Highways team in relation to the construction of the proposed vehicular cross overs.

The Environmental protection Unit advise that there would be no significant contamination issues.

They therefore have no objections subject to a planning condition requiring the minimisation of the risk of contamination from the garden and landscaped areas in accordance with Policy OE11.

The Tree/Landscape Officer advises as follows:

There are a number of mature protected trees at this site which significantly contribute to the amenity and arboreal character of the area in which they are situated. There were also several mature non-protected trees at the site; however these have recently been removed. The remaining trees are not particularly visible from the Drive; however, as a group of trees they are visible from parts of Knoll Crescent, which is where the access to the proposed development will be located. The extensive rear gardens (and the trees within in them) contribute to the amenity and arboreal character of the area and provide a green vista which should be retained. The group of trees, including several protected trees, situated mainly to the side (north-east) of 113 Knoll Crescent has a high (collective) amenity value.

Since the previous (withdrawn) application, the proposals have been significantly reduced in scale. The proposed plots 3 & 4 are no longer part of the application to develop the site, and this is where the majority of my previous concerns existed. The remaining trees on this part of the site will not be affected. The proposed plot 1 will be situated quite close to two large protected Ash (T40 and T41), however these two Ash have a history of pruning (crown reductions were last approved in 2010) and there is no reason why they should not continue to be managed in this way to provide a sustainable relationship between trees and property. An adequate level of tree protection has been proposed to protect these trees' root protection areas (RPA's) during construction. There are no tree constraints relating to the development of plot 2.

Scope for new planting? yes: The locations of several new trees has been shown on the plans. The specifications of the proposed trees and other landscape matters can be dealt with by condition. Conclusion (in terms of Saved Policy BE38): Acceptable, subject to conditions RES8 (implementation of proposed protection), RES9 (1, 2,4, 5, 6) and RES10.

ACCESS OFFICER

No objections, subject to the development providing level access in accordance with the building regulations and a condition to ensure full compliance with Lifetime Homes standards.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

As with the previous application, this proposal would represent backland development to which there have been recent changes to policy, as contained within both the London plan 2011 and the National Planning Policy Framework.

With regard to the London Plan, Policy 3.5 states that developments should be of the highest quality internally, externally and in relation to their context and to the wider environment, taking account of strategic policies in the plan to protect and enhance London's residential environment and attractiveness as a place to live. Boroughs may in their LDF's introduce a presumption against development on back gardens where this can be locally justified.

The London Plan comments in Paragraph 3.34 comments that "Directly and indirectly back gardens play important roles in addressing many of these policy concerns, as well as being a much cherished part of the London townscape contributing to communities' sense of place and quality of life. Pressure for new housing means that they can be threatened by inappropriate development and their loss can cause significant local concern. This Plan therefore supports development plan-led presumptions against development on backgardens where locally justified by a sound local evidence base..."

It is considered that this proposal is clearly a backland development. The loss of the rear gardens and the impact of two new buildings on an otherwise green space, adjacent to the Green Belt and clearly visible from both public and private areas would be detrimental to the character of the area.

With a strong policy justification now in place to refuse such inappropriate and piecemeal development, the principle of this scale of residential development on this site is unacceptable. However, this in principle objection has to be considered against other planning policies and considerations as detailed below.

7.02 Density of the proposed development

The London Plan advises that Boroughs should ensure that development proposals achieve the maximum intensity of use compatible with the local context, design principles and public transport accessibility.

The proposed houses would result in a density of 15 units per hectare which is below the guidance set out in the London Plan. However, notwithstanding the in principle objection to the development the density of the proposed development is considered acceptable and would not materially affect the established density in the area. The development would, however, affect the character of the area.

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

The site is not within or adjacent a special character area.

7.04 Airport safeguarding

There are no airport safeguarding issues raised by this application.

7.05 Impact on the green belt

The site is not situated within Green Belt land although it is adjacent to it. However, given the existing built environment and its relationship with the boundary, it is considered on balance that there would be no adverse impact on the openness of the Green Belt. Where seen from within the adjoining Green Belt the buildings would be seen as a continuation of the Knoll Crescent properties. No Green Belt issues are therefore raised by this application.

7.07 Impact on the character & appearance of the area

As detailed elsewhere in this report, the proposed development would impact on the character and appearance of the area, resulting in the loss of an area of open space that contributes to the character of the area and the amenities of existing residents that surround the site.

This is particularly apparent from the end of Knoll Crescent, where the access to the proposed site would be created and the houses constructed. This area currently forms an essential break in the built form and an area of amenity that contributes to the street scene. It also provides a useful turning area for vehicles, emphasising its openness. The loss of this area to further buildings would harm this openness and amenity value. Similarly the open aspect from the rear of the properties in The Drive, including the donor property and No.41, would be lost.

The proposal would therefore fail to retain the open and green nature that is characteristic of the area, and would be contrary to Policies BE13 and BE19 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy 3.5 of the London Plan (July 2011).

7.08 Impact on neighbours

The Council's Supplementary Planning Document HDAS: Residential Layouts requires buildings of two or more storeys to maintain at least a 15m separation distance from adjoining properties to avoid appearing overdominant and a 21m distance maintained between facing habitable room windows and private amenity space, considered to be a 3m deep 'patio' area adjoining the rear elevation of a property to safeguard privacy.

Whilst the proposed development would result in a change in character of the area, it is considered that there would be no material impact on the amenities of adjoining occupiers. Appropriate conditions could be imposed on any planning permission granted to ensure that there would be no adverse impact on the amenities of the adjoining occupiers, such as, for example through the provision of obscure glazing, or preventing the installation of roof extensions and dormers, or outbuildings.

The new buildings would be sited at a lower level than the properties in The Drive, similar to the existing relationship with other properties in The Drive and Knoll Crescent. The relationship between the new buildings with the properties adjacent in Knoll Crescent would also be satisfactory.

There would thus be no significant adverse impact in terms of loss of light or privacy, or overlooking or any overbearing impact or visual intrusion that would justify a refusal of planning permission.

In this respect the proposal is therefore considered to comply with Policies BE20, BE21 and BE24 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

7.09 Living conditions for future occupiers

London Plan Policy 3.5 states that LDF's should incorporate minimum internal space standards that generally conform with Table 3.3 - Minimum space standards for new development. The recommended minimum space standard for new 2 storey 4 bedroom 5 person houses is 100 sq m based on gross internal area. The Council's Supplementary Planning Document HDAS: Residential Layouts, paragraph 4.15 states that a minimum 92m² of internal floor space should be provided for a 2 storey 4 bed house in order to achieve satisfactory living conditions.

The proposal would meet these requirements with a floor area of approximately 142m² for each house. Furthermore, all habitable room windows would have a satisfactory outlook and receive adequate daylight.

The SPD also advises that amenity space should be provided for houses at a minimum level of 100m² per unit and that space needs to be usable, attractively laid out and conveniently located. The side/rear amenity space meets these requirements and therefore would provide a satisfactory standard of residential amenity for future householders. The level of amenity space retained for the use of no.43 The Drive would also remain acceptable in accordance with the Council's guidance. As such, the scheme complies with Policies BE23 and BE24 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.10 Traffic impact, car/cycle parking, pedestrian safety

Two parking spaces are provided for each dwelling. This is considered satisfactory and in accordance with the Council's parking standards.

The Council's Highways Engineer raises no objection to the proposed parking and access arrangements (other than in respect of waste collection facilities). As such, it is considered

that the scheme complies with Policies AM7 and AM14 of the adopted Hillingdon Local Plan: Part Two -Saved UDP Policies (November 2012).

7.11 Urban design, access and security

Notwithstanding the in principle objection to the development and the impact of the development on the verdant character of the area the design of the houses and their relationship with each other, in their own right, are considered acceptable.

With regard to access and security, had the application not been recommended for refusal, conditions would have been sufficient to ensure compliance with the requirements of Policy BE18 of the adopted Hillingdon Local Plan: Part Two -Saved UDP Policies (November 2012) and the Council's Supplementary Planning Guidance on Community Safety by Design.

7.12 Disabled access

If the application had not been recommended for refusal, a suitably worded planning condition could have been added in respect of each dwelling to achieve Lifetime Homes Standard.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

No objections are raised subject to appropriate conditions.

7.15 Sustainable waste management

The houses would have individual bin stores and the future occupiers could bring their rubbish to the end of the proposed access drive on refuse collection day accordingly the waste management provision is not considered to raise a concern.

7.16 Renewable energy / Sustainability

If the proposal had not been recommended for refusal, ensuring compliance with renewable energy requirements and sustainability standards could have been dealt with by way of a condition. The Energy Statement submitted with the application indicates that the proposed houses would provide at least 20% of the developments energy demand from on-site renewable energy sources. This would be primarily through the use of an air sourced heat pump in this instance.

In this respect the proposal is therefore considered to comply with the policies of the adopted Hillingdon Local Plan: Part Two -Saved UDP Policies (November 2012) and Policy 5.3 of the London Plan (2011).

7.17 Flooding or Drainage Issues

Policy OE8 seeks to ensure that new development incorporates appropriate measures to mitigate against any potential increase in the risk of flooding. The site is not within a flood zone. A sustainable urban drainage condition could have been attached had the application not been recommended for refusal.

7.18 Noise or Air Quality Issues

It is considered that the proposal would not give rise to any additional noise or air quality issues of concern.

7.19 Comments on Public Consultations

These are addressed in the main body of the report.

7.20 Planning Obligations

Policy R17 of the adopted adopted Hillingdon Local Plan: Part Two -Saved UDP Policies (November 2012) is concerned with securing planning obligations where appropriate to offset the additional demands made by new development upon recreational open space, facilities to support arts, cultural and entertainment activities, and other community, social

and education facilities in conjunction with other development proposals. This is supported by more specific supplementary planning guidance.

It is considered that the scale and nature of development proposed would generate a need for additional school facilities and Education Services and this scheme would need to make a contribution to mitigate the impact of the development; to be calculated in accordance with the Council's Planning Obligations SPD.

As the application is being recommended for refusal, no detailed negotiations have been entered into with the prospective developer in respect of this contribution. Although, the applicant has indicated a willingness to provide such a contribution by planning condition only as no Unilateral Undertaking has been completed to ensure the application would comply with Policy R17 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) In the absence of such an undertaking and the unsuitableness of a planning condition as a mechanism to achieve this. The application is also therefore recommended for refusal for this reason.

Had the application been recommended for approval it would have also been liable to pay approximately £9,860.58 towards the Mayoral Community Infrastructure Levy.

7.21 Expediency of enforcement action

There are no enforcement issues raised by this application.

7.22 Other Issues

The other relevant planning consideration raised by this application are the likely impact of the proposal upon the development potential of adjoining rear garden land and the uncertainty of how the remainder of the application site is to be utilised, leading to a piecemeal form of development.

Although the proposal would restrict access to a possible larger site, given that the proposal involving the loss of garden land is considered inappropriate, development upon a larger area of garden land would also not be encouraged. As such, it is considered that the scheme would not be contrary to Policy BE14 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Turning to the remaining land, given the lack of any certainty as to its function within the context of the overall application site, this leads to a poor, piecemeal and incongruous form of development and would result in further detriment to the character of the area.

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

The proposal would involve the loss of garden land and landscaping which contribute to the character and appearance of the surrounding area. The matter regarding loss of trees, raised in respect of the previous application is not an issue within the current proposal.

Although, the applicant has indicated a willingness to provide contributions by planning condition only, this is not considered the appropriate mechanism and as no Unilateral Undertaking has been completed no contributions can be assured, contrary to Policy R.17.

There is now a greater policy emphasis against back garden development such as this. It is considered that the development would be contrary to these policies.

For these reasons it is recommended for refusal.

11. Reference Documents

The adopted Hillingdon Local Plan: Part 1, Pt BE1 and Part Two -Saved UDP Policies (November 2012).

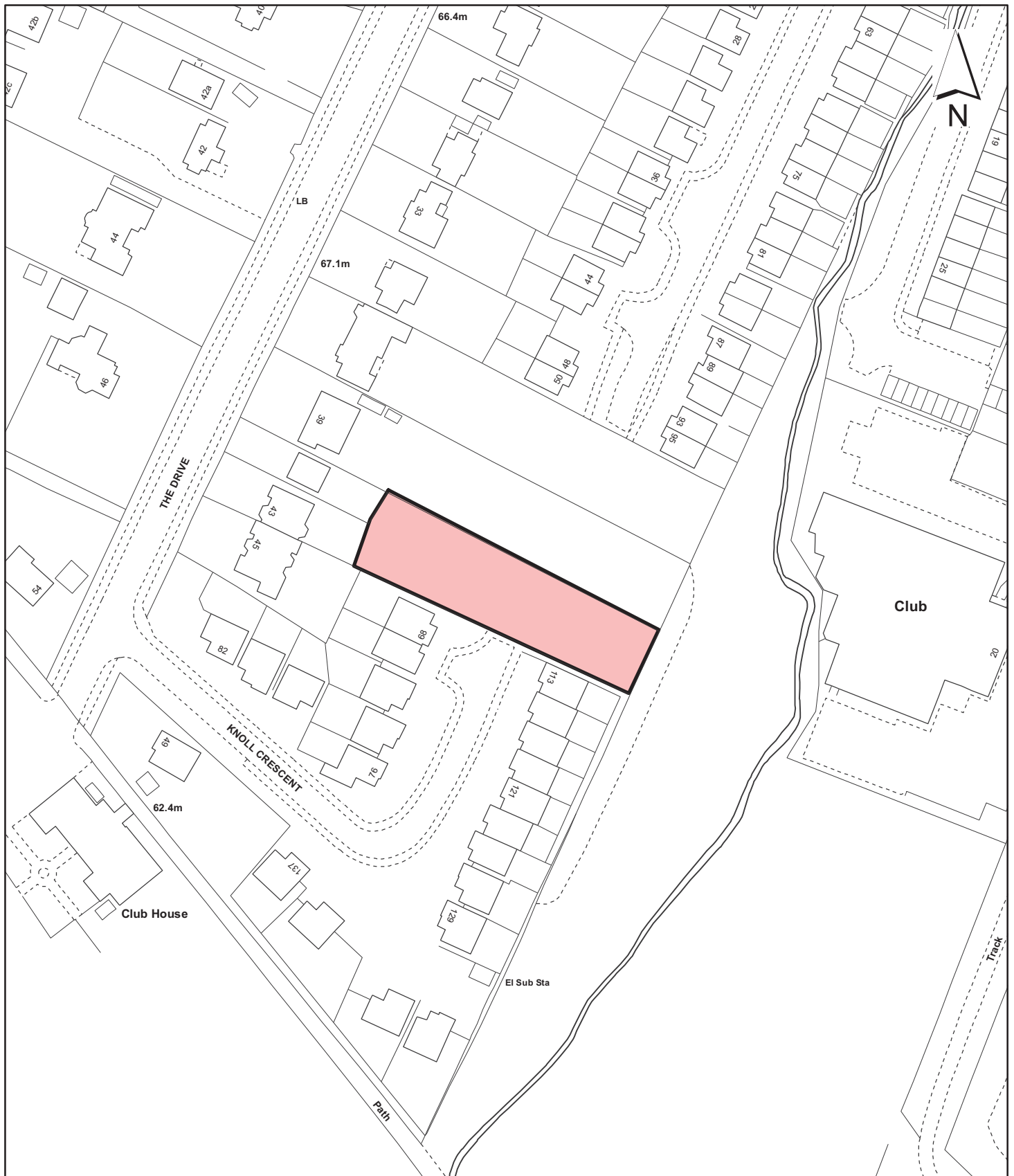
Hillingdon Unitary Development Plan Hillingdon Design and Accessibility Statement: Residential Layouts.

Hillingdon Design and Accessibility Statement: Accessible Hillingdon.

Hillingdon Planning Obligations Supplementary Planning Document July(2008) and updated chapter 4 Education (August 2010)

Contact Officer: Mark Baker

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**Land rear of
41 and 43 The Drive
Northwood**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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

Planning Application Ref:
68458/APP/2013/1405

Scale
1:1,250

Planning Committee
North Page 67

Date
**July
2013**



HILLINGDON
LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address GARAGES LAND ADJACENT TO 27 LEES AVENUE NORTHWOOD

Development: 2 x two storey, 4-bedroom, semi-detached dwellings with associated parking and amenity space and enlargement of vehicular crossover to front, involving demolition of existing garages

LBH Ref Nos: 69195/APP/2013/1310

Drawing Nos: 13005/003/C
133005/013/A
13005/002/A
Design and Access Statement
13005/001/A
13005/004/B
13005/005/B
13005/006/B
13005/009/A
13005/012
CC/2013/1755/TS01
2013/1755/001/A
13005/007
13005/008
13005/010
13005/011

Date Plans Received: 21/05/2013 **Date(s) of Amendment(s):** 21/05/2013
Date Application Valid: 05/06/2013 05/06/2013

1. SUMMARY

Planning permission is sought for the erection of 2 No. two storey 4 bedroom dwellings with associated parking and amenity space. The proposed development is considered to be acceptable with regards to its impact on visual and neighbouring amenity. It would provide adequate amount of internal floorspace and is capable of fulfilling the requirements of the Lifetime Homes. Suitable parking arrangements would be provided. The proposed scheme is therefore recommended for approval, subject to a legal agreement for the education contribution.

2. RECOMMENDATION

2.1 That delegated powers be given to the Head of Planning, Culture and Green Spaces to grant planning permission, subject to the following:

i) That the Council enters into an agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or Section 278 of the Highways Act 1980 (as amended) and/ or other appropriate legislation to secure:

a) A contribution of £25,593 towards capacity enhancements in local educational establishments made necessary by the development;

2.2 That in respect of the application for planning permission, the applicant meets

the Council's reasonable costs in preparation of the Section 106 Agreement and any abortive work as a result of the agreement not being completed.

2.3 That officers be authorised to negotiate and agree the detailed terms of the proposed agreement.

2.4 That if any of the heads of terms set out above have not been agreed and the S106 legal agreement has not been finalised within 6 months of the date of this report, or any other period deemed appropriate by the Head of Planning, Culture and Green Spaces then delegated authority be granted to the Head of Planning, Culture and Green Spaces to refuse the application for the following reason:

'The development has failed to secure obligations relating to capacity enhancements in local educational establishments made necessary by the development. Accordingly, the proposal is contrary to policies R17 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), the Council's Planning Obligations SPD.

2.5 That subject to the above, the application be deferred for determination by the Head of Planning, Culture and Green Spaces under delegated powers, subject to the completion of the legal agreement under Section 106 of the Town and Country Planning Act 1990 and other appropriate powers with the applicant.

2.6 That if the application is approved, the following conditions be imposed:

1 RES3 Time Limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990

2 RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 13005/001/A, 13005/002/A, 13005/003/C, 13005/004/B, 13005/005/B, 13005/006/B, 13005/007, 13005/008, 13005/009/A, 13005/010, 13005/011, 13005/012, 13005/013/A, 2013/1755/001/A & CC/2013/1755/TS01 and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (July 2011).

3 RES7 Materials (Submission)

No development shall take place until details of all materials and external surfaces, , including details of balconies have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

Details should include information relating to make, product/type, colour and photographs/images.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

4 RES12 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 27 Lees Avenue.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

5 RES14 Outbuildings, extensions and roof alterations

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 garage(s), shed(s) or other outbuilding(s), nor extension or roof alteration to any dwellinghouse(s) shall be erected without the grant of further specific permission from the Local Planning Authority.

REASON

To protect the character and appearance of the area and amenity of residential occupiers in accordance with policies BE13, BE21, BE23 and BE24 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

6 RES16 Code for Sustainable Homes

The dwelling(s) shall achieve Level 4 of the Code for Sustainable Homes. No development shall commence until a signed design stage certificate confirming this level has been received. The design stage certificate shall be retained and made available for inspection by the Local Planning Authority on request.

The development must be completed in accordance with the principles of the design stage certificate and the applicant shall ensure that completion stage certificate has been attained prior to occupancy of each dwelling.

REASON

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

7 RES9 Landscaping (car parking & refuse/cycle storage)

No development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping
 - 1.a Planting plans (at not less than a scale of 1:100),
 - 1.b Written specification of planting and cultivation works to be undertaken,
 - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

- 2. Details of Hard Landscaping
 - 2.a Refuse Storage
 - 2.b Cycle Storage
 - 2.c Means of enclosure/boundary treatments
 - 2.e Hard Surfacing Materials
 - 2.f External Lighting
- 3. Schedule for Implementation

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (July 2011)

8 RES8 Tree Protection

No site clearance or construction work shall take place until the details have been submitted to, and approved in writing by, the Local Planning Authority with respect to:

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.
2. 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.

Thereafter, the development shall be implemented in accordance with the approved details. 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:

- 2.a There shall be no changes in ground levels;
- 2.b No materials or plant shall be stored;
- 2.c No buildings or temporary buildings shall be erected or stationed.
- 2.d No materials or waste shall be burnt; and
- 2.e 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 can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy BE38 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

9 RES10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'

Remedial work should be carried out to BS BS 3998:2010 'Tree work - Recommendations' 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 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

10 RES15 Sustainable Water Management (changed from SUDS)

No development approved by this permission shall be commenced until a scheme for the provision of sustainable water management has been submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate that sustainable drainage systems (SUDS) have been incorporated into the designs of the development in accordance with the hierarchy set out in accordance with Policy 5.15 of the London Plan and will:

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. include a timetable for its implementation; and
- iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:

- iv. provide details of water collection facilities to capture excess rainwater;
- v. provide details of how rain and grey water will be recycled and reused in the development.

Thereafter the development shall be implemented and retained/maintained in accordance with these details for as long as the development remains in existence.

REASON

To ensure the development does not increase the risk of flooding in accordance with Policy OE8 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (July 2011) Policy 5.12.

11 RES24 Secured by Design

The dwelling(s) shall achieve '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). No dwelling shall be occupied until accreditation has been achieved.

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, 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 London Plan (July 2011) Policies 7.1 and 7.3.

12 RES5 General compliance with supporting documentation

The development hereby permitted shall not be occupied until the following facilities have been completed in accordance with the specified supporting plans and/or documents:
External Amenity Space [13005/003/C]

Thereafter the development shall be retained/maintained in accordance with these details for as long as the development remains in existence.

REASON

To ensure that the development complies with the objectives of Policies BE23 of the Hillingdon Local Plan (November 2012).

13 RES6 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 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

14 NONSC Non Standard Condition

The parking areas (including where appropriate, the marking out of parking spaces) including the garages shown on the approved plans, shall be constructed, designated and allocated for the sole use of parking of occupants or their visitors motor vehicles prior to the occupation of the development and thereafter be permanently retained and used for no other purpose.

REASON

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 of the Hillingdon Local Plan Part 2 Saved Policies (November 2007).

15 NONSC Non Standard Condition

The dwelling hereby permitted shall be built in accordance with 'Lifetime Homes' Standards, as set out in the Council's Supplementary Planning Document 'Hillingdon

Design and Accessibility Statement: Accessible Hillingdon'. No development shall take place until plans and/or details to demonstrate compliance with the standards have been submitted to an approved in writing by the Local Planning Authority. The development shall thereafter be constructed in accordance with the approved details.

REASON

To ensure the proposed development is accessible to all and comply with London Plan Policy 3.8.

16 RES18 Lifetime Homes/Wheelchair Units

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

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

INFORMATIVES

1 I47 Damage to Verge

The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

2 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).

3 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) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

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.
BE18	Design considerations - pedestrian security and safety
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.
H4	Mix of housing units
H5	Dwellings suitable for large families
LPP 3.1	(2011) Ensuring equal life chances for all
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 5.3	(2011) Sustainable design and construction
LPP 7.2	(2011) An inclusive environment
LPP 7.3	(2011) Designing out crime
LPP 6.13	(2011) Parking
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

4 159 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies.

On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

5

You are advised that the development hereby approved represents chargeable development under the Community Infrastructure Levy. The applicant will be liable to pay the Community Infrastructure Levy to the sum of £6515.65 on commencement of this development (please note this amount may change on final calculation). A separate liability notice will be issued by the Local Planning Authority, however you are advised that it is your responsibility to notify the Local Planning Authority of the anticipated commencement date and any changes in liability through submission of the appropriate forms.

3. CONSIDERATIONS

3.1 Site and Locality

The proposed site is located on the east side of Lees Avenue at the end of the road

adjacent to the vehicle turning area. The site is currently occupied by a row of single storey garages on the south side of the site and a row of unmarked parking spaces on the north side. The site slopes slightly from east to west, resulting in a stepped ridgeline in the row of garages.

The wider area is characterised by two storey terrace housing to the north on Lees Avenue, constructed of part brick, part brown tile hang, with a shallow pitch tiled roof. The site is bounded to the south by a 2m metal security fence with hardstanding beyond leading to LA Fitness sports centre. To the east the site is bounded by mature trees and vegetation with a detached property, No.15 Chestnut Avenue and its garden adjacent to the site. To the west there is open land and mature vegetation and trees and a stream with properties on Knowle Crescent further west.

The site is located within the Developed Area as identified in the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

3.2 Proposed Scheme

The proposed scheme comprises the demolition of the of the existing garages and an enlargement of the vehicle crossover to the front and the erection of 2 No. two storey, 4-bedroom, semi-detached dwellings with associated parking and amenity spaces. The pair of semi detached houses provide an overall U shape with parking between the front sections. The houses would have a hipped roof.

The properties would have a total width of approximately 19.26m, depth of approximately 10.41m and height of 5.48m to eaves and 7.89m to ridge level. The garden area measures approximately 120sq. m for each property.

The buildings would be constructed from brick and render beneath a tile roof. There are two parking spaces including one garage and two cycle spaces for each property.

3.3 Relevant Planning History

Comment on Relevant Planning History

There is no relevant planning history.

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.BE1 (2012) Built Environment

PT1.H1 (2012) Housing Growth

Part 2 Policies:

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.

BE18	Design considerations - pedestrian security and safety
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
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LPP 6.13	(2011) Parking
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Letters were sent to local residents and the Residents Association on 7 June 2013 and the site notice was posted on 11 June 2013. 7 representations were received, 6 objecting to the proposal and 1 making a comment. The objections are summarised as follows:

- Parking issues; insufficient parking in the area will lead to increased parking on verge and hammerhead
- Potential occupancy of the houses means proposed parking may be insufficient
- Increased population issues
- Need an alternative playing field as football played on land
- Stream needs proper fencing
- Trees are deciduous so only partially block development from Knowle Crescent.

- Encroaches onto land outside applicants ownership
- Stability of land after ground levelling
- Steps at rear of garden may harm amenity of properties to the rear.
- No site notice

A number of the above issues are addressed in the planning assessment however with regard to the site notice this was posted on the lamp post at the site. The use of land for football, need for a higher fence to the stream are not considered to be material planning considerations relevant to this particular application. Finally, the issue of land ownership was raised with the applicant's agent and correct amended plans were submitted to address this matter.

Internal Consultees

The Council's Highways Officer written reply has not been received to date but it has been indicated verbally that there is no objection to the proposed scheme. The garages are in private ownership and rented out and therefore the loss could not justify a refusal and there is no planning history to indicate that the garages formed the original parking spaces for the adjacent residential dwellings. The vehicle crossover is larger than usually required but is considered acceptable, given the lack of pedestrian footfall across the application site. The garages should be retained solely for vehicle parking.

The Council's Access Officer has no objection to the proposed scheme.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The proposed site comprises hardstanding, parking spaces and garages and therefore constitutes 'previously developed land' i.e. 'brownfield land'. There is a presumption in favour of residential development on brownfield land subject to other material considerations including design and character of the area criteria.

The area is an established residential area and therefore the principle of residential development of the site is considered acceptable.

7.02 Density of the proposed development

Paragraph 4.1 of HDAS Residential Layouts specifies that in new developments numerical densities are considered to be more appropriate to larger sites and will not be used in the assessment of schemes of less than 10 units, such as this proposal. The key consideration is therefore whether the development sits comfortably within its environment rather than a consideration of the density of the proposal.

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

Not Applicable.

7.04 Airport safeguarding

Not Applicable.

7.05 Impact on the green belt

Not Applicable

7.07 Impact on the character & appearance of the area

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the layout and appearance of new development should "harmonise with the existing street scene or other features of the area." The NPPF (2011) notes the importance of achieving design which is appropriate to its context stating that 'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions'.

Whilst the proposed dwellings are of a different design to the existing properties on Lees

Avenue, being semi detached with hipped roof, they do respect the scale, bulk and mass of the established properties. The height of the proposed dwellings is also comparable to the established properties, therefore, maintaining the rhythm of the streetscene. With regard to the third party comment in relation to impact to Knowle Crescent, it is considered that the distance to these properties is sufficient to ensure the proposal is not harmful to the outlook of the occupiers of these properties.

It is therefore considered that the proposal would complement the character of the surrounding area. The external materials are also considered acceptable and respect the character of the area. As such the proposal would comply with Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies.

7.08 Impact on neighbours

The application site is bounded by residential properties to the north on Lees Avenue, and to the south is the curtilage of a LA Fitness sports centre. The Hillingdon Design and Accessibility Statement (HDAS) SPD: Residential Layouts, deals with Sunlight and Daylight, and suggests where a two or more storey building abuts a property or its boundary, adequate distance should be maintained to overcome possible domination. The SPD states that the distance provided will be dependent on the bulk and size of the building but generally, 15m will be the minimum acceptable distance. The SPD further states that as a guide, the distance between habitable room windows should not be less than 21m. In order to both protect the existing outlook from and to ensure that there is adequate daylight received to the habitable rooms, kitchens and gardens of adjacent dwellings, a minimum distance of 15m is required, as stated in HDAS.

Furthermore, in order to protect privacy, the design of the dwelling should avoid creating significant opportunities for direct overlooking from any upper floor windows into the private garden, kitchen or any habitable room windows of the neighbouring properties.

The proposed dwellings would be more than 21 metres from the rear elevations of dwellings to the east on Chestnut Avenue and, therefore, would have no significant detrimental impact on the residential amenities of occupiers of these properties. The proposed development would also have no significant detrimental impact on the residential amenities of occupiers of the dwellings on Lees Avenue, as the front and rear walls of the proposed dwelling would not project beyond the front and rear walls of the adjacent dwelling, except for the small section in the middle of the proposed dwellings at ground floor level which is part of the garage space. The proposal would therefore maintain the current outlook, levels of privacy and levels of daylight received by the occupiers of neighbouring dwellings. It is therefore considered that the proposal would comply with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the advice in sections 4.9 to 4.12 of the HDAS Residential Layouts

7.09 Living conditions for future occupiers

The Council's HDAS SPD Residential Layouts states that a 2 storey, 4 bedroom house should have a minimum floor area of 92 sq.m. London Plan Policy 3.5 requires dwellings with 4 bedrooms and 5 person occupancy to have a minimum internal floorspace of 100 sq.m. The proposal would have a floor area of approximately 150sq.m for each dwelling, which is in accordance with the Council's and the London requirements. As such considered acceptable, resulting in adequate living conditions for future occupiers.

The minimum requirement for private amenity space, as set out in the HDAS SPD, for a 4 bedroom house is 100sq.m. The proposed individual private amenity space provision for

the proposed unit would be around 120 sq.m. As such, the proposal would provide an acceptable standard of residential amenity for its future occupiers in accordance with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and paragraph 4.15 of the Hillingdon Design & Accessibility Statement: Residential Layouts.

It is considered that all the proposed habitable rooms would have an adequate outlook and source of natural light, and therefore comply with HDAS Residential Layouts Section 4.9 and Policy 5.3 of the London Plan (2011).

7.10 Traffic impact, car/cycle parking, pedestrian safety

The applicants have submitted details showing that the turning area is sufficient for refuse and other vehicles and no objection has been raised by the Council's Highway Officer to these details. There have been third party concerns raised in relation to the loss of parking, however as identified previously the Highways Officer considers that as these garages are privately owned and rented out there is no justifiable objection to their loss. Therefore, it is considered that the proposed minimal material impact on traffic flows on the adjoining road system is acceptable and in compliance with Policy AM2 & AM7 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

The vehicle crossover is larger than usually required but is considered acceptable, given the end of cul-de-sac location and the lack of pedestrian footfall across the application site. Therefore, the development would comply with Policy AM9 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

The proposed development has provided two car parking spaces and two cycles spaces in line with the Council's HDAS: Residential Layouts. The proposal is therefore, subject to a condition to retain the use of the garages for parking of vehicles, would comply with policy AM14 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

7.11 Urban design, access and security

These issues have been considered in previous sections of this report.

7.12 Disabled access

The London Plan Policy 3.8 requires all new housing to be built to 'Lifetime Homes' standards. The Council's HDAS 'Accessible Hillingdon' also requires all new housing to be built to 'Lifetime Homes' standards. No Objection has been raised by the Council's Access Officer, however, it is considered appropriate that a suitable condition be imposed to ensure these standards are met.

7.13 Provision of affordable & special needs housing

The proposal is below the threshold at which the Council requires provision of affordable housing.

7.14 Trees, Landscaping and Ecology

There are no trees on the site but there a number of trees on the edge of the site at the boundary with Chestnut Avenue. It is considered the development would not harm these trees however, a suitable condition should be imposed to safeguard the trees and their roots.

While landscape design details have been specified, the layout plans indicate that there is sufficient space and opportunity to provide attractive and functional external amenity space, this should include details for the protection of trees adjacent to the site as shown on the proposed plans by the root protection area. The 25% landscaping requirement for front gardens would be met. The proposal is considered acceptable in principle and suitable landscaping conditions are recommended. The proposal would be in compliance

with Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.15 Sustainable waste management

Not Applicable.

7.16 Renewable energy / Sustainability

The application has not identified specific means of ensuring sustainability of the development. However, it is felt that the imposition of a suitable condition to require the scheme meets code level 4 of the Code for Sustainable Homes would address this matter.

7.17 Flooding or Drainage Issues

Not Applicable.

7.18 Noise or Air Quality Issues

Not Applicable.

7.19 Comments on Public Consultations

No further comments for consideration.

7.20 Planning Obligations

The proposed development equates to 7 habitable rooms per unit, 14 in total. In line with policy R17 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012) an education contribution of £25,593 is required.

The development would result in an increase in floorspace and thus would be CIL liable. A total of £6515.65 would be sought towards CIL.

7.21 Expediency of enforcement action

Not Applicable.

7.22 Other Issues

The proposals do not show an indicative area for refuse storage, however, it is considered that there is ample space within the rear curtilage to provide refuse and recycling facilities on collection days. A condition is to be imposed requiring full details of secure and covered refuse storage arrangements.

8. Observations of the Borough Solicitor

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

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

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

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which

means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

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

9. Observations of the Director of Finance

Not Applicable.

10. CONCLUSION

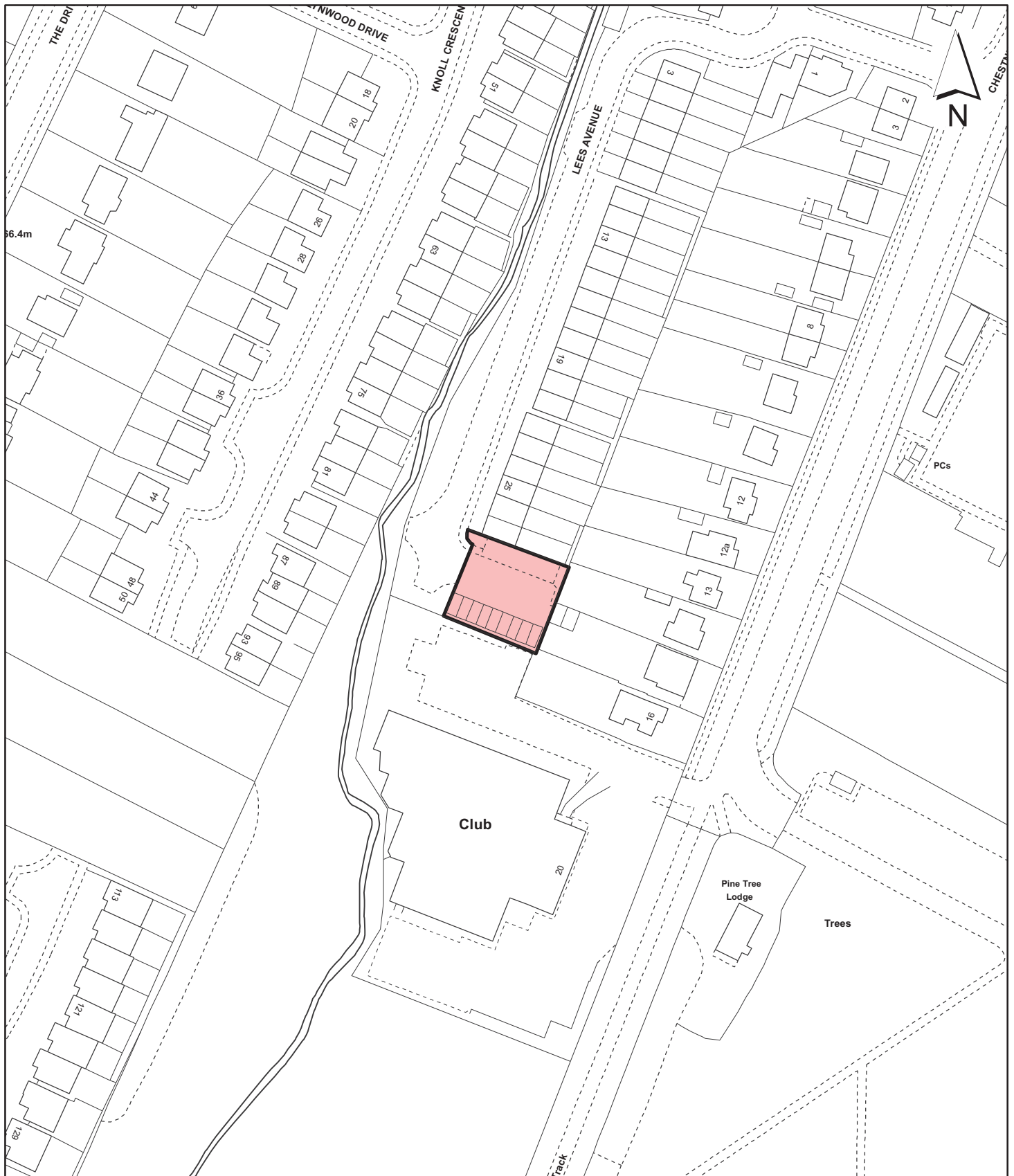
The proposed development makes best use of previously developed land and would provide an appropriate form of residential development. The proposal would not be harmful to the character of the area, amenity of adjoining occupiers or interest of highways safety. The scheme is considered to comply with adopted planning policy in the NPPF, London Plan 2011 and the Hillingdon Local Plan Part 1 2012 and Part Saved Policies (November 2012). Accordingly the application is recommended for approval, subject to the agreement of a legal agreement for the collection of the required education sum.

11. Reference Documents

National Planning Policy Framework.
London Plan (July 2011).
Hillingdon Local Plan Part 1 2012.
Hillingdon Local Plan Part 2 Saved Policies (November 2012).
HDAS : Residential Layouts

Contact Officer: Mark Jones

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**Garages adjoining
27 Lees Avenue
Northwood**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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

Planning Application Ref:

69195/APP/2013/1310

Scale

1:1,250

Planning Committee

North Page 84

Date

**August
2013**



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address LAND REAR OF 81-93 HILLIARD ROAD NORTHWOOD

Development: 2 x two storey, 3- bed detached dwellings with associated parking and amenity space, involving demolition of existing material shed, office building and material storage shelter.

LBH Ref Nos: 64786/APP/2013/1434

Drawing Nos: 5069/01
1158/P2/1A
1158/P2/2
1158/P2/3
1158/P2/4
1158/P2/5
1158/P2/6
1158/P2/7
1158/P2/8
Renewable Energy Assessment and Statement
Design and Access Statement
Photographs x 15

Date Plans Received: 31/05/2013 **Date(s) of Amendment(s):** 31/05/2013

Date Application Valid: 06/06/2013

1. SUMMARY

This scheme proposes to erect 2 x two storey, 3- bed detached dwellings with associated parking and amenity space.

It is considered that the proposed development provides good quality accommodation, whilst harmonising with the Old Northwood Area of Special Local Character and does not unduly detract from the amenities of the surrounding residential occupiers.

2. RECOMMENDATION

2.1 That delegated powers be given to the Head of Planning, Culture and Green Spaces to grant planning permission, subject to the following:

i) That the Council enters into an agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or Section 278 of the Highways Act 1980 (as amended) and/ or other appropriate legislation to secure:

a)A contribution towards capacity enhancements in local educational establishments made necessary by the development;

2.2 That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in preparation of the Section 106 Agreement and any abortive work as a result of the agreement not being completed.

2.3 That officers be authorised to negotiate and agree the detailed terms of the

proposed agreement.

2.4 That if any of the heads of terms set out above have not been agreed and the S106 legal agreement has not been finalised within 6 months of the date of this report, or any other period deemed appropriate by the Head of Planning, Culture and Green Spaces then delegated authority be granted to the Head of Planning, Culture and Green Spaces to refuse the application for the following reason:

'The development has failed to secure obligations relating to capacity enhancements in local educational establishments made necessary by the development. Accordingly, the proposal is contrary to policies R17 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), the Council's Planning Obligations SPD.'

2.5 That subject to the above, the application be deferred for determination by the Head of Planning, Culture and Green Spaces under delegated powers, subject to the completion of the legal agreement under Section 106 of the Town and Country Planning Act 1990 and other appropriate powers with the applicant.

2.6 That if the application is approved, the following conditions be imposed:

1 RES3 Time Limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990

2 RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 5069/01, 1158/P2/1A, 1158/P2/2, 1158/P2/3, 1158/P2/4, 1158/P2/5, 1158/P2/6, 1158/P2/7, 1158/P2/8, Renewable Energy Assessment and Statement, Design and Access Statement & Photographs x 15 and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (July 2011).

3 RES5 General compliance with supporting documentation

The development hereby permitted shall not be occupied until the following facilities have been completed in accordance with the specified supporting plans and/or documents:

Amenity Spaces [1158/P2/1A]

Parking Spaces [1158/P2/1A]

Thereafter the development shall be retained/maintained in accordance with these details for as long as the development remains in existence.

REASON

To ensure that the development complies with the objectives of Policies AM14 and BE23 of the Hillingdon Local Plan (November 2012).

4 RES7 Materials (Submission)

No development shall take place until details of all materials and external surfaces have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

Details should include information relating to make, product/type, colour and photographs/images.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

5 RES9 Landscaping (car parking & refuse/cycle storage)

No development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping
 - 1.a Planting plans (at not less than a scale of 1:100),
 - 1.b Written specification of planting and cultivation works to be undertaken,
 - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
2. Details of Hard Landscaping
 - 2.a Refuse Storage
 - 2.b Cycle Storage
 - 2.c Means of enclosure/boundary treatments
 - 2.d Hard Surfacing Materials
 - 2.e External Lighting
3. Details of Landscape Maintenance
 - 3.a Landscape Maintenance Schedule for a minimum period of 5 years.
 - 3.b Proposals for the replacement of any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.
4. Schedule for Implementation

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (July 2011)

6 RES14 Outbuildings, extensions and roof alterations

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 garage(s), shed(s) or other outbuilding(s), nor

extension or roof alteration to any dwellinghouse(s) shall be erected without the grant of further specific permission from the Local Planning Authority.

REASON

To protect the character and appearance of the area and amenity of residential occupiers in accordance with policies BE13, BE21, BE23 and BE24 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

7 RES15 Sustainable Water Management (changed from SUDS)

No development approved by this permission shall be commenced until a scheme for the provision of sustainable water management has been submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate that sustainable drainage systems (SUDS) have been incorporated into the designs of the development in accordance with the hierarchy set out in accordance with Policy 5.15 of the London Plan and will:

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. include a timetable for its implementation; and
- iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:

- iv. provide details of water collection facilities to capture excess rainwater;
- v. provide details of how rain and grey water will be recycled and reused in the development.

Thereafter the development shall be implemented and retained/maintained in accordance with these details for as long as the development remains in existence.

REASON

To ensure the development does not increase the risk of flooding in accordance with Policy OE8 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (July 2011) Policy 5.12.

8 RES16 Code for Sustainable Homes

The dwelling(s) shall achieve Level 4 of the Code for Sustainable Homes. No development shall commence until a signed design stage certificate confirming this level has been received. The design stage certificate shall be retained and made available for inspection by the Local Planning Authority on request.

The development must be completed in accordance with the principles of the design stage certificate and the applicant shall ensure that completion stage certificate has been attained prior to occupancy of each dwelling.

REASON

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

9 RES18 Lifetime Homes/Wheelchair Units

No development shall take place until a scheme showing all residential units within the

development being built in accordance with 'Lifetime Homes' Standards, has been submitted to an approved in writing by the Local Planning Authority.

Thereafter, the scheme shall be completed and maintained in strict accordance with the approved plans for the lifetime of the development.

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

10 RES22 Parking Allocation

No unit hereby approved shall be occupied until a parking allocation scheme has been submitted to, and approved in writing by, the Local Planning Authority. Thereafter the parking shall remain allocated for the use of the units in accordance with the approved scheme and remain under this allocation for the life of the development.

REASON

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan . (July 2011).

11 RES24 Secured by Design

The dwelling(s) shall achieve '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). No dwelling shall be occupied until accreditation has been achieved.

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 London Plan (July 2011) Policies 7.1 and 7.3.

12 RES26 Contaminated Land

(i) The development hereby permitted shall not commence until a scheme to deal with contamination has been submitted in accordance with the Supplementary Planning Guidance on Land Contamination and approved by the Local Planning Authority (LPA). The scheme shall include all of the following measures unless the LPA dispenses with any such requirement specifically and in writing:

(a) A desk-top study carried out by a competent person to characterise the site and provide information on the history of the site/surrounding area and to identify and evaluate all potential sources of contamination and impacts on land and water and all other identified receptors relevant to the site;

(b) A site investigation, including where relevant soil, soil gas, surface and groundwater sampling, together with the results of analysis and risk assessment shall be carried out by a suitably qualified and accredited consultant/contractor. The report should also clearly identify all risks, limitations and recommendations for remedial measures to make the site suitable for the proposed use.

(c) A written method statement providing details of the remediation scheme and how the completion of the remedial works will be verified shall be agreed in writing with the LPA prior to commencement.

(ii) If during development or works contamination not addressed in the submitted remediation scheme is identified, an addendum to the remediation scheme must be agreed with the LPA prior to implementation; and

(iii) All works which form part of the remediation scheme shall be completed and a verification report submitted to the Council's Environmental Protection Unit before any part of the development is occupied or brought into use unless the LPA dispenses with any such requirement specifically and in writing.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy OE11 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

13 RES6 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 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

14 NONSC Non Standard Condition

Notwithstanding the plans hereby approved, each of the dwellings shall be fitted with an external electrical socket or electric vehicle charging point prior to its occupation.

REASON

To ensure that the development provides facilities for the charging of electric vehicles in accordance with Policies 5.8 (Innovative energy Technologies) and 6.13 (Parking) of the London Plan (July 2011).

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) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

BE5	New development within areas of special local character
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.
H4	Mix of housing units
AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 5.13	(2011) Sustainable drainage
LPP 5.3	(2011) Sustainable design and construction
LPP 8.2	(2011) Planning obligations
LPP 8.3	(2011) Community infrastructure levy

3 159 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies.

On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

4 14 Neighbourly Consideration - include on all residential exts

You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).

5 147 Damage to Verge

The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

6 115 Control of Environmental Nuisance from Construction Work

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

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 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 or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.

D. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) 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.

7 121 Street Naming and Numbering

All proposed new street names must be notified to and approved by the Council. Building names and numbers, and proposed changes of street names must also be notified to the Council. For further information and advice, contact - The Street Naming and Numbering Officer, Planning & Community Services, 3 North Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250557).

3. CONSIDERATIONS

3.1 Site and Locality

The application site is a 0.0653 hectares (653m²) rectangular shaped site located on the north-western side of Hilliard Road at the rear of Nos.81 to 93. The site abuts the rear boundaries (gardens) of Nos. 81 to 90 Hilliard Road to the east, rear boundaries of Nos. 58 to 68 High Road (predominantly commercial with 1st floor residential accommodation), the rear/side boundary of 79 Hilliard Road to the southwest and the rear/side boundary of Woodlodge Montessori School to the north.

The site is currently used as a builder's yard. There are various buildings on the site, predominantly single-storey, comprising office, workshop garage and covered storage. The site is infrequently used with some of its structures in a poor state of repair. Access to the site is via a 2.5m gap driveway between Nos.83 and 85.

Hilliard Road is characterised by a mixture of semi-detached and terraced houses. Nos.81 and 83 are semi-detached houses while Nos.85 to 93 are terraced houses. The road is in the Old Northwood Area of Special Local Character and lies within the 'developed area' as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

3.2 Proposed Scheme

The proposed development comprises 2 x two storey, 3- bed detached dwellings with associated parking and amenity space, involving demolition of existing material shed, office building and material storage shelter.

Plot 1 and 2 would both comprise a two-storey detached property with a traditional barn hipped roof profile, measuring 7.178m and 6.650m high respectively, 9m wide and 7.2m deep. The front elevations of the properties would include a front dormer roof addition, a ground to ceiling height window, chimney features and a porch. On the rear elevation three dormer roof additions are proposed and bi-fold doors at ground floor level. The property would be finished in white render and soft stock brickwork.

The total internal floor area would be 108 square metres. The amenity space would be between 98 and 100 square metres.

Four parking spaces are provided on a communal hardstanding area in front of the properties.

As noted in the planning history section in more detail, the main issues in relation to the previous submission(s) related to the following:

1. The proposal by reason of its siting, overall layout, size and site coverage, would result in a development that fails to harmonise with the character of the area
2. Poor levels of outlook from ground floor windows of Plot 1.
3. Inadequate internal floor area
4. Inadequate amenity space
5. Lack of Education Contribution
6. Failure to meet Lifetime Homes standards

The applicant seeks to address the above issues through the following amendments:

- Reducing the density and number of units from 3 units to 2 units
- Increasing the amount of landscaping and depth of the garden, reorganising the ground floor layout to increase outlook from Plot 1 ground floor windows
- Increasing the floor areas of bedrooms to meet minimum standards
- Increasing the amenity garden areas to exceed minimum standards
- Agreeing to pay educational contributions
- Meeting lifetime home standards
- Removing the front 'gated' entrance to the development

3.3 Relevant Planning History

64786/APP/2008/2373 Land Rear Of 81-93 Hilliard Road Northwood

TWO STOREY BUILDING COMPRISING 4 TWO-BEDROOM FLATS, WITH ASSOCIATED CAR PARKING, CYCLE STORE AND BIN STORE INVOLVING DEMOLITION OF EXISTING BUILDINGS

Decision: 15-12-2008 Refused

64786/APP/2009/452 Land Rear Of 81-93 Hilliard Road Northwood

ERECTION OF 2 TWO STOREY BUILDINGS EACH COMPRISING OF TWO 2-BEDROOM MAISONETTE FLATS, WITH ASSOCIATED CAR PARKING, CYCLE STORE AND BIN STORE INVOLVING DEMOLITION OF EXISTING BUILDINGS.

Decision: 21-07-2009 Refused

Appeal: 04-03-2010 Dismissed

64786/APP/2012/2421 Land Rear Of 81-93 Hilliard Road Northwood

2 x two storey, 3- bed semi detached dwellings and 1 x two storey, 3- bed detached dwelling with associated parking and amenity space, involving demolition of existing material shed, office building and material storage shelter.

Decision: 07-03-2013 Withdrawn

Comment on Relevant Planning History

Application ref. 64786/APP/2012/2421 for a similar development comprising 3 houses was recommended for refusal and due to be heard at Planning committee on the 7 March 2013, however the application was withdrawn shortly before Planning Committee. However the potential reasons for refusal at the time are listed below:

1. The proposal by reason of its siting, overall layout, size and site coverage, would result in a development that fails to harmonise with the established character of the surrounding area to the detriment of the character and appearance of the Old Northwood Area of Special Character. The proposal is therefore contrary to Policies BE15, BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Supplementary Planning Document HDAS: 'Residential Layouts'.
2. The proposal by reason of its siting and layout would result in a poor level of outlook from the ground floor windows to the detriment of the future occupiers of Plot 1, contrary to Policies BE19 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Section 4.0 of the Council's HDAS "Residential Layouts".
3. The proposed units fail to provide an adequate amount of internal floor space for individual bedrooms, and therefore would fail to afford an adequate standard of residential amenity for their future occupiers. The proposal is therefore contrary to Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), the Mayor of London's adopted Housing Supplementary Design Guide (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.
4. The proposed development fails to afford an adequate standard of residential amenity space for future occupiers by virtue of the layout and size of the amenity space. The proposal is therefore contrary to Policies BE19 and BE23 of the Hillingdon Local Plan:

Part Two - Saved UDP Policies (November 2012), the Mayor of London's adopted Housing Supplementary Design Guide (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

5. The development is estimated to give rise to a number of children of school age and additional provision would need to be made in the locality due to the shortfall of places in schools serving the area. Given that a legal agreement at this stage has not been offered or secured, the proposal is considered to be contrary to Policy R17 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted London Borough of Hillingdon Planning Obligations Supplementary Planning Document (July 2008) and updated Education Chapter 4 (August 2010).

6. The proposed dwellings, by reason of failing to provide units which would be easily adaptable for use by a wheelchair disabled person, or to Lifetime Home standards, fails to meet the needs of people with disabilities, contrary to Policy 3A.4 of the London Plan and the adopted Supplementary Planning Document HDAS: "Accessible Hillingdon."

An appeal (ref. APP/R5510/A/09/211540) was dismissed with regards to application 64786/APP/2009/452 FUL, detailed below. However, the Inspector considered that the proposed use of the existing vehicular crossover and access was acceptable.

Planning permission (reference 64786/APP/2009/452 FUL) was refused for the erection of 2 two storey buildings each comprising of two 2-bedroom maisonette flats, with associated car parking, cycle store and bin store, and involving the demolition of the existing buildings. The application was refused on the following grounds:

1. The proposal by reason of its siting, overall layout, size and site coverage, would result in a development that fails to harmonise with the established character of the surrounding area. The proposal would result in a scale of buildings and hard surfacing that is inappropriate for the plot and would compromise residential development standards to the detriment of the living conditions of prospective occupiers. This would also be to the detriment of the character and appearance of the Old Northwood Area of Special Character. The proposal is therefore contrary to Policies BE13, BE19 and BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), the Supplementary Planning Document HDAS: 'Residential Layouts'

2. The proposal, by reason of overlooking and loss of privacy of the ground floor rear habitable rooms from the shared communal garden, would fail to afford an acceptable standard of residential accommodation for future occupiers. The proposal is therefore contrary to Policies BE19, BE23 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and the Supplementary Planning Document HDAS: Residential Layouts.

3. The proposal by reason of its siting would result in the provision of a poor level of outlook to the detriment of the future occupiers of the ground floor dwelling units, contrary to Policies BE19 and BE21 of the Hillingdon Unitary Development Plan (Saved Policies, September 2007) and Section 4.0 of the Council's HDAS "Residential Layouts".

4. The proposed development by reason of the restricted width of the vehicular access represents a significant threat to highway and pedestrian safety, as it is likely to result in vehicles needing to wait in the road until the access way is clear. As such, the proposal is contrary to Policies AM7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

5. The proposal fails to provide adequate refuse collection facilities, including its collection point, which would be in excess of the travel distance of refuse operators. The proposal would therefore be likely to create a poor quality of environment, result in refuse vehicles stopping up the free flow of traffic on the public highway and be contrary to the Council's recycling policies. The proposal is contrary to Policy AM7(ii) of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and policy 4.A3 of the London Plan.

6. The proposed dwellings, by reason of failing to provide units which would be easily adaptable for use by a wheelchair disabled person, or to Lifetime Home standards, fails to meet the needs of people with disabilities, contrary to Policy 3A.4 of the London Plan and the adopted Supplementary Planning Document HDAS: "Accessible Hillingdon."

Planning permission (reference 64786/APP/2008/2373) for the erection of a two storey building comprising 4 two-bedroom flats, with associated car parking, cycle store and bin store involving the demolition of existing buildings was refused in December 2008 for the following reasons:

1. The proposal by reason of its siting, design, overall layout, size, bulk, site coverage and excessive density, would result in a cramped overdevelopment of the site and an incongruous form of development which would detract from the character and appearance of the surrounding area and the Old Northwood Area of Special Local Character therefore failing to harmonise with the established character of the surrounding area. The proposal would result in a scale of building and hard surfacing that is inappropriate for the plot and would compromise residential development standards to the detriment of the living conditions of prospective occupiers. The proposal is therefore contrary to Policies BE5, BE13, BE19 and BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), the Supplementary Planning Document HDAS: Residential Layouts and Policy 3A.3 of the London Plan.

2. The proposal, by reason of overlooking and loss of privacy of the ground floor rear habitable rooms from the shared communal garden, would fail to afford an acceptable standard of residential accommodation for future occupiers. The proposal is therefore contrary to Policies BE19 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and the Supplementary Planning Document HDAS: Residential Layouts.

3. The floor area of the proposed dwellings is below the minimum 63m² internal floor area required for a two-bedroom flat. As such the proposal fails to provide a satisfactory residential environment for future occupiers, contrary to Policy BE19 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and the Supplementary Planning Document HDAS: Residential Layouts.

4. The development is estimated to give rise to a significant number of children of school age and additional provision would need to be made in the locality due to the shortfall of places in schools serving the area. Given that a legal agreement at this stage has not been offered or secured, the proposal is considered to be contrary to Policy R17 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

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:

BE5	New development within areas of special local character
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.
H4	Mix of housing units
AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 5.13	(2011) Sustainable drainage
LPP 5.3	(2011) Sustainable design and construction
LPP 8.2	(2011) Planning obligations
LPP 8.3	(2011) Community infrastructure levy

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

32 neighbours were consulted and a site notice was erected adjacent the site, expiring on 11 November 2012. 11 individual letters were received and a petition with 32 signatories as follows:

2 individual letters of objection on the following grounds:

- i. Design and Layout
- ii. Cramped
- iii. Dominance
- iv. Traffic

- v. Parking
- vi. Poor Aspect
- vii. Height
- viii. Gate causing a nuisance to road safety and wheelchair users

A Petition with 25 signatories objects on the following grounds:

- i. Over-dominant design, size and proportions
- ii. Poor outlook
- iii. Density
- iv. Negative impact on open, light and airy verdant rear garden
- v. Detrimental to amenities of adjoining occupiers
- vi. Detrimental to the Old Northwood ASLC
- vii. Detrimental to highway and pedestrian safety

Northwood Hills Residents Association object on the following grounds:

- i. Layout and appearance
- ii. Out of character with ASLC
- iii. Traffic and congestion

Internal Consultees

Environmental Protection Unit:

As a number of sensitive receptors are being introduced and a works is indicated adjacent to the site it may be advisable to include the standard contaminated land condition and imported soils condition.

Highways Officer

NO OBJECTION.

When undertaking assessment of the development it is noted that the PTAL index within the area is 1a/1b, which is classified as very poor. Therefore, it is considered that the maximum parking provision of 2 car parking spaces per dwelling is acceptable.

When considering the proposed means of vehicle access, it is noted that this measures approximately 2.5m in width for a distance of approximately 20.0m into the site from the adjacent highway. The adequacy of this access arrangement was a concern which was raised within the refusal reasons of previous applications.

However, it is noted that there has been a previous planning appeal at the site (planning application Ref: 64786/APP/2009/452), where the Planning Inspector considered access to be acceptable even though 2 vehicles could not pass side by side. The Inspector considered visibility along the access to be good and with sufficient room for on-site manoeuvring and given the modest size of the proposed scheme, occupants would likely generate less traffic than the existing use at the site. As a result, the scheme was not considered to be prejudicial to highway safety.

When considering the location of the refuse collection point, it is noted that the Manual for Streets quotes Schedule 1, Part H of the Building regulations, which specifies that residents should not be required to carry waste more than 30.0m. Also refuse vehicles should be able access the storage point from within 25.0m. From the submitted plans, it is considered that both criteria can be met by the development proposals.

Therefore having considered the development and the Planning Inspector's comments, it is considered that the proposals are acceptable and an objection is not raised in this instance.

CONSERVATION & URBAN DESIGN
NO OBJECTION

ACCESSIBILITY OFFICER

Whilst the development demonstrates that many of the lifetime home Standards full compliance should be secured by condition should the application be recommended for approval.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

There is no objection in principle to the demolition of the existing buildings and the change of use to residential use as Hilliard Road is predominantly residential. Although the site is located to the rear of existing gardens on Hilliard Road, it comprises previously developed land and does not constitute back garden development. Furthermore, the Inspector stated in Paragraph 4 of his decision that 'in principle there is no objection to the redevelopment of the site for residential purposes'.

7.02 Density of the proposed development

Paragraph 4.1 of HDAS Residential Layouts specifies that in new developments numerical densities are considered to be more appropriate to larger sites and will not be used in the assessment of schemes of less than 10 units, such as this proposal. The key consideration is therefore whether the development sits comfortably within its environment rather than a consideration of the density of the proposal.

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

See considerations in section 7.07 below in relation to the impact on the Area of Special Character.

The proposal is not located in proximity to any Listed Buildings or within a Conservation Area. Nor is it considered that the proposal would have any adverse impacts on archaeological remains.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seek to ensure that new development complements and improves the character and amenity of the area. Policy BE5 requires new developments within Areas of Special Local Character to harmonise with the materials, design features, architectural style and building heights predominant in the area. Policy BE22 requires a minimum of 1m separation distance to the side boundary for the full height of a two storey building to maintain a degree of openness in residential developments.

The design of the proposed development incorporates elements of arts and crafts design, which would harmonise with the overall appearance and character of the area and as such infuse more interest and character to the new group of buildings. Chimney features, mock tudor cladding, render and soft facing brickwork reflect the architectural detailing and materials prevalent within the locality.

The omission of a residential unit has now enhanced the overall layout, size and site coverage of the properties, which is reflected in the increase in amenity space provision

and landscaping, an increase in separation distances to the rear boundaries and a internal floor areas which meet minimum standards. The properties maintain the specified 1m gap to the boundary of the site. Overall, it is considered that the proposed scheme provides an improved layout and would now harmonise with the prevailing open and verdant rear garden environment.

Overall, the proposed development would now provide a good quality of urban design and would be in accordance with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) Policies 3.5 and 7.4 of the London Plan (2011) and the Supplementary Planning Document (SPD) HDAS Residential Layouts.

7.08 Impact on neighbours

Paragraph 4.11 of HDAS Residential Layouts states that the 45° principle will be applied to new development to ensure the amenity of adjoining occupiers and future occupiers are protected. Paragraph 4.9 states that a minimum acceptable distance to minimise the negative impact of overbearing and overshadowing is 15m. Paragraph 4.12 requires a minimum of 21m distance between facing habitable room windows to prevent overlooking and loss of privacy.

The proposed dwellings would not affect the 45-degree line of sight nor would they project beyond the rear of the nearest adjoining properties. Plot 1 and Plot 2 would be 22.3 metres away from the nearest adjoining properties to the south-east (Plot 1 to No.85 Hillard Road). In addition, the proposed properties would be approximately 2.0m lower in height than the properties in Hilliard Road. As such, the proposed development would maintain adequate separation distances from the adjoining properties and would not cause an undue loss of daylight, sunlight, visual intrusion or loss of privacy. It is therefore considered that overall the proposed development would not constitute an un-neighbourly form of development in accordance with Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Section 4.0 of HDAS Residential Layouts.

7.09 Living conditions for future occupiers

HDAS Paragraph 4.7 indicates that consideration will be given to the ability of residential developments to provide satisfactory indoor living spaces and amenities. Paragraphs 4.6 to 4.8 and Table 2 of the Council's SPD HDAS: Residential Layouts advises that 3 bedroom units should have a minimum floor area of 81 square metres. Furthermore, London Plan Policy 3.5 and Table 3.3 states that a 3 bedroom, 4-person house should have a minimum size of 87 square metres. On this basis, the proposed units provide 108 square metres which exceeds the policy requirement.

The Mayor's Housing Supplementary Planning Guidance (November 2012) requires the minimum area for a single bedroom to be 8 square metres and a minimum floor area for a double bedroom to be 12 square metres. Furthermore, each home for two or more people should contain at least one double bedroom/twin room. The proposed development accords with guidance, each plot providing three bedrooms, comprising a single bedroom providing 8.5 square metres of internal floor area, and two double bedrooms providing between 12-13 square metres of floor area.

HDAS advises in Paragraph 4.15 that 3 bedroom houses should have a minimum private amenity area of 60 square metres. Plot 1 would provide 98 square metres of amenity space and Plot 2 would provide 100 square metres of amenity space, exceeding minimum requirements.

In terms of outlook, a ground living room and landing windows on Plot 1 directly face and would be 1m away from a 1.8m high brick wall to the side, however as this living room window is a secondary living room window and the landing window would not serve a habitable room the development would have adequate outlook and light. The distance from the ground floor windows to the rear boundary has now been increased from 5.25m (in the refused scheme) to 6.25m (in the withdrawn scheme) to 9.0m from the single storey structure which measures 3.1 metres in height, which would provide adequate light and outlook from the windows.

The proposed habitable room windows of plots 2 face away from neighbouring properties to the rear of the garden. Although there is a 2.0m high wall to the side boundary and a 2.5m high wall to the rear, it is considered that the separation distance of 8.73m would be appropriate. Notably, this relationship would not be contrary to the recommendations of the Residential Layouts SPD and would be improvement to the previously refused scheme which provided a separation distance to the rear boundary of 6.0m.

Overall, it is considered that the proposed development would provide good accommodation for future occupiers in terms of internal floor area, amenity space provision and outlook, and addresses the previous concerns and reasons for refusal. It is therefore considered that the proposed development would accord with Policies BE19 and BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 3.5 and Table 3.3 of the London Plan (2011), the adopted SPD HDAS Residential Layouts and the Mayor's Housing Supplementary Planning Guidance (November 2012).

7.10 Traffic impact, car/cycle parking, pedestrian safety

Although the previous scheme (ref. 64786/APP/2009/452) was refused on highway grounds, the Planning Inspector considered the existing access to be acceptable even though 2 vehicles could not pass side by side. The Inspector considered that visibility along the access was good and with sufficient room for on-site maneuvering and given the modest size of the proposed scheme and the occupants would likely generate less traffic than the existing use at the site. As a result, the scheme was not considered to be prejudicial to highway safety.

The location of the refuse collection point would allow residents not to carry waste for more than 30m and vehicles to access the point within 25m in accordance with Manual for Streets. Therefore having considered the development and the Planning Inspector's comments, it is considered that the proposals are acceptable and an objection is not raised in this instance from Council's Highway Officer.

7.11 Urban design, access and security

Please refer to section 7.09 and 7.12.

7.12 Disabled access

All new development is expected to meet Lifetime Home Standard in accordance with London Plan Policy 3.8 and the Council's Supplementary Planning Document HDAS: Accessible Hillingdon. The proposed development would be conditioned to ensure it complies with Lifetime Home Standards, in line with the requirements of the Accessibility Officer.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

No trees are present on the site and the site is considered to be of no significant ecological value, however a landscaping scheme has been conditioned.

7.15 Sustainable waste management

The application has shown a suitable location for the bin stores at the entrance to the site, which are acceptably located for the refuse lorry on collection days.

7.16 Renewable energy / Sustainability

Policy 5.3 of the London Plan requires the highest standards of sustainable design and construction in all developments to improve the environmental performance of new developments and to adapt to the effects of climate change over their lifetime. The proposal seeks to achieve Code for Sustainable Homes Level 4 and this would be conditioned.

7.17 Flooding or Drainage Issues

The application site is not within a Flood Risk Area and the issue of sustainable water management has been conditioned.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

The comments made by the individual responses are noted and are considered within the main report.

7.20 Planning Obligations

The proposed development is CIL liable, however as the proposed floorspace is less than the existing there is no charge (i.e. 267.40 of existing floorspace would be demolished, the proposed floor area is 221 square metres, therefore the net additional gross internal floor area is -46.40 square metres).

The proposed development would provide a total of 16 habitable rooms which would trigger the requirement for Educational Contributions. The sum of £25,953 is sought which has been agreed by the applicant in accordance with Policy R17 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

Not applicable to this application.

8. Observations of the Borough Solicitor

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

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

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

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

It is considered that overall the scheme has addressed all of the previous concerns and reasons for refusal upheld in the Inspector's decision. As such the scheme is now recommended for approval.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
HDAS: Residential Layouts
The London Plan 2011
The Mayor's Housing Supplementary Planning Guidance (November 2012)
HDAS: Accessible Hillingdon
National Planning Policy Framework

Contact Officer: Henrietta Ashun

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**Land rear of
81 - 93 Hilliard Road
Northwood**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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

Planning Application Ref:

64786/APP/2013/1434

Scale

1:1,250

Planning Committee

North Page 104

Date

**August
2013**



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address LAND ADJACENT TO 1 ST CATHERINES ROAD RUISLIP

Development: Two storey, 4-bedroom, detached dwelling with associated amenity space and parking and installation of vehicular crossover to front involving demolition of existing garage and amendments to existing vehicular crossover (Resubmission)

LBH Ref Nos: 33892/APP/2013/1337

Drawing Nos: ASW/BL/011/17/2013
Design and Access Statement
68717
1161/P3/6
1161/P3/1
1161/P3/2
1161/P3/3
1161/P3/5
1161/P3/4

Date Plans Received: 23/05/2013 **Date(s) of Amendment(s):**

Date Application Valid: 28/05/2013

1. **SUMMARY**

The proposed development is for the erection of a two storey, 4-bed, detached dwelling with habitable roofspace, and associated parking and amenity space. It involves the demolition of an existing garage. The design of the development is considered to complement with the character and appearance of the streetscene, and would provide high quality accomodation for future occupiers without unduly detracting from the amenities of the adjoining occupiers.

Neighbours have reported that bats use the site and the existing structure on the site. As such a bat emergence survey has been submitted with the planning application, and upon consultation with Natural England it is concluded that the proposed development would not affect protected species.

2. **RECOMMENDATION**

APPROVAL subject to the following:

2.1 That delegated powers be given to the Head of Planning, Green Spaces and Culture to grant planning permission, subject to the following:

i) That the Council enters into an agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or Section 278 of the Highways Act 1980 (as amended) and/ or other appropriate legislation to secure:

a)A contribution towards capacity enhancements in local educational establishments made necessary by the development;

2.2 That in respect of the application for planning permission, the applicant meets

the Council's reasonable costs in preparation of the Section 106 Agreement and any abortive work as a result of the agreement not being completed.

2.3 That officers be authorised to negotiate and agree the detailed terms of the proposed agreement.

2.4 That if any of the heads of terms set out above have not been agreed and the S106 legal agreement has not been finalised within 6 months of the date of this report, or any other period deemed appropriate by the Head of Planning, Green Spaces and Culture then delegated authority be granted to the Head of Planning, Green Spaces and Culture to refuse the application for the following reason:

'The development has failed to secure obligations relating to capacity enhancements in local educational establishments made necessary by the development. Accordingly, the proposal is contrary to policies R17 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), the Council's Planning Obligations SPD.

2.5 That subject to the above, the application be deferred for determination by the Head of Planning, Green Spaces and Culture under delegated powers, subject to the completion of the legal agreement under Section 106 of the Town and Country Planning Act 1990 and other appropriate powers with the applicant.

2.6 That if the application is approved, the following conditions be imposed:

1 RES3 Time Limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

2 RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers ASW/BL/011/17/2013, Design and Access Statement, 68717, 1161/P3/6, 1161/P3/1, 1161/P3/2, 1161/P3/3, 1161/P3/5 & 1161/P3/4 and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (July 2011).

3 RES12 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 north-east or south-west.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

4 RES13 Obscure Glazing

The first floor window(s) facing Elmwood shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

5 RES14 Outbuildings, extensions and roof alterations

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 garage(s), shed(s) or other outbuilding(s), nor extension or roof alteration to any dwellinghouse(s) shall be erected without the grant of further specific permission from the Local Planning Authority.

REASON

To protect the character and appearance of the area and amenity of residential occupiers in accordance with policies BE13, BE21, BE23 and BE24 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

6 RES15 Sustainable Water Management (changed from SUDS)

No development approved by this permission shall be commenced until a scheme for the provision of sustainable water management has been submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate that sustainable drainage systems (SUDS) have been incorporated into the designs of the development in accordance with the hierarchy set out in accordance with Policy 5.15 of the London Plan and will:

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. include a timetable for its implementation; and
- iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:

- iv. provide details of water collection facilities to capture excess rainwater;
- v. provide details of how rain and grey water will be recycled and reused in the development.

Thereafter the development shall be implemented and retained/maintained in accordance with these details for as long as the development remains in existence.

REASON

To ensure the development does not increase the risk of flooding in accordance with Policy OE8 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (July 2011) Policy 5.12.

7 RES16 Code for Sustainable Homes

The dwelling shall achieve Level 4 of the Code for Sustainable Homes. No development shall commence until a signed design stage certificate confirming this level has been received. The design stage certificate shall be retained and made available for

inspection by the Local Planning Authority on request.

The development must be completed in accordance with the principles of the design stage certificate and the applicant shall ensure that completion stage certificate has been attained prior to occupancy of each dwelling.

REASON

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

8 RES18 Lifetime Homes/Wheelchair Units

The residential unit hereby approved shall be built in accordance with 'Lifetime Homes' Standards. .

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.

9 RES24 Secured by Design

The dwelling shall achieve '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). No dwelling shall be occupied until accreditation has been achieved.

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 London Plan (July 2011) Policies 7.1 and 7.3.

10 RES7 Materials (Submission)

No development shall take place until details of all materials and external surfaces, including details of balconies have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

Details should include information relating to make, product/type, colour and photographs/images.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

11 RES9 Landscaping (car parking & refuse/cycle storage)

No development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping
 - 1.a Planting plans (at not less than a scale of 1:100),
 - 1.b Written specification of planting and cultivation works to be undertaken,

1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

2. Details of Hard Landscaping

2.a Refuse Storage

2.b Cycle Storage

2.c Means of enclosure/boundary treatments

2.d Car Parking Layouts (including demonstration that 5% of all parking spaces are served by electrical charging points)

2.e Hard Surfacing Materials

2.f External Lighting

2.g Other structures (such as play equipment and furniture)

3. Details of Landscape Maintenance

3.a Landscape Maintenance Schedule for a minimum period of 5 years.

3.b Proposals for the replacement of any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

4. Schedule for Implementation

5. Other

5.a Existing and proposed functional services above and below ground

5.b Proposed finishing levels or contours

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 5.17 (refuse storage) of the London Plan (July 2011).

12 RES19 Ecology

No development shall take place until a scheme to protect and enhance the nature conservation interest of the site has been submitted to and approved by the Local Planning Authority.

Thereafter, the scheme shall be implemented in strict accordance with the approved scheme.

REASON

In order to encourage a wide diversity of wildlife on the existing semi-natural habitat of the site in accordance with policy EC5 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (July 2011) Policy 7.19.

13 RES6 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 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

14 RES8 Tree Protection

No site clearance or construction work shall take place until the details have been submitted to, and approved in writing by, the Local Planning Authority with respect to:

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.

2. 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.

Thereafter, the development shall be implemented in accordance with the approved details. 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:

2.a There shall be no changes in ground levels;

2.b No materials or plant shall be stored;

2.c No buildings or temporary buildings shall be erected or stationed.

2.d No materials or waste shall be burnt; and.

2.e 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 can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy BE38 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

15 RES10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'

Remedial work should be carried out to BS BS 3998:2010 'Tree work - Recommendations' 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 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

16 RES26 Contaminated Land

Before any part of the development is occupied, site derived soils and imported soils shall be independently tested for chemical contamination to the satisfaction of the Local Planning Authority. All soils used for gardens and/or landscaping purposes shall be clean and free of contamination.

REASON To ensure that the occupants of the development are not subject to any risks from soil contamination in accordance with policy OE11 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) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

EC5	Retention of ecological features and creation of new habitats
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
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.
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.5	(2011) Quality and design of housing developments
LPP 5.13	(2011) Sustainable drainage
LPP 5.3	(2011) Sustainable design and construction
LPP 7.19	(2011) Biodiversity and access to nature
LPP 8.2	(2011) Planning obligations

3 159 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies.

On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

4

You are advised that the development hereby approved represents chargeable development under the Community Infrastructure Levy. The applicant will be liable to pay the Community Infrastructure Levy to the sum of £5052.24 on commencement of this development (please note this amount may change on final calculation). A separate liability notice will be issued by the Local Planning Authority, however you are advised that it is your responsibility to notify the Local Planning Authority of the anticipated commencement date and any changes in liability through submission of the appropriate forms.

5

The proposed and existing vehicle crossovers shall be reinstated and constructed in accordance with the council standard details.

6 IT05 Wildlife and Countryside Act 1981

Wildlife and Countryside Act 1981: Note that it is an offence under this act to disturb roosting bats, nesting birds or other protected species. It is advisable to consult your tree surgeon/consultant to agree an acceptable time for carrying out any work.

3. CONSIDERATIONS

3.1 Site and Locality

The application relates to a 0.0325 hectare rectangular site located on the south-eastern side of St Catherines Road. The site comprises a dilapidated disused garage and is overgrown with shrubs and flora. Historically, the site formed part of 1 Catherine Road, located to the south-west of the site. The site is clearly demarcated from No.1 Catherine Street by way of boundary treatment. Directly north-east of the site is an electrical sub-station.

The streetscene is characterised by large to medium sized detached houses, set within rectangular plots and set back from the highway. The properties have varying plot widths and infill development is prevalent in the locality.

The site is located within the Developed Area as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

3.2 Proposed Scheme

The proposed development comprises the erection of a two storey, 4-bed, detached dwelling with associated amenity space and parking, and the installation of a vehicular crossover to the front. The proposal involves demolition of the existing garage and amendments to the existing vehicular crossover. The property would provide four bedrooms, three of which would be on the first floor.

The proposed development would have a projecting gable and three dormer windows on the front elevation. The side elevations would have a window and door at ground floor level and no windows at first floor level. The first floor windows on the rear elevation would serve two bathrooms and a landing area and would be obscurely glazed and non-opening below 1.8m. The proposed development would have a single storey rear projection. The new house would be 10m wide, 7.39m deep and 6m high to the ridge (3.26m to the eaves)

126 square metres of amenity space would be provided.

Two off-street parking spaces would be provided.

3.3 Relevant Planning History

33892/APP/2002/1059 Land Adjacent To 1 St Catherines Road Ruislip
ERECTION OF A TWO STOREY DETACHED DWELLING (INVOLVING DEMOLITION OF EXISTING GARAGE)

Decision: 27-06-2002 Refused

33892/APP/2007/1159 Land Adjacent To 1 St Catherines Road Ruislip
ERECTION OF A TWO STOREY, THREE- BEDROOM CHALET STYLE DETACHED DWELLINGHOUSE WITH 3 FRONT AND 3 REAR DORMER WINDOWS AND 2 FRONTAGE PARKING SPACES (INVOLVING DEMOLITION OF EXISTING GARAGE).

Decision: 03-04-2008 Approved

33892/APP/2012/2922 Land Adjacent To 1 St Catherines Road Ruislip
Two storey, 4-bedroom, detached dwelling with associated amenity space and parking and installation of vehicular crossover to front involving demolition of existing garage and amendments to existing vehicular crossover.

Decision: 25-01-2013 Withdrawn

33892/APP/2013/192 Land Adjacent To 1 St Catherines Road Ruislip

Two storey, 4-bedroom, detached dwelling with associated amenity space and parking and installation of vehicular crossover to front involving demolition of existing garage and amendments to existing vehicular crossover.

Decision: 26-03-2013 Refused

Comment on Relevant Planning History

Planning permission was refused on the 26 March 2013 application ref. 33892/APP/2013/192 for an almost identical application for a two-storey house with associated parking on the following grounds:

-The existing building proposed for demolition contains features which are likely to support bats and the Local Planning Authority has received submissions indicating that bats may utilise this building. In the absence of an appropriate bat survey and/or mitigation proposals it has not been demonstrated that the demolition of the existing building would not be harmful to protected species or their habitat and the application is contrary to Policy EC5 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 7.19 of the London Plan, the National Planning Policy Framework and Natural Englands Standing advice for protected species dated 22 February 2011.

A bat emergence survey undertaken in May 2013 has been submitted support the application and to address the above refusal reason.

On the 25 January 2013 a planning application was withdrawn, ref.33892/APP/2012/2922 in order to address the height concerns raised by the Council as per the relevant condition in the approved scheme granted in 2007 (as described below). The following changes have been made in the current scheme to address concerns raised:

- i. The height has been reduced from 6.890m to 6.0m high
- ii. The width of the proposed development has decreased from 10.30m to 10.0m
- iii. The separation distance from the north-eastern boundary has increased from 1.0m to 1.30m

In November 2012, the applicant received paid pre-application advice from the council supporting the principle of a residential development on the site subject to meeting design requirements.

Planning permission was granted in 2007 under application reference 33892/APP/2007/1159FUL for the erection of a two storey property. A condition was imposed on the 2007 consent that no structure or building should exceed 6m high.

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.BE1 (2012) Built Environment

Part 2 Policies:

EC5	Retention of ecological features and creation of new habitats
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
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.
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.5	(2011) Quality and design of housing developments
LPP 5.13	(2011) Sustainable drainage
LPP 5.3	(2011) Sustainable design and construction
LPP 7.19	(2011) Biodiversity and access to nature
LPP 8.2	(2011) Planning obligations

5. Advertisement and Site Notice

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

6. Consultations

External Consultees

8 neighbours and Ruislip Residents Association were consulted.

A Site Notice was erected on the 31 May 2013 and expired on the 28 June 2013.

Letters were sent on the 29 May 2013 to the following neighbours:

- 9 Arlington Drive
- 4 St Catherine Street
- Elmwood
- 2A St Catherine Street

Not all of the adjoining neighbours were initially consulted (although a site notice was erected

opposite the site), which was also raised by neighbours. Further letters were sent on the 26 June 2013 (expiring on the 17 July 2013) to the following neighbours:

- 1 Catherine Street
- 169 Bury Street
- 167 Bury Street
- 163 Bury Street

2 objections have been received, with the following comments raised:

- There are also newts in the area.
- This land forms plot 79 which is part of St Catherine's Estate and this is protected by a number of restrictive covenants restricting the number of dwellings that can be built on the plot.
- Overlooking.
- Overshadowing.
- Loss of light.
- Parking problems.
- Noise levels.

NATURAL ENGLAND

Natural England's comments in relation to this application are provided in the following sections.

Statutory nature conservation sites - no objection

This application is in close proximity to the Ruislip Woods Site of Special Scientific Interest (SSSI). Natural England is satisfied that the proposed development being carried out in strict accordance with the details of the application, as submitted, will not damage or destroy the interest features for which the site has been notified. We therefore advise your authority that this SSSI does not represent a constraint in determining this application. Should the details of this application change, Natural England draws your attention to Section 28(1) of the Wildlife and Countryside Act 1981 (as amended), requiring your authority to re-consult Natural England.

Protected species

Bats

It is noted that a survey for European Protected Species has been undertaken in support of this proposal. Natural England does not object to the proposed development. On the basis of the information available to us, our advice is that the proposed development would be unlikely to affect bats.

For clarity, this advice is based on the information currently available to us and is subject to any material changes in circumstances, including changes to the proposals or further information on the impacts to protected species.

We have not assessed the survey for badgers or barn owls and breeding birds. These are all species protected by domestic legislation and you should use our protected species standing advice to assess the adequacy of any surveys, the impacts that may result and the appropriateness of any mitigation measures.

Local wildlife sites

If the proposal site is on or adjacent to a local wildlife site, eg Site of Nature Conservation Importance (SNCI) or Local Nature Reserve (LNR) the authority should ensure it has sufficient information to fully understand the impact of the proposal on the local wildlife site, and the importance of this in relation to development plan policies, before it determines the application.

Biodiversity enhancements

This application may provide opportunities to incorporate features into the design which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes. The authority should consider securing measures to enhance the biodiversity of the site from the applicant, if it is minded to grant permission for this application. This is in accordance with Paragraph 118 of the National Planning Policy Framework. Additionally, we would draw your attention to Section 40 of the Natural Environment and Rural Communities Act (2006) which states that 'Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity'. Section 40(3) of the same Act also states that 'conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat'.

Landscape enhancements

This application may provide opportunities to enhance the character and local distinctiveness of the surrounding natural and built environment; use natural resources more sustainably; and bring benefits for the local community, for example through green space provision and access to and contact with nature. Landscape characterisation and townscape assessments, and associated sensitivity and capacity assessments provide tools for planners and developers to consider new development and ensure that it makes a positive contribution in terms of design, form and location, to the character and functions of the landscape and avoids any unacceptable impacts.

Internal Consultees

Highways

The development proposals are for the demolition of an existing garage building and the construction of a 4 bedroom detached dwelling within the site. As part of the proposals, 2 No. car parking spaces will be provided to the front of the dwelling with access provided over a new vehicle crossover. The existing vehicle crossover serving the site will be removed and reinstated as pedestrian footway.

It is quite apparent that the building on site is not utilised for car parking and that the proposal would therefore not result in the loss of any existing parking facilities.

When undertaking assessment of the development, it is noted that the PTAL index within the area of the site is 1b, which is classified as very poor. As a result, the maximum parking provision of 2 car parking spaces is justified in this instance.

Therefore, it is considered that the development would not be contrary to the policies of the adopted Hillingdon Local Plan, 2012, (Part 2) and an objection in relation to the highway or transportation aspect of the proposals is not raised.

However, an informative is required to be imposed on the planning consent, stating that the proposed and existing vehicle crossovers shall be reinstated and constructed in accordance with the council standard details.

EPU

The site appears to have been part of Little Manor Farm and it's possible there may have been an orchard on part of the site based on Ordnance Survey historical maps. We have no specific contamination information on ground conditions. As a new sensitive receptor is being introduced as a result of the development the following imports/landscaping condition is recommended as a minimum where a standard contaminated land condition may be too onerous. However, a condition to ensure imported soils are free of contamination is recommended.

ACCESS OFFICER

No objection subject to the development providing level access in accordance with the building

regulations and full compliance with lifetime home standards being secured by condition.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site comprises a dilapidated garage and overgrown surrounding open space. The site does not form part of a rear garden of the surrounding properties, and the supporting Bat Survey demonstrates that it does provide a habitat for protected species. As such there is no in principle objection to the loss of the site, subject to the scheme meeting all other pertinent Policies of the Local Plan and the London Plan.

7.02 Density of the proposed development

Paragraph 4.1 of HDAS Residential Layouts specifies that in new developments numerical densities are considered to be more appropriate to larger sites and will not be used in the assessment of schemes of less than 10 units, such as this proposal. The key consideration is therefore whether the development sits comfortably within its environment rather than a consideration of the density of the proposal.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seek to ensure that new development complements and improves the character and amenity of the area. Policy BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires new buildings to be set-in from the side boundaries by 1.0 metre from the side boundary line, for the full height of the building.

It is considered that the design of the proposed house reflects the materials, design features, building heights and plot widths predominant in the locality whilst providing an element of architectural individuality. Further the proposed development would be set-in at least 1m from the side boundaries in order to maintain key visual gaps between the properties. The proposed development would maintain a separation of at least 1.30-1.67m to the adjoining boundaries, thus maintaining visual gaps between the detached properties. As such it is considered that the proposed development would harmonise with the streetscene and visual amenities of the locality.

7.08 Impact on neighbours

Paragraph 4.11 of HDAS Residential Layouts states that the 45° principle will be applied to new development to ensure the amenity of adjoining occupiers and future occupiers are protected. Paragraph 4.9 states that a minimum acceptable distance to minimise the negative impact of overbearing and overshadowing is 15m. Paragraph 4.12 requires a minimum of 21m distance between facing habitable room windows to prevent overlooking and loss of privacy.

The proposed development would align with the rear building lines of the adjoining property at No. 1 St Catherine Road and would be approximately 5.14m away from the side flank wall and would project beyond the main proposed rear building line by 4.25m

and beyond the rear single storey projection by 0.85m. Although there is a kitchen window on the side elevation of No.1 St Catherine's Road facing the application site, it is considered that given the single-storey nature of the proposed development in this location, the height of the eaves extending to 3.26m high and the 5.14 separation distance, this would not unduly affect the amenities of the occupiers of No. 1 St Catherine's Road. The proposed single storey rear addition would project 3.2m deep which is acceptable in terms of HDAS Section 3.0 guidance and would not breach the 45-degree line of sight.

There would be no windows at first floor level on the side elevations and the first floor windows on the rear elevation would serve two bathrooms and a landing area and would be obscurely glazed and fixed shut below 1.8m to avoid overlooking. The separation distance to the south-east with Elwood, Howletts Lane, is sufficient at 15m. The separation distance with No. 169 Bury Street, to the north-east has been increased from 13.3m (in the previous withdrawn application) to 14.54m and the height reduced to 6.89m high to 6.0m to the ridge, 3.26m to the eaves. It is also noted that No.169 Bury Street ground level is elevated above the ground level of the application site due to the natural gradient of the land. Further a 5m high hedge would be present on the boundary with No.169 Bury Street. It is considered that the separation distance, overall height and increased separation distance would prevent undue visual intrusion and overshadowing.

Therefore, it is considered that the proposed development would not constitute an un-neighbourly form of development contrary to Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two -Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

The proposed house would provide sufficient floor area for a four bedroom house, exceeding minimum floor space requirements as specified in Paragraphs 4.6 to 4.8 and Table 2 of HDAS: Residential Layouts, London Plan Policy 3.5 and Table 3.3, which require 92 square metres and 100 square metres, respectively, for a four bedroom property. The proposed development provides 156 square metres of residential floor space which exceeds minimum requirements.

The Mayor's Housing Supplementary Planning Guidance (November 2012) requires the minimum area for a single bedroom to be 8 square metres and a minimum floor area for a double bedroom to be 12 square metres. The proposed dwelling complies with these standards with bedroom providing one bedroom at 8 square metres and the remainder providing between 13 and 19.5 square metres of floor area.

The first floor of the property would not be overlooked by the first floor windows of Elwood, due to the existence of the large tree within the rear garden of the site and with Elwood having its first floor windows recessed from the rear building line of the building.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The proposed parking arrangements of two off street parking spaces with 25% soft landscaping are considered acceptable in accordance with Policies AM14 and BE38 of the Hillingdon Local Plan: Part Two -Saved UDP Policies (November 2012). Although the site was formerly part of No.1 Catherine Street, No.1 Catherine Street has off-street parking at the front of the property for 1-2 cars.

7.11 Urban design, access and security

In accordance with Paragraph 4.15 of HDAS, a four bedroom plus bedroom house requires a minimum of 100 square metres of private useable amenity space. The proposed development exceeds this by providing 126 square metres of amenity space.

7.12 Disabled access

All new development is expected to meet 16 Lifetime Home Standard in accordance with London Plan Policy 3.8 and the Council's Supplementary Planning Document 'Accessible Hillingdon'. The design and access statement indicates that the development is intended to achieve lifetime homes standards and this is secured by way of a recommended condition.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires the retention of landscape features of merit and new landscaping and planting where possible. Further, due to the extent of the proposed works, it is likely that the existing front garden and rear amenity space will need to be re-landscaped, which would be conditioned if the scheme was approved. In terms of Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) the scheme is considered acceptable.

Policy EC5 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that on site ecology features to be retained and enhanced where possible. Policy 7.19 of the London Plan requires biodiversity and natural heritage to be conserved and enhanced for the benefit of current and future Londoners within new developments. Adjoining occupiers have mentioned that there may be protected species on the application site.

An independent study was undertaken by ASW Ecology to support the application. The Bat Emergence Survey dated May 2013 found that no bat roosts were found at all within the existing garage proposed for demolition and that the proposed demolition of the existing garage will have neither a direct nor indirect impact on bats. It was also noted that only a very low density of bats visited the site during the survey, and that there are a number of better quality sites with richer insect habitats in close proximity.

Natural England were consulted on the application and accompanying survey and in conclusion they stated, "It is noted that a survey for European Protected Species has been undertaken in support of this proposal. Natural England does not object to the proposed development" and considers "that the proposed development would be unlikely to affect bats". However, it is considered that the site may provide opportunities to incorporate features into the design which are beneficial to wildlife. As such a landscaping scheme is being sought via condition.

It was also mentioned within the neighbour objections that 'newts' were present on the site, however the survey which was reviewed by Natural England who acknowledged that "It is noted that a survey for European Protected Species has been undertaken in support of this proposal. Natural England does not object to the proposed development. We have not assessed the survey for badgers or barn owls and breeding birds". As such, Natural England assessed the site for other protected species (apart from badgers, barn owls and breeding birds) and has no objections to the proposed.

The applicant has addressed the previous reason for refusal and has the support of Natural England (the government's advisor and specialise on the natural environment and protected species) and as such accords with Policy EC5 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy 7.19 of the London Plan.

It is proposed to condition the development to ensure that an ecological enhancement

scheme is provided as recommended by Natural England.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Policy 5.3 of the London Plan requires the highest standards of sustainable design and construction in all developments to improve the environmental performance of new developments and to adapt to the effects of climate change over their lifetime. The applicant has submitted a Code for Sustainable Homes pre-assessment and has made a commitment to provide Code for Sustainable Homes Level 4 in the proposed development through the provision of sustainable measures. This has been conditioned.

7.17 Flooding or Drainage Issues

A condition has been imposed in relation to Sustainable Water Management.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

The comments made by the individual responses are noted and are considered within the main report, or are dealt with by way of recommended condition or are not material planning considerations.

7.20 Planning Obligations

The proposed development would provide 8 habitable rooms which would trigger the requirement for Educational Contributions as it would result in an increase in the number of children within the borough, and a planning obligation is required to mitigate this impact on schools. As such a sum of £12,796.00 in accordance with Policy R17 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) is sought. The applicant has agreed to pay this sum.

The proposed development would result in a net increase of 145.49 square metres (over 100 square metres) of residential floor area and thus would be CIL liable. A total of £5052.24 would be sought towards CIL which the applicant has acknowledged and completed the relevant form.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

Historically, the site appears to have been part of Little Manor Farm and it's possible there may have been an orchard on part of the site based on Ordnance Survey historical maps. The Council has no specific contamination information on ground conditions, however as a new sensitive receptor is being introduced as a result of the development an imposed soils/landscaping condition is recommended as a minimum by the Council's Environmental Protection Unit, in accordance with Policy OE11 of the Hillingdon Local Plan: Part Two -Saved UDP Policies (November 2012).

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

None received.

10. CONCLUSION

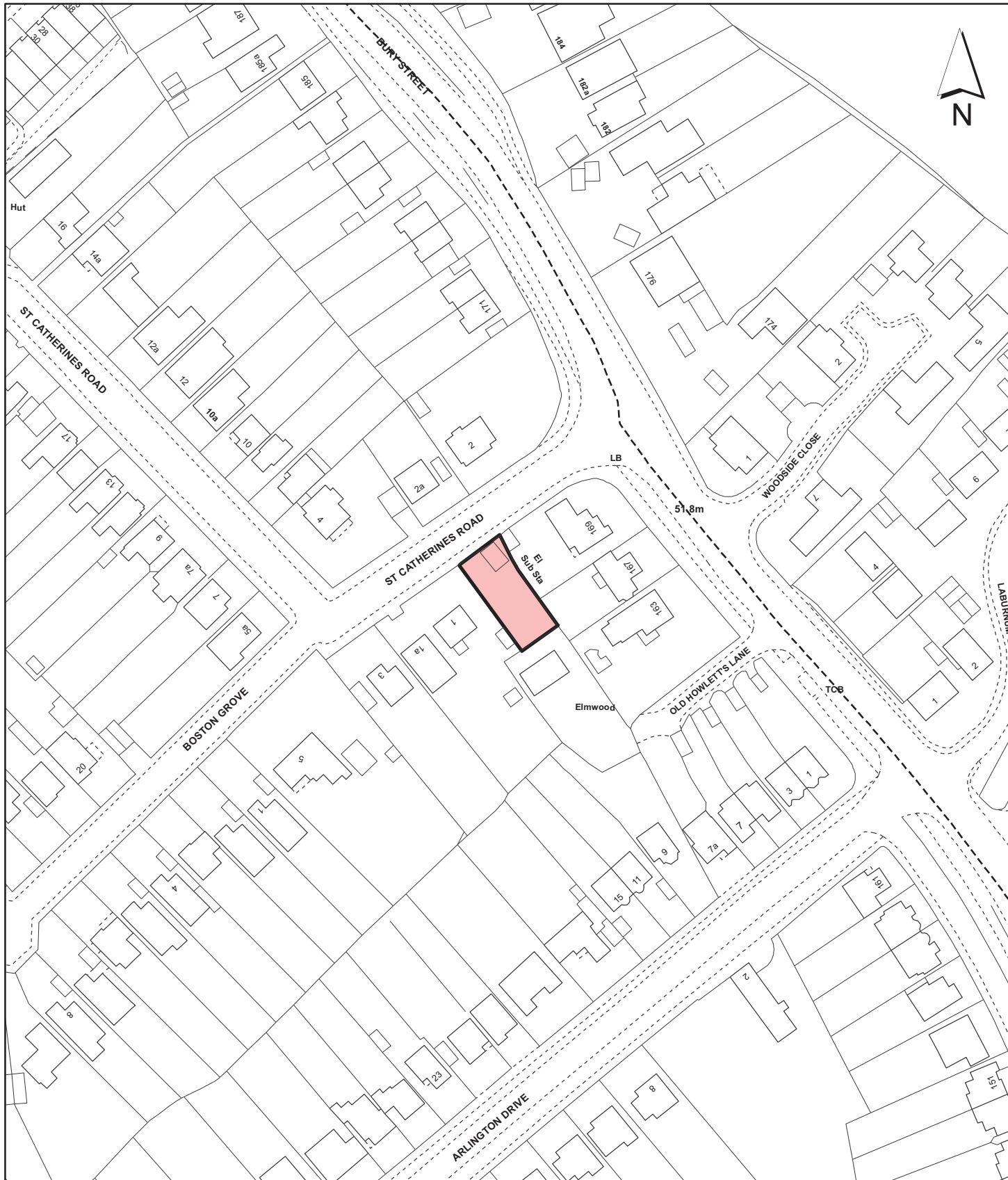
It is considered that the proposed layout provides an opportunity to develop the site for residential purposes taking into consideration the site constraints whilst respecting the visual amenity and character of the area and amenities of the adjoining occupiers and accords with the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), HDAS Residential Layouts and the London Plan (2011). The application is therefore recommended for approval, subject to an appropriate legal agreement in relation to a contribution towards education provision.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
HDAS: Residential Layouts
The London Plan 2011
The Mayor's Housing Supplementary Planning Guidance (November 2012)
HDAS: Accessible Hillingdon
National Planning Policy Framework

Contact Officer: Henrietta Ashun

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

**Land rear of
1 Catherine Street
Ruislip**

Planning Application Ref:

33892/APP/2013/1337

Planning Committee

North Page 123

Scale

1:1,250

Date

**August
2013**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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



HILLINGDON
LONDON

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of the Local Government (Access to Information) Act 1985 as amended.

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By virtue of paragraph(s) 6 of Part 1 of Schedule 12A
of the Local Government (Access to Information) Act 1985 as amended.

Document is Restricted

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Plans for North Planning Committee

28th August 2013



HILLINGDON
LONDON



INVESTOR IN PEOPLE

Report of the Head of Planning, Sport and Green Spaces

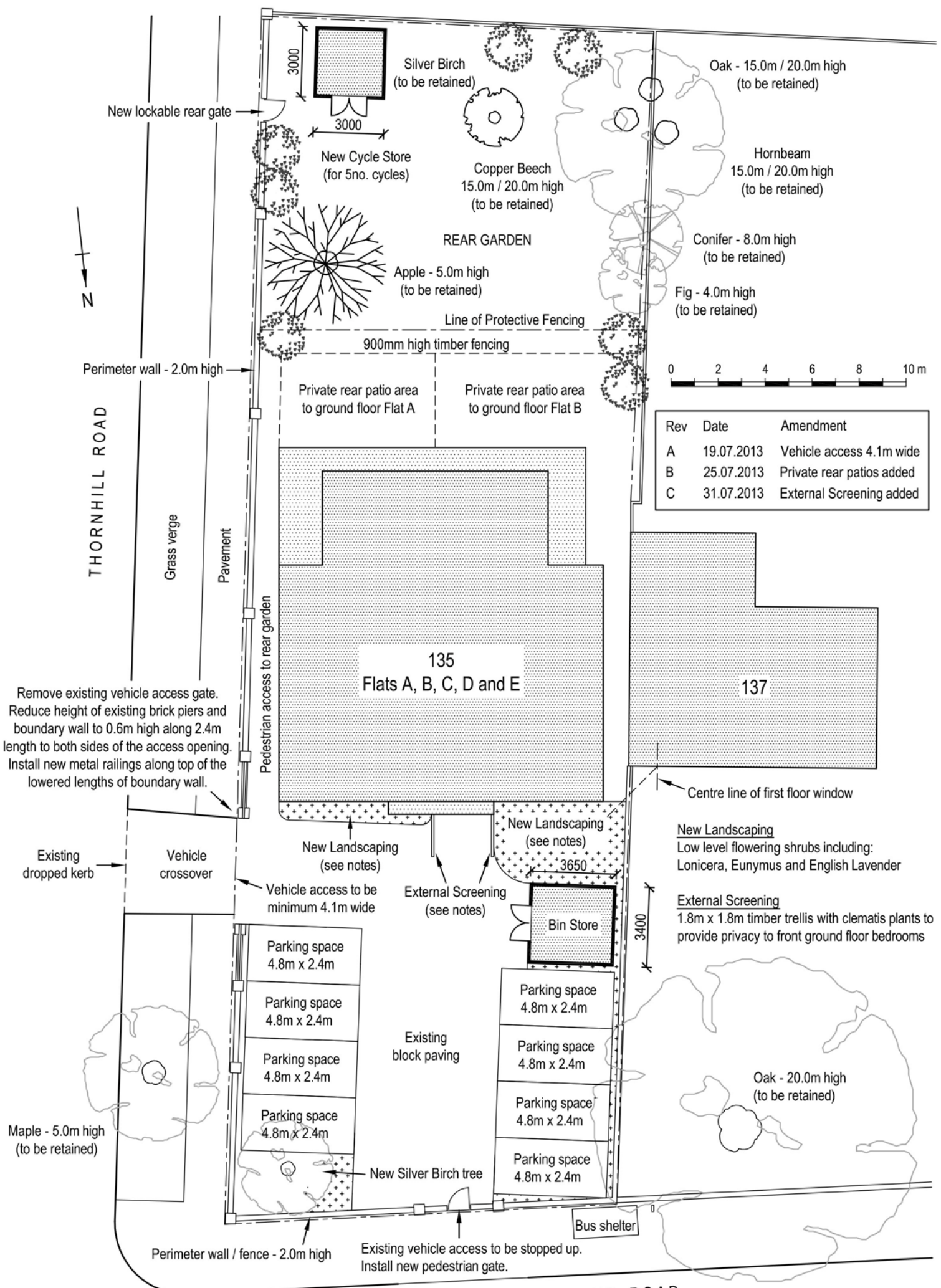
Address 135 SWAKELEYS ROAD ICKENHAM

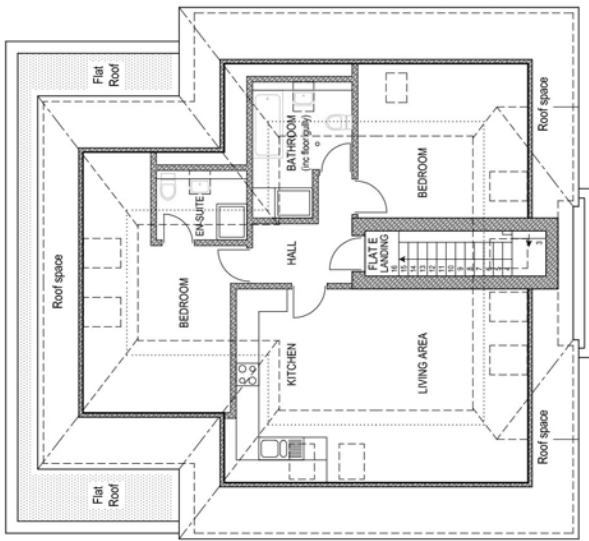
Development: Erection of two storey building with habitable roofspace for use as 5 x 2-bed self contained flats with associated parking and amenity space, installation of bin and cycle stores and removal of existing front vehicular crossover

LBH Ref Nos: 380/APP/2013/1450

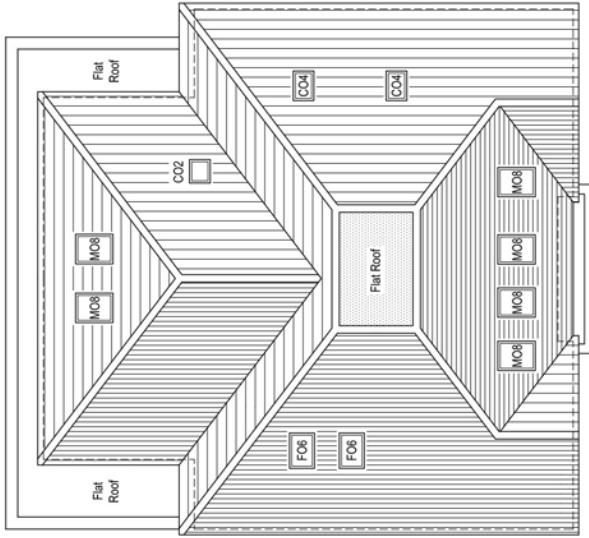
Date Plans Received: 03/06/2013 **Date(s) of Amendment(s):** 03/06/2013

Date Application Valid: 07/06/2013

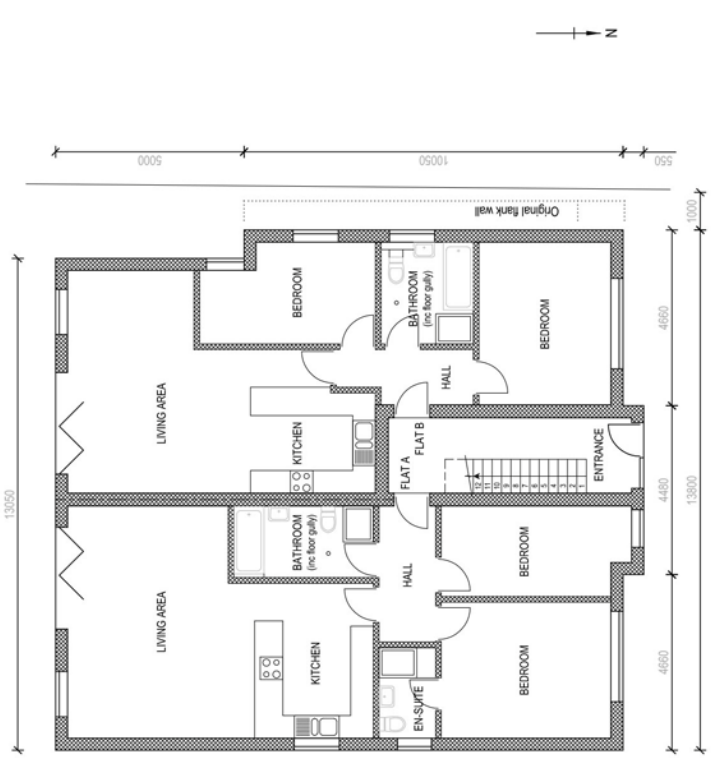




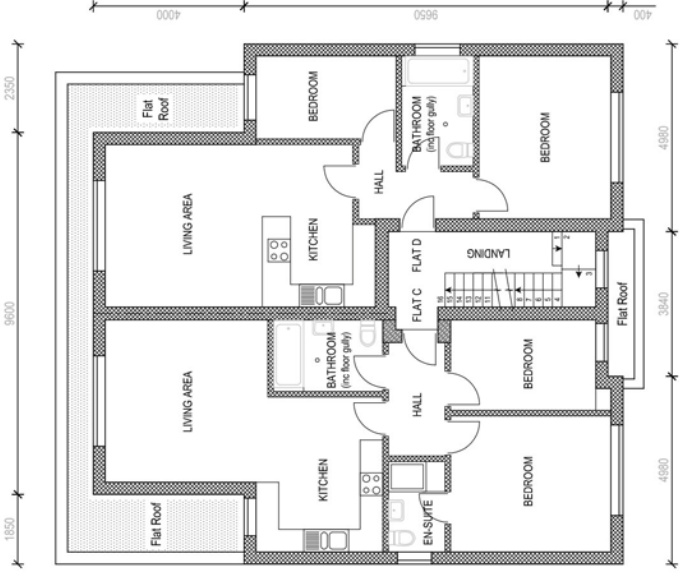
LOFT FLOOR PLAN



ROOF PLAN



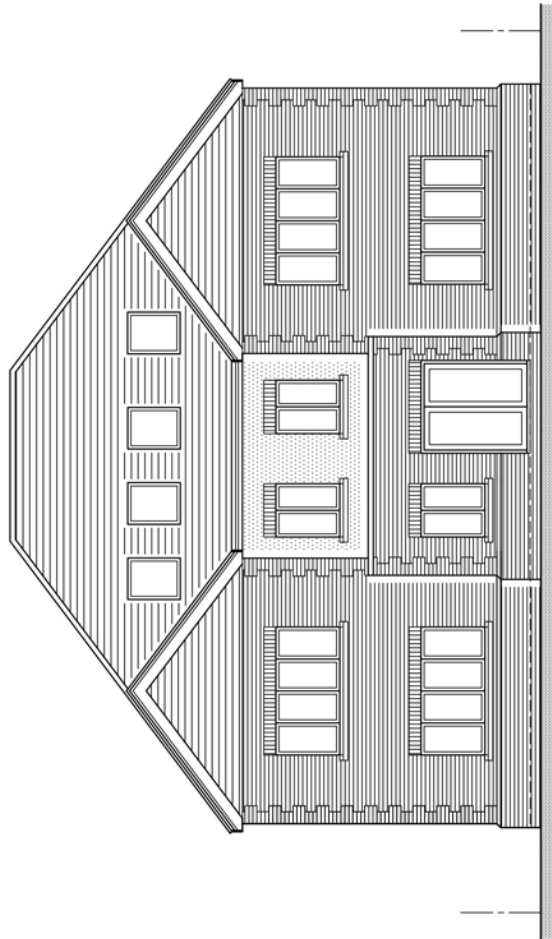
GROUND FLOOR PLAN



FIRST FLOOR PLAN

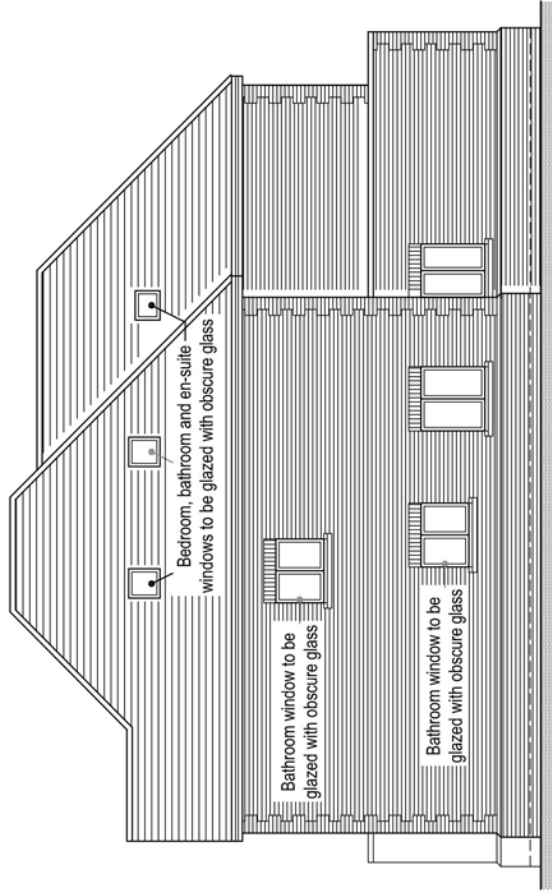
- all work is to comply with the current Building Regulation and allied legislation
- this drawing is not to be scaled
- all dimensions shown in millimetres

Rev	Date	Amendment
A	31.07.2013	Window added to Bedroom in Flat B
Client MR C BARRETT		
Site 135 SWAKELEYS RD ICKENHAM UB10 8DL		
Project CONSTRUCTION OF FIVE FLATS		
Drawing FLOOR AND ROOF PLANS		
Scale	Drawing Number	
1:100 on A2	130503 / 04 A	

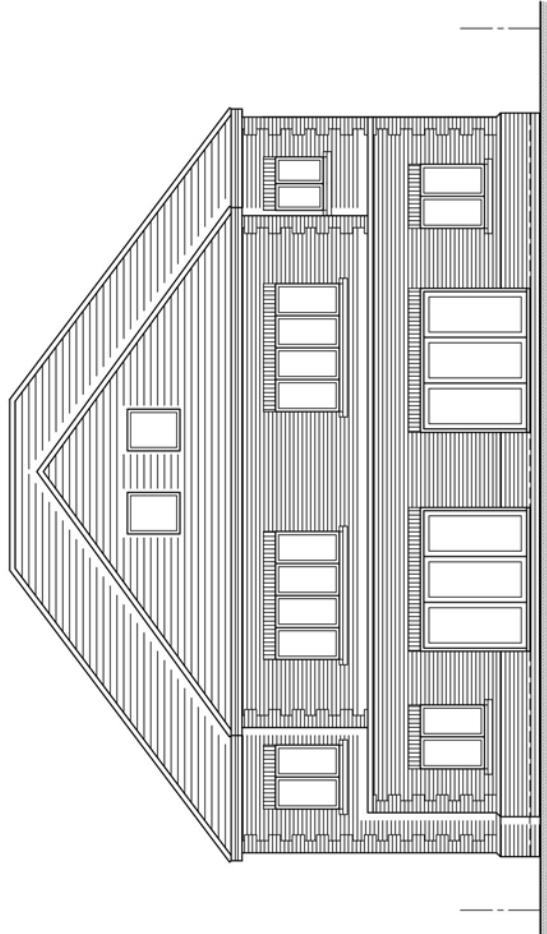


NORTH ELEVATION

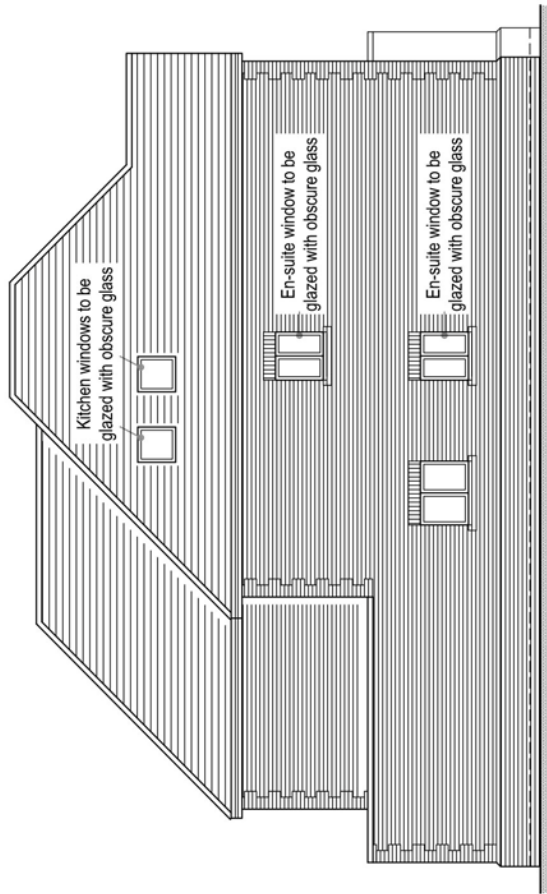
Walls to be finished in Wienerberger Ltd Red Multi 'Olde Henfield Multi - Desimpel' Bricks.
 Roof slopes to be finished in Marley Elemnt Ltd Dark Red (G) Concrete Plain Tiles.



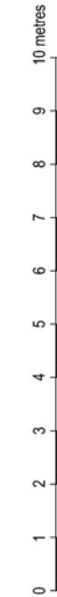
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



- all work is to comply with the current Building Regulation and allied legislation
 - this drawing is not to be scaled
 - all dimensions shown in millimetres

A 31.07.2013 Window added to Bedroom in Flat B
 Rev Date Amendment

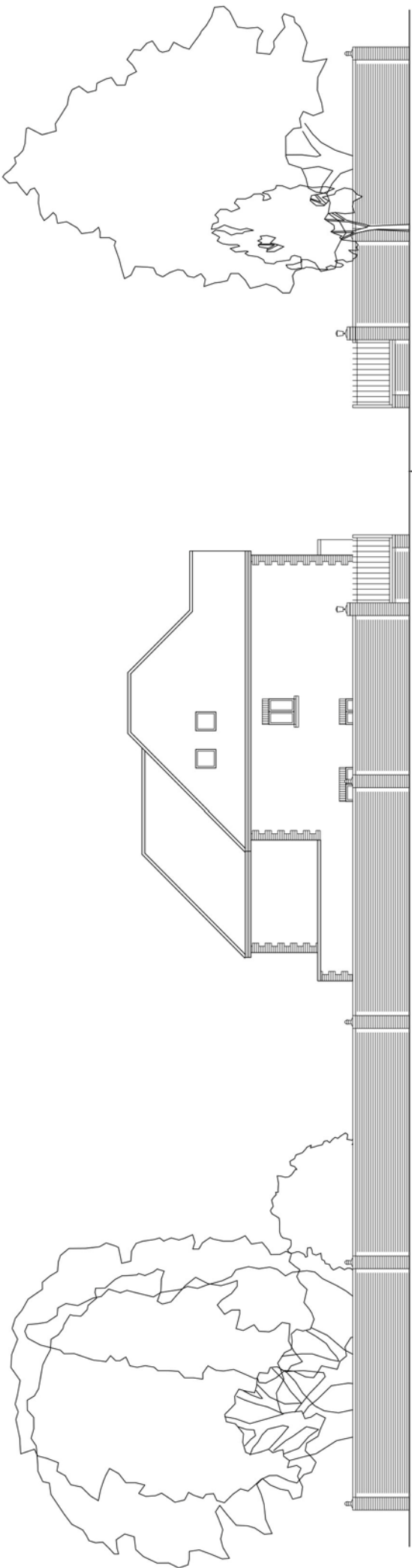
C B DEVELOPMENTS
 Tel: 07956 122437
 Email: chris.barrett20@sky.com

Client: **M R C BARRETT**
 Site: **135 SWAKELEYS ROAD ICKENHAM MIDDLESEX UB10 8DL**

Project: **CONSTRUCTION OF FIVE FLATS**
 Drawing: **ELEVATIONS**

Date: **01.06.2013**
 Scale: **1:100 on A3**

Drawing Number: **130503 / 05 A**

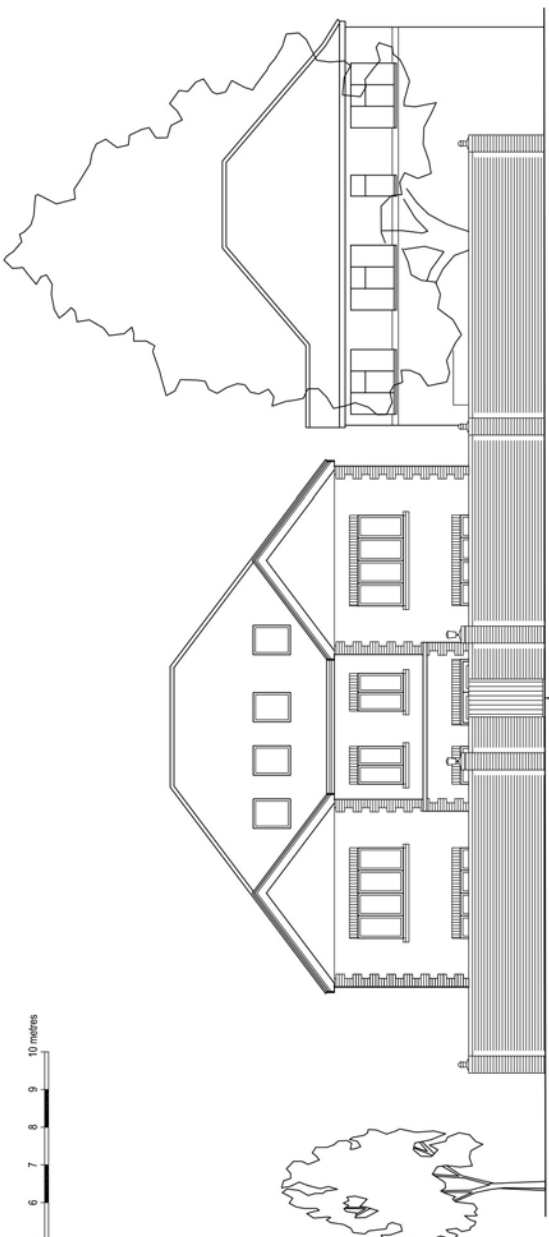


Remove existing vehicle access gate. Increase width of access to 4.5m.
 Reduce height of existing brick piers and boundary wall to 0.6m high
 along 2.4m length to both sides of the access opening. Install new
 metal railings along top of the lowered lengths of boundary wall.

STREET SCENE - THORNHILL ROAD



- all work is to comply with the current Building Regulation and allied legislation
- this drawing is not to be scaled
- all dimensions shown in millimetres

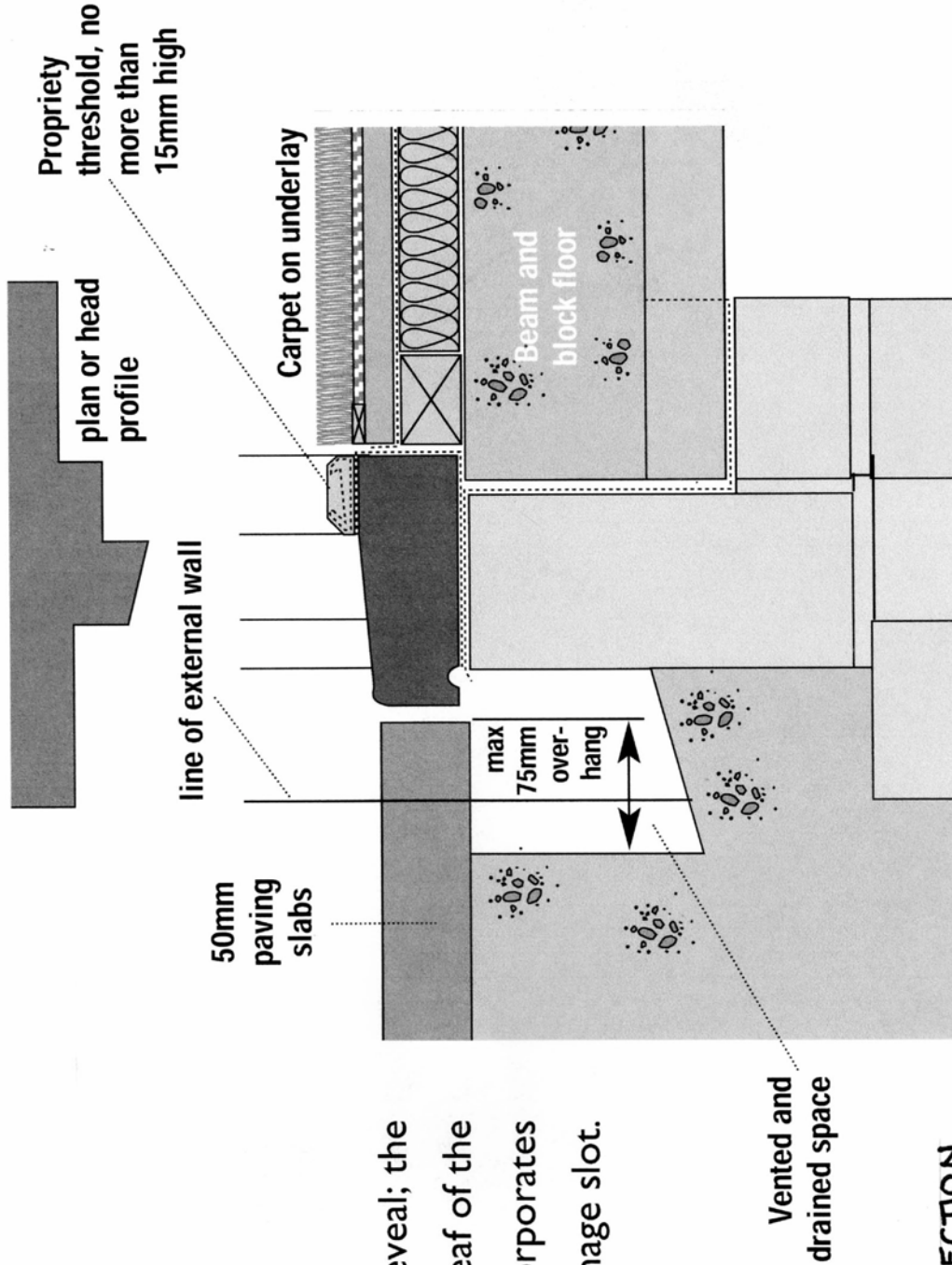


Existing vehicle access to be stopped up. Install new pedestrian gate.

STREET SCENE - SWAKELEYS ROAD

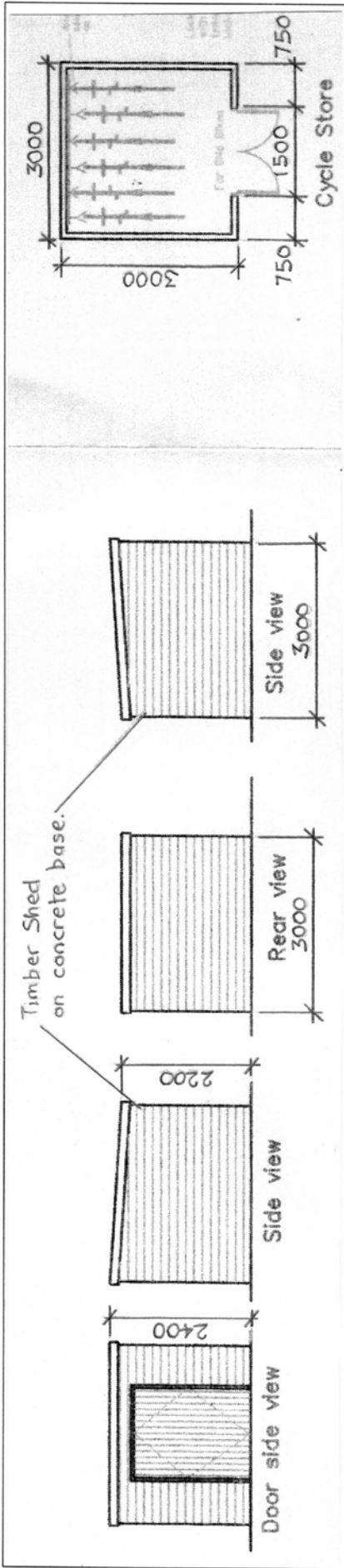
Rev	Date	Amendment
Client MR C BARRETT		
Site 135 SWAKELEYS RD ICKENHAM UB10 8DL		
Project CONSTRUCTION OF FIVE FLATS		
Drawing STREET SCENES		
Scale 1:100 on A2		Drawing Number 130503 / 06

LEVEL ACCESS TO THE PRINCIPAL ENTRANCE (NORTH ELEVATION) TO BE PROVIDED A FALL OF 1:60 IN THE AREAS LOCAL TO THE PRINCIPAL ENTRANCE TO BE INCORPORATED TO PREVENT RAIN AND SURFACE WATER INGRESS ('LIFETIME HOMES' DESIGN CRITERION 3)

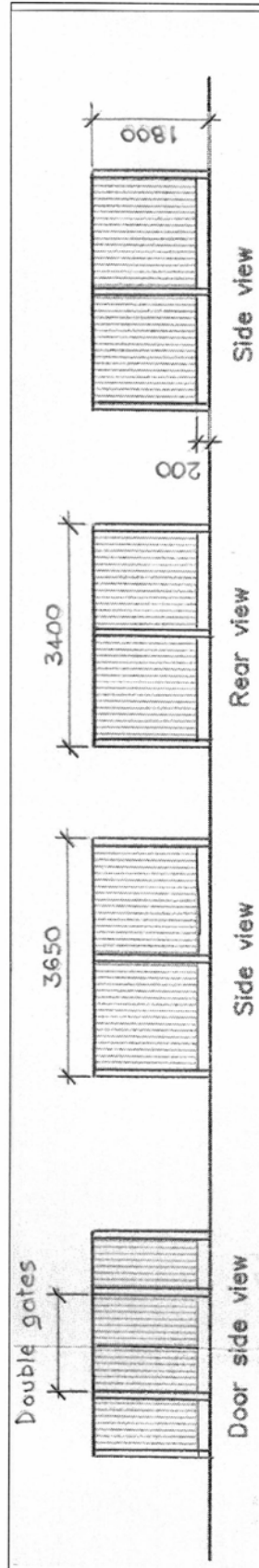


The door is in a 'check' reveal; the frame is set behind the outer leaf of the external wall. This design incorporates a site-formed drainage slot.

LEVEL ACCESS THRESHOLD SECTION
PRINCIPAL ENTRANCE NOT TO SCALE



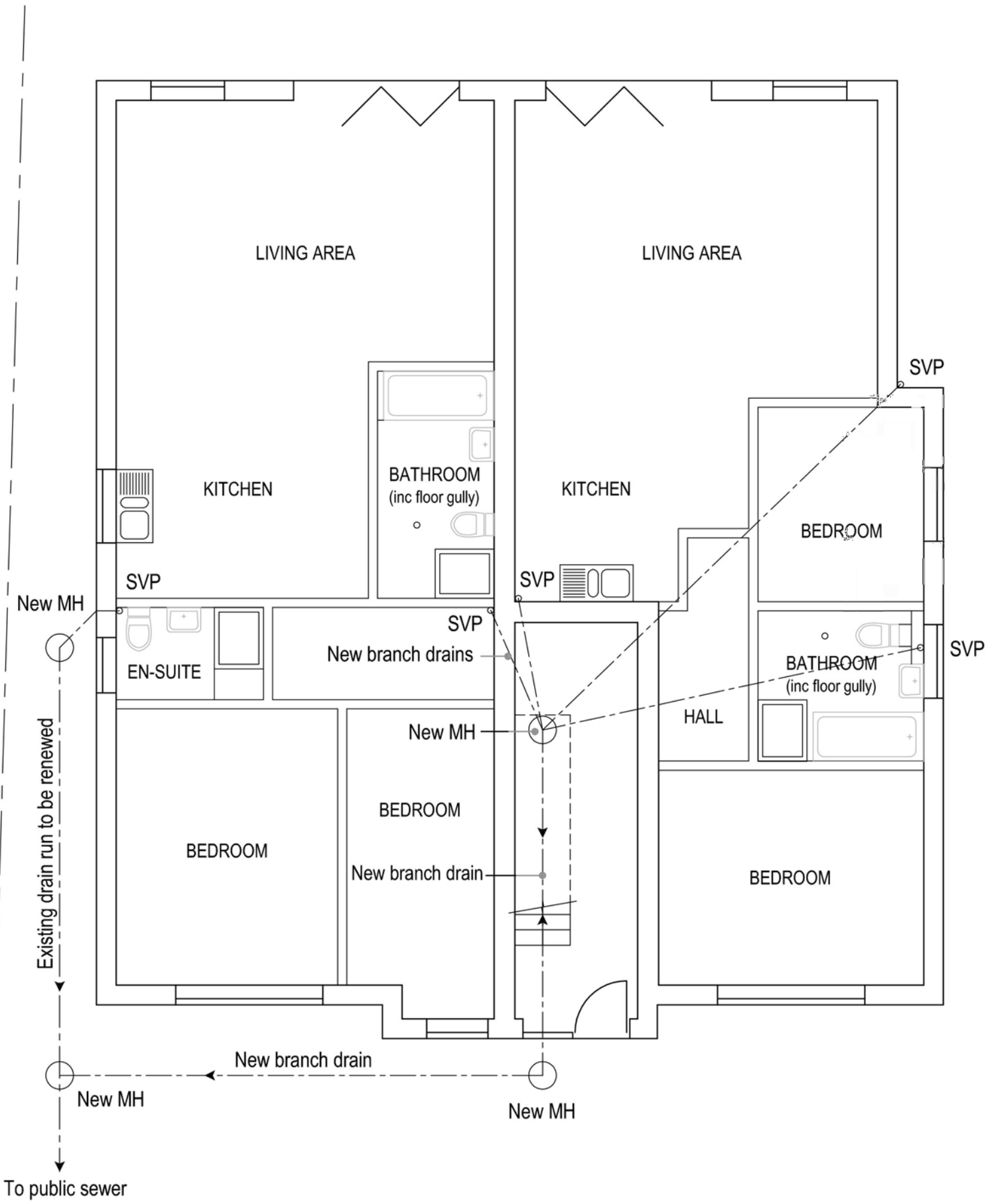
CYCLE STORE



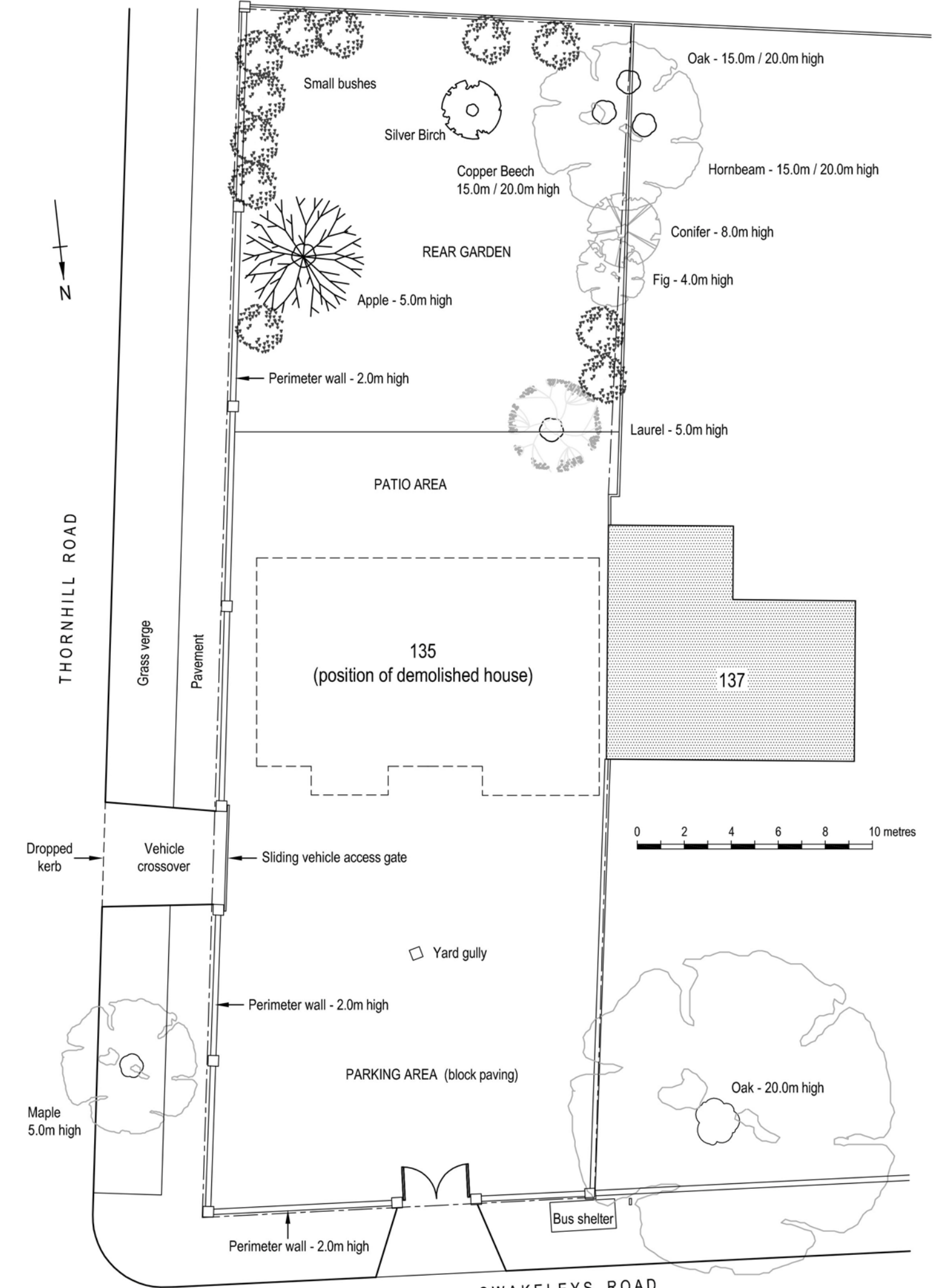
BIN STORE

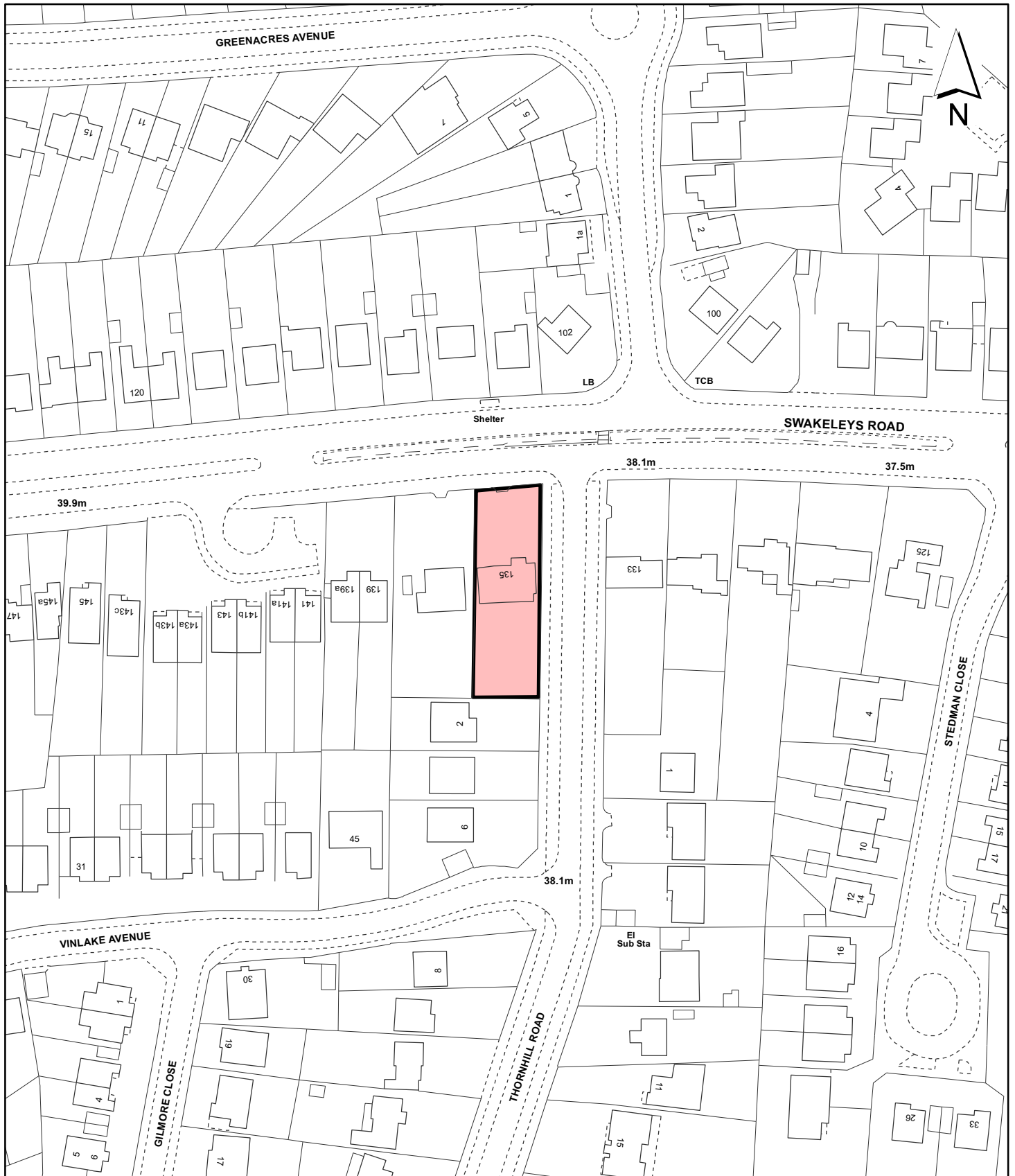


1:100 on A4



DRAINAGE LAYOUT - GROUND FLOOR
 NOT TO SCALE





Notes

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Site Address

**135 Swakeleys Road
Ickenham**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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

Planning Application Ref:
380/APP/2013/1450

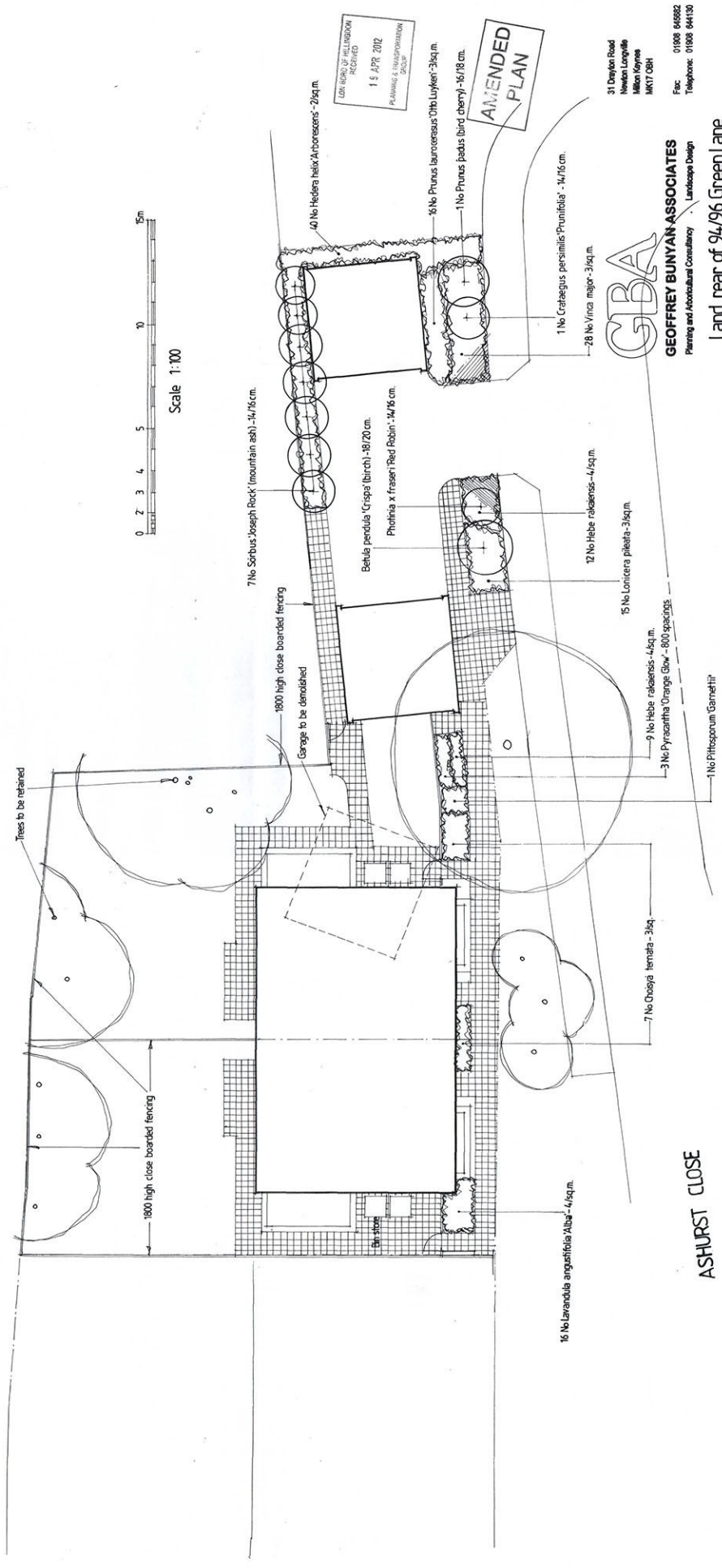
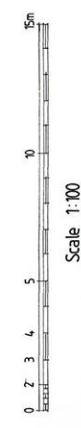
Scale
1:1,250

Planning Committee
North Page 147

Date
**August
2013**



HILLINGDON
LONDON



LON ROAD OF HILLWOOD
 RECEIVED
 15 APR 2012
 PLANNING & REGULATIONS
 GROUP

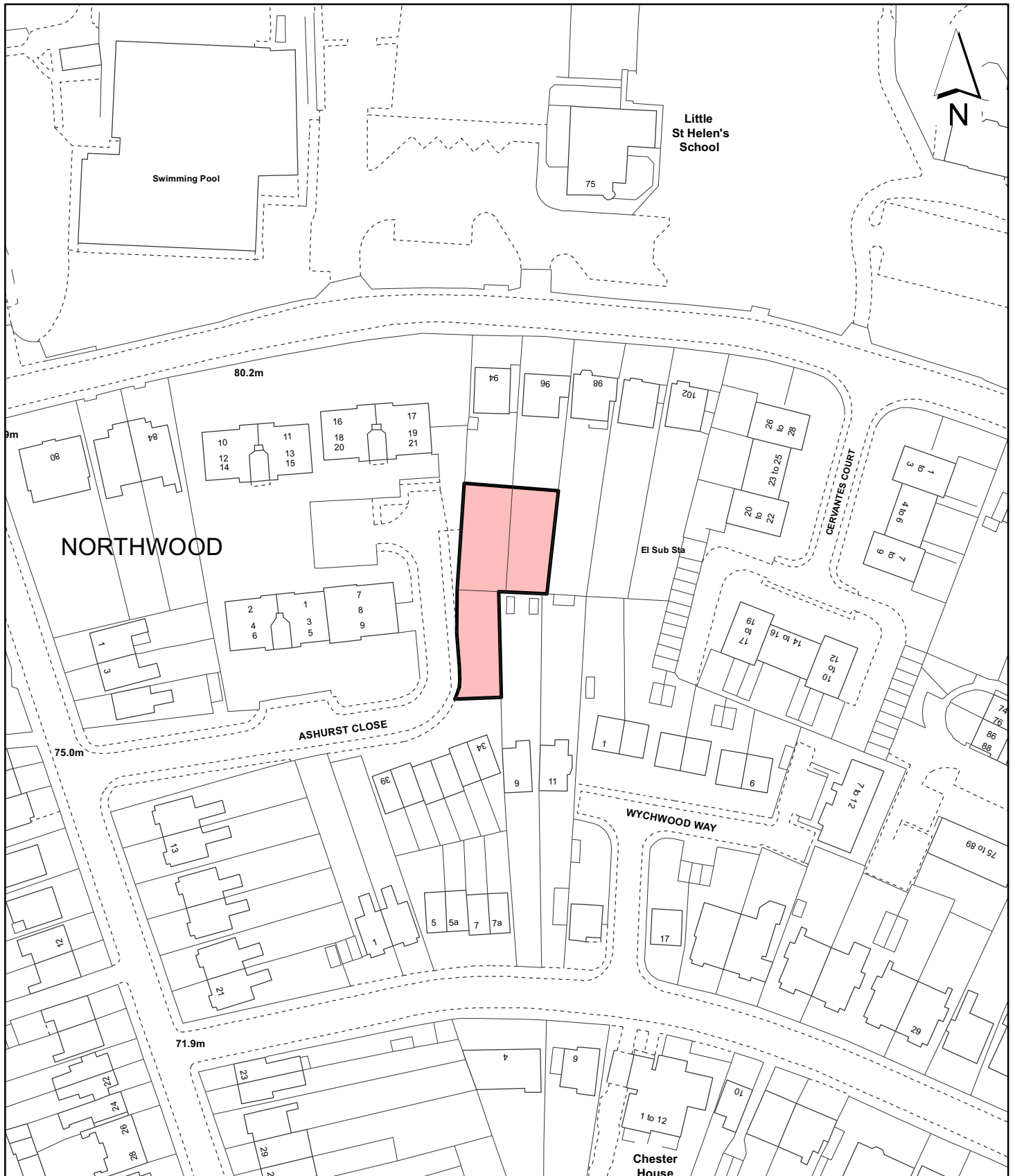
**AMENDED
 PLAN**

31 Daydon Road
 Newlon Longville
 Milton Keynes
 MK17 0BH
 Fax: 01908 646882
 Telephone: 01908 644130


GBA
GEOFFREY BUNYAN ASSOCIATES
 Planning and Architectural Consultancy
 Landscape Design

Land rear of 94/96 Green Lane
 Northwood Middlesex HA6 1AJ
 Landscaping Proposals

Dwg. No. **GBA 0272 02**
 Date: March 2012



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Site Address

**Land to the rear of
94 - 96 Green Lane
Northwood**

Planning Application Ref:

66134/APP/2012/718

Planning Committee

North Page 154

Scale

1:1,250

Date

**August
2013**

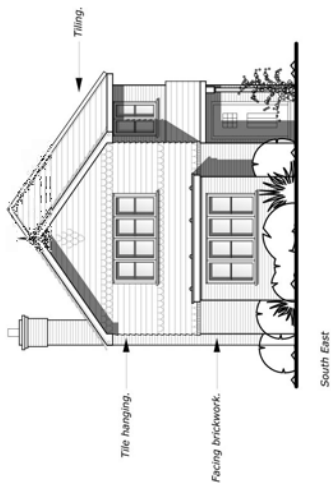
**LONDON BOROUGH
OF HILLINGDON**

Residents Services

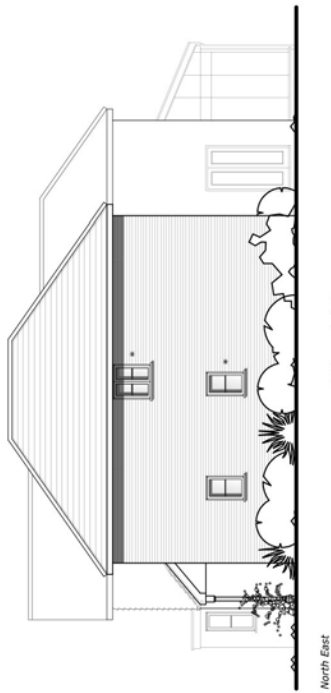
Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 250111



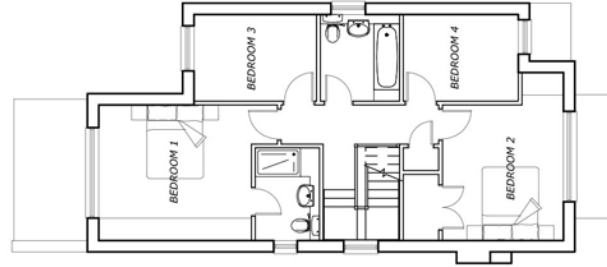
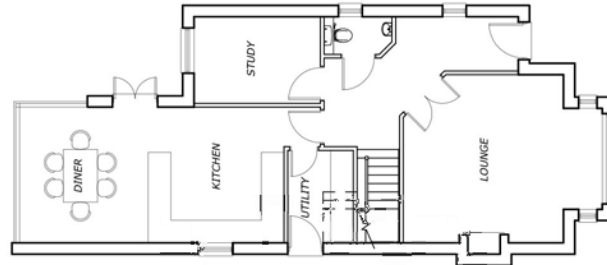
HILLINGDON
LONDON



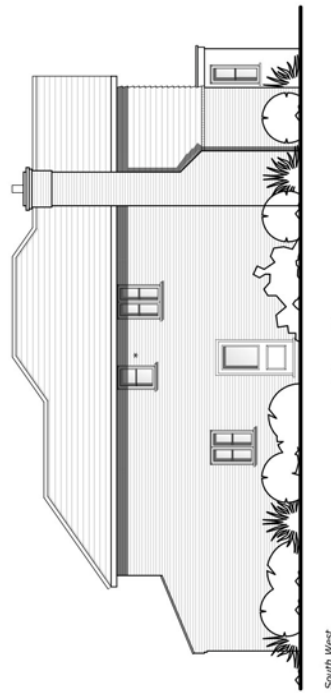
South East



North East



North West



South West

Floor Plans and Elevations
Plot 1

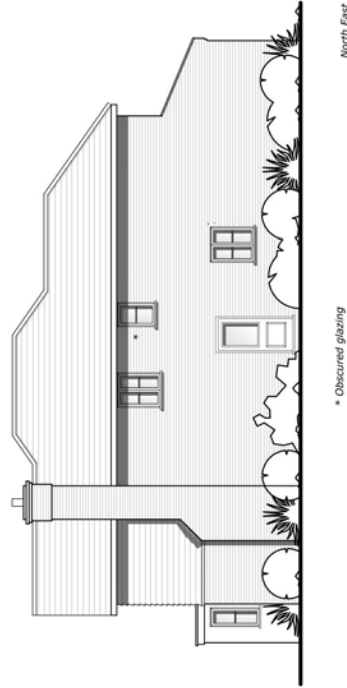
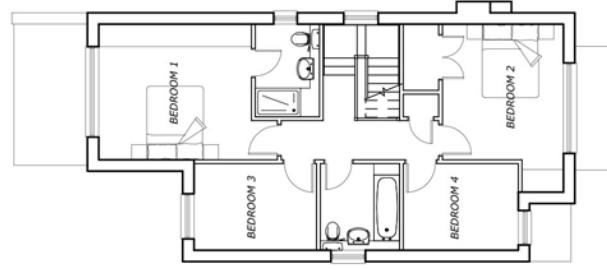
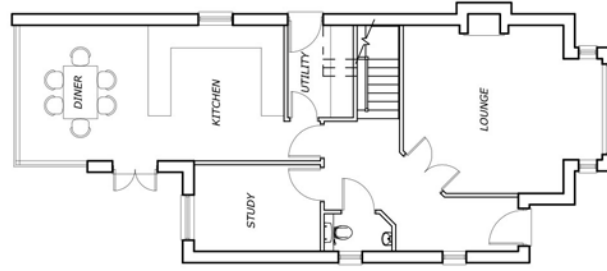
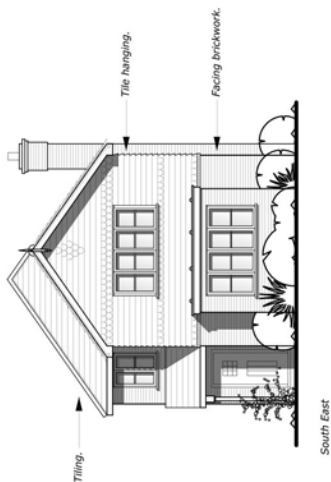


Rev. A reference to plot 2 removed 3-6-13

Drawn by	12 / 3265 / 11	Author	A
Date	16 / 2 / 12	Scale	1:100@A2

W J Macleod
 ARCHITECT
 720 High Street Northwood Middlesex HA8 9LE
 phone: 01882 680000

LAND AT 43 THE DRIVE, NORTHWOOD, MIDDLESEX.



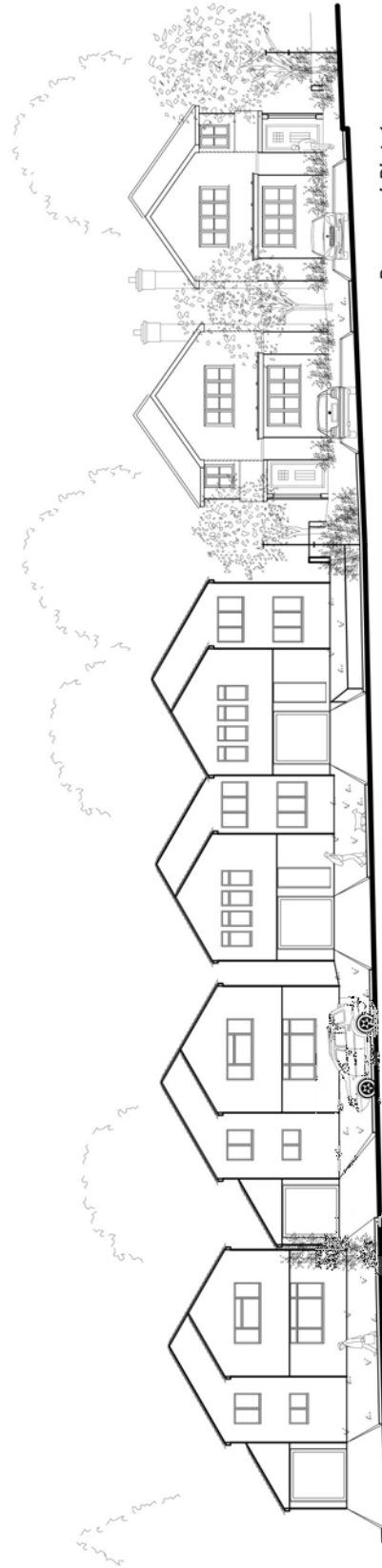
Floor Plans and Elevations
 Plot 2



W J Macleod
 ARCHITECT
 750 High Street, Northwood, Middlesex HA8 9LE
 phone: 01882 68000

Drawn by	WJ
Checked by	WJ
Date	12 / 3 / 2015 / 13
Scale	16 / 2 / 12
Plot	1:100@A2

LAND AT 43 THE DRIVE, NORTHWOOD,
 MIDDLESEX.



KNOLL CRESCENT - WEST

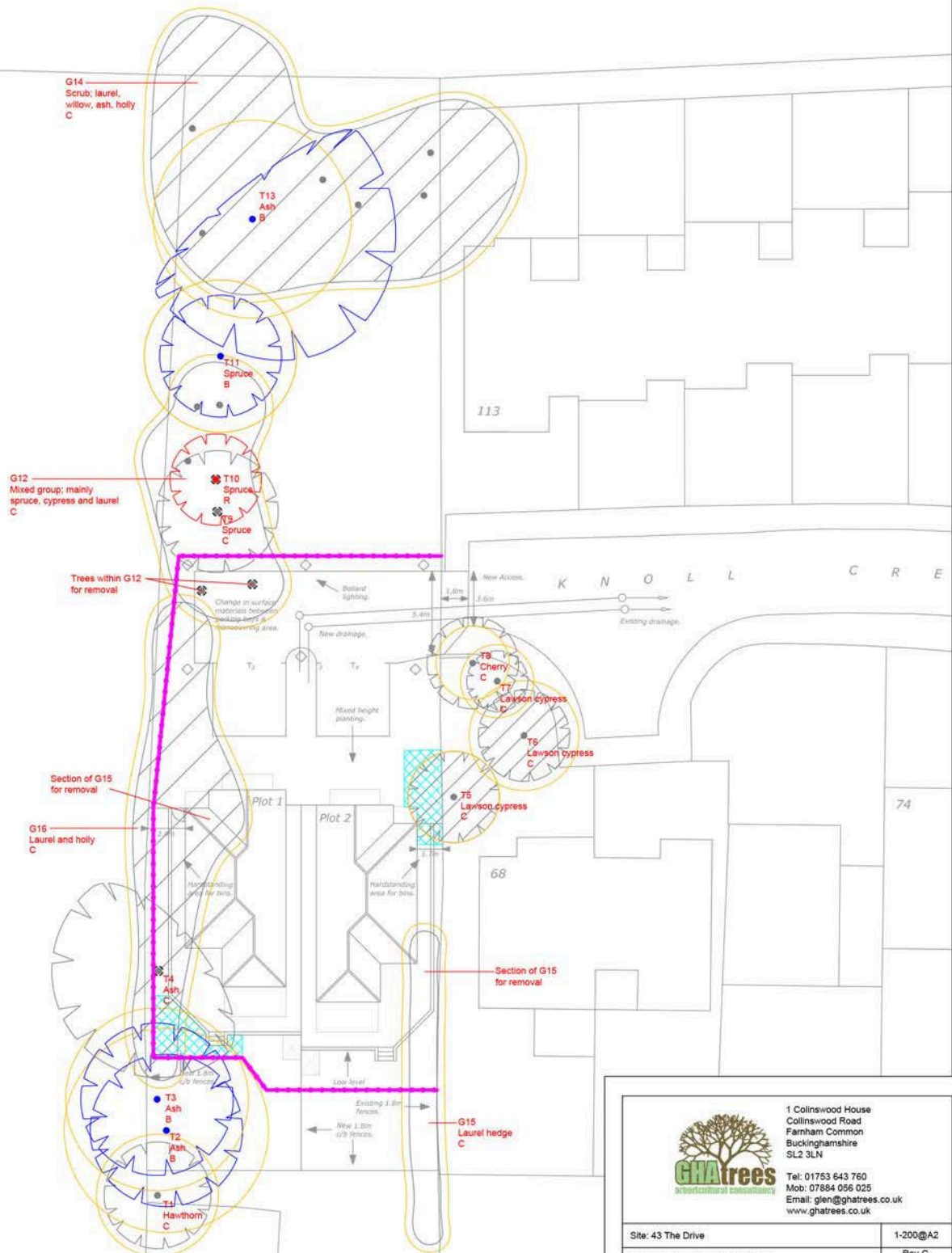
STREET SCENE / SITE SECTION



LAND AT 43 THE DRIVE, NORTHWOOD,
MIDDLESEX.

W J Macleod
ARCHITECT
70 High Street, Northwood, Middlesex, UK
Phone: 01883 84000

Drawing Number	12 / 3265 / 12	Revision	
Date	16 / 2 / 12	Drawn by	
Scale	1:200 @ A3	Drawn by	





GHA trees
arboricultural consultancy

1 Collinswood House
Collinswood Road
Farnham Common
Buckinghamshire
SL2 3LN

Tel: 01753 643 760
Mob: 07884 056 025
Email: gha@ghatrees.co.uk
www.ghatrees.co.uk

Site: 43 The Drive	1-200@A2
Drawing Title: Tree Protection Plan	Rev C, May 2013

Key:

- Category A
- Category B
- Category C
- Category R
- Tree Proposed for Removal
- Scaffolding within the RPA / Ground Protection
- Tree Protection Fencing

Category

Root Protection Area

Tree Position Approximate (not shown on original survey)



Crown Spread

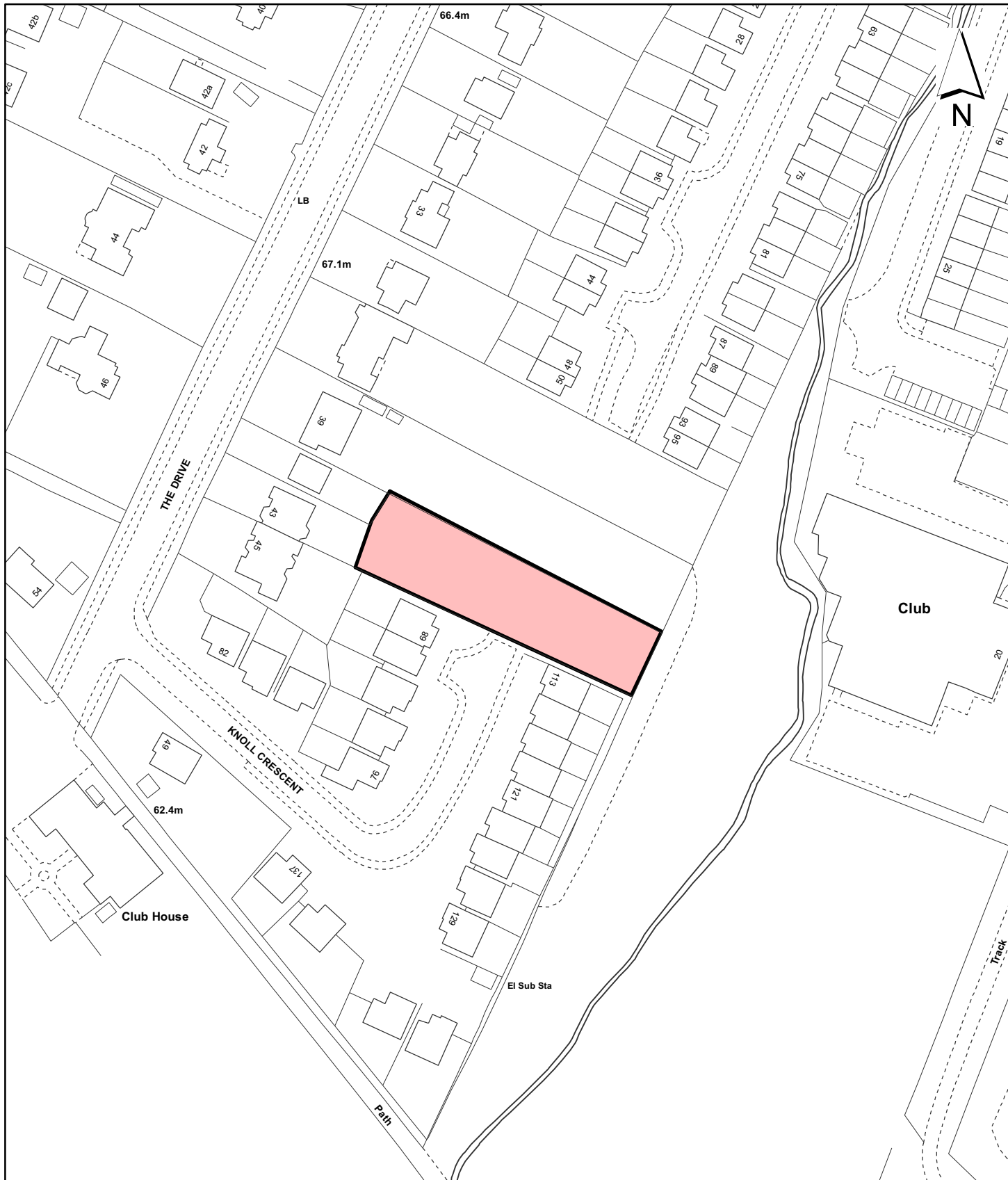
Tree Number



Species

Category

Tree Position Approximate (not shown on original survey)

Scaffolding within the RPA / Ground Protection



<p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2013 Ordnance Survey 100019283</p>	<p>Site Address</p> <p style="text-align: center;">Land rear of 41 and 43 The Drive Northwood</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p>Residents Services</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p style="text-align: center;">68458/APP/2013/1405</p>	<p>Scale</p> <p style="text-align: center;">1:1,250</p>	
	<p>Planning Committee</p> <p style="text-align: center;">North Page 161</p>	<p>Date</p> <p style="text-align: center;">July 2013</p>	

Report of the Head of Planning, Sport and Green Spaces

Address GARAGES LAND ADJACENT TO 27 LEES AVENUE NORTHWOOD

Development: 2 x two storey, 4-bedroom, semi-detached dwellings with associated parking and amenity space and enlargement of vehicular crossover to front, involving demolition of existing garages

LBH Ref Nos: 69195/APP/2013/1310

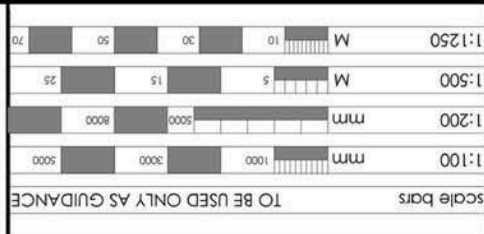
Date Plans Received: 21/05/2013

Date(s) of Amendment(s): 21/05/2013

Date Application Valid: 05/06/2013

05/06/2013

CON NOTE: CONSULT WITH ANY DESIGNER NOTE ON SPECIFICATION AND DRAWINGS.
 The information shown on this drawing has been prepared from information provided to us by the client. We have not carried out any field verification of the information shown on this drawing. We do not accept any liability for any errors or omissions which could cause injury, loss, damage or inconvenience to any person. The information shown on this drawing is for guidance only and should not be relied upon for any purpose. It is the responsibility of the client to ensure that the information shown on this drawing is accurate and complete. We do not accept any liability for any errors or omissions which could cause injury, loss, damage or inconvenience to any person. The information shown on this drawing is for guidance only and should not be relied upon for any purpose. It is the responsibility of the client to ensure that the information shown on this drawing is accurate and complete.

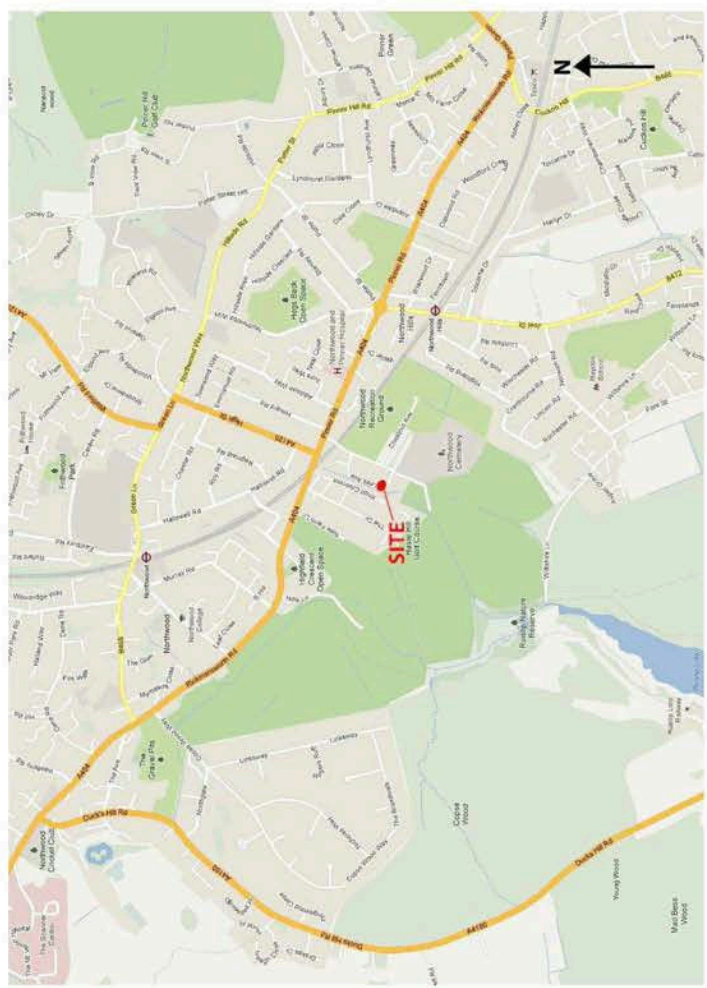


A 3105 Site Outline Corrected
 Revision Date Notes
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hester Architects Limited
 2 Drayton House Court
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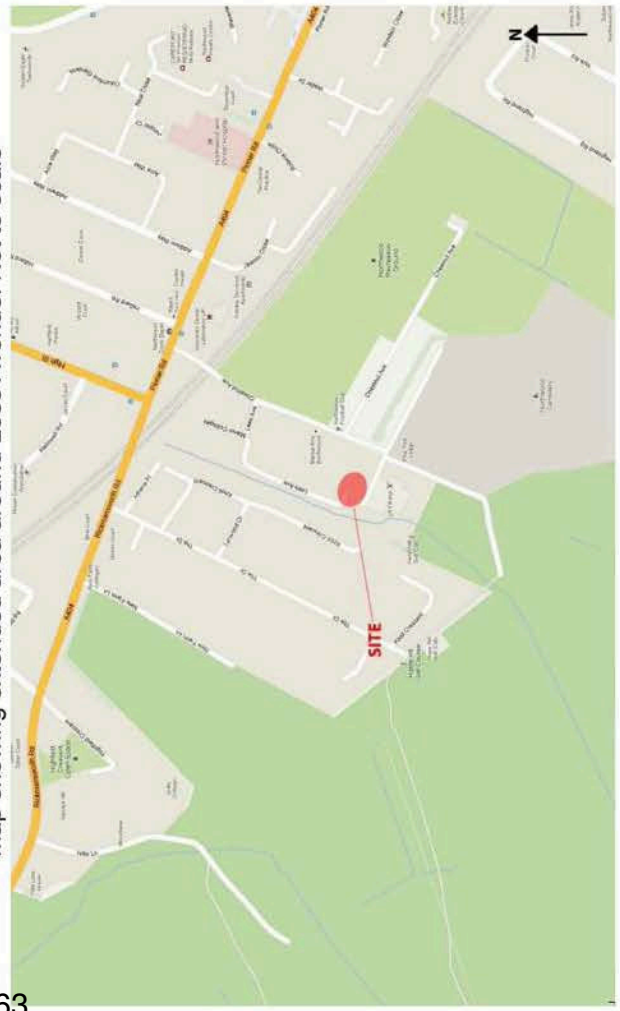
Project: Lees Avenue Garage Site
 Location: Lees Avenue, Ruislip
 For: Ruislip Manor Cottage Society
 Drawing: Site Context and Red Line Plan
 Scale: @ A3
 Drawn by: SL
 Date: 01/02/13
 Checked by: A
 Job No: 15005
 Drawing No: 001
 Rev: A



Site and other homes owned by RMCS (Scale 1:1250)



Map showing extended area around Lees Avenue. Not to scale



Map showing Lees Avenue and surrounding area. Not to scale
 0 (50mm intervals)

CONTRACTOR DESIGNER'S NOTES ON SURVEY DATA:
 The following notes apply to all surveys which have been carried out by Hester Architects. These notes are intended to avoid any misunderstanding or confusion on the part of the client or the contractor.
 The following notes should be read in conjunction with the survey data and should be read in conjunction with the survey data and should be read in conjunction with the survey data.
 These notes relate to the information shown on the drawings and should be read in conjunction with the survey data and should be read in conjunction with the survey data.
 Particular note should be taken of the following notes which are highlighted with a red triangle on the drawing and noted below.

A 27.06.13 Red line Revised
 Revision | Date | Notes
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Project
 Lees Avenue Garage Site
 Lees Avenue, Ruislip.
 For
 Ruislip Manor Cottage
 Society
 Drawing Title
 Existing Survey
 Scale
 1 : 200 @ A3
 Drawn by / Date
 SL 02/05/13
 Checked
 15005
 Drawing No.
 002
 Rev.
 A



CONTRACT NOTES: DRAWING NO. 03/06 - REVISIONS NOTES ON SIGNIFICANT TECHNICAL ASPECTS

The following data could not be designed out and should be carefully reviewed on site during the construction of the building. It is the responsibility of the contractor to ensure that the building is constructed in accordance with the information shown on these notes. These notes are for information only and are not intended to be used as a substitute for the contract documents. The contractor is responsible for ensuring that the building is constructed in accordance with the contract documents. The contractor is responsible for ensuring that the building is constructed in accordance with the contract documents. The contractor is responsible for ensuring that the building is constructed in accordance with the contract documents.

Particular hazardous areas are highlighted with a triangle on the drawing and noted below.

TO BE USED ONLY AS GUIDANCE

Scale	bars
1:100	mm 1000 3000 5000
1:200	mm 500 1500 3000 5000
1:500	M 25 50 100 150 200
1:1250	M 10 20 30 40 50 60 70

B 03/06 Kerb edge corrected
 A 03/06 Revised Garden Plan

Revision Date Notes
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Project
 Lees Avenue Garage Site
 Lees Avenue, Ruislip

For
 Ruislip Manor Cottage
 Society

Drawing Title
 Ground Floor Plan

Scale
 1 : 100 @ A3

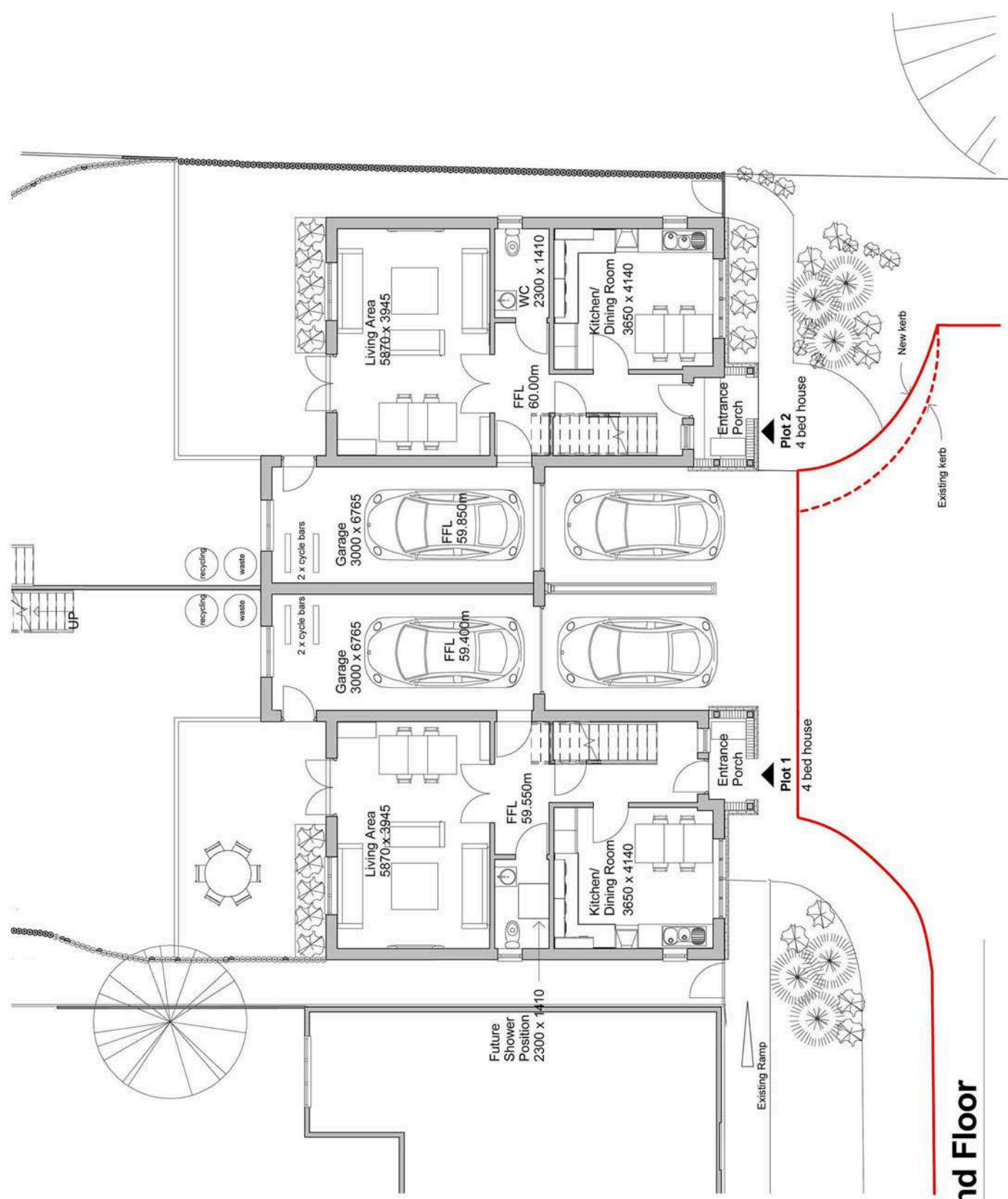
Drawn by
 SL

Checked by
 01/02/13

Job No.
 15005

Drawing No.
 004

Rev.
 B



2 Ground Floor
 1:100
 @ (50mm intervals)

CON NOTE: ON 15/01/2013, THE DESIGNER'S NOTE ON SPECIFICATION 2007, DESIGNER'S NOTE ON SPECIFICATION 2007, HAS BEEN REVISED.

The following details could not be designed out and should be carefully monitored on the during the construction phase and during any future alterations to the building. The following techniques which could cause future hazards, are highlighted in red on the drawings or otherwise highlighted on the drawings and noted below.

These notes relate to the information shown on the drawings. It is the responsibility of the contractor to ensure that the work is carried out in accordance with the design and to consult with the design team if any doubt arises. The contractor is not to be held responsible for any damage to the building or any other property or person arising from the work.

Particular hazardous areas are highlighted with a triangle on the drawings and noted below.

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Scale	mm	mm	mm	M	M	M
1:100	5000	3000	1000	10	5	2.5
1:200	8000	5000	2000	20	10	5
1:500				50	25	12.5
1:1250				200	100	50

B 03/06 Kerb edge corrected
 A 03/06 Revised Garden Plan

Revision Date Notes
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Project
 Lees Avenue Garage Site
 Lees Avenue, Ruslip

For
 Ruslip Manor Cottage
 Society

Drawing Title
 First Floor Plan

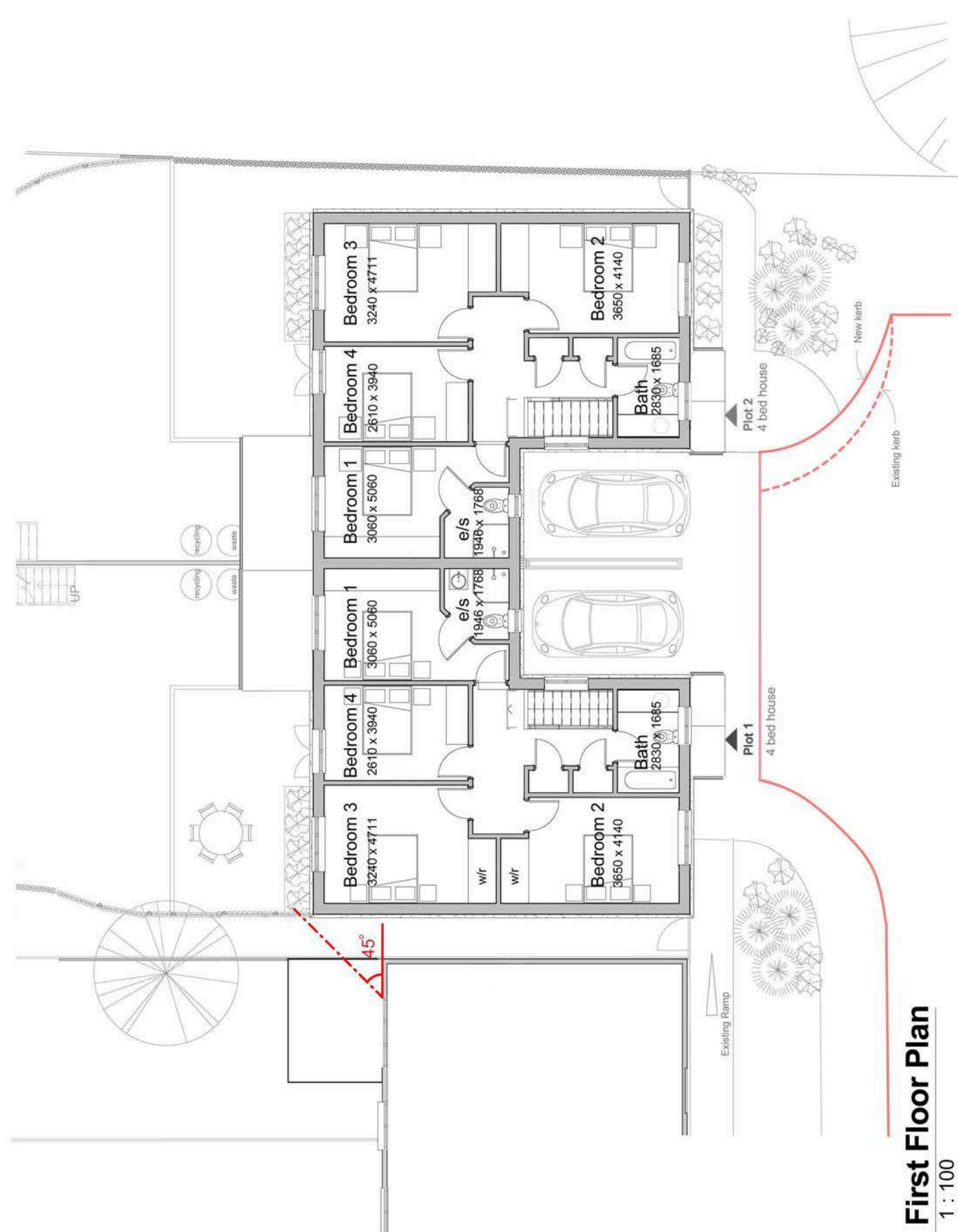
Scale
 1:100 @ A3

Drawn by/Date
 SL 01/02/13

Checked
 15/003

Rev
 005

B



1 First Floor Plan
 1:100
 (50mm intervals)

CDM NOTE:
CDM REGULATION 2007 - DESIGNERS NOTES ON
SIGNIFICANT RESIDUAL RISKS

In preparing this design Hester Architects have
conducted a thorough site investigation and
which could cause future hazards when
constructing, using, maintaining or de-
commissioning the building.

The following risks could not be designed out and
are therefore residual risks. The design team
construction period and during any future
maintenance of the structure. Remedial works on
this drawing. Only significant risks which are
considered to be unmitigated or unlikely to be obvious
highlighted. This information is subject to revision on
the design develops.

Particularly hazardous areas are highlighted with  on the drawing and noted below.



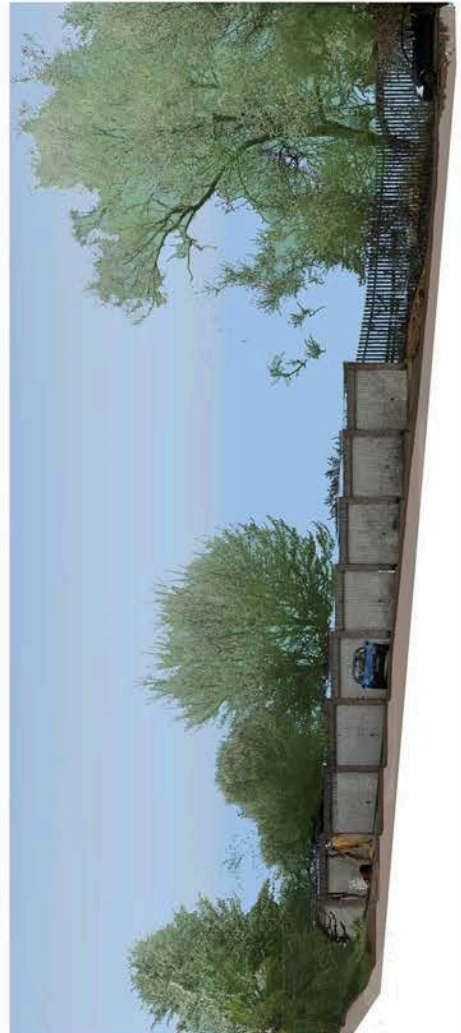
1
Existing Street Elevation -
Northwest Elevation

Scale 1:100



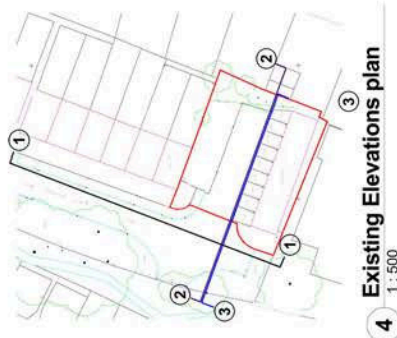
Page **28**
Southwest Elevation -
Facing Terraced Houses

Scale 1:100



3
Northeast Elevation -
Facing Garages

Scale 1:100



4 Existing Elevations plan
1:500

NOTE: The above images are very accurate 3 dimensional laser scan surveys and can be measured to within 5mm

0 (50mm intervals)

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Project
Lees Avenue Garage Site
Lees Avenue, Ruislip

For
Ruislip Manor Cottage Society

Drawing title
Existing Site Elevations

Scale: As Indicated @ A1

Drawn by	Date	Checked
SL	31/05/13	Checker

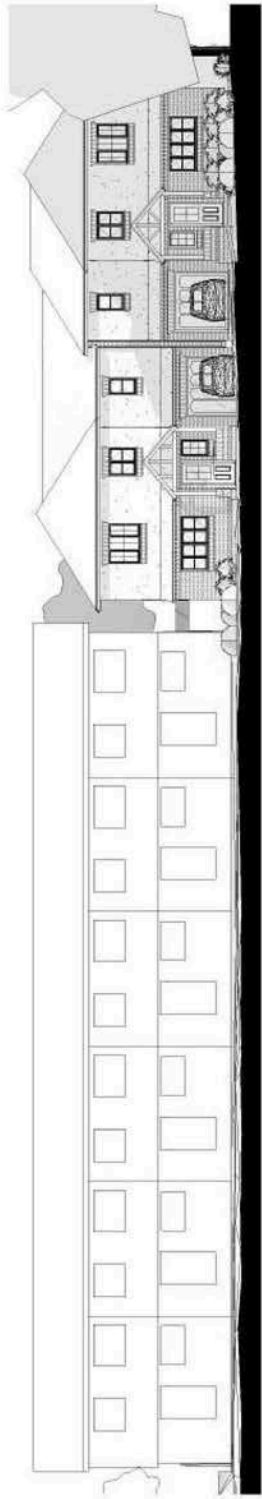
Job No.	Drawing No.	Rev.
13005	012	

CON NOTE: DRAWING NUMBER, DATE, DESIGNER'S NOTE ON SPECIFICATION, AND ANY OTHER INFORMATION SHOULD BE ATTEMPTED TO CARRY OVER TO THE NEXT DRAWING TO AVOID REPEATING INFORMATION WHICH COULD CAUSE FUTURE HAZARDS TO OCCUR. THE INFORMATION SHOULD BE REPEATED ON THE DRAWING TO WHICH IT APPLIES.

The following notes should not be designed out and should be carefully monitored on the drawing during construction and during any future alterations. These notes relate to safety information shown on drawings. It is the responsibility of the designer to ensure that the information is clearly and unambiguously stated on the drawing and is not subject to revision at the design developer's discretion. Particular hazardous areas are highlighted with a triangle on the drawing and noted below.

1 Street Elevation

1 : 200



Roof height of neighbouring houses

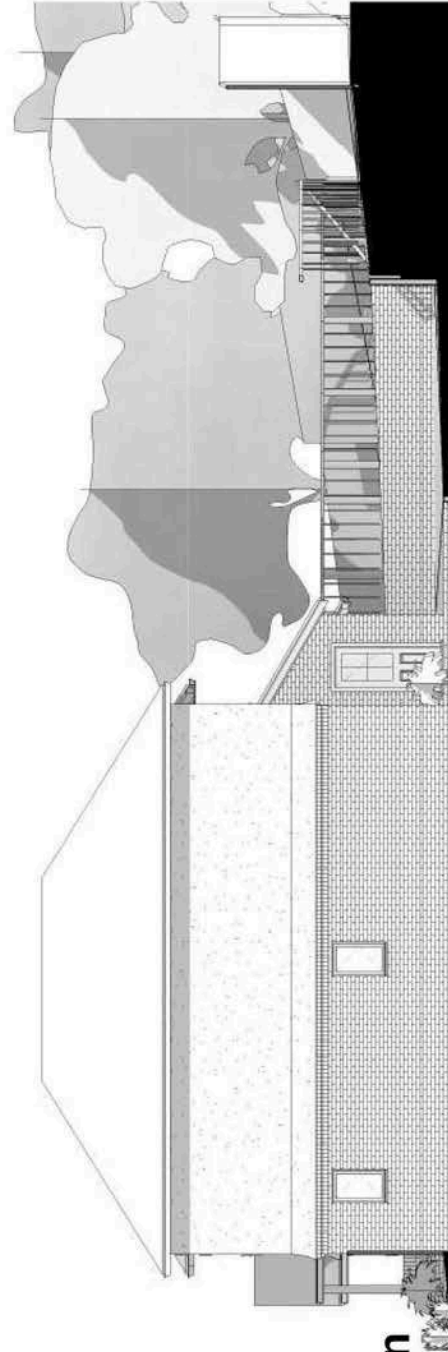
2 North West Elevation

1 : 100



3 South West Elevation

1 : 100



TO BE USED ONLY AS GUIDANCE

1:100	mm	1000	3000	5000	8000
1:200	mm	500	1500	2500	4000
1:500	M	5	15	25	40
1:1250	M	10	30	50	70

Revision	Date	Notes
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Project Lees Avenue Garage Site Lees Avenue, Ruislip		
For Ruislip Manor Cottage Society Elevations 1		
Drawing Title Elevations 1		
Scale As indicated @ A3		
Drawn by SL		
Date 01/02/13		
Checked 15005		
Drawing No. 007		
Rev.		

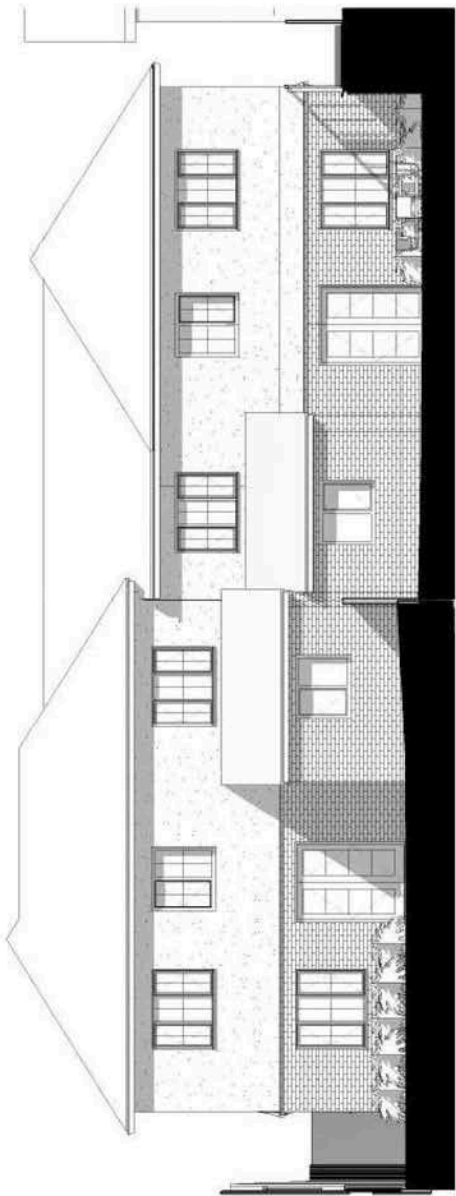
CON NOTE: DRAWING NUMBER, DATE, DESIGNER'S NOTE ON SPECIFICATION, AND ANY OTHER INFORMATION WHICH HAS BEEN ADDED TO THE DRAWING SINCE IT WAS FIRST ISSUED. THESE NOTES RELATE TO THE INFORMATION SHOWN ON THIS DRAWING AND ARE NOT TO BE CONSIDERED AS A SUBSTITUTE FOR THE INFORMATION SHOWN ON ANY OTHER DRAWING. THE INFORMATION SHOWN ON THIS DRAWING IS SUBJECT TO REVISION AS THE DESIGN DEVELOPS. PARTICULARLY NOTABLE ARE HIGHLIGHTED WITH A TRIANGLE ON THE DRAWING AND NOTED BELOW.

Scale bars

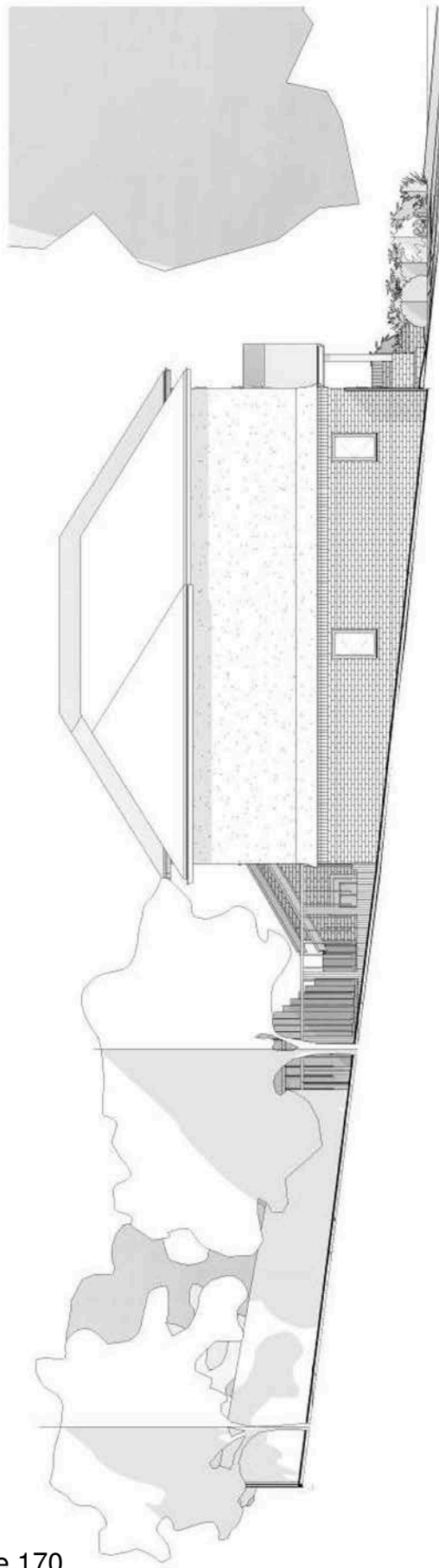
1:100	mm	1000	3000	5000
1:200	mm	5000	8000	
1:500	M	5	15	25
1:1250	M	10	30	50

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Project Lees Avenue Garage Site Lees Avenue, Ruislip		
For Ruislip Manor Cottage Society		
Drawing Title Elevations 2		
Scale	1 : 100 @ A3	
Drawn by	Date	Checked
SL	01/02/13	Checke
15005	Drawing No.	008
	Rev.	



1 South East Elevation
1 : 100

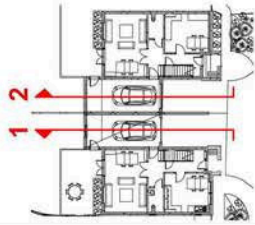


2 North East Elevation
1 : 100

CAD NOTE: CONSULTATION AND DESIGNER'S NOTE ON SIGNIFICATION AND USE OF THESE DRAWINGS. The following information is provided to assist in the interpretation of the drawings. It is the responsibility of the client to ensure that the drawings are used in accordance with the intended purpose and that the drawings are not used for any other purpose. The following information is provided to assist in the interpretation of the drawings. It is the responsibility of the client to ensure that the drawings are used in accordance with the intended purpose and that the drawings are not used for any other purpose.

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Particularly hazardous areas are highlighted with a red dashed line on the drawing and noted below.



Section Lines
1 : 500

Revision	Date	Notes
A	03/06	Revised Garden Plan

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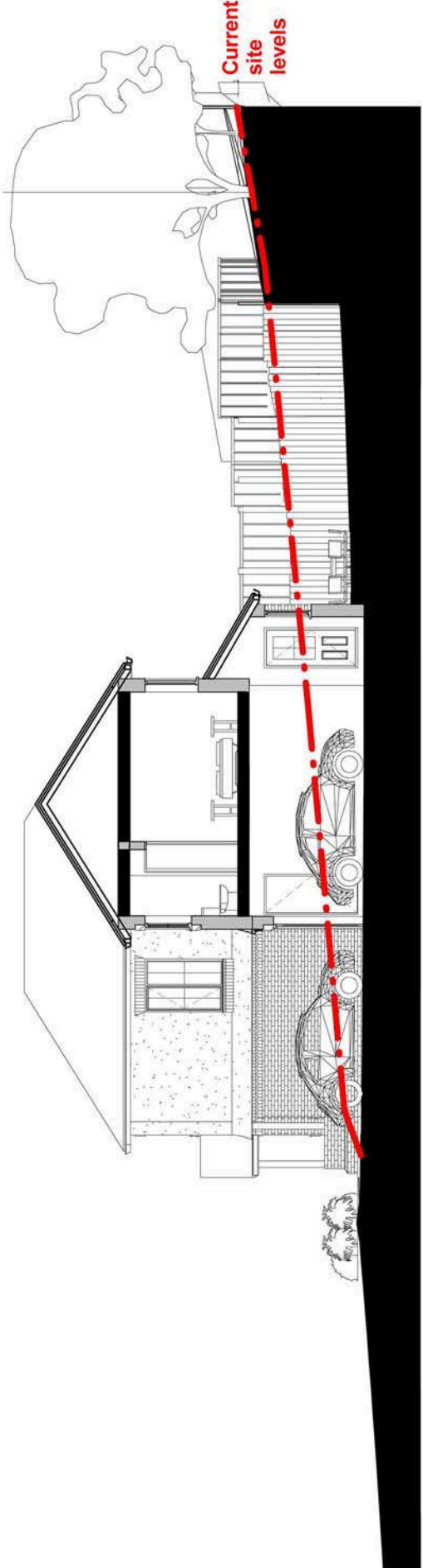
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Project
Lees Avenue Garage Site
Lees Avenue, Ruislip

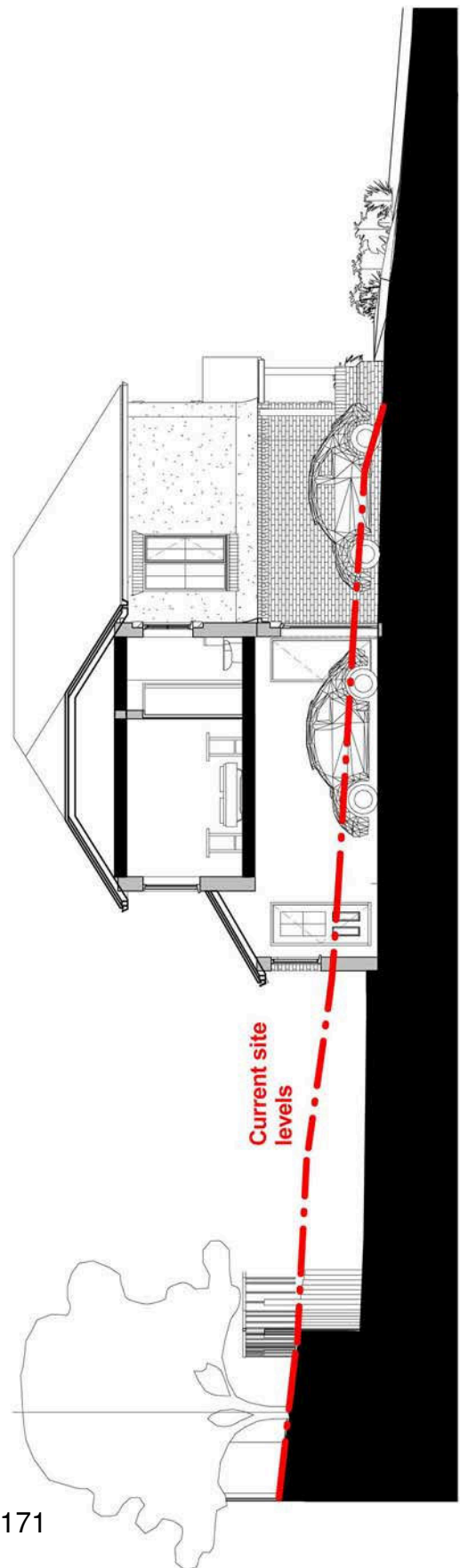
For
Ruislip Manor Cottage
Society

Drawing Title
Sections

Scale	As indicated @ A3
Drawn by	01/02/13
Checked by	
Job No.	15005
Drawing No.	009
Rev.	A



1 Section 1 - Left House
1 : 100



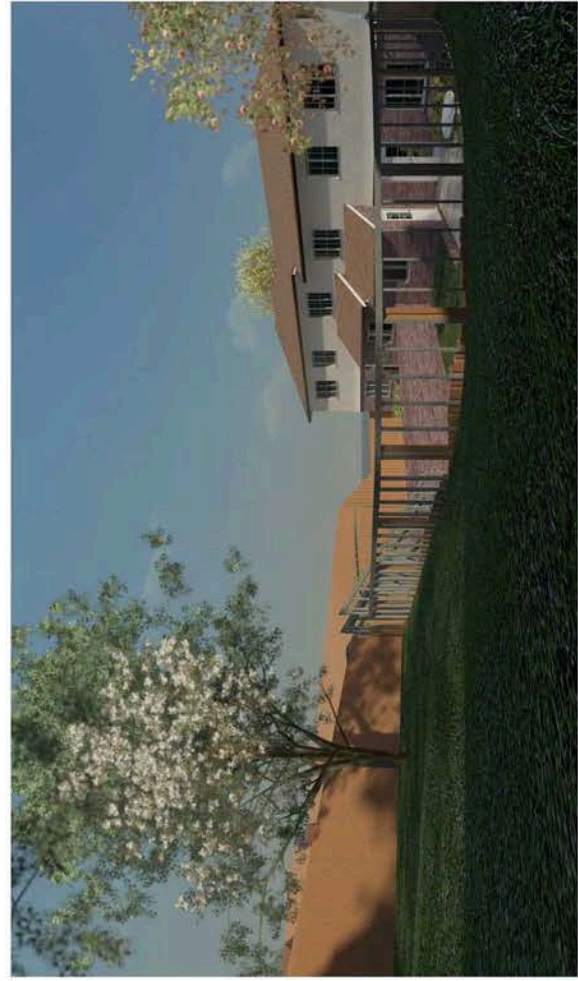
2 Section 2 - Right House
1 : 100

0 (50mm intervals)



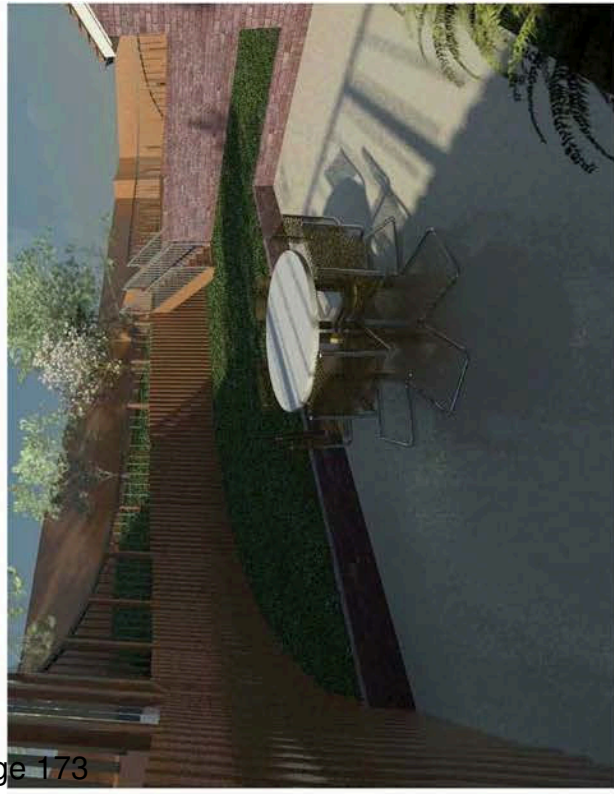
Rear Garden view - House B

1



Upper Garden of House A

2



Patio from House A

3



Rear garden elevated

4

CON NOTE: DRAWINGS MAY DESIGNS NOTES ON SPECIFICATIONS AND CONTRACT DOCUMENTS. HESTER ARCHITECTS HAS ATTEMPTED TO CANNOTING MODELS AND TECHNIQUES WHICH COULD CAUSE FUTURE HAZARDS OR CONFLICTS WITH THE INTENT OF THE DRAWING OR THE BUILDING.

The following risks could not be designed out and should be carefully monitored on the during the construction phase and during any future occupation of the building. These risks relate to the information shown on these notes relate to the information shown on these notes. The information shown on these notes is for information only and should not be considered to be a warranty or liability to be taken over by a competent contractor or other party. The information shown on these notes is subject to revision as the design develops.

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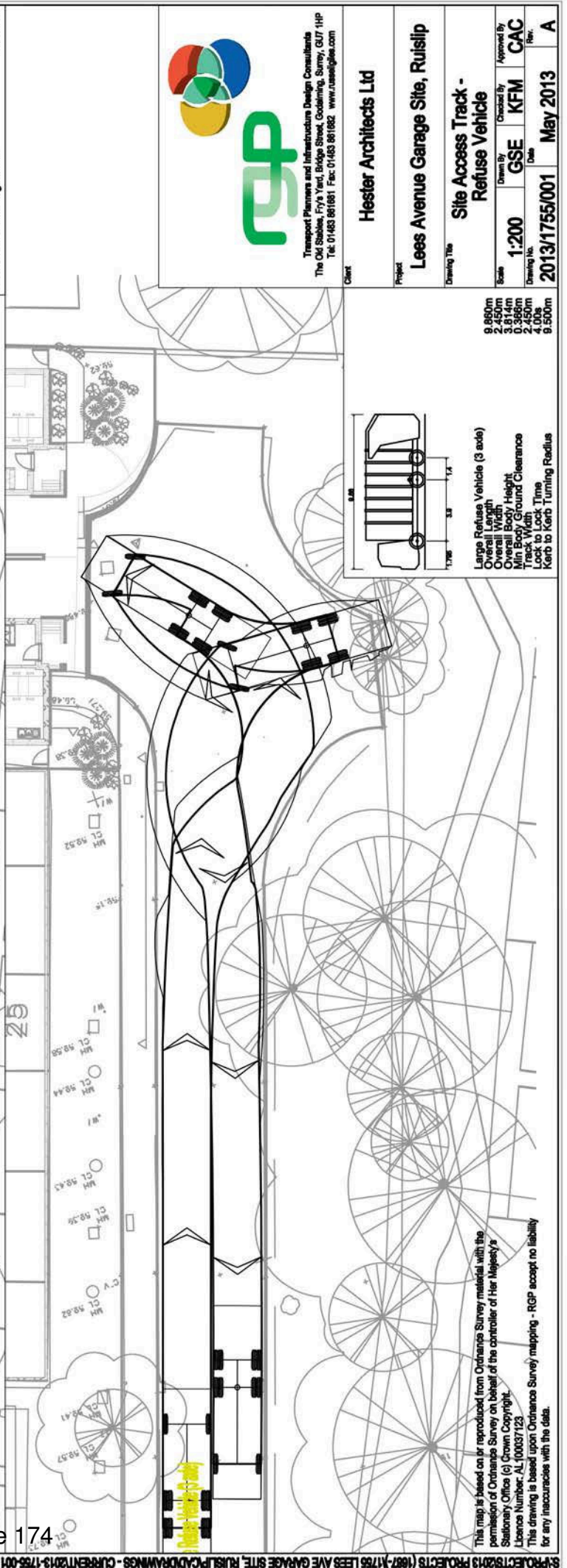
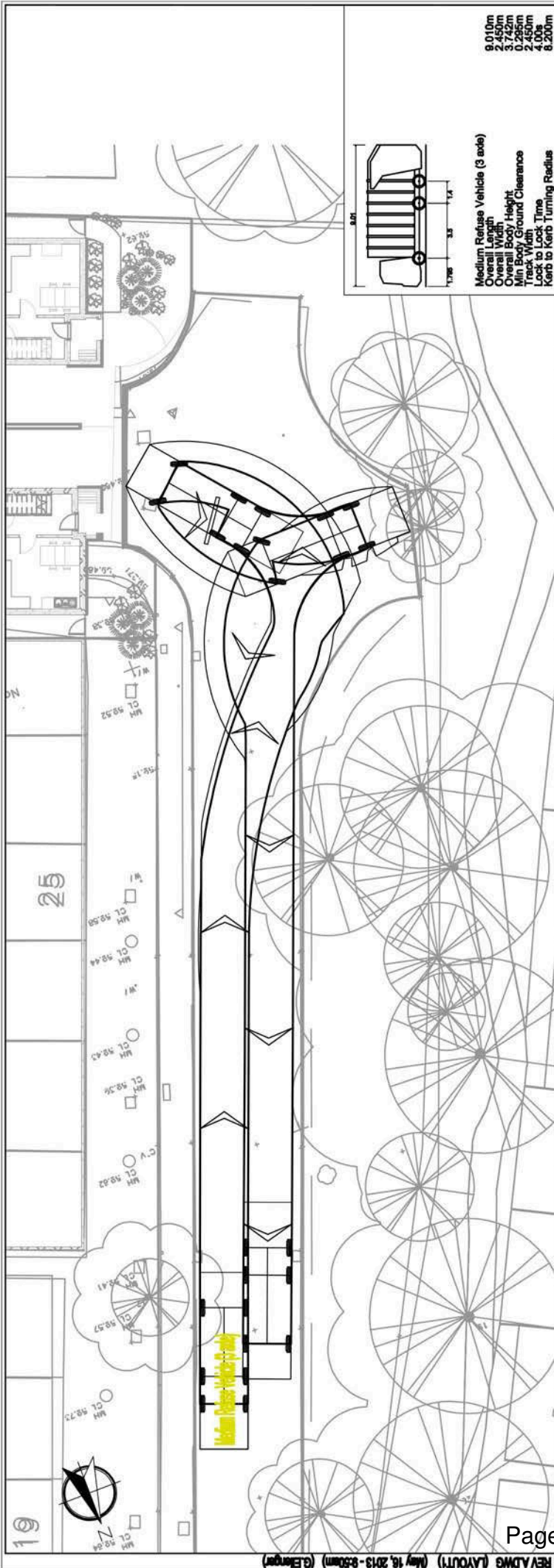

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Project
Lees Avenue Garage Site
Lees Avenue, Rudlip

For
Ruislip Manor Cottage
Society

Drawing Title
Perspectives 2

Scale	1 : 1 @ A3
Issue No	04/25/13
Author	Checke
Job No	Drawing No
15005	011
Rev.	

Transport Planners and Infrastructure Design Consultants
 The Old Stables, Fry's Yard, Bridge Street, Godalming, Surrey, GU7 1HP
 Tel: 01483 861881 Fax: 01483 861882 www.rusalegale.com

Client Hester Architects Ltd
Project Lees Avenue Garage Site, Ruislip
Drawing Title Site Access Track - Refuse Vehicle
Scale 1:200
Drawn By GSE
Checked By KFM
Approved By CAC
Drawing No. 2013/1755/001
Date May 2013
Rev. A

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 CDM REGULATIONS 2007 DESIGNERS NOTES ON COMPETENCE AND QUALITY OF WORK
 The following notes are intended to assist in the design of the project and to ensure that the design is safe and sound. It is the responsibility of the designer to ensure that the design is safe and sound and to ensure that the design is in accordance with the relevant standards and regulations. These notes relate solely to information shown on this drawing and do not constitute a contract. It is the responsibility of the client to ensure that the design is in accordance with the relevant standards and regulations. The designer is not responsible for any errors or omissions in this drawing and is not liable for any consequences arising from the use of this drawing. Particular hazardous areas are highlighted with a red triangle on the drawing and noted below.

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Scale bars	mm	mm	M	M
1:100	5000	3000	1000	5
1:200	8000	5000	15	5
1:500			25	
1:1250			50	
			10	

C 27.06.13 Red line revised dimensions
 B 03/06 Vehicle Crossover dimensions
 A 03/06 Amended Garden Plans dimensions

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Project
 Lees Avenue Garage Site
 Lees Avenue, Noisip

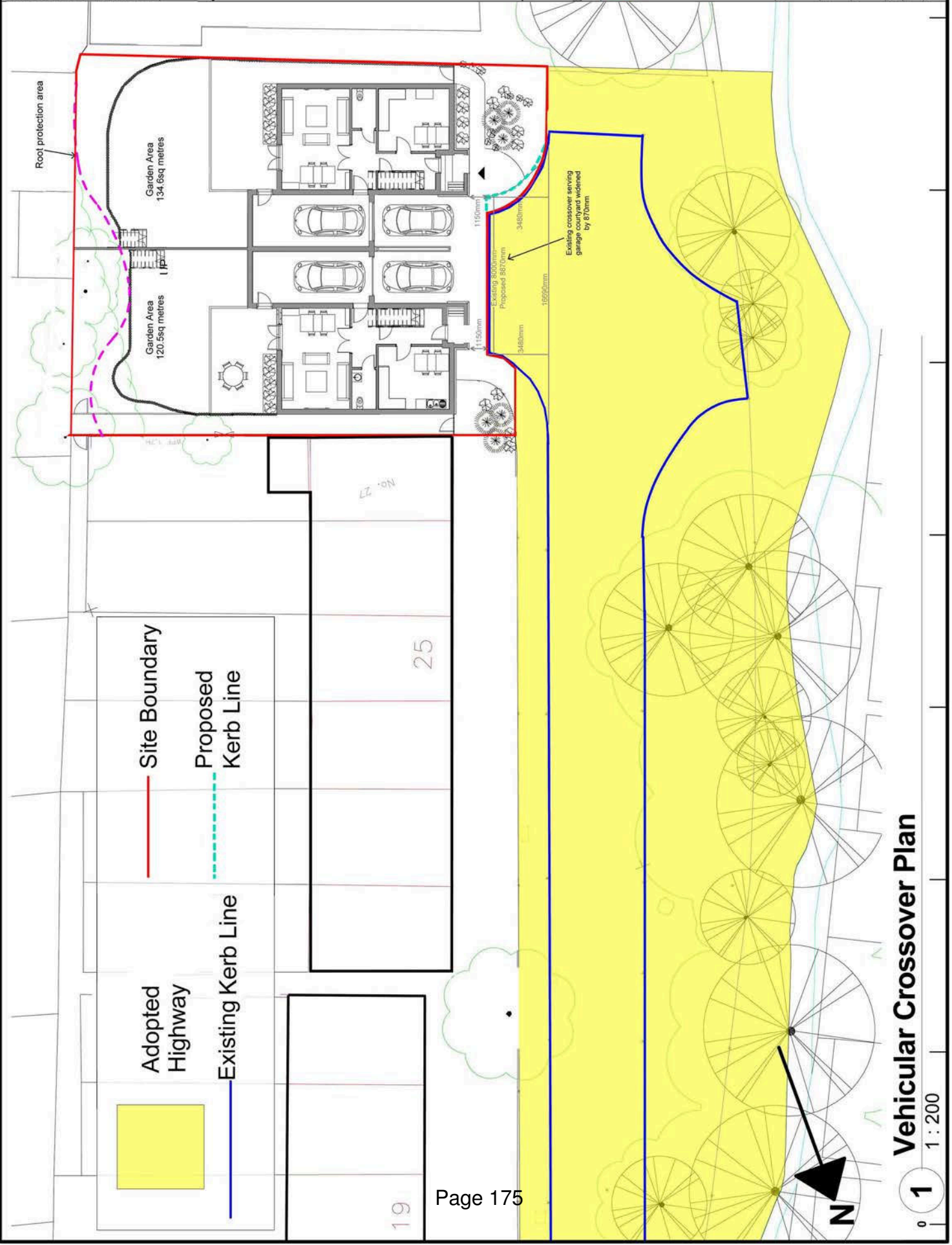
For
 Ruislip Manor Cottage Society

Drawing title
 Plan of site and turning circle

Scale 1 : 200 @ A3

Drawn by SL
 Checked by SL
 Date 02/05/13

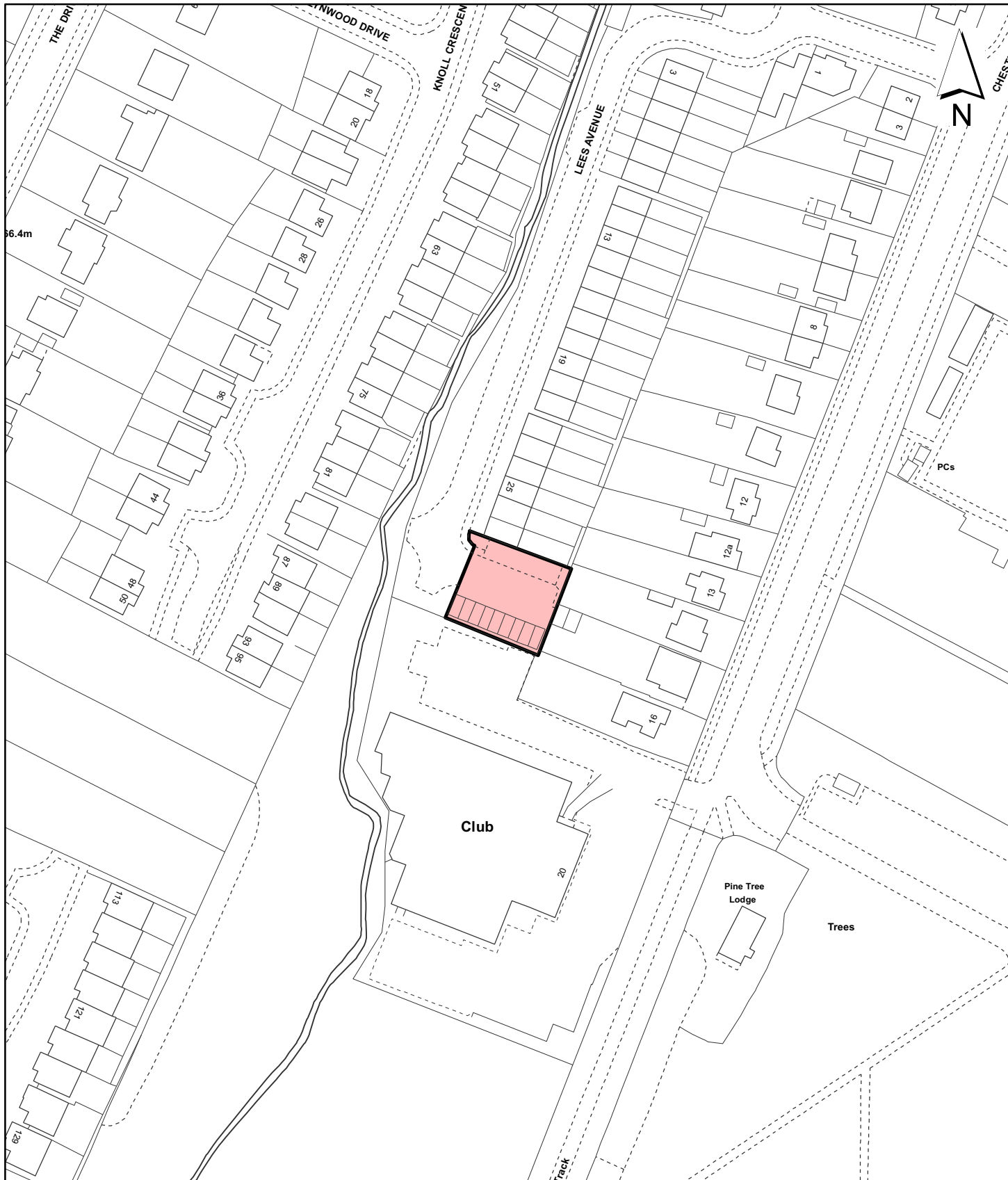
Job No. 15005
 Drawing No. 003
 Rev. C





Vehicular Crossover Plan

1 : 200

(50mm intervals)



<p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2013 Ordnance Survey 100019283</p>	<p>Site Address</p> <p align="center">Garages adjoining 27 Lees Avenue Northwood</p>		<p align="center">LONDON BOROUGH OF HILLINGDON</p> <p align="center">Residents Services</p> <p align="center">Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p align="center">69195/APP/2013/1310</p>	<p>Scale</p> <p align="center">1:1,250</p>	 <p align="center">HILLINGDON LONDON</p>
	<p>Planning Committee</p> <p align="center">North Page 177</p>	<p>Date</p> <p align="center">August 2013</p>	

Report of the Head of Planning, Sport and Green Spaces

Address LAND REAR OF 81-93 HILLIARD ROAD NORTHWOOD

Development: 2 x two storey, 3- bed detached dwellings with associated parking and amenity space, involving demolition of existing material shed, office building and material storage shelter.

LBH Ref Nos: 64786/APP/2013/1434

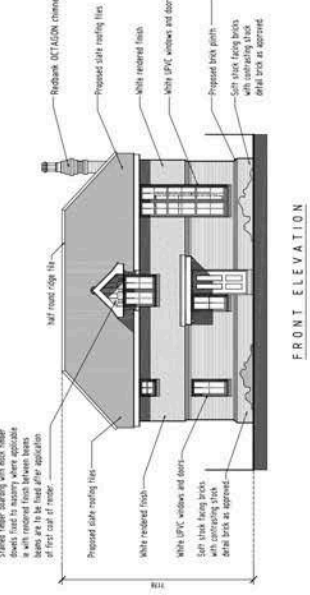
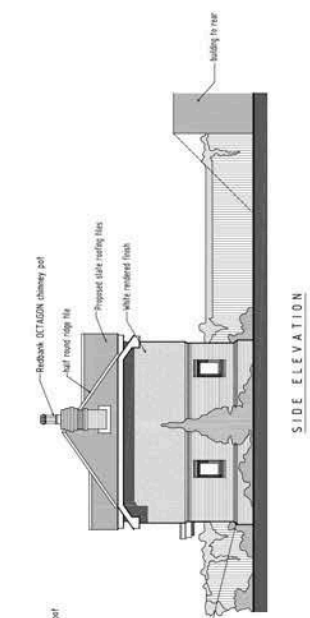
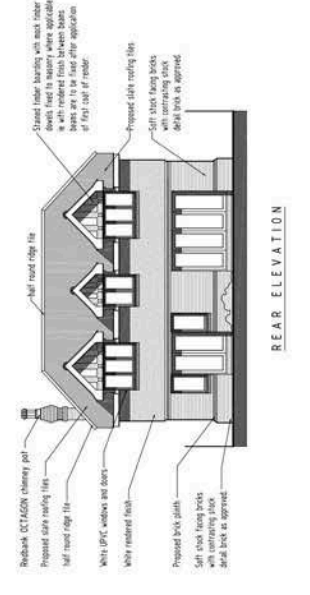
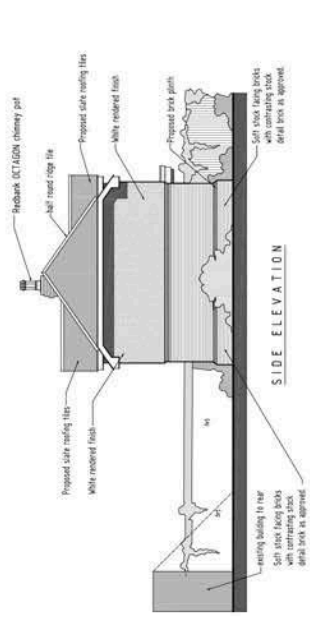
Date Plans Received: 31/05/2013

Date(s) of Amendment(s): 31/05/2013

Date Application Valid: 06/06/2013



- NOTES
1. All dimensions are to face unless otherwise stated.
 2. All dimensions are to face unless otherwise stated.
 3. All dimensions are to face unless otherwise stated.
 4. All dimensions are to face unless otherwise stated.
 5. All dimensions are to face unless otherwise stated.
 6. All dimensions are to face unless otherwise stated.
 7. All dimensions are to face unless otherwise stated.
 8. All dimensions are to face unless otherwise stated.
 9. All dimensions are to face unless otherwise stated.
 10. All dimensions are to face unless otherwise stated.



SCHEDULE OF AREAS (gross internal area)

Proposed dwelling	108 sqm
Combined living & dining	38 sqm
Proposed bathrooms	6 sqm
Proposed bedroom 1 (double)	13 sqm
Proposed bedroom 2 (single)	12 sqm
Proposed bedroom 3 (single)	8.5 sqm

Note: minimum internal floor area requirements

1 person bedroom	6.5 sqm
2 person bedroom	10 sqm



ddda

DESIGN ASSOCIATES
 ROOM HOUSE FARM ESTATE
 WINDSOR COMMON
 UPPERSIDE
 LUTON
 LU1 3JH
 T: 01525 831813
 E: info@ddda.co.uk
 www.ddda.co.uk

Client: **Mrs. G. FORD**

Project: **PLANNING PROPOSALS PLOT 1
 FLOOR PLANS AND ELEVATIONS**

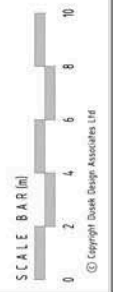
Project: **LAND REAR OF 81-93 HILLARD ROAD,
 NORTHWOOD, MIDDLESEX, HA6 7SL**

Drawn by: **15/08/2012** (drawn: FJ)

Scale: **1:100 A1** date: **12/03/2013**

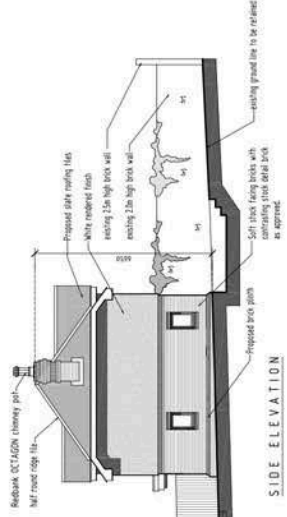
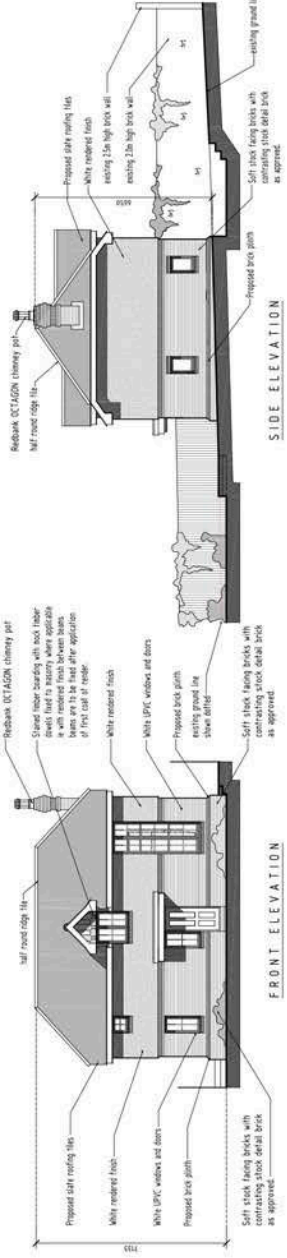
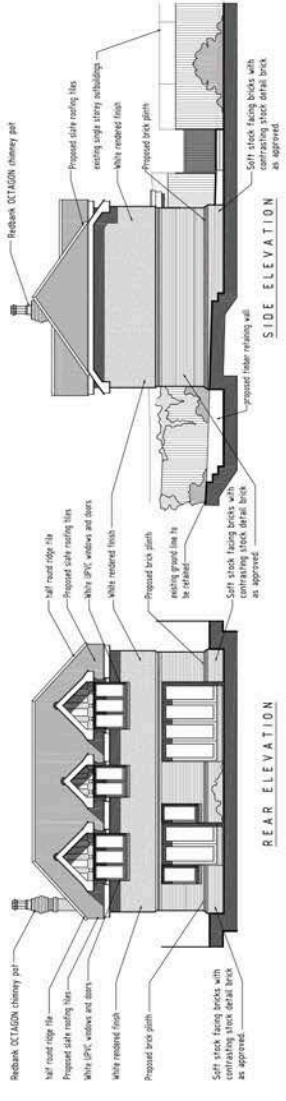
Rev: **1** description: **150 sq ft**

Issue history: **Tuesday, 28 May, 2013 16:30:21**





- NOTES**
1. All dimensions are to the finished surface unless otherwise stated.
 2. All dimensions are to the internal face of the wall unless otherwise stated.
 3. All dimensions are to the external face of the wall unless otherwise stated.
 4. All dimensions are to the finished surface unless otherwise stated.
 5. All dimensions are to the finished surface unless otherwise stated.
 6. All dimensions are to the finished surface unless otherwise stated.
 7. All dimensions are to the finished surface unless otherwise stated.
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 10. All dimensions are to the finished surface unless otherwise stated.

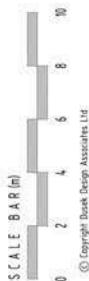


SCHEDULE OF AREAS (gross internal area)

Proposed dwelling	108 sqm
Combined living & dining	38 sqm
Proposed bathrooms	5 sqm
Proposed bedroom 1 (double)	13 sqm
Proposed bedroom 2 (single)	12 sqm
Proposed bedroom 3 (single)	8.5 sqm

NOTE: minimum internal floor area requirements

1 person bedroom	6.5 sqm
2 person bedroom	10 sqm



rev	date	description	file path
1	12/03/2013	1158/P2/3	1158/P2/3
2	12/03/2013	1158/P2/3	1158/P2/3

PLANNING PROPOSALS PLOT 2 FLOOR PLANS AND ELEVATIONS

PROJECT: LAND REAR OF 61-53 HILLIARD ROAD, NORTHWOOD, MIDDLESEX, HA6 1SL

CLIENT: MR. G. FORD

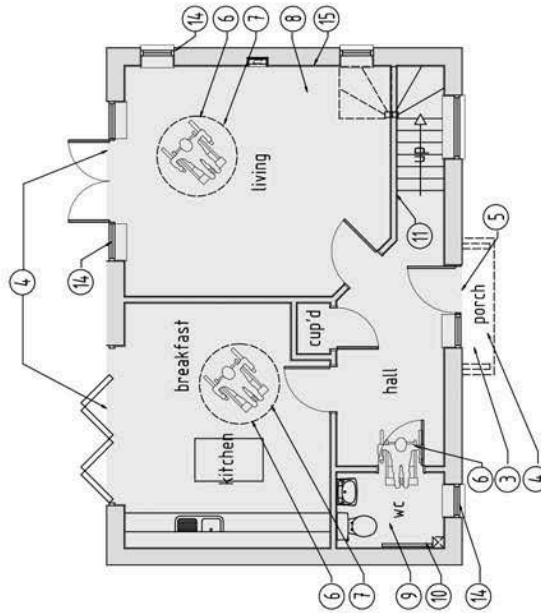
DESIGN: DEAK DESIGN ASSOCIATES
 MOOR HOUSE FARM ESTATE
 HILLIARD ROAD
 NORTHWOOD
 MIDDLESEX
 HA6 1SL
 T: 01895 831913
 E: info@deak.co.uk
 www.deak.co.uk

print history: Tuesday, 28 May, 2013 10:38:57
 C:\Users\Gordon\Desktop\1158\1158_P2_3_P1_1158.dwg

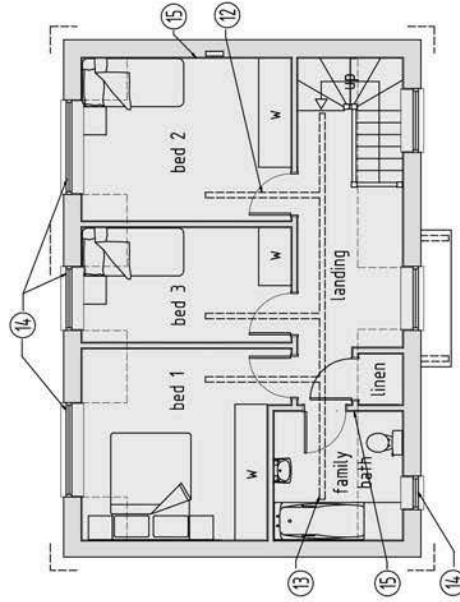
**LIFETIME HOME FACILITIES
PROVIDED WITHIN NEW HOMES**

© Copyright Dusek Design Associates Ltd

- ① Car Parking provided with adequate space for use by wheelchairs
- ② Car parking space between car park and access to be level and easy access from parking
- ③ Approach to all Entrances
- ④ Entrance area to have level access
- ⑤ Door width suitable for wheelchair access in accordance with requirements of part M Building Regulations
- ⑥ Spaces internally suitable for turning of wheelchair- 1500mm diameter
- ⑦ Circulation space-sitting & dining areas
- ⑧ Entrance level living space
- ⑨ Wheelchair accessible ground floor wc with shower
- ⑩ WC walls suitable for fixing of support rails
- ⑪ Stair suitable for fixing of future stairlift
- ⑫ Provision for ceiling track hoist
- ⑬ An accessible bathroom, providing ease of access
- ⑭ Window sills 800mm min above Finished Floor level
- ⑮ Electrical switches and sockets fixed between 450mm and 1200mm above Finished floor level



GROUND FLOOR PLAN



FIRST FLOOR PLAN

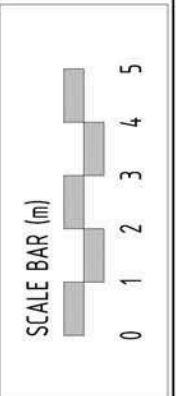
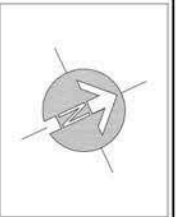
drawing: **PLANNING PROPOSALS PLOTS 1 & 2
LIFETIME HOMES**

project: **LAND REAR OF 81-93 HILLIARD ROAD,
NORTHWOOD, MIDDLESEX, HA6 1SL**

scale: **1 : 100 A3** date: **12 / 03 / 2013**

drawing no: **1158/P2/4** drawn: **FJ**

client: **MR. G. FORD**



DDA

DUSEK DESIGN ASSOCIATES

T: 01895 83103

E: info@dusek.co.uk

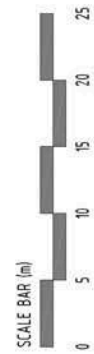
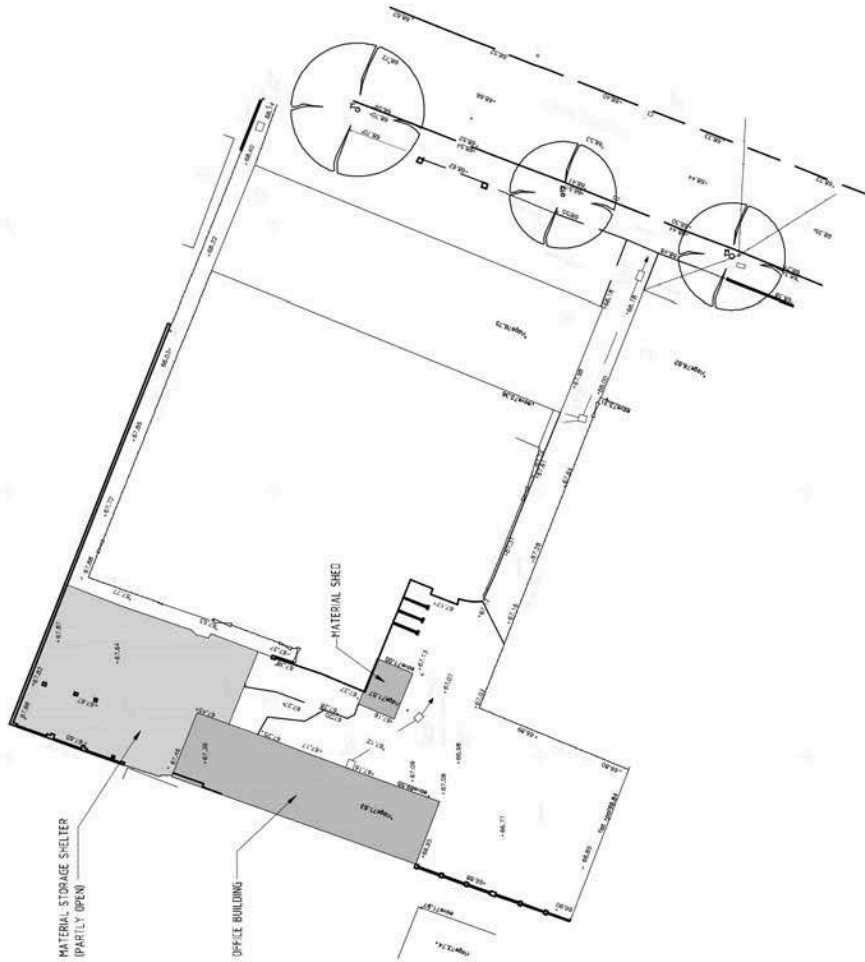
www.dusek.co.uk



- NOTES**
1. All drawings are to be read in conjunction with the Planning Application Form and the relevant Planning Regulations.
 2. All drawings are to be read in conjunction with the Planning Application Form and the relevant Planning Regulations.
 3. All drawings are to be read in conjunction with the Planning Application Form and the relevant Planning Regulations.
 4. All drawings are to be read in conjunction with the Planning Application Form and the relevant Planning Regulations.
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 9. All drawings are to be read in conjunction with the Planning Application Form and the relevant Planning Regulations.
 10. All drawings are to be read in conjunction with the Planning Application Form and the relevant Planning Regulations.



rev	date	description
1	1/05/21	AT
2	12/03/2019	AT
3	15/02/18	drawn: FJ
PLANNING PROPOSALS PROPOSED STREET SCENES (REAR VIEWS)		
project: LAND REAR OF 81-83 HILLARD ROAD, NORTHWOOD, MIDDLESEX, HA6 1SL		
client:		MR. G. FORD
DESIGN DESIGN ASSOCIATES ROOM 1005, 1005 ESTATE LOWER BALK HIGHER BURNHAM URBANISE URBAN T. 01895 831103 E. info@ddadesign.co.uk www.ddadesign.co.uk		
print history	Tuesday, 28 May, 2020	16:42:09
SUBSTITUTION OF ORIGINAL: 165466 1649270188-F1-13.dwg		



LEGEND

FEATURE ABBREVIATIONS

FEATURE STYLE

SURVEY CONTROL

FENCE

HEGIC

FWS

WATER

POWER LINE

TELEPHONE

ELECTRIC MAIN

GAS MAIN

EMBANKMENT

FENCE TYPES

BAR

POST

LEVELS

NOTE
 THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEY ACT 1981 AND THE SURVEY REGULATIONS 1985.
 THE SURVEY WAS CONDUCTED ON THE 15th OF JULY 2012.
 THE SURVEY WAS CONDUCTED BY MR. J. J. JONES.
 THE SURVEY WAS CONDUCTED AT THE REQUEST OF THE CLIENT.

LEVEL	DESCRIPTION	HEIGHT (m)
1	1.000000	1.000000
2	2.000000	2.000000
3	3.000000	3.000000
4	4.000000	4.000000
5	5.000000	5.000000
6	6.000000	6.000000
7	7.000000	7.000000
8	8.000000	8.000000
9	9.000000	9.000000
10	10.000000	10.000000

LEVEL	DESCRIPTION	HEIGHT (m)
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7	7.000000	7.000000
8	8.000000	8.000000
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2. THE SURVEY WAS CONDUCTED ON THE 15th OF JULY 2012.

3. THE SURVEY WAS CONDUCTED BY MR. J. J. JONES.

4. THE SURVEY WAS CONDUCTED AT THE REQUEST OF THE CLIENT.

SURVEYED BY
groundsurveys ltd
 land & engineering surveys

units 79,10
 wood
 spring lane
 cockham dean
 berks
 RG16 9PN

t: 01628 485200
 f: 01628 485360
 e: office@groundsurveys.com
 www.groundsurveys.com

CLIENT

DUSEK DESIGN ASSOCIATES LTD

SITE

81-93 HILLIARD ROAD
 NORTHWOOD
 HA6 1SL

TITLE

SITE SURVEY
 AS EXISTING

SCALE 1/200 (A1)


DATE AUG 2012

DRAWING No. 01

JOB No. 5069



Notes

 Site boundary

For identification purposes only.

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Site Address

**Land rear of
81 - 93 Hilliard Road
Northwood**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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

Planning Application Ref:
64786/APP/2013/1434

Scale
1:1,250

Planning Committee
North Page 187

Date
**August
2013**



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address LAND ADJACENT TO 1 ST CATHERINES ROAD RUISLIP

Development: Two storey, 4-bedroom, detached dwelling with associated amenity space and parking and installation of vehicular crossover to front involving demolition of existing garage and amendments to existing vehicular crossover (Resubmission)

LBH Ref Nos: 33892/APP/2013/1337

Date Plans Received: 23/05/2013

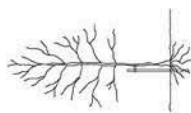
Date(s) of Amendment(s):

Date Application Valid: 28/05/2013

NOTES

1. All dimensions are to face unless otherwise stated.
2. All dimensions are to be taken from the centre line of the road unless otherwise stated.
3. All dimensions are to be taken from the centre line of the road unless otherwise stated.
4. All dimensions are to be taken from the centre line of the road unless otherwise stated.
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10. All dimensions are to be taken from the centre line of the road unless otherwise stated.

1. Section through No. 89 Bury Street



TREE STAKING DETAIL

TREE STAKING SPECIFICATION

For selected specimen trees with height 3.0-5.5m, support using stakes extending to 10-12m above ground and 0.6-0.75m below ground level (depending on ground conditions).

Supported by single non-reinforced 25mm from top of stake after planting.

Remove stake on onset of or during the second growing season.

LANDSCAPE SPECIFICATION

Landscaping generally to be carried out in accordance with BS:1238. All new trees to be supplied as selected standards unless otherwise noted.

Overall height 2.0-2.5m and 18-24m, straight stem to BS:9336 Part 1:1992, and planted in a mix of 3:0:30:67:0.

Planting beds to be excavated and lined with screened topsoil enriched with peat (screened topsoil or similar) and 100g/m² of phosphate and 100g/m² of potash.

Site to be cleared of all builders rubble and overgrown levelled and finished before planting commences. Front gardens to be turfed and rear gardens seeded.

All turfing to BS:3388:1990.

Persistent weeds are to be treated with translocated herbicide during growing season (light treatment).

Sub-soil areas below planting to be de-compacted where planting commences.

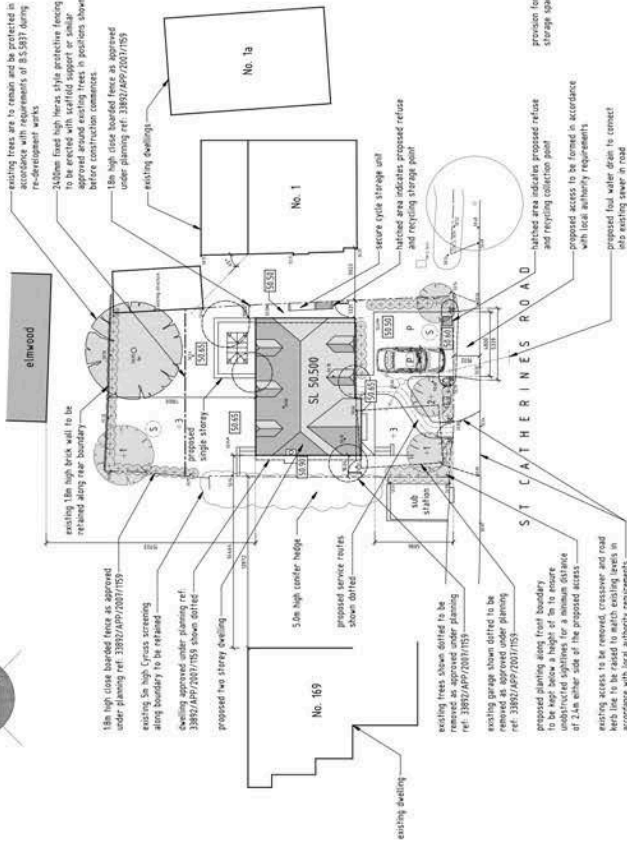
Tree protection to be carried out in accordance with BS:5837:2012.

LANDSCAPING LEGEND

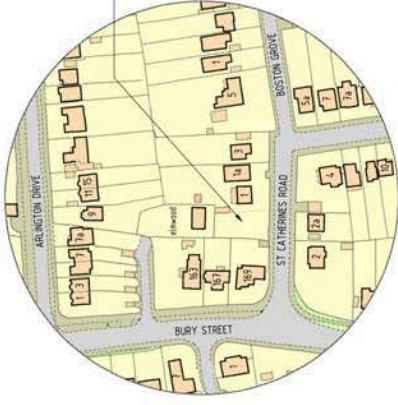
- LAUREL HEDGING - PRUNUS LAUROCRASSUS
Planted in double rows at 600mm c/c and staggered, height 100-1500mm size 15/10 or equivalent if not using rootball stock
- SILVER BIRCH - BETULA PENDULA
- PRUNUS SERRULATA - FLOUSING CHERRY
- GRASSED AREAS



STREET SCENE ALONG ST. CATHERINES ROAD
SCALE 1:100



PROPOSED SITE LAYOUT PLAN
SCALE 1:200



LOCATION PLAN
SCALE 1:1250



LEGEND

- Proposed two storey building
- Proposed single storey building
- Approved building
- Existing trees to remain
- Existing trees to be removed
- Proposed planting
- Protective fencing
- Proposed structure with level
- Existing levels
- Proposed levels
- Services water catchment

DRIVEWAY AND PATHWAY SPECIFICATION

Driveway and pathway to be finished with permeable Tarmac. Permeable aggregate pavers, bedded on 50mm sharp sand on Geotextile membrane, over 4-20mm graded aggregate sub-base on Geotextile membrane, in completed sub-grade laid to fall. Pavement to be framed with compatible edging.

Crossover to be finished in black tarmac. Construction specification in accordance with local authority requirements.

PLANNING SUBMISSION

REV	DATE	DESCRIPTION
AS SHOWN AT	DATE: 23 / 05 / 2013	
DRAWING NO.	161 / P3 / 1	DRAWN BY
DRAWING: PLANNING PROPOSAL		
SITE LAYOUT AND LOCATION PLAN		
PROJECT: LAND ADD TO NO. 1 CATHERINES ROAD, ROSHP, PROLECK, HA.7HX		
CLIENT: MR B. LYNCH		

0.0335 ha

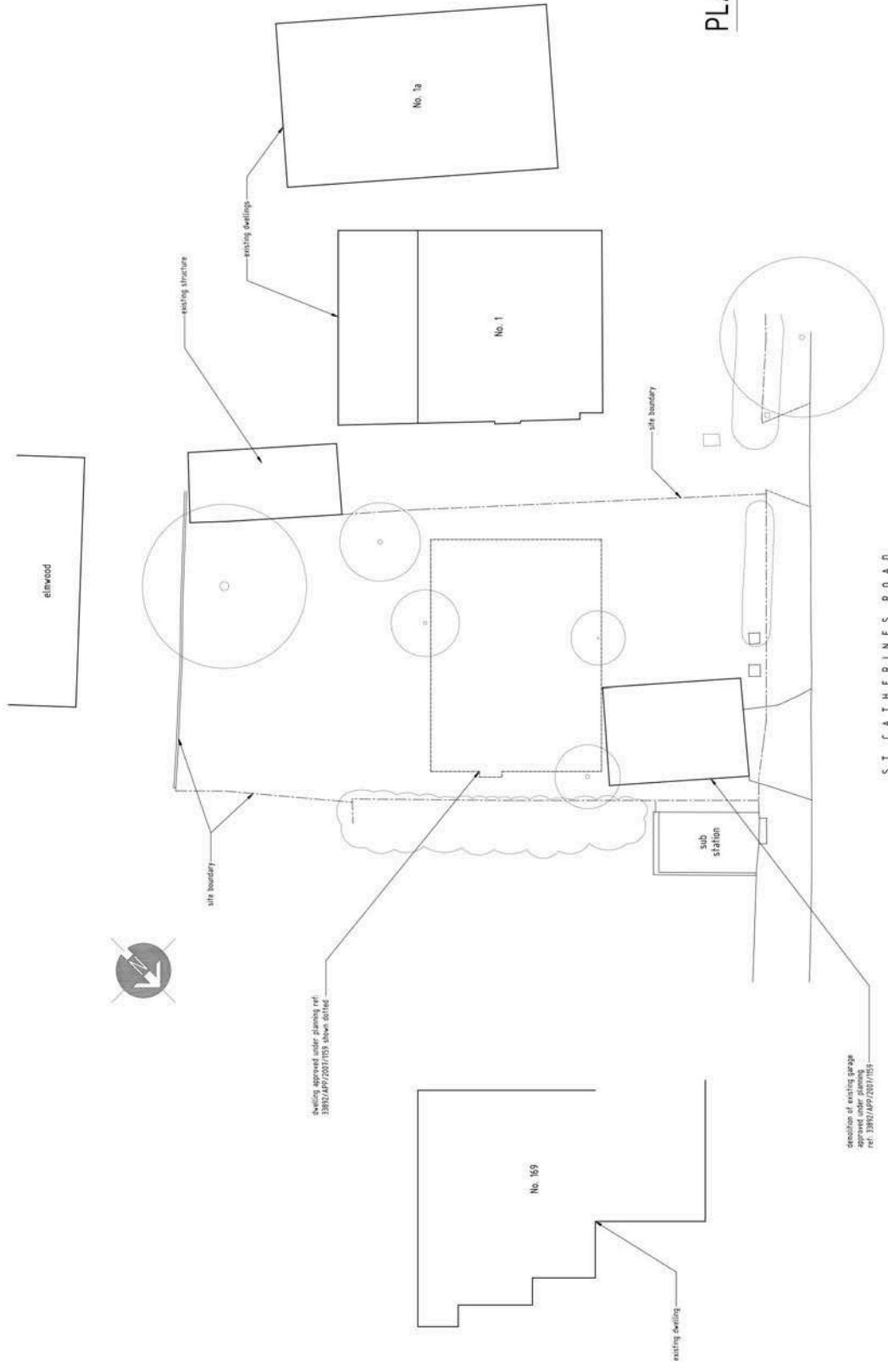
DAVID DODD ASSOCIATES
MOOR HOUSE FARM ESTATE
HOBBS FARM
LONDON
E9 5JN
T: 0203 81003
E: info@dda.co.uk
www.dodd.co.uk

dda

print history: Thursday, 23 May, 2013 09:55h
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NOTES

1. All dimensions are to be checked at the site and shown to be correct to the satisfaction of the planning authority.
2. All structures are to be built in accordance with the Building Regulations and all other applicable legislation.
3. All structures are to be built in accordance with the Building Regulations and all other applicable legislation.
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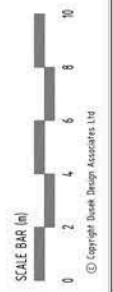
PLANNING SUBMISSION

rev	date	description
scale	1:100 A1	date: 23 / 05 / 2013
drawing no.	161 / P2 / 5	drawn by
drawing	PLANNING PROPOSAL EXISTING SITE LAYOUT PLAN	
project	LAND ADJ TO NO. 1 CATHERINES ROAD, RUSHP, HIDEDECK, HA 7HX	
client	MR B. LYNCH	

DESIGN DESIGN ASSOCIATES
MOOR HOUSE FARM ESTATE
HICKLE BRIMHAM
LEIGH
LEIGH
L20 9JN
T: 01935 831003
E: info@dda.co.uk
www.dda.co.uk

print history: Thursday, 23 May, 2013 09:53:27
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EXISTING SITE LAYOUT PLAN
SCALE 1:100



1. All dimensions are to be checked at the discretion of the client. It is the responsibility of the client to ensure that the dimensions are correct.
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1. Project of Building Dept. 4726, 1000 West 10th St.

2. Project of Building Dept. 4726, 1000 West 10th St.

3. Project of Building Dept. 4726, 1000 West 10th St.

4. Project of Building Dept. 4726, 1000 West 10th St.

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15. Project of Building Dept. 4726, 1000 West 10th St.

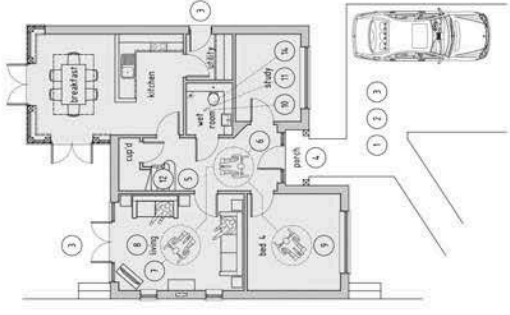
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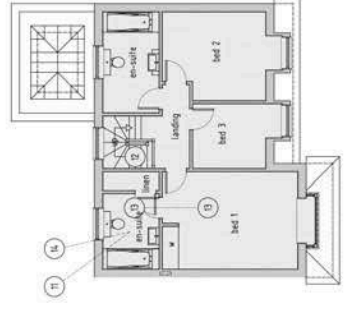
18. Project of Building Dept. 4726, 1000 West 10th St.

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20. Project of Building Dept. 4726, 1000 West 10th St.



GROUND FLOOR PLAN

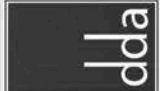


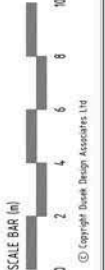
FIRST FLOOR PLAN

LIFETIME HOME FACILITIES PROVIDED WITHIN NEW HOUSE

1. Car parking space (width or widening capability) to be suitable to for the widest range of people.
2. Car parking within minimum distance of the home.
3. Level approach to all entrances.
4. Entrance area illuminated, level access over threshold, provide effective clear opening widths and adequate weather protection.
5. Easy access to stairs.
6. Doorways to be convenient to the widest range of people, including those using wheelchairs.
7. Adequate circulation and turning space for wheelchairs in dining and living areas.
8. A living room at entrance level.
9. Space on the entrance level to be used as temporary bed space.
10. WC compartment with potential for a shower to be installed.
11. Bathroom and WC to be capable of taking adaptations such as handrails.
12. Provision for stair lift.
13. A direct route from a bedroom to bathroom (using 'en-suite').
14. A bathroom designed for ease of access.
15. Living room windows to be no higher than 800mm from floor level.
16. Switches, sockets, ventilation and service controls to be 450mm-1200mm from floor level.

PLANNING SUBMISSION

rev	date	description
scale	1:100	A1
date	23 / 05 / 2013	
drawing no.	161 / P2 / 3	drawn: JF
drawing	PLANNING PROPOSAL	
LIFETIME HOMES REQUIREMENTS		
project: LAND ADJ TO NO. 1 CATHERINES ROAD, RUSUP, MIDDESEX, HA 7HX		
client:	MR B. LYNCH	
		
DESIGN ASSOCIATES HOUSE FARM ESTATE HOUSE FARM LONDON W8 7SR T: 0203 81803 E: info@dda.co.uk www.dda.co.uk		
print history:	Thursday, 23 May, 2013	05532
S:\2012\046_161\201305_161_CATHERINES ROAD\161_P2.dwg		



LAND ADJ TO NO. 1 CATHERINES ROAD,
RUISLIP, MIDDLESEX, HA4 7RX

23 / 05 / 2013



FRONT AND SIDE ELEVATION



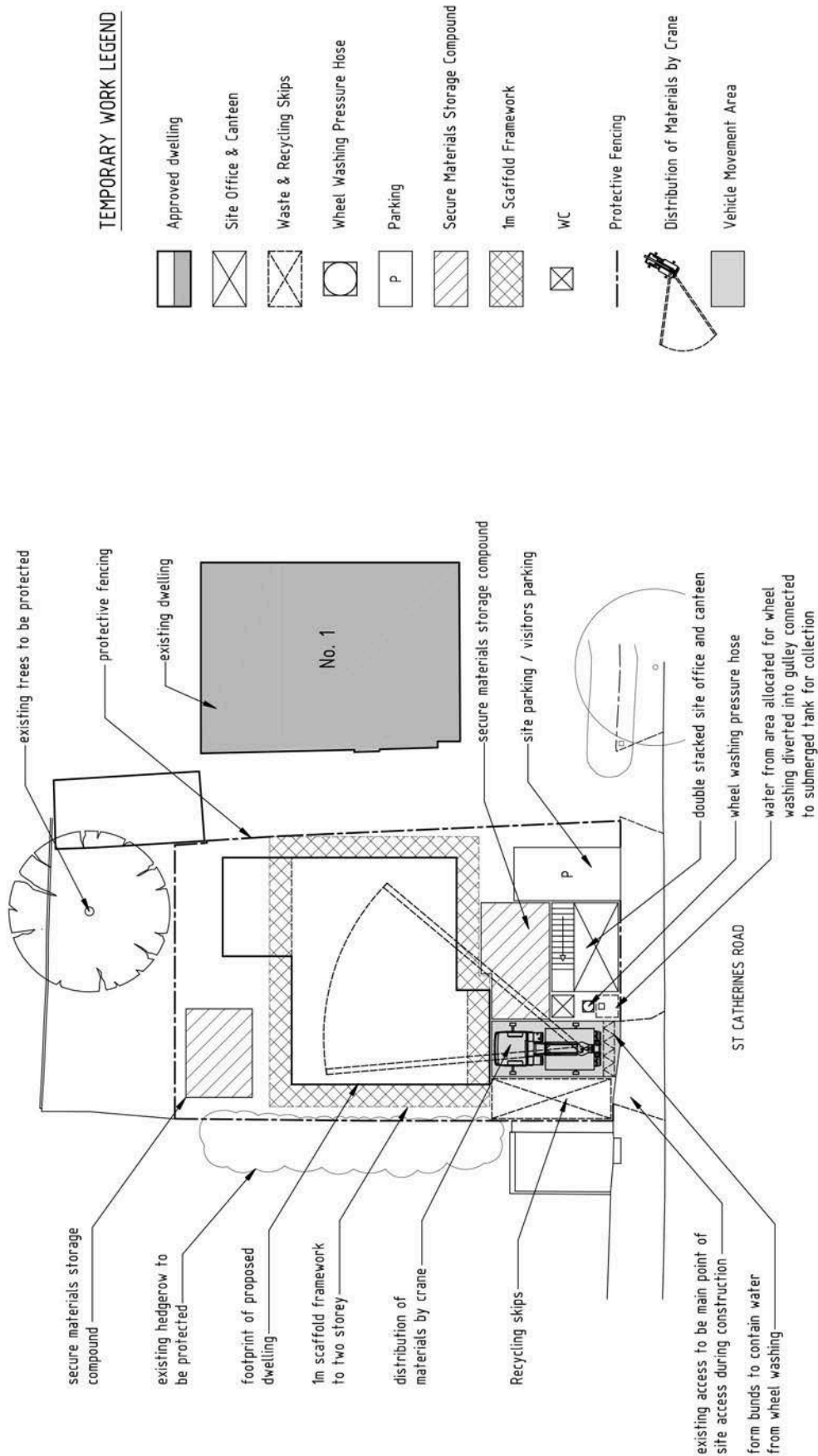
REAR ELEVATION

PHOTOGRAPHS OF EXISTING GARAGE TO BE DEMOLISHED












1161 / P3 / 6

MR B LYNCH

DUSEK DESIGN ASSOCIATES LTD



TEMPORARY WORK LEGEND

-  Approved dwelling
-  Site Office & Canteen
-  Waste & Recycling Skips
-  Wheel Washing Pressure Hose
-  Parking
-  Secure Materials Storage Compound
-  1m Scaffold Framework
-  WC
-  Protective Fencing
-  Distribution of Materials by Crane
-  Vehicle Movement Area

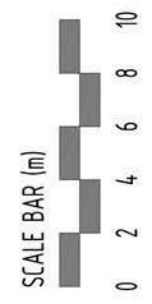
SITE WORKS PLAN
SCALE 1 : 200

PLANNING SUBMISSION

scale: 1 : 200	A3	date: 23 / 05 / 2013
drawing no: 1161 / P3 / 4		drawn: TF
client:		MR B. LYNCH

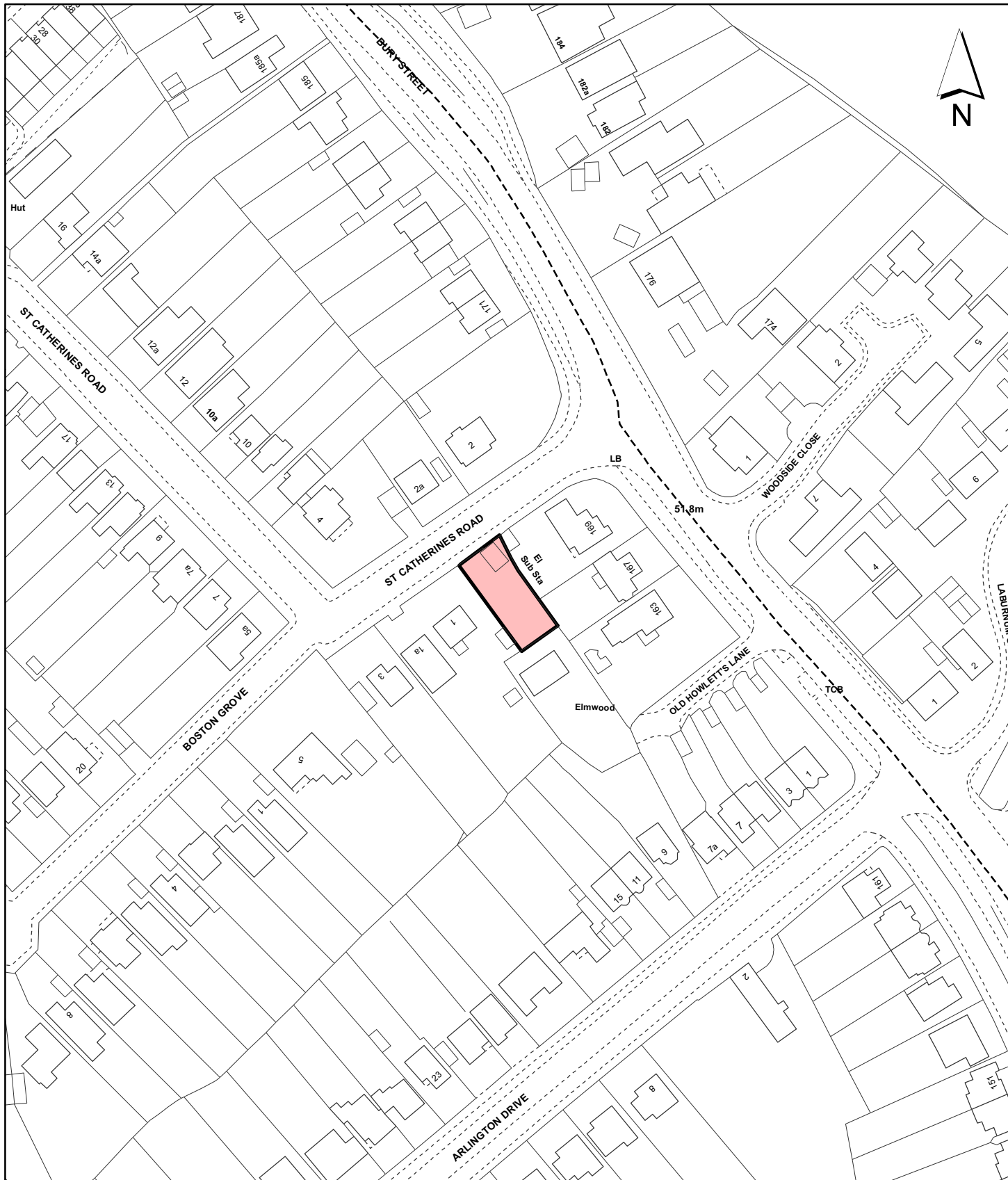
drawing: **PLANNING PROPOSAL**
SITE WORKS PLAN

project: LAND ADJ TO NO. 1 CATHERINES ROAD,
RUISLIP, MIDDLESEX, HA4 7RX




DUSEK DESIGN ASSOCIATES
T: 01995 83103
E: info@dusek.co.uk
www.dusek.co.uk





Notes

 Site boundary

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Site Address

**Land rear of
1 Catherine Street
Ruislip**

Planning Application Ref:
33892/APP/2013/1337

Planning Committee
North Page 195

Scale
1:1,250

Date
**August
2013**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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



HILLINGDON
LONDON

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