



HILLINGDON
LONDON



Hillingdon Planning Committee

To Councillors on the Committee

Councillor Henry Higgins (Chair)
Councillor Adam Bennett (Vice-Chair)
Councillor Keith Burrows
Councillor Roy Chamdal
Councillor Elizabeth Garelick
Councillor Gursharan Mand
Councillor Jagjit Singh

Date: THURSDAY, 5 SEPTEMBER
2024

Time: 7.00 PM

Venue: COMMITTEE ROOM 5 -
CIVIC CENTRE

**Meeting
Details:** The public and press are welcome
to attend and observe the meeting.

For safety and accessibility, security measures will be conducted, including searches of individuals and their belongings. Attendees must also provide satisfactory proof of identity upon arrival. Refusal to comply with these requirements will result in non-admittance.

This meeting may be broadcast on the Council's YouTube channel. You can also view this agenda online at www.hillingdon.gov.uk

Published: Wednesday 28 August 2024

Contact: Ryan Dell
Email: democratic@hillington.gov.uk

Putting our residents first

Lloyd White
Head of Democratic Services
London Borough of Hillingdon,
Phase II, Civic Centre, High Street, Uxbridge, UB8 1UW

Visiting the Civic Centre in Uxbridge for the meeting

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You may be attending this meeting to speak and you will be called on when it is your time to do so. Anyone is also welcome to just attend to observe proceedings, subject to room capacity. Additionally, you can watch the meeting on the [Council's YouTube channel](#).

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A brief guide to the Planning Committee meeting

About the Committee



Committee Members and Officers – The Planning Committee is made up of experienced Councillors who meet in public every month to make decisions on key planning applications. Advising them are Council Officers, primarily from the Planning Department, Democratic Services and Legal Services.

Other speakers – If a valid petition is received which refers the planning application to the Committee, the lead petitioner will be invited to attend and speak for up to 5 minutes. If the petition opposes the application, the applicant/agent may also address the meeting for up to 5 minutes also. This ensures both sides have their say. The Chairman may vary speaking times if there are multiple petitions on the same matter. Local Ward Councillors for the area where the application is may also speak for up to 3 minutes.

Broadcasting – the Planning Committee meetings are broadcast live on the Council's YouTube channel: [Hillingdon London](https://www.youtube.com/channel/UC...). This means anyone speaking at the meeting will be filmed and have their statements made public and recorded.

How the meeting works - an agenda, like this one, is prepared for each meeting, which comprises the officer reports on each application with a recommendation, e.g. approval / refusal. The agenda is published on the Council's website a week before the meeting. Matters with valid petitions will normally be taken at the beginning of the meeting. The procedure will be as follows:-

1. The Chairman will introduce the Committee and deal with administrative business at the start of the meeting.
2. The Chairman will then announce the reports on the planning application, usually in the order they are listed on this agenda.
3. The Planning Officer will introduce each report; with a presentation of plans and photographs on the large LED TV screens.
4. If there is a petition(s), the lead petitioner will speak, followed by the agent/applicant followed by any Ward Councillors;
5. The Committee may ask questions of the petition organiser or of the agent/applicant and Ward Councillor;
6. The Committee then discuss the application and may seek clarification from officers;
7. After considering all the information and representations received, 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.

How the Committee makes decisions

1. 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. 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.
2. 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.
3. 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.
4. 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 receive the minutes of the previous meeting 1 – 6
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items of business marked Part I will be considered in Public and the items marked Part II will be considered in Private

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Applications with a Petition

6	36 Moor Park Road, Northwood 77170/APP/2024/1240	Northwood	Change of use from residential dwelling (Use Class C3) to children's care home (Use Class C2), to include a bike and bin store. Recommendations: Approval	15 – 50 226 – 234
7	39 Parkfield Road, Ickenham 24825/APP/2023/81	Ickenham & South Harefield	Erection of a replacement dwelling. Recommendations: Approval	51 – 88 235 – 240

8	37 Edwards Avenue, Ruislip 65680/APP/2023/2256	South Ruislip	Variation of Condition 5 (approved plans) and removal of Condition 18 (resident parking permit restrictions) of planning permission ref. 65680/APP/2011/36 dated 04-04-2011 for 'Erection of 4 two-bedroom back to back two storey dwellings with associated parking and amenity space and installation of new vehicular crossover, involving demolition of existing detached dwelling' for minor material amendments to the internal and external fabric of the building. Recommendations: Approval	89 – 128 241 – 248
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Applications without a Petition

9	Atlas Lodge 585/APP/2024/1558	Hillingdon West	Change of use of site containing 72 assisted living units (Use Class C2) with ancillary communal facilities, parking, and landscaped areas, to residential accommodation for primary occupiers aged over 55 (Use Class C3) Recommendations: Approve + s106	129 – 166 249 – 257
10	3 St Margarets Avenue 59652/APP/2024/1459	Colham & Cowley	Conversion of roof space to habitable use, raising the roof ridge, 4 x side dormers, and 1 x side roof light Recommendations: Approval	167 – 184 258 – 264

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Agenda Item 3

Minutes

HILLINGDON PLANNING COMMITTEE

16 July 2024



HILLINGDON
LONDON

Meeting held at Council Chamber - Civic Centre,
High Street, Uxbridge UB8 1UW

	<p>Committee Members Present: Councillors Henry Higgins (Chair), Adam Bennett (Vice-Chair), Roy Chamdal, Darren Davies, Elizabeth Garelick, Raju Sansarpuri and Jagjit Singh</p> <p>LBH Officers Present: Roz Johnson (Head of Development Management & Building Control), Katie Crosbie (Area Planning Service Manager – North), Chris Brady (Planning Team Leader), Alan Tilly (Transport & Aviation Team Manager), Pedro Rizo (Deputy Team Leader) Jimmy Walsh (Legal Advisor), Natalie Fairclough (Legal Advisor) and Anisha Teji (Democratic Services)</p>
12.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies for absence were received from Councillor Keith Burrows with Councillor Darren Davies substituting and Councillor Gursharan Mand with Councillor Raju Sansarpuri substituting.</p>
13.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>There were no declarations of interest.</p>
14.	<p>TO RECEIVE THE MINUTES OF THE PREVIOUS MEETING (<i>Agenda Item 3</i>)</p> <p>RESOLVED: That the minutes from the meeting on 11 June 2024 be approved.</p>
15.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
16.	<p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART I WILL BE CONSIDERED IN PUBLIC AND THE ITEMS MARKED PART II WILL BE CONSIDERED IN PRIVATE (<i>Agenda Item 5</i>)</p> <p>It was confirmed that all items would be heard in Part I.</p>
17.	<p>CIVIC CENTRE, UXBRIDGE - 14805/APP/2024/956 (<i>Agenda Item 7</i>)</p> <p>Change of use of Middlesex Suite and Registrar's Office (Part Level 1 and Level 2) within the Civic Centre Complex from Class E (g) (i) / Sui Generis to Class F1 to accommodate a new public library and museum, involving minor internal and external alterations and associated works.</p>

Officers introduced the application, highlighted the information in the addendum, provided a verbal update on an additional condition and signatories to the petition, and took Members through the plans. A recommendation for approval was made.

A nominated speaker on behalf of the petitioners addressed the Committee and noted that there had been two petitions submitted in objection to the application. The speaker submitted that there was insufficient data to justify the proposed library and community hub as critical aspects had not been considered. The nominated speaker submitted that the revised plan had an area similar to the library in 1974 to 1987, which now did not meet the increased population. Furthermore, he submitted that there were significant constraints and reductions which conflicted with the Council's objectives for facility relocation and delivering services equal to or better than the existing site. The speaker outlined that the application did not provide a list of the resource requirements and how they compared to the existing site. Concerns were raised by the speaker about reduced book shelving space to support a children's library and reduced space to support the new archive search room. It was submitted that the application lacked compliance with the existing building regulations and the Public Libraries and Museums Act 1964. It was submitted that the proposal does not address the accessibility issues raised by groups of people, including those with disabilities, visual impairments and Parkinsons with the listing of the building used to justify not making regulation compliant modifications It was submitted by the speaker that a balance should be made for providing accessibility compliance and heritage values, which the speaker submitted had not been done. It was submitted that the proposed development did not meet the Council's aims for facility relocation, and improving the health, wellbeing and safety for those less mobile.

The nominated speaker emphasised that the library was a community hub seen by many as a village hall and was the only public resource in Uxbridge. It was submitted that the report lacked consideration of the proposed development and its impact on community events and community classes held in the existing library. It was also submitted that the plans should have been presented to a fire officer for assessment detailing how the building would be used with the expected number of service users, evacuation routes and assembly points. The speaker reiterated that he believed there were fundamental details in the plans and report that had not been quantified, omitted or even considered. The Committee was urged by the nominated speaker to either defer the decision to rectify the lack of data and the omissions in the report or refuse the application. Lastly, the nominated speaker reiterated to Members the importance of the library as a key facility and a community hub for many residents

The architect for the application addressed the Committee and the issue of space allocation. It was explained that the proposal also included the area currently occupied by the Register Office, which added extra space and additional storage. There was an intention to utilise the existing shelving and furniture in the proposed library. The children's library space and archives search room space had been reviewed with library and museum staff and was considered sufficient. In terms of accessibility, it was submitted that the Council's access officer had been consulted, and there were multiple access routes into the library, including a lift that would be refurbished as part of this proposal. In terms of fire safety, it was noted that there was a fire review of the Civic Centre overall, and a consultation process was ongoing as part of those works.

Councillor Tony Burles addressed the Committee and supported the points raised by the petitioner. It was submitted that the application for relocating the library would downgrade the service and compromise safety and accessibility for residents,

especially those who were disabled such as wheelchair users. Concerns were raised about the lack of consultation and the new library lift not meeting width standards for all wheelchair users. The rationale for closing the High Street Library due to safety issues during evacuation was also questioned. It was submitted that the plan lacked the capacity to cope with the current use of the library, as the counts of the people using the PCs, study spaces and reading chairs exceeded the proposed capacity of 60 people with a 30-minute turnover. It was also noted that the Citizens Advice Bureau had moved from the Civic Centre. It was submitted that the application let down residents and needed to be deferred or refused.

In response to a Member question to Councillor Tony Burles regarding the stated numbers of service users and equipment use, it was confirmed that a count had been conducted by petitioners..

Prior to Member discussions, officers clarified several points for the Committee relating to accessibility, capacity, safety and impact on the town centre. It was noted that the development in question was a listed building and its constraints and opportunities had been assessed.

Officers explained that step-free access was provided at the first and second floors, the existing ramps within the building were considered an acceptable means of access for wheelchair users. Although the lift was marginally short of compliance with regulations, by 20 centimetres in depth, the Council's access officer has confirmed that a wheelchair could be accommodated with other step-free routes available for larger wheelchair users. Disabled parking had been allocated for blue badge holders at the first and second floors. In terms of capacity, it was confirmed that the floor space had increased by over 800 square meters in the revised proposal. It was difficult to establish the number of people visiting the site within a given period. A condition requiring a fire safety statement has been added. Concerns about anti-social behaviour had been considered and a condition that includes details and guidelines for deterring such behaviour and maintaining a safe environment (including CCTV and lighting) has been recommended. The key aspiration and strategic aim for the proposal was to bring a consolidated service that functions within the whole civic complex.

The Chair reminded the Committee to only consider planning matters.

In response to a Member question, officers clarified that although it was difficult to establish capacity and user numbers, the floor space in the development had been maximised and was bigger than any other library in the Borough, and assessed as acceptable. Member concerns and comments about capacity were noted.

Members requested that refuge points for wheelchair users be included in the fire safety statement.

Members were shown on the proposed drawings the different routes for step-free access to enter and exit the building and it was clarified that there were ramps that would provide entrance straight into the library. It was also highlighted that the lift was going to be refurbished and doors replaced where required with accessible doors.

Members discussed the covered walkway project and clarity was sought on the design. Officers explained that the window openings would be enclosed with new screening and glazing and that the access door to the Middlesex suite would also be replaced.

The Committee acknowledged that despite the concerns raised, this was a good

	<p>application as the Council was investing in libraries across the Borough, moving into central community hub locations.</p> <p>The officers' recommendation, was moved, seconded, and when put to a vote, there were four votes in favour and three against.</p> <p>RESOLVED: That the application be approved as per officer recommendation</p>
19.	<p>CIVIC CENTRE, UXBRIDGE - 14805/APP/2024/1410 (<i>Agenda Item 8</i>)</p> <p>Alterations to the existing covered walkway between Corporate Entrance and the Middlesex Suite to form an enclosed entrance area and link from the Corporate Entrance to the Middlesex Suite, involving the installation of new windows and glazed screens together with the installation of new signage (Application for Listed Building Consent)</p> <p>Officers introduced the application and made a recommendation for approval.</p> <p>The Committee considered agenda items 7 and 8 together and raised no queries in relation to the application for listed building consent.</p> <p>The officers' recommendation, was moved, seconded, and when put to a vote, there were four votes in favour and three abstentions.</p> <p>RESOLVED: That the application be approved as per officer recommendation.</p>
20.	<p>GARAGE SITE, HILTON CLOSE - 77811/APP/2024/442 (<i>Agenda Item 9</i>)</p> <p>Erection of two 3-bedroom detached dwellings with associated parking and amenity space following demolition of existing garages.</p> <p>Officers introduced the application, provided verbal updates on an amendment to a landscaping condition and proposed delegated authority to consider Scottish Southern Electric comments should they be received within the consultation period. Officers made a recommendation for approval for the s106 agreement.</p> <p>The committee discussed a potential condition for the landscaping maintenance of the adjacent substation and it was explained that the substation was outside of the site and not within the scope of the application. In terms of flood risk and material used for the development, it was noted that the site was not in a flood zone and that the landscape condition would require an improvement of the current hard standing. It was added that the increase in floor levels and the increase in soft landscaping would mitigate any potential flood risk. Members were advised that the Environment Agency was not a statutory consultee for this application, as the site was not within a flood zone 2 or 3</p> <p>The officer's recommendation, was moved, seconded and unanimously agreed.</p> <p>RESOLVED: That the application be approved as per officer's recommendation.</p>
	<p>The meeting, which commenced at 7.00 pm, closed at 8.10 pm.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact Anisha Teji on 01895 277655 ateji@hillingdon.gov.uk. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

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Planning Committee Report Part 1:

Standard Information for
Members - Applicable to All
Applications on the Agenda



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Part 1: Statutory Planning and Human Rights Considerations

1.1 Development Plan

1.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990, require that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

1.1.2 The development plan for the London Borough of Hillingdon consists of the following documents:

- [Hillingdon Local Plan Part 1: Strategic Policies \(2012\)](#)
- [Hillingdon Local Plan Part 2: Development Management Policies \(2020\)](#)
- [Hillingdon Local Plan Part 2: Site Allocations and Designations \(2020\)](#)
- [The West London Waste Plan \(2015\)](#)
- [The London Plan \(2021\)](#)

1.2 Equality Act

1.2.1 Section 149 of the Equalities Act 2010, requires the Council, in considering planning applications to have due regard to the need to eliminate discrimination, advance equality of opportunities and foster good relations between people who have different protected characteristics. The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

1.2.2 The requirement to have due regard to the above goals means that Members should consider whether persons with protected characteristics would be affected by a proposal when compared to persons who do not share that protected characteristic. Where equalities issues arise, Members should weigh up the equalities impact of the proposals against the other material considerations relating to the planning application. Equalities impacts are not necessarily decisive, but the objective of advancing equalities must be considered in weighing up the merits of an application. The weight to be given to any equalities issues is a matter for the decision maker to determine in all the circumstances.

1.3 Human Rights

1.3.1 The Human Rights Act 1998 incorporates the key articles of the European Convention on Human Rights into domestic law. These include:

- Article 8: Right to respect for private and family life.

Everyone has the right to respect for his private and family life, his home and his correspondence. This right embodies the right to a name, the right to change one's civil status and to acquire a new identity, and protection against telephone tapping, collection of private information by a State's security services and publications infringing privacy. This right also enables Members of a national minority to have a traditional lifestyle.

- Article 1 of the First Protocol: Protection of property.

Every natural or legal person is entitled to the peaceful enjoyment of his possessions. No one shall be deprived of his possessions except in the public interest and subject to the conditions provided for by law and by the general principles of international law.

- Article 14: Prohibition of discrimination.

The enjoyment of the rights and freedoms set forth in this Convention shall be secured without discrimination on any ground such as sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth, or other status.

1.3.2 Members must be aware of the rights contained in the Convention (particularly those set out above) when making any planning decisions. However, most Convention rights are not absolute and set out circumstances when an interference with a person's rights is permitted. Any interference with any of the rights contained in the Convention must be sanctioned by law and be aimed at pursuing a legitimate aim and must go no further than is necessary and be proportionate. Members must, therefore, carefully consider the balance to be struck between individual rights and the wider public interest.

1.4 Development in Conservation Areas

1.4.1 Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority, in determining applications affecting conservation areas, to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. This statutory duty needs to be considered alongside relevant heritage policies contained in the National Planning Policy Framework and local plan.

1.5 Development Affecting Listed Buildings

- 1.5.1 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority, in determining applications affecting a listed building or its setting, to “have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”. This statutory duty needs to be considered alongside relevant heritage policies contained in the National Planning Policy Framework and local plan.

Part 1: Other Relevant Information for Members

2.1 Five Year Housing Land Supply

- 2.1.1 Land supply is a key part of planning and links plan policies and sites with actual delivery. The need to demonstrate a 5yr rolling supply of sites, known as 5yr housing land supply (5YHLS), is an embedded part of the planning system.
- 2.1.2 When councils are unable to demonstrate a 5YHLS the National Planning Policy Framework 2023 (NPPF) presumption in favour of sustainable development - the so-called ‘tilted balance’ - is engaged. NPPF paragraph 11 (d) ii states that in these circumstances the development plan policies most important for determining the application are to be treated as out-of-date. Therefore, where the presumption applies, planning permission should be granted unless:
1. The application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 2. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
- 2.1.3 Hillingdon Council is currently able to demonstrate a 5yr supply of deliverable housing sites. Therefore, the ‘tilted balance’ is not engaged.

2.2 Planning Appeals / Risk of Costs Award Against the Council

- 2.2.1 Members should be aware that in the event of an appeal, local planning authorities are at risk of an award of costs if they behave unreasonably with respect to the substance of the matter under appeal. For example, by

unreasonably refusing or failing to determine planning applications, or by unreasonably defending appeals.

- 2.2.2 A further example includes imposing a condition that is not necessary, relevant to planning and to the development, enforceable, nor precise or reasonable in all other respects (and thus does not comply with NPPF guidance on planning conditions and obligations). It should be noted that planning conditions can be appealed.
- 2.23 Another example includes failing to substantiate each reason for refusal on appeal. Therefore, should members determine to refuse an application (contrary to officer recommendation for approval) planning reasons for refusal should be provided.

2.3 Use of Planning Conditions

- 2.3.1 Members may decide to grant planning consent subject to conditions. Planning consent should not be refused where planning conditions can overcome a reason for refusal.
- 2.3.2 Planning conditions should only be imposed where members are satisfied that imposing the conditions are necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects. Where conditions are imposed, the Council is required to provide full reasons for imposing those conditions.

2.4 Planning Obligations

- 2.4.1 Policy DMCI 7 of the Hillingdon Local Plan: Part 2 (2020) states that whilst infrastructure requirements will be predominantly addressed through the Council's Community Infrastructure Levy (CIL), planning obligations will be sought on a scheme-by-scheme basis. Applications that fail to secure an appropriate Planning Obligation to make the proposal acceptable will be refused.
- 2.4.2 The Community Infrastructure Levy Regulation 2010 (Regulations issued Pursuant to the 2008 Act) and the NPPF have put three tests on the use of planning obligations into law. It is unlawful to request planning obligations that do not meet the following tests:
- i. necessary to make the development acceptable in planning terms,
 - ii. directly related to the development, and
 - iii. fairly and reasonable related in scale and kind to the development.
- 2.4.3 The effect of the Regulations is that the Council must apply the tests much more strictly and is only to ask for planning obligations that are genuinely

necessary and directly related to a development. Should planning obligations be requested that do not meet the policy tests, the Council would have acted unlawfully and could be subject to a High Court challenge.

- 2.4.4 Members must be satisfied that any planning obligations to be secured by way of an agreement or undertaking pursuant to Section 106 of the Town and Country Planning Act 1990 are necessary to make the development acceptable in planning terms. The obligations must be directly related to the development and fairly and reasonably related to the scale and kind to the development (Regulation 122 of Community Infrastructure Levy 2010).

2.5 Community Infrastructure Levy (CIL)

- 2.5.1 The Community Infrastructure Levy (CIL) allows local authorities to raise funds from developers undertaking new building projects in their area. The Community Infrastructure Levy (CIL) is a charge collected from new developments.
- 2.5.2 The CIL applies to all proposals that add 100 square metres of new floorspace or an extra dwelling. This includes bringing a vacant building back into use. The amount to pay is the increase in floorspace (m²) multiplied by the rate in the CIL charging schedule plus indexation.
- 2.5.3 The money raised from the Community Infrastructure Levy pays for the infrastructure required to support development. This includes transport schemes, flood defences, schools, health and social care facilities, parks, open spaces and leisure centres.
- 2.5.4 The London Borough of Hillingdon adopted its [CIL Charging Schedule](#) on 10 July 2014 and it is applied to new developments in the borough since 1 August 2014. The use types that are charged borough CIL is large format retail development (greater than 1,000sqm) outside of designated town centres; offices; hotels; residential dwellinghouses; and industrial storage and distribution.
- 2.5.5 The Mayor's CIL (MCIL)
- The Mayor's CIL applies to all qualifying developments approved on or after 1 April 2012. Hillingdon Council is a CIL collecting authority for the Mayor of London.
- 2.5.6 The Mayoral CIL 1 (MCIL 1) rate was £35 per sqm plus indexation and is used by the Mayor of London to fund the delivery of Crossrail.
- 2.5.7 For planning permissions granted from 1 April 2019, the Mayoral CIL 2 (MCIL 2) rate of £60 per square metre plus indexation applies. This rate may also apply to some phased planning permissions granted before then.

2.6 Environmental Impact Assessment

- 2.6.1 The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) requires that an Environmental Impact Assessment (EIA) is undertaken, and an Environmental Statement (ES) produced for certain developments.
- 2.6.2 EIA is a procedure which serves to provide information about the likely significant effects of a proposed project to inform the decision-making process and whether the project should be allowed to proceed, and if so on what terms.
- 2.6.3 An overview of the EIA process is provided as part of government's [Planning Practice Guidance](#). An EIA is normally only necessary for a small proportion of projects.
- 2.6.4 An EIA Screening Opinion can be obtained from the council to determine whether a proposed development needs an EIA. Once it has been determined that an EIA is required, an EIA Scoping Opinion can be obtained from the Local Planning Authority to provide advice on the scope and content of the Environmental Statement (ES).

Report of the Head of Development Management and Building Control Committee Report – Application Report

Case Officer: Emilie Bateman	77170/APP/2024/1240
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Date Application Valid:	08.05.24	Statutory / Agreed Determination Deadline:	10.09.24
Application Type:	Full	Ward:	Northwood

Applicant: **Ms Diana Ehigiamusoe**

Site Address: **36 Moor Park Road, Northwood**

Proposal: **Change of use from residential dwelling (Use Class C3) to Children’s Care Home (Use Class C2), to include a bike and bin store.**

Summary of Recommendation: **GRANT planning permission subject to conditions**

Reason Reported to Committee: **Required under Part 3 of the Planning Scheme of Delegation (Petition received)**



Summary of Recommendation:

GRANT planning permission subject to the conditions set out in Appendix 1.

1 Executive Summary

- 1.1** Full planning consent is sought for the change of use from C3 Residential Dwelling House to a C2 Children's Care home for up to 4 children.
- 1.2** The application is subject to a petition containing 176 signatures in objection to the proposal. The concerns raised within the petition are set out in more detail in Section 6 of this report, but in summary include impacts upon the local highway network and parking, crime and safety, noise and disturbance, environmental impact and loss of character.
- 1.3** The proposed development would result in a loss of C3 accommodation; however, a residential care home also serves as a form of residential accommodation for a specific section of the community. Furthermore, the proposed development would aid in meeting an identified need for C2 accommodation in the Borough and London as a whole. This has been demonstrated through the evidence provided by the Applicant and the comments received from both the Policy and Children's Social Care Team. This is a significant planning consideration which weighs in favour of the development.
- 1.4** It is considered that the proposed development would not have a detrimental impact on the character and appearance of the surrounding area or on highway safety. No significant external changes are proposed, and the property would continue to resemble a residential dwelling from the street scene integrating with the local residential character. Sufficient information has also been provided to demonstrate that the off-street parking within the site is capable of accommodating the needs of the staff without leading to disruption to the local highway. The proposal would not give rise to an increase in trip generation and the Highway's Officer has raised no objections subject to cycle storage and waste conditions.
- 1.5** The proposal would provide an appropriate living environment for future occupiers and would not unduly impact upon the residential amenity of neighbouring occupants. Sufficient internal space is provided for both staff and occupants of the home. A condition has been recommended that the care home have a maximum of 4 children staying overnight at any one time. This would ensure that the facilities are maintained to a satisfactory standard for occupants.
- 1.6** A management plan, noise management plan and Good Neighbour Policy has been submitted which demonstrates how the use would integrate within the local

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community without causing any significant harm to the wider neighbourhood in terms of comings and goings, noise and disturbance or anti-social behaviour. Given the modest size (maximum of 4 children) of the accommodation as well as the accompanying documentation, it is considered that the use would not cause any significant impact on the amenity of local residents and the wider community.

- 1.7 Due regard has been given to local residents' objections, including the petition against the application. However, it is concluded on balance, that the proposal complies with the Development Plan and no material considerations indicate that a contrary decision should be taken. The planning application is therefore recommended for approval subject to the conditions set out in Appendix 1.

2 The Site and Locality

- 2.1 The application site comprises a two-storey detached dwelling and detached single storey garage located within a generous plot along the northern side of Moor Park Road. The site is characterised by a generous front and rear private garden. The property is set back from the highway with off-street parking to the front for up to 5 vehicles.

- 2.2 The site is covered by TPO 141. The surrounding area is predominantly residential, characterised by mainly large, detached two storey dwelling houses which have been extended upon overtime. To the east of the site, St. Martins Preparatory School is situated (a couple of plots away from the site) which is a primary school facility for boys aged 3-13 years. The application site is not located within a Conservation Area and there are no heritage designations nearby.



Figure 1: Location Plan (application site edged red)

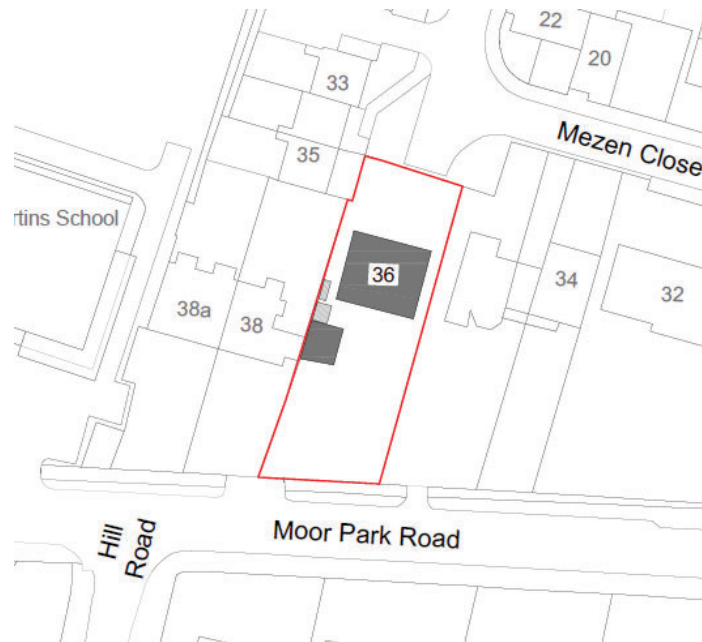


Figure 2: Block Plan



Figure 3: Street View Image of the Application Property

3 Proposal

- 3.1 Planning permission is sought for the change of use from residential dwelling (Use Class C3) to a C2 Children’s care home. The proposed change of use would facilitate the provision of residential accommodation for up to four children between the ages 12 to 17 years old (Use Class C2. The intended service provider (New Chapters Homes) has set out within their planning statement their current management plan. It seeks to offer a care model that caters to the needs of local children in the Hillingdon area and its surrounds, enabling to maintain connections with their community, friends, and family.

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3.2 The proposal accommodation would be designed to cater for a maximum of 4 children providing specialised support for children facing emotional and behavioural challenges. The care provided would be 24 hours a day with a Senior Manager along with 3 workers on site during the daytime hours and 2 staff members during the night period. Bedrooms would be provided on the first floor with the ground floor providing living space and reception areas associated with the care home. No external alterations are proposed to facilitate the change of use. Additional external cycle storage and bin storage associated with the use would be situated along western side of the plot between the flank wall of the main building and the garage.



Figure 4: Proposed Elevations (please note – larger version of plan can be found in the Committee Plan Pack)

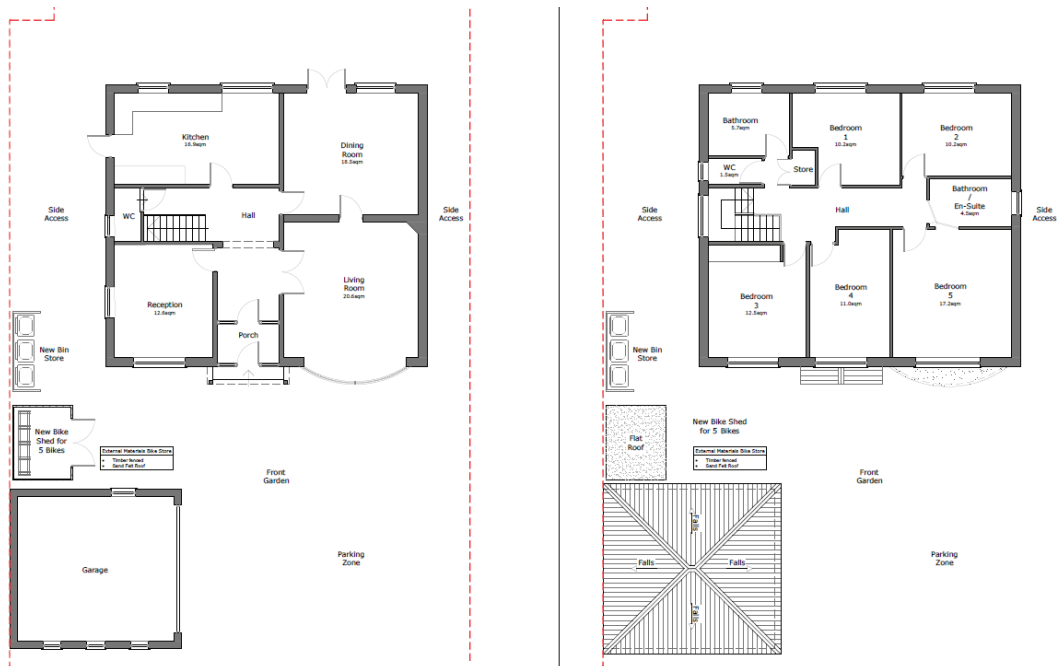


Figure 5: Proposed floor plans (please note – larger version of plan can be found in the Committee Plan Pack)

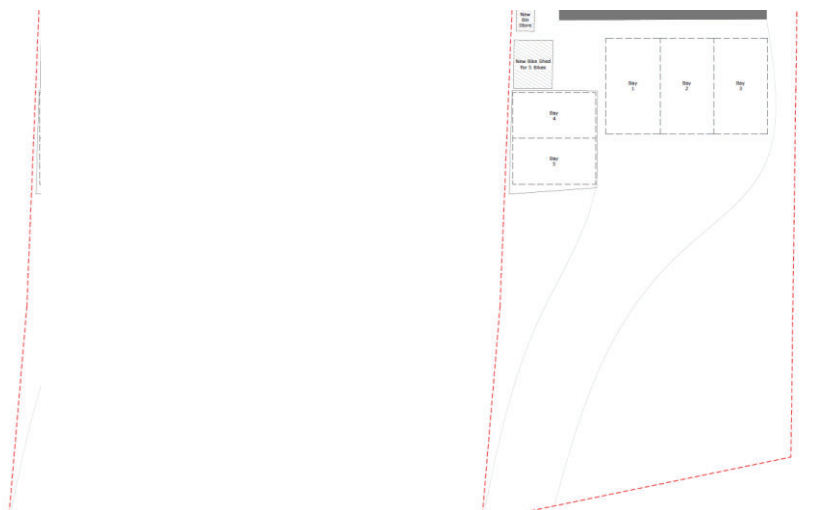


Figure 6: Proposed Car Park Layout Plan (please note – larger version of plan can be found in the Committee Plan Pack)

4 Relevant Planning History

- 4.1 A list of the relevant planning history related to the property can be found in Appendix 2.
- 4.2 It should be noted that planning permission was granted in 2022 (77170/APP/2022/1000) for a domestic extension comprising a side and front infill together with a roof conversion. This scheme has not been implemented to date and the current application does not incorporate this as a part of the design. The scheme provided extra internal living space and improved bedroom sizes. It does

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not lead to any additional bedrooms over and above the existing number of 5 bedrooms.

5 Planning Policy

5.1 A list of planning policies relevant to the consideration of the application can be found in Appendix 3.

6 Consultations and Representations

6.1 The adjoining neighbouring properties and Northwood Residents Association were consulted on 21st of May 2024 which expired on 12th June 2024.

6.2 It is noted that some representations were received after the expiry, however, all representations received have been considered.

6.3 Representations received in response to public consultation are summarised in Table 1 (below). Consultee responses received are summarised in Table 2 (below). Full copies of the responses have also separately been made available to Members.

Table 1: Summary of Representations Received

Representations	Summary of Issues Raised	Planning Officer Response
A petition of 176 signatures has been received against the application	1. The proposed use is out of character with the neighbourhood	Discussed at paragraphs 7.10 and 7.18 of this report
	2. Anti-social behaviour will increase as this will be a place for children with emotional and behavioural difficulties	Discussed at paragraphs 7.63 – 7.70 of this report
	3. Safeguarding issue for pupils of nearby school	Discussed at paragraphs 7.68-7.70
	4. Noise and disturbance from comings and goings of staff and visitors will be ongoing in the evenings and weekends	Discussed at paragraphs 7.23 – 7.33

	5. Parking and traffic concerns – insufficient parking on-site for staff and visitors will invariably overflow onto road in a road covered with traffic management scheme	Discussed at paragraphs 7.41 to 7.48
	6. Pollution concerns with the additional vehicular movements and CO2 generation and other harmful gas emissions	The CO2 emissions would be similar to that of a typical C3 use. Also discussed at paragraphs 7.59 – 7.60
93 letters of objection have been received from a total of 74 individual households	I. Not in keeping and out of character. Negative visual impact on the area; change to the business which is different to the local character	Discussed at paragraphs 7.10 and 7.18 of this report
	II. Reduction in residential accommodation	Discussed at paragraphs 7.1-7.15 of this report
	III. Anti-social behaviour and safety concerns there is a pre-school next door adversely affect the children; safety and security; crime will increase; history of the site used for drug dealing;	Discussed at paragraphs 7.63 – 7.70 of this report
	IV. Potential Social Problems - safeguarding concerns for children; impact on local children; disrupt local schools; Neighbourhood would feel unsafe; older generation feel unsafe; lead to the increase in	Discussed and paragraphs 7.68-7.70 of this report

	the emergency services.	
	V.Traffic and parking concerns - lack of parking with very poor PTAL; constant flow of staff and visitors; Not enough parking for the care workers; extra pressures with school adjacent the property; Servicing of the building will cause parking and safety issues; constant traffic; Concern regarding children using bicycles and the safety.	Discussed at paragraphs 7.41 to 7.48
	VI.Environmental issues - Carbon Emissions from cars coming and going; additional pollution;	The CO2 emissions would be similar to that of a typical C3 use. Also discussed at paragraphs 7.59 – 7.60
	VII.Noise and disturbance - The existing road is very quiet, and the use would lead to an increase in noise and disturbance; noise from coming and going; intensification of the site by at least 12 people daily exceeding what's expected; Potentially 24-hour access for visitors.	Discussed at paragraphs 7.23 – 7.33
	VIII.Poor internal and external facilities; do not show adequate toilet and washing facilities;	Discussed at paragraphs 7.34-7.40

	<p>no garden space; insufficient services for the care home; current property not fit for the use – mould could impact on health of occupants; current infrastructure not designed to support the increased; no open spaces or parks within easy walking distance; private garden not big enough 21% of care homes below standards;</p>	
	<p>IX. Concerns regarding the current state of the property (proposal does not reference refurbishment)</p>	<p>The quality of the accommodation proposed is also discussed in paragraphs 7.34-7.40 While the proposal does not propose any extensions or refurbishment works which require planning permission, the home would be monitored by OFSTED who would ensure the home is adequate.</p>
	<p>X. Concerns regarding the history of the applicant / company</p>	<p>The applicant has provided a statement with regards to the teams' expertise and qualifications. In addition, the children's home would be monitored by OFSTED. An informative would also be attached reminding the application of the need to full comply with OFSTED standards.</p>
	<p>XI. Not being consulted</p>	<p>All adjoining neighbours were consulted by letter for 21 days.</p>
	<p>XII. Negatively impact property values</p>	<p>This is not a material planning consideration.</p>

	XIII.Alternative locations should be considered	The planning application is required to be assessed on its own merits
	XIV.Concerns regarding expansion of the site	There are no proposed extensions to the site.Each application is assessed on its own merits.
	XV.Overlooking / loss of privacy	Discussed in paragraph 7.21-7.22
	XVI.Concern regarding future HMO or conversion into flats	The proposal does not propose an HMO or flats.
	XVII.Lack of information regarding how many children, mixed or single sex	The management plan and supporting statements provides adequate information regarding the number of children and staff.
One representation was received in support of the proposal.	a. Supportive of helping children who require care	Noted.
Northwood Residents Association	There is a school just three doors away. Given the intensive care to be provided, those in care could be a danger to the school children if they are able to leave the house without supervision, even if not permitted to do so. That also raises concerns that the level of care that is to be provided to future occupants will result in a facility with the potential for 24 hour 7 days a week noise disturbance to	Safety concerns of residents and children are discussed at paragraphs 7.63 and 7.70 Noise concerns are discussed with 7.23 – 7.33 of the report. The applicant has also provided both a Noise Management Plan and Management Plan, the

	adjoining residential properties including from comings and goings of staff, and it is considered doubtful that planning conditions could address such concerns.	details of have been conditioned.
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Table 2: Summary of Consultee Responses

Consultee and Summary of Comments	Planning Officer Response
<p>Highways The application has been reviewed by the Highway Authority who are satisfied that the proposal would not discernibly exacerbate congestion or parking stress, and would not raise any measurable highway safety concerns, in accordance with Local Plan: Part 2 Development Plan (2020) Policies DMT 1, DMT 2 & DMT 6 and Policies T4, T5 and T6 of the London Plan (2021).</p> <p>Subject to details regarding EVCP being secured by condition.</p>	<p>A full and detailed assessment of the highway material considerations are set out in paragraphs 7.41 – 7.48 of this report.</p>
<p>Noise Planning Specialist Team Given the nature and context of the proposed development apparent from the information provided I do not consider noise and vibration to be a material planning issue.</p>	<p>Noted.</p>
<p>Access The plans in respect of this proposed Change of Use from a residential dwelling to a children's care home have been reviewed. The dwelling, as existing, was constructed prior to mainstream adoption of accessible housing standards. Given that the accommodation at present is fundamentally inaccessible to wheelchair users, there would be no loss of accessible accommodation if approved. It is also noted that the Change of Use application does not propose alterations to the dwelling house, and there is no planning requirement to make the children's home accessible to wheelchair users. However, the applicant should be advised of their obligation to make reasonable adjustments within the ambit of the Equality Act 2010, and the following informative should be attached to any approval:</p>	<p>Noted.</p>

<p>INFORMATIVE: The Equality Act 2010 seeks to protect people accessing goods, facilities, and services from discrimination on the basis of a 'protected characteristic', which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease. The Act states that service providers should think ahead to take steps to address barriers that impede disabled people.</p>	
<p>Planning Policy Team</p> <p>The proposed use as Class C2 would result in the loss of the existing C3 use and a single family dwelling for which there is a significant need in the borough. The loss of housing and any other negative impacts would need to be balanced against the proposed use and its benefits.</p> <p>The proposal would not lead to an over concentration of similar uses. The application would benefit from providing more information on the need for this use in this particular location. The applicant has provided information to demonstrate that the care home will be integrated into the residential surrounding. The applicant has provided a transport and noise assessment. Details of their operations and how care will be provided have also been provided.</p> <p>The proposal is relatively small-scale and its operation is not expected to cause significant trip generation.</p> <p>The potential impact of the proposed use on residential amenity is not considered to be significantly greater than the existing C3 use. A key consideration to establish the acceptability of this proposal is whether the loss of family housing is outweighed by the benefits of a children’s care home in this location, also considering that the impact on residential amenity is likely to be minimal. It is also advised that the applicant provide more information on the need for a children’s care home in this particular location.</p> <p>Subject to receiving satisfactory information, the exceptional circumstances required by DMH1 to justify the loss of housing would be met.</p>	<p>The established need for this form of accommodation is discussed within paragraphs 7.6 – 7.9</p> <p>It is also noted that follow up comments from the Policy Officer clarified that a residential care home also serves as a form of residential accommodation itself and this would help meet the exceptional circumstances required to justify the loss of conventional C3 housing, as required by DMH1</p>
<p>Children's Social Care Team: From the children’s service’ perspective we know there is a need for</p>	<p>This confirms that there is an</p>

<p>residential children’s care homes nationally and locally and there are great benefits for Hillingdon children looked after to be living in the borough. Providing that the arrangements proposed are approved by OFTSED as the regulators, the Social Care team would support the application from the perspective of residential, homes sufficiency.</p>	<p>established need for residential children homes to alleviate pressure on accommodating Hillingdon children locally.</p>
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7 Planning Assessment

Principle of Development

- 7.1 Planning permission is sought for the change of use of a single two storey detached dwelling house (C3 residential unit) to a Children’s Care Home with a maximum of 4 children.
- 7.2 DMH 1 of the Local Plan seeks to resist the net loss of existing self-contained housing unless the housing is replaced with at least equivalent residential floorspace.
- 7.3 London Plan Policy H12 states 'The delivery, retention, and refurbishment of supported and specialised housing which meets an identified need should be supported. The form this takes will vary, and it should be designed to satisfy the requirements of the specific use or group it is intended for, whilst providing options within the accommodation offer for the diversity of London's population, including disabled Londoners (see Policy D7 Accessible housing) within a wider inclusive community setting. It lists accommodation for you people with support needs as one of the key groups where there is a need
- 7.4 London Plan (2021) para 4.13.14 states there to be an under provision of C2 accommodation across London as a whole and references the need to provide an average of 867 care home beds per year until 2029 in order to meet demand;

Locally, with regards to Sheltered Housing and Care Homes, Policy DMH 8 of the Hillingdon Local Plan Part 2 - Development Management Policies (2020) states:

A) The development of residential care homes and other types of supported housing will be permitted provided that:

- i) it would not lead to an over concentration of similar uses detrimental to residential character or amenity and complies with Policy DMH 4: Residential Conversions;
- ii) it caters for need identified in the Council's Housing Market Assessment, in a needs assessment of a recognised public body, or within an appropriate needs assessment and is deemed to be responding to the

needs identified by the Council or other recognised public body such as the Mental Health Trust;

iii) the accommodation is fully integrated into the residential surroundings; and

iv) in the case of sheltered housing, it is located near to shops and community facilities and is easily accessible by public transport.

B) Proposals for residential care establishments which fall under Use Class C2 must demonstrate that they would provide levels of care as defined in Article 2 of the Town and Country Planning (Use Classes) Order 1987 (as amended).

7.5 The policy team had initially noted that the proposal would lead to a loss of one C3 residential dwelling which would normally be resisted unless there are exceptional circumstances which may include a demand for another policy need within the Development Plan. Further clarification with the Policy Officer confirmed that the proposed use as a residential care home provides a form of residential accommodation which would help meet the exceptional circumstances required to justify the loss of conventional C3 housing. This need for care home form of accommodation is also supported by the NPPF (Para 63), London Plan (Policy H12) and Local Plan Policies (DMH8) and listed above

7.6 Within the applicant's submission, it provides details of the need for children homes in England across all regions. The statistics provided indicate that by the year ending 31 March 2023, the number of children looked after (CLA) by Local Authorities in England increased by 2% to 83,840 continuing an increase in recent year. Across the entire country, the data also reports that there were 2,880 children's homes as of 31 March 2023 which registered 10,818 places. Although CLA would have other forms of accommodation and support from Local Planning Authority, these figures do demonstrate a significant shortfall in places nationwide. The data also highlights that the number of children's homes increased are unevenly distributed with the Northwest region having the most children's homes (746 homes) while London region having fewest settings (164 homes which provide 787 children places to support the entire London region. (Data taken from New Chapter Homes Management Plan figure as of March 2023)

7.7 The data does provide more context on the overall need for this form of residential accommodation which is also backed by the figures within Policy H12 of the London Plan policies. The Council's Children's Social Care Team has recognised the need for residential children's homes both nationally and locally which would provide great benefits for Hillingdon children and ensure they can be looked after and to be living within the borough.

7.8 The Children's Social Care Team would support the application subject to the property being approved by OFSTED regulators. Such facilities would ensure that local provision for individual children's home services support local children within their own locality rather than having to move out of the borough. It supports family

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reunification and education of children and young people as well as contributing to the Council's strategy for developing-services locally for local children. As such Officers are satisfied that part ii) of policy H8 of the Hillingdon Local Plan Part 2 - Development Management Policies (2020) has been demonstrated through evidence provided by the applicant and feedback from Children's Social Care Team.

- 7.9 The proposal would not lead to an over concentration of similar uses. The proposed application would provide living accommodation for children between the ages of 12-17 years. A planning history search of the immediate area suggests that there are no similar uses within close proximity of the site. The Policy team have also accepted that the change of use would not lead to an overconcentration of C2 uses in the area. This is also backed by the figures which demonstrate a shortfall of such forms of accommodation.
- 7.10 The property is already existing, and the proposal would not involve any external changes that may impact the residential character. The current dwelling is a detached property on a large plot with sufficient space to the front and rear garden. It provides a leafy setting with large mature trees and hedging surrounding the curtilage to the front of the site and ample room for off-street parking. Whilst it is noted that the C2 Care Home would be a commercially operated use, it is not be akin to a commercial premises on a high street. Its fundamental aim would be to provide residential accommodation for a vulnerable section of Hillingdon local population. As such, Officers are satisfied that the change of use would not impact the local character. It would continue to resemble a dwelling house from the front. As the facility is situated within a detached property, noise levels are expected to remain within the typical levels expected from a dwelling house. Noise associated with the use is discussed further within the amenity section of the report. Its overall location and size would ensure that the use would integrate within the residential surroundings. Access to local shops, community facilities and transport links would be within short walking distance
- 7.11 The information submitted also confirms that the facility would meet Part B of DMH8 where the use would fall under the Use Class C2 defined in Article 2 of the Town and Country Planning (Use Classes) Order 1987 (as amended). The company New Chapters Homes would run the facility and their management plan confirm it *would offer a care model that caters to the needs of local children in the Hillingdon area enabling them to maintain connections with their community, friends, and family.*
- 7.12 It would cater for four children aged 12 to 17 with a focus on children facing emotional and behavioural challenges. The aim would be to provide a nurturing environment where children can find stability, guidance, and the resources they need to navigate life successfully, promoting their health and development and fostering positive outcomes

Conclusion (Principle)

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- 7.13 It is acknowledged that the change of use would lead to the loss of one family sized residential unit for which there is a significant need in the borough. Safeguarding of existing housing stock is a priority unless there are exceptional circumstances that would support any net loss. However, it is also acknowledged that the provision of a Care home facility for children provides a form of residential accommodation that would meet the exceptional circumstances test and the Policy Team have recognised this within their additional comments provided.
- 7.14 Paragraph 4.5 of the Development Management Policies recognises this and states that exceptional circumstances may exist which outweigh the loss of residential units and deliver other Local Plan policy objectives. As noted, there are other policy objections in play both in London Plan and Hillingdon Local Plan which require the delivery of sheltered housing and care homes to meet the need for this form of accommodation. The Children's Social Care Team have confirmed that there is a need for such facility to serve the needs of Hillingdon Children. This is also backed by national and local data which shows the pressures on childcare provision and the need for additional facilities.
- 7.15 Taking into consideration all of the above, the proposal is considered to comply with the objectives of the relevant planning policies

Design / Impact on the Character and Appearance of the Area

- 7.16 Hillingdon Local Plan Part 1: Strategic Policies (2012) Policy BE1 states 'The Council will require all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods, where people enjoy living and working and that serve the long-term needs of all residents. All new developments should achieve a high quality of design in all new buildings, alterations, extensions and the public realm which enhances the local distinctiveness of the area, contributes to community cohesion and a sense of place.'
- 7.17 Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states: 'All development, including extensions, alterations and new buildings will be required to be designed to the highest standards and, incorporate principles of good design including: i) harmonising with the local context by taking into account the surrounding scale of development, height, mass and bulk of adjacent structures; building plot sizes and widths, plot coverage and established street patterns; building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure; architectural composition and quality of detailing; local topography, views both from and to the site; and impact on neighbouring open spaces and their environment.'
- 7.18 No changes are proposed to the internal layout of the host property nor are changes proposed to their external finishes of the property. A bike store has been proposed in the front garden area for 5 bicycles, which would be constructed of

timber materials and sited next to the detached garage out of view from the street scene. The bike store would measure 2.5m depth by 2m width with a maximum height of 2m. Additionally, a bin store would be situated adjacent this store, extending along the western flank of the property. This bin store would accommodate 3 large bins and would measure 2.7m in depth by 0.95m in width with a similar height of 2m.

- 7.19 Both stores would be finished in a timber frame design which would be discretely located to the flank and side of the property. Its overall location would not visually impact on the existing building and the wider street scene. An access way would be maintained from the front of the property to the rear garden which is welcomed. Having regard to the overall location, materials and scale, the proposed additional storage structures would appear subordinate and proportionate to their location and are considered acceptable. It is considered that the proposal would not cause harm to the character and appearance of the host dwelling and the surrounding area. The proposal therefore accords with the objectives of Policy BE1 of the Hillingdon Local Plan: Part One Strategic (2012) and Policies DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Residential Amenity

- 7.20 Local Plan Policy DMHB 11 sets out design guidance for all new development in the borough. Part B of the policy states 'development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space'. Guidance for Policy DMHB 11 states 'The Council will aim to ensure that there is sufficient privacy for residents, and it will resist proposals where there is an unreasonable level of overlooking between habitable rooms of adjacent residential properties, schools or onto private open spaces'.
- 7.21 Paragraph 135 (f) of the NPPF (2023) states that new development should seek to 'create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience'.
- 7.22 Apart from the bin and cycle storage facilities, there are no other external changes to the property which would lead to any adverse impact on the adjoining neighbouring properties in terms of daylight sunlight, loss of outlook, sense of enclosure or overlooking concerns. Both structures are located discretely and would not cause any harm to the adjoining neighbours given their modest overall size and height. In terms of the use, there would be no loss of privacy or overlooking concerns over and above the existing circumstances. It must be noted that the property has no windows that cause window to window overlooking. The flank windows at first floor that face onto Nos 34a, and 38 Moor Park Road would all serve non-habitable either serving a toilet or stairwell. The secondary window serving the staff reception at ground floor would be existing and set sufficient distance in from the boundary to impact adjoining neighbours. As such, Officers

are satisfied that these elements would not harm the adjoining neighbour's amenity.

Noise and Disturbance

- 7.23 The main amenity concern would relate to the use of the building and the potential impact this may have on the adjoining and wider neighbourhood in terms of comings and goings as well as noise and disturbance from its use. This is noted through the consultation process where several concerns were raised regarding noise from the potential use and the coming and goings from the property.
- 7.24 The application has been accompanied by several pieces of documentation detailing how the C2 proposed children's care home would manage noise. These details document guidance for staff on managing noise as well as how the use would be managed and integrated within the community without causing disruption to the local neighbours or the wider area. The accompanying documentation includes
- Management Statement for the Control of Noise
 - Noise Management Plan
 - Good Neighbour Policy
- 7.25 The Noise Management Plan provides a supporting plan on how the use would operate and includes the following measure which will mitigate potential noise impacts. These measures include the following (amongst other things)
- Educating staff about controlling noisy behaviour to comply with noise limits.
 - Make a complaints procedure available; provide neighbours with contact information to report noise.
 - Regular communication between house manager and the neighbours
 - Ensure double glazing remains installed on openings to minimise noise transmission.
- 7.26 The good neighbour policy submitted sets out policies which the care home would introduce to establish positive links with the local community. These includes maintaining clear point of contact and complaints procedure and potentially considering involvement within neighbourhood watch scheme. As part of integrating the use within the neighbourhood, maintenance of the property appearance and maintaining appropriate boundaries and fences ensuring privacy and security is maintained between adjoining neighbours
- 7.27 The submitted Management statement further elaborates on the site specifics associated with 36 Moor Park and aligns with the protocols set out within the Noise Management Plan and Good Neighbour Policy documents. It indicates that the property would cater for up to 4 children with emotional and behavioural difficulties with a staff ratio of two adults to one child will be maintained, however children with low level needs will have support from 1 key worker. There will be a Senior Manager along with three staff on site during the day and two staff

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members during the night. In addition, while the facility has the capacity for up to 4 children, the risk management and individual needs of each child will determine the number of children accommodated at any given time, ensuring that the facility remains within its capacity and maintains a suitable staff-to-child ratio. The care home would be staffed 24 hours a day, seven days a week.

- 7.28 The document also provides detail of staff bedroom facilities and staff reception area which is in close proximity to both the children's bedroom quarters and the living spaces. The layout of the staff spaces would ensure that noise generated internally from the care accommodation can be managed by the staff on duty. Officers also consider that a restriction on the number of children accommodated at the care home to four would also ensure that the use would not lead to an over intensification of the property over and above the typical family home. This condition would further mitigate any potential increase in noise levels from the use. The management document also highlights that the staff would receive comprehensive training to promote the safety, welfare and social integration of the children under their care and thereby help reduce potential disruptions within the community.
- 7.29 The management plan notes that visitors to the premises would be limited to 09:00-18:00 where possible with prior arrangement with the management team for visiting outside these times. Given that this use would be the primary residential home for these children, it would not be reasonable to condition the hours of visitation in this instance to these daytime hours. Compliance with the management plan and ensuring any visitors outside the normal visiting hours are discussed with management would be sufficient to ensure a level of control on evening time visitation without compromising the occupant's living standards as well as adjoining residents living standards.
- 7.30 Further concerns have been raised by the comings and goings of staff and the potential disturbance from shift change and servicing of the site. It has been demonstrated through the site plan that there is sufficient onsite parking for up to 5 vehicles at the site with the existing garage (providing parking for 2 cars) and 3 cars to be parked to the front of the property. Based on the number of staff both during nighttime and daytime shifts, there would be no need for street parking. This is also based on the assumption that all staff would require a car parking space which may not be the case. Furthermore, as the use relates to minors who would not have car parking needs, it further ensures that the impact from comings and goings of staff would be within the site itself with limited impact on the wider neighbourhood.
- 7.31 The majority of movement would be contained to within the building and within the site frontage. Whilst children may play in the rear garden, it is not considered that this would lead to such additional noise and disturbance than would arise from an active family unit undertaking normal play or recreation based activities in their gardens. The activity within the building itself is also unlikely to give rise to undue audible noise or disturbance. The Noise Control Plan provided also demonstrates that staff would be trained up to actively work to keep noise levels to a minimum

including prohibiting loud music from home at any time day or night, encouraging children to enjoy garden while ensuring that excessive noise avoided.

- 7.32 Based on the information provided and the modest scale of the use, Officers are satisfied that the proposal would not cause a harmful impact on the local residents' amenity from a noise and disturbance perspective. It must also be noted that the Acoustic Officer has been consulted and raised no objections or concerns regarding the proposed use. In light of the small scale of the proposed use, it is considered that the number of people present would not be dissimilar to a residential dwelling and the comings and goings to the property would not be out of keeping with a residential area. The documentation provides clear guidance and protocol for the company and staff in dealing with noise the premises does not impact the wider community and being a "Good Neighbour."
- 7.33 Taking into consideration the above, the proposed development is considered to have an acceptable impact on the amenities of surrounding residential properties. The proposed development is therefore considered to comply with Policy DMHB 11 and NPPF (2023) paragraph 135 in this respect.

Quality of Residential Accommodation (Internal and External)

- 7.34 Policy DMHB 16 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that all housing development should have an adequate provision of internal space in order to provide an appropriate living environment. Policy D6 of the London Plan (2021) states that housing development should be of high quality design and provide adequately sized rooms.
- 7.35 The proposed care home includes 4 bedrooms for the children and one additional bedroom for staff on the night shift. Each bedroom would be of suitable size (minimum size 10.2m up to 17.2 sq.m in size) with unimpeded outlook and access to natural light for its residents. Residents would also have access to a shared bathroom and living space. The living space is situated at ground floor and comprises living room (20.6sqm), Dining Room (18.5sq.m and Kitchen (16.9sq.m). A further reception room would be used by staff overseeing the care facility. The overall size and layout of the living space is sufficient and generous given the home would accommodate 4 children. The shared residential environment is considered to be fit for purpose as it comprises numerous shared and private spaces for the site's future residents and workers.
- 7.36 Taking into consideration the above, the proposal is considered to provide an acceptable level of amenity for its future users. It is considered that all the proposed habitable rooms, would be of an adequate size, and maintain an adequate outlook and source of natural light, therefore complying with Policy DMHB16 of the Hillingdon Local Plan: Part Two – Development Management Policies (2020) and Policy D6 of the London Plan (2021).

- 7.37 Policy DMHB 18: Private Outdoor Amenity Space states that applications for residential development should provide adequate levels of private, well designed and located amenity space.
- 7.38 There are no specific private amenity space standards for C2 uses in the Local Plan however given that this is a form of residential accommodation would be a primary residence for children, it would be important to provide sufficient private amenity space. The site plot itself is significant in size with a large frontage and rear garden of approximately 140sqm in area. This would be over and above the 100 sqm private amenity space required for dwellings with 4 bedrooms and over. The overall standard of this private amenity space is considered acceptable for the level of occupancy. The site is already landscaped with several mature trees which also add to the aesthetics of the property and is also recognised how trees and nature can contribute to overall health benefits. Officers are therefore satisfied that the private amenity space is of a suitable standard for future occupants of the childcare home.
- 7.39 In terms of wider public spaces and services, there are several larger public amenity spaces and services within Northwood area that are easily accessible from the property. Northwood underground station would be approximately 15–20-minute walk from the site and several bus routes in closer proximity. It is therefore considered that the level of private amenity space as well as the location provides a suitable level of recreational space for future occupiers. within the walking distance of the site for recreation.
- 7.40 Overall, the standards of accommodation would therefore be considered acceptable given the internal layout, private amenity space and location. Furthermore, in terms of ensuring an acceptable quality of accommodation and care for future occupiers would be subject to controls and regulation outside of the planning system. The homes would be registered with Ofsted who would ensure that adequate levels of care are provided for future residents

Highways and Parking

- 7.41 The site is located on an adopted roadway within a residential catchment devoid of parking controls. The address fails to score a public transport accessibility level (PTAL) rating suggesting a very high dependency on the use of private motor transport to and from the site.
- 7.42 It is proposed to convert an existing single tenure detached residential 5-bedroom house to a residential care home catering for up to 4 children/young adults with 3 staff in attendance at any one time. The frontage area is generous in scale and can potentially accommodate in excess of half-a-dozen vehicles arranged in an informal fashion accessed from an established carriageway crossing. The application proposed car parking plan indicates five spaces with two housed within an existing double garage. The overall level of off-street parking provision is therefore sufficient to accommodate the needs of the staff without relying on street parking.

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Electric Vehicle Charging Points (EVCP's)

- 7.43 In accord with the Local Plan: Part 2 DMT 6 policy and parking standard, there is a requirement for EVCPs which would equate to a minimum facility of 5% of the total parking quantum for 'active' provision with a further 5% acting as 'passive' provision for future activation. The proposal should incorporate 1 'active' and 1 'passive' space to futureproof for anticipated demand, this aspect would be secured by planning condition (Condition 7).

Cycle Parking and safety

- 7.44 In terms of cycle parking, a bike store is provided to the front adjacent to the existing garage. This store would accommodate up to 5 bicycles. The nominal requirements of two secure and accessible spaces are met and the proposal conforms to the relevant regional parking standard. Concerns have been raised during the consultation regarding the potential risk of children on bicycles. There is more emphasis on promoting sustainable forms of transport including cycling from a planning policy perspective. There is no age restriction within the Highway Code preventing children from cycling on Public Highways. The onus would be on the guardians or care workers to ensure that children are educated on the Highway Code before using the Highway. It is also important that the children are fully trained and a capable cyclist. The Highway's Officer has not raised this as a safety concern.

Vehicular Trip Generation

- 7.45 Local Plan: Part 2 Policies - DMT 1 and DMT 2 require the council to consider whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety.
- 7.46 The applicant has submitted a Transport Statement in support of the scheme. Within this statement, it provides comparable data from the existing Vehicle Trip Generation from the existing residential dwelling and the proposed use. The average vehicle movements across a typical day would amount to 4 vehicle movements related to the dwelling house. Given the use would involve the care of children, the level of trip movements associated with the property would not be too dissimilar to the existing arrangement due to the reduced need for driving by occupants. Three staff members will be on-site at all times, and it is considered that adequate off-street cycle and car parking exists to accommodate any demand that arises. No objections have been received from the Highway's Officer in regard the data and the potential level of movements.
- 7.47 Officers are also satisfied that the use would not cause significant disturbance to the wider neighbourhood from deliveries and servicing of the use. Deliveries would take place from the highway in accordance with the current practices on Moor Park Road. The level of movement associated with visitation from friends, family

members and other professionals is also likely to be accommodated off-street given that there are 5 vehicle spaces available with 3 staff members on site.

- 7.48 Owing to the relatively small-scale of the scheme combined with the 'low traffic generator' user profile (inclusive of infrequent visits/servicing) typically associated with care homes, the proposal would not be expected to generate measurable traffic burden on the surrounding roadways both during and outside of the most sensitive and therefore crucial peak morning and late afternoon/evening hours given the anticipated low car usage levels which can, therefore can be absorbed within the local road network without notable detriment to traffic congestion and road safety.

Refuse Collection

- 7.49 Refuse collection would continue via the roadway and bin storage placement should generally be within 10m of the collection point on the public highway to accord with the council's maximum waste collection distance standard. Although the bin store area is shown in proximity of build which exceeds the above distance parameter, it is reasonable to anticipate that refuse collection would continue, as is the case at present, without undue impediment owing to an informal arrangement whereby refuse is moved towards the highway on collection days. Details regarding the bin store would be secured by condition.

Accessibility

- 7.50 Policy D5 of The London Plan (2021) states: Development proposal should achieve the highest standards of accessible and inclusive design. The Access Officer has raised no objections to the proposal. The dwelling was constructed prior to the adoption of accessible housing standards, and it would therefore not be reasonable to insist on provision of current accessible standards given that there is no operational development proposed that could help achieve these standards. The Access Officer also noted that there is no planning requirement to make the children's home accessible to wheelchair users. However, an Informative is recommended reminding the applicant of the need to comply with the requirements within the Equality Act 2010.

Trees and Landscaping

- 7.51 Policy D5 of the London Plan (2021) states that development proposals should integrate green infrastructure to contribute to urban greening, including the public realm. Policy DMHB 14 of the Hillingdon Local Plan: Part Two – Development Management Policies (2020) requires that all development retains or enhances existing landscaping, trees, and biodiversity.
- 7.52 The trees within and surrounding the application site are subject to Tree Preservation Orders (TPOs). The application has been accompanied by a Tree Safety Report. A survey on all the trees within the site had been carried out prior to submitting the application. The report confirms that there would be no remedial works required and the trees within the site are within sound or good structural

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condition. In terms of the application, the proposed bin and cycle storage structure would be light weight structures with no need for foundations. There are no trees within the immediate area of these structures that would be affected.

- 7.53 Whilst no landscaping is proposed, Officers would highlight that the site contains significant mature tree growth on site and generous garden to the rear. There are no proposed changes to this existing landscaping which is considered appropriate given the prevailing leafy character of the area.

Ecology

- 7.54 The Environment Act 2021 has established that all planning permissions granted in England must deliver at least 10% biodiversity net gain (BNG) from January 2024. Paragraph 174 of the NPPF (2023) also states that planning decisions should contribute to and enhance the natural and local environment by: d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures. This is supported by Policy G6 of the London Plan (2021) and Policy DMEI 7 of the Hillingdon Local Plan: Part 2 (2020).
- 7.55 There are a number of exemptions for biodiversity net gain requirements. This includes a development that does not impact a priority habitat and impacts less than:
- 25 square metres (5m by 5m) of on-site habitat; and
 - 5 metres of on-site linear habitats such as hedgerows.

This exemption applies to the proposed development as there is no additional floorspace proposed. The development does not deliver any biodiversity value and it is considered to be acceptable in this instance.

Flooding and Drainage

- 7.56 Policy SI12 and SI13 of the London Plan (2021) require, in summary, that flood risk is minimised and mitigated, and that surface water runoff is managed close to source. Policy DMEI 9 and Policy DMEI 10 of the Hillingdon Local Plan: Part Two Development Management Policies (2020) require, in summary, that flood risk is mitigated and proposals that increase the risk of flooding or which fail to make adequate provision to control surface water runoff will be refused.
- 7.57 The application is in Flood Zone 1 (low risk) and is not in a critical drainage area. Given there is no additional floorspace proposed the proposal would remain in accordance with Policy DMEI 10.

Land Contamination

- 7.58 The site is not located within an area identified as being subject to potential land contamination.

Carbon Emissions and other Environmental concerns

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- 7.59 The representation received during the consultation with the public and petition received have raised concerns regarding carbon emissions and other environmental concerns from the change of use and potential increase in number of trips generated. The Transport Statement submitted has provided some evidence that the level of trips to and from the property would not be too dissimilar to those the existing dwelling house. The Highway's Officer has not disputed this. Whilst there would be a push towards more sustainable forms of transport including walking, cycling and non-carbon cars, it is envisaged that the modest nature of the use is unlikely to lead to a significant increase in carbon emissions over and above the current circumstances. The Planning Statement also highlights that other modes of transport including bus stops are situated within an 8-minute walk of the site. promotes forms of sustainable travel and highlights locations of nearest bus routes and other transport links.
- 7.60 The applicant has also provided an additional statement indicating their commitment to reducing carbon footprint and implementing ongoing initiatives as well as supporting Hillingdon Climate Strategy. The applicant states they will encourage the use of public transportation, carpooling, cycling and walking which will help to reduce carbon footprint and alleviate congestion. As part of incentives, they would help facilitate a carpooling scheme for staff where possible as well as promoting flexible working arrangement for administrative staff. Further measure which may also contribute towards reducing carbon footprint would include recruiting locally. These measures as well as the modest scale of the care home would ensure the use would aim reduce carbon emissions in line with both local and national policies.

Noise

- 7.61 Policy D14 of the London Plan (2021) requires that proposals minimise noise pollution and Policy EM8 of the Hillingdon Local Plan: Part 1 - Strategic Policies (2012) promotes the maximum possible reduction in noise levels and seeks to ensure that noise impacts can be adequately controlled and mitigated.
- 7.62 Noise and disturbance from the proposed change of use is dealt with in detail within the amenity section of the report. Given the proposed use and separation distances between the detached dwellings along Moor Park Road together with the large enclosed front curtilage, it is unlikely that the change of use would result in any adverse impacts in terms of noise and disturbance to neighbouring dwellings. The application is supported by a 'Noise Management Plan' and 'Management Statement for The Control of Noise' which have been reviewed by the Council's Noise Officer who has raised no objections.

Other issues raised (Anti-social, security, crime and other social issues)

- 7.63 It is noted that a large number of representations have been received which raised concerns regarding anti-social behaviour, potential crime and community safety. Other social matters raised include the safeguarding of children both locally and within the property itself.

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7.64 Both previous legal and appeal decisions have confirmed that the fear of crime should only be considered a material planning consideration in cases where evidence exists that the associated development would likely increase crime. In this application, there is no substantiated evidence submitted that indicates that crime might increase if the application were permitted.

7.65 Officers would note that appeal decisions on the fear of crime/anti-social behaviour have also taken this view. In the appeal decision APP/R5510/C/21/3266292 – (31 Frithwood Avenue Northwood). Within the appeal decision the Inspectorate noted that the fear of crime can be a material consideration however there must be some reasonable evidential basis for that fear. In terms of anti-social behaviour, it was concluded that there was insufficient evidence that ongoing behavioural issues associated with the use were not resolved by the carers.

“Drawing there points together, I am not satisfied that it has been shown that the care home use results in greater incidence of crime or anti-social behaviour not that a Site Management Plan is necessary to control the use to address any perception of such impacts.” (Planning Inspectorate Appeal Decision APP/R5510/C/21/3266292 dated 1st August 2022)

7.66 Whilst Officers do not dismiss the concerns raised by local residents on the potential impact in regards anti-social behaviour and crime, there is no evidence to suggest that this would take place. Furthermore, the applicant has made efforts to address such concerns with the documentation submitted. The “Good Neighbour Policy” aims to provide staff at the care centre with guidance on how to integrate their facility within the local community.

7.67 This document includes references to risk assessments, collaboration with local law enforcement agencies, maintaining effective communication and dealing with complaints appropriately. This provides additional comfort to Officers, that correct protocols and procedures would be complied by in the case of any potential crime or anti-social behaviour. As such, the proposed development is not considered to compromise the security of the application site, adjoining sites or the wider community.

Safety concerns of local residents and children

7.68 The facility would cater for a maximum of 4 children. The children in question would be from a vulnerable section of the community and the facility will provide specialised support for emotional and behavioural challenges. The facility would be staffed 24 hours a day with a minimum of 3 persons that would be specially trained to support the occupants. The management statement also highlights that individual children would be assessed on their the suitability of the home environment and its compatibility with the wider community will be considered.

7.69 Similarly to the above, whilst there are concerns from the community on safety of older residents and local children including the proximity to the St Martin’s

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School, there is no evidence to suggest those occupants would lead to a greater risk to the community. The applicant has also provided further answers to these concerns. They state that children who are looked after are not generally excluded from mainstream schools and are no considered a safeguarding rise to children who are no in care. The children would not generally be excluded from mainstream education and would be expected to attend school either in the area or educated virtually. The children would also be supervised within the property and would be educated on structure and routine to become a productive member of society.

- 7.70 The overall size of the property both internally and externally ensures that there is sufficient space for the children to be nurtured within a suitable form of accommodation which would help with any behaviour issues. The applicant does not expect that the routine of the wider neighbourhood would be infringed upon by the change of use. Based on the information provided and the level of supervision on site, Officers are satisfied that the use would not lead to a safety issue to the wider neighbourhood including the nearby school.

Other social matters

- 7.71 It is important to recognise that whilst the planning merits of the case are being determined under the current application, the care home would also need to meet the strict criteria set out by Ofsted. The Council's Children's Social Care Team welcome this proposal given that there is a significant need for residential children homes locally. The care home would be subject to approval by the regulator Ofsted who ensure that the appropriate safeguarding measures for children are in place before the facility can be fully operational.

8 Other Matters

8.1 Human Rights

The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

8.2 Equality

Due consideration has been given to Section 149 of the Equality Act with regard to the Public Sector Equality Duty in the assessment of this planning application. No adverse equality impacts are considered to arise from the proposal.

8.3 Local Finance Considerations and CIL

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There is no additional floorspace proposed. The proposed development is not CIL liable.

9 Conclusion / Planning Balance

- 9.1** The proposed development would result in a loss of C3 accommodation, however a residential care home also serves as a form of residential accommodation itself and this would help meet the exceptional circumstances required to justify the loss of conventional C3 housing, as required by DMH1 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020)
- 9.2** The proposal would contribute towards addressing an underlying need for C2 accommodation in Hillingdon and London overall on-balance the principle of development is considered to be acceptable. Sufficient information has been received demonstrating that there is a local need for children care homes to ensure local vulnerable children can remain within the local area or borough. Given the use continues to provide a form of residential accommodation, the loss of one residential dwelling would therefore be acceptable in this instance
- 9.3** In addition, the proposal does not seek permission for external alterations therefore the application would not result in additional harm to the street scene or neighbour amenity from comings and goings. The site would provide five car parking spaces and Highways have raised no concerns. There is no evidence that the use would lead to increase in crime or anti-social behaviour on the local community.
- 9.4** Having regard to the material considerations and all matters raised, the application is recommended for approval, subject to conditions.

10 Background Papers

Relevant published policies and documents taken into account in respect of this application are set out in the report. Documents associated with the application (except exempt or confidential information) are available on the [Council's website here](#), by entering the planning application number at the top of this report and using the search facility. Planning applications are also available to inspect electronically at the Civic Centre, High Street, Uxbridge, UB8 1UW upon appointment, by contacting Planning Services at planning@hillingsdon.gov.uk.

APPENDICES

Planning Application

77170/APP/2024/1240

Appendix 1: Recommended Conditions and Informatives

Conditions

1. COM3 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. COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on submitted plan numbers:

AHUB2404002-2
AHUB2404002-6
AHUB2404002-7
AHUB2404002-8
AHUB2404002-10

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 Parts 1 (November 2012) and 2 (January 2020) and the London Plan (2021).

3. COM5 General compliance with supporting documentation

The use hereby permitted shall operate in accordance with the details as set out within the supporting documents including

The Management Plan
Management Statement for the Control of Noise
Noise Management Plan
Good Neighbour Policy

REASON

To ensure that the use as Childcare Home is properly managed as well as ensuring the use does not have any adverse impact on the amenity of neighbours and the safety of the wider community in compliance with policies DMH 8 & DMHB 11 of the Hillingdon Local Plan Part 2 (2020) and Policies D14 and H12 of the London Plan (2021).

4. MCD16 Restriction to Use Applied For

Notwithstanding the provisions of the Town & Country Planning (Use Classes) Order 1987 and the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any orders revoking and re-enacting either of these orders with or without modification), and subject to Condition 1, the third floor of the building shall be used only for the purpose of a Children's Care Home and for no other purpose including any other purpose within Use Class C2 of the Town and Country Planning Use Classes Order 1987 (as amended).

REASON

To enable the Local Planning Authority to retain control over the use so as to ensure that it complies with policies DMHB 8, DMHB 11, DMT 1, DMT 2 and DMT 6 of the Hillingdon Local Plan Part 2 - Development Management Policies (2020) and Policy D13 of The London Plan (2021).

5. NONSC Maximum occupancy (4 Children)

The hereby approved Children's Care Home shall have a maximum of 4 children in care at any one time. Any additional occupants (Children) over and above this number would need to prior consent from the Local Planning Authority.

REASON

To ensure satisfactory living standards are provided for the occupants of the care home as well as ensuring the intensification of the use does not impact the amenity of nearby residents in compliance with policies DMH 8 & DMHB 11 of the Hillingdon Local Plan Part 2 (2020) and Policies D14 and H12 of the London Plan (2021).

6. NONSC Cycle Parking

The development hereby permitted shall have at least two secure and accessible cycle spaces.. The facilities shall be provided in accordance with the approved details and thereafter permanently retained.

REASON

To ensure the provision and retention of facilities for cyclists to the development and hence the availability of sustainable forms of transport to the site in accordance with policy DMT 5 of the Hillingdon Local Plan Part 2 (2020).

7. OM5 Provision of Bin Stores and Electric Charging Points

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.a Bin Storage - details and materials for the proposed bin storage

1.b Car Parking Layouts (including demonstration there would be 1 'active' and 1 'passive' electrical vehicle charging points)

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 DMHB 11, DMHB 12, DMHB 14, DMEI 1 and DMT 2 of the Hillingdon Local Plan Part 2 (2020) and Policy G5 of the London Plan (2021).

Informatives

1. I50 The Registration of Residential Care Homes for Children

You are advised that the use hereby approved for a Residential Care Home for Children is required to be registered with Ofsted and Care Quality Commission, prior to the commencement of the use. Further information can be found on www.ofsted.gov.uk and www.cqc.org.uk

2.

The Equality Act seeks to protect people accessing goods, facilities and services from discrimination on the basis of a 'protected characteristic', which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease. The Act states that service providers should think ahead to take steps to address barriers that impede disabled people.

Appendix 2: Relevant Planning History

Appendix 3: List of Relevant Planning Policies

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMEI 10 Water Management, Efficiency and Quality

DMH 1 Safeguarding Existing Housing

DMH 4 Residential Conversions and Redevelopment

DMH 8 Sheltered Housing and Care Homes

DMHB 11 Design of New Development

DMHB 15 Planning for Safer Places

DMHB 16 Housing Standards

DMHB 18 Private Outdoor Amenity Space

DMT 1 Managing Transport Impacts

DMT 2 Highways Impacts

DMT 6 Vehicle Parking

LPP D5 (2021) Inclusive design

LPP D6 (2021) Housing quality and standards

LPP D11 (2021) Safety, security and resilience to emergency

LPP D12 (2021) Fire safety

LPP D13 (2021) Agent of change

LPP H12 (2021) Supported and specialised accommodation

LPP T4 (2021) Assessing and mitigating transport impacts

LPP T5	(2021) Cycling
LPP T6	(2021) Car parking
LPP T6.1	(2021) Residential parking

Report of the Head of Development Management and Building Control Committee Report – Application Report

Case Officer: Emilie Bateman	24825/APP/2023/81
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Date Application Valid:	10-01-23	Statutory / Agreed Determination Deadline:	06-09-24
Application Type:	Full	Ward:	Ickenham & South Harefield

Applicant: **Mr L Chira**

Site Address: **39 Parkfield Road, Ickenham**

Proposal: **Erection of a replacement dwelling**

Summary of Recommendation: **GRANT planning permission subject to conditions**

Reason Reported to Committee: **Required under Part 3 of the Planning Scheme of Delegation (Petition received)**



Summary of Recommendation:

GRANT planning permission subject to the conditions set out in Section 2 of the following committee report.

1 Deferred at Planning Committee on 13th March 2024

- 1.1 This application was deferred at the Planning Committee on 13th March 2024 for members to visit the site and for an independent review of the submitted sunlight and daylight report.

Member Site Visit

- 1.2 A member site visit was carried out on 27th April 2023. This included viewing other properties within the street from the footpath, to gain an appreciation of the character and visual amenity of the street scene.
- 1.3 The key matters looked at on the site visit were:
- The relationship between the proposal and adjacent properties and the impact on neighbouring amenity.
 - Impact on the character and appearance of the street scene.

Sunlight & Daylight Report Review

- 1.4 The applicant submitted a report titled 'Analysis of Site Layout for Daylight and Sunlight' (dated February 2024) by Stinton Jones Consulting Engineers, in support of the application. This report concluded that the impact of the proposal would comply with BRE (Building Research Establishment) recommendations and was considered in planning officers' recommendation.
- 1.5 Following the deferral at Planning Committee, this report has been independently reviewed by LSH (Lambert Smith Hampton). LSH have confirmed that the tested windows meet the target values for daylight and pass sunlight testing. LSH have also confirmed that they are satisfied with the methodology undertaken and the report conclusions.
- 1.6 Consequently, the committee report remains unchanged in its recommendation. For transparency the committee report is attached in its original form considered by members on 13th March 2024.

2 Consultation Update

- 2.1 Since the deferral of this application, a new petition has been received with 20 valid signatures. The outcome sought by the petition is refusal or reduction in scale and height with conditions.

Hillingdon Planning Committee – 5th September 2024

PART 1 – Members, Public & Press

Report of the Head of Development Management and Building Control

Address: 39 PARKFIELD ROAD ICKENHAM

Development: Erection of a replacement dwelling.

LBH Ref Nos: 24825/APP/2023/81

Drawing Nos: 39PR/P100 Rev. B
39PR/P200 Rev. E
39PR/P300 Rev. B
39PR/P400 Rev. A
Arboricultural Survey to BS5837:2012 , Dated 2nd June 2023
Arboricultural Impact Assessment (reference wArbtech AIA 01)
Arboricultural Method Statement to BS5837:2012 dated 3rd July 2023
Tree Protection Plan (Reference 39PR/P200 Rev. B)

Date Plans received: 10-01-2023 **Date(s) of Amendments(s):**

Date Application valid 10-01-2023

1. SUMMARY

The application proposes the erection of a replacement dwelling. This application is being presented at the Borough Planning Committee because a valid petition has been received (refer to Section 6 for further details).

Following negotiations, revised drawings were submitted showing a reduction to the scale and massing of the proposed crown roof profile. Also, the physical siting of the proposed dwelling has been set-back to align with the front building line of the neighbouring property of No. 37 Parkfield Road. Based on these revised drawings, it is considered that the siting, size, scale, bulk, massing and design of the proposed replacement dwelling would not cause harm to the character and appearance of the area. In reaching this position, significant weight has been afforded to the replacement dwelling at No.29 Parkfield Road which is of a similar size to the current proposal, and was allowed at Appeal in 2021 by the Secretary of State (Appeal Decision reference APP/R5510/W/21/3278249). Also, the recently constructed replacement dwellings at Nos. 55, 54 and 54a Parkfield Road has also been taken into account as a material consideration.

The representations received from neighbouring residents have been duly noted. However, given the separation distances involved, Daylight and Sunlight Assessment and noting the siting and dimensions of the proposed replacement dwelling, it is considered that the development would not adversely impact on the residential amenities of neighbouring occupiers. In the event of an approval, a condition would be secured requiring the first floor side window and rear window serving a bathroom and en-suite to be obscure glazed and non-opening up to 1.8 metres of the finished floor level.

Upon Officer's request, an Arboricultural Impact Assessment, Method Statement and Tree Protection Plan was submitted by the applicant. Subject to a condition requiring the construction works to be carried out with the mitigation measures detailed in the report, it is considered that the proposal would not cause harm to health of the trees at the site (which includes a protected Oak tree). The Council's Highways Department is satisfied that the proposal would not present a risk to road safety, hinder the free flow of traffic, or lead to parking stress. It is therefore recommended that planning permission is granted, subject to the imposition of relevant planning conditions.

2. RECOMMENDATION

APPROVAL subject to the following:

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 39PR/P100 Rev. B (dated 24.11.23), 39PR/P200 Rev. E (dated 29.02.24), 39PR/P300 Rev. B (25.03.23) and 39PR/P400 Rev. A (dated 25.05.23) 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 1 (2012), Part 2 (2020) and the London Plan (2021).

3. RES7 **Materials (Submission)**

Prior to the commencement of any work above damp proof course level of the development hereby approved, details of all materials and external surfaces, including details of the roof lights, doors, windows, guttering and fascia, 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 DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

4. COM5 **General compliance with supporting documentation**

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

Analysis of Site Layout for Daylight and Sunlight dated February 2024
Arboricultural Survey to BS5837:2012 , Dated 2nd June 2023
Arboricultural Impact Assessment (reference wArbtech AIA 01)
Arboricultural Method Statement to BS5837:2012 dated 3rd July 2023
Tree Protection Plan (Reference 39PR/P200 Rev. B)

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 . Specify Hillingdon Local Plan Part 2 (2020)

5. OM19 Construction Management Plan

Prior to commencement of the development hereby approved, a demolition and construction management plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall detail:

- (i) The phasing of development works
- (ii) The hours during which development works will occur (please refer to informative I15 for maximum permitted working hours).
- (iii) Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities).
- (iv) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures to reduce the numbers of construction vehicles accessing the site during peak hours).
- (v) Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process.
- (vi) The storage of demolition/construction materials on site.

The approved details shall be implemented and maintained throughout the duration of the demolition and construction process.

REASON

To safeguard the amenity of surrounding areas in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

6. NONSC Sustainable Water Management Strategy

Prior to the commencement of the development hereby approved (excluding demolition, ground works and substructure works), a scheme for the provision of sustainable water management and water efficiency shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall:

- 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;
- vi. Provide details of how the dwelling will achieve a water efficiency standard of no more than 110 litres per person per day maximum water consumption (to include a fixed factor of water for outdoor use of 5 litres per person per day in accordance with the optional requirement defined within Approved Document G of the Building Regulations).

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 Policies DMEI 9 and DMEI 10 of the Hillingdon Local Plan Part 2 (2020) and Policies SI2 and SI 13 of the London Plan (2021).

7. NONSC Air Quality Neutral

Prior to any works on site above damp proof course level, details of the heating system installed for the new dwellings shall be submitted for approval. The heating system details shall only be comprised of any of the following

- A heat pump or other zero-emission heat source.
- One or more individual gas boilers with NOx emissions rated at less than 40 mg/kWh.
- The development is connected to an existing heat network.

The development shall be carried out in accordance with the proposed details and maintained for the lifetime of the development.

Reason: In the interests of improving air quality and ensuring an air quality neutral development in accordance with Policy DMEI 14 of the Hillingdon Local Plan Part 2 (2020), Policy SI 1 of the London Plan (2021) and London Plan Guidance: Air Quality Neutral (2023).

8. NONSC Tree Protection Measures

The construction works for the development hereby permitted shall be carried out strictly in accordance with the protection measures detailed in the Arboricultural Impact Assessment (reference Arbtech AIA 01), Arboricultural Method Statement to BS5837:2012 dated 3rd July 2023 and Tree Protection Plan (Reference 39PR/P200 Rev. B).

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 DMHB 14 of the Hillingdon Local Plan Part 2 (2020).

9. RES10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plan(s) 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 (or after) 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 DMHB 14 of the Hillingdon Local Plan Part 2 (2020) and to comply with Section 197 of the Town and Country Planning Act 1990.

10. RES9 Landscaping (car parking & refuse/cycle storage)

Prior to the commencement of any works above damp proof course level of the development approved, a landscape scheme shall be 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) which include a net increase of high quality pollution absorbing trees
- 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 (including its location, dimensions, finish and design)
- 2.b Covered Cycle Storage (including its location, dimensions, finish and design)
- 2.c Means of enclosure/boundary treatments
- 2.d Car Parking Layouts (including one active and three passive electric charging points)
- 2.e Permeable Hard Surfacing Materials

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.
- 3.c Ecological and biodiversity enhancement plan

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 DMHB 11, DMHB 12, DMHB 14, DMT 5, DMEI 7 of the Hillingdon Local Plan Part 2 (2020) and Policies G5 and T5 of the London Plan (2021).

11. NONSC Step free access

Prior to any works on site above damp proof course level, details of step free access via all points of entry and exit shall be submitted to, and approved in writing, by the Local Planning Authority. Such provision shall remain in place for the life of the building.

REASON

To ensure housing of an inclusive design is achieved and maintained in accordance with Policies D5 and D7 of the London Plan (2021).

12. NONSC Category M4(2)

The dwelling hereby approved shall not be occupied until certification of compliance with the technical specifications for an M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015, has been submitted to, and approved in writing, by the Local Planning Authority. All such provisions must remain in place for the life of the building.

REASON

To not only allow the Building Control body to require the development to comply with the optional Building Regulations standards, but to also ensure the appropriate quantity and standard of accessible and adaptable housing is constructed and maintained in accordance with policy D7 of the London Plan.

13. RES13 Obscure Glazing

The first floor windows serving the rooms labelled as 'bathroom' and 'en-suite' on drawing number 39PR/P100 Rev. B (dated 30.05.23) shall be glazed with permanently obscured glass to at least scale 4 on the Pilkington scale and be 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 policies DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

14. RES12 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England)Order 2015 (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.

REASON

To prevent overlooking to adjoining properties in accordance with policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

15. RES14 Outbuildings, extensions and roof alterations

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (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 DMHB 11 and DMHD 2 of the Hillingdon Local Plan Part 2 (2020)

INFORMATIVES

1. I15 **Control of Environmental Nuisance from Construction Work**

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

A. Demolition and construction works 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.

2. I47 **Damage to Verge - For Council Roads:**

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).

For Private Roads: Care should be taken during the building works hereby approved to ensure no damage occurs to the verge of footpaths on private roads during construction. Vehicles delivering materials to this development shall not override or cause damage to a private road and where possible alternative routes should be taken to avoid private roads. The applicant may be required to make good any damage caused.

3. 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).

4. I70 LBH worked applicant in a positive & proactive (Granting)

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from Local Plan Part 1, Local Plan Part 2, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

5. I73 Community Infrastructure Levy (CIL) (Granting Consent)

Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), this development is liable to pay the London Borough of Hillingdon Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). This will be calculated in accordance with the London Borough of Hillingdon CIL Charging Schedule 2014 and the Mayor of London's CIL Charging Schedule 2012. Before commencement of works the development parties must notify the London Borough of Hillingdon of the commencement date for the construction works (by submitting a Commencement Notice) and assume liability to pay CIL (by submitting an Assumption of Liability Notice) to the Council at planning@hillingdon.gov.uk. The Council will then issue a Demand Notice setting out the date and the amount of CIL that is payable. Failure to submit a valid Assumption of Liability Notice and Commencement Notice prior to commencement of the development may result in surcharges being imposed.

The above forms can be found on the planning portal at:

www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

Pre-Commencement Conditions: These conditions are important from a CIL liability perspective as a scheme will not become CIL liable until all of the pre-commencement conditions have been discharged/complied with.

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 any other protected species. Therefore, if applicable, it is advisable to consult your tree surgeon / consultant to agree an acceptable time for carrying out the approved works.

153 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

DMAV 3	RAF Northolt
DMEI 10	Water Management, Efficiency and Quality
DMEI 7	Biodiversity Protection and Enhancement
DMEI 9	Management of Flood Risk
DMH 1	Safeguarding Existing Housing
DMH 2	Housing Mix
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHB 16	Housing Standards
DMHB 17	Residential Density
DMHB 18	Private Outdoor Amenity Space
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 5	Pedestrians and Cyclists
DMT 6	Vehicle Parking
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D5	(2021) Inclusive design
LPP D6	(2021) Housing quality and standards
LPP D7	(2021) Accessible housing
LPP G6	(2021) Biodiversity and access to nature
LPP G7	(2021) Trees and woodlands
LPP SI12	(2021) Flood risk management
LPP SI13	(2021) Sustainable drainage
LPP T5	(2021) Cycling
LPP T6	(2021) Car parking
LPP T6.1	(2021) Residential parking
NPPF11	NPPF 2021 - Making effective use of land
NPPF12	NPPF 2021 - Achieving well-designed places
NPPF14	NPPF 2021 - Meeting the challenge of climate change flooding
NPPF2	NPPF 2021 - Achieving sustainable development
NPPF4	NPPF 2021 - Decision-Making
NPPF5	NPPF 2021 - Delivering a sufficient supply of homes
NPPF9	NPPF 2021 - Promoting sustainable transport

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the south-western side of Parkfield Road. It comprises a two and half storey detached property that is characterised by its hipped roof profile and cream render external finish. The property benefits from a garage which is attached to the host property by a front canopy. The property is set back from the highway by an area of hard standing which serves as on-site car parking provision. Access to the on-site car parking spaces is via the two existing crossovers emerging onto Parkfield Road.

The surrounding area is residential in nature and is defined by single and two storey detached and semi-detached houses of various architectural style. Over recent years, two and half storey replacement dwellings have been built on Parkfield Road, which now forms part of the emerging character of the street scene. No. 37 Parkfield Road is located to the south of the site, and comprises a detached bungalow that is sited broadly in alignment with the front building line of the existing property at the application site. No. 41 Parkfield Road is located to the north of the site, and also comprises a detached bungalow. However, this neighbouring bungalow is set-behind the front building line of the existing property at the application site.

The application site is not designated within a Conservation Area or an Area of Special Local Character. The site does not contain any Listed Buildings. The site is covered by Tree Preservation Order 514. The site lies in Flood Zone 1 and has a PTAL rating of 1a (very poor).

3.2 Proposed Scheme

The application proposes the erection of a replacement dwelling. It should be noted that revised drawings were submitted during the course of this application showing the following key changes:

- Siting the main front building line of proposed dwelling in alignment with No.37 Parkfield Road.
- Reducing the scale and massing of the crown roof profile.
- Submission of an Arboricultural Survey report, and subsequent Arboricultural Impact Assessment, Method Statement and Tree Protection Plan.
- * Submission of a Daylight Sunlight report

In accordance with Hillingdon Council Statement of Community Involvement, neighbouring residents were re-consulted on the revised drawings and were provided an additional 14-days to submit any additional comments they wished to make. Refer to Section 6 of this Committee Report for further details about the consultation.

3.3 Relevant Planning History

24825/78/0335	39 Parkfield Road Ickenham
	Single storey extension for lobby and new wall.
Decision: 12-05-1978	Approved

24825/TRE/2006/140 39 Parkfield Road Ickenham

TO CARRY OUT TREE SURGERY (TO REDUCE BY 4M TWO OVERLONG LIMBS FACING RECTORY WAY AND TO REDUCE BY 3M ONE OVERLONG LIMB, AND THIN BY 15% LOW GROWTH UP TO A HEIGHT OF 9M) TO ONE OAK (T4) ON TPO NO. 514

Decision: 14-02-2007 Approved

24825/TRE/2021/146 39 Parkfield Road Ickenham

To carry out tree surgery, including a reduction of the longest limbs by up to 4m on the south side of the crown, to One Oak, T4 on TPO 514

Decision: 12-08-2021 Approved

24825/TRE/2021/62 39 Parkfield Road Ickenham

To carry out tree surgery, including a reduction of the crown radius by approx. 6 metres, reshape including height reduction in proportion, thin central growth by removal of epicormic shoots, lift to height of lowest main limbs by removal of pendulous growth to one oak, T4 on TPO 514

Decision: 17-05-2021 Split Decision (P)

Comment on Relevant Planning History

The relevant planning history attached to this site is referenced above.

4. Planning Policies and Standards

Development Plan:

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The Development Plan for the London Borough of Hillingdon currently consists of the following documents:

The Local Plan: Part 1 - Strategic Policies (2012)

The Local Plan: Part 2 - Development Management Policies (2020)

The Local Plan: Part 2 - Site Allocations and Designations (2020)

The West London Waste Plan (2015)

The London Plan (2021)

Material Considerations:

The National Planning Policy Framework (NPPF) (2023) is also a material consideration in planning decisions, as well as relevant supplementary planning documents and guidance.

Local Plan Designation and London Plan

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

Part 2 Policies:

- DMEI 7 Biodiversity Protection and Enhancement
- DMEI 9 Management of Flood Risk
- DMEI 10 Water Management, Efficiency and Quality
- DMAV 3 RAF Northolt
- DMH 1 Safeguarding Existing Housing
- DMH 2 Housing Mix
- DMHB 11 Design of New Development
- DMHB 12 Streets and Public Realm
- DMHB 14 Trees and Landscaping
- DMHB 16 Housing Standards
- DMHB 17 Residential Density
- DMHB 18 Private Outdoor Amenity Space
- DMT 1 Managing Transport Impacts
- DMT 2 Highways Impacts
- DMT 5 Pedestrians and Cyclists
- DMT 6 Vehicle Parking
- LPP D3 (2021) Optimising site capacity through the design-led approach
- LPP D5 (2021) Inclusive design
- LPP D6 (2021) Housing quality and standards
- LPP D7 (2021) Accessible housing
- LPP G6 (2021) Biodiversity and access to nature
- LPP G7 (2021) Trees and woodlands
- LPP SI12 (2021) Flood risk management
- LPP SI13 (2021) Sustainable drainage

- LPP T5 (2021) Cycling
- LPP T6 (2021) Car parking
- LPP T6.1 (2021) Residential parking
- NPPF11 NPPF 2021 - Making effective use of land
- NPPF12 NPPF 2021 - Achieving well-designed places
- NPPF14 NPPF 2021 - Meeting the challenge of climate change flooding
- NPPF2 NPPF 2021 - Achieving sustainable development
- NPPF4 NPPF 2021 - Decision-Making
- NPPF5 NPPF 2021 - Delivering a sufficient supply of homes
- NPPF9 NPPF 2021 - Promoting sustainable transport

5. Advertisement and Site Notice

- 5.1** Advertisement Expiry Date: Not Applicable
- 5.2** Site Notice Expiry Date: Not applicable

6. Consultations

External Consultees

18 neighbouring properties were originally consulted by letters dated 13th January 2023.

Six objections were received (including from the lead petitioner), and their comments are summarised as follows:

- This is a characterful, sound and well kept family dwelling which is not in need of demolition.
- The current house is perfectly habitable and does not require demolishing. It is a house full of character and charm.
- Sitting between two bungalows, the proposed rebuild would dwarf both properties, not only affect their light, undoubtedly cause distress to the residents and also look out of place.
- This proposal is simply exploitation of the local amenity to the detriment of all the residents.
- The proposal is totally out of keeping with the surrounding properties, overbearing and excessively disproportionate.
- Its size and height will permit intrusive viewing into bedrooms, living rooms and gardens of adjacent bungalows and those across the street.
- Issues with loss of light for neighbouring residential occupiers.
- This particular proposal will rob all the bungalows opposite of any late afternoon sunshine making any future solar panel installations useless let alone casting a cold winter shadow into their rooms.
- The size and number of bedrooms would appear to indicate that this is intended to become a HMO in

which case parking would obviously be an issue.

- Concerns on whether adequate on-site car parking provision is being provided.
- The Planning Application states there are no trees and hedges on the site and no important habitats. This is incorrect as there is a large oak tree at the bottom of the garden which backs onto Rectory Way.
- There is an oak tree in the garden which will be subject to a TPO (as may be the case for several smaller trees - ash and plum) and must not be damaged.
- Bats are seen flying in the neighbourhood so a survey needs to be done to ascertain if they are nesting in the property.
- Parkfield Road is currently being plagued by unnecessary demolition of perfectly good properties to be replaced by high rise characterless buildings.
- Too many of the recent development on Parkfield Road are impacting on the individual character of the original houses.
- There is ample room for the current property to be extended if this is required.
- The construction is not a residential construction, but a commercial one.
- A three storey building which includes a guest suite, 4 double bedrooms including en-suite plus 3 habitable rooms in the loft with Velux windows built amongst bungalows is any of the following:- a boarding house, guest house, hotel or flats.
- In the event of planning permission being granted, the builders must adhere to the working hours as stated on the council website.
- Any damage to the adjoining fences or properties must be made good.
- Could the development dates be confirmed? They are stated to be April 2022 to August 2022.

PLANNING OFFICER COMMENT:

It should be clarified that this planning application is for a family sized dwelling. The proposal is not for a House in Multiple Occupation (HMO), boarding house, guest house, hotel or flats, nor does it constitute as a 'commercial construction'. Planning permission is not required to demolish the existing property at the site because the application site is not located within a Conservation Area.

It is noted that the proposed replacement dwelling would be sited between two bungalows. However, the scale of the proposed dwelling at two and half storeys (with accommodation within the roof space) would be in-keeping with the scale of the more recent replacement dwellings that have been constructed on Parkfield Road. Please refer to Sections 7.07 of the Committee Report for the assessment of the proposal's impact on the character and appearance of the area.

Due consideration has been given to the concerns raised about the impact the proposal would have on the residential amenities of neighbouring occupiers. However, for the reasons discussed in Section 7.08 of the Committee Report, it is considered that the proposal would not adversely impact on the living conditions of neighbouring occupiers, in respect light, outlook or sense of enclosure. In the event of an approval, a condition would be secured requiring the first floor side window (serving a bathroom) and the rear en-suite window to be obscure glazed and non-opening up to 1.8 metres of the finished floor level.

The Council's Highways Officer was consulted on this application and has raised no objection to the proposal, in respect to parking or highway safety (see previous section of this report for Highways Officer comments). The proposal would provide up to four car parking spaces, which exceeds the Council's maximum standard of two car parking spaces for new houses. Refer to Section 7.10 of the Committee Report for the assessment on access, parking and highway safety. In the event of an approval, a Construction Management Plan would be secured by condition, which would require details of construction hours to be submitted to the Council for consideration.

It is acknowledged that the application site contains a protected Oak tree. Upon Officer's request, an Arboricultural Impact Assessment, Method Statement and Tree Protection Plan was submitted by the

applicant. The report has been reviewed by the Council's Trees Officer who has raised no objection, subject to the construction works being carried out in accordance with the submitted details. No evidence has been provided to substantiate the claim that the site forms part of bats' commuting routes. Furthermore, Circular 06/05: Biodiversity and Geological Conservation- Statutory Obligations and their Impact within the Planning System' makes clear that, "... developers should not be required to undertake surveys for protected species unless there is a reasonable likelihood of the species being present and affected by the development." Refer to Section 7.14 of the Committee Report for further details in respect to ecology impacts.

If planning permission was to be granted, a condition would be secured requiring the works for the approved development to commence within three years of the date of the decision notice. The concerns raised about the potential damage to third party buildings or fences is not a planning consideration.

Two representations were received which raised no objection, in principle, to the proposal, but raised the following concerns:

- The rear elevation shows two skylights in the loft space. There is no objection to the roof lights, but this was similar to the application at No. 43 Parkfield Road which was granted and almost immediately turned into a large dormer window.
- Perhaps a 25 year moratorium on altering/improving light access to the loft area over and above the skylights to the rear elevation would be appropriate saving my property being potentially overlooked.
- The plans show roof lights facing the front and rear of the proposed development. There would be an objection to this arrangement, if this is in anticipation of further development to the roof space, due to concerns of overlooking.
- The site contains a large Oak tree which is covered by TPO 514. This Oak is on the rear boundary line of the property and with the size far reaching root system, any disturbance could endanger it's stability.
- Concerns that the foundations would interfere with the established root system of the tree certainly under the canopy of the Oak.

PLANNING OFFICER COMMENT: The submitted drawings show that the rear elevation of the proposed replacement dwelling would contain roof lights and not dormers. In the event of an approval, a condition would be secured removing permitted development rights which means that planning permission will be required should the applicant wish to erect any roof extensions or dormers in the future.

The submitted plans show habitable rooms within the attic space. However, there would be a separation distance in excess of 21 metres between the proposed front and rear roof lights and the neighbouring properties at Nos. 33 and 38 Parkfield Road and Nos. 42 to 46 Rectory Way. This would be in accordance with the guidelines stipulated in paragraph 5.38 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020). It is therefore considered that the proposal would not give rise to a loss of privacy or overlooking issues for these respective neighbouring properties.

As previously stated, Arboricultural reports have been submitted by the applicant, and the assessment on the protected tree at the site is covered in Section 7.14 of this Committee Report.

Four representations in support of the application were received, and their comments are summarised as follows:

- Nice modern design, it goes very well with the other new and replacement houses which are being built on Parkfield Road
- A number of developments have already taken place on the road, which have improved the stature and quality of housing
- The development provides a modern and positive contribution to the road. The changes to add rear dormers is in line with other properties along the road.

- It is in-keeping with other recent new building developments on the road.

PLANNING OFFICER COMMENT: For clarity, the proposed replacement dwelling does not include any rear dormers in its roof face, instead roof lights are being proposed.

Following the receipt of revised drawings, neighbouring properties were re-consulted on 6th June and 5th July. The consultation period expired on 27th July 2023. Six additional representations were received, and their comments are summarised as follows:

- Why is there a need to demolish and build a new dwelling?
- The road currently comprises predominately of bungalows; however, there is now a precedent of demolishing these bungalows and replacing them with larger 2/3 storey dwellings.
- The new plans show the garage is being replaced by a 2 story building which will have a detrimental affect on the light entering my property.
- Loss of outlook and light for neighbouring occupiers
- Has a bat survey been carried out? Bats have been seen flying in the vicinity of the dwelling.
- It is noted that the proposal is now for 6 bedrooms with the loft area now designated 5th bedroom with 4 on 1st floor and the en suite guest suite on ground floor.
- The "new" 5th bedroom on second floor still has 2 skylight type windows on the plan, but no windows on the rear elevation. If that is a clever ploy to say "oops" we meant to put dormer windows in - then I object in full on basis of being overlooked.
- The proposed amended drawing dated 23.05.2023 the top left view shows no roof lights to the rear, the block plan in the bottom right still shows 2 roof lights facing rear.
- Concerns about trees being removed
- I trust that the tree survey report including the Oak, confirms my concerns regarding the root structure and the need not to allow any building in this area.
- This building proposal is now a six bedroomed house not 5 as stated.
- Pleased to seek a detailed Arboricultural Method Statement and that tree protection for the oak will be in place and monitored throughout the works

PLANNING OFFICER COMMENT: Refer to the previous responses noted above in respect to the points raised about the demolition of the existing building, impact on neighbouring residential amenities, impact on the protected Oak tree and ecology. It is noted that the proposed replacement dwelling would contain six-bedroom plus occupancy. For the avoidance of doubt, the latest drawing (no. 39PR/P200 Rev. D, received on 09.10.23) show roof lights on the rear elevation of the property.

Following the receipt of a Daylight and Sunlight Assessment, neighbouring properties were re-consulted on 6th February 2024. The consultation period expired on 21st February 2024. Three additional representations were received, and their comments are summarised as follows:

- 41 Parkfield Window 1 in Figure 3 is a bedroom not a bathroom as stated in the report, therefore needs to be considered with regards to light (reference to Daylight and Sunlight Assessment)
- Concerns regarding accuracy of Daylight and Sunlight Assessment as two windows were not assessed for No.41
- The B.R.E. states that derived results are guidelines and not mandatory
- W2 does open into the hallway, but the loss of light into the main entrance of the property will make the long and thin passage very dark and gloomy and should be considered due to the loss of amenity.
- Concerns regarding recently built property at No.29 Parkfield Road and similarities
- Over dominant
- Out of character
- Overlooking
- Overshadowing

PLANNING OFFICER COMMENT: Refer to the previous responses noted above and main report in respect to the points raised. In regards to the Daylight and Sunlight Assessment, it is noted that the assessment was revised to include the obscured glazed side window in the calculations. W3 serves the hall area therefore there is no expectation of daylight, and there is no need to analyse as stated in the BRE guidelines.

ICKENHAM RESIDENTS ASSOCIATION: No comments received.

PETITION:

A petition against the application with 21 signatories was received by the Council. The desired outcome stated on the petition is as follows: "Planning application 24825-APP-2023-81, 39 Parkfield Road, Demolition of original building- Erection of 3 storey 5 bedroom house. Rejection or Conditions."

DEFENCE INFRASTRUCTURE ORGANISATION - MOD SAFEGUARDING- RAF NORTHOLT:

The Defence Infrastructure Organisation (DIO) Safeguarding Team represents the Ministry of Defence (MOD) as a consultee in UK planning and energy consenting systems to ensure that development does not compromise or degrade the operation of defence sites such as aerodromes, explosives storage sites, air weapon ranges, and technical sites or training resources such as the Military Low Flying System. The application is a proposal for the construction of a three-storey five bedroom dwelling (with maximum height not exceeding 8.3m) to replace the existing two-storey three bedroom dwelling.

The application site occupies the statutory safeguarding zones surrounding RAF Northolt - in particular, the aerodrome height, technical and birdstrike safeguarding zones surrounding the aerodrome - and it is approximately 2.62km from the centre of the airfield.

After reviewing the application documents, I can confirm the MOD has no safeguarding objections to this proposal.

The MOD must emphasise that the advice provided within this letter is in response to the data and information detailed in the developer's documents titled "Application Form" and "Plans and Elevations" dated January 2023 and May 2023 respectively. Any variation of the parameters (which include the location, dimensions, form, and finishing materials) detailed may significantly alter how the development relates to MOD safeguarding requirements and cause adverse impacts to safeguarded defence assets or capabilities. In the event that any amendment, whether considered material or not by the determining authority, is submitted for approval, the MOD should be consulted and provided with adequate time to carry out assessments and provide a formal response.

PLANNING OFFICER RESPONSE: It should be clarified that since the consultation response from the MOD revised drawings have been submitted showing a six-bedroom plus replacement dwelling, rather than the five-bedrooms originally proposed. However, given that the revised drawings did not result in an increase to the size or height of the proposed dwelling, it was not deemed necessary to re-consult the MOD.

Internal Consultees

COUNCIL'S ACCESS OFFICER:

This proposal for a new 5-bedroom residential dwelling has been reviewed with reference to London Plan

policy D7 with no accessibility concerns raised subject to the following conditions attached to any approval: Prior to any works on site above damp proof course level, details of step free access via all points of entry and exit shall be submitted to, and approved in writing, by the Local Planning Authority. Such provision shall remain in place for the life of the building.

Reason: To ensure housing of an inclusive design is achieved and maintained in accordance with Policies D5 and D7 of the London Plan (2021).

The dwelling hereby approved shall accord with the requirements of Policy D7 of the London Plan and shall not be occupied until certification of compliance with the technical specifications for an M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015, has been submitted to, and approved in writing, by the Local Planning Authority. All such provisions must remain in place for the life of the building.

Reason: To not only allow the Building Control body to require the development to comply with the optional Building Regulations standards, but to also ensure the appropriate quantity and standard of accessible and adaptable housing is constructed and maintained in accordance with policy D7 of the London Plan.

COUNCIL'S HIGHWAYS OFFICER:

Site Characteristics & Background:

The site is located within a residential catchment in Ickenham. The surrounding properties exhibit extensive frontages with generous on-plot parking facilities and the area is covered by parking controls operating for one hour of the day. The address is positioned some distance from convenient access to a local network of bus routes and local shops which is reflected by a public transport accessibility level (PTAL) rating of 3 which is considered as 'moderate' and as such heightens dependency on private car ownership and usage.

The site is occupied by a substantive detached property with a double garage and generous frontage area which is to be demolished and replaced with a 4/5-bedroom detached single tenure dwelling. The established dual carriageway crossings that serve the site envelope are to remain unaltered.

Parking Provision:

Hillingdon Local Plan: Part 2 Policy - DMT 6 requires that new development will only be permitted where it accords with the council's adopted parking standards unless it can be demonstrated that a deviation from the standard would not result in a deleterious impact on the surrounding road network.

London Plan (2021): Policy T6.1 (Residential Parking) requires that new residential development should not exceed the maximum parking standards as set out in table 10.3.

The maximum requirement for a 3 bedroom 'plus' dwelling is for up to 2 spaces to be provided on-site in order to comply with the adopted parking standard whilst the regional standard demands a lesser requirement of 1 space.

The submission indicates an on-plot parking space provision of a single garage and several additional spaces on the frontage area. This meets and exceeds both of the parking standards which, in this specific case, is considered acceptable as it reduces the potential for untoward on-street parking displacement onto the local roadways resulting from the higher dependency on the private motor car due to the moderate PTAL rating.

In terms of cycle parking there should be a provision of 2 secure and accessible spaces for this scale of rebuild in order to conform to the adopted borough cycle parking standard. This provision is likely to be located within the new garage which would be an acceptable arrangement however this has not been confirmed by the applicant - hence a suitable condition should be applied.

Electric Vehicle Charging Points (EVCP's):

In line with the London Plan (2021), within the final parking quantum there is a requirement for a minimum 20% 'active' EVCP provision with all remaining spaces being designated as 'passive' provisions. In this case, 1 'active' and 1 'passive' space should be provided but again this has not been confirmed by the applicant thereby prompting a relevant condition to be applied.

Vehicular Access Provision:

The existing carriageway crossings are to remain and are considered fit for purpose. There are no further observations.

Operational Refuse Requirements:

Refuse collection will continue via 'Parkfield Road' as is the case at present. In order to conform to accepted 'waste collection distances' from the public highway, the storage area should be positioned within 10m of a refuse vehicle. The applicant has not provided detail on this aspect hence a suitable condition should be applied.

Construction Logistics Plan (CLP):

A full and detailed CLP is a requirement given the constraints and sensitivities of the local road network in order to avoid/minimise potential detriment to the public realm. A further planning condition is therefore required.

Conclusion:

The application has been reviewed by the Highway Authority who are satisfied that the proposal would not discernibly exacerbate congestion or parking stress, and would not raise any measurable highway safety concerns, in accordance with Local Plan: Part 2 Development Plan (2020) Policies DMT 1, DMT 2 & DMT 6 and Policies T4 and T6 of the London Plan (2021).

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy DMH 1 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that the net loss of existing self-contained housing, including affordable housing, will be resisted unless the housing is replaced with at least equivalent residential floorspace.

Policy DMH 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) adds that the Council will require the provision of a mix of housing units of different sizes in schemes of residential development to reflect the Council's latest information on housing need. The current information on housing need indicates a substantial borough-wide requirement for larger affordable

and private market units, particularly 3 bedroom properties, as identified in the Strategic Housing Market Assessment 2016.

The principle of residential use has already been established by the existing dwelling at the site. Whilst an existing family sized dwelling (defined in the London Plan (2021) as a three-bedroom or more unit) would be demolished, it would be replaced by a two and half storey, five-bedroom plus dwelling. The proposal would therefore not result in a net loss of family sized housing, in accordance with Policies DMH 1 and DMH 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

Notwithstanding the above, there are other planning considerations that need to be considered which are discussed in the following sections of this Committee Report, including the proposal's impact to the character and appearance of the area (including trees), neighbouring residential amenity, parking and highway safety.

7.02 Density of the proposed development

Policy D3 of the London Plan (2021) states that all development must make the best use of land by following a design-led approach that optimises the capacity of sites. Policy DMHB 17 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that all new residential development should take account of the Residential Density Matrix contained in Table 5.2.

The proposal is for a single replacement dwelling. Numerical density levels are considered to be more appropriate to larger sites and are not typically used in the assessment of schemes of less than 10 units. The key consideration is therefore whether the development would acceptably integrate with the character and appearance of the locality, and would respect residential amenity considerations. Refer to the other sections of this report which assess these planning considerations in further detail.

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

Not applicable.

7.04 Airport safeguarding

Policy DMAV 1 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that the Council will ensure that uses such as housing, education and hospitals are not located in areas significantly affected by aircraft noise without acceptable mitigation measures.

The application site is within 3km of the RAF Northolt Zone. However, as the site is within an established residential area within this zone, it is considered that visibility and audibility of aircraft operations associated with RAF Northolt would not be of significant harm to the living conditions of future occupiers. It is therefore considered that it would be unreasonable to refuse the application on the ground of harm to the residential amenity of the future occupiers, in respect to aircraft noise associated with RAF Northolt.

It should be noted that the Ministry of Defence Safeguarding Department - RAF Northolt was consulted, and no objection was raised by this Government Body.

7.05 Impact on the green belt

Not applicable.

7.07 Impact on the character & appearance of the area

Paragraph 131 of the NPPF (2023) seeks the creation of high quality, beautiful and sustainable

buildings. Parts b) and c) of paragraph 135 of the NPPF (2023) states that planning policies and decisions should ensure that developments are visually attractive as a result of good architecture and are sympathetic to local character and history, including the surrounding built environment.

Policies D3 and D4 of the London Plan (2021) require development proposals to be of high quality and to enhance the local context by delivering buildings and spaces that positively respond to local distinctiveness.

Policy BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012) seeks a quality of design in all new development that enhances and contributes to the area in terms of form, scale and materials; is appropriate to the identity and context of the townscape; and would improve the quality of the public realm and respect local character.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that new development will be required to be designed to the highest standards and incorporate principles of good design.

Policy DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that development should be well integrated with the surrounding area.

Parkfield Road is characterised by single storey and two storey dwellings. Over recent years, bungalows on Parkfield Road have been demolished and replaced by two storey dwellings. These replacement dwellings forms part of the character of the area and should be taking into account as material consideration.

It is worth noting that planning application 14459/APP/2021/1343 was for the demolition of a bungalow in replacement of a two and half storey replacement dwelling at number 29 Parkfield Road. Although this application was refused by the Council on the grounds of harm to the character and appearance of the area, this decision was overturned by the Secretary of State by allowed Appeal Decision APP/R5510/W/21/3278249 on 12th November 2021. The Inspector for this allowed Appeal states the following in respect to the effect of the proposed development at No.29 Parkfield Road on the character and appearance of the area.

"4. The appeal property lies approximately mid-way along a long, and largely straight, residential cul-de-sac. There is general agreement between the main parties that Parkfield Road has no distinct or consistent architectural style or facing materials, whilst the scale of buildings is equally varied. Both parties refer to other planning application and appeal decisions for development along Parkfield Road which support this consensus.

5. Thus, although predominantly bungalow-style housing prevails closer to the entrance into Parkfield Road, the scale of housing subtly changes along its length. Thus, bungalows, some oriented with their gable-ends facing the road with first floor windows within the peak and other modest bungalows with hipped roofs, to two storey houses with upper-floor windows set wholly or partly within the roofline to the occasional, larger two storey house.

6. The appeal property and its immediately neighbours are a case in point in this respect. Nos. 27 and 29 are both modest hipped-roof bungalows, set close to one or, as in the case of No. 29 both, side plot boundaries. To one side of No. 27 lie a pair of chalet-bungalows with their two storey gable ends facing towards the road and their higher ridge lines extended rearwards, giving a sense of built depth to their plots. On the other side are three, larger and more dwellings.

7. Of a recognisably larger scale and massing, the latter present one-and-a-half storey (half-) hipped elevations towards the road, flanked by large expanses of pitched hipped roofs, within which a dormer window to each is positioned. However, despite the notable variations there are also some consistent characteristics displayed along the road's length. There is therefore a consistent building line along both sides of the road. Whilst not generous, this nevertheless ensures that there is a pleasant sense of spaciousness and openness about Parkfield Road.

8. The proposed replacement dwelling would be an altogether larger proposition than the existing bungalow and the neighbouring example at No. 27. Moreover, unlike the neighbouring properties to the north, the appeal proposal's full two-storey elevations would mark it out as of a different scale to Nos. 31, 31A and 33.

9. However, it would otherwise reflect other consistent characteristics found along Parkfield Road. It would respect and maintain the building line established by properties along the western side of the road and also maintain the gaps between frontages on either side of the road. The dwelling, despite its substantial overall height, would feature sloping roofs to both side-facing roof planes giving it a hipped-roof appearance, whilst the projecting two-storey bays would also incorporate hipped roofs over.

10. Whilst the transition from the vertical emphasis of the proposed two storey facade to the extensive sloping roof of No. 31 would be somewhat abrupt, it would not be harmfully so in the context of the projecting bays at the front of those neighbouring properties where such juxtaposition is not uncommon. Nor would the transition in scale from No. 27 to No. 29 be unduly harsh, despite their very different scale due to the flat-roofed single storey element at the side of the proposed dwelling. In the context of the street, such single storey flat roofed buildings, or parts of buildings, are not uncommon and this element of the proposed scheme would not appear any more or less so than others.

11. As a corollary of the proposal's greater scale, the Council are also concerned about the dwelling's greater depth; greater in comparison with the existing property and greater in comparison with those around it. It may well be the case that the proposed dwelling would have a deeper footprint in both cases, although such a claim is not entirely clear from the submitted site and block plans. In any event, even if that were the case, I am not persuaded that it would be harmful to the character or appearance of the area.

12. As described above, amongst the mix of buildings, there are those with clear and apparent depth, such as the chalet-bungalows whose gable elevations face the road and ridges run away perpendicular to the road. Approaching from the south, the view towards the appeal property is reasonably open above No. 27 from where the depth of the appeal proposal would be noticeable, but it would not be disruptive to the pattern of development along Parkfield Road. Nor would it be particularly evident when viewed from the north where the greater scale and bulk of Nos. 31 - 33 would screen its depth.

13. The proposed dwelling is not a beautiful or innovative dwelling, but nor does it purport to be. The front elevation would be well articulated and provide interest to the streetscene whilst incorporating features and details found variously along the road. It would not, as the Council assert, appear squat or bland, whilst final details of construction and fenestration materials could be satisfactorily dealt with by way of an appropriately worded planning condition.

14. Local Plan: Part 2 (LP2) policies DMHB11 and DMHB12 set out the Council's approach to securing high quality design. As I have set out above, the proposal would take account of the scale, architectural style and character of the surrounding area. As a consequence, I am satisfied that the proposal would not harm the character or appearance of the area and there would be no conflict with LP2 policies DMHB11 or DMHB12. Nor would there be with the design aims of policies D3, 4 or 6 of the London Plan or the Framework.

15. In noting the various appeal decisions and other schemes referred to by both main parties, I am conscious of the particular contexts within which those properties and sites lie. I accept that the properties at Nos. 2 and 58 lie more towards the opposite ends of Parkfield Road and are therefore not seen in quite the same mid-street context as the appeal site. Nevertheless, this does not diminish their respective assessments of the generally varied nature of Parkfield Road. I am satisfied though that, for the reasons I have set out above, the proposed dwelling would not be in conflict with the aims and provisions of LP2 policies DMHB11 or DMHB12. Nor would there be with the design aims of policies D3, 4 or 6 of the London Plan or the Framework."

Turning back to the current application, the proposed replacement dwelling at No.39 Parkfield Road would measure 15 metres wide, 16 metres deep and 8.6 metres high. Its dimensions would not be dissimilar to the scheme at No.29 Parkfield Road, which was allowed at Appeal and recently constructed. Additionally, it was observed during the Officer site visit that large replacement dwellings have been constructed at Nos. 54, 54a and 55 Parkfield Road. Given this context, and attaching weight to the above Appeal Decision, it is considered that the size of the proposed replacement dwelling at No.39 would not be out of character to the surrounding area. It is acknowledged that the proposed replacement dwelling would be two and half storeys and would be sited in between two bungalows at Nos. 37 and 41 Parkfield Road. However, it is worth highlighting that the existing dwelling at the application site is two storeys and approximately 8m in height. The scale of the proposed development would therefore not be substantially different to the existing dwelling at the site, albeit the proposed replacement dwelling would be larger in size. Furthermore, the proposed replacement dwelling would be set-in from the side boundaries shared with Nos. 37 and 31 by 1 and 1.5 metres, respectively. It is therefore considered that the scale of the proposed dwelling would be appropriate to its plot size and its surrounding context, noting the two storey dwellings at Nos. 33 and 43 Parkfield Road.

Following negotiations, revised drawings were submitted showing the proposed replacement dwelling sited in alignment with the front building line of No.37 Parkfield Road. As such, it is considered that the revised proposal would respect the pattern of development of the local area. The two storey rear building line of the proposed dwelling would be partly set-back from the ground floor rear building line. This helps to ensure that the overall bulk and massing of the proposed replacement dwelling is proportionately sized in relation to its site context. Furthermore, the ridge height of proposed dwelling would be the same height as the neighbouring two storey dwelling at No.43 Parkfield Road. Thus, ensuring that the varied but established roof lines on Parkfield Road remains intact.

Whilst crown roof profiles are generally resisted from a design perspective, the flat centre section of the proposed crown roof profile has been reduced during the course of this application. This, in turn, has helped to reduce its prominence when viewed from the street scene and from the rear gardens of neighbouring properties. Also, there are existing properties on Parkfield Road that contain crown roof profiles (notably Nos. 29, 55, 54 and 54a). It is therefore considered, on balance, that the proposed crown roof profile would not be harmful to the character of the street scene.

In terms of architectural style, the proposed replacement dwelling would include a two-storey front projection with full height glazing on its upper level. Two-storey front gable features are not an uncommon feature on the more recently constructed replacement dwellings on Parkfield Road. As such, it is considered that the design of the proposed dwelling would be in keeping with the emerging street scene character.

In the event of approval, a condition would be secured requiring details of the external finishes and materials to be submitted to the Council for consideration.

For the reasons above, it is considered that the proposed development would not cause harm to the character, appearance and visual amenities of the street scene or the surrounding area. The proposal therefore accords with Policy BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012), Policies DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and Policies D3 and D4 of the London Plan (2021) and the NPPF (2023).

7.08 Impact on neighbours

Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states: B) Development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

Specifically, paragraph 5.38 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states: "The Council will aim to ensure that there is sufficient privacy for residents and it will resist proposals where there is an unreasonable level of overlooking between habitable rooms of adjacent residential properties, schools or onto private open spaces. A minimum of 21 metres separation distance between windows of habitable rooms will be required to maintain levels of privacy and to prevent the possibility of overlooking. In some locations where there is a significant difference in ground levels between dwellings, a greater separation distance may be necessary."

Paragraph 5.40 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states: "For the purposes of this policy (Policy DMHB 11), outlook is defined as the visual amenity enjoyed by occupants when looking out of their windows or from their garden. The Council will expect new development proposals to carefully consider layout and massing in order to ensure development does not result in an increased sense of enclosure and loss of outlook."

The main two-storey front wall of the proposed replacement dwelling would be positioned in alignment with No. 37 Parkfield Road. It would project beyond the front elevation of No.41 Parkfield Road by approximately 3.7 metres. However, the proposed front wall would be set-in from the closest front elevation window at No.41 Parkfield Road by 4 metres, and would not breach their 45- degree sight line. The proposed two storey front gable feature would have a modest depth, projecting approximately 0.8 metre beyond the proposed main front wall. Taking these factors into account, it is considered that the proposed replacement dwelling would not adversely impact on the levels of natural light and outlook from the front elevation windows at Nos. 37 and 41 Parkfield Road.

At two storey level, the proposed rear building line would project beyond the extended rear wall of No.37 by 0.7 metres. The proposed single storey rear building line would project an additional 2 metres; however, this element of the proposal would be set-in from the shared boundary with No.37 in excess of 7 metres. Also, No.37 contains a detached outbuilding along the shared boundary which projects beyond the depth of the proposed single storey rear building line. Upon Officer's request, revised drawings were submitted to demonstrate that the proposed two-storey rear building line would

not breach the 45-degree line of sight taken from the nearest windows at No. 37 Parkfield Road. No.41 Parkfield Road is set deeper into its plot, which means its extended rear building line projects beyond that of the proposed replacement dwelling. Given these circumstances, it is considered that the proposal would not unduly impact on the levels of outlook and light from the rear elevation windows at Nos. 37 and 41 Parkfield Road.

During the Officer site visit it was observed that both Nos. 37 and 41 contain habitable windows within their respective flank walls which faces onto the side boundaries of the application site. However, these existing side windows face directly onto closed boarded fencing, which means the outlook from these windows is already limited. To support this, additional plans were requested (39PR/P100 Rev B) with 25-degree sight lines from the habitable neighbouring windows which demonstrate that with 2m high boundary fencing, views from the windows would be primarily of the fencing. In addition, the applicant has submitted a Daylight and Sunlight Assessment which demonstrates the proposed development would be compliant with Building Research Establishment (BRE) guidelines. Concerns regarding the assessment were raised by residents as it was established that the obscured glazed side window also serves a bedroom. A revised Daylight and Sunlight assessment was submitted which took this into account. Given Window 1 and Window 2 serve the same bedroom, the area weighted average was used to confirm compliance with BRE guidelines. Notwithstanding this, given the secondary flank window is already obscurely glazed, outlook is already compromised and it is considered by Officers that the level of daylight lost would not warrant a reason for refusal. As the applicant has also demonstrated that the bedroom as a whole would continue to comply with the guidance set out in the BRE Research Establishment which allows for average daylight calculation to be taken where a room is served by 2 windows on different elevations. It is considered that the proposal would result in a minor reduction of daylight and sunlight to the neighbouring windows of number 37 and 41 Parkfield Road. In all cases, the reduction remains better than the minimum recommendations of the BRE guidelines and would therefore not unduly impact on the levels of outlook and light.

In addition to this, the proposed replacement dwelling would be single storey along the mutual boundary shared with No.37, with the proposed two storey flank wall set-in 3.4 metres from this neighbour. Whilst the proposed-two storey flank wall closest to No.41 would be set-in 1.5 metres from the mutual boundary, there would be a total separation distance of 4 metres between the proposed dwelling and the side windows at No.41. It is therefore considered, on balance, that the proposal would not result in a significant loss of light or outlook for the side windows at Nos.37 and 41 over and above the existing situation. As such, a refusal on this particular ground would be difficult to defend in the event of an Appeal.

There would be a separation distance of approximately 23 metres between the front elevation of the proposed replacement dwelling and the neighbouring properties at Nos. 33 and 38 Parkfield Road. There would be a separation distance in excess of 30 metres between the rear elevation of the proposed dwelling and the rear gardens of the properties at 42 to 46 Rectory Way. Given these separation distances, it is considered that the proposal would not unduly impact on the residential amenities of these particular neighbouring properties.

If planning permission were to be granted, the first floor side window (which serves a bathroom) would be obscure glazed and non-opening up to 1.8 metres of the finished floor level. This condition is required to prevent any issues in respect to loss of privacy or overlooking for neighbouring occupiers. The condition would also be applicable to the proposed first floor en-suite window to protect the modesty of future occupiers.

The concerns raised by neighbouring residents have been duly noted. However, having regard to the above, it is considered that the proposal would not cause undue harm to the living conditions of neighbouring occupiers, in accordance with Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

7.09 Living conditions for future occupiers

INTERNAL AMENITY SPACE:

Policy D6 of the London Plan (2021) sets out the minimum internal floor space standards required for residential developments in order to ensure that there is an adequate level of amenity for future occupants.

Policy DMHB 16 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that all housing development should have an adequate provision of internal space in order to provide an appropriate living environment.

Table 3.1 of the London Plan (2021) requires a three-storey dwelling containing a 3 bedroom, 5 person unit to have a minimum of 93 square metres. Policy D6 of the London Plan (2021) states that a one bed space single bedroom must have a floor area of at least 7.5 square metres, and a two bedroom space double (or twin room) must have at least 11.5 square metres.

It is recognised that the proposed attic rooms labelled as 'Storage' would be in excess of 11.5 square metres, and therefore could be used flexibly as additional double bedroom. Also, the proposed attic room labelled as 'Medium Room' could be flexibly used as a single bedroom as it would be in excess of 7.5 square metres. It is therefore considered prudent to assess their implications as bedrooms on the quality of living accommodation.

Policy D6 of the London Plan (2021) does not stipulate the minimum requirement for a house of the occupancy size being proposed. However, with the proposed replacement dwelling benefitting from a gross internal floor area of 449 square metres, its overall internal floor space is considered to be more than sufficient.

It is also noted that the gross internal floor area of the proposed replacement dwelling meet the minimum floor space standards in Table 3.1 of the London Plan (2021), i.e. 138 square metres for a 6 bedroom, 8-person three-storey dwelling. All the proposed bedrooms (including the habitable rooms within the loft space) would exceed the minimum floor area standards set out in parts 3) and 4) of the London Plan (2021).

It is noted that the habitable rooms within the loft space would be served by roof lights, and would therefore not be afforded with direct outlook. However, bedrooms are primarily used for sleeping and can be differentiated from the primary living space located on the ground floor level of the proposed dwelling. The guest bedroom at ground floor level and the primary proposed bedrooms at first floor level would be served by windows fitted in the front or rear elevation of the building. It is therefore considered, on balance, that the overall internal amenity space for future occupiers would be acceptable, in respect to outlook.

On the above basis, it is considered that the proposed replacement dwelling would provide a satisfactory provision of internal amenity space for future occupants, in accordance with Policy DMHB 16 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) and Policy D6 of the London Plan (2021).

EXTERNAL AMENITY SPACE:

Policy DMHB 18 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that all new residential development and conversions will be required to provide good quality and useable private outdoor amenity space. Amenity space should be provided in accordance with the standards set out in Table 5.3, which requires houses with four bedrooms or more should provide a minimum of 100 square metres of private usable amenity space.

The proposed replacement dwelling would be provided with private amenity space in the form of a rear garden which would be in excess of 500 square metres. Thus, far exceeding the minimum private amenity space standards found in Table 5.3 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020). It is considered that the proposed rear garden would provide a generous amount of space and opportunity for general outdoor activity that future occupants of the proposed family sized dwelling could reasonably expect. The proposal would provide the future occupiers of the proposed replacement dwelling with external private amenity provision that is of a sufficient size, usability and functionality, in accordance with Policy DMHB 18 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

7.10 Traffic impact, Car/cycle parking, pedestrian safety

ACCESS, PARKING AND HIGHWAY SAFETY:

Paragraph 115 of the NPPF (2023) states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Policy T4 of the London Plan (2021) states that where appropriate, mitigation, either through direct provision of public transport, walking and cycling facilities and highways improvements or through financial contributions, will be required to address adverse transport impacts that are identified.

Policy T6 of the London Plan (2021) states that new residential development should not exceed the maximum parking standards set out in Table 10.3. All residential car parking spaces must provide infrastructure for electric or Ultra Low Emission vehicles. At least 20 per cent of spaces should have active charging facilities, with passive provision for all remaining spaces.

Policy DMT 1 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that development proposals will be required to meet the transport needs of the development and address its transport impacts in a sustainable manner.

Policy DMT 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that proposals must ensure that safe and efficient vehicular access to the highway network is provided, schemes do not contribute to the deterioration of air quality, noise or local amenity or safety of all road users and residents. Also, that impacts on local amenity and congestion are minimised and there are suitable mitigation measures to address any traffic impacts in terms of capacity and functions of existing roads.

Policy DMT 6 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) requires that proposals comply with the Council's parking standards in order to facilitate sustainable development and address issues relating to congestion and amenity. There are two vehicle crossovers emerging onto Parkfield Road which serves the existing dwelling at the site. The proposal

does not seek to make any alterations to these existing crossovers, and it is considered by the Council's Highways Officer that their current dimensions are adequate to accommodate the vehicular activity associated with the proposed development.

The maximum requirement for a four-bedroom or more dwelling is up to 2 car parking spaces to be provided on-site to comply with the adopted parking standard set out in Appendix C, Table 1 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020). It is worth noting that Policy T6.1 of the London Plan (2021) states that development comprising 3 plus bed units in outer London with a PTAL rating of 3 should provide a maximum of up to 1 space dwelling, which is a lesser requirement than the Council's adopted car parking standards. The submitted plans shows that there is sufficient space to on the front court to accommodate three car parking spaces owing to the generous plot size. An additional parking space would be provided within the proposed garage. The proposal would therefore provide up to 4 car parking spaces. Whilst this would exceed the maximum car parking standards set at local and regional level, the number of proposed car parking spaces would not be dissimilar to the existing provision at the site.

The Council's Highways Officer has commented that in this individual case the proposed on-site car parking is acceptable as it would reduce the potential for untoward on-street parking displacement resulting from the higher dependency on the private motor car, due to the site's level 3 PTAL rating (Moderate). In line with Policy T6.1 of the London Plan (2021), there is a requirement for a minimum of 20% 'active' electric vehicle charging points provision within the final parking quantum of development, with all remaining spaces being designated as 'passive' provisions. In the event of an approval, a condition would be secured requiring 1 active and 3 passive electric vehicle charging points (in compliance with Policy T6.1 of the London Plan (2021)). When comparing the proposed development to the scale and single tenure of the existing dwelling, it is considered that there would be no significant difference in vehicle bound activity. As such, the vehicular generated activity associated with the proposed development could be absorbed within the local road network without notable detriment to traffic congestion and road safety.

In the event of an approval, a condition would be secured requiring the submission of a Construction Management Plan to be submitted to the Council for consideration. This condition is considered to be necessary in order to minimise/avoid potential detriment to the public realm and local highway network. Accordingly, it is considered, on balance, that the proposed development would provide an acceptable number of on-site car parking spaces, and that the demand for street parking would not be exacerbated to such an extent that would prejudice highway safety.

The proposal would therefore accord with the objectives of Policies DMT 1, DMT 2 and DMT 6 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020), Policies T4, T6 and T6.1 of the London Plan (2020) and paragraph 111 of the NPPF (2023).

BICYCLE PROVISION:

Policy DMT 5 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) requires development proposals to provide a provision of cycle parking in accordance with the standards set out in Appendix C, Table 1 (i.e. 2 cycle spaces per 3 or more bed unit). Policy T5 of the London Plan (2021) also requires two cycle spaces to be provided for a proposal development of this housing size.

No details have been submitted in respect to on-site cycle store provision. However, Officers are fully satisfied that this matter could be dealt with through a condition as there is more than sufficient space

within the rear garden to accommodate a cycle store, without undermining the minimum requirement of 100 square metres of private external amenity space.

Subject to the above condition, it is considered that the proposal would provide covered, secure and accessible cycle parking spaces for future occupants in compliance with Policy DMT 5 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) and Policy T5 of the London Plan (2021).

7.11 Urban design, access and security

Covered in other sections of this Committee Report.

7.12 Disabled access

Policy D5 of the London Plan (2021) states that development proposals should achieve the highest standards of accessible and inclusive design. Policy D7 of the London Plan (2021) states that at least 10 per cent of dwellings (which are created via works to which Part M volume 1 of the Building Regulations applies) must meet Building Regulation requirement M4(3) 'wheelchair user dwellings'. All other dwellings (which are created via works to which Part M volume 1 of the Building Regulations applies) must meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings'.

In the event of an approval, a condition would be secured requiring the proposed replacement dwelling to meet Category M4(2) of Approved Document M to the Building Regulations (2010) 2015. Also, a condition would be secured requiring details showing step-free access via the entrance points of the proposed dwelling to be submitted to the Council for consideration. Subject to such conditions, the proposed development would comply with Policies D5 and D7 of the London Plan (2021).

7.13 Provision of affordable & special needs housing

Policy H2 of the Hillingdon Local Plan: Part 1 - Strategic Policies (2012) states that housing provision is expected to include a range of housing to meet the needs of all types of households, and the Council will seek to maximise the delivery of affordable housing from all sites over the period of the Local Plan. For sites with a capacity of 10 or more units, the Council will seek to ensure that the affordable housing mix reflects housing needs in the borough, particularly the need for larger family units. This is supported by Policy DMH 7 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

The proposal is for a single replacement dwelling and therefore does not meet the threshold in order to require affordable housing provision. As such, the proposal is not contrary to Policy H2 of the Hillingdon Local Plan: Part 1 - Strategic Policies (2012) and Policy DMH 7 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) in respect of affordable housing provision.

7.14 Trees, landscaping and Ecology

TREES AND LANDSCAPING:

Policy G1 of the London Plan (2021) states that development proposals should incorporate appropriate elements of green infrastructure that are integrated into London's wider green infrastructure network.

Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that landscaping and tree planting should enhance amenity, biodiversity and green infrastructure.

This is supported by Policy DMHB 14 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) which states:

A) All developments will be expected to retain or enhance existing landscaping, trees, biodiversity or other natural features of merit.

B) Development proposals will be required to provide a landscape scheme that includes hard and soft landscaping appropriate to the character of the area, which supports and enhances biodiversity and amenity particularly in areas deficient in green infrastructure.

The site is covered by Tree Preservation Order 514. Upon Officers' request, the applicant submitted a report comprising an Arboricultural Survey to BS5837:2012 report. The report states that a total of 4 No. individual trees, 1 No. group of trees and 3 No. hedges were surveyed. From the trees surveyed, there was 1 x Category A tree (English Oak), 2 x Category C trees (Dappled Willow and Viburnum), a group of mixed Category C trees and 1 x U Category tree (Japanese Cherry). Upon Officers' request, an Arboricultural Method Statement, Impact Assessment and Tree Protection Plan was submitted. The Method Statement no individual or groups of trees are proposed to be removed. A hedge would be removed. There is no objection to the loss of this hedge, given its relatively low visual amenity value. Replacement planting would be secured through a landscaping condition, in the event of an approval. The Tree Protection Plan shows that the footprint of the proposed dwelling would not encroach the root protection area of the retained trees, and the locations where protection fencing would be erected. A compliance condition requiring the construction works to be carried out in accordance with the tree protections measures outlined in the Arboricultural Method Statement, Impact Assessment and Tree Protection Plan would be secured by condition, if planning permission were to be granted. Subject to the above conditions, it is considered that the proposed development would not cause harm to any trees of high visual amenity value, and that the proposed soft landscaping would help to soften the overall appearance of the proposed development. The proposal would therefore accord with Policies DMHB 11 and DMHB 14 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) and Policy G1 of the London Plan, in this respect.

ECOLOGY:

Policy DMEI 7 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that if development is proposed on or near to a site considered to have features of ecological or geological value, applicants must submit appropriate surveys and assessments to demonstrate that the proposed development will not have unacceptable effects. The development must provide a positive contribution to the protection and enhancement of the site or feature of ecological value.

The site does not contain any ponds, open woodland or dense scrub and shrubbery. There are no protected sites of ecological interest adjacent to the site. It is therefore considered that the likelihood of protected species being present at the site is low, and as such, an ecology assessment is not required. This position would be in accordance with 'Circular 06/05: Biodiversity and Geological Conservation- Statutory Obligations and their Impact within the Planning System' which states that, "...bearing in mind the delay and cost that may be involved, developers should not be required to undertake surveys for protected species unless there is a reasonable likelihood of the species being present and affected by the development." In the event of an approval, an informative would be secured advising that should protected species be found at the site, the applicant(s) must fulfil their duties under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended)

7.15 Sustainable waste management

Policy DMHB 11 part (d) of the Hillingdon Local Plan: Part 2 - Development Management Policies

(2020) states that development proposals should make sufficient provision for well designed internal and external storage space for general, recycling and organic waste, with suitable access for collection. External bins should be located and screened to avoid nuisance and adverse visual impacts to occupiers and neighbours.

The Council's Highways Officer has commented that in order to conform to accepted 'waste collection distances' from the public highway, the storage area should be positioned within 10 metres of a refuse vehicle. Whilst no specific details have been provided in respect to refuse and recycling storage, Officers are satisfied that this matter could be dealt with by way of a condition, if planning permission were to be granted. The servicing of the proposed replacement dwelling by the Council's refuse collection crew would be in the same manner as the existing properties on Parkfield Road (which includes the existing property at the application site). Subject to the above condition, it is considered that the proposed development would be able to provide a convenient location for refuse and recycling facilities in accordance with Policy DMHB 11 part (d) of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

7.16 Renewable energy / Sustainability

In order to meet sustainability requirements a condition would be secured requiring the proposed dwelling to achieve as a minimum, a water efficiency standard of no more than 110 litres per person per day maximum water consumption (to include a fixed factor of water for outdoor use of 5 litres per person per day in accordance with the option requirement defined within Approved Document G of the Building Regulations). Further conditions are also outlined within the air quality section of this report which would further contribute to reducing carbon and providing more sustainable energy provision.

Subject to the above conditions, the proposal would be compliant with Policies DMEI 2 and DMEI 10 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) and Policy SI 2 of the London Plan (2021).

7.17 Flooding or Drainage Issues

Policy SI 12 of the London Plan (2021) states that development proposals should ensure that flood risk is minimised and mitigated, and that residual risk is addressed. Policy SI 13 of the London Plan (2021) states that development proposals should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible.

Policy DMEI 9 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that proposals that fail to make appropriate provision for flood risk mitigation, or which would increase the risk or consequences of flooding, will be refused.

Policy DMEI 10 states that development within areas identified at risk from surface water flooding, which fail to make adequate provision for the control and reduction of surface water runoff rates will be refused.

The site lies within Flood Zone 1 of the Environment Agency's Flood Risk Map. This means the site is classified as being at low risk and defined as having a less than 1 in 1,000 probability of fluvial and tidal flooding. As such, there are no restrictions on development, including more vulnerable uses such as Use Class C3 (dwellinghouses), in this location, in terms of fluvial and tidal flood risk. In the event of an approval, a condition would be secured requiring the submission of a sustainable water management scheme, that incorporates sustainable urban drainage systems (SuDs), to be submitted to the Council for consideration. Also, the landscaping condition has been worded in such a manner

to ensure that permeable hard surfacing is used for the parking areas serving the proposed dwelling.

Subject to such conditions, it is considered that the proposed development would not increase the risk of flooding on the site or elsewhere, in accordance with Policies DMEI 9 and DMEI 10 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) and Policies SI 12 and SI 13 of the London Plan (2021).

7.18 Noise or Air Quality Issues

NOISE:

Policy D14 of the London Plan (2021) states that in order to reduce, manage and mitigate noise to improve health and quality of life, residential and non-aviation development proposals should manage noise by avoiding significant adverse noise impacts on health and quality of life. The site would be used in an exclusively residential capacity, as per the existing situation. As such, in terms of the operational phase of the proposed development, no significant issues are considered to be raised by the proposal, in respect to noise.

Notwithstanding the above, a condition would be secured requiring the submission of a Construction Management Plan, in the event of an approval. This condition is necessary to ensure that noise and pollution are minimised as far as practicable during the construction phase.

AIR QUALITY:

Policy DMEI 14 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that proposals should demonstrate appropriate reductions in emissions. It adds that, development proposals should, as a minimum:

- i) be at least "air quality neutral";
- ii) include sufficient mitigation to ensure there is no unacceptable risk from air pollution to sensitive receptors, both existing and new; and
- iii) actively contribute towards the improvement of air quality, especially within the Air Quality Management Area.

The London Plan has produced further guidance on Air Quality Neutral in February 2023. Paragraph 2.3 of the guidance states that for minor developments "a full air quality assessment will likely not be required. The guidance provides a simplified procedure for developments in meeting Air Quality Neutral.

The simplified procedure states where minor developments include new heating systems, they can be assumed to meet the Building Emissions Benchmark (BEB). These new heating systems could include one of the following

- * heat pump or other zero-emission heat source
- * the new heating system includes one or more individual gas boiler with NOx emissions rated at less than 40mg/kWh
- *the development is connecting to an existing heat network.

The London Plan guidance also states in para 4.1 where minor developments include new parking, they can be assumed to meet Transport Emissions Benchmark (TEB) if the maximum parking standards set out in policies T6 are not exceeded.

In regards the current application, the proposal involves replacing an existing dwelling with no net increase in the numbers of units within the site curtilage. The development would continue to provide similar parking arrangements to the existing dwelling and the overall parking movements associated

with the development would be limited. As such, the development is unlikely to have any significant adverse air quality impact.

In terms of building emissions, a condition has been included requiring any new heating system to the new dwelling to be from a zero-emission rated at less than 40mg/kWh; or to be connected to an existing heat network. This would ensure an Air Quality Neutral minor development, in accordance with London Plan Guidance: Air Quality Neutral.

Also, a condition would be secured requiring the submission of a Construction Management Plan (as noted above) to minimise air and other emissions caused during the construction phase. In light of these conditions, and noting the minor scale of the proposal, it is considered that it would not be necessary, fair or reasonable to require an air quality contribution to be secured through a legal agreement.

7.19 Comments on Public Consultations

Covered in other sections of this Committee Report.

7.20 Planning obligations

Policy DMCI 7 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that to ensure development is sustainable, planning permission will only be granted for development that clearly demonstrates there will be sufficient infrastructure of all types to support it. Infrastructure requirements will be predominantly addressed through the Council's Community Infrastructure Levy (CIL).

The Council adopted its own Community Infrastructure Levy (CIL) on 1st August 2014. The Hillingdon CIL charge for residential developments is £95 per square metre of additional floor space. This is in addition to the Mayoral CIL charge of £60 per square metre. CIL rates are index linked. The proposal involves the erection of a new replacement dwelling and is therefore CIL liable, if planning permission were to be granted.

7.21 Expediency of enforcement action

Not applicable.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

Members must determine planning applications having due regard to the provisions of the development plan so far as material to the application, any local finance considerations so far as material to the application, and to any other material considerations (including regional and national policy and guidance). Members must also determine applications in accordance with all relevant primary and secondary legislation.

Material considerations are those which are relevant to regulating the development and use of land in the public interest. The considerations must fairly and reasonably relate to the application concerned.

Members should also ensure that their involvement in the determination of planning applications adheres to the Members Code of Conduct as adopted by Full Council and also the guidance contained in Probity in Planning, 2009.

Planning Conditions

Members may decide to grant planning consent subject to conditions. Planning consent should not be refused where planning conditions can overcome a reason for refusal. Planning conditions should only be imposed where Members are satisfied that imposing the conditions are necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects. Where conditions are imposed, the Council is required to provide full reasons for imposing those conditions.

Planning Obligations

Members must be satisfied that any planning obligations to be secured by way of an agreement or undertaking pursuant to Section 106 of the Town and Country Planning Act 1990 are necessary to make the development acceptable in planning terms. The obligations must be directly related to the development and fairly and reasonably related to the scale and kind to the development (Regulation 122 of Community Infrastructure Levy 2010).

Equalities and Human Rights

Section 149 of the Equalities Act 2010, requires the Council, in considering planning applications to have due regard to the need to eliminate discrimination, advance equality of opportunities and foster good relations between people who have different protected characteristics. The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The requirement to have due regard to the above goals means that members should consider whether persons with particular protected characteristics would be affected by a proposal when compared to persons who do not share that protected characteristic. Where equalities issues arise, members should weigh up the equalities impact of the proposals against the other material considerations relating to the planning application. Equalities impacts are not necessarily decisive, but the objective of advancing equalities must be taken into account in weighing up the merits of an application. The weight to be given to any equalities issues is a matter for the decision maker to determine in all of the circumstances.

Members should also consider whether a planning decision would affect human rights, in particular the right to a fair hearing, the right to respect for private and family life, the protection of property and the prohibition of discrimination. Any decision must be proportionate and achieve a fair balance between private interests and the public interest.

9. Observations of the Director of Finance

Not applicable.

10. CONCLUSION

For the reasons set out in this Committee Report, it is considered that the revised proposal would comply with the objectives of national, regional and local planning policies and guidance. It is therefore recommended that the application be approved, subject to the imposition of the conditions set out in Section 2 of the Committee Report.

11. Reference Documents

National Planning Policy Framework (December 2023)

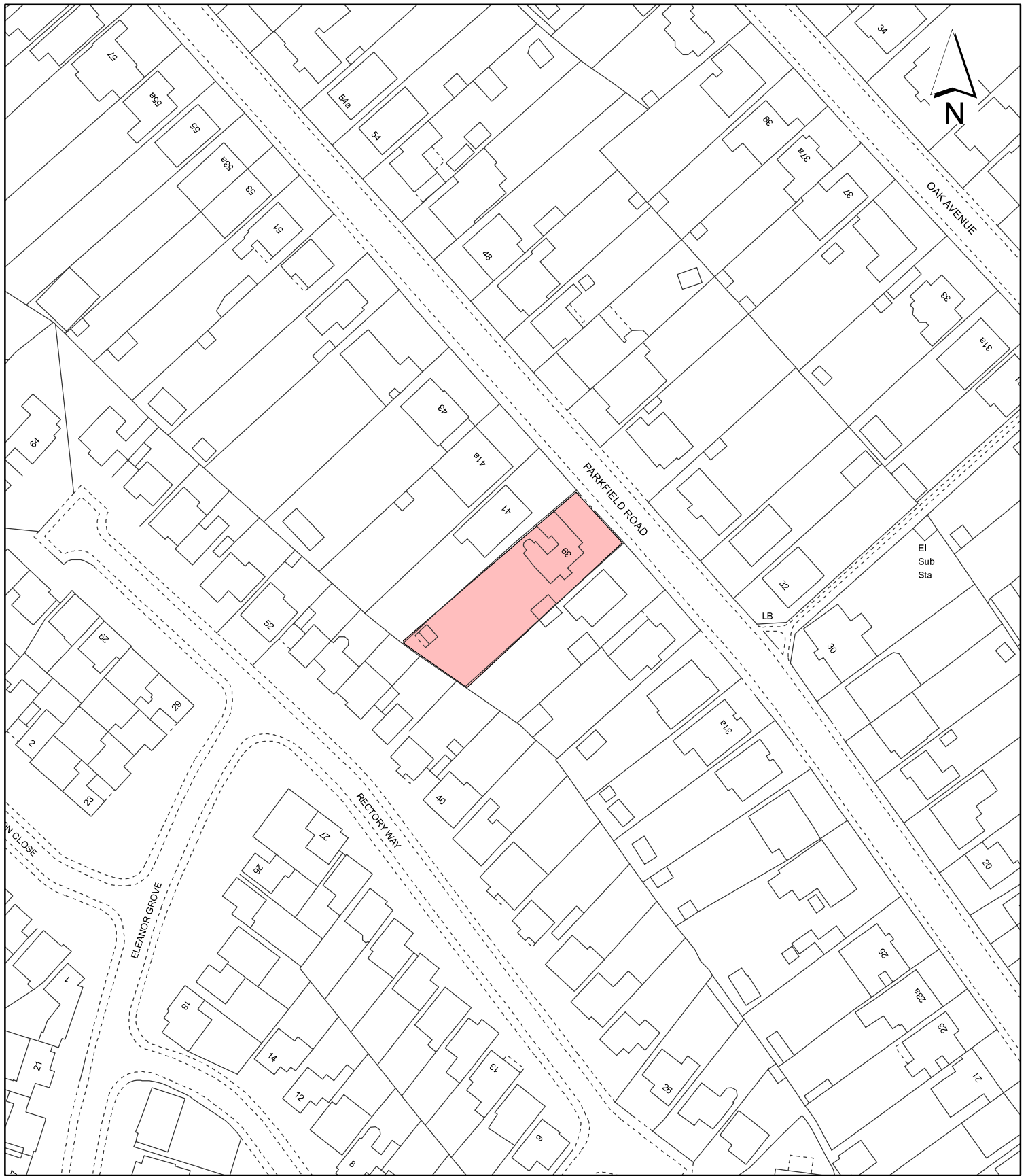
The London Plan (March 2021)

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)

Hillingdon Local Plan: Part Two - Development Management Policies (January 2020)

Hillingdon Local Plan Accessible Hillingdon Supplementary Planning Document (September 2017)
Technical Housing Standards - Nationally Described Space Standard (March 2015)
Circular 06/05: Biodiversity and Geological Conservation - Statutory Obligations and Their Impact
Within The Planning System

Contact Officer: Emilie Bateman **Telephone No:** 01895 250230



Notes:

 Site boundary

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Site Address:

39 Parkfield Road

LONDON BOROUGH OF HILLINGDON
 Residents Services
 Planning Section

Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 01895 250111

Planning Application Ref:
24825/APP/2023/81

Scale:
1:1,250

Planning Committee:
Minor Page 88

Date:
March 2024



Report of the Head of Development Management and Building Control Committee Report – Application Report

Case Officer: Christos Chrysanthou	65680/APP/2023/2256
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Date Application Valid:	28-07-23	Statutory / Agreed Determination Deadline:	06-09-24
Application Type:	Full	Ward:	South Ruislip

Applicant: **Mr S Berekdar**

Site Address: **37 Edwards Avenue, Ruislip**

Proposal: **Variation of Condition 5 (approved plans) and removal of Condition 18 (resident parking permit restrictions) of planning permission ref. 65680/APP/2011/36 dated 04-04-2011 for 'Erection of 4 two-bedroom back-to-back two storey dwellings with associated parking and amenity space and installation of new vehicular crossover, involving demolition of existing detached dwelling' for minor material amendments to the internal and external fabric of the building.**

Summary of Recommendation: **GRANT planning permission subject to conditions**

Reason Reported to Committee: **Required under Part 3 of the Planning Scheme of Delegation (Petition received)**



Summary of Recommendation:

GRANT planning permission subject to the conditions set out in Appendix 1.

1 Executive Summary

- 1.1 This Section 73 application seeks minor material amendments to vary Condition 5 (approved plans) and remove Condition 18 (resident parking permit restrictions) of the extant planning permission to construct 4no. 2-bed, two-storey dwellings with associated amenity space, parking and vehicular access at 37 Edwards Avenue, Ruislip (ref. 65680/APP/2011/36 dated 4th April 2011).
- 1.2 The minor material amendments proposed to the approved drawings principally include alterations to the fenestration and roof profiles to the main roof and canopies, as well as elevation treatments. Internal layouts have also been adjusted to conform with space standards. The proposed amendments are detailed in paragraph 3.2 of this report.
- 1.3 The principle of development has been established through the granting of the extant parent planning permission (ref. 65680/APP/2011/36 dated 4th April 2011). The proposal would not alter the quantum or housing mix of the development. It is considered that the proposed amendments would not adversely impact on the overall character of the area. Subject to conditions, the proposal would not cause undue harm to the living conditions of neighbouring occupiers and would provide future occupiers with a high standard of living accommodation. No changes are being sought to the onsite car parking layout, previously approved under the parent permission.
- 1.4 Condition 18 attached to the parent permission required a scheme to be agreed to ensure no future occupiers of the proposed dwellings would obtain a resident parking permit within “any controlled parking zone which may be in force in the area at any time”. However, this negatively worded condition fails to meet the six tests contained in the National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG). Moreover, the condition is no longer considered necessary having regard to current planning policy and practice. The proposal would continue to provide four on-site car parking spaces (one for each of the two-bed dwellings). This marginally exceeds the London Plan’s maximum standards for three on-site parking spaces but is considered acceptable. There is therefore no objection to the removal of this condition as it is unlikely that the Council would be able to defend its retention, in the event of an appeal.

1.5 The proposed amendments are therefore considered to accord with the Development Plan, and it is recommended that planning permission be granted. All previous conditions would be reimposed where relevant.

2 The Site and Locality

2.1 The site is situated on the western side of Edwards Avenue and used to comprise a detached bungalow, before its demolition. The site abuts the rear gardens of 3 and 5 Manor Gardens to the west. The northern boundary of the site abuts the boundary with a row of terraced houses, 39, 39a, and 41 Edwards Avenue, and the southern boundary abuts the curtilage of 35a Edwards Avenue.

2.2 Detached bungalows are located on the opposite side of Edwards Avenue. The area is characterised by a mixture of semi-detached and terraced two-storey houses and detached bungalows.

Figure 1: Location Plan (application site edged red)



Figure 2: Street View Image of the Application Property



3 Proposal

3.1 The application proposes a 'Minor Material Amendment' to planning permission ref. 65680/APP/2011/36 dated 4th April 2011. This permission granted the construction of 4no. two-bedroom back-to-back two-storey dwellings with associated amenity space, parking, and the installation of a new vehicular crossover, following the demolition of existing detached dwelling.

3.2 The following amendments are proposed to the approved development:

- The front and side entrances have been revised, with new doors and glass side panels.
- Pitched roof canopies above the entrances would be replaced with flat roof canopies.
- New ground and first floor windows have been added to the side elevations.
- Rear facade bi-folding doors would be provided for the living rooms.
- The building and openings would be set out to metric brick sizes.
- An increase to the size of the flat roof on the crown roof profile is proposed.
- Rainwater goods have been added to the drawings.
- Level threshold access to the building would be provided, including to the ground floor shower and toilet.
- The building shell thickness has been adjusted to conform to current Approved Document Part L1 thermal performance requirements (Building Regulations), resulting in reduced unit sizes, whilst still meeting nationally described space standards.
- Internal layout arrangements would be adjusted to conform to current planning policies concerning accessibility and Building Regulations Approved Document Part M 4 (2) 'Accessible and Adaptable dwellings'.
- Internal layout arrangements adjusted to conform to technical housing standards and to the nationally described space standards.

Hillingdon Planning Committee – 5th September 2024

PART 1 – Members, Public & Press

3.3 In addition, the proposal seeks to remove Condition 18 attached to permission ref. 65680/APP/2011/36, which reads as follows:

"Before the development hereby permitted is commenced arrangements shall be agreed in writing with the Local Planning Authority and be put in place to ensure that, with the exception of disabled persons, no resident of the development shall obtain a resident's parking permit within any controlled parking zone which may be in force in the area at any time.

Reason:

In order to reduce pressure on existing on-street parking and to ensure that the development does not prejudice the free flow of traffic and conditions of safety along the neighbouring highway in compliance with Policies AM7 and AM14 of the Hillingdon Unitary Development Plan (Saved Policies September 2007)".

Figure 3: Proposed Site Layout (please note – larger version of plan can be found in the Committee Plan Pack)

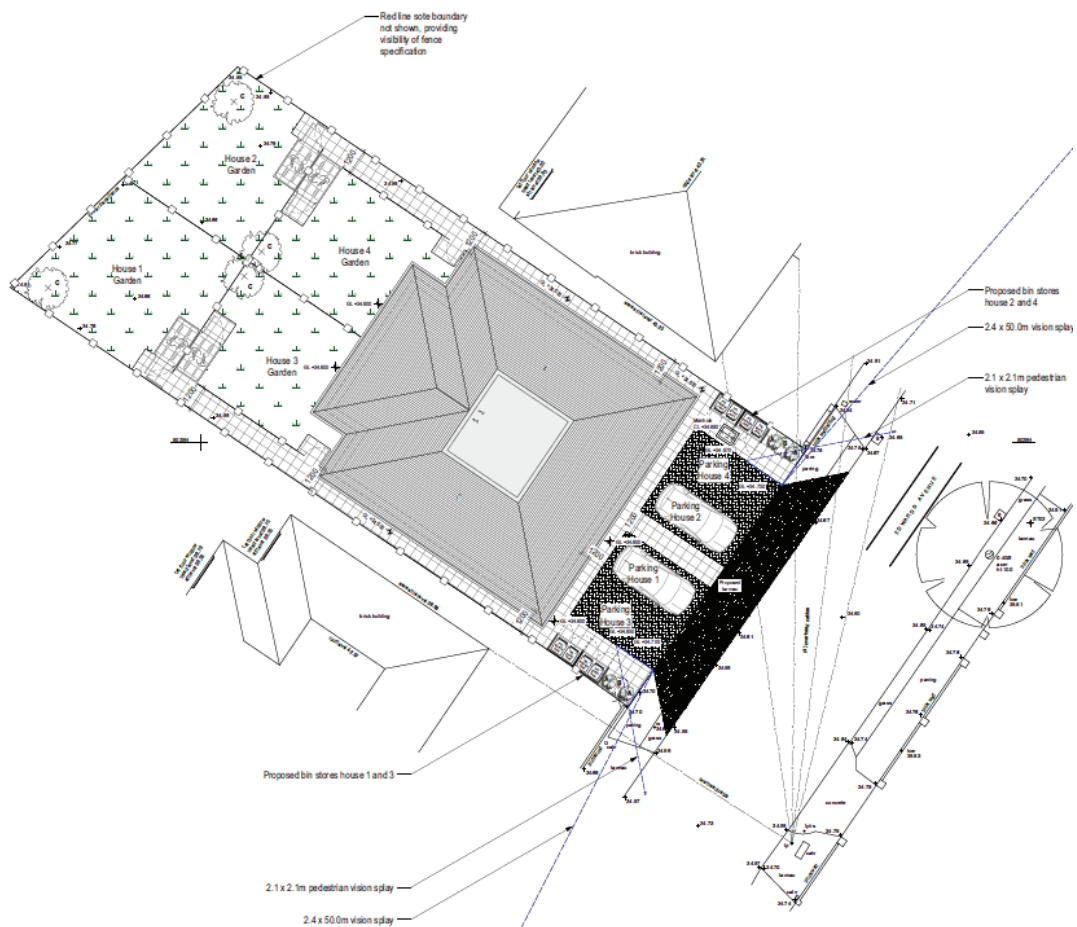


Figure 4: Approved Site Layout of Parent Permission (ref. 65680/APP/2011/36)

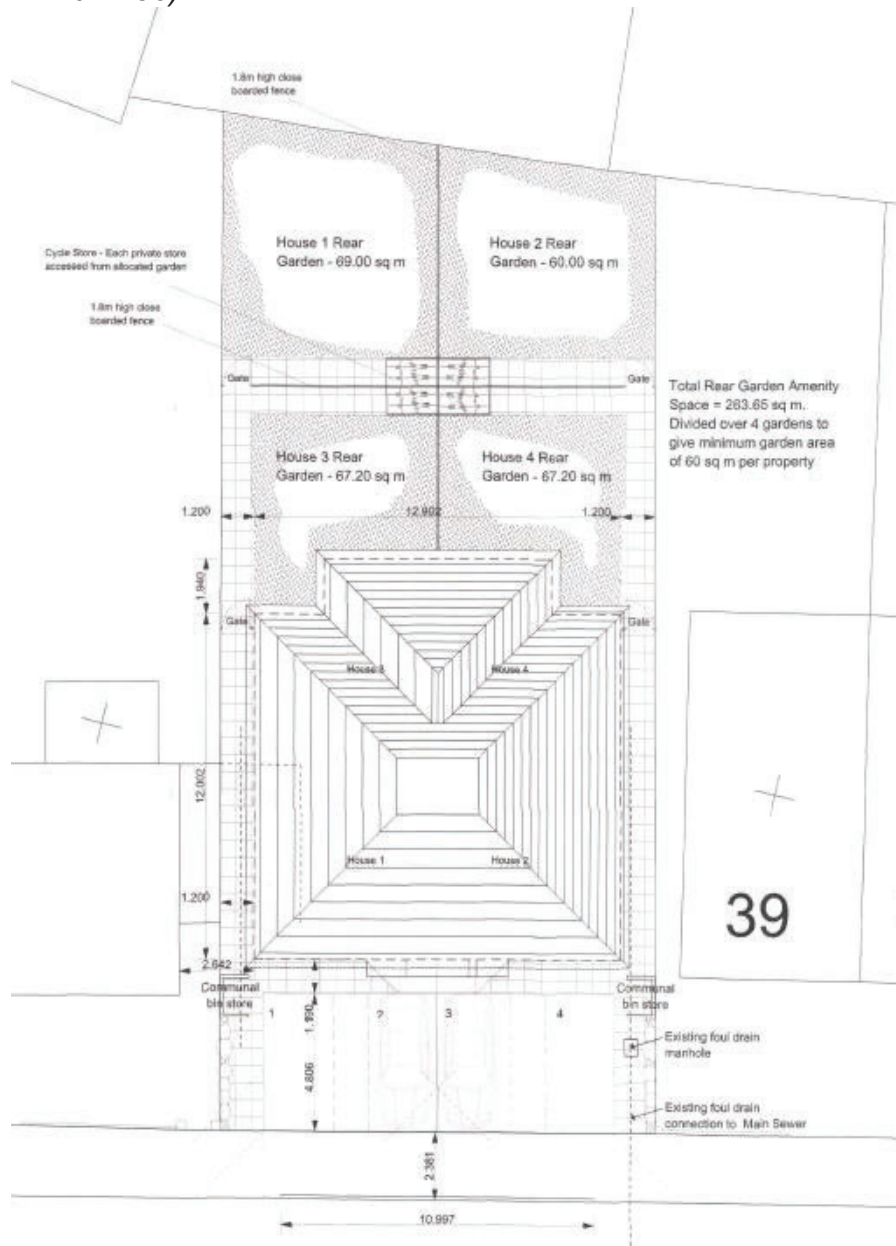
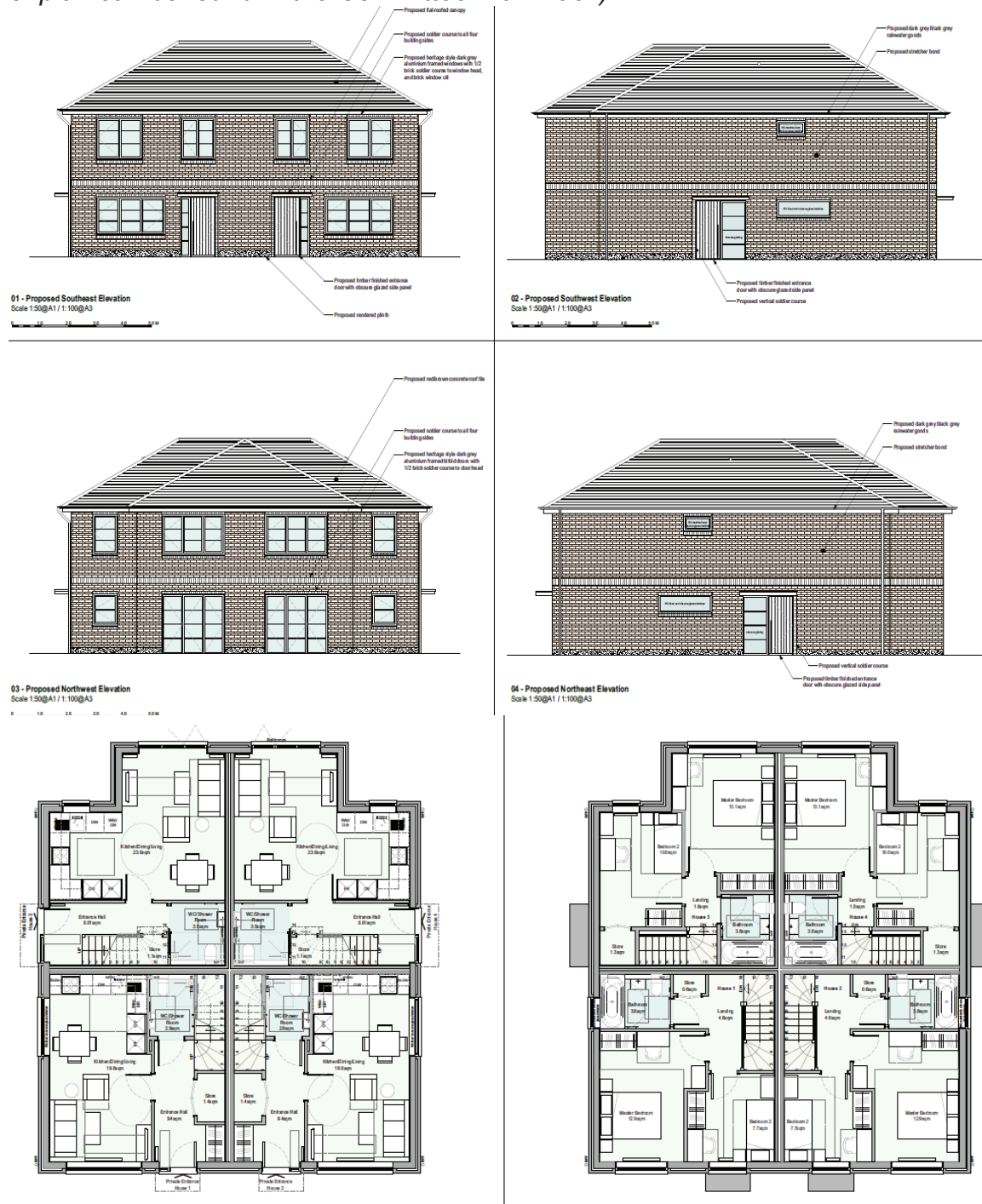


Figure 5: Proposed Elevations and Floor Plans (please note – larger version of plan can be found in the Committee Plan Pack)



4 Relevant Planning History

- 4.1 A list of the relevant planning history related to the property can be found in Appendix 2.
- 4.2 The application site benefits from a lawful development certificate (ref. 65680/APP/2024/624 dated 17th July 2024). This certificate concludes that, on the balance of probability, the development granted under ref. 65680/APP/2011/36

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had commenced (by virtue of complete demolition of the bungalow) before the permission expiry pursuant to Condition 1.

- 4.3 The certificate application was determined after thorough consideration (including consultation with the Council's Legal Team and neighbouring residents). It was concluded that, on the balance of probability and in the absence of any contrary evidence, the certificate ought to be granted. The certificate clarifies that planning permission ref. 65680/APP/2011/36 (i.e. the parent permission) is therefore extant and has commenced through the demolition of the former property at the site.
- 4.4 It is noted that planning permission ref. 65680/APP/2011/36 was granted on 4th April 2011. All pre-commencement conditions were discharged (notwithstanding Condition 18). Although Condition 18 was not discharged, it is not considered to be enforceable or justifiable for the reasons explained in paragraphs 7.44 to 7.48 of this report. Accordingly, the deletion of this condition is proposed as part of this s.73 application.

Figure 6: Approved Elevations of Parent Permission (ref. 65680/APP/2011/36)



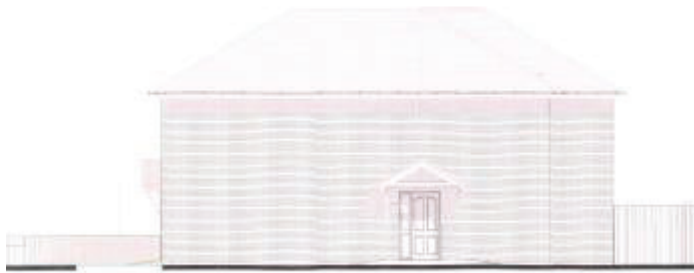
Front (South East Facing) Elevation



Rear (North West Facing) Elevation



Side (South West Facing) Elevation



Side (North East Facing) Elevation

Figure 7: Approved Ground and First Floor Plans of Parent Permission (ref. 65680/APP/2011/36)



First Floor Plan

5 Planning Policy

- 5.1 A list of planning policies relevant to the consideration of the application can be found in Appendix 3.

6 Consultations and Representations

- 6.1 52 neighbouring properties were originally consulted by letters dated 7th August 2023. Following the receipt of revised drawings, neighbouring properties were re-consulted on 23rd August 2023. The consultation period expired on 7th September 2023.
- 6.2 Objections were received from a total of 7no. households/addresses. In addition, a petition against the application with 22 signatories was received by the Council.
- 6.3 Representations received in response to public consultation are summarised in Table 1 (below). Consultee responses received are summarised in Table 2 (below). Full copies of the responses have also separately been made available to Members.

Table 1: Summary of Representations Received

Representations	Summary of Issues Raised	Planning Officer Response
<p>Objections were received from a total of 7no. households/ addresses.</p>	<p>1. Concerns about the implementation of the parent permission (ref. 65680/APP/2011/36) and whether it is void or extant:</p> <ul style="list-style-type: none"> - The only plans approved were for 2 semi-detached houses. - Property was demolished before the discharge of conditions. - Application form states work commenced on 01.05.2014. However, the parent permission expired on 05.04.2014. - Details to pursuant to application ref. 65680/APP/2014/326 was refused. Therefore, parent permission is null and void. 	<p>A lawful development certificate has been issued which establishes that, on the balance of probability, the planning permission subject of this s.73 application has begun with the demolition of the bungalow and is extant. Discussed at paragraphs 4.2 and 4.3 of this report.</p> <p>The granted planning permission is for 4no. back-to-back dwellings.</p>

	<ul style="list-style-type: none"> - A new full planning application should be submitted. 	
	<p>2. Concerns about the density levels and overdevelopment:</p> <ul style="list-style-type: none"> - Proposal exceeds 10% rule for sites to be redeveloped. - Overdevelopment of the site. - Higher density housing is not necessary in outer London areas. - s106 agreement should be upheld and enforced towards 1200% occupant increase. 	<p>Discussed at paragraphs 7.7 and 7.8 of this report. The density remains unchanged from the parent permission.</p> <p>No s106 Agreement was secured as part of the parent permission, nor is one deemed necessary as part of this s.73 application.</p>
	<p>3. Concerns about the quality of accommodation:</p> <ul style="list-style-type: none"> - Poor quality of accommodation for future occupiers. - Cramped internal space configuration. - Proposed side windows face towards neighbouring boundary fence and wall. - Development is not wheelchair accessible. - Inadequate amenity space (with land grabbed from No.5 Manor Gardens). 	<p>Discussed at paragraphs 7.26, 7.32 - 7.36, and 7.50 - 7.51 of this report.</p> <p>The location plan remains the same as the parent permission.</p>
	<p>4. Concerns relating to the design of the scheme:</p> <ul style="list-style-type: none"> - Design is worse than refused application ref. 65680/APP/2011/36. - Two semi-detached houses would be a better design. - 'Back-to-back' terraced housing is not in keeping with the other houses in the area. - Appearance (including aluminium window frames and front canopies) is not in 	<p>Planning permission was granted for ref. 65680/APP/2011/36 which this application seeks to vary.</p> <p>The determination of this application can only consider the proposed amendments.</p>

	<p>keeping with the character of the area.</p> <ul style="list-style-type: none"> - Side gate access should be re-located. 	Discussed at paragraphs 7.13 to 7.20 of this report.
	<p>5. Concerns about parking provision and highway safety:</p> <ul style="list-style-type: none"> - Insufficient on-site car parking spaces. - Six to eight parking spaces are required. - Proposed vehicular crossover widening would result in the loss of street parking. - Street parking pressure, resulting in illegal and inconsiderate street parking. - Condition 18's restriction on occupants from obtaining parking permits should be enforced. - Removing Condition 18 will lead to more parked cars on the road, impacting the free flow of traffic and cause safety issues. 	Discussed at paragraphs 7.41 – 7.48 of this report.
Petition (22 signatories)	<p>1. Design lacks benefit from light from 'inserted' dual aspect window facing neighbouring boundary fence and wall. Design also impacts light and sunshine including thermal 'free' heat to 39 Edwards Avenue.</p>	Discussed at paragraphs 7.22 – 7.24 and 7.33 of this report.
	<p>2. Design does not showcase Electrical Vehicle charging points nor carbon friendly alternate 'green reducing footprint technology savings like Solar Panels, Heat Pump etc. Advised restriction of 'Loft Roof space' for Loft conversion or Window type /</p>	<p>Discussed at paragraphs 7.18, 7.50-7.51 and 7.62 – 7.64 of this report.</p> <p>Of note, only the impacts of the proposed amendments can be</p>

	<p>Window Openings for future planned space conversion. Additional side windows added as are 'Bi-Fold doors however no ramp access shown. Also, improved side or rear garden secured gate access should be moved further up towards front.</p>	<p>considered in this s.73 application.</p>
	<p>3. Cosmetic appearance recorded as 'precedent image no.1' from Design and Access Statement is a different accommodation on a completely different road. Other Evidence 'from unknown location not same vicinity for Materials 3.1 section. Further failure meeting visual consistency i.e. door canopy/overhang to match surrounding properties. Note: Previous application: 65680/APP/2011/36 was more "in-keeping" with matching already established precedent.</p>	<p>Discussed at paragraph 7.16 of this report.</p>
	<p>4. Questionable adequate amenity space with plot size smaller than recorded - Note: Rear plot /boundary fence erected with potential 'land grabbing'.</p>	<p>Discussed at paragraph 7.34 of this report.</p>
	<p>5. Excessive exceeding of the 10% redeveloped properties ruling on Edwards Avenue had been breached before year 2009 (proven with previous applications objections).</p>	<p>Discussed at paragraphs 7.7 and 7.8 of this report.</p>
	<p>6. Section 106 legal contribution be upheld and enforced towards potential 1200% occupant increase (previously One (1) person at location</p>	<p>No s106 Agreement was secured with the parent application, nor is one deemed</p>

	formerly known as 37 Edwards Avenue, HA4 6UP).	necessary for this s.73 application.
	7. We kindly request that the correct process and conduct be executed for a fresh, new standalone – full planning application due to the excessive years of non-action. Please account for newer 'greener' ways to reduce energy consumption due to climate change and accounting for good considerate design that benefits the occupiers and residents with limited fallout from poor 'profit' based outdated not keeping design.	The parent permission is extant (discussed at paragraphs 4.2 and 4.3). Sustainability is discussed at paragraphs 7.62 to 7.64 of this report.
	8. Stage One complaint raised to London Borough of Hillingdon Complaints department for investigation into 'previous application: 65680/APP/2011/36 including 65680/APP/2014/326 being null and void as Three (3) years' time-limit was exceeded. Note: Local Government and Social care Ombudsman to be contacted accordingly.	Noted. The relevant planning site history is listed in Appendix 2 of this report.
Ward Councillor	A Ward Councillor has objected to the application and has provided the following comments: 1. I believe this to be an overdevelopment of the site, proposing to build 4 dwellings on what was previously a single chalet bungalow.	Discussed at paragraphs 7.7 and 7.8 of this report.
	2. I have concerns that the proposed level of off-street parking is inadequate for the	Discussed at paragraphs 7.41-7.48 of this report.

	proposed level of development.	
	3. I do not believe that the level of amenity space that each property has is sufficient for the proposed number of occupants based on the application.	Discussed at paragraph 7.34 of this report.
Residents Association	South Ruislip Residents Association: No comments received.	Noted.

Table 2: Summary of Consultee Responses

Consultee and Summary of Comments	Planning Officer Response
<p>Council's Access Officer</p> <p>The details related to this variation application have been reviewed, with no accessibility comments to make at this time. I can confirm that the original Lifetime Homes Condition can be substituted with an M4(2) condition to be applied to all the houses.</p>	<p>Noted. Condition 4 requires the homes to be M4(2) compliant.</p>
<p>Council's Highways Officer</p> <p>Condition 5 - Given that only internal layout and cosmetic changes are proposed, there is no further comment or rejection of the proposed variation from the perspective of transport/highway implications.</p> <p>Condition 18 (imposition of a 'resident permit restriction' to prevent future site occupiers from obtaining parking permits for the local controlled parking zone) - 1 on-plot parking space is to be provided for each of the two-bedroom dwellings, totalling 4 spaces. This level of parking provision was accepted in-line with regional/local planning and transport policies prevailing at the time of determination in 2011 (ref. 65680/APP/2011/36).</p> <p>Under current policy, there is now a variance in the parking requirement and the overriding regional London Plan would now demand a maximum of 3 on-plot spaces for the whole development which takes into consideration the PTAL rating of the address (3).</p>	<p>Noted.</p> <p>Noted. This matter is discussed at paragraphs 7.41 – 7.48 of this report.</p>

Consequently, this results in a marginal overprovision with 4 spaces in place.

It is noted that this final level of parking provision together with the loss of 2 on-street parking spaces (as highlighted by some on-line respondents) resulting from the provision of extended carriageway crossings facilitating the full on-plot provision, was fully considered at the time of the original determination in 2011. This therefore cannot be applied retrospectively as a justifiable or defensible reason to refuse this proposed variation.

Furthermore, it is highlighted that it is established practice that resident permit restrictions are only applied where a deficit in on-plot parking is evident, particularly in areas of low public transport accessibility which, in both instances, is clearly not the case with this proposal.

When considering all the above aspects/circumstances, the Highway Authority considers that the imposition of condition 18 is now inappropriate and therefore supports its deletion.

7 Planning Assessment

The Principle of Development

- 7.1 The principle of development has been established through the granting of the extant parent planning permission (ref. 65680/APP/2011/36). The proposal would not alter the quantum or housing mix of the development. It is considered that the proposed amendments would not adversely impact on the overall character of the area.
- 7.2 For clarity, consent was given under planning permission ref: 65680/APP/2011/36 for 4 two-bedroom back-to-back dwellings on 4th April 2011 (i.e. referred to throughout this report as the parent permission). The resident representation stating only two semi-detached properties were approved at the site is incorrect.
- 7.3 Condition 1 attached to the parent permission required development to commence by 4th April 2014. The corrected commencement date stated on the updated application form coincides with this timeframe.
- 7.4 The extant status of the parent permission has been established by the granting of a lawful development certificate ref. 65680/APP/2024/624 dated 17th July 2024. This is discussed in paragraphs 4.2 and 4.3 of this report concerning the relevant planning history.

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- 7.5 Subject to the imposition of conditions, the proposed variations would not cause undue harm to the living conditions of neighbouring occupiers and would provide future occupiers with an acceptable standard of living accommodation.
- 7.6 No changes are being sought to the onsite car parking layout, previously approved under the parent permission. As highlighted by the Highways Officer, Condition 18, which prohibited future occupiers from obtaining street parking permits, is no longer deemed appropriate or necessary. The provision of four on-site car parking spaces would result in a marginal overprovision based on current London Plan policies but is considered acceptable. There is therefore no objection to the deletion of Condition 18.

Density of the Proposed Development

- 7.7 Under the terms of a Section 73 application, only the impact of the proposed minor material changes is under consideration. The principle of the residential development (including the Local Plan's threshold of no more than 10% of properties being redeveloped into flats), density levels and housing mix cannot be revisited as these aspects have already been established through the granting of planning permission ref: 65680/APP/2011/36 (i.e. the parent permission).
- 7.8 The density levels and housing mix of the development would remain the same as the original scheme approved under the parent permission 65680/APP/2011/36.

Impact on the Character and Appearance of the Area

- 7.9 Paragraph 131 of the NPPF (2023) seeks the creation of high quality, beautiful and sustainable buildings. Parts b) and c) of paragraph 135 of the NPPF (2023) states that planning policies and decisions should ensure that developments are visually attractive as a result of good architecture and are sympathetic to local character and history, including the surrounding built environment.
- 7.10 Policies D3 and D4 of the London Plan (2021) require development proposals to be of a high quality and to enhance the local context by delivering buildings and spaces that positively respond to local distinctiveness.
- 7.11 Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that all development will be required to be designed to the highest standards and incorporate principles of good design. It should consider aspects including the scale of the development considering the height, mass and bulk of adjacent structures; building plot sizes and established street patterns; building lines and streetscape rhythm and landscaping.
- 7.12 Policy DMHB 12 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) re-emphasises the need for new development to be well integrated with the surrounding area and provides design criteria as to how this would be achieved.

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- 7.13 The proposed amendments would involve a minor decrease to the width of the building from 12.8 metres to 12.5 metres. There would also be a reduction to the height of the building from 7.9 metres to 7.7 metres. However, the siting, depth and form of the building would generally remain unchanged, compared to the original permission.
- 7.14 The reduction to the width of the building would result in an increase in the set-in from the side boundaries, which would provide a comfortable separation and permit views to the side of the building. The proposed flat roof section would have a greater footprint. However, its size would be comparable to the crown roof profile at Nos. 35/35A Edwards Avenue. As such, it is considered that the proposed roof profile would not appear out of character with the surrounding street scene.
- 7.15 The proposed amendments include fenestration changes, a new solid course to all four walls and flat roof canopies above the entrance doors. Whilst these proposed changes would represent a more modern design approach, given the variety of existing architectural styles on the street scene, the proposal would not appear at odds with development in the area.
- 7.16 The submitted Materials Schedule states Dark Red Vandersanden bricks for the external walls, grey aluminium windows and glazed door framing, Oak or stained Oak entrance doors, dark red Marley Clay Pain roof tiles and black rainwater goods. Whilst the grey aluminium windows and door frames would be moderately different, the overall choice of materials would be residential in appearance and overall would not appear out of character with the area.
- 7.17 As previously stated, the only matters that can be considered under this S.73 application are the minor material changes being proposed to the original scheme granted under the parent permission (ref. 65680/APP/2011/36). The point raised in the resident representation about the 'back-to-back' housing type not being in keeping with the character of the area cannot be re-considered, as this arrangement was approved under the parent permission.
- 7.18 Revised drawings have been received showing the side gate re-located to the same position as approved under the discharge of condition application ref: 65680/APP/2014/2485. This is acceptable.
- 7.19 It is highlighted that the site is not designated within a Conservation Area or an Area of Special Local Character. Whilst of a modern appearance, it is considered that the proposed aluminium grey window frames/bi-folding doors and flat roof canopies above the entrances would provide a degree of added visual interest to the property and would not cause harm to the visual amenities of the area.
- 7.20 It is considered that the proposed amendments would not impact on the overall character, appearance or design quality of the development, in accordance with Policy BE1 of the Hillingdon Local Plan: Part One- Strategic Policies (2012), Policies DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part 2 -

Development Management Policies (2020), Policy D3 of the London Plan (2021) and Chapter 12 of the National Planning Policy Framework (2023).

Impact on Neighbours

- 7.21 Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states: B) Development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.
- 7.22 The physical siting of the proposed building would be identical to the original scheme approved under the parent permission (ref. 65680/APP/2011/36) (albeit the dimensions of the building are slightly altered as noted above). The proposed front and rear building lines would not project any further beyond Nos. 35A and 39 Edwards Avenue, compared to the original scheme.
- 7.23 As part of the proposed amendments, the width of the proposed building has marginally decreased by 30 centimetres. Consequently, it would be set in from the mutual boundaries shared with Nos.35A and 39 by 1.2 metres, respectively. Also, the ridge height of the proposed building has decreased from 7.9 metres to 7.7 metres.
- 7.24 Taking these factors into account, it is considered that the proposed amendments would not result in a loss of light, outlook or sense of dominance for the neighbouring occupiers at Nos. 35A and 39 Edwards Avenue.
- 7.25 The current proposal would introduce new side windows. The ground floor side windows would be high-level obscure glazed secondary windows, with the primary windows serving the open plan kitchen/dining/living rooms of Dwelling 1 and Dwelling 2 being in the front elevation of the building. The first-floor side windows serve bathrooms and would be conditioned to be obscure glazed and non-opening up to 1.8m of the finished floor level.
- 7.26 It is noted that new high-level ground floor glazed panels and first-floor windows are being proposed in the side elevations of the building. In the event of an approval, a condition would be secured requiring these features to be obscure glazed and non-opening up to 1.8 metres of the finished floor level. Subject to such condition, the proposal would not give rise to a loss of privacy or overlooking for Nos. 35A and 39 Edwards Avenue.
- 7.27 The proposed building would not be positioned any closer to the neighbouring properties at Nos. 52 and 54 Edwards Avenue and Nos. 3 and 5 Manor Gardens, compared to the original scheme. As such, the proposal would not cause undue harm to the residential amenities of these neighbouring properties.
- 7.28 It is therefore considered that the proposed amendments would not adversely impact on the living conditions of neighbouring occupiers, in accordance with Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020), Policy D3 of the London Plan (2021) and the NPPF (2023).

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Living Conditions for Future Occupiers

- 7.29 Policy D6 of the London Plan (2021) sets out the requirements for the gross internal floor area of new dwellings at a defined level of occupancy.
- 7.30 Policy DMHB 16 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that all housing development should have an adequate provision of internal space to provide an appropriate living environment.
- 7.31 Table 3.1 of Policy D6 of the London Plan (2021) states that: A two-storey dwelling with 2-bed, 3-person occupancy must have a minimum GIA of at least 70sqm.
- 7.32 All four of the proposed dwellings would have a Gross Internal Area (GIA) of 70sqm, thereby meeting the minimum internal space standards found in Table 3.1 of the London Plan (2021).
- 7.33 Although the proposed dwellings would essentially be single aspect with no defensible space adjacent to the ground-floor front elevation windows, this arrangement would be no different to the scheme approved under the parent permission.
- 7.34 No changes are being proposed to the private amenity space provision approved under the parent permission (all of which exceed the Local Plan's minimum standard of 25sqm for a 2-bedroom flat).
- 7.35 The current proposal is not seeking any changes to the footprint of the internal and external amenity space provision that was originally approved through the granting of the 2011 parent permission. A refusal on the grounds of the quality of living accommodation afforded to future occupiers would therefore be unjustifiable.
- 7.36 It is therefore considered that future occupiers would be provided with adequate internal and external amenity space, in accordance with Policies DMHB 16 and DMHB 18 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) and Policy D6 of the London Plan (2021).

Highways and Parking

- 7.37 Policy T6 of the London Plan (2021) states that new residential development should not exceed the maximum parking standards set out in Table 10.3.
- 7.38 Policy DMT 1 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that development proposals will be required to meet the transport needs of the development and address its transport impacts in a sustainable manner.
- 7.39 Policy DMT 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that proposals must ensure that safe and efficient vehicular access to the highway network is provided.

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- 7.40 Policy DMT 6 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) requires that proposals comply with the Council's parking standards to facilitate sustainable development and address issues relating to congestion and amenity.
- 7.41 The on-site provision of 4 car parking spaces (1 space per dwelling) would be a marginal overprovision, compared to the London Plan's maximum standards for 3 car parking spaces. However, this provision is considered acceptable on an individual basis, given that the same number of on-site car parking spaces was granted under the parent permission (ref. 65680/APP/2011/36).
- 7.42 It is acknowledged that the proposed on-site car parking provision would result in the loss of 2 on-street car parking spaces, due to the proposed extended vehicle crossover required to facilitate the development. However, the Council's Highways Officer has confirmed that this was fully considered at the time of the original determination in 2011. It would therefore be unjustifiable to refuse this current application on the grounds of the loss of on-street car parking spaces.
- 7.43 The proposed amendments would not involve any changes to the site access arrangements. In the event of an approval, compliance conditions would be attached in respect of the construction management plan, car parking layout, visibility sight lines and cycle storage to ensure the development is carried out in accordance with the details approved under application ref. 65680/APP/2014/2485.
- 7.44 With regards to the removal of Condition 18 attached to the parent permission, the Council's Highways Officer has commented that it is "established practice that Resident Parking Restrictions are only applied where a deficit in on-plot parking is evident, particularly in areas of low public transport accessibility which, in both instances, is clearly not the case with this proposal."
- 7.45 To add to the above, Condition 18 requires arrangements to be in place prior to the commencement of development, to prevent occupiers of the development, subject to certain exceptions, from being entitled to obtain parking permits from the Council.
- 7.46 The National Planning Practice Guidance advises that in exceptional circumstances a negatively worded condition requiring a planning obligation or other agreement to be entered into before certain development can commence may be appropriate in the case of more complex and strategically important development where there is clear evidence that the delivery of the development would otherwise be at serious risk. Given the scale of the scheme, the proposal is not a complex or strategically important development.
- 7.47 Furthermore, it is not clear what such an agreement referred to in Condition 18 would require from the applicant or how such a control would be effective in the absence of a planning obligation. Moreover, it is not clear from the wording of the condition how this would relate to a restriction on the site rather than on an

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individual undertaking an act. Therefore, Condition 18 would fail the tests of precision, reasonableness and be unrelated to the planning permission. It is also uncertain how such a condition would be enforced. For these reasons, there is no objection to the removal of Condition 18.

- 7.48 The proposal would provide four on-site car parking spaces, which is the same number of spaces approved under the parent permission. This level of provision exceeds the London Plan's maximum standards of three on-site car parking spaces. It would therefore be unjustifiable to refuse this current application on the ground of insufficient car parking.

Disabled Access

- 7.49 Policy D5 of the London Plan (2021) seeks to ensure development proposals achieve the highest standards of accessible and inclusive design. Policy D7 of the London Plan (2021) requires at least 10% of dwellings to meet Building Regulation requirement M4(3) 'wheelchair user dwellings', with all other dwellings meeting Category M4(2) 'accessible and adaptable dwellings'.
- 7.50 In terms of inclusive design, Condition 4 attached to the parent permission required the dwellings to be built in accordance with 'Lifetime Homes' Standards. These standards have since been replaced by Building Regulations Approved Document M. In the event of an approval, a condition would be secured requiring step-free access via the main entrance points and for the dwellings to meet Category M4(2) of Approved Document M.
- 7.51 The development proposal would therefore be acceptable to inclusive access considerations, having regard to the nature of this application being a variation of conditions rather than a full planning application.

Trees and Landscaping

- 7.52 Policy G1 of the London Plan (2021) states that development proposals should incorporate appropriate elements of green infrastructure that are integrated into London's wider green infrastructure network.
- 7.53 Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that landscaping and tree planting should enhance amenity, biodiversity and green infrastructure.
- 7.54 This is supported by Policy DMHB 14 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) which states: B) Development proposals will be required to provide a landscape scheme that includes hard and soft landscaping appropriate to the character of the area, which supports and enhances biodiversity and amenity particularly in areas deficient in green infrastructure.
- 7.55 The site is not covered by a TPO, nor within a Conservation Area. There are no trees on or adjacent to the site. A compliance condition would be secured to

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ensure the landscaping and boundary treatment is carried out in accordance with the details approved under ref. application 65680/APP/2014/2485. This condition is necessary to protect the verdant character of the area, in accordance with Policies DMHB 11 and DMHB 14 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

Ecology

- 7.56 The site does not contain any ponds, open woodland or dense scrub and shrubbery. There are no protected sites of ecological interest adjacent to the site. It is therefore considered that the likelihood of protected species being present at the site is low, and as such, an ecology assessment is not required. This position would be in accordance with 'Circular 06/05: Biodiversity and Geological Conservation- Statutory Obligations and their Impact within the Planning System' which states that, "...bearing in mind the delay and cost that may be involved, developers should not be required to undertake surveys for protected species unless there is a reasonable likelihood of the species being present and affected by the development."
- 7.57 In the event of an approval, an informative would be secured advising that should protected species be found at the site, the applicant(s) must fulfil their duties under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended).
- 7.58 The proposal therefore accords with Policy DMEI 7 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020), in terms of not causing harm to protected species.

Sustainable Waste Management

- 7.59 Policy DMHB11 part (d) of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that development proposals should make sufficient provision for well-designed internal and external storage space for general, recycling and organic waste, with suitable access for collection. External bins should be located and screened to avoid nuisance and adverse visual impacts to occupiers and neighbours.
- 7.60 In the event of an approval, compliance conditions regarding bin storage facilities would be attached to ensure the development is carried out in accordance with the details approved under application ref. 65680/APP/2014/2485. Subject to this condition, the proposal would accord with Policy DMHB 11 (d) of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

Renewable Energy / Sustainability

- 7.61 Policy DMEI 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) requires all developments to make the fullest contribution to minimising carbon dioxide emissions in accordance with the 2016 London Plan targets.

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- 7.62 Condition 13 attached to the parent permission (ref. 65680/APP/2011/36) required the development to meet Level 3 of the Code for Sustainable Homes.
- 7.63 Although the government has withdrawn the Code for Sustainable Homes requirement, a compliance condition has been included in this recommendation, requiring the development to be carried out in accordance with the energy efficiency measures approved under application ref. 65680/APP/2014/2485.
- 7.64 As such, the proposal would accord with Policy DMEI 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

Flooding and Drainage

- 7.65 Policy SI 12 of the London Plan (2021) states that development proposals should ensure that flood risk is minimised and mitigated, and that residual risk is addressed.
- 7.66 Policy SI 13 of the London Plan (2021) states that development proposals should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible.
- 7.67 Policy DMEI 9 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that proposals that fail to make appropriate provision for flood risk mitigation, or which would increase the risk or consequences of flooding, will be refused.
- 7.68 Policy DMEI 10 states that development within areas identified at risk from surface water flooding which fail to make adequate provision for the control and reduction of surface water runoff rates will be refused.
- 7.69 The site is in Flood Zone 1 (lowest probability of flooding). However, it is noted that a western section of the site is designated within a Surface Water Management Zone. The proposed amendments would not involve material changes to the physical siting of the building, nor would they increase its ground floor footprint.
- 7.70 A compliance condition would be attached requiring the development to be carried out in accordance with the Surface Water Management/ Sustainable Urban Drainage Systems (SuDS) details approved under application ref. 65680/APP/2014/2485.

Noise

- 7.71 Policy D14 of the London Plan (2021) states that to reduce, manage and mitigate noise to improve health and quality of life, residential and non-aviation development proposals should manage noise by avoiding significant adverse noise impacts on health and quality of life.

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- 7.72 The site would be used exclusively for residential purposes. As such, in terms of the operational phase of the proposed development, no significant issues are raised by the proposal, in respect to noise and disturbance.
- 7.73 Notwithstanding the above, a compliance condition would be secured requiring the development to be carried out in accordance with the Construction Management Plan approved under application ref. 65680/APP/2014/326. This condition is necessary to ensure that noise and pollution are minimised as far as practicable during the construction phase.

Air Quality

- 7.74 Policy SI 1 of the London Plan (2021) and Policy DMEI 14 Hillingdon Local Plan: Part 2 - Development Management Policies (2020) require development proposals to be at least Air Quality Neutral.
- 7.75 The proposal would not be able to achieve Air Quality Neutral status due to the number of car parking spaces marginally exceeding maximum London Plan standards. However, as previously stated, the proposed on-site car parking provision is identical to the scheme granted under the parent permission (ref. 65680/APP/2011/36). There is a realistic fall-back option where the applicant could construct the previously approved scheme, which would have a similar impact on air quality as the current proposal.
- 7.76 Considering the above factors, in the overall planning balance, it is considered that the development is acceptable in respect to air quality considerations.

Airport Safeguarding

- 7.77 Policy DMAV 1 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that the Council will ensure that uses such as housing, education and hospitals are not located in areas significantly affected by aircraft noise without acceptable mitigation measures.
- 7.78 The application site is within 3km of the RAF Northolt Zone. However, as the site is within an established residential area within this zone, it is considered that visibility and audibility of aircraft operations associated with RAF Northolt would not be of significant harm to the living conditions of future occupiers, as per the scheme that was originally granted permission.

8 Other Matters

Human Rights

- 8.1 The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to

Hillingdon Planning Committee – 5th September 2024

PART 1 – Members, Public & Press

the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests, the Development Plan and Central Government Guidance.

Equality

- 8.2 Due consideration has been given to Section 149 of the Equality Act regarding the Public Sector Equality Duty in the assessment of this planning application. No adverse equality impacts are considered to arise from the proposal.

Local Finance Considerations and CIL

- 8.3 The Council adopted its own Community Infrastructure Levy (CIL) on 1st August 2014. The Hillingdon CIL charge for residential developments is £95 per square metre of additional floor space. This is in addition to the Mayoral CIL charge of £60 per square metre. CIL rates are index linked. The proposal involves the erection of new dwellings and is therefore CIL liable.
- 8.4 No s106 Legal Agreement was secured as part of the parent permission, nor is one deemed necessary as part of this s.73 application.

Expediency of Enforcement Action

- 8.5 It is noted that a planning enforcement complaint has been received in relation to the stationing of a temporary building on site. The matter has been referred to the Planning Enforcement Team for investigation. However, it should be noted that this is a separate matter and would not constitute reasonable grounds to delay the determination of this planning application.

9 Conclusion / Planning Balance

- 9.1 For the reasons set out in this Committee Report, it is considered that the proposal would comply with the objectives of national, regional and local planning policies and guidance. It is therefore recommended that the application be approved, subject to the conditions set out in Appendix 1.

10 Background Papers

- 10.1 Relevant published policies and documents taken into account in respect of this application are set out in the report. Documents associated with the application (except exempt or confidential information) are available on the [Council's website here](#), by entering the planning application number at the top of this report and using the search facility. Planning applications are also available to inspect electronically at the Civic Centre, High Street, Uxbridge, UB8 1UW upon appointment, by contacting Planning Services at planning@hillington.gov.uk.

APPENDICES

Planning Application

65680/APP/2023/2256

Appendix 1: Recommended Conditions and Informatives

Conditions

1. RES3 **Time Limit (deleted)**

(deleted condition)

2. NONSC **Materials**

The development shall be constructed strictly in accordance with the materials and external surface details specified in the document titled 'External Material Schedule Updated: 18/08/2023 Revision: 1'. Thereafter the development shall be retained in accordance with the approved details.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

3. NONSC **Boundary treatment**

The development hereby approved shall be carried out strictly in accordance with the boundary treatment details granted on 11th September 2014 under application reference 65680/APP/2014/2485. Thereafter the development shall be retained in accordance with the approved details.

REASON

To safeguard the visual amenities of the area in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

4. NONSC **Category M4(2)**

The dwellings hereby approved shall not be occupied until certification of compliance with the technical specifications for an M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015, has been submitted to, and approved in writing, by the Local Planning Authority. All such provisions must remain in place for the life of the building.

REASON

To not only allow the Building Control body to require the development to comply with the optional Building Regulations standards, but to also ensure the appropriate quantity and standard of accessible and adaptable housing is constructed and maintained in accordance with policy D7 of the London Plan.

5. 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 1158_EXS01_I1, 1158_S01_I2, 1158_GA01_I1, 1158_GE01_I1, 1158_GAR1_I1, 1158_GS01_I2 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 1 (2012), Part 2 (2020) and the London Plan (2021).

6. NONSC No extensions, outbuildings, garages or sheds

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extension to any dwellinghouse(s) nor any garage(s), shed(s) or other outbuilding(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 DMHB 11 and DMHD 2 of the Hillingdon Local Plan Part 2 (2020)

7. NONSC No roof extensions

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 addition to or enlargement of the roof of any dwellinghouse shall be constructed.

REASON

To protect the character and appearance of the area and amenity of residential occupiers in accordance with policies DMHB 11 and DMHD 2 of the Hillingdon Local Plan Part 2 (2020).

8. RES12 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England)Order 2015 (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 number 35A and 39 Edwards Avenue.

REASON

To prevent overlooking to adjoining properties in accordance with policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

9. NONSC Finished levels

The development hereby approved shall be carried out in accordance with the finished levels specified on drawing number 1158_GS01_I2.

REASON

To ensure that the development relates satisfactorily to adjoining properties, in accordance with policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

10. NONSC Vehicular access sight lines

The development hereby approved shall be carried out in accordance with the vehicular access sight line details under application reference 65680/APP/2014/2485 and granted on 11th September 2014. Thereafter the development shall be retained in accordance with the approved details.

REASON

To ensure that adequate sight lines are provided and thereafter retained in the interests of highway safety in accordance with Policies DMT 1, DMT 2 and DMT 6 of the Hillingdon Local Plan Part 2 (2020).

11. NONSC Front garden details

The front garden area of the development hereby approved, including hard surfacing for car parking, landscape buffers on each side of the front boundaries, pedestrian access, bin stores and surface drainage shall be carried out in accordance with the details approved under application reference 65680/APP/2014/2485 and granted on 11th September 2014. Thereafter the development shall be retained in accordance with the approved details.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality, in the interests of highway safety and to ensure that surface water runoff is handled as close to its source as possible in accordance with Policies DMEI 9 DMHB 11, DMHB 12, DMHB 14 and DMT 2 of the Hillingdon Local Plan Part 2 (2020) and Policy G5 of the London Plan (2021).

12. NONSC Cycle storage

The development hereby approved shall be carried out in accordance with the cycle storage details granted on 11th September 2014 under application reference 65680/APP/2014/2485. Thereafter the development shall be retained in accordance with the approved details.

REASON

To ensure the provision and retention of facilities for cyclists to the development and hence the availability of sustainable forms of transport to the site in accordance with Policy DMT 5 of the Hillingdon Local Plan Part 2 (2020).

13. NONSC Energy efficiency

The development hereby approved shall be carried out in accordance with the energy efficiency details granted on 11th September 2014 under application reference

65680/APP/2014/2485. Thereafter the development shall be retained in accordance with the approved details.

REASON

To ensure the objectives of sustainable development in accordance with Policy DMEI 2 of the Hillingdon Local Plan Part 2 (2020).

14. NONSC **Surface water management**

The development hereby approved shall be carried out in accordance with the surface water management details granted on 11th September 2014 under application reference 65680/APP/2014/2485. Thereafter the development shall be retained in accordance with the approved details.

REASON

To ensure that surface water run off is handled as close to its source as possible in compliance with Policy DMEI 9 of the Hillingdon Local Plan Part 2 (2020).

15. RES9 **Landscaping scheme**

The development hereby approved shall be carried out in accordance with the landscaping scheme (hard and soft landscaping works, including car parking layout) and details granted on 11th September 2014 under application reference 65680/APP/2014/2485. Thereafter the development shall be retained in 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 DMHB 11, DMHB 12, DMHB 14 and DMT 2 of the Hillingdon Local Plan Part 2 (2020) and Policy G5 of the London Plan (2021).

16. NONSC **Planting schedule**

All hard and soft landscaping shall be carried out in accordance with the approved landscaping scheme and shall be completed within the first planting and seeding seasons following the completion of the development or the occupation of the buildings, whichever is the earlier period. The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

Any tree, shrub or area of turfing or seeding shown on the approved landscaping scheme which within a period of 5 years from the completion of development dies, is removed or in the opinion of the Local Planning Authority becomes seriously damaged or diseased shall be replaced in the same place or, if planting in the same place

would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority in the next planting season with another such tree, shrub or area of turfing or seeding of similar size and species unless the Local Planning Authority first gives written consent to any variation.

REASON

To ensure that the landscaped areas are laid out and retained in accordance with the approved plans in order to preserve and enhance the visual amenities of the locality in compliance with Policies DMHB 11 and DMHB 14 of the Hillingdon Local Plan Part 2 (2020).

17. NONSC Demolition and construction management plan

The construction works development hereby approved shall be carried out in accordance with the demolition and construction management plan details granted on 11th September 2014 under application reference 65680/APP/2014/2485.

REASON

In order to reduce pressure on existing on-street parking and to ensure that the development does not prejudice the free flow of traffic and conditions of safety along the neighbouring highway in compliance with Policies DMT1, DMT 2, DMT 4 and DMT 6 of the Hillingdon Local Plan Part 2 (2020).

18. NONSC Parking permit restrictions (deleted)

(deleted condition)

19. NONSC Obscure glazing

The first floor windows in the side elevations facing Nos. 35A and 39 Edwards Avenue shall be glazed with permanently obscured glass to at least scale 4 on the Pilkington scale and be 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 Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan Part 2 (2020).

Informatives

1. I70 LBH worked applicant in a positive & proactive (Granting)

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from Local Plan Part 1, Local Plan Part 2, Supplementary Planning Documents, Planning Briefs and other informal

written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

2. I73 Community Infrastructure Levy (CIL) (Granting Consent)

Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), this development is liable to pay the London Borough of Hillingdon Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). This will be calculated in accordance with the London Borough of Hillingdon CIL Charging Schedule 2014 and the Mayor of London's CIL Charging Schedule 2012. Before commencement of works the development parties must notify the London Borough of Hillingdon of the commencement date for the construction works (by submitting a Commencement Notice) and assume liability to pay CIL (by submitting an Assumption of Liability Notice) to the Council at planning@hillingdon.gov.uk. The Council will then issue a Demand Notice setting out the date and the amount of CIL that is payable. Failure to submit a valid Assumption of Liability Notice and Commencement Notice prior to commencement of the development may result in surcharges being imposed.

The above forms can be found on the planning portal at:
www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

Pre-Commencement Conditions: These conditions are important from a CIL liability perspective as a scheme will not become CIL liable until all of the pre-commencement conditions have been discharged/complied with.

3. 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).

4. I15 Control of Environmental Nuisance from Construction Work

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

A. Demolition and construction works 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.

5. I47 Damage to Verge - For Council Roads:

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).

For Private Roads: Care should be taken during the building works hereby approved to ensure no damage occurs to the verge of footpaths on private roads during construction. Vehicles delivering materials to this development shall not override or cause damage to a private road and where possible alternative routes should be taken to avoid private roads. The applicant may be required to make good any damage caused.

6.

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

I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020) set out below,

including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

DMEI 10	Water Management, Efficiency and Quality
DMEI 14	Air Quality
DMEI 2	Reducing Carbon Emissions
DMEI 7	Biodiversity Protection and Enhancement
DMEI 9	Management of Flood Risk
DMH 2	Housing Mix
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHB 15	Planning for Safer Places
DMHB 16	Housing Standards
DMHB 18	Private Outdoor Amenity Space
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 5	Pedestrians and Cyclists
DMT 6	Vehicle Parking
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D4	(2021) Delivering good design
LPP D5	(2021) Inclusive design
LPP D6	(2021) Housing quality and standards
LPP D7	(2021) Accessible housing
LPP G6	(2021) Biodiversity and access to nature
LPP G7	(2021) Trees and woodlands
LPP SI12	(2021) Flood risk management
LPP SI13	(2021) Sustainable drainage
LPP SI2	(2021) Minimising greenhouse gas emissions
LPP T4	(2021) Assessing and mitigating transport impacts
LPP T5	(2021) Cycling
LPP T6	(2021) Car parking
LPP T6.1	(2021) Residential parking
NPPF11	NPPF 2021 - Making effective use of land
NPPF12	NPPF 2021 - Achieving well-designed places
NPPF14	NPPF 2021 - Meeting the challenge of climate change flooding

NPPF2	NPPF 2021 - Achieving sustainable development
NPPF4	NPPF 2021 - Decision-Making
NPPF5	NPPF 2021 - Delivering a sufficient supply of homes
NPPF9	NPPF 2021 - Promoting sustainable transport

Appendix 2: Relevant Planning History

65680/APP/2009/1264 37 Edwards Avenue Ruislip

Erection of 2, two storey three-bedroom semi-detached dwellings with associated parking and vehicular crossover, involving demolition of existing dwelling.

Decision: 07-08-2009 Approved

65680/APP/2009/63 37 Edwards Avenue Ruislip

Erection of a two-storey building to provide 4 two-bedroom flats to include alterations to vehicular crossover (involving demolition of existing dwelling and outbuilding).

Decision: 17-03-2009 Refused **Appeal:** 05-03-2010 Allowed

65680/APP/2011/36 37 Edwards Avenue Ruislip

Erection of 4 two-bedroom back to back two storey dwellings with associated parking and amenity space and installation of new vehicular crossover, involving demolition of existing detached dwelling.

Decision: 15-03-2011 Approved

65680/APP/2014/2485 37 Edwards Avenue Ruislip

Details pursuant to conditions 2 (Materials), 3 (Boundary Treatments), 9 (Finished Levels), 10 (Visibility Sight Lines), 11 (Front Garden), 12 (Cycle Storage), 13 (Code for Sustainable Homes), 14 (Sustainable Urban Drainage), 15 (Landscape Scheme) and 17 (Demolition and Construction Management Plan) of planning permission ref: 65680/APP/2011/36 dated 04/04/2011; Erection of 4 two-bedroom back to back two storey dwellings with associated parking and amenity space and installation of new vehicular crossover, involving demolition of existing detached dwelling.

Decision: 11-09-2014 Approved

65680/APP/2014/326 37 Edwards Avenue Ruislip

Details pursuant to conditions 2 (Materials), 3 (Boundary Treatments), 9 (Finished Levels), 10 (Visibility Sight Lines), 11 (Front Garden), 12 (Cycle Storage), 13 (Code for Sustainable Homes), 14 (Sustainable Urban Drainage), 15 (Landscape Scheme) and 17 (Demolition and Construction Management Plan) of planning permission ref: 65680/APP/2011/36 dated 04/04/2011; Erection of 4 two-bedroom back to back two storey dwellings with associated parking and amenity space and installation of new vehicular crossover, involving demolition of existing detached dwelling.

Decision: 30-04-2014 Refused

65680/APP/2024/624 37 Edwards Avenue Ruislip

Application to confirm commencement of development prior to expiry date pursuant to Condition 1 of planning permission ref: 65680/APP/2011/36 dated 4th April 2011 (Erection of 4 two-bedroom back to back two storey dwellings with associated parking and amenity space and installation of new vehicular crossover, involving demolition of existing detached dwelling) (Application for Certificate of Lawfulness for an Existing Operation)

Decision: 17-07-2024 Approved

Appendix 3: List of Relevant Planning Policies

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

Part 2 Policies:

DMEI 2	Reducing Carbon Emissions
DMEI 7	Biodiversity Protection and Enhancement
DMEI 9	Management of Flood Risk
DMEI 10	Water Management, Efficiency and Quality
DMEI 14	Air Quality
DMH 2	Housing Mix
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHB 15	Planning for Safer Places
DMHB 16	Housing Standards
DMHB 18	Private Outdoor Amenity Space
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 5	Pedestrians and Cyclists
DMT 6	Vehicle Parking
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D4	(2021) Delivering good design
LPP D5	(2021) Inclusive design

LPP D6	(2021) Housing quality and standards
LPP D7	(2021) Accessible housing
LPP SI12	(2021) Flood risk management
LPP SI13	(2021) Sustainable drainage
LPP SI2	(2021) Minimising greenhouse gas emissions
LPP G6	(2021) Biodiversity and access to nature
LPP G7	(2021) Trees and woodlands
LPP T4	(2021) Assessing and mitigating transport impacts
LPP T5	(2021) Cycling
LPP T6	(2021) Car parking
LPP T6.1	(2021) Residential parking
NPPF2	NPPF 2021 - Achieving sustainable development
NPPF4	NPPF 2021 - Decision-Making
NPPF5	NPPF 2021 - Delivering a sufficient supply of homes
NPPF9	NPPF 2021 - Promoting sustainable transport
NPPF11	NPPF 2021 - Making effective use of land
NPPF12	NPPF 2021 - Achieving well-designed places
NPPF14	NPPF 2021 - Meeting the challenge of climate change flooding

Report of the Head of Development Management and Building Control Committee Report – Application Report

Case Officer: Alan Corcoran	585/APP/2024/1558
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Date Application Valid:	11.06.24	Statutory / Agreed Determination Deadline:	11.09.24
Application Type:	Full	Ward:	Hillingdon West

Applicant: Anchor Hanover Group

Site Address: Land off Thompson Road and St Luke's Road

Proposal: Change of use of site containing 72 assisted living units (Use Class C2) with ancillary communal facilities, parking, and landscaped areas, to residential accommodation for primary occupiers aged over 55 (Use Class C3)

Summary of Recommendation: GRANT planning permission subject to conditions

Reason Reported to Committee: Required under Part 1 of the Planning Scheme of Delegation (Major application recommended for approval)



Summary of Recommendation:

GRANT planning permission subject to the completion of a satisfactory section 106 legal agreement to secure the heads of terms set out below, and subject to the conditions as set out in Appendix 1.

Section 106 Heads of Terms are as follows:

1. 100 per cent affordable housing provision (72 Social Rent Units).
2. Occupation restrictions to ensure the primary resident of each unit is over 55 years old.

1 Executive Summary

- 1.1 This proposal seeks to change the use of the consented, constructed, and unoccupied development previously approved under planning application reference 585/APP/2019/829.
- 1.2 The applicant proposes changing the use of the building from 72 assisted living apartments (Use Class C2) to 72 residential units for primary occupiers aged over 55 (Use Class C3), together with communal facilities. All units are proposed to be Social Rented affordable housing units.
- 1.3 The building and development of the broader site have been completed under previous approvals, and no physical works are proposed to the site through this application, except for the provision of additional cycle parking to respond to the proposed C3 use.
- 1.4 The Council's Housing Team has reviewed and fully supports the proposal, stating it is 'critical to meeting the borough's housing needs.' The Council's Planning Policy Team raise no objection, subject to a condition restricting primary occupiers to being over 55 years old. This would be included within a S106 legal agreement. The Council's Highways Team raise no objection subject to conditions, which have been attached.
- 1.5 No public comments have been received.
- 1.6 The proposed change of use from 72 assisted living apartments (Use Class C2) to 72 residential units for primary occupiers aged over 55 (Use Class C3) to include 100 per cent affordable housing is considered appropriate.
- 1.7 Therefore, approval is recommended subject to the conditions in Appendix 1.

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PART 1 – Members, Public & Press

2 The Site and Locality

- 2.1 The 0.62-hectare application site forms part of St Andrew's Park (the former RAF Uxbridge Site), located within Uxbridge Town Centre. The site is bounded by St Andrew's Road to the south and west, by St Luke's Road to the north, and by Thompson Road to the east.
- 2.2 The site is designated within a Hotel and Office Growth Location (Uxbridge Town Centre), as 'New Homes: St Andrews Park (Formerly RAF Uxbridge),' and within a Developed Area as identified in Hillingdon Local Plan Part 1 Strategic Policies (2012).
- 2.3 The Council granted planning permission in 2020 (reference 585/APP/2019/829) for the following development on the site:
- 2.4 'Erection of a building containing 72 assisted living apartments and communal facilities (Use Class C2) with associated parking and landscaping.'
- 2.5 Following the discharge of the relevant conditions and several Council-approved minor amendments, the planning permission was implemented, and the building is now complete, though it remains unoccupied.
- 2.6 The existing development contains 16 one-bedroom and 56 two-bedroom units (72 units). The building is arranged in an 'L' shape along the southern and eastern site boundaries, with car parking and landscaping to the north. The building ranges from seven storeys in height at the southwestern corner, stepping down to five storeys to the north and east along the boundary with St Andrew's Road. Undercroft car, motorcycle, and cycle parking, refuse storage, and a plant area are located at the lower ground floor level. There are communal facilities such as a café, lounge, and hair salon on the ground floor.
- 2.7 The site is not located within a Conservation Area, and there are no Listed Buildings within or adjacent to the subject site. The application site lies within Flood Zone 1, the area least at risk from flooding. It is not within a Critical Drainage Area or impacted by surface water flooding.
- 2.8 The area north of the site comprises unoccupied and semi-derelict former RAF accommodation, which is likely to be redeveloped in the future. To the east and south of the site is the Dowding Public Park and new residential development.

Figure 1: Location Plan (application site edged red)

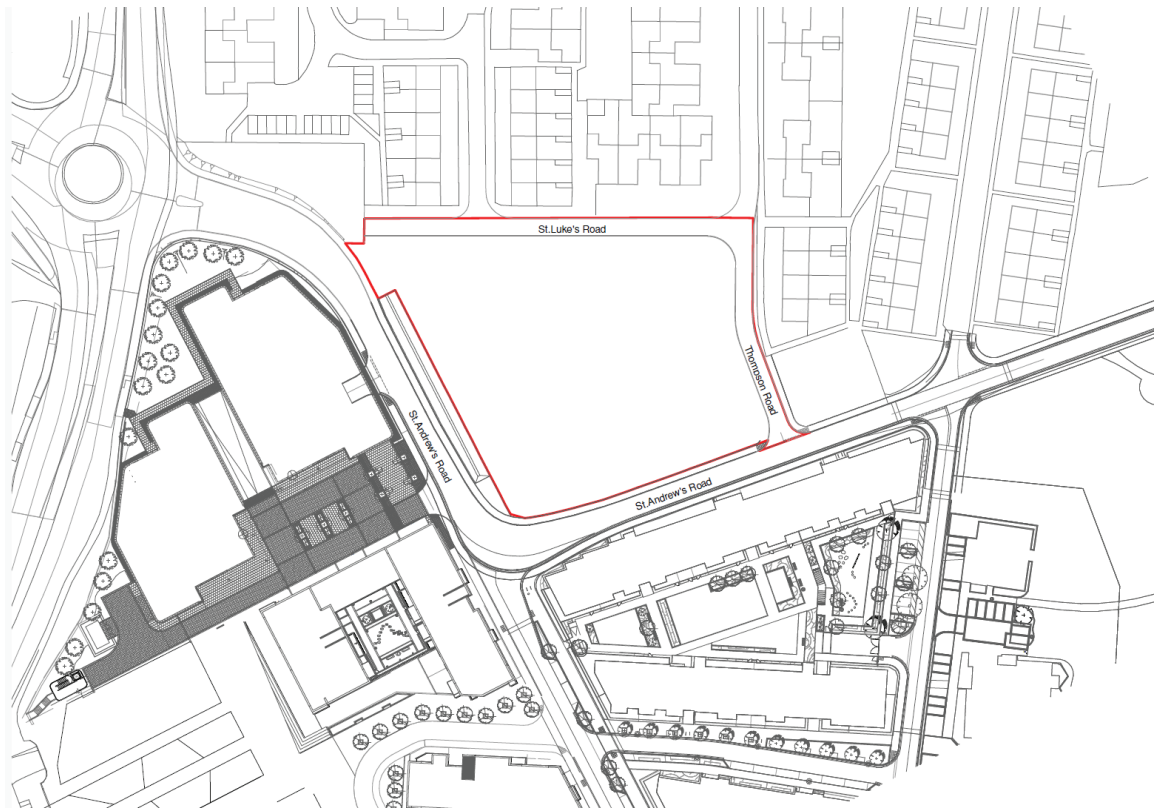


Figure 2: Street View Image of the Application Property



3 Proposal

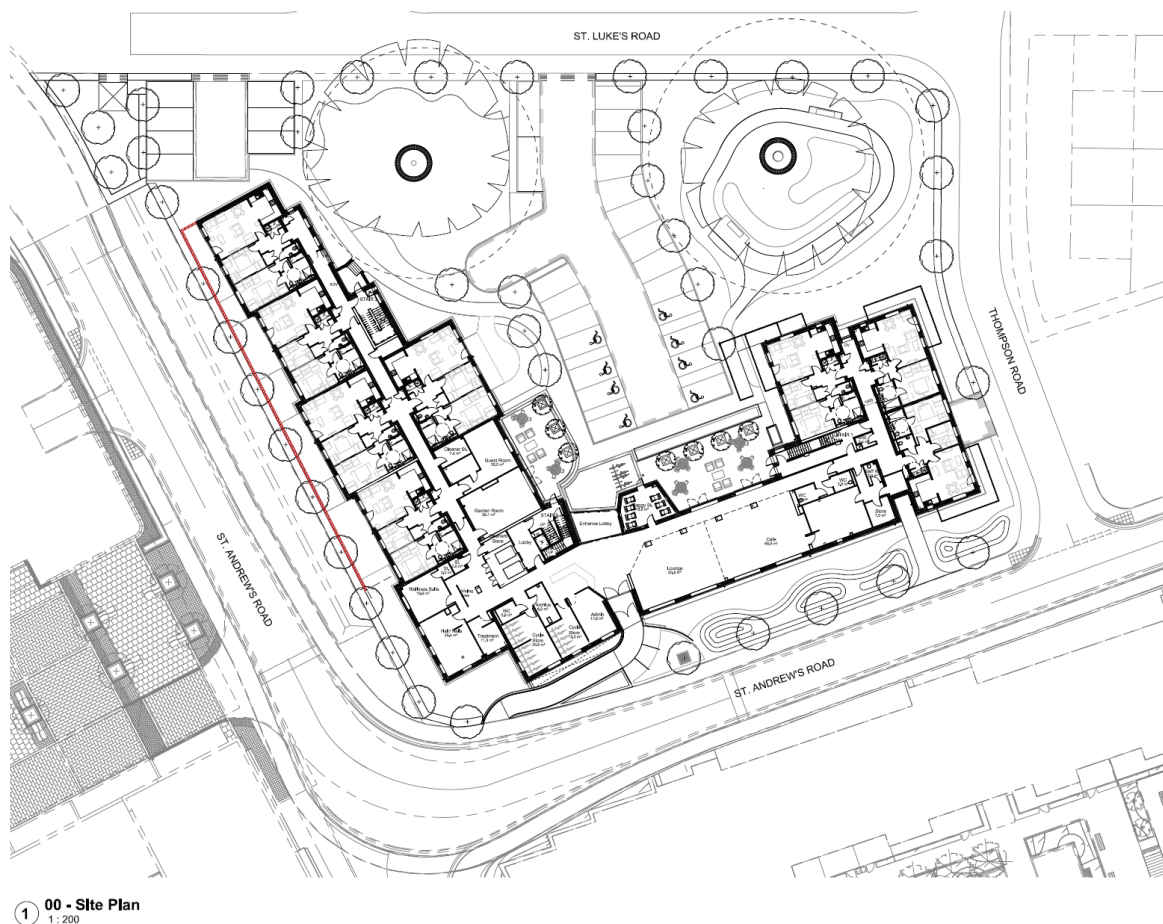
3.1 The applicant seeks to change the use of the unoccupied 9,225 sq. m. (gross internal floor area) building from 72 one- and two-bedroom assisted-living apartments (Use Class C2) to 72 age-restricted residential accommodation (Use Class C3) for primary residents over 55 years old.

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- 3.2 The proposed scheme would provide 100 per cent affordable housing, all Social Rent apartments.
- 3.3 Use Class C2, which is for care home accommodation, provides both personal care and accommodation as a single package. In contrast, Use Class C3, with a restriction for people over 55, is 'specialist older persons housing,' specifically designed and managed for older people, with no element of care provided.
- 3.4 The application does not propose physical changes to the building or broader site, except for additional cycle parking, electric vehicle charging infrastructure, mobility scooter storage and charging facilities, and landscaping.
- 3.5 The ancillary communal areas comprising the café, lobby, and hairdressers would be retained as previously approved.

Figure 3: Proposed Plan (please note – larger version of plan can be found in the Committee Plan Pack)



4 Relevant Planning History

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PART 1 – Members, Public & Press

- 4.1 A list of the relevant planning history related to the property can be found in Appendix 2.
- 4.2 The Council granted planning permission for 585/APP/2019/829 on 18 February 2020 for the following development:
- 4.3 'Erection of a building containing 72 assisted living apartments and communal facilities (Use Class C2) with associated parking and landscaping.'
- 4.4 This permission granted a Class C2 use subject to a S106 Agreement specifying a range of occupancy restrictions and requirements for the ongoing occupation of the development to ensure that the site is occupied in a Class C2 use.
- 4.5 No affordable housing or CIL contributions were secured through this application due to the nature of the C2 Use Class accommodation.
- 4.6 Following the approval of this application, all details reserved by condition have been approved by the Council. These include the landscaping, external materials, and site management.
- 4.7 Slight amendments have been made to the previously approved scheme through non-material amendments (NMA). The Council granted permission for NMA reference 585/APP/2022/131 for changes to the internal layout, changes to the external elevations, and the introduction of roof terraces. Following this, the specific requirements for parking at the site were amended through an NMA (reference 585/APP/2023/1204) to alter the wording of condition 6, which specifies the number of parking spaces and provision for disabled bays and EV charging. The Council approved this on 24 April 2023. The Council also granted planning permission on 22 May 2023 under planning application reference 585/APP/2023/811 for the installation of rooftop plant and acoustic enclosures on the approved building.

5 Planning Policy

- 5.1 A list of planning policies relevant to the consideration of the application can be found in Appendix 3.

6 Consultations and Representations

- 6.1 The Council sent consultation letters to 366 local residents as well as The Mall Pavilions Shopping Centre on 27-06-24. The Council also advertised the application with a site notice and press notice on 10-07-24.
- 6.2 The consultation period expired on 31-07-24. No comments have been received from the public.

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6.3 Representations received in response to public consultation are summarised in Table 1 (below). Consultee responses received are summarised in Table 2 (below). Full copies of the responses have also separately been made available to Members.

Table 1: Summary of Representations Received

Representations	Summary of Issues Raised	Planning Officer Response
N/A	N/A	N/A

Table 2: Summary of Consultee Responses

Consultee and Summary of Comments	Planning Officer Response	
<u>External Consultee Comments</u>		
London Fire Brigade:		
No Comments.		
Metropolitan Police Designing Out Crime Group:		
No Comments.		
Thames Water Utilities:		
No Comments.		
<u>Internal Consultee Comments</u>		
Housing Team:		
Fully support this proposal that is critical to meeting the borough's housing needs.	Noted	
Urban Design Officer Comments:		
No objection.		
Economic Development Officer:		
No objection.		
Accessibility Officer Comments:		

<p>No objection.</p> <p>Refuse Recycling Officer Comments:</p> <p>No objection.</p> <p>Planning Policy Officer Comments:</p> <p>No objection subject to the 100 per cent Social Rent affordable housing provision being secured within a Section 106 legal agreement and restricting occupation to those aged over 55 years to ensure that no new on-site child play facilities would be required.</p> <p>Highways Officer Comments:</p> <p>No objection subject to conditions regarding cycle parking provision, car parking lease, delivery and servicing plan, parking design and management plan, and electric vehicle charging points.</p> <p>Air Quality Officer Comments:</p> <p>No objection.</p> <p>Noise Pollution Officer Comments:</p> <p>No objection.</p> <p>Environmental Health Officer (Contamination) Comments:</p> <p>No objection.</p> <p>Environmental Specialist (Energy and Biodiversity) Comments:</p> <p>No objection.</p>	<p>The affordable housing provision and age restriction are to be included within the S106 legal agreement.</p> <p>Appropriate highways planning conditions are attached.</p>
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7 Planning Assessment

Principle of Development

- 7.1 The application site forms part of St Andrew's Park (the former RAF Uxbridge Site), located within Uxbridge Town Centre. The site is designated within a Hotel and Office Growth Location (Uxbridge Town Centre), as 'New Homes: St Andrews Park

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(Formerly RAF Uxbridge),' and within a Developed Area as identified in Hillingdon Local Plan Part 1 Strategic Policies (2012).

- 7.2 Policy H13 of The London Plan (2021) states that research has identified a potential demand in London across all tenures for just over 4,000 specialist older persons units a year between 2017 and 2029. Table 4.3 states that Hillingdon's annual borough benchmarks for specialist older persons housing 2017-2029 are 180 units per annum. The policy further states that these benchmarks are designed to inform local-level assessments of specialist housing needs. Boroughs should plan proactively to meet the identified need for older persons' accommodation.
- 7.3 Policy H13 continues that boroughs should work positively and collaboratively with providers to identify sites which may be suitable for specialist older persons housing, taking account of:
- 1) local housing needs information including data on the local type and tenure of demand, and the indicative benchmarks set out in Table 4.3.
 - 2) the need for sites to be well-connected in terms of contributing to an inclusive neighbourhood, having access to relevant facilities, social infrastructure, and health care, and being well served by public transport.
 - 3) the increasing need for accommodation suitable for people with dementia.
- 7.4 Specialist older persons housing provision should deliver:
- 1) affordable housing in accordance with Policy H4 Delivering affordable housing, and Policy H5 Threshold approach to applications
 - 2) accessible housing in accordance with Policy D7 Accessible housing
 - 3) the highest standards of accessible and inclusive design in accordance with Policy D5 Inclusive design
 - 4) suitable levels of safe storage and charging facilities for residents' mobility scooters
 - 5) pick up and drop off facilities close to the principal entrance suitable for taxis (with appropriate kerbs), minibuses and ambulances.
- 7.5 Paragraph 4.13.5 of The London Plan (2021) states that specialist older persons housing does not provide an element of care but is specifically designed and managed for older people (minimum age of 55 years). Paragraph 4.13.6 states that the requirements of Policy H13 also cover specialist older persons housing that has the following attributes:
- i. where care is provided or available;
 - a. there are separate contracts/agreements in place for the personal care and accommodation elements, and/or
 - b. residents have a choice as to who provides their personal care
 - ii. housing is occupied under a long lease or freehold, or a tenancy agreement, licensing agreement, license to occupy premises or a leasehold agreement
 - iii. housing provided is specifically designed and managed for older people (minimum age of 55 years)
 - iv. likely CQC-regulated activity will be 'personal care'

- 7.6 Policy DMTC 1 of the Hillingdon Local Plan Part 2 Development Management Policies (2020) states that the Council will support 'main town centre uses' where the development proposal is consistent with the scale and function of the centre.
- 7.7 Policy DMH 1 of the Hillingdon Local Plan Part 2 Development Management Policies (2020) states that the net loss of existing self-contained housing, including affordable housing, will be resisted unless the housing is replaced with at least equivalent residential floorspace.
- 7.8 Policy DMH 8 of the Hillingdon Local Plan Part 2 Development Management Policies (2020) details the circumstances in which sheltered housing and care homes will be permitted. Notably, it does not seek to protect existing care facilities from changes of use.
- 7.9 Policy SA 28 of Hillingdon Council's Local Plan Part 2 Site Allocations and Designations (2020) covers St Andrews Park, Uxbridge, including the application site. It states that in accordance with the approved planning permission (585/APP/2009/2752), the Council will support the following development on the site of 1,340 residential units; 14,000 sq. m. of office floorspace; a 90-bedroom hotel; associated commercial uses; education facilities; and associated landscaping, car parking, and amenity space provision. The Council will seek to secure the development of the site in accordance with this permission.
- 7.10 Paragraph 5.25 of RAF Uxbridge Supplementary Planning Document (2009) states that 'as part of the affordable housing requirements, provision will be required for specialist housing for extra care housing for older people...further liaison will be required with the Development Team in the Council's Social Services and Housing Department as specialist housing priorities may change over time.'
- 7.11 The provision of specialist retirement accommodation on this site was established through the outline planning consent for the wider site (585/APP/2009/2752). The decision notice permitted the 'Creation of up to 77 one-bedroom assisted living retirement accommodation of between 3 to 4 storeys.' The Council granted full planning permission in 2020 (585/APP/2019/829) for 72 assisted living apartments (Use Class C2), which has been completed on the site but remains unoccupied. These permissions established the principle of supported/extra care housing for older people (Use Class C2). The proposal is similar to the 585/APP/2009/2752 outline consent and full planning consent (585/APP/2019/829) as it would also accommodate older residents over the age of 55, though the proposed use would not provide care. C3-Use Residents could purchase care packages as needed, allowing for a tailored approach to support. There would be no net loss of housing as all 72 units would be retained as previously approved. The RAF Uxbridge Supplementary Planning Document (2009), stating 'specialist housing priorities may change over time', did account for specialist housing priorities changing over time and flexibility. Additionally, there is no policy protection against the loss of specialist housing, or Class C2 uses.
- 7.12 The Council's Housing Team has reviewed the proposed change of use from assisted living apartments (Use Class C2) to residential accommodation for primary

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occupiers aged over 55 (Use Class C3) and have stated that they fully support the proposal as they state that it is 'critical to meeting the borough's housing needs.'

- 7.13 The Council's Planning Policy Team has been consulted and raised no objection subject to the affordable housing provision being secured within a Section 106 legal agreement and a condition to restrict occupation to those aged over 55 years. These would be secured within a Section 106 legal agreement.
- 7.14 The proposed development caters for an identified need for specialist older person accommodation and broadly complies with the site designations to accommodate older residents over the age of 55 in accordance with the aims of Policy H13 of The London Plan (2021), Policy DMTC 1 of the Hillingdon Local Plan Part 2 Development Management Policies (2020), Policy SA 28 of Hillingdon Council's Local Plan Part 2 Site Allocations and Designations (2020), and RAF Uxbridge Supplementary Planning Document (2009).

Affordable Housing

- 7.15 Paragraph 66 of the NPPF (2023) states where major development involving the provision of housing is proposed, planning policies and decisions should expect at least ten per cent of the total number of homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups.
- 7.16 Policy H5 of The London Plan (2021) outlines that development that provides 75 per cent or more affordable housing may follow the Fast Track Route where the tenure mix is acceptable to the borough or the Mayor where relevant. Policy H6 states that affordable residential development products should be split a minimum of 30 per cent low-cost rented homes, as either London Affordable Rent or Social Rent, allocated according to need and for Londoners on low incomes, a minimum of 30 per cent intermediate products which meet the definition of genuinely affordable housing, including London Living Rent and London Shared ownership, and the remaining 40 per cent to be determined by the borough as low-cost rented homes or intermediate products (defined in Part A1 and Part A2) based on identified need.
- 7.17 Policy H2 of Hillingdon Council's Local Plan Part 1 Strategic Policies (2012) states that housing provision is expected to include a range of housing to meet the needs of all types of households, and the Council will seek to maximise the delivery of affordable housing from all sites. For sites with a capacity of ten or more units, the Council will seek to ensure that the affordable housing mix reflects housing needs in the borough, particularly the need for larger family units.
- 7.18 Policy DMH 7 of Hillingdon Council's Local Plan Part 2 Development Management Policies (2020) states that developments with a capacity to provide ten or more units will be required to maximise the delivery of on-site affordable housing. Subject to viability and if appropriate in all circumstances, a minimum of 35 per cent of all new homes on sites of ten or more units should be delivered as affordable housing,

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with the tenure split 70 per cent Social or Affordable Rent and 30 per cent Intermediate.

- 7.19 As detailed in the submitted Affordable Housing Statement, the applicant proposes that 100 per cent of the apartments would be delivered as affordable housing. This far exceeds the number of affordable dwellings required by policy and would be a significant public benefit to be weighed in favour of the proposed development.
- 7.20 The Council's Housing Team has been consulted and stated they fully support the proposal and provision of all units on this site being socially rented dwellings. They further stated that the proposal is 'critical to meeting the borough's housing needs.'
- 7.21 The Council's Policy Team has been consulted and stated that the C2 to C3 use change requires affordable housing provision. The submitted affordable housing statement clarifies that it is proposed to be a 100 per cent Social Rent Scheme. Social Rent is a tenure acceptable by the borough, and therefore, this would be accepted, subject to it being secured via a Section 106 legal agreement.
- 7.22 Whilst this would be a departure from the housing mix detailed in planning policy, it responds appropriately to the Council's housing needs. The Council will secure the proposed 100 per cent affordable Social Rent units within a Section 106 legal agreement.
- 7.23 The proposal is in accordance with the aims of the NPPF (2023), Policies H5 and H6 of The London Plan (2021), Policy H2 of Hillingdon Council's Local Plan Part 1 Strategic Policies (2012), and DMH 7 of Hillingdon Council's Local Plan Part 2 Development Management Policies (2020).

Pedestrian Safety, Cycle and Car Parking, and Traffic Impact

- 7.24 Paragraph 115 of the NPPF (2023) states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe.
- 7.25 Policy T4 of The London Plan (2021) states that development proposals should not increase road danger. Policy T5 states that development proposals should help remove barriers to cycling and create a healthy environment in which people choose to cycle. Policy T6 states that new residential development should not exceed the maximum parking standards detailed in Table 10.3. Car-free development should be the starting point for all development proposed in places that are well-connected by public transport or that are planned to be. All residential car parking spaces must provide infrastructure for electric or Ultra-Low Emission vehicles. At least 20 per cent of spaces should have active charging facilities, with passive provision for all remaining spaces. Disabled person parking should be provided for new residential developments in accordance with Policy T6. Policy T7 states that development proposals should facilitate safe, clean, and efficient deliveries and servicing. Provision of adequate space for servicing, storage, and

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deliveries should be made off-street, with on-street loading bays only used where this is not possible.

- 7.26 Policies DMT 1 and DMT 2 of Hillingdon Council's Local Plan: Part 2 Development Management Policies (2020) require the Council to consider whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows, and conditions of general highway or pedestrian safety. Policy DMT 5 states that development proposals will be required to meet the Council's cycle parking standards as set out in Appendix C Table 1. Policy DMT 6 requires that proposals comply with the Council's parking standards to facilitate sustainable development and address issues relating to congestion and amenity.
- 7.27 The Council's highways team has reviewed the proposal and raised no concerns or objections subject to conditions regarding cycle parking provision, car parking leasing, delivery and servicing plan, parking design and management plan, and electric vehicle charging points.
- 7.28 The site is situated in Uxbridge Town Centre and has a Public Transport Accessibility Level (PTAL) of 3, where a score of 0 indicates very poor access to public transport and 6b indicates excellent access. Whilst the site has a PTAL of 3, PTAL 4 is within 50 metres of the site, PTAL 5 is within 275 metres, and PTAL 6a is within 400 metres, indicating very good public transport access.
- 7.29 The completed and unoccupied 72-unit development in C2 use comprises 16 one-bedroom and 56 two-bedroom units with 53 car parking spaces and two motorcycle spaces. Ten car parking spaces are designated disabled parking bays.
- 7.30 Under The London Plan (2021), up to 108 car parking spaces could be permitted for the proposed C3 use and unit mix. The applicant proposes to retain the previously approved 53 car parking spaces. This level of provision is supported by the Council's highways team, who advise that it is policy-compliant and acceptable. In accordance with Policy T6.1, a condition is attached to ensure communal car parking (including basement parking) would be leased and not sold.
- 7.31 In accordance with Policy T6.1 of The London Plan (2021), the Council's highways team requires that at least 20 per cent of the car parking spaces (ten car parking spaces) shall have active electric vehicle charging facilities, with passive electric vehicle charging facilities for all remaining 43 car parking spaces. This requirement is secured by condition.
- 7.32 Ten disabled person parking spaces are proposed on-site to serve the 72 residential units. This level of provision adheres to the requirements of The London Plan (2021) and is accepted. A condition is attached to ensure they are available upon occupation and retained.
- 7.34 A condition is attached to secure the submission and approval of an appropriate Delivery and Servicing Plan to ensure compliance with Policy T7 of The London Plan (2021).

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- 7.35 The previously approved and as-built C2-use development includes eight cycle parking spaces. The applicant proposes an uplift in on-site cycle parking provision with eight more spaces proposed to be provided at lower ground level, fourteen more spaces provided at ground level, and two further Sheffield stands providing four cycle parking spaces proposed at the entrance. This would be a total of 34 cycle parking spaces (including the eight existing spaces). Given that the development would be specialist housing for older persons, the Council's highways team considers the proposed increase in cycle parking provision to be acceptable.
- 7.36 Policy T6 of The London Plan (2021) requires the submission of a Parking Design and Management Plan alongside all applications, which include car parking provision. This is secured by a planning condition to ensure London Plan compliance.
- 7.37 The proposed development complies with Paragraph 115 of the NPPF (2023), Policies T4, T5, T6, and T7 of The London Plan (2021), and Policies DMT 1, DMT 5, DMT 6, and DMT 2 of Hillingdon Council's Local Plan Part 2 Development Management Policies (2020).

Disabled Persons Access

- 7.38 Policy D7 of The London Plan (2021) states that residential development must ensure that at least ten per cent of dwellings (which are created via works to which Part M volume 1 of the Building Regulations applies) meet Building Regulation requirement M4(3) 'wheelchair user dwellings' and all other dwellings (which are created via works to which Part M volume 1 of the Building Regulations applies) meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings.' These requirements seek to ensure suitable housing and genuine choice for London's diverse population, including disabled people, older people, and families with young children.
- 7.39 Policy H13 of The London Plan (2021) states that boroughs should work positively and collaboratively with providers to identify sites which may be suitable for specialist older persons housing taking account of suitable levels of safe storage and charging facilities for residents' mobility scooters.
- 7.40 The supporting Design and Access Statement confirms that all 72 units would comply with M4(2) standards, and the developer would provide seven mobility scooter storage spaces on the ground floor.
- 7.41 The Council's Accessibility Officer has reviewed the proposed development and stated that the proposal meeting M4(2) standards is acceptable for this change of use application. They support the provision of on-site mobility scooter storage. Both are secured by condition.
- 7.42 Whilst not strictly in accordance with Policy D7 of The London Plan (2021), as the building has already been constructed as per its recent planning permission (585/APP/2019/829), reconfiguring the building's internal layout to incorporate the M4(3) standards at the expense of a second bedroom would not be considered

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appropriate on balance. In this instance, the existing level of accessibility is considered acceptable.

Play Space Provision

- 7.43 Policy S4 of The London Plan (2021) states that residential development proposals likely to be used by children and young people should incorporate good-quality, accessible play facilities for all ages. At least ten square metres of playspace should be provided per child.
- 7.44 Policy DMCI 5 of Hillingdon Council's Local Plan Part 2 Development Management Policies (2020) states that for all major development proposals, the Council will apply Hillingdon's child yields and the London Plan SPG; 'Providing for Children and Young Peoples Play and Informal Recreation', which specifies that ten square metres of play space should be provided for each child and an accessibility standard of 400 metres to equipped playgrounds. In areas of deficiency, there will be a requirement for new provision to be made to meet the benchmark standards for accessibility to play provision.
- 7.45 The proposed residential development would be restricted so that the primary resident of each unit would be over 55 years old. As such, it is not a typical residential development, and there would be a much-diminished need for on-site child play space. On balance, in this instance, the lack of proposed playspace is considered to be acceptable when the adjacent existing play facilities in Dowding Park are taken into consideration.
- 7.46 The Council's Planning Policy Officer has been consulted and has agreed that in the context of the existing use for assisted living and the proposed use for primary residents over 55 years old, no additional on-site play space is required subject to ensuring primary residents would be over 55 years old. This stipulation would be secured in the S106 legal agreement.
- 7.47 Whilst the proposal would be contrary to Policy S4 of The London Plan (2021) and Policy DMCI 5 of Hillingdon Council's Local Plan Part 2 Development Management Policies (2020), it is considered acceptable in this instance, given the proposed use of all residential units as specialist older persons' accommodation.

Living Conditions of Future Occupiers

- 7.48 Policy D6 of The London Plan (2021) sets out the requirements for new dwellings' gross internal floor area at a defined occupancy level. Housing development should maximise the provision of dual-aspect dwellings and avoid the provision of single-aspect dwellings. A minimum of five sq. m. of private outdoor space should be provided for one-two person dwellings. It must achieve a minimum depth and width of 1.5 metre.
- 7.49 The Mayor's Housing Design Standards LPG further states that 'deep, narrow, single-aspect studios will not provide a suitable quality of accommodation; homes

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are, therefore, expected to be dual-aspect unless there are compelling reasons why that cannot be achieved.'

- 7.50 Policy DMHB 15 of the Local Plan Part 2 Development Management Policies (2020) states that the Council will require all new development to ensure safe and attractive public and private spaces by referring to the Council's latest guidance on Secured by Design principles.
- 7.51 Policy DMHB 16 of the Local Plan Part 2 Development Management Policies (2020) states that all housing developments should provide adequate internal space to provide an appropriate living environment.
- 7.52 The proposed development is considered to create an acceptable environment for future C3 use occupiers. The apartments have been designed provide acceptable levels of outlook with no purely north facing flats. No concerns are raised in terms of internal privacy levels. The apartments are generously proportioned and meet the minimum space standards required for residential developments.
- 7.53 The external amenity space remains over 1,720 sq. m., which is considered acceptable for the proposed C3 use.
- 7.54 Each unit would benefit from private external amenity space in the form of a large terrace or private balcony. This is acceptable for the proposed C3 use.
- 7.55 In terms of internal amenity space, the ancillary lounge, cafe, garden room, hair/nail salon, and wellness suite are retained within the development at ground level.
- 7.56 Dowding Park is also located 60 metres east of the site, providing significant additional levels of amenity for residents.
- 7.57 The Council's Urban Design Officer has been consulted and stated that the scheme incorporates good quality private amenity and high-quality outdoor communal amenity incorporating high-quality landscaping, greening, and mature trees.
- 7.58 It is therefore considered that the proposal would provide suitable accommodation for its residents and comply with Policy D6 of The London Plan (2021), The Mayor's Housing Design Standards LPG, and Policies DMHB 15 and DMHB 16 of the Local Plan Part 2 Development Management Policies (2020).

Biodiversity Net Gain

- 7.59 In England, Biodiversity Net Gain (BNG) is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Developers must deliver a BNG of 10%. This means a development will result in more or better-quality natural habitats than there were before development.

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- 7.60 Policy 15 of the National Planning Policy Framework (2023) states that planning decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity.
- 7.61 Paragraph 8.6.6 of The London Plan (2021) states that biodiversity net gain is an approach to development that leaves biodiversity in a better state than before. This means that where biodiversity is lost due to development, the compensation provided should be of an overall greater biodiversity value than that which is lost. This approach does not change the fact that losses should be avoided, and biodiversity offsetting is the option of last resort.
- 7.62 Paragraph 6.28 of Hillingdon Council's Local Plan Part 2 Development Management Policies (2020) states that it is important that planning decisions are appropriately informed by the right level of survey and information on ecology features. Where appropriate, the Council will require the use of the approved DEFRA biodiversity impact calculator to inform decisions on no net loss and net gain.
- 7.63 The Council's Environmental Specialist (Energy and Biodiversity) has reviewed the scheme and raised no objections. The proposed development is not required to meet BNG standards as it would be below a de minimis threshold given the change of use would not impact an onsite priority habitat, would impact less than 25 sq. m. of onsite habitat that has biodiversity value greater than zero, and would impact less than five metres in length of onsite linear habitat.
- 7.64 The proposal complies with Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021), Policy G6 of The London Plan (2021), Policy EM7 of the Hillingdon Local Plan Part 1 (2012), and Policies DMEI 7 and DMHB 14 of the Hillingdon Local Plan Part 2 Development Management Policies (2020).

Waste Management

- 7.65 Policy D6 of The London Plan (2021) states that developments should ensure that recycling and waste disposal, storage, and any on-site management facilities are convenient in operation and location, appropriately integrated, and designed to work effectively for residents, management, and collection services.
- 7.66 The development change of use would retain the same number of units and residents. The waste storage arrangement would remain as previously approved.
- 7.67 The Council's Refuse Recycling Officer was consulted and raised no objections to the proposed change of use. The scheme is therefore deemed to comply with Policy D6 of The London Plan (2021).

Renewable Energy and Sustainability

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- 7.68 Policy SI 2 of the London Plan (2021) states that major development proposals should include a detailed energy strategy to demonstrate how the zero-carbon target will be met within the framework of the energy hierarchy.
- 7.69 Policy DMEI 2 of the Hillingdon Local Plan Part 2 Development Management Policies (2020) states that all developments are required to make the fullest contribution to minimising carbon dioxide emissions in accordance with London Plan targets.
- 7.70 The Council's Environmental Specialist (Energy and Biodiversity) has reviewed the change of use proposal and raised no objections regarding energy and sustainability.
- 7.71 A condition is attached to ensure the development is implemented and retained/maintained in accordance with the Energy Assessment, plans, and specifications previously approved.
- 7.72 The proposal complies with Policy SI 2 of the London Plan (2021) and Policy DMEI 2 of the Hillingdon Local Plan Part 2 Development Management Policies (2020).

Flooding and Drainage

- 7.73 Policy SI 13 of The London Plan (2021) states that development proposals should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible.
- 7.74 Policy DMEI 10 of the Hillingdon Local Plan Part 2 Development Management Policies (2020) states that a SuDs system should drain developments and include appropriate methods to avoid polluting the water environment.
- 7.75 A condition is recommended to be attached to ensure the development is retained/maintained in accordance with the Sustainable Water Management scheme previously approved.
- 7.76 The proposed development complies with Policy SI 13 of The London Plan (2021) and DMEI 10 of the Hillingdon Local Plan Part 2 Development Management Policies (2020).

Air Quality

- 7.77 Policy SI 1 of The London Plan (2021) states that development proposals should ensure that where emissions need to be reduced to meet the requirements of Air Quality Neutral or to make the impact of development on local air quality acceptable, this is done on-site.
- 7.78 Policy DMEI 14 of Hillingdon Council's Local Plan Part 2 Development Management Policies (2020) states that development proposals should demonstrate appropriate reductions in emissions to sustain compliance with and

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contribute towards meeting EU limit values and national air quality objectives for pollutants.

- 7.79 The Council's Air Quality Officer has reviewed the proposal and raised no objections.
- 7.80 The proposed development is located within an Air Quality Management Area and the Uxbridge Air Quality Focus Area. The proposal is not air quality neutral or positive. Therefore, the Council would expect further appropriate mitigation. However, an offsetting payment of £75,386 has already been paid based on the calculated excess emissions of the consented scheme (585/APP/2019/829). This amount previously paid to the Council exceeds the updated offsetting payment of £50,507.08. Therefore, no further payment is required.
- 7.81 The proposal complies with Policies SI 1 and D3 of The London Plan (2021) and Policy DMEI 14 of Hillingdon Council's Local Plan Part 2 Development Management Policies (2020).

Noise

- 7.82 Policy D3 of The London Plan (2021) states that development proposals should help prevent or mitigate noise impacts.
- 7.83 Policy DMHB 11 of the Hillingdon Local Plan Part 2 Development Management Policies (2020) states that development proposals should not adversely impact the amenity.
- 7.84 The Council's Noise Pollution Officer has reviewed the submitted details and confirmed they have no objections to the development.
- 7.85 The proposed C3 use of the building would be similar to the consented C2 use. Furthermore, the development site is not adjacent to any unusual activities or uses that would create additional noise attenuation measure requirements.
- 7.86 As per the original consent, a condition is attached to ensure the ancillary unaltered commercial premises shall operate during restricted opening times to protect residential amenity.
- 7.87 Subject to condition, the proposed development would comply with Policy D3 of The London Plan (2021) and Policy DMHB 11 of the Hillingdon Local Plan Part 2 Development Management Policies (2020).

Trees, Landscaping, and Urban Greening Factor

- 7.88 The trees, landscaping, and ecological enhancement measures have been implemented in accordance with the landscaping details approved by the Council on 10 September 2020 under the discharge of condition application reference 585/APP/2020/1229.

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- 7.89 Subsequently, The London Plan (2021) was adopted and introduced Policy G5, which stipulates that major development proposals, should include urban greening as a fundamental element of site and building design by incorporating measures such as high-quality landscaping (including trees), green roofs, green walls, and nature-based sustainable drainage.
- 7.90 The consented and constructed scheme incorporated the retention of two large mature oak trees that are covered by a Tree Preserved Order, which significantly constrained the developable area of the site. Despite this constraint the scheme incorporates high-quality landscaping and greening. Given the unique nature of the site and the fact that no physical alterations are proposed it is considered that the proposals are in compliance with Policy G5 of The London Plan (2021).

Fire Safety

- 7.91 Policy D12 of The London Plan (2021) states that all development proposals must achieve the highest standards of fire safety. All major development proposals should be submitted with a Fire Statement, which is an independent fire strategy, produced by a third party, suitably qualified assessor.
- 7.92 The applicant submitted a Fire Statement Form detailing how the proposal meets the intent of Building Regulations B1-B5. The report states that Hillingdon Council granted planning permission for the building's construction in 2020, confirming its compliance with the planning policies applicable at the time. The building was constructed under that planning permission and received Building Control sign off. There are no physical changes to the building proposed under this planning application, which proposes a change of use from one Use Class of one type of residential accommodation to another type of residential accommodation. According to the Fire Statement's author, the building has been assessed and constructed on the basis that it met the intent of Building Regulations B1-B5.
- 7.93 Based on the submitted Fire Statement Form, the proposal is considered to comply with Policy D12 of The London Plan (2021).

Development Density

- 7.92 There would be no increase in residential density following the change of 72 assisted living apartments (Use Class C2) to 72 residential units for primary occupiers aged over 55 (Use Class C3). The development's density remains acceptable.

Impact on Character and Appearance

- 7.93 The building has been built in accordance with the consented 2020 planning permission (585/APP/2019/829) and associated approvals of details. No alterations are proposed to the building's exterior. As such, its impact on character and appearance remains acceptable.

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Impact on Neighbouring Amenity

- 7.94 The building has been built in accordance with the consented 2020 planning permission (585/APP/2019/829). Whilst the building's assisted living units (Use Class C2) would change to residential accommodation for primary occupiers aged over 55 (Use Class C3), this would not materially affect neighbouring amenity. As such, this aspect remains acceptable.

Planning Obligations

- 7.95 Policy DMCI 7 of the of the Hillingdon Local Plan Part 2 Development Management Policies (2020) states that to ensure development is sustainable, planning permission will only be granted for development that clearly demonstrates there will be sufficient infrastructure of all types to support it. Infrastructure requirements will be predominantly addressed through the Council's Community Infrastructure Levy (CIL). Planning obligations will be sought on a scheme-by-scheme basis to secure the provision of affordable housing in relation to residential development schemes; where a development has infrastructure needs that are not addressed through CIL; and to ensure that development proposals provide or fund improvements to mitigate site specific impacts made necessary by the proposal. Applications that fail to secure an appropriate Planning Obligation to make the proposal acceptable will be refused.
- 7.96 Should the application be approved, planning obligations would be sought to mitigate the impact of the development, in accordance with Policy DMCI 7 of the of the Hillingdon Local Plan Part 2 Development Management Policies (2020).
- 7.97 The obligations sought are as follows:
1. To secure on-site affordable housing, to include the provision of 100% by habitable room being as social rented units.
 2. Occupation restrictions to ensure the primary resident of each unit is over 55 years old.

The Council has adopted its own Community Infrastructure Levy (CIL) with a charge of £95 per square metre of gross internal residential floor area. This application is CIL liable with respect to residential floorspace being created.

In addition to the London Borough of Hillingdon CIL, the Mayor of London's CIL has a charging system within Hillingdon of £60 per square metre (as of the 1st of April 2019) of gross internal floor area to be paid to the GLA to go towards the funding of Crossrail. This application is CIL liable with respect to new residential floorspace being created.

It is expected that the proposed development will qualify for social housing relief from CIL.

8 Other Matters

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PART 1 – Members, Public & Press

Human Rights

- 8.1 The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

Equality

- 8.2 Due consideration has been given to Section 149 of the Equality Act with regard to the Public Sector Equality Duty in the assessment of this planning application. No adverse equality impacts are considered to arise from the proposal.

Local Finance Considerations and CIL

- 8.3 The Council has adopted its own Community Infrastructure Levy (CIL) with a charge of £95 per square metre of gross internal residential floor area. This application is CIL liable with respect to residential floorspace being created.

9 Conclusion / Planning Balance

- 9.1 The developer has completed the construction of their 72 assisted living apartments and communal facilities (Use Class C2) with associated parking and landscaping that the Council granted planning permission for in 2020 (see planning application reference 585/APP/2019/829). The development is unoccupied. The applicant proposes to change the use of the development from assisted living accommodation (Use Class C2) to residential accommodation for primary occupiers aged over 55 (Use Class C3), with 100 per cent of the housing provided as affordable Social Rented units. Except for minor alterations to car and cycle parking provision, no further works are proposed as part of this change of use application.
- 9.2 The Council's Housing Team fully support the C2 to C3 change of use and provision of 100 per cent affordable Social Rented units (72 units), stating it is 'critical to meeting the borough's housing needs.'
- 9.3 The Council's Planning Policy Team raised no objections or concerns about the proposed change of use subject to ensuring primary occupiers would be aged over 55.
- 9.4 As a S106 agreement has already been completed in respect of the original permission (585/APP/2019/829), the obligations within that agreement will remain enforceable regardless of this change of use application. The original (585/APP/2019/829) S106 obligations will continue to run with the land. A new S106 is required for this change of use application to ensure it is secured for older people

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PART 1 – Members, Public & Press

and to secure the 72 residential units as 100 per cent affordable Social Rented units.

- 9.5 The provision of a Use Class C3 specialist older persons housing is supported in this location to meet the borough's housing needs.
- 9.6 The proposal is considered to comply with the Development Plan and no material considerations indicate that a contrary decision should be taken. Consequently, the application is recommended for approval subject to a Section 106 legal agreement and the conditions set out in Appendix 1 (below).

10 Background Papers

- 10.1 Relevant published policies and documents taken into account in respect of this application are set out in the report. Documents associated with the application (except exempt or confidential information) are available on the [Council's website here](#), by entering the planning application number at the top of this report and using the search facility. Planning applications are also available to inspect electronically at the Civic Centre, High Street, Uxbridge, UB8 1UW upon appointment, by contacting Planning Services at planning@hillingdon.gov.uk.

APPENDICES

Planning Application

585/APP/2024/1558

1. COM3 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. COM4 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: 5125-TFP-ZZ-B1-DR-A-2042-SO-Rev-P7; SAP-TFP-ZZ-00-DR-A-3009-Rev-C4-D3; 2-Rev-P; 5125-TFP-ZZ-ZZ-DR-A-2044-Rev-P03; 5125-TFP-ZZ-ZZ-DR-A-2045-Rev-P02; 5125-TFP-ZZ-ZZ-DR-A-2046-Rev-P03

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 London Plan (2021) and the Hillingdon Local Plan Parts 1 (2012) and 2 (2020).

3. COM5 General compliance with supporting documentation

The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting plans and/or documents: Planning Statement-V1, Ref: P17-2203, prepared by Pegasus Group, dated June 2024; Travel Plan, ref: MT/6104/TP.2, prepared by Bellamy Roberts, dated 10.05.2024; Transport Statement, ref: MT/6104/TS.2, prepared by Bellamy Roberts, dated 10.05.2024; Design and Access Statement, ref: 5125-TF-ZZ-XX-RP-A-1101-DesignAndAccessStatement-P02, prepared by Tooley Foster, dated June 2024; Air Quality Assessment Update, ref: J10/15582A/10, prepared by Air Quality Consultants, dated June 2024; Fire Statement Form, ref: AFF_01_0123456789012345_FSR_01, prepared by J Ockenden, dated 17.07.24.

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 The London Plan (2021) and the Hillingdon Local Plan Parts 1 (2012) and 2 (2020).

4. H15 Cycle Storage - In accordance with approved plans

Prior to the first occupation of the development hereby approved, at least 34 cycle parking spaces shall be installed in accordance with the approved plans and available for use. The

34 cycle parking spaces shall thereafter be permanently retained on site, maintained, and be kept available for use.

REASON

To ensure appropriate cycle parking provision in accordance with Policy T5 of The London Plan (2021) and Policies DMT 2 and DMT 5 of Hillingdon Council's Local Plan Part 2 Development Management Policies (2020).

5. NONSC Non Standard Condition - Car Parking Lease

All car parking spaces within communal car parking facilities (including basements) shall be leased and not sold.

REASON

To ensure residential car parking spaces shall be lease and not sold in accordance with Policy T6.1 of The London Plan (2021).

6. NONSC Non Standard Condition - Electric Vehicle Charging Points

(i) Prior to the first occupation of the development hereby approved, active electric vehicle charging facilities shall be installed and available for use at ten car parking spaces. The active electric vehicle charging infrastructure shall thereafter be permanently retained on site, maintained, and be kept available for use.

(ii) Prior to the first occupation of the development hereby approved, passive electric vehicle charging facilities shall be installed at 43 car parking spaces. The passive electric vehicle charging infrastructure shall thereafter be permanently retained on site and be available for upgrading to active electric vehicle charging.

REASON

To ensure an appropriate level of onsite electric vehicle charging facilities are provided in accordance with Policy T6.1 of The London Plan (2021).

7. NONSC Non Standard Condition - Disabled Person Parking Provision

Prior to the first occupation of the development hereby approved, ten disabled person parking spaces shall be provided in accordance with approved plans and available for use. The ten disabled person parking spaces shall thereafter be permanently retained on site and be kept available for their use.

REASON

To ensure an appropriate level of onsite disabled person parking is provided in accordance with Policy T6.1 of The London Plan (2021).

8. NONSC Non Standard Condition - DSP and Car Park Design and Mgmt

Prior to the first occupation of the development hereby approved, Delivery and Servicing

Plan and Car Parking Design and Management Plan measures shall be implemented in accordance with the details approved under application reference 585/APP/2022/3311, dated 24.03.23. The approved Delivery and Servicing Plan and Car Parking Design and Management Plan measures shall be adhered to for as long as the development remains in existence.

REASON

To ensure the site is appropriately designed and managed in accordance with Policies T6 and T7 of The London Plan (2021).

9. NONSC Non Standard Condition - Mobility Scooter Storage and Charge

Prior to the first occupation of the development hereby approved, storage and charging facilities for seven residents' mobility scooters shall be provided in accordance with approved plans and available for use. The storage and charging facilities for seven residents' mobility scooters shall thereafter be permanently retained on site, maintained, and be kept available for use.

REASON

To ensure appropriately mobility scooter storage and charging facilities are provided on site in accordance with Policy H13 of The London Plan (2021).

10. NONSC Non Standard Condition - M4(2) Compliance

Prior to the first occupation of the development hereby approved, all residential units shall comply with Building Regulation requirement M4(2) 'accessible and adaptable dwellings' and be retained in perpetuity.

REASON

To ensure appropriate levels of accessible and adaptable dwellings are provided in accordance with Policy D7 of The London Plan (2021).

11. COM15 Sustainable Water Management

Prior to the first occupation of the development hereby approved, it shall be implemented and retained/maintained in accordance with the Sustainable Water Management approved under application reference 585/APP/2020/1229, dated 10.09.20, for as long as the development remains in existence.

REASON

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to SI 13 of The London Plan (2021), Policy EM6 of the Hillingdon Local Plan Part 1 Strategic Policies (2012) and Policy DMEI 10 of the Hillingdon Local Plan Part 2 Development Management Policies (2020).

12. COM22 Operating Hours

The ancillary commercial premises shall not be open for customers outside of the following hours:

0800 and 2300 Mondays-Fridays

0800 to 2300 Saturdays

1000 to 1800 Sundays and Public or Bank Holidays.

REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy D3 of The London Plan (2021) and Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

13. NONSC Non Standard Condition - Ecology Compliance

Within the first planting season (1 October to 28 February inclusive) following the first occupation of the development hereby approved, the Ecological Enhancement Measures approved under application reference 585/APP/2020/1229, dated 10.09.20, shall be implemented and thereafter maintained for as long as the development remains in existence.

REASON

To ensure the development contributes to the protection and enhancement of the natural environment in accordance with Policy EM7 of the Local Plan Part 1 (2012) and Policy DMEI 7 of the Hillingdon Local Plan Part 2 Development Management Policies (2020).

14. NONSC Non Standard Condition - Internal Noise Compliance

The noise level in rooms at the development hereby approved shall meet the internal noise standard specified in BS8233:2014.

REASON

To ensure that the amenity of the occupiers of the proposed development is not adversely affected by road traffic and other noise in accordance Policy D3 of The London Plan (2021) and Policy DMHB 11 of the Hillingdon Local Plan Part 2 Development Management Policies (2020).

15. NONSC Non Standard Condition - Sound Insulation Compliance

The approved development shall have an enhanced sound insulation value $D_{nT,w}$ and $L'_{nT,w}$ of at least 5dB above the Building Regulations value, for the floor/ceiling/wall structures separating different types of rooms/uses in adjoining dwellings, namely living room, and kitchen above bedroom of separate dwelling. This standard shall be implemented prior to first occupation of the development and thereafter be permanently retained.

REASON

To safeguard the amenity of the occupants of surrounding properties in accordance with Policy D3 of The London Plan (2021) and Policy DMHB 11 of the Hillingdon Local Plan Part 2 Development Management Policies (2020).

16. NONSC Non Standard Condition - Energy Compliance

Prior to the first occupation, the development must be implemented and proceed in accordance with the Energy Assessment, plans, and specifications approved under application reference 585/APP/2023/886, dated 19.05.23.

REASON

To ensure the development contributes to the reduction of carbon emissions in accordance with Policy SI 2 of the London Plan (2021) and Policy DMEI 2 of the Hillingdon Local Plan Part 2 Development Management Policies (2020).

17. NONSC Non Standard Condition - Secured by Design

The buildings and all car park areas 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 building 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 Policy D11 of The London Plan (2021).

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. I15 Control of Environmental Nuisance from Construction Work

Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should

ensure that the following are complied with:-

A. Demolition and construction works 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.

3. I43 Keeping Highways and Pavements free from mud etc

You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act 1980.

4. I70 LBH worked applicant in a positive & proactive (Granting)

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from Local Plan Part 1, Local Plan Part 2, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

5. I73 Community Infrastructure Levy (CIL) (Granting Consent)

Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), this development is liable to pay the London Borough of Hillingdon Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). This will be calculated in accordance with the London Borough of Hillingdon CIL Charging Schedule 2014 and the Mayor of London's CIL Charging Schedule 2012. Before commencement of works the development parties must notify the London

Borough of Hillingdon of the commencement date for the construction works (by submitting a Commencement Notice) and assume liability to pay CIL (by submitting an Assumption of Liability Notice) to the Council at planning@hillingdon.gov.uk. The Council will then issue a Demand Notice setting out the date and the amount of CIL that is payable. Failure to submit a valid Assumption of Liability Notice and Commencement Notice prior to commencement of the development may result in surcharges being imposed.

The above forms can be found on the planning portal at:
www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

Pre-Commencement Conditions: These conditions are important from a CIL liability perspective as a scheme will not become CIL liable until all of the pre-commencement conditions have been discharged/complied with.

153 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020), including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan (2021) and national guidance.

DMCI 5	Childrens Play Area
DMCI 7	Planning Obligations and Community Infrastructure Levy
DMEI 1	Living Walls and Roofs and Onsite Vegetation
DMEI 10	Water Management, Efficiency and Quality
DMEI 14	Air Quality
DMEI 2	Reducing Carbon Emissions
DMEI 7	Biodiversity Protection and Enhancement
DMH 1	Safeguarding Existing Housing
DMH 2	Housing Mix
DMH 7	Provision of Affordable Housing
DMH 8	Sheltered Housing and Care Homes
DMHB 11	Design of New Development
DMHB 15	Planning for Safer Places
DMHB 16	Housing Standards
DMHB 18	Private Outdoor Amenity Space
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 5	Pedestrians and Cyclists
DMT 6	Vehicle Parking

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DMTC 1	Town Centre Development
LPP D12	(2021) Fire safety
LPP D14	(2021) Noise
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D6	(2021) Housing quality and standards
LPP D7	(2021) Accessible housing
LPP G5	(2021) Urban greening
LPP G6	(2021) Biodiversity and access to nature
LPP H13	(2021) Specialist older persons housing
LPP H4	(2021) Delivering affordable housing
LPP H5	(2021) Threshold approach to applications
LPP H6	(2021) Affordable housing tenure
LPP S4	(2021) Play and informal recreation
LPP SI1	(2021) Improving air quality
LPP SI13	(2021) Sustainable drainage
LPP SI2	(2021) Minimising greenhouse gas emissions
LPP T2	(2021) Healthy Streets
LPP T4	(2021) Assessing and mitigating transport impacts
LPP T5	(2021) Cycling
LPP T6	(2021) Car parking
LPP T6.1	(2021) Residential parking
LPP T7	(2021) Deliveries, servicing and construction
NPPF12 -23	NPPF12 23 - Achieving well-designed and beautiful places
NPPF15 -23	NPPF15 23 - Conserving and enhancing the natural environment
NPPF2 -23	NPPF2 2023 - Achieving sustainable development
NPPF4 -23	NPPF4 23 - Decision making
NPPF5 -23	NPPF5 23 - Delivering a sufficient supply of homes
NPPF7 -23	NPPF7 23 - Ensuring the vitality of town centres
NPPF8 -23	NPPF8 23 - Promoting healthy and safe communities
NPPF9 -23	NPPF9 23 - Promoting sustainable transport
SA 28	St Andrews Park, Uxbridge

Appendix 2: Relevant Planning History

- 585/APP/2019/829 Land Off Thompson Rd & St Luke'S Rd, Former Raf Uxbridge
Hillingdon Road Uxbridge
- Erection of a building containing 72 assisted living apartments and communal facilities (Use Class C2) with associated parking and landscaping.
- Decision:** 21-08-2019 Approved
-
- 585/APP/2020/1229 Land Off Thompson Road & St Luke'S Road, Fmr Raf Uxbridge
Hillingdon Road Uxbridge
- Details pursuant to the discharge of Conditions 4 (Materials), 5 (Arboricultural Method Statement), 6 (Landscaping), 10 (Sustainable Water Management) and 15 (Ecological Enhancement Plan) and the partial discharge of Condition 8 (Part i - Contaminated Land) of planning permission ref. 585/APP/2019/829 (Erection of a building containing 72 assisted living apartments and communal facilities (Use Class C2) with associated parking and landscaping).
- Decision:** 10-09-2020 Approved
-
- 585/APP/2020/1830 Land Off Thompson Rd & St Luke'S Rd, Former Raf Uxbridge
Hillingdon Road Uxbridge
- Details pursuant to the discharge of Condition 14 (Energy Assessment) of planning application reference 585/APP/2019/829 (Erection of a building containing 72 assisted living apartments and communal facilities (Use Class C2) with associated parking and landscaping).
- Decision:** 10-12-2020 Approved
-
- 585/APP/2020/1939 Land Off Thompson Road & St Luke'S Road, Former Raf Uxbridge
Hillingdon Road Uxbridge
- Details pursuant to Condition 11 (Construction Environmental Management Plan) of planning permission Ref: 585/APP/2019/829 (Erection of a building containing 72 assisted living apartments and communal facilities (Use Class C2) with associated parking and landscaping)
- Decision:** 21-08-2020 Approved
-
- 585/APP/2022/131 Land Off Thompson Road & St Lukes Road Former Raf Uxbridge
Hillingdon Road Uxbridge
- Non-material amendment to application reference 585/APP/2019/829 dated 18-02-2020 (Erection of a building containing 72 assisted living apartments and communal facilities

(Use Class C2) with associated parking and landscaping) to amend internal layouts, alter external elevations, introduce a stepped secondary access at ground floor level and roof terraces at 5th and 6th floor level.

Decision: 04-08-2022 Approved

585/APP/2022/3311 Land Off Thompson Road & St Luke'S Road Former Raf Uxbridge
Hillingdon Road Uxbridge

Details pursuant to the discharge of Conditions 16 (Car Parking Allocation Scheme) and 18 (Servicing and Refuse Collection Strategy) of planning permission ref. 585/APP/2019/829 dated 18-02-2020 (Erection of a building containing 72 assisted living apartments and communal facilities (Use Class C2) with associated parking and landscaping).

Decision: 24-03-2023 Approved

585/APP/2023/1204 Land Off Thompson Road & St Luke'S Road, Former Raf Uxbridge
Hillingdon Road Uxbridge

Application for a Non-Material Amendment to planning permission ref. 585/APP/2019/829 dated 18-02-20 (Erection of a building containing 72 assisted living apartments and communal facilities (Use Class C2) with associated parking and landscaping) to amend the wording of part 2.d of Condition 6.

Decision: 18-05-2023 Approved

585/APP/2023/1551 Land Off Thompson Rd & St Luke'S Rd, Former Raf Uxbridge
Hillingdon Road Uxbridge

Details pursuant to the partial discharge of Condition 8 (Parts (ii), (iii) and (iv) Contamination) of planning permission ref. 585/APP/2019/829 dated 18-02-2020 (Erection of a building containing 72 assisted living apartments and communal facilities (Use Class C2) with associated parking and landscaping).

Decision: 22-06-2023 Approved

585/APP/2023/1655 St Andrews Park Hillingdon Road Uxbridge

Application for a Non-Material Amendment to planning permission ref. 585/APP/2016/4504 dated 18-03-2022 (Reserved matters (layout, scale, appearance and landscaping) for the erection of 294 dwellings and up to 469 sq.m of retail floorspace (use classes F.2, E and Public House/Takeaway (Sui Generis), formerly A1-5) development together with associated parking and landscaping within the Town Centre Extension (West) Phase of planning permission ref. 585/APP/2015/848 dated 21-12-2015) to amend the spine road to reduce junction width and rationalise carriageway.

Decision: 19-07-2023 Approved

585/APP/2023/1884 Land Off Thompson Road & St Luke'S Road Former Raf Uxbridge

Hillingdon Road Uxbridge

Details pursuant to the discharge of Condition 4 (Materials) of planning consent reference 585/APP/2023/811 dated 22-05-2023 (Installation of rooftop plant and enclosures).

Decision: 19-07-2023 Approved

585/APP/2023/205 Land Off Thompson Rd & St Luke'S Rd, Former Raf Uxbridge
Hillingdon Road Uxbridge

Details pursuant to the partial discharge of Condition 6 (Part 2.e. Landscaping) of planning permission ref. 585/APP/2019/829 dated 18-02-2020 (Erection of a building containing 72 assisted living apartments and communal facilities (Use Class C2) with associated parking and landscaping).

Decision: 29-03-2023 Approved

585/APP/2023/317 Land Off Thompson Rd & St Luke'S Rd, Former Raf Uxbridge
Hillingdon Road Uxbridge

Deed of Variation to Section 106 legal agreement associated with planning permission ref: 585/APP/2019/829 dated 18-02-2020 (Erection of a building containing 72 assisted living apartments and communal facilities (Use Class C2) with associated parking and landscaping.) in order to amend the definition of the word "Cohabitee" to remove the word "dependent", and to incorporate a new defined term of "Carer".

Decision: 20-12-2023 Approved

585/APP/2023/811 Land Off Thompson Road & St Luke'S Road, Former Raf Uxbridge
Hillingdon Road Uxbridge

Installation of rooftop plant and enclosures

Decision: 22-05-2023 Approved

585/APP/2023/886 Land Off Thompson Road & St Luke'S Road, Former Raf Uxbridge
Hillingdon Road Uxbridge

Details pursuant to the discharge of Condition 14 (Energy Assessment) of planning permission ref. 585/APP/2019/829 dated 18-02-2020 (Erection of a building containing 72 assisted living apartments and communal facilities (Use Class C2) with associated parking and landscaping).

Decision: 19-05-2023 Approved

Appendix 3: List of Relevant Planning Policies

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

Part 2 Policies:

DMCI 5	Childrens Play Area
DMCI 7	Planning Obligations and Community Infrastructure Levy
DMEI 1	Living Walls and Roofs and Onsite Vegetation
DMEI 10	Water Management, Efficiency and Quality
DMEI 14	Air Quality
DMEI 2	Reducing Carbon Emissions
DMEI 7	Biodiversity Protection and Enhancement
DMH 1	Safeguarding Existing Housing
DMH 2	Housing Mix
DMH 7	Provision of Affordable Housing
DMH 8	Sheltered Housing and Care Homes
DMHB 11	Design of New Development
DMHB 15	Planning for Safer Places
DMHB 16	Housing Standards
DMHB 18	Private Outdoor Amenity Space
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 5	Pedestrians and Cyclists
DMT 6	Vehicle Parking

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DMTC 1	Town Centre Development
LPP D12	(2021) Fire safety
LPP D14	(2021) Noise
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D6	(2021) Housing quality and standards
LPP D7	(2021) Accessible housing
LPP G5	(2021) Urban greening
LPP G6	(2021) Biodiversity and access to nature
LPP H13	(2021) Specialist older persons housing
LPP H4	(2021) Delivering affordable housing
LPP H5	(2021) Threshold approach to applications
LPP H6	(2021) Affordable housing tenure
LPP S4	(2021) Play and informal recreation
LPP SI1	(2021) Improving air quality
LPP SI13	(2021) Sustainable drainage
LPP SI2	(2021) Minimising greenhouse gas emissions
LPP T2	(2021) Healthy Streets
LPP T4	(2021) Assessing and mitigating transport impacts
LPP T5	(2021) Cycling
LPP T6	(2021) Car parking
LPP T6.1	(2021) Residential parking
LPP T7	(2021) Deliveries, servicing and construction
NPPF12 -23	NPPF12 23 - Achieving well-designed and beautiful places
NPPF15 -23	NPPF15 23 - Conserving and enhancing the natural environment
NPPF2 -23	NPPF2 2023 - Achieving sustainable development

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NPPF4 -23	NPPF4 23 - Decision making
NPPF5 -23	NPPF5 23 - Delivering a sufficient supply of homes
NPPF7 -23	NPPF7 23 - Ensuring the vitality of town centres
NPPF8 -23	NPPF8 23 - Promoting healthy and safe communities
NPPF9 -23	NPPF9 23 - Promoting sustainable transport
SA 28	St Andrews Park, Uxbridge

Report of the Head of Development Management and Building Control Committee Report – Application Report

Case Officer: Rhian Thomas	59652/APP/2024/1459
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Date Application Valid:	06-06-24	Statutory / Agreed Determination Deadline:	13/09/24
Application Type:	Householder	Ward:	Hillingdon

Applicant: **Mr Satnam Kloty**
 Site Address: **3 St Margarets Avenue, Hillingdon**

Proposal: **Conversion of roof space to habitable use, raising the roof ridge, 4 x side dormers, and 1 x side roof light**

Summary of Recommendation: **GRANT planning permission subject to conditions**

Reason Reported to Committee: **Required under Part 7 of the Planning Scheme of Delegation (the applicant is related to a Council officer)**



Summary of Recommendation:

GRANT planning permission subject to the conditions set out in Appendix 1.

1 Executive Summary

- 1.1 Planning permission is sought for the Conversion of roof space to habitable use, raising the roof ridge, 4 x side dormers, and 1 x side roof light.
- 1.2 Cumulatively, the proposed extensions are considered to comply with the objectives of the relevant planning policies and the proposal would not give rise to any significant harm to the character and appearance of the host dwelling, streetscene or Area of Special Local Character in which the site is situated.
- 1.3 The proposal would have an acceptable impact on neighbouring residential amenity and would not adversely affect highway safety, or cause harm in other respects.
- 1.4 Due regard has been given to local residents' objection; however, it is concluded that the proposal complies with the Development Plan and no material considerations indicate that a contrary decision should be taken.
- 1.5 The planning application is therefore recommended for approval subject to the conditions set out in Appendix 1.

2 The Site and Locality

- 2.1 The application site comprises a single storey bungalow property located on the Northern side of St Margarets Avenue, Hillingdon. To the front of the site is an area of hardstanding and small front garden with soft landscaping and a tree. To the rear of the site is an enclosed garden which acts as private amenity space.
- 2.2 The site lies within a critical drainage area and on potentially contaminated land.
- 2.3 The surrounding area is residential in character comprising mainly single storey bungalow properties, many of which have benefitted from extensions.

Figure 1: Location Plan (application site edged red)



Figure 2: Street View Image of the Application Property



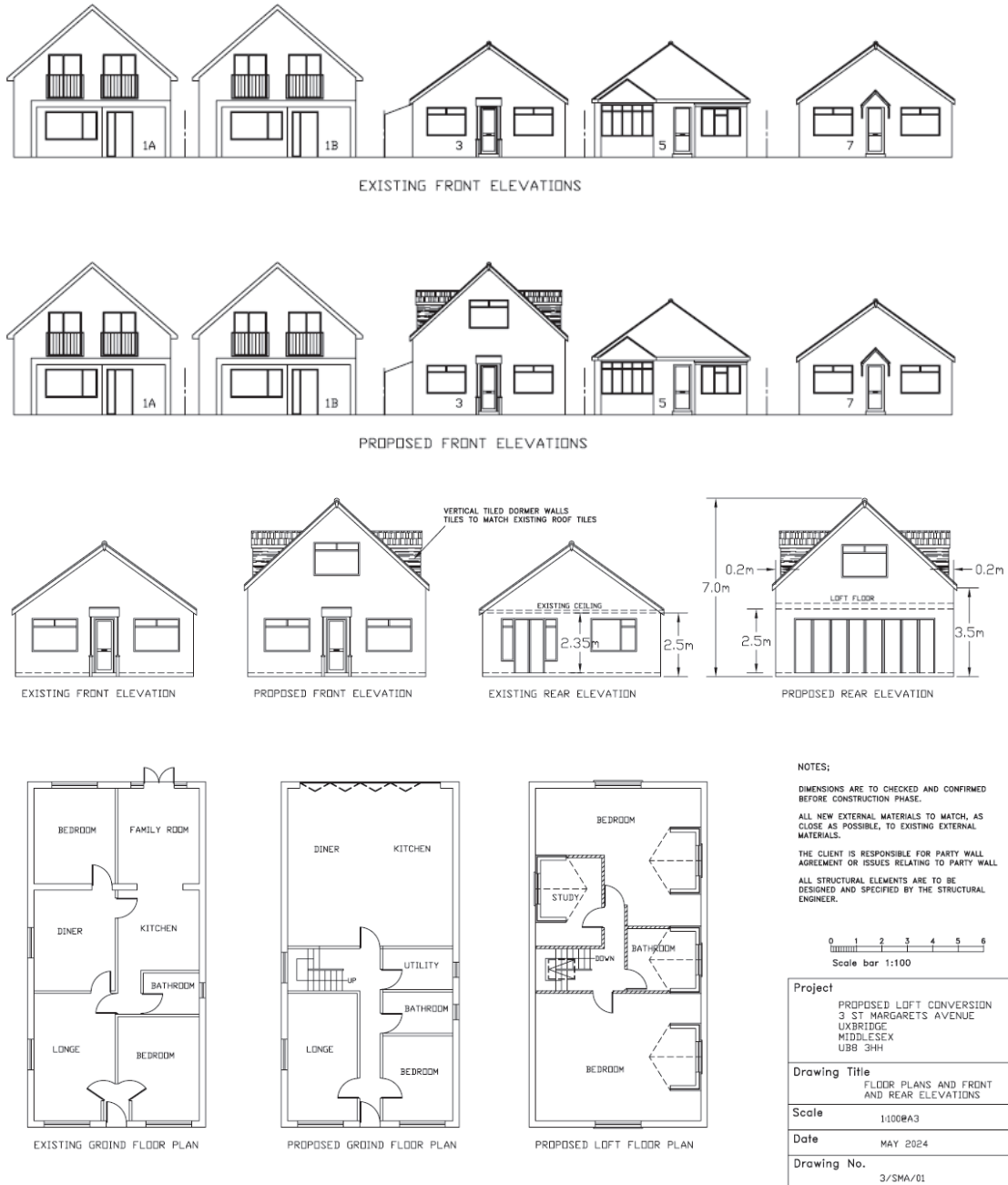
3 Proposal

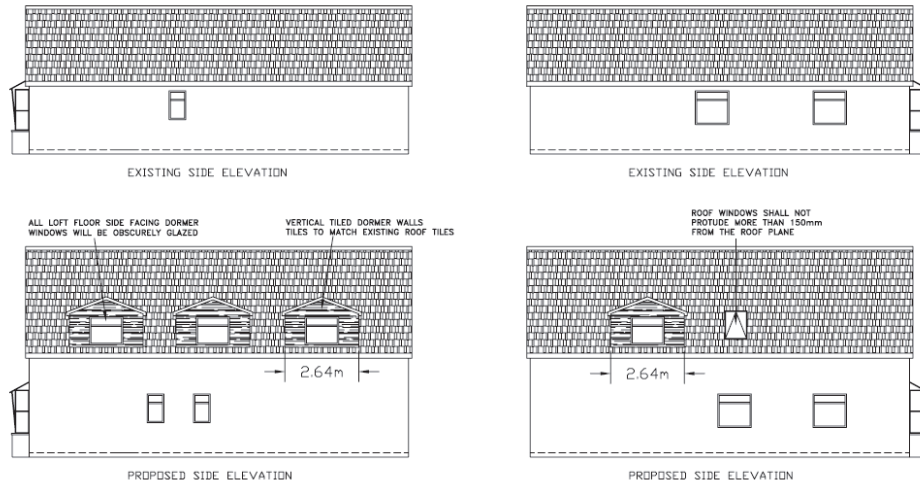
- 3.1 Planning permission is sought for the Conversion of roof space to habitable use, raising the roof ridge, 4 x side dormers, and 1 x side roof light.
- 3.2 During the process of the application revised drawings were sought to include the neighbour's rear conservatory structure, to provide existing and proposed street scene elevation drawings and to add annotations onto the drawings ensuring the side dormer windows would be obscurely glazed.

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Figure 3: Proposed Plans (please note – larger version of plan can be found in the Committee Plan Pack)





4 Relevant Planning History

- 4.1 A list of the relevant planning history related to the property can be found in Appendix 2.
- 4.2 On 02-08-04 planning permission was granted for the ‘erection of a single storey rear extension’ under application reference 59652/APP/2004/1575. This permission has been implemented.

5 Planning Policy

- 5.1 A list of planning policies relevant to the consideration of the application can be found in Appendix 3.

6 Consultations and Representations

- 6.1 Eight neighbouring properties were consulted on the application by letter dated 13-06-24. The consultation period expired 04-07-24, One representation was received.
- 6.2 Representations received in response to public consultation are summarised in Table 1 (below). Consultee responses received are summarised in Table 2 (below). Full copies of the responses have also separately been made available to Members.

Table 1: Summary of Representations Received

Representations	Summary of Issues Raised	Planning Officer Response
One individual letter of objection	1. The neighbour’s existing conservatory is	Revised drawings have been received to show the

has been received.	not shown on the drawings.	neighbours conservatory on the plans.
	2. The proposed dormers will remove all privacy.	Discussed at paragraphs 7.11 - 7.16 of this report.
	3. The proposed first floor rear window will create overlooking to neighbour's garden and a loss of privacy.	Discussed at paragraphs 7.11 - 7.16 of this report.

Table 2: Summary of Consultee Responses

Consultee and Summary of Comments	Planning Officer Response
N/A	N/A

7 Planning Assessment

Principle of Development

- 7.1 The site is located in the developed area of the Borough, where the extension and alteration of an existing residential property is acceptable in principle, subject to compliance with other relevant policies as set out in this report.

Design / Impact on the Character and Appearance of the Area

- 7.2 The proposed development involves the conversion of roof space to habitable use including the raising of ridge height, the erection of 3 dormers on the eastern side of the property and the erection of one dormer and one rooflight on the western side of the property. The development would also include the installation of one new upper floor front facing window and one new rear facing upper floor window.
- 7.3 The surrounding area is residential in character comprising mainly detached bungalow properties where many have benefited from extensions, including raising of ridge height and side dormers.
- 7.4 Policies_D3 of the London Plan (2021), BE1 of the Hillingdon Local Plan Part 1 (2012) and DMHB 11, DMHB 12, DMHD 1 of the Hillingdon Local Plan Part 2 (2020) are all directly relevant to the proposal. These policies can be read in full in the Committee Report Part 3 - Policy Appendix, and in summary, seek to secure a high quality of design that enhances and contributes to the area in terms of form, scale and materials, is appropriate to the identity and context of the townscape and would improve the quality of the public realm and respect local character. These aims are also supported by the NPPF at Chapter 12.

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7.5 Although Policy DMHD 1 states that raising the main roof above the existing ridgeline of a house will generally not be supported, it is important to note that the neighbouring properties at numbers 1 and 1A St Margarets Avenue both have a higher ridgeline than the application site. The proposed development would match the ridge height of these neighbouring properties and would not appear out of character within the street scene. A site visit has confirmed this to be the case (see Figure 4).

Figure 4: Street View Image of No.1 and 1A St Margarets Avenue



7.6 Number 11 St Margarets Avenue has also benefitted from a similar development under application reference 63849/APP/2007/3433 including the raising of ridge height, new upper floor front facing windows and side dormer extensions, showing that this type of development is common within the immediate surrounding area (See Figure 5).

Figure 5: Street View Image of No.11 St Margarets Avenue



- 7.7 The proposed development would raise the ridge height by approx.1.70m and would be characterised with a pitched roof design similar to existing. The eaves height of the property will increase by 1m. As discussed in the above paragraphs, the development would be similar in appearance to numbers 1, 1A and 11 St Margarets Avenue and would not cause harm to the character and appearance of the street scene or the original dwelling. A condition requiring matching materials has been added to the decision notice.
- 7.8 The proposed dormer extensions would measure approx. 2.64m in width, 1.80m in height characterised with pitched roofs, and 2m in depth. They would be set down from the main ridge line and set up from the eave's height appearing subordinate on the roof slope. The dormers would be visible from the street scene; however, side dormer extensions are common within the surrounding area, therefore they would not appear out of character.
- 7.9 The proposed fenestrations are considered appropriate and would integrate well with the architectural style of the property.
- 7.10 As such, although not technically complaint with Policy DMHD 1 of the Local Plan Part 2 (2020), it is considered that the proposed development would not cause harm to the character and appearance of the street scene, complying with the overarching objectives of Policies BE1 of the Local Plan Part 1 (2012), Policies DMHB 11, DMHB 12 and DMHD 1 of the Local Plan Part 2 (2020), Policy D3 of the London Plan (2021) and the NPPF (2023).

Residential Amenity

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- 7.11 Policy DMHD 1 of the Hillingdon Local Plan: Part 2 (2020) states that planning applications relating to alterations and extensions of dwellings will be required to ensure that: ii) a satisfactory relationship with adjacent dwellings is achieved; and v) there is no unacceptable loss of outlook to neighbouring occupiers.
- 7.12 Policy DMHB 11 of the Hillingdon Local Plan: Part 2 (2020) seeks to ensure that development proposals do not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.
- 7.13 Number 5 St Margarets Avenue is located east of the application site and is detached from the host property. This neighbour benefits from a single storey rear conservatory structure which has been shown on the revised drawings. During the process of the application revised drawings were sought to include annotations on the proposed drawings ensuring the side dormer windows facing this neighbour are obscurely glazed to prevent any overlooking and loss of privacy to this neighbour. A condition is proposed to be added to the decision notice to this effect. The proposed development would include a new upper floor rear facing window and whilst it is acknowledged that this new window would provide some views of the neighbour's rear garden, this relationship is not uncommon within residential dwellings and it is not considered to be so harmful as to warrant refusal. It is not considered that the proposed raising of the ridge height and side dormers would cause any unacceptable level of overshadowing or loss of light.
- 7.14 Number 1A St Margarets Avenue is located west of the application site and is detached from the host property. The proposed raised ridge height would match the height of this property. There would be one new side facing dormer and rooflight facing the flank wall of this neighbouring property, there is an existing side facing rooflight within the neighbouring property however the proposed side dormer would include obscurely glazed glass to ensure there is no harmful overlooking or loss of privacy. The proposed rooflight would serve a staircase and would not create any overlooking to warrant refusal. It is not considered that the proposed development would cause any substantial loss of light, overshadowing, loss of outlook, loss of privacy, nor would it be overbearing.
- 7.15 Number 4 St Margarets Avenue is located south of the application site opposite the host property. The properties are separated by St Margarets Avenue Road. The proposed development would include a new first floor front facing window. The window would serve a habitable room (bedroom), however the two properties are separated by approx. 30m therefore it is not considered that there would be any significant overlooking or loss of privacy created.
- 7.16 For the reasons outlined above, it is concluded that the proposal would have an acceptable impact on neighbouring residential amenity in compliance with Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part 2 (2020).

Quality of Residential Accommodation

Internal accommodation

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- 7.17 It is considered that all of the proposed habitable rooms, and those altered by the proposed development, would maintain an adequate outlook and source of natural light, therefore complying with the requirements of Policy D6 of the London Plan (2021).
- 7.18 The proposed study room would be served by an obscurely glazed window. However, due to its internal size (8.90sqm) and location within the eaves of the property it is not considered to be a habitable room, therefore it would not need to comply with Policy D6 of the London Plan (2021).

External accommodation

- 7.19 A sufficient amount of private amenity space would be retained post development to meet the standards set out in Table 5.3 (Private Outdoor Amenity Space Standards) of the Hillingdon Local Plan Part 2 (2020). The proposal, therefore, would not undermine the provision of external amenity space, in accordance with Policy DMHB 18 and Policy DMHD 1 of the Hillingdon Local Plan Part 2 (2020).

Highways and Parking

- 7.20 Policy DMT 6 of the Hillingdon Local Plan: Part 2 (2020) states that development proposals must comply with the parking standards outlined in Appendix C Table 1 in order to facilitate sustainable development and address issues relating to congestion and amenity.
- 7.21 The existing dwelling has a vehicle crossover and area of hardstanding to provide off street parking. This would remain in place and as such there would be adequate parking for the dwelling complying with Policy DMT 6 of the Hillingdon Local Plan: Part 2 (2020).

Trees and Landscaping

- 7.22 The existing dwelling has an area of soft and hard landscaping to the front of the site that includes a cherry tree. The applicant has confirmed that the tree will be removed as part of the proposed development. The tree is not covered by a Tree Preservation Order, and it is considered this can be removed without planning permission. Due to its position and overall site coverage the tree takes up a lot of room within the front garden and blocks natural sunlight to the front facing rooms. The removal of this tree is not resisted; however a landscape plan condition has been added to ensure the resultant front landscaping and boundary treatment integrates with the character and appearance of the surrounding area and that a replacement tree is planted at site.

Air Quality

- 7.23 The site lies within the Hillingdon Air Quality Management Area; however the proposal raises no significant issues in this regard due to the nature of the proposed householder development.

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Drainage

- 7.24 The application site lies within a critical drainage area. The relevant informative is recommended to be added to the decision to ensure water runoff is minimised.

8 Other Matters

Human Rights

- 8.1 The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

Equality

- 8.2 Due consideration has been given to Section 149 of the Equality Act with regard to the Public Sector Equality Duty in the assessment of this planning application. No adverse equality impacts are considered to arise from the proposal.

Local Finance Considerations and CIL

- 8.3 Not applicable. The proposed development is not CIL liable.

9 Conclusion / Planning Balance

- 9.1 The proposal is considered to comply with the Development Plan and no material considerations indicate that a contrary decision should be taken. Consequently, the application is recommended for approval subject to the conditions set out in Appendix 1.

10 Background Papers

- 10.1 Relevant published policies and documents taken into account in respect of this application are set out in the report. Documents associated with the application (except exempt or confidential information) are available on the [Council's website here](#), by entering the planning application number at the top of this report and using the search facility. Planning applications are also available to inspect electronically at the Civic Centre, High Street, Uxbridge, UB8 1UW upon appointment, by contacting Planning Services at planning@hillingdon.gov.uk.

APPENDICES

Planning Application

59652/APP/2024/1459

Appendix 1: Recommended Conditions and Informatives

Conditions

1. HO1 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. HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on Drawing No.s

3/SMA/01

3/SMA/02/A

3/SMA/03C

3/SMA/04A

3/SMA/05

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020), and the London Plan (2021).

3. 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 a replacement tree including specification, maintenance and details of its position within the site.

2. Details of front landscaping works including boundary treatments.

4. HO4 Materials

All external materials, colours and finishes shall match the existing building and thereafter retained.

REASON:

To conserve the character and appearance of the Area of Special Local Character in accordance with policy HE1 (Hillingdon Local Plan Part 1, November 2012) and policies DMHB 1 and 5 (Hillingdon Local Plan Part 2, January 2020).

5. HO6 Obscure Glazing

The upper floor side facing dormer windows facing No. 1A and 5 St Margaret's Avenue shall be glazed with permanently obscured glass to at least scale 4 on the Pilkington scale and be 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 DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

6. HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (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.

REASON

To prevent overlooking to adjoining properties in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

Informatives

1. I47 Damage to Verge - For Council Roads:

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).

For Private Roads: Care should be taken during the building works hereby approved to ensure no damage occurs to the verge of footpaths on private roads during construction. Vehicles delivering materials to this development shall not override or cause damage to a private road and where possible alternative routes should be taken to avoid private roads. The applicant may be required to make good any damage caused.

2.

The site lies in a Critical Drainage Area (CDA) as identified in the Surface Water Management Plan (SWMP) for Hillingdon. A CDA is the catchment area from which surface water drains and contributes to drainage problems. All developments in this area must contribute to managing the risk of flooding from surface water by reducing surface water runoff from the site. Therefore the applicant should minimise the water from your site entering the sewers. No drainage to support the extension should be connected to any existing surface water sewer, other than as an overflow. Water run off from any roof or hard paving associated with the development should be directed to a soakaway, or tank or made permeable. This includes any work to front gardens not part of the planning application, which must be permeable or be collected and directed to a permeable area, otherwise it would need an additional permission. A water butt should be incorporated.

Appendix 2: Relevant Planning History

59652/APP/2004/1575 3 St Margarets Avenue Hillingdon

ERECTION OF SINGLE-STOREY REAR EXTENSION

Decision: 02-08-2004 Approved

Appendix 3: List of Relevant Planning Policies

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 14 Trees and Landscaping

DMHB 18 Private Outdoor Amenity Space

DMHD 1 Alterations and Extensions to Residential Dwellings

DMEI 10 Water Management, Efficiency and Quality

LPP SI13 (2021) Sustainable drainage

LPP D4 (2021) Delivering good design

LPP D3 (2021) Optimising site capacity through the design-led approach

LPP D6 (2021) Housing quality and standards

LPP D8 (2021) Public realm

NPPF12 -23 NPPF12 23 - Achieving well-designed and beautiful places

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Planning Committee Report Part 3:

Planning Policy Appendix - Frequently Cited Policies



Frequently Cited Planning Policies

Abbreviations

LP – London Plan (2021)

LP1 – Hillingdon Local Plan Part 1: Strategic Policies (2012)

LP2 – Hillingdon Local Plan Part 2: Development Management Policies (2020)

Topic	Policy	Page No.
Householder Policies	LP2 DMHD 1: Alterations and Extensions to Residential Dwellings	4
	LP2 DMHD 2: Outbuildings	6
	LP2 DMHD 3: Basement Development	6
Standard of Accommodation	LP D6: Housing quality and standards	7
	LP2 DMHB 16: Housing Standards	8
	LP2 DMHB 18: Private Outdoor Amenity Space	8
Housing	LP H2: Small sites	9
	LP H4: Delivering Affordable Housing?	9
	LP H10: Housing size mix	10
	LP1 H1: Housing Growth	10
	LP2 DMH 1: Safeguarding Existing Housing	11
	LP2 DMH 2: Housing Mix	11
	LP2 DMH 4: Residential Conversions and Redevelopment	11
	LP2 DMH 5: Houses in Multiple Occupation	11
	LP2 DMH 6: Garden and Backland Development	12
	LP2 DMH 7: Provision of Affordable Housing	12
Design (Including Heritage, Trees / Landscaping and Accessibility)	LP D3: Optimising site capacity through the design-led approach	13
	LP D5: Inclusive design	15
	LP D7: Accessible housing	15
	LP D8: Public realm	15
	LP D12: Fire safety	17
	LP HC1: Heritage conservation and growth	18
	LP G7: Trees and woodlands	19
	LP1 BE1: Built Environment	19
	LP2 DMHB 1: Heritage Assets	21

	LP2 DMHB 2: Listed Buildings	22
	LP2 DMHB 3: Locally Listed Buildings	22
	LP2 DMHB 4: Conservation Areas	23
	LP2 DMHB 5: Areas of Special Local Character	23
	LP2 DMHB 11: Design of New Development	23
	LP2 DMHB 12: Streets and Public Realm	24
	LP2 DMHB 14: Trees and Landscaping	25
	LP2 DMHB 15: Planning for Safer Places	25
Environmental	LP D13: Agent of change	25
	LP D14: Noise	26
	LP SI2: Minimising greenhouse gas emissions	27
	LP SI12: Flood risk management	27
	LP SI13: Sustainable drainage	28
	LP1 EM6: Flood Risk Management	29
	LP1 EM8: Land, Water, Air and Noise	29
	LP2 DMEI 2: Reducing Carbon Emissions	31
	LP2 DMEI 9: Management of Flood Risk	31
	LP2 DMEI 10: Water Management, Efficiency and Quality	31
	LP2 DMEI 12: Development of Land Affected by Contamination	33
	LP2 DMEI 14: Air Quality	33
Highways and Parking	LP T4: Assessing and mitigating transport impacts	33
	LP T5: Cycling	34
	LP T6: Car parking	35
	LP T6.1: Residential parking	36
	LP2 DMT 1: Managing Transport Impacts	37
	LP2 DMT 2: Highways Impacts	38
	LP2 DMT 5: Pedestrians and Cyclists	38
	LP2 DMT 6: Vehicle Parking	39

LP2 DMHD 1: Alterations and Extensions to Residential Dwellings

A) Planning applications relating to alterations and extensions of dwellings will be required to ensure that:

- i) there is no adverse cumulative impact of the proposal on the character, appearance or quality of the existing street or wider area;
- ii) a satisfactory relationship with adjacent dwellings is achieved;
- iii) new extensions appear subordinate to the main dwelling in their floor area, width, depth and height;
- iv) new extensions respect the design of the original house and be of matching materials;
- v) there is no unacceptable loss of outlook to neighbouring occupiers;
- vi) adequate garden space is retained;
- vii) adequate off-street parking is retained, as set out in Table 1: Parking Standards in Appendix C;
- viii) trees, hedges and other landscaping features are retained; and
- ix) all extensions in Conservation Areas and Areas of Special Local Character, and to Listed and Locally Listed Buildings, are designed in keeping with the original house, in terms of layout, scale, proportions, roof form, window pattern, detailed design and materials.

B) Rear Extensions

- i) single storey rear extensions on terraced or semi-detached houses with a plot width of 5 metres or less should not exceed 3.3 metres in depth or 3.6 metres where the plot width is 5 metres or more;
- ii) single storey rear extensions to detached houses with a plot width of 5 metres or more should not exceed 4.0 metres in depth;
- iii) flat roofed single storey extensions should not exceed 3.0 metres in height and any pitched or sloping roofs should not exceed 3.4 metres in height, measured from ground level;
- iv) in Conservation Areas and Areas of Special Local Character, flat roofed single storey extensions will be expected to be finished with a parapet;
- v) balconies or access to flat roofs which result in loss of privacy to nearby dwellings or gardens will not be permitted;
- vi) two storey extensions should not extend into an area provided by a 45-degree line of sight drawn from the centre of the nearest ground or first floor habitable room window of an adjacent property and should not contain windows or other openings that overlook other houses at a distance of less than 21 metres;
- vii) flat roofed two storey extensions will not be acceptable unless the design is in keeping with the particular character of the existing house;
- viii) pitched roofs on extensions should be of a similar pitch and materials to that of the original roof and subordinate to it in design. Large crown roofs on detached houses will not be supported; and
- ix) full width two storey rear extensions are not considered acceptable in designated areas or as extensions to Listed Buildings or Locally Listed Buildings.

C) Side Extensions

- i) side extensions should not exceed half the width of the original property;
- ii) extensions to corner plots should ensure that the openness of the area is maintained and the return building line is not exceeded;

- iii) garages should reflect the size guidelines set out in Appendix C Parking standards;
- iv) two storey side extensions should be set in a minimum of 1 metre from the side boundary or in the case of properties in the Copse Wood and Gatehill Estates, at least 1.5 metres, but more if on a wider than average plot, in order to maintain adequate visual separation and views between houses;
- v) two storey side extensions to detached and semi-detached properties should be set back a minimum of 1 metre behind the main front elevation;
- vi) where hip to gable roof extensions exist, a two storey side extension will not be supported; and
- vii) in Conservation Areas, single storey side extensions may be required to be set back.

D) Front Extensions

- i) alterations and extensions to the front of a house must be minor and not alter the overall appearance of the house or dominate the character of the street. Front extensions extending across the entire frontage will be refused;
- ii) porches should be subordinate in scale and individually designed to respect the character and features of the original building; pastiche features will not be supported; and
- iii) notwithstanding the above, at least 25% of the front garden must be retained.

E) Roof Extensions

- i) roof extensions should be located on the rear elevation only, be subservient to the scale of the existing roof and should not exceed more than two thirds the average width of the original roof. They should be located below the ridge tiles of the existing roof and retain a substantial element of the original roof slope above the eaves line;
- ii) the Council will not support poorly designed or over-large roof extensions including proposals to convert an existing hipped roof to a gable;
- iii) raising of a main roof above the existing ridgeline of a house will generally not be supported;
- iv) all roof extensions should employ appropriate external materials and architectural details to match the existing dwelling; and
- v) in Conservation Areas, Areas of Special Local Character and on Listed and Locally Listed Buildings, roof extensions should take the form of traditional 'dormer' windows, on the rear elevation, to harmonise with the existing building. The highest point of the dormer should be kept well within the back roof slope, away from the ridge, eaves or valleys, whilst each window should match the proportions, size and glazing pattern of the first floor windows.

F) Front Gardens and Parking

- i) new or replacement driveways should use permeable (porous) surfacing. Surfaces of more than five square metres will need planning permission for laying traditional, impermeable driveways; and
- ii) the design, materials and height of any front boundary must be in keeping with the character of the area to ensure harmonisation with the existing street scene.

LP2 DMHD 2: Outbuildings

The Council will require residential outbuildings to meet the following criteria:

- i) the building must be constructed to a high standard of design without compromising the amenity of neighbouring occupiers;
- ii) the developed footprint of the proposed building must be proportionate to the footprint of the dwelling house and to the residential curtilage in which it stands and have regard to existing trees;
- iii) the use shall be for a purpose incidental to the enjoyment of the dwelling house and not capable for use as independent residential accommodation; and
- iv) primary living accommodation such as a bedroom, bathroom, or kitchen will not be permitted.

LP2 DMHD 3: Basement Development

A) When determining proposals for basement and other underground development, the Council require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability. The Council will only permit basement and other underground development that does not cause harm to the built and natural environment and local amenity and does not result in flooding or ground instability. Developers will be required to demonstrate by methodologies appropriate to the site that their proposals:

- i) avoid adversely affecting drainage and run-off or causing other damage to the water environment;
- ii) avoid cumulative impacts upon structural stability or the water environment in the local area;

B) Schemes should ensure that they:

- i) do not harm the amenity of neighbours;
- ii) do not lead to the loss of trees of townscape or amenity value;
- iii) do provide satisfactory landscaping, including adequate soil depth;
- iv) do not harm the appearance or setting of the property or the established character of the surrounding area, for example through the introduction of front lightwells; and
- v) do protect important archaeological remains.

C) The Council will not permit basement schemes which include habitable rooms and other sensitive uses in areas prone to flooding.

D) The Council will not permit basement schemes in Listed Buildings and will not permit them in Conservation Area locations where their introduction would harm the special architectural or historic character of the area.

LP D6: Housing Quality and Standards

- A) Housing development should be of high quality design and provide adequately-sized rooms (see Table 3.1) with comfortable and functional layouts which are fit for purpose and meet the needs of Londoners without differentiating between tenures.
- B) Qualitative aspects of a development are key to ensuring successful sustainable housing. Table 3.2 sets out key qualitative aspects which should be addressed in the design of housing developments.
- C) Housing development should maximise the provision of dual aspect dwellings and normally avoid the provision of single aspect dwellings. A single aspect dwelling should only be provided where it is considered a more appropriate design solution to meet the requirements of Part D in Policy D3 Optimising site capacity through the design-led approach than a dual aspect dwelling, and it can be demonstrated that it will have adequate passive ventilation, daylight and privacy, and avoid overheating.
- D) The design of development should provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst avoiding overheating, minimising overshadowing and maximising the usability of outside amenity space.
- E) Housing should be designed with adequate and easily accessible storage space that supports the separate collection of dry recyclables (for at least card, paper, mixed plastics, metals, glass) and food waste as well as residual waste
- F) Housing developments are required to meet the minimum standards below which apply to all tenures and all residential accommodation that is self-contained.

Private internal space

1. Dwellings must provide at least the gross internal floor area and built-in storage area set out in Table 3.1.
2. A dwelling with two or more bedspaces must have at least one double (or twin) bedroom that is at least 2.75m wide. Every other additional double (or twin) bedroom must be at least 2.55m wide.
3. A one bedspace single bedroom must have a floor area of at least 7.5 sq.m. and be at least 2.15m wide.
4. A two bedspace double (or twin) bedroom must have a floor area of at least 11.5 sq.m.
5. Any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (If the area under the stairs is to be used for storage, assume a general floor area of 1 sq.m. within the Gross Internal Area).
6. Any other area that is used solely for storage and has a headroom of 0.9-1.5m (such as under eaves) can only be counted up to 50 per cent of its floor area, and any area lower than 0.9m is not counted at all.
7. A built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. Any built-in area in excess of 0.72 sq.m. in a double

bedroom and 0.36 sq.m. in a single bedroom counts towards the built-in storage requirement.

8. The minimum floor to ceiling height must be 2.5m for at least 75 per cent of the Gross Internal Area of each dwelling.

Private outside space

9. Where there are no higher local standards in the borough Development Plan Documents, a minimum of 5 sq.m. of private outdoor space should be provided for 1-2 person dwellings and an extra 1 sq.m. should be provided for each additional occupant, and it must achieve a minimum depth and width of 1.5m. This does not count towards the minimum Gross Internal Area space standards required in Table 3.1

G) The Mayor will produce guidance on the implementation of this policy for all housing tenures.

LP2 DMHB 16: Housing Standards

All housing development should have an adequate provision of internal space in order to provide an appropriate living environment. To achieve this all residential development or conversions should:

- i) meet or exceed the most up to date internal space standards, as set out in Table 5.1; and
- ii) in the case of major developments, provide at least 10% of new housing to be accessible or easily adaptable for wheelchair users.

LP2 DMHB 18: Private Outdoor Amenity Space

A) All new residential development and conversions will be required to provide good quality and useable private outdoor amenity space. Amenity space should be provided in accordance with the standards set out in Table 5.3.

B) Balconies should have a depth of not less than 1.5 metres and a width of not less than 2 metres.

C) Any ground floor and/or basement floor unit that is non-street facing should have a defensible space of not less than 3 metres in depth in front of any window to a bedroom or habitable room. However, for new developments in Conservation Areas, Areas of Special Local Character or for developments, which include Listed Buildings, the provision of private open space will be required to enhance the streetscene and the character of the buildings on the site.

D) The design, materials and height of any front boundary must be in keeping with the character of the area to ensure harmonisation with the existing street scene.

LP H2: Small sites

A) Boroughs should pro-actively support well-designed new homes on small sites (below 0.25 hectares in size) through both planning decisions and plan-making in order to:

1. significantly increase the contribution of small sites to meeting London's housing needs
2. diversify the sources, locations, type and mix of housing supply
3. support small and medium-sized housebuilders
4. support those wishing to bring forward custom, self-build and community-led housing
5. achieve the minimum targets for small sites set out in Table 4.2 as a component of the overall housing targets set out in Table 4.1.

B Boroughs should:

1. recognise in their Development Plans that local character evolves over time and will need to change in appropriate locations to accommodate additional housing on small sites
2. where appropriate, prepare site-specific briefs, masterplans and housing design codes for small sites
3. identify and allocate appropriate small sites for residential development
4. list these small sites on their brownfield registers
5. grant permission in principle on specific sites or prepare local development orders.

LP H4: Delivering Affordable Housing

A) The strategic target is for 50 per cent of all new homes delivered across London to be genuinely affordable. Specific measures to achieve this aim include:

1. requiring major developments which trigger affordable housing requirements to provide affordable housing through the threshold approach (Policy H5 Threshold approach to applications)
2. using grant to increase affordable housing delivery beyond the level that would otherwise be provided
3. all affordable housing providers with agreements with the Mayor delivering at least 50 per cent affordable housing across their development programme, and 60 per cent in the case of strategic partners
4. public sector land delivering at least 50 per cent affordable housing on each site and public sector landowners with agreements with the Mayor delivering at least 50 per cent affordable housing across their portfolio
5. industrial land appropriate for residential use in accordance with Policy E7 Industrial intensification, co-location and substitution, delivering at least 50 per cent affordable housing where the scheme would result in a net loss of industrial capacity.

B) Affordable housing should be provided on site. Affordable housing must only be provided off-site or as a cash in lieu contribution in exceptional circumstances.

LP H10: Housing size mix

A) Schemes should generally consist of a range of unit sizes. To determine the appropriate mix of unit sizes in relation to the number of bedrooms for a scheme, applicants and decision-makers should have regard to:

1. robust local evidence of need where available or, where this is not available, the range of housing need and demand identified by the 2017 London Strategic Housing Market Assessment
2. the requirement to deliver mixed and inclusive neighbourhoods
3. the need to deliver a range of unit types at different price points across London
4. the mix of uses in the scheme
5. the range of tenures in the scheme
6. the nature and location of the site, with a higher proportion of one and two bed units generally more appropriate in locations which are closer to a town centre or station or with higher public transport access and connectivity
7. the aim to optimise housing potential on sites
8. the ability of new development to reduce pressure on conversion, sub-division and amalgamation of existing stock
9. the need for additional family housing and the role of one and two bed units in freeing up existing family housing.

B For low-cost rent, boroughs should provide guidance on the size of units required (by number of bedrooms) to ensure affordable housing meets identified needs. This guidance should take account of:

1. evidence of local housing needs, including the local housing register and the numbers and types of overcrowded and under-occupying households
2. other criteria set out in Part A, including the strategic and local requirement for affordable family accommodation
3. the impact of welfare reform
4. the cost of delivering larger units and the availability of grant.

LP1 H1: Housing Growth

The Council will meet and exceed its minimum strategic dwelling requirement, where this can be achieved, in accordance with other Local Plan policies.

The borough's current target is to provide an additional 4,250 dwellings, annualised as 425 dwellings per year, for the ten year period between 2011 and 2021.

Rolled forward to 2026, this target equates to a minimum provision of 6,375 dwellings over the period of the Hillingdon Local Plan: Part 1- Strategic Policies. Sites that will contribute to the achievement of this target will be identified in the Hillingdon Local Plan: Part 2- Site Specific Allocations Local Development Document (LDD).

LP2 DMH 1: Safeguarding Existing Housing

A) The net loss of existing self-contained³ housing, including affordable housing, will be resisted unless the housing is replaced with at least equivalent residential floorspace.

B) The Council will grant planning permission for the subdivision of dwellings only if:

- i) car parking standards can be met within the curtilage of the site without being detrimental to the street scene;
- ii) all units are self contained with exclusive use of sanitary and kitchen facilities and provided with individual entrances and internal staircases to serve units above ground floor level;
- iii) adequate amenity space is provided for the benefit of residents; and
- iv) adequate living space standards are met.

LP2 DMH 2: Housing Mix

The Council will require the provision of a mix of housing units of different sizes in schemes of residential development to reflect the Council's latest information on housing need.

LP2 DMH 4: Residential Conversions and Redevelopment

Residential conversions and the redevelopment of dwellings into new blocks of flats will only be permitted where:

- i) it is on a residential street where the proposal will not result in more than 10% of properties being redeveloped into flats;
- ii) On residential streets longer than 1km the proposed redevelopment site should be taken as the midpoint of a 1km length of road for assessment purposes;
- iii) the internal floor area of the original building to be converted is at least 120 sqm; and
- iv) units are limited to one unit per floor for residential conversions.

LP2 DMH 5: Houses in Multiple Occupation (HMOs) and Student Accommodation

A) In all parts of the Borough

Proposals for the provision of large HMOs, residential hostels, student accommodation and secure accommodation will be required to demonstrate that:

- i) there is good accessibility to local amenities and public transport;
- ii) they accord with the Accessible Homes standards and provide satisfactory living conditions for the intended occupiers; and
- iii) there will be no adverse impact on the amenity of neighbouring properties or the character of the area.

B) In wards covered by an Article 4 Direction for HMOs

Planning applications for the change of use from dwelling house (Use Class C3) to HMO (Use Class C4 and Sui Generis) will only be permitted:

- i) where it is in a neighbourhood area where less than 20% of properties are or would be exempt from paying council tax (or in the case of Conservation Areas 10%) because they are entirely occupied by full time students, recorded on the Council's database as a licensed HMO, benefit from C4/Sui Generis HMO planning consent and are known to the Council to be HMOs;
- ii) in Conservation Areas where less than 10% of properties are exempt from paying council tax because they are entirely occupied by full time students, recorded on the Council's database as a licensed HMO, benefit from C4/Sui Generis HMO planning consent and are known to the Council to be HMOs and the change of use does not form a consecutive HMO use in a street frontage;
- iii) where less than 15% of properties within 100 metres of a street length either side of an application property are exempt from paying council tax because they are entirely occupied by full time students, recorded on the Council's database as a licensed HMO, benefit from C4/Sui Generis HMO planning consent and are known to the Council to be HMOs; and iv) where the accommodation complies with all other planning standards relating to car parking, waste storage, retention of amenity space and garages and will not have a detrimental impact upon the residential amenity of adjoining properties.

LP2 DMH 6: Garden and Backland Development

There is a presumption against the loss of gardens due to the need to maintain local character, amenity space and biodiversity. In exceptional cases a limited scale of backland development may be acceptable, subject to the following criteria:

- i) neighbouring residential amenity and privacy of existing homes and gardens must be maintained and unacceptable light spillage avoided;
- ii) vehicular access or car parking should not have an adverse impact on neighbours in terms of noise or light. Access roads between dwellings and unnecessarily long access roads will not normally be acceptable;
- iii) development on backland sites must be more intimate in mass and scale and lower than frontage properties; and iv) features such as trees, shrubs and wildlife habitat must be retained or re-provided.

LP2 DMH 7: Provision of Affordable Housing

A) In accordance with national policy:

- i) developments with a capacity to provide 10 or more units will be required to maximise the delivery of on-site affordable housing;
- ii) subject to viability and if appropriate in all circumstances, a minimum of 35% of all new homes on sites of 10 or more units should be delivered as affordable housing, with the tenure split 70% Social/Affordable Rent and 30% Intermediate as set out in Policy H2: Affordable Housing of the Local Plan Part 1.

B) Affordable housing should be built to the same standards and should share the same level of amenity as private housing.

C) Proposals that do not provide sufficient affordable housing will be resisted.

D) To ensure that Policy H2: Affordable Housing of the Local Plan Part 1 is applied consistently and fairly on all proposed housing developments, the requirement for affordable housing will apply to:

i) sites that are artificially sub-divided or partially developed;

ii) phased developments where a housing development is part of a much larger development of 10 or more units (gross), affordable housing will be required as part of the overall scheme; and iii) additional units created through or subsequently amended planning applications, whereby the amount of affordable housing required will be calculated based on the new total number of units on the site. Affordable housing will be required where a development under the 10 unit threshold is amended to have 10 or more housing units in total (gross).

E) In exceptional circumstances, where on-site provision of affordable housing cannot be delivered and as a last resort, a financial contribution will be required to provide off-site affordable housing on other sites which may be more appropriate or beneficial in meeting the Borough's identified affordable housing needs.

LP D3: Optimising site capacity through the design-led approach

The design-led approach

A) All development must make the best use of land by following a design-led approach that optimises the capacity of sites, including site allocations. Optimising site capacity means ensuring that development is of the most appropriate form and land use for the site. The design-led approach requires consideration of design options to determine the most appropriate form of development that responds to a site's context and capacity for growth, and existing and planned supporting infrastructure capacity (as set out in Policy D2 Infrastructure requirements for sustainable densities), and that best delivers the requirements set out in Part D.

B) Higher density developments should generally be promoted in locations that are well connected to jobs, services, infrastructure and amenities by public transport, walking and cycling, in accordance with Policy D2 Infrastructure requirements for sustainable densities. Where these locations have existing areas of high density buildings, expansion of the areas should be positively considered by Boroughs where appropriate. This could also include expanding Opportunity Area boundaries where appropriate.

C) In other areas, incremental densification should be actively encouraged by Boroughs to achieve a change in densities in the most appropriate way. This should be interpreted in the context of Policy H2 Small sites.

D) Development proposals should:

Form and layout

1. enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions
2. encourage and facilitate active travel with convenient and inclusive pedestrian and cycling routes, crossing points, cycle parking, and legible entrances to buildings, that are aligned with peoples' movement patterns and desire lines in the area
3. be street-based with clearly defined public and private environments
4. facilitate efficient servicing and maintenance of buildings and the public realm, as well as deliveries, that minimise negative impacts on the environment, public realm and vulnerable road users

Experience

1. achieve safe, secure and inclusive environments
2. provide active frontages and positive reciprocal relationships between what happens inside the buildings and outside in the public realm to generate liveliness and interest
3. deliver appropriate outlook, privacy and amenity
4. provide conveniently located green and open spaces for social interaction, play, relaxation and physical activity
5. help prevent or mitigate the impacts of noise and poor air quality
6. achieve indoor and outdoor environments that are comfortable and inviting for people to use

Quality and character

1. respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character
2. be of high quality, with architecture that pays attention to detail, and gives thorough consideration to the practicality of use, flexibility, safety and building lifespan through appropriate construction methods and the use of attractive, robust materials which weather and mature well
3. aim for high sustainability standards (with reference to the policies within London Plan Chapters 8 and 9) and take into account the principles of the circular economy
4. provide spaces and buildings that maximise opportunities for urban greening to create attractive resilient places that can also help the management of surface water.

E) Where development parameters for allocated sites have been set out in a Development Plan, development proposals that do not accord with the site capacity in a site allocation can be refused for this reason.

LP D5: Inclusive Design

A) Boroughs, in preparing their Development Plans, should support the creation of inclusive neighbourhoods by embedding inclusive design, and collaborating with local communities in the development of planning policies that affect them.

B) Development proposal should achieve the highest standards of accessible and inclusive design. They should:

1. be designed taking into account London's diverse population
2. provide high quality people focused spaces that are designed to facilitate social interaction and inclusion
3. be convenient and welcoming with no disabling barriers, providing independent access without additional undue effort, separation or special treatment
4. be able to be entered, used and exited safely, easily and with dignity for all
5. be designed to incorporate safe and dignified emergency evacuation for all building users. In all developments where lifts are installed, as a minimum at least one lift per core (or more subject to capacity assessments) should be a suitably sized fire evacuation lift suitable to be used to evacuate people who require level access from the building.

C) Design and Access Statements, submitted as part of development proposals, should include an inclusive design statement.

LP D7: Accessible Housing

A) To provide suitable housing and genuine choice for London's diverse population, including disabled people, older people and families with young children, residential development must ensure that:

1. at least 10 per cent of dwellings (which are created via works to which Part M volume 1 of the Building Regulations applies) meet Building Regulation requirement M4(3) 'wheelchair user dwellings'
2. all other dwellings (which are created via works to which Part M volume 1 of the Building Regulations applies) meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings'.

LP D8: Public Realm

Development Plans and development proposals should:

A) encourage and explore opportunities to create new public realm where appropriate

B) ensure the public realm is well-designed, safe, accessible, inclusive, attractive, well-connected, related to the local and historic context, and easy to understand, service and maintain. Landscape treatment, planting, street furniture and surface materials should be of good quality, fit-for-purpose, durable and sustainable. Lighting, including for advertisements, should be carefully considered and well-

designed in order to minimise intrusive lighting infrastructure and reduce light pollution

C) maximise the contribution that the public realm makes to encourage active travel and ensure its design discourages travel by car and excessive on-street parking, which can obstruct people's safe enjoyment of the space. This includes design that reduces the impact of traffic noise and encourages appropriate vehicle speeds

D) be based on an understanding of how the public realm in an area functions and creates a sense of place during different times of the day and night, days of the week and times of the year. In particular, they should demonstrate an understanding of how people use the public realm, and the types, location and relationship between public spaces in an area, identifying where there are deficits for certain activities, or barriers to movement that create severance for pedestrians and cyclists

E) ensure both the movement function of the public realm and its function as a place are provided for and that the balance of space and time given to each reflects the individual characteristics of the area. The priority modes of travel for the area should be identified and catered for, as appropriate. Desire lines for people walking and cycling should be a particular focus, including the placement of street crossings, which should be regular, convenient and accessible

F) ensure there is a mutually supportive relationship between the space, surrounding buildings and their uses, so that the public realm enhances the amenity and function of buildings and the design of buildings contributes to a vibrant public realm

G) ensure buildings are of a design that activates and defines the public realm, and provides natural surveillance. Consideration should also be given to the local microclimate created by buildings, and the impact of service entrances and facades on the public realm

H) ensure appropriate management and maintenance arrangements are in place for the public realm, which maximise public access and minimise rules governing the space to those required for its safe management in accordance with the Public London Charter

I) incorporate green infrastructure such as street trees and other vegetation into the public realm to support rainwater management through sustainable drainage, reduce exposure to air pollution, moderate surface and air temperature and increase biodiversity

J) ensure that appropriate shade, shelter, seating and, where possible, areas of direct sunlight are provided, with other microclimatic considerations, including temperature and wind, taken into account in order to encourage people to spend time in a place

K) ensure that street clutter, including street furniture that is poorly located, unsightly, in poor condition or without a clear function is removed, to ensure that pedestrian amenity is improved. Consideration should be given to the use, design and location of street furniture so that it complements the use and function of the space. Applications which seek to introduce unnecessary street furniture should be refused

L) explore opportunities for innovative approaches to improving the public realm such as open street events and Play Streets

M) create an engaging public realm for people of all ages, with opportunities for social activities, formal and informal play and social interaction during the daytime, evening and at night. This should include identifying opportunities for the meanwhile use of sites in early phases of development to create temporary public realm

N) ensure that any on-street parking is designed so that it is not dominant or continuous, and that there is space for green infrastructure as well as cycle parking in the carriageway. Parking should not obstruct pedestrian lines

O) ensure the provision and future management of free drinking water at appropriate locations in the new or redeveloped public realm.

LP D12: Fire Safety

A) In the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they:

1. identify suitably positioned unobstructed outside space:
 - a - for fire appliances to be positioned on
 - b - appropriate for use as an evacuation assembly point
2. are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures
3. are constructed in an appropriate way to minimise the risk of fire spread
4. provide suitable and convenient means of escape, and associated evacuation strategy for all building users
5. develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in
6. provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.

B) All major development proposals should be submitted with a Fire Statement, which is an independent fire strategy, produced by a third party, suitably qualified assessor.

The statement should detail how the development proposal will function in terms of:

1. the building's construction: methods, products and materials used, including manufacturers' details

2. the means of escape for all building users: suitably designed stair cores, escape for building users who are disabled or require level access, and associated evacuation strategy approach
3. features which reduce the risk to life: fire alarm systems, passive and active fire safety measures and associated management and maintenance plans
4. access for fire service personnel and equipment: how this will be achieved in an evacuation situation, water supplies, provision and positioning of equipment, firefighting lifts, stairs and lobbies, any fire suppression and smoke ventilation systems proposed, and the ongoing maintenance and monitoring of these
5. how provision will be made within the curtilage of the site to enable fire appliances to gain access to the building
6. ensuring that any potential future modifications to the building will take into account and not compromise the base build fire safety/protection measures.

LP HC1: Heritage Conservation and Growth

A) Boroughs should, in consultation with Historic England, local communities and other statutory and relevant organisations, develop evidence that demonstrates a clear understanding of London's historic environment. This evidence should be used for identifying, understanding, conserving, and enhancing the historic environment and heritage assets, and improving access to, and interpretation of, the heritage assets, landscapes and archaeology within their area.

B) Development Plans and strategies should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with their surroundings. This knowledge should be used to inform the effective integration of London's heritage in regenerative change by:

1. setting out a clear vision that recognises and embeds the role of heritage in place-making
2. utilising the heritage significance of a site or area in the planning and design process
3. integrating the conservation and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses that contribute to their significance and sense of place
4. delivering positive benefits that conserve and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.

C) Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

D) Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets.

E) Where heritage assets have been identified as being At Risk, boroughs should identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and re-use.

LP G7: Trees and Woodlands

A) London's urban forest and woodlands should be protected and maintained, and new trees and woodlands should be planted in appropriate locations in order to increase the extent of London's urban forest – the area of London under the canopy of trees.

B) In their Development Plans, boroughs should:

1. protect 'veteran' trees and ancient woodland where these are not already part of a protected site¹³⁹
2. identify opportunities for tree planting in strategic locations.

C) Development proposals should ensure that, wherever possible, existing trees of value are retained.¹⁴⁰ If planning permission is granted that necessitates the removal of trees there should be adequate replacement based on the existing value of the benefits of the trees removed, determined by, for example, i-tree or CAVAT or another appropriate valuation system. The planting of additional trees should generally be included in new developments – particularly large-canopied species which provide a wider range of benefits because of the larger surface area of their canopy.

LP 1 BE1: Built Environment

The Council will require all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods, where people enjoy living and working and that serve the long-term needs of all residents. All new developments should:

1. Achieve a high quality of design in all new buildings, alterations, extensions and the public realm which enhances the local distinctiveness of the area, contributes to community cohesion and a sense of place;
2. Be designed to be appropriate to the identity and context of Hillingdon's buildings, townscapes, landscapes and views, and make a positive contribution to the local

area in terms of layout, form, scale and materials and seek to protect the amenity of surrounding land and buildings, particularly residential properties;

3. Be designed to include “Lifetime Homes” principles so that they can be readily adapted to meet the needs of those with disabilities and the elderly, 10% of these should be wheelchair accessible or easily adaptable to wheelchair accessibility encouraging places of work and leisure, streets, neighbourhoods, parks and open spaces to be designed to meet the needs of the community at all stages of people’s lives;

4. In the case of 10 dwellings or over, achieve a satisfactory assessment rating in terms of the latest Building for Life standards (as amended or replaced from time to time);

5. Improve areas of poorer environmental quality, including within the areas of relative disadvantage of Hayes, Yiewsley and West Drayton. All regeneration schemes should ensure that they are appropriate to their historic context, make use of heritage assets and reinforce their significance;

6. Incorporate a clear network of routes that are easy to understand, inclusive, safe, secure and connect positively with interchanges, public transport, community facilities and services;

7. Improve the quality of the public realm and provide for public and private spaces that are attractive, safe, functional, diverse, sustainable, accessible to all, respect the local character and landscape, integrate with the development, enhance and protect biodiversity through the inclusion of living walls, roofs and areas for wildlife, encourage physical activity and where appropriate introduce public art;

8. Create safe and secure environments that reduce crime and fear of crime, anti-social behaviour and risks from fire and arson having regard to Secure by Design standards and address resilience to terrorism in major development proposals;

9. 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 the loss of permeable areas;

10. Maximise the opportunities for all new homes to contribute to tackling and adapting to climate change and reducing emissions of local air quality pollutants. The Council will require all new development to achieve reductions in carbon dioxide emission in line with the London Plan targets through energy efficient design and effective use of low and zero carbon technologies. Where the required reduction from on-site renewable energy is not feasible within major developments, contributions off-site will be sought. The Council will seek to merge a suite of sustainable design goals, such as the use of SUDS, water efficiency, lifetime homes, and energy efficiency into a requirement measured against the Code for Sustainable

Homes and BREEAM. These will be set out within the Hillingdon Local Plan: Part 2- Development Management Policies Local Development Document (LDD). All developments should be designed to make the most efficient use of natural resources whilst safeguarding historic assets, their settings and local amenity and include sustainable design and construction techniques to increase the re-use and recycling of construction, demolition and excavation waste and reduce the amount disposed to landfill;

11. In the case of tall buildings, not adversely affect their surroundings including the local character, cause harm to the significance of heritage assets or impact on important views. Appropriate locations for tall buildings will be defined on a Character Study and may include parts of Uxbridge and Hayes subject to considering the Obstacle Limitation Surfaces for Heathrow Airport. Outside of Uxbridge and Hayes town centres, tall buildings will not be supported. The height of all buildings should be based upon an understanding of the local character and be appropriate to the positive qualities of the surrounding townscape. Support will be given for proposals that are consistent with local strategies, guidelines, supplementary planning documents and Hillingdon Local Plan: Part 2- Development Management Policies.

LP2 DMHB 1: Heritage Assets

A) The Council will expect development proposals to avoid harm to the historic environment. Development that has an effect on heritage assets will only be supported where:

- i) it sustains and enhances the significance of the heritage asset and puts them into viable uses consistent with their conservation;
- ii) it will not lead to a loss of significance or harm to an asset, unless it can be demonstrated that it will provide public benefit that would outweigh the harm or loss, in accordance with the NPPF;
- iii) it makes a positive contribution to the local character and distinctiveness of the area;
- iv) any extensions or alterations are designed in sympathy, without detracting from or competing with the heritage asset;
- v) the proposal would relate appropriately in terms of siting, style, scale, massing, height, design and materials;
- vi) buildings and structures within the curtilage of a heritage asset, or in close proximity to it, do not compromise its setting; and
- vii) opportunities are taken to conserve or enhance the setting, so that the significance of the asset can be appreciated more readily.

B) Development proposals affecting designated heritage assets need to take account of the effects of climate change and renewable energy without impacting negatively on the heritage asset. The Council may require an alternative solution which will protect the asset yet meet the sustainability objectives of the Local Plan.

C) The Council will seek to secure the repair and reuse of Listed Buildings and monuments and improvements to Conservation Areas on the Heritage at Risk Register, through negotiations with owners, the provision of advice and guidance, the use of appropriate legal action, and through bids for external funding for improvement works.

LP2 DMHB 2: Listed Buildings

A) Applications for Listed Building Consent and planning permission to alter, extend, or change the use of a statutorily Listed Building will only be permitted if they are considered to retain its significance and value and are appropriate in terms of the fabric, historic integrity, spatial quality and layout of the building. Any additions or alterations to a Listed Building should be sympathetic in terms of scale, proportion, detailed design, materials and workmanship.

B) Applications should include a Heritage Statement that demonstrates a clear understanding of the importance of the building and the impact of the proposals on its significance.

C) The substantial harm to or total loss of significance of a statutory Listed Building will only be permitted in exceptional circumstances when the nature of the heritage asset prevents all reasonable use of the building, no viable use can be found through marketing, grant-funding or charitable or public ownership and the loss is outweighed by bringing the site back into use. In such circumstances, full archaeological recording of the building will be required.

D) Planning permission will not be granted for proposals which are considered detrimental to the setting of a Listed Building.

LP2 DMHB 3: Locally Listed Buildings

A) There is a general presumption in favour of the retention of buildings, structures and features included in the Local List. The Council will take into account the effect of a proposal on the building's significance and the scale of any harm of loss when considering planning applications, including those for major alterations and extensions. Proposals will be permitted where they retain the significance, appearance, character or setting of a Locally Listed Building.

B) Applications should include a Heritage Statement that demonstrates a clear understanding of the importance of the structure and the impact of the proposals on the significance of the Locally Listed Building.

C) Replacement will only be considered if it can be demonstrated that the community benefits of such a proposal significantly outweigh those of retaining the Locally Listed Building.

LP2 DMHB 4: Conservation Areas

New development, including alterations and extensions to existing buildings, within a Conservation Area or on its fringes, will be expected to preserve or enhance the character or appearance of the area. It should sustain and enhance its significance and make a positive contribution to local character and distinctiveness. In order to achieve this, the Council will:

- A) Require proposals for new development, including any signage or advertisement, to be of a high quality contextual design. Proposals should exploit opportunities to restore any lost features and/or introduce new ones that would enhance the character and appearance of the Conservation Area.
- B) Resist the loss of buildings, historic street patterns, important views, landscape and open spaces or other features that make a positive contribution to the character or appearance of the Conservation Area; any such loss will need to be supported with a robust justification.
- C) Proposals will be required to support the implementation of improvement actions set out in relevant Conservation Area Appraisals and Management Plans.

LP2 DMHB 5: Areas of Special Local Character

- A) Within Areas of Special Local Character, new development should reflect the character of the area and its original layout. Alterations should respect the established scale, building lines, height, design and materials of the area.
- B) Extensions to dwellings should be subservient to, and respect the architectural style of the original buildings and allow sufficient space for appropriate landscaping, particularly between, and in front of, buildings.
- C) The replacement of buildings which positively contribute to the character and local importance of Areas of Special Local Character will normally be resisted.

LP2 DMHB 11: Design of New Development

- A) All development, including extensions, alterations and new buildings will be required to be designed to the highest standards and, incorporate principles of good design including:
 - i) harmonising with the local context by taking into account the surrounding:
 - scale of development, considering the height, mass and bulk of adjacent structures;
 - building plot sizes and widths, plot coverage and established street patterns;
 - building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure;
 - architectural composition and quality of detailing;
 - local topography, views both from and to the site; and

- impact on neighbouring open spaces and their environment.
- ii) ensuring the use of high quality building materials and finishes;
- iii) ensuring that the internal design and layout of development maximises sustainability and is adaptable to different activities;
- iv) protecting features of positive value within and adjacent to the site, including the safeguarding of heritage assets, designated and un-designated, and their settings; and
- v) landscaping and tree planting to protect and enhance amenity, biodiversity and green infrastructure.

B) Development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

C) Development will be required to ensure that the design safeguards the satisfactory re-development of any adjoining sites which have development potential. In the case of proposals for major development sites, the Council will expect developers to prepare master plans and design codes and to agree these with the Council before developing detailed designs.

D) Development proposals should make sufficient provision for well designed internal and external storage space for general, recycling and organic waste, with suitable access for collection. External bins should be located and screened to avoid nuisance and adverse visual impacts to occupiers and neighbours.

LP2 DMHB 12: Streets and Public Realm

A) Development should be well integrated with the surrounding area and accessible. It should:

- i) improve legibility and promote routes and wayfinding between the development and local amenities;
- ii) ensure public realm design takes account of the established townscape character and quality of the surrounding area;
- iii) include landscaping treatment that is suitable for the location, serves a purpose, contributes to local green infrastructure, the appearance of the area and ease of movement through the space;
- iv) provide safe and direct pedestrian and cycle movement through the space;
- v) incorporate appropriate and robust hard landscaping, using good quality materials, undertaken to a high standard;
- vi) where appropriate, include the installation of public art; and
- vii) deliver proposals which incorporate the principles of inclusive design. Proposals for gated developments will be resisted.

B) Public realm improvements will be sought from developments located close to transport interchanges and community facilities to ensure easy access between different transport modes and into local community facilities.

LP2 DMHB 14: Trees and Landscaping

A) All developments will be expected to retain or enhance existing landscaping, trees, biodiversity or other natural features of merit.

B) Development proposals will be required to provide a landscape scheme that includes hard and soft landscaping appropriate to the character of the area, which supports and enhances biodiversity and amenity particularly in areas deficient in green infrastructure.

C) Where space for ground level planting is limited, such as high rise buildings, the inclusion of living walls and roofs will be expected where feasible.

D) Planning applications for proposals that would affect existing trees will be required to provide an accurate tree survey showing the location, height, spread and species of trees. Where the tree survey identifies trees of merit, tree root protection areas and an arboricultural method statement will be required to show how the trees will be protected. Where trees are to be removed, proposals for replanting of new trees on-site must be provided or include contributions to offsite provision.

LP2 DMHB 15: Planning for Safer Places

The Council will require all new development to ensure safe and attractive public and private spaces by referring to the Council's latest guidance on Secured by Design principles. Where relevant, these should be included in the Design and Access Statement. Development will be required to comprise good design and create inclusive environments whilst improving safety and security by incorporating the following specific measures:

- i) providing entrances in visible, safe and accessible locations;
- ii) maximising natural surveillance;
- iii) ensuring adequate defensible space is provided;
- iv) providing clear delineations between public and private spaces; and
- v) providing appropriate lighting and CCTV.

LP D13: Agent of Change

A) The Agent of Change principle places the responsibility for mitigating impacts from existing noise and other nuisance-generating activities or uses on the proposed new noise-sensitive development. Boroughs should ensure that Development Plans and planning decisions reflect the Agent of Change principle and take account of existing noise and other nuisance-generating uses in a sensitive manner when new development is proposed nearby.

B) Development should be designed to ensure that established noise and other nuisance-generating uses remain viable and can continue or grow without unreasonable restrictions being placed on them.

C) New noise and other nuisance-generating development proposed close to residential and other noise-sensitive uses should put in place measures to mitigate and manage any noise impacts for neighbouring residents and businesses.

D) Development proposals should manage noise and other potential nuisances by:

1. ensuring good design mitigates and minimises existing and potential nuisances generated by existing uses and activities located in the area
2. exploring mitigation measures early in the design stage, with necessary and appropriate provisions including ongoing and future management of mitigation measures secured through planning obligations
3. separating new noise-sensitive development where possible from existing noise-generating businesses and uses through distance, screening, internal layout, sound-proofing, insulation and other acoustic design measures.

E) Boroughs should not normally permit development proposals that have not clearly demonstrated how noise and other nuisances will be mitigated and managed.

LP D14: Noise

A) In order to reduce, manage and mitigate noise to improve health and quality of life, residential and other non-aviation development proposals should manage noise by:

1. avoiding significant adverse noise impacts on health and quality of life
2. reflecting the Agent of Change principle as set out in Policy D13 Agent of Change
3. mitigating and minimising the existing and potential adverse impacts of noise on, from, within, as a result of, or in the vicinity of new development without placing unreasonable restrictions on existing noise-generating uses
4. improving and enhancing the acoustic environment and promoting appropriate
5. separating new noise-sensitive development from major noise sources (such as road, rail, air transport and some types of industrial use) through the use of distance, screening, layout, orientation, uses and materials – in preference to sole reliance on sound insulation
6. where it is not possible to achieve separation of noise-sensitive development and noise sources without undue impact on other sustainable development objectives, then any potential adverse effects should be controlled and mitigated through applying good acoustic design principles
7. promoting new technologies and improved practices to reduce noise at source, and on the transmission path from source to receiver.

B) Boroughs, and others with relevant responsibilities, should identify and nominate new Quiet Areas and protect existing Quiet Areas in line with the procedure in Defra's Noise Action Plan for Agglomerations.

LP SI 2: Minimising Greenhouse Gas Emissions

A) Major development should be net zero-carbon.¹⁵¹ This means reducing greenhouse gas emissions in operation and minimising both annual and peak energy demand in accordance with the following energy hierarchy:

1. be lean: use less energy and manage demand during operation
2. be clean: exploit local energy resources (such as secondary heat) and supply energy efficiently and cleanly
3. be green: maximise opportunities for renewable energy by producing, storing and using renewable energy on-site
4. be seen: monitor, verify and report on energy performance.

B) Major development proposals should include a detailed energy strategy to demonstrate how the zero-carbon target will be met within the framework of the energy hierarchy.

C) A minimum on-site reduction of at least 35 per cent beyond Building Regulations¹⁵² is required for major development. Residential development should achieve 10 per cent, and non-residential development should achieve 15 per cent through energy efficiency measures. Where it is clearly demonstrated that the zero-carbon target cannot be fully achieved on-site, any shortfall should be provided, in agreement with the borough, either:

1. through a cash in lieu contribution to the borough's carbon offset fund, or
2. off-site provided that an alternative proposal is identified and delivery is certain.

D) Boroughs must establish and administer a carbon offset fund. Offset fund payments must be ring-fenced to implement projects that deliver carbon reductions. The operation of offset funds should be monitored and reported on annually.

E) Major development proposals should calculate and minimise carbon emissions from any other part of the development, including plant or equipment, that are not covered by Building Regulations, i.e. unregulated emissions.

F) Development proposals referable to the Mayor should calculate whole life-cycle carbon emissions through a nationally recognised Whole Life-Cycle Carbon Assessment and demonstrate actions taken to reduce life-cycle carbon emissions.

LP SI 12: Flood Risk Management

A) Current and expected flood risk from all sources (as defined in paragraph 9.2.12) across London should be managed in a sustainable and cost-effective way in collaboration with the Environment Agency, the Lead Local Flood Authorities, developers and infrastructure providers.

B) Development Plans should use the Mayor's Regional Flood Risk Appraisal and their Strategic Flood Risk Assessment as well as Local Flood Risk Management

Strategies, where necessary, to identify areas where particular and cumulative flood risk issues exist and develop actions and policy approaches aimed at reducing these risks. Boroughs should cooperate and jointly address cross-boundary flood risk issues including with authorities outside London.

C) Development proposals should ensure that flood risk is minimised and mitigated, and that residual risk is addressed. This should include, where possible, making space for water and aiming for development to be set back from the banks of watercourses.

D) Developments Plans and development proposals should contribute to the delivery of the measures set out in Thames Estuary 2100 Plan. The Mayor will work with the Environment Agency and relevant local planning authorities, including authorities outside London, to safeguard an appropriate location for a new Thames Barrier.

E) Development proposals for utility services should be designed to remain operational under flood conditions and buildings should be designed for quick recovery following a flood.

F) Development proposals adjacent to flood defences will be required to protect the integrity of flood defences and allow access for future maintenance and upgrading. Unless exceptional circumstances are demonstrated for not doing so, development proposals should be set back from flood defences to allow for any foreseeable future maintenance and upgrades in a sustainable and cost-effective way.

G) Natural flood management methods should be employed in development proposals due to their multiple benefits including increasing flood storage and creating recreational areas and habitat.

LP SI 13: Sustainable Drainage

A) Lead Local Flood Authorities should identify – through their Local Flood Risk Management Strategies and Surface Water Management Plans – areas where there are particular surface water management issues and aim to reduce these risks. Increases in surface water run-off outside these areas also need to be identified and addressed.

B) Development proposals should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible. There should also be a preference for green over grey features, in line with the following drainage hierarchy:

1. rainwater use as a resource (for example rainwater harvesting, blue roofs for irrigation)
2. rainwater infiltration to ground at or close to source
3. rainwater attenuation in green infrastructure features for gradual release (for example green roofs, rain gardens)

4. rainwater discharge direct to a watercourse (unless not appropriate)
5. controlled rainwater discharge to a surface water sewer or drain
6. controlled rainwater discharge to a combined sewer.

C) Development proposals for impermeable surfacing should normally be resisted unless they can be shown to be unavoidable, including on small surfaces such as front gardens and driveways.

D) Drainage should be designed and implemented in ways that promote multiple benefits including increased water use efficiency, improved water quality, and enhanced biodiversity, urban greening, amenity and recreation.

LP1 EM6: Flood Risk Management

The Council will require new development to be directed away from Flood Zones 2 and 3 in accordance with the principles of the National Planning Policy Framework (NPPF).

The subsequent Hillingdon Local Plan: Part 2 -Site Specific Allocations LDD will be subjected to the Sequential Test in accordance with the NPPF. Sites will only be allocated within Flood Zones 2 or 3 where there are overriding issues that outweigh flood risk. In these instances, policy criteria will be set requiring future applicants of these sites to demonstrate that flood risk can be suitably mitigated.

The Council will require all development across the borough to use sustainable urban drainage systems (SUDS) unless demonstrated that it is not viable. The Council will encourage SUDS to be linked to water efficiency methods. The Council may require developer contributions to guarantee the long term maintenance and performance of SUDS is to an appropriate standard.

LP1 EM8: Land, Water, Air and Noise

Water Quality

The Council will seek to safeguard and improve all water quality, both ground and surface. Principal Aquifers, and Source Protection Zones will be given priority along with the:

- River Colne
- Grand Union Canal
- River Pinn
- Yeading Brook
- Porter Land Brook
- River Crane
- Ruislip Lido

Air Quality

All development should not cause deterioration in the local air quality levels and should ensure the protection of both existing and new sensitive receptors.

All major development within the Air Quality Management Area (AQMA) should demonstrate air quality neutrality (no worsening of impacts) where appropriate; actively contribute to the promotion of sustainable transport measures such as vehicle charging points and the increased provision for vehicles with cleaner transport fuels; deliver increased planting through soft landscaping and living walls and roofs; and provide a management plan for ensuring air quality impacts can be kept to a minimum.

The Council seeks to reduce the levels of pollutants referred to in the Government's National Air Quality Strategy and will have regard to the Mayor's Air Quality Strategy. London Boroughs should also take account of the findings of the Air Quality Review and Assessments and Actions plans, in particular where Air Quality Management Areas have been designated.

The Council has a network of Air Quality Monitoring stations but recognises that this can be widened to improve understanding of air quality impacts. The Council may therefore require new major development in an AQMA to fund additional air quality monitoring stations to assist in managing air quality improvements.

Noise

The Council will investigate Hillingdon's target areas identified in the Defra Noise Action Plans, promote the maximum possible reduction in noise levels and will minimise the number of people potentially affected.

The Council will seek to identify and protect Quiet Areas in accordance with Government Policy on sustainable development and other Local Plan policies.

The Council will seek to ensure that noise sensitive development and noise generating development are only permitted if noise impacts can be adequately controlled and mitigated.

Land Contamination

The Council will expect proposals for development on contaminated land to provide mitigation strategies that reduce the impacts on surrounding land uses. Major development proposals will be expected to demonstrate a sustainable approach to remediation that includes techniques to reduce the need to landfill.

Water Resources

The Council will require that all new development demonstrates the incorporation of water efficiency measures within new development to reduce the rising demand on potable water. All new development must incorporate water recycling and collection facilities unless it can be demonstrated it is not appropriate. For residential

developments, the Council will require applicants to demonstrate that water consumption will not surpass 105 litres per person per day.

LP2 DMEI 2: Reducing Carbon Emissions

- A) All developments are required to make the fullest contribution to minimising carbon dioxide emissions in accordance with London Plan targets.
- B) All major development proposals must be accompanied by an energy assessment showing how these reductions will be achieved.
- C) Proposals that fail to take reasonable steps to achieve the required savings will be resisted. However, where it is clearly demonstrated that the targets for carbon emissions cannot be met onsite, the Council may approve the application and seek an off-site contribution to make up for the shortfall.

LP2 DMEI 9: Management of Flood Risk

- A) Development proposals in Flood Zones 2 and 3a will be required to demonstrate that there are no suitable sites available in areas of lower flood risk. Where no appropriate sites are available, development should be located on the areas of lowest flood risk within the site. Flood defences should provide protection for the lifetime of the development. Finished floor levels should reflect the Environment Agency's latest guidance on climate change.
- B) Development proposals in these areas will be required to submit an appropriate level Flood Risk Assessment (FRA) to demonstrate that the development is resilient to all sources of flooding.
- C) Development in Flood Zone 3b will be refused in principle unless identified as an appropriate development in Flood Risk Planning Policy Guidance. Development for appropriate uses in Flood Zone 3b will only be approved if accompanied by an appropriate FRA that demonstrates the development will be resistant and resilient to flooding and suitable warning and evacuation methods are in place.
- D) Developments may be required to make contributions (through legal agreements) to previously identified flood improvement works that will benefit the development site.
- E) Proposals that fail to make appropriate provision for flood risk mitigation, or which would increase the risk or consequences of flooding, will be refused.

LP2 DMEI 10: Water Management, Efficiency, and Quality

- A) Applications for all new build developments (not conversions, change of use, or refurbishment) are required to include a drainage assessment demonstrating that

appropriate sustainable drainage systems (SuDS) have been incorporated in accordance with the London Plan Hierarchy (Policy 5.13: Sustainable drainage).

B) All major new build developments, as well as minor developments in Critical Drainage Areas or an area identified at risk from surface water flooding must be designed to reduce surface water run-off rates to no higher than the pre-development greenfield run-off rate in a 1:100 year storm scenario, plus an appropriate allowance for climate change for the worst storm duration. The assessment is required regardless of the changes in impermeable areas and the fact that a site has an existing high run-off rate will not constitute justification.

C) Rain Gardens and non householder development should be designed to reduce surface water run-off rates to Greenfield run-off rates.

D) Schemes for the use of SuDS must be accompanied by adequate arrangements for the management and maintenance of the measures used, with appropriate contributions made to the Council where necessary.

E) Proposals that would fail to make adequate provision for the control and reduction of surface water run-off rates will be refused.

F) Developments should be drained by a SuDS system and must include appropriate methods to avoid pollution of the water environment. Preference should be given to utilising the drainage options in the SuDS hierarchy which remove the key pollutants that hinder improving water quality in Hillingdon. Major development should adopt a 'treatment train' approach where water flows through different SuDS to ensure resilience in the system. Water Efficiency

G) All new development proposals (including refurbishments and conversions) will be required to include water efficiency measures, including the collection and reuse of rain water and grey water.

H) All new residential development should demonstrate water usage rates of no more than 105 litres/person/day.

I) It is expected that major development proposals will provide an integrated approach to surface water run-off attenuation, water collection, recycling and reuse. Water and Wastewater Infrastructure

J) All new development proposals will be required to demonstrate that there is sufficient capacity in the water and wastewater infrastructure network to support the proposed development. Where there is a capacity constraint the local planning authority will require the developer to provide a detailed water and/or drainage strategy to inform what infrastructure is required, where, when and how it will be delivered.

LP2 DMEI 12: Development of Land Affected by Contamination

A) Proposals for development on potentially contaminated sites will be expected to be accompanied by at least an initial study of the likely contaminants. The Council will support planning permission for any development of land which is affected by contamination where it can be demonstrated that contamination issues have been adequately assessed and the site can be safely remediated so that the development can be made suitable for the proposed use.

B) Conditions will be imposed where planning permission is given for development on land affected by contamination to ensure all the necessary remedial works are implemented, prior to commencement of development.

C) Where initial studies reveal potentially harmful levels of contamination, either to human health or controlled waters and other environmental features, full intrusive ground investigations and remediation proposals will be expected prior to any approvals.

D) In some instances, where remedial works relate to an agreed set of measures such as the management of ongoing remedial systems, or remediation of adjoining or other affected land, a S106 planning obligation will be sought.

LP2 DMEI 14: Air Quality

A) Development proposals should demonstrate appropriate reductions in emissions to sustain compliance with and contribute towards meeting EU limit values and national air quality objectives for pollutants.

B) Development proposals should, as a minimum:

i) be at least “air quality neutral”;

ii) include sufficient mitigation to ensure there is no unacceptable risk from air pollution to sensitive receptors, both existing and new; and

iii) actively contribute towards the improvement of air quality, especially within the Air Quality Management Area.

TP T4: Assessing and Mitigating Transport Impacts

A) Development Plans and development proposals should reflect and be integrated with current and planned transport access, capacity and connectivity.

B) When required in accordance with national or local guidance, transport assessments/statements should be submitted with development proposals to ensure that impacts on the capacity of the transport network (including impacts on pedestrians and the cycle network), at the local, network-wide and strategic level, are fully assessed. Transport assessments should focus on embedding the Healthy Streets Approach within, and in the vicinity of, new development. Travel Plans,

Parking Design and Management Plans, Construction Logistics Plans and Delivery and Servicing Plans will be required having regard to Transport for London guidance.

C) Where appropriate, mitigation, either through direct provision of public transport, walking and cycling facilities and highways improvements or through financial contributions, will be required to address adverse transport impacts that are identified.

D) Where the ability to absorb increased travel demand through active travel modes has been exhausted, existing public transport capacity is insufficient to allow for the travel generated by proposed developments, and no firm plans and funding exist for an increase in capacity to cater for the increased demand, planning permission will be contingent on the provision of necessary public transport and active travel infrastructure.

E) The cumulative impacts of development on public transport and the road network capacity including walking and cycling, as well as associated effects on public health, should be taken into account and mitigated.

F) Development proposals should not increase road danger.

LP T5: Cycling

A) Development Plans and development proposals should help remove barriers to cycling and create a healthy environment in which people choose to cycle. This will be achieved through:

1. supporting the delivery of a London-wide network of cycle routes, with new routes and improved infrastructure
2. securing the provision of appropriate levels of cycle parking which should be fit for purpose, secure and well-located. Developments should provide cycle parking at least in accordance with the minimum standards set out in Table 10.2 and Figure 10.3, ensuring that a minimum of two short-stay and two long-stay cycle parking spaces are provided where the application of the minimum standards would result in a lower provision.

B) Cycle parking should be designed and laid out in accordance with the guidance contained in the London Cycling Design Standards. Development proposals should demonstrate how cycle parking facilities will cater for larger cycles, including adapted cycles for disabled people.

C) Development Plans requiring more generous provision of cycle parking based on local evidence will be supported.

D) Where it is not possible to provide suitable short-stay cycle parking off the public highway, the borough should work with stakeholders to identify an appropriate on-street location for the required provision. This may mean the reallocation of space

from other uses such as on-street car parking. Alternatively, in town centres, adding the required provision to general town centre cycle parking is also acceptable. In such cases, a commuted sum should be paid to the local authority to secure provision.

E) Where it is not possible to provide adequate cycle parking within residential developments, boroughs must work with developers to propose alternative solutions which meet the objectives of the standards. These may include options such as providing spaces in secure, conveniently-located, on-street parking facilities such as bicycle hangers.

F) Where the use class of a development is not fixed at the point of application, the highest potential applicable cycle parking standard should be applied.

LP T6: Car Parking

A) Car parking should be restricted in line with levels of existing and future public transport accessibility and connectivity.

B) Car-free development should be the starting point for all development proposals in places that are (or are planned to be) well-connected by public transport, with developments elsewhere designed to provide the minimum necessary parking ('car-lite'). Car-free development has no general parking but should still provide disabled persons parking in line with Part E of this policy.

C) An absence of local on-street parking controls should not be a barrier to new development, and boroughs should look to implement these controls wherever necessary to allow existing residents to maintain safe and efficient use of their streets.

D) The maximum car parking standards set out in Policy T6 .1 Residential parking to Policy T6 .5 Non-residential disabled persons parking should be applied to development proposals and used to set local standards within Development Plans.

E) Appropriate disabled persons parking for Blue Badge holders should be provided as set out in Policy T6 .1 Residential parking to Policy T6 .5 Non-residential disabled persons parking.

F) Where provided, each motorcycle parking space should count towards the maximum for car parking spaces at all use classes.

G) Where car parking is provided in new developments, provision should be made for infrastructure for electric or other Ultra-Low Emission vehicles in line with Policy T6 .1 Residential parking, Policy T6 .2 Office Parking, Policy T6 .3 Retail parking, and Policy T6 .4 Hotel and leisure uses parking.

All operational parking should make this provision, including offering rapid charging. New or re-provided petrol filling stations should provide rapid charging hubs and/or hydrogen refuelling facilities.

H) Where electric vehicle charging points are provided on-street, physical infrastructure should not negatively affect pedestrian amenity and should ideally be located off the footway. Where charging points are located on the footway, it must remain accessible to all those using it including disabled people.

I) Adequate provision should be made for efficient deliveries and servicing and emergency access.

J) A Parking Design and Management Plan should be submitted alongside all applications which include car parking provision, indicating how the car parking will be designed and managed, with reference to Transport for London guidance on parking management and parking design.

K) Boroughs that have adopted or wish to adopt more restrictive general or operational parking policies are supported, including borough-wide or other area-based car-free policies. Outer London boroughs wishing to adopt minimum residential parking standards through a Development Plan Document (within the maximum standards set out in Policy T6 .1 Residential parking) must only do so for parts of London that are PTAL 0-1. Inner London boroughs should not adopt minimum standards. Minimum standards are not appropriate for non-residential use classes in any part of London.

L) Where sites are redeveloped, parking provision should reflect the current approach and not be re-provided at previous levels where this exceeds the standards set out in this policy. Some flexibility may be applied where retail sites are redeveloped outside of town centres in areas which are not well served by public transport, particularly in outer London.

LP T6.1: Residential Parking

A) New residential development should not exceed the maximum parking standards set out in Table 10.3. These standards are a hierarchy with the more restrictive standard applying when a site falls into more than one category.

B) Parking spaces within communal car parking facilities (including basements) should be leased rather than sold.

C) All residential car parking spaces must provide infrastructure for electric or Ultra-Low Emission vehicles. At least 20 per cent of spaces should have active charging facilities, with passive provision for all remaining spaces.

D) Outside of the CAZ, and to cater for infrequent trips, car club spaces may be considered appropriate in lieu of private parking. Any car club spaces should have active charging facilities.

E) Large-scale purpose-built shared living, student accommodation and other sui generis residential uses should be car-free.

F) The provision of car parking should not be a reason for reducing the level of affordable housing in a proposed development.

G) Disabled persons parking should be provided for new residential developments. Residential development proposals delivering ten or more units must, as a minimum:

1. ensure that for three per cent of dwellings, at least one designated disabled persons parking bay per dwelling is available from the outset
2. demonstrate as part of the Parking Design and Management Plan, how an additional seven per cent of dwellings could be provided with one designated disabled persons parking space per dwelling in future upon request as soon as existing provision is insufficient. This should be secured at the planning stage.

H) All disabled persons parking bays associated with residential development must:

1. be for residents' use only (whether M4(2) or M4(3) dwellings)
2. not be allocated to specific dwellings, unless provided within the curtilage of the dwelling
3. be funded by the payment of a commuted sum by the applicant, if provided on-street (this includes a requirement to fund provision of electric vehicle charging infrastructure)
4. count towards the maximum parking provision for the development
5. be designed in accordance with the design guidance in BS8300vol.1
6. be located to minimise the distance between disabled persons parking bays and the dwelling or the relevant block entrance or lift core, and the route should be preferably level or where this is not possible, should be gently sloping (1:60-1:20) on a suitable firm ground surface.

LP2 DMT 1: Managing Transport Impacts

A) Development proposals will be required to meet the transport needs of the development and address its transport impacts in a sustainable manner. In order for developments to be acceptable they are required to:

- i) be accessible by public transport, walking and cycling either from the catchment area that it is likely to draw its employees, customers or visitors from and/or the services and facilities necessary to support the development;
- ii) maximise safe, convenient and inclusive accessibility to, and from within developments for pedestrians, cyclists and public transport users;
- iii) provide equal access for all people, including inclusive access for disabled people;
- iv) adequately address delivery, servicing and drop-off requirements; and

v) have no significant adverse transport or associated air quality and noise impacts on the local and wider environment, particularly on the strategic road network.

B) Development proposals will be required to undertake a satisfactory Transport Assessment and Travel Plan if they meet or exceed the appropriate thresholds. All major developments¹¹ that fall below these thresholds will be required to produce a satisfactory Transport Statement and Local Level Travel Plan. All these plans should demonstrate how any potential impacts will be mitigated and how such measures will be implemented.

LP2 DMT 2: Highways Impacts

Development proposals must ensure that:

- i) safe and efficient vehicular access to the highway network is provided to the Council's standards;
- ii) they do not contribute to the deterioration of air quality, noise or local amenity or safety of all road users and residents;
- iii) safe, secure and convenient access and facilities for cyclists and pedestrian are satisfactorily accommodated in the design of highway and traffic management schemes;
- iv) impacts on local amenity and congestion are minimised by routing through traffic by the most direct means to the strategic road network, avoiding local distributor and access roads; and
- v) there are suitable mitigation measures to address any traffic impacts in terms of capacity and functions of existing and committed roads, including along roads or through junctions which are at capacity.

LP2 Policy DMT 5: Pedestrians and Cyclists

A) Development proposals will be required to ensure that safe, direct and inclusive access for pedestrians and cyclists is provided on the site connecting it to the wider network, including:

- i) the retention and, where appropriate, enhancement of any existing pedestrian and cycle routes;
- ii) the provision of a high quality and safe public realm or interface with the public realm, which facilitates convenient and direct access to the site for pedestrian and cyclists;
- iii) the provision of well signposted, attractive pedestrian and cycle routes separated from vehicular traffic where possible; and
- iv) the provision of cycle parking and changing facilities in accordance with Appendix C, Table 1 or, in agreement with Council.

B) Development proposals located next to or along the Blue Ribbon Network will be required to enhance and facilitate inclusive, safe and secure pedestrian and cycle access to the network. Development proposals, by virtue of their design, will be

required to complement and enhance local amenity and include passive surveillance to the network.

LP2 DMT 6: Vehicle Parking

A) Development proposals must comply with the parking standards outlined in Appendix C Table 1 in order to facilitate sustainable development and address issues relating to congestion and amenity. The Council may agree to vary these requirements when:

- i) the variance would not lead to a deleterious impact on street parking provision, congestion or local amenity; and/or
- ii) a transport appraisal and travel plan has been approved and parking provision is in accordance with its recommendations.

B) All car parks provided for new development will be required to contain conveniently located reserved spaces for wheelchair users and those with restricted mobility in accordance with the Council's Accessible Hillingdon SPD.

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Hillingdon Planning Committee

Thursday 5th September 2024



HILLINGDON
LONDON

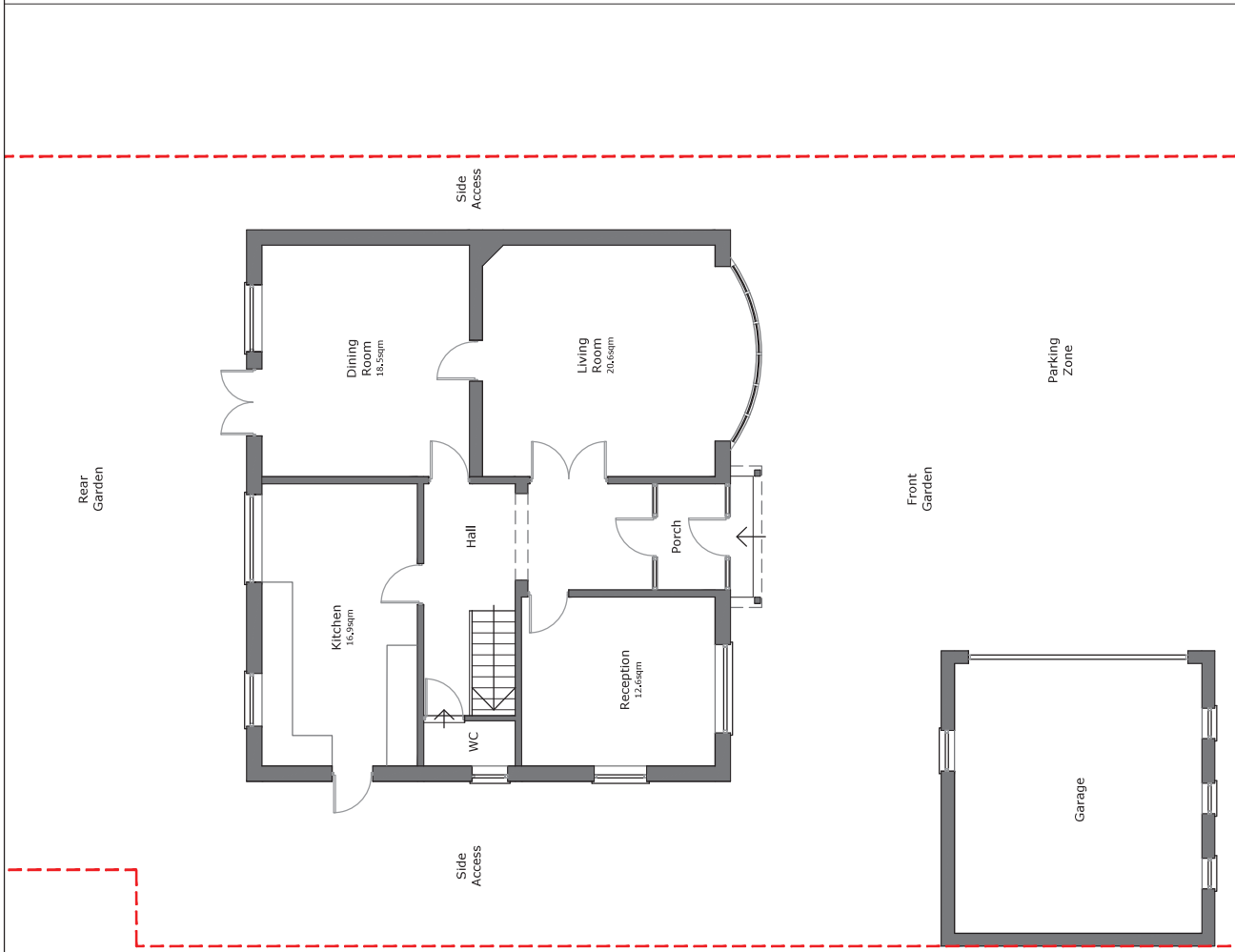
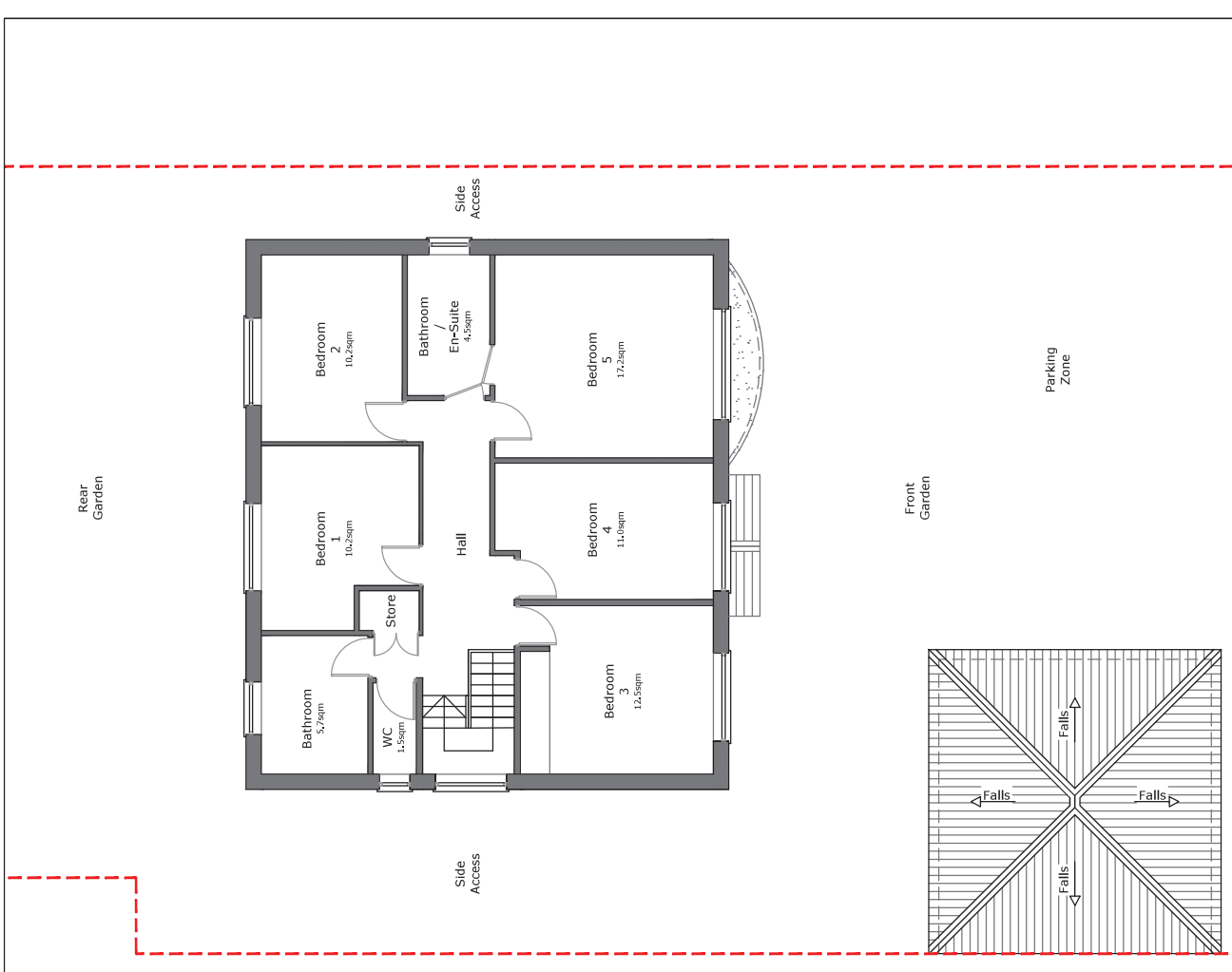
www.hillingdon.gov.uk

Report of the Head of Development Management and Building Control

Address: 36 MOOR PARK ROAD NORTHWOOD

Development: Change of use from residential dwelling (Use Class C3) to children's care home (Use Class C2), to include a bike and bin store.

LBH Ref Nos: 77170/APP/2024/1240

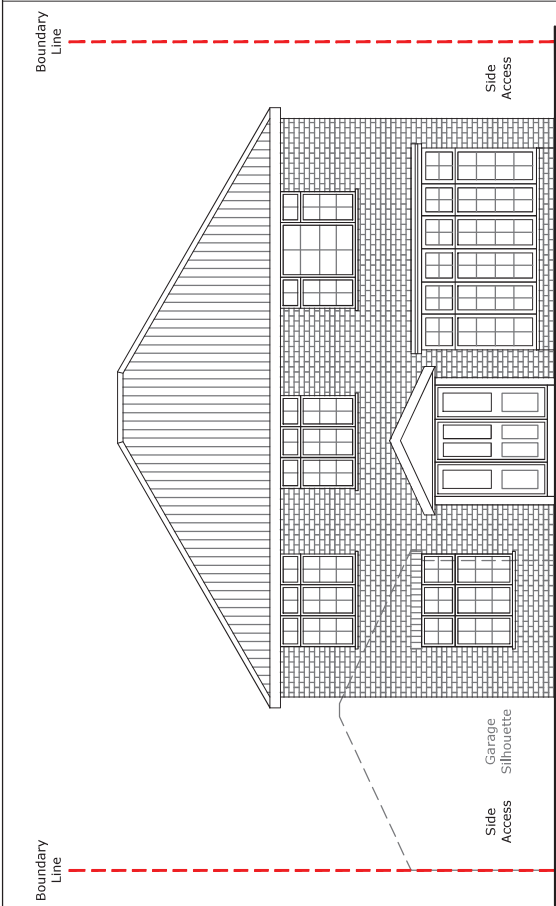


Rev	Description	Date
1	Architectural Hub Ltd The Old Stable Yard, Sandpit Lane, South Weald Brentwood Essex CM14 5QE www.architecturalhub.co.uk info@architecturalhub.co.uk 01277 201 828	
2	New Chapters Homes Job title : 36 Moor Park Road, Northwood, HA6 2DJ	
PL02	Issued for Approval	24.05.08
PL01	Issued for Approval	24.05.03
		Scale: 1:100
		Date: May 2024
		Drawn: AHUB2404002-3

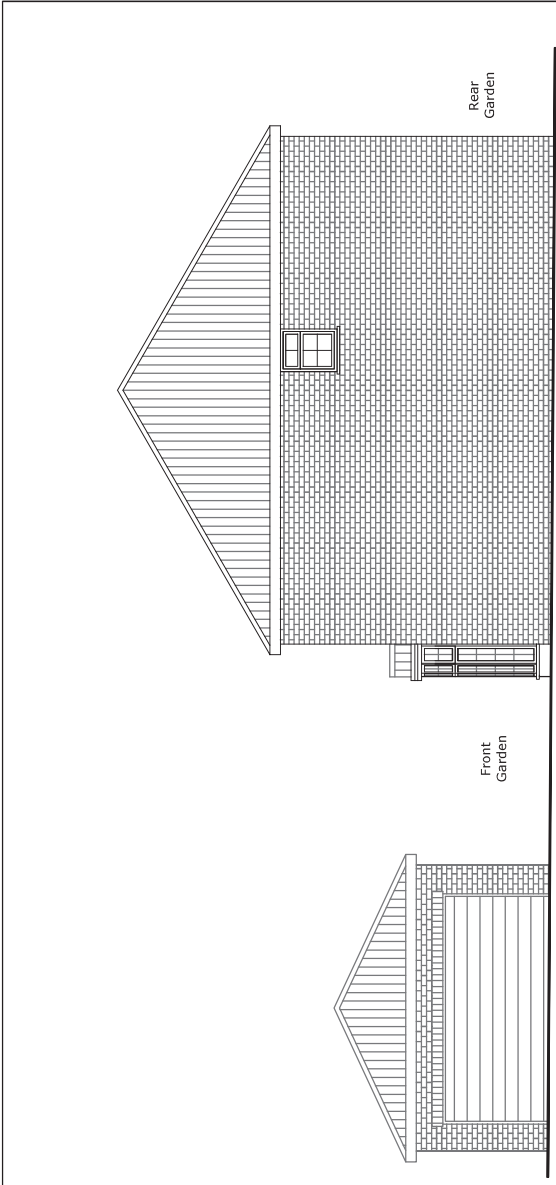
2 Existing First Floor Plan
 1:100 - GIA: 87.1 sqm

1 Existing Ground Floor Plan
 1:100 - GIA: 91.6 sqm

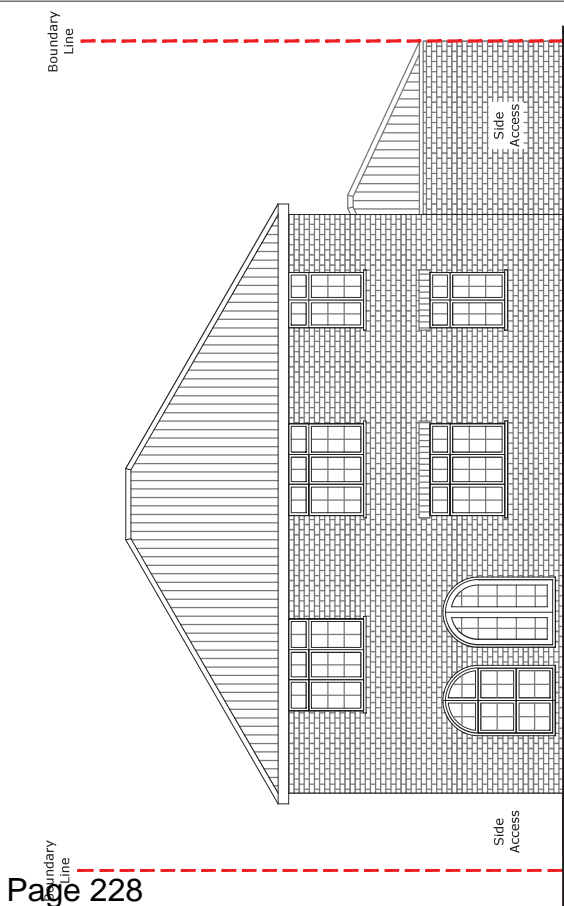
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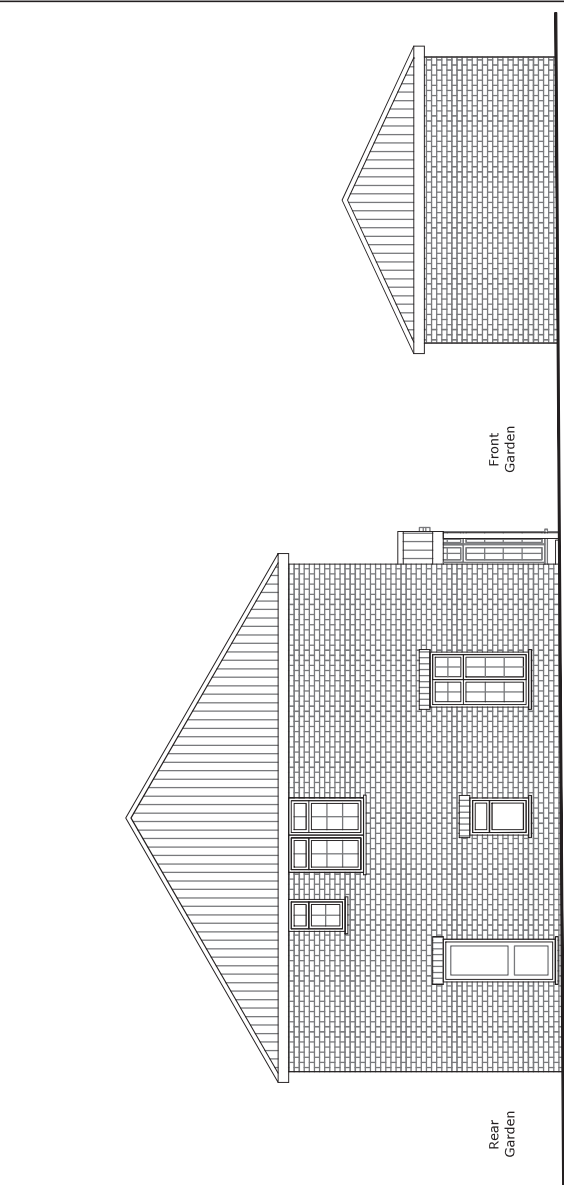
1 Existing South Elevation
1:100 - Front Elevation



2 Existing East Elevation
1:100 - Front to Rear



3 Existing North Elevation
1:100 - Rear Elevation



4 Existing West Elevation
1:100 - Side Access

PL02	Issued for Approval	24.05.08
PL01	Issued for Approval	24.05.03
Rev	Description	Date
	Architectural Hub Ltd The Old Stable Yard, Sandpit Lane, South Weald Brentwood Essex CM14 5QE www.architecturalhub.co.uk info@architecturalhub.co.uk 01277 201 828	
Client	: New Chapters Homes	
Job title	: 36 Moor Park Road, Northwood, HA6 2DJ	
Dwg	: Existing Elevations	
Scale	: 1:100	
Date	: May 2024	
Ref	: AHUB2404002-5	

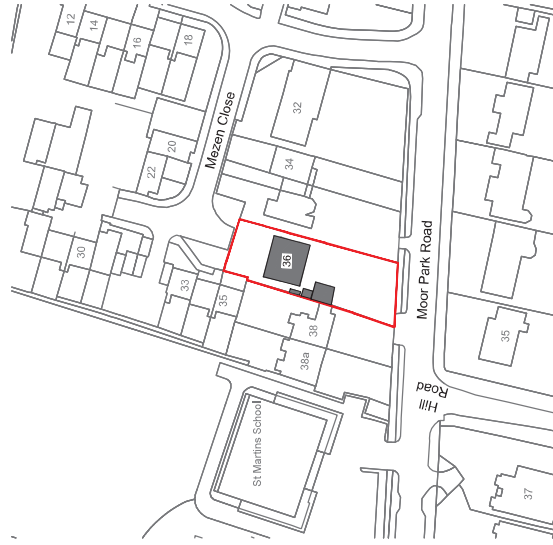




1:500 Site Block Plan

© Crown Copyright 2016, Streetwise Licence No. 100047474

SCALE 1:500 (METRES)



1:1250 Site Location Plan

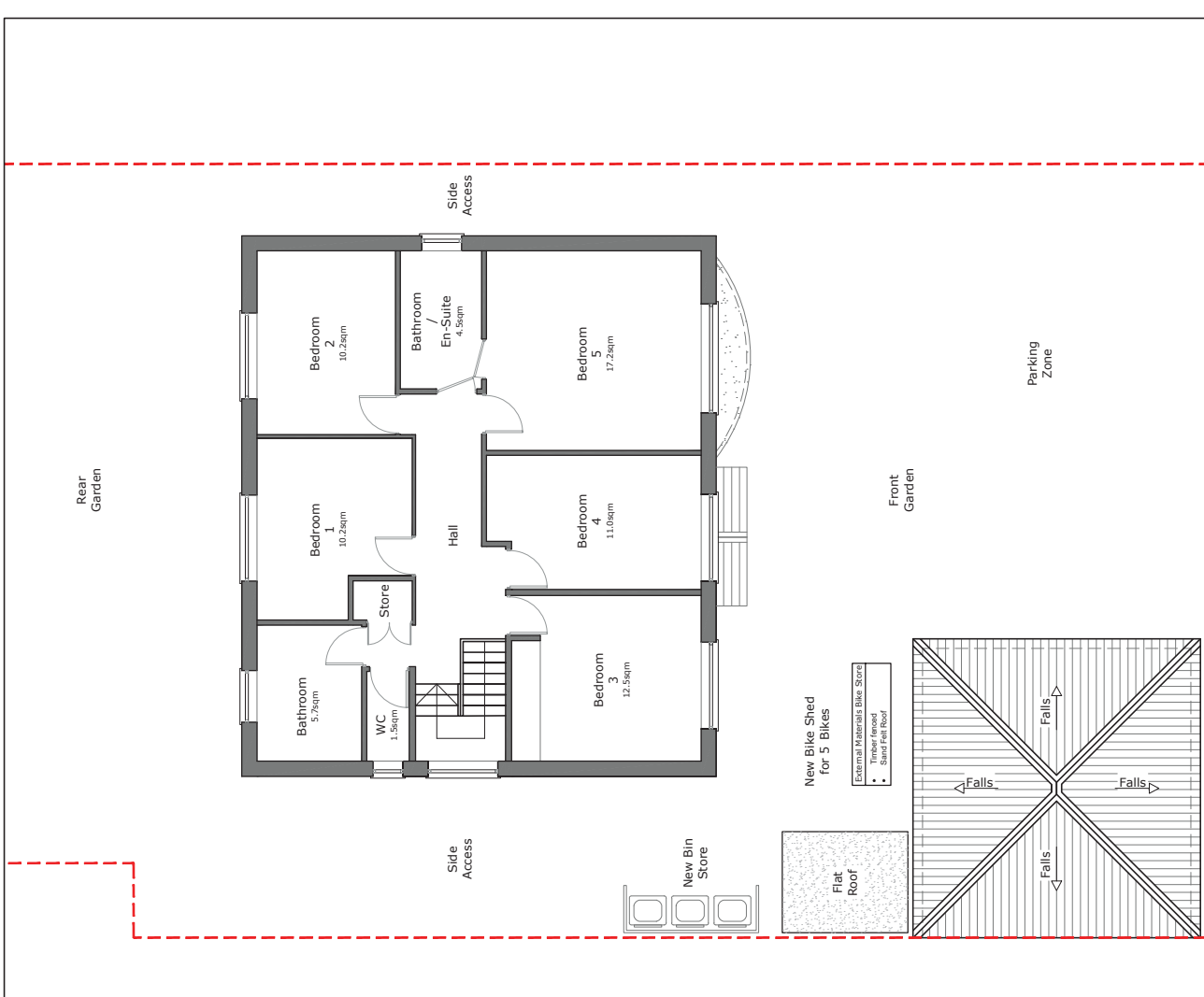
© Crown Copyright 2016, Streetwise Licence No. 100047474

SCALE 1:1250 (METRES)

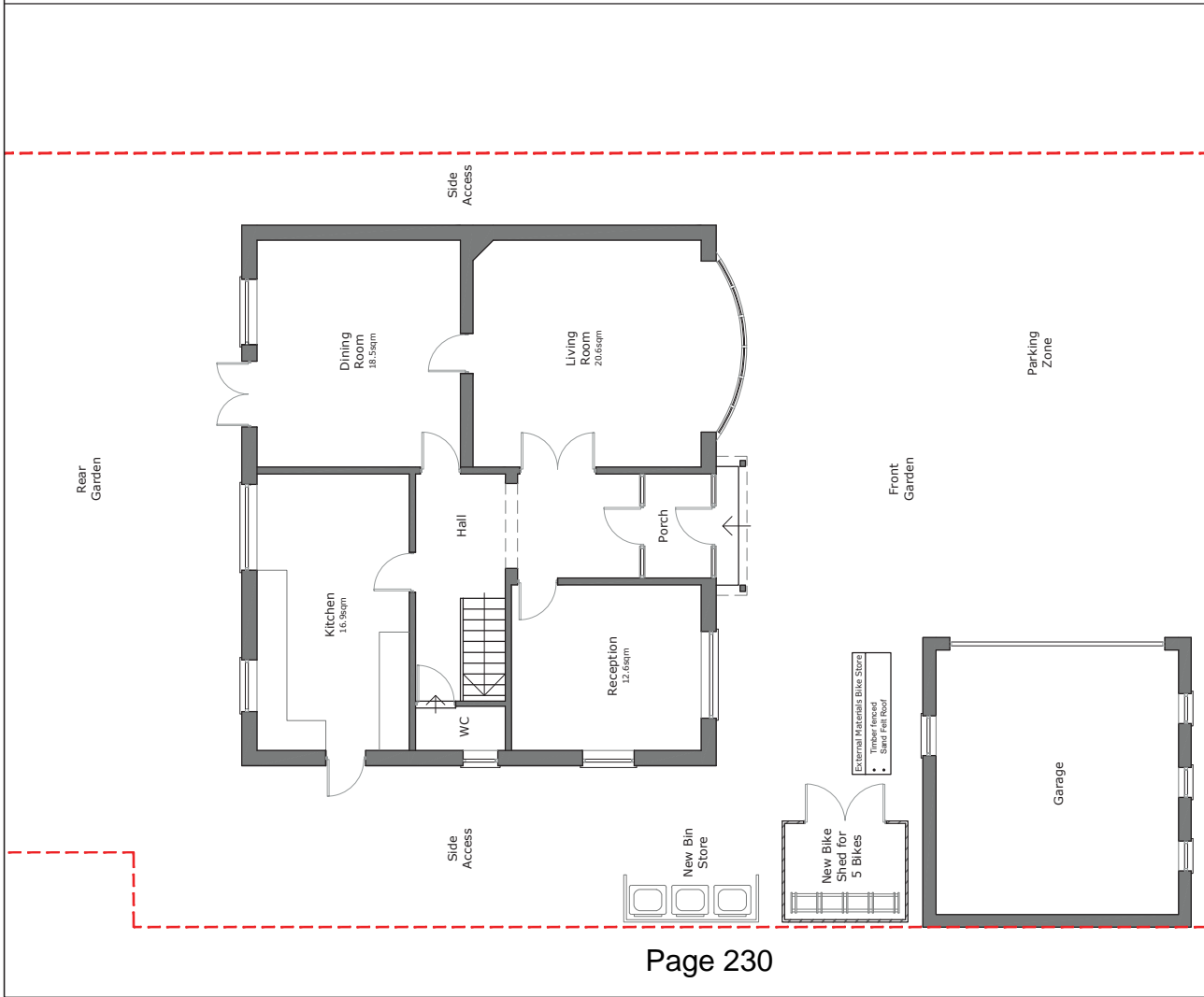


PL02	Issued for Approval	24.05.08
PL01	Issued for Approval	24.05.03
Rev	Description	Date
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Client	: New Chapters Homes	
Job title	: 36 Moor Park Road, Northwood, HAG 2D1	
Drawn	: Proposed Block and Location Plan	
Scale	: 1:1250/1:500	
Date	: May 2024	
Ref	: AHUB2404002-2	





2 Proposed First Floor Plan
1:100 - GIA: 87.1 sqm



1 Proposed Ground Floor Plan
1:100 - GIA: 91.6 sqm

KEY

- Existing Walls: [Solid Line]
- Proposed Walls: [Dashed Line]
- Ex Building Line: [Dotted Line]

SCALE 1:100 (METRES)

0 5 10

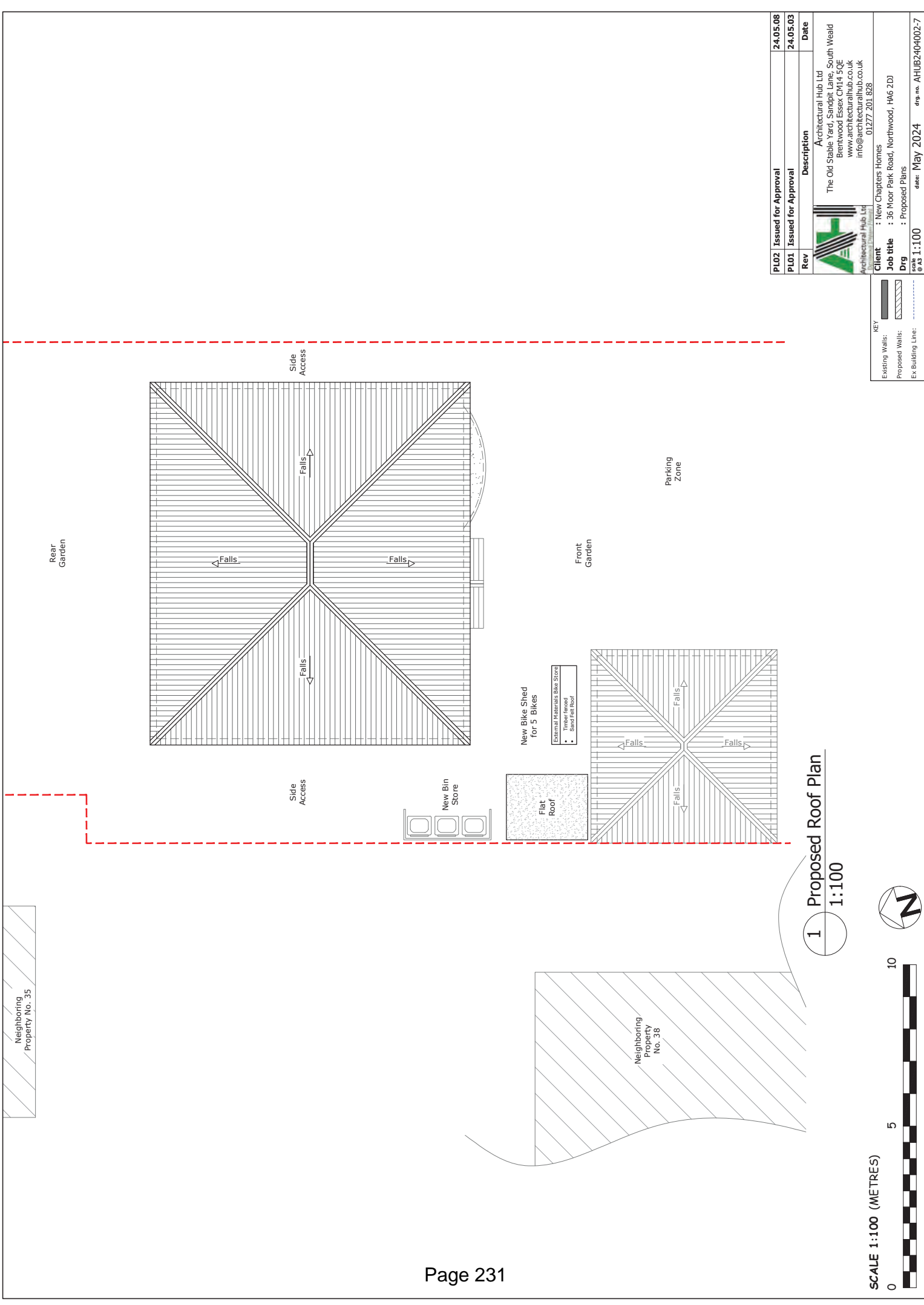
PL02 Issued for Approval **PL01 Issued for Approval**

24.05.08 **24.05.03**

Job title : 36 Moor Park Road, Northwood, HA6 2DJ
Dwg : Proposed Plans
Scale : 1:100
Date : May 2024 **File No.** : AHUB2404002-6

Client : New Chapters Homes
Architectural Hub Ltd
The Old Stable Yard, Sandpit Lane, South Weald
Brentwood Essex CM14 5QE
www.architecturalhub.co.uk
info@architecturalhub.co.uk
01277 201 828

Rev **Description** **Date**



1 Proposed Roof Plan
1:100

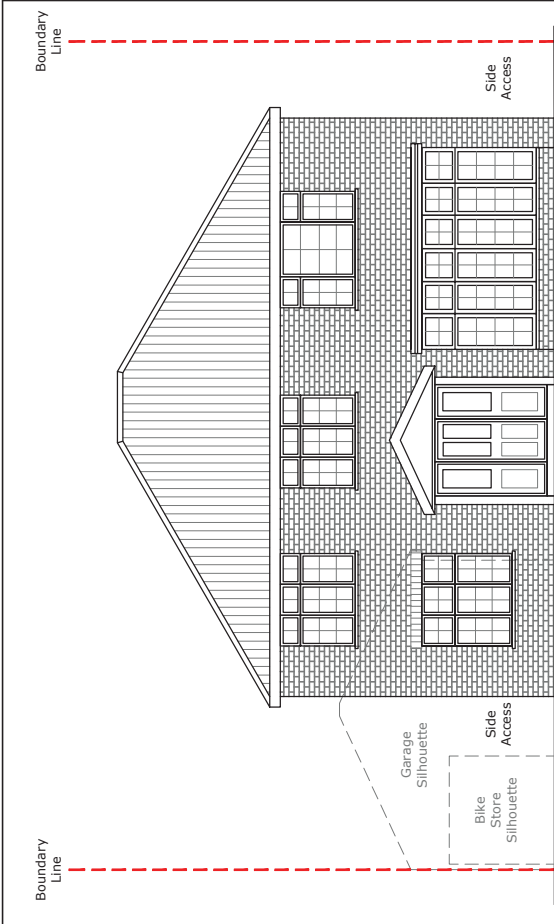
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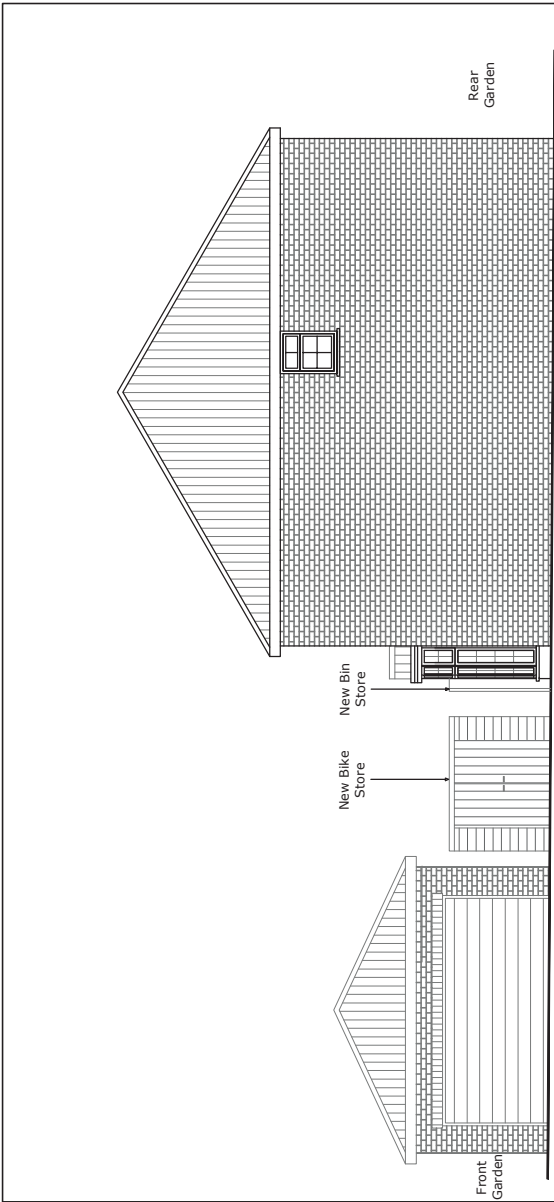
KEY

	Existing Walls:
	Proposed Walls:
	Ex Building Line:

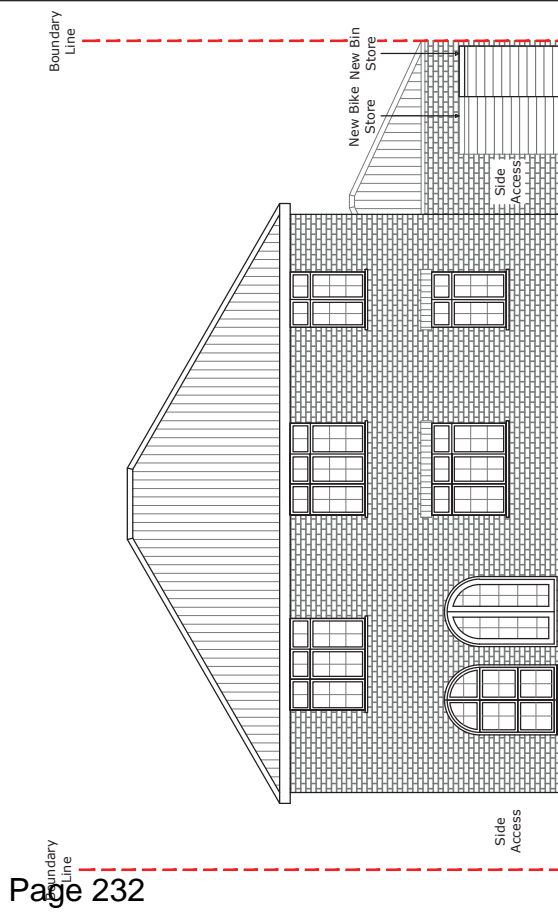
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PL01	Issued for Approval	24.05.03
Rev	Description	Date
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Client : New Chapters Homes Job title : 36 Moor Park Road, Northwood, HA6 2DJ Dwg : Proposed Plans Scale @ A3 : 1:100 date: May 2024 dref no. AHUB2404002-7		



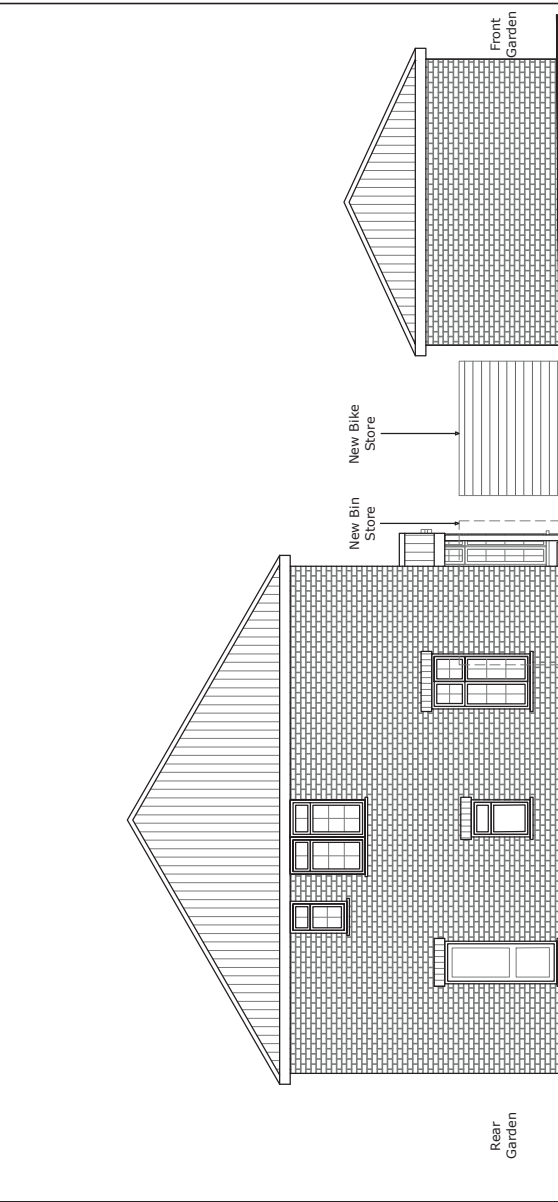
1 Proposed South Elevation
1:100 - Front Elevation (No Changes to Existing Structure)



2 Proposed East Elevation
1:100 - Front to Rear (No Changes to Existing Structure)



3 Proposed North Elevation
1:100 - Rear Elevation (No Changes to Existing Structure)

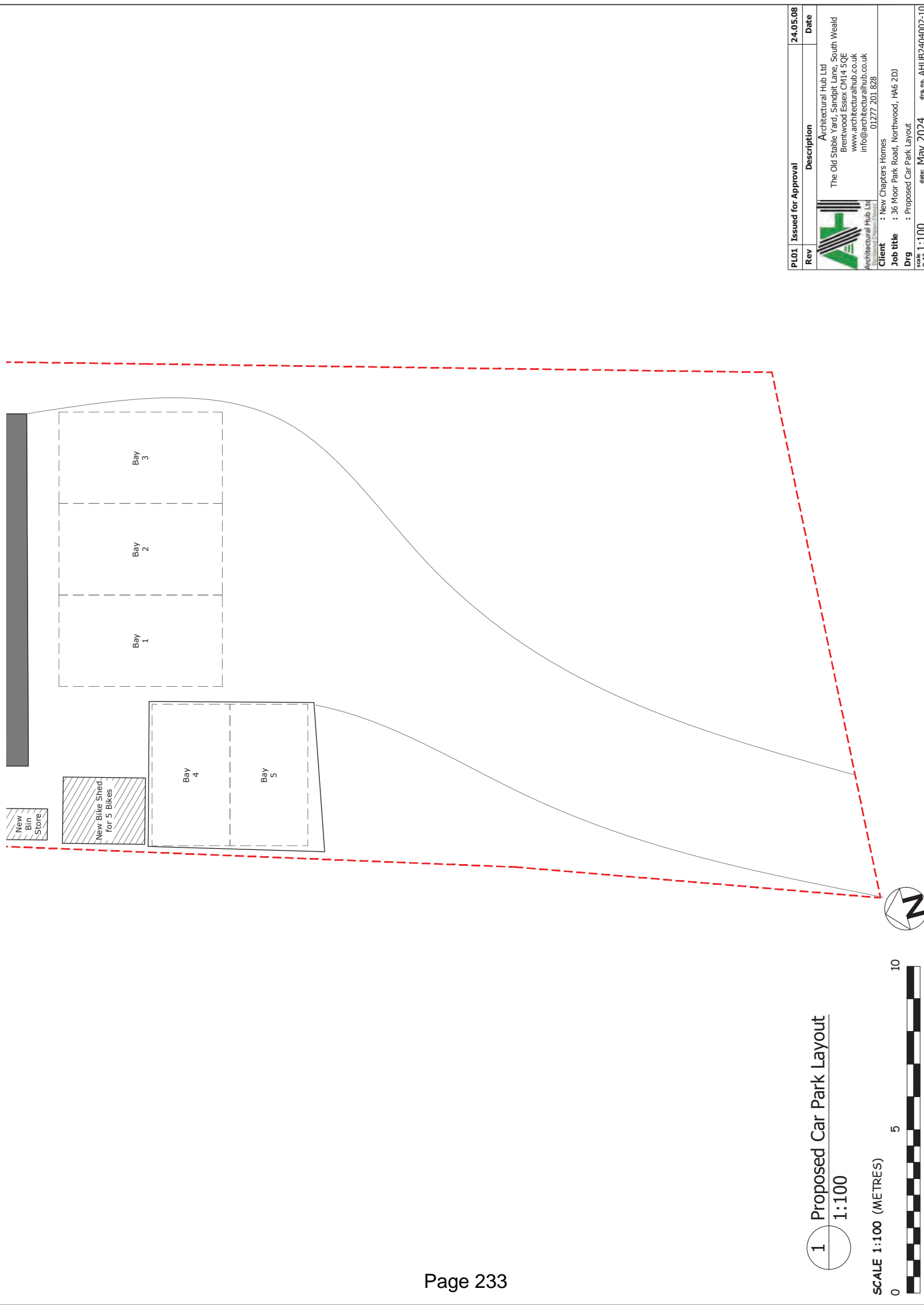


4 Proposed West Elevation
1:100 - Side Access (No Changes to Existing Structure)

PL02	Issued for Approval	24.05.08
PL01	Issued for Approval	24.05.03
Rev	Description	Date
	Architectural Hub Ltd The Old Stable Yard, Sandpit Lane, South Weald Brentwood Essex CM14 5QE www.architecturalhub.co.uk info@architecturalhub.co.uk 01277 201 828	
Client	New Chapters Homes	
Job title	36 Moor Park Road, Northwood, HA6 2DJ	
Dwg	Proposed Elevations	
Scale	1:100	
Drawn	AH	
Check	AH	
Date	May 2024	
Drawn no.	AHUB2404002-8	

KEY	
	Existing Walls
	Proposed Walls
	Ex Building Line

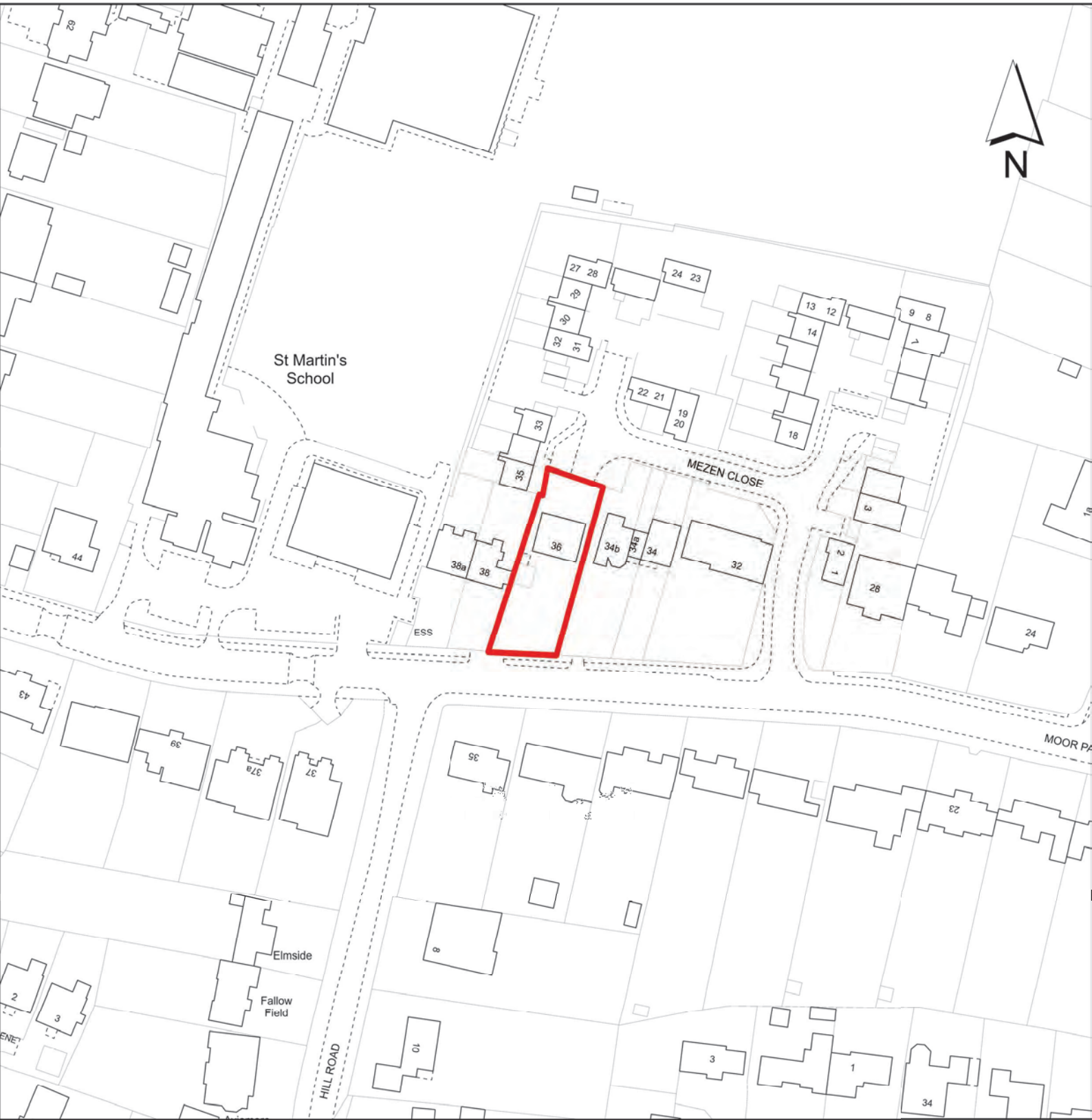






PL01	Issued for Approval	24.05.08
Rev	Description	Date
	Architectural Hub Ltd The Old Stable Yard, Sandpit Lane, South Weald Brentwood Essex CM14 5QE www.architecturalhub.co.uk info@architecturalhub.co.uk	
Client	Architectural Hub Ltd <small>Architectural Practice Limited</small>	
Job title	: New Chapters Homes : 36 Moor Park Road, Northwood, HA6 2DJ	
Dwg	: Proposed Car Park Layout	
Scale	: 1:100	date : May 2024
Drawn by		draw no. : AHUB2404002-10

1 Proposed Car Park Layout
1:100





<p>KEY :</p> <p> Site Boundary</p>	<p>ADDRESS :</p> <p>36 Moor Park Road, Northwood</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p>RESIDENTS SERVICES PLANNING SECTION</p>
<p>DISCLAIMER :</p> <p>For identification purposes only. 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 2024 Ordnance Survey AC0000810857</p>	<p>PLANNING APPLICATION REFERENCE :</p> <p>77170/APP/2024/1240</p>	<p>SCALE :</p> <p>1:1,250</p>	<p>CIVIC CENTRE, UXBRIDGE, UB8 1UW</p> 
<p>PLANNING COMMITTEE :</p>		<p>DATE :</p> <p>September 2024</p>	

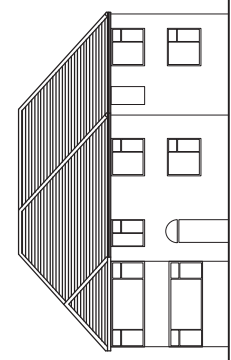
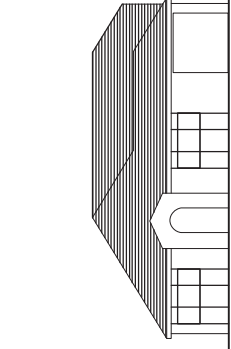
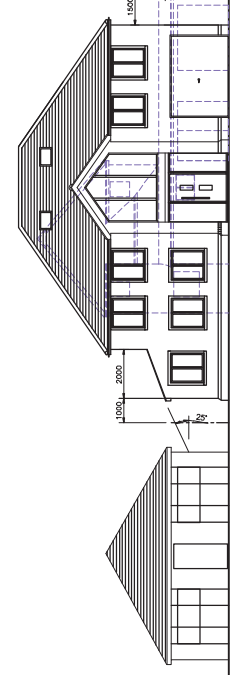
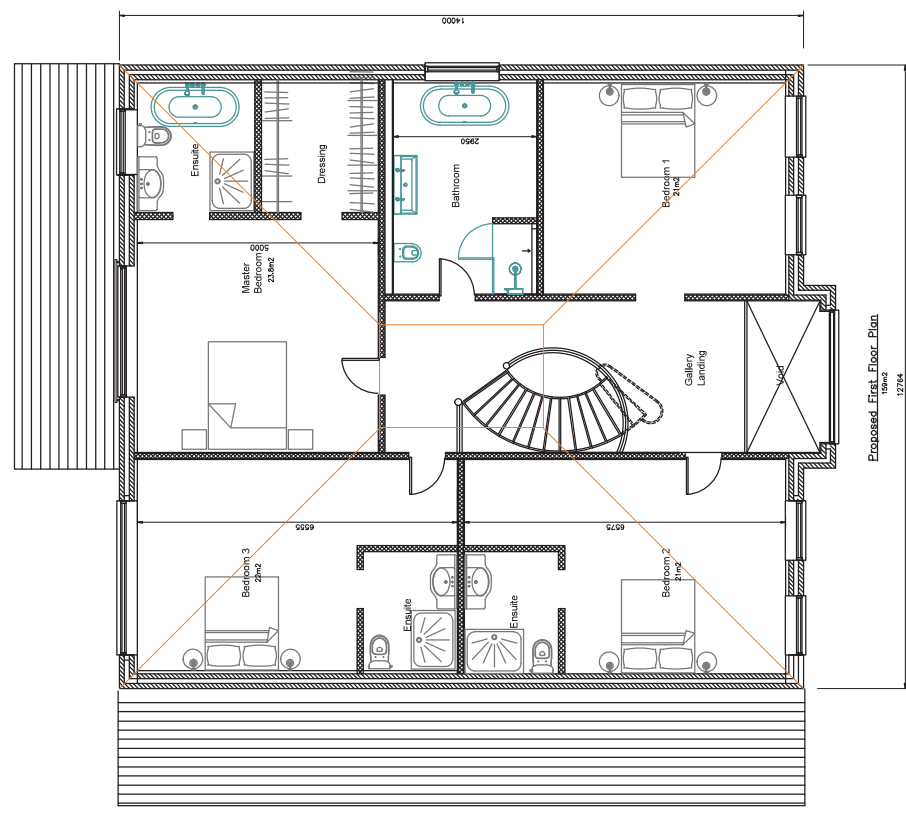
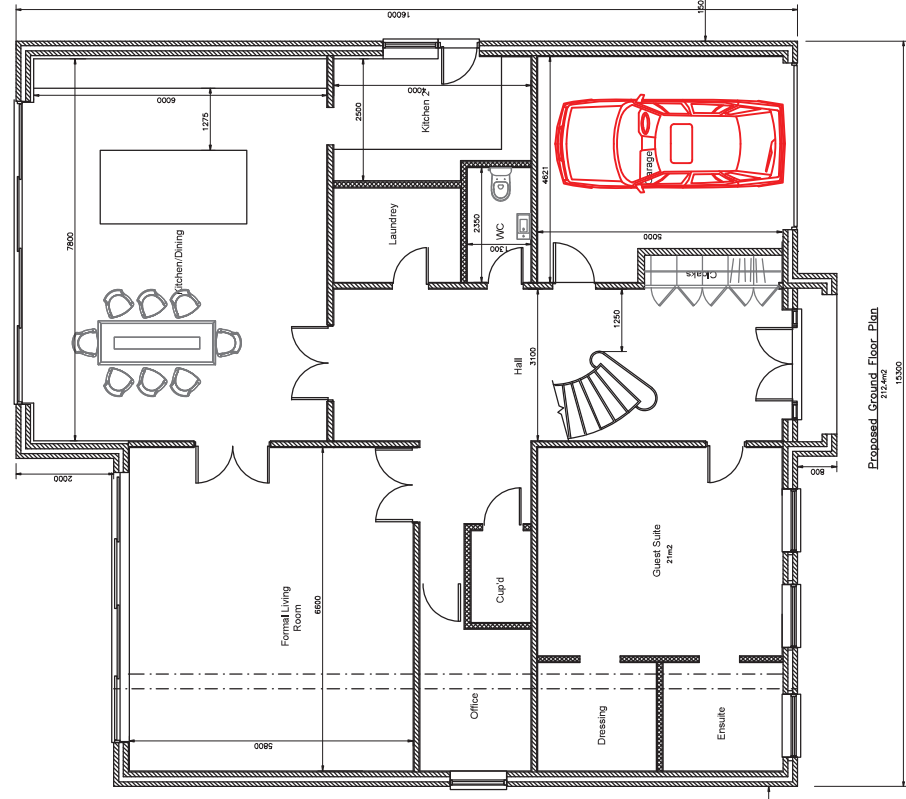
Report of the Head of Development Management and Building Control

Address: 39 PARKFIELD ROAD ICKENHAM

Development: Erection of a replacement dwelling.

LBH Ref Nos: 24825/APP/2023/81

SCALE 1:50



PROPOSED STREET SCENE
1:100

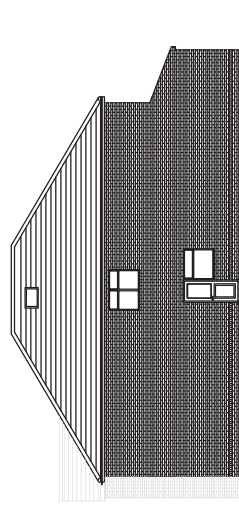
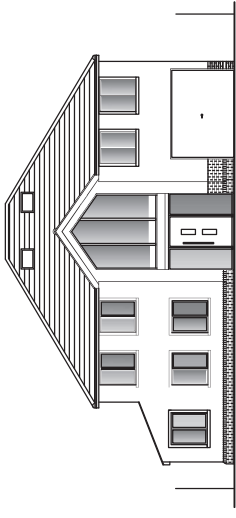
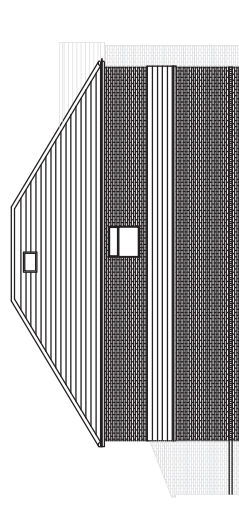
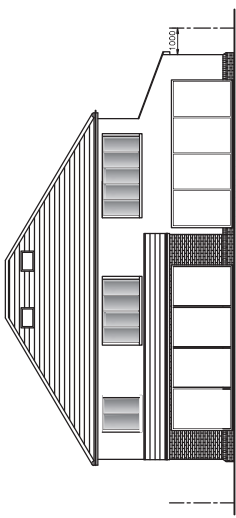
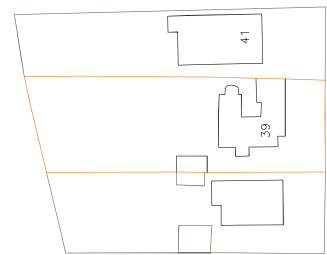
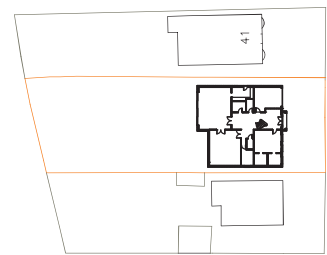
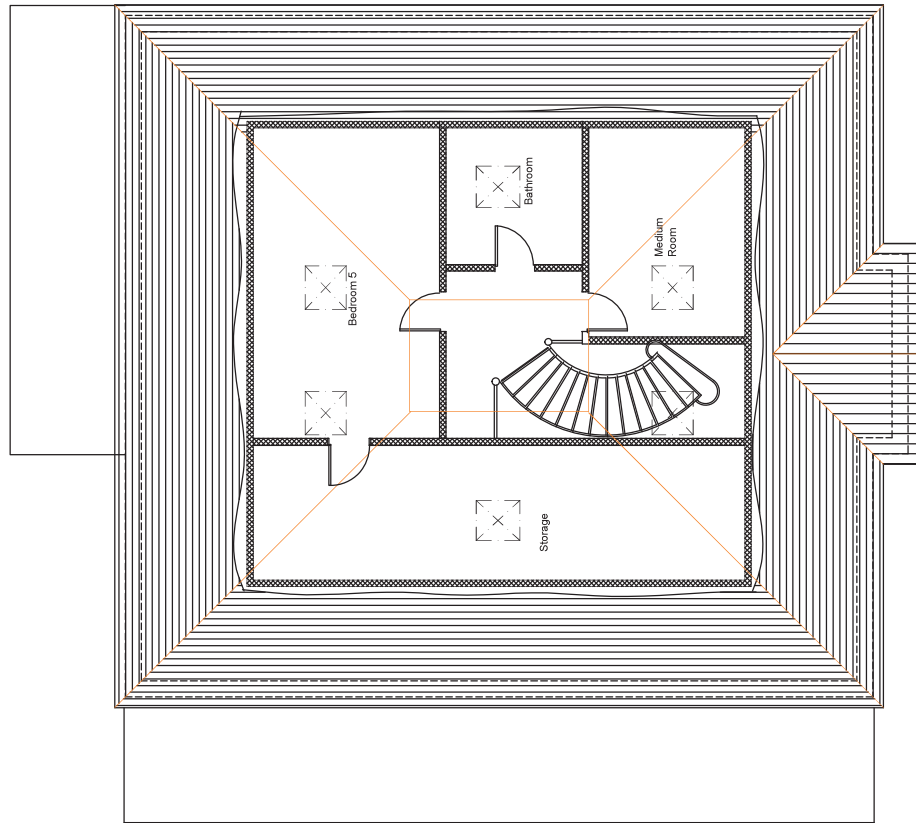
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100	10/01/2023	AK	AK

KDA Designs Ltd.
Architectural & Structural Services
10000 100th Ave, Edmonton, Alberta T5A 1K6
Tel: 780-443-1000
Email: info@kdaesigns.com

PROPOSED REFERENCE DWELLING
SHELDON ROAD
ECKENHAM
UB10 8LW

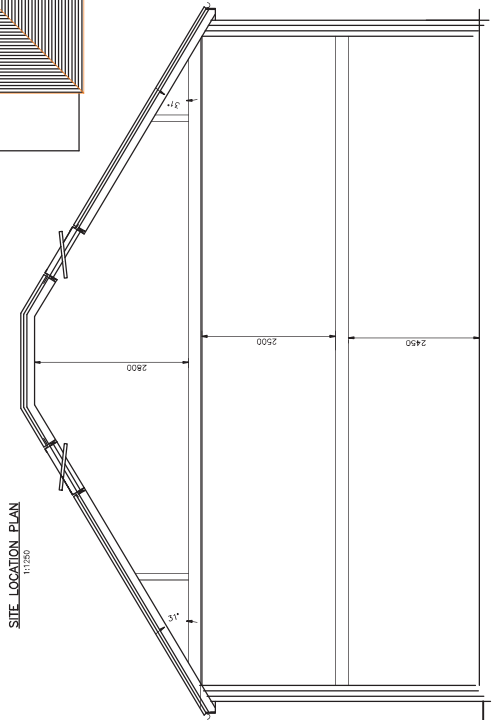
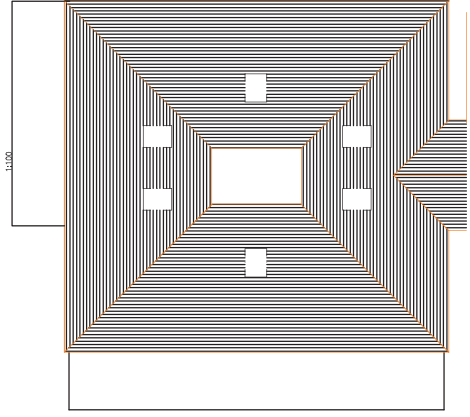
PROPOSED PLANS & STREET SCENE

Scale: A1:R1:50 UNO Date: JAN 2023
Site No: 39PR/P100
Rev: B




PROPOSED SIDE ELEVATION
1:100

PROPOSED SIDE ELEVATION
1:100

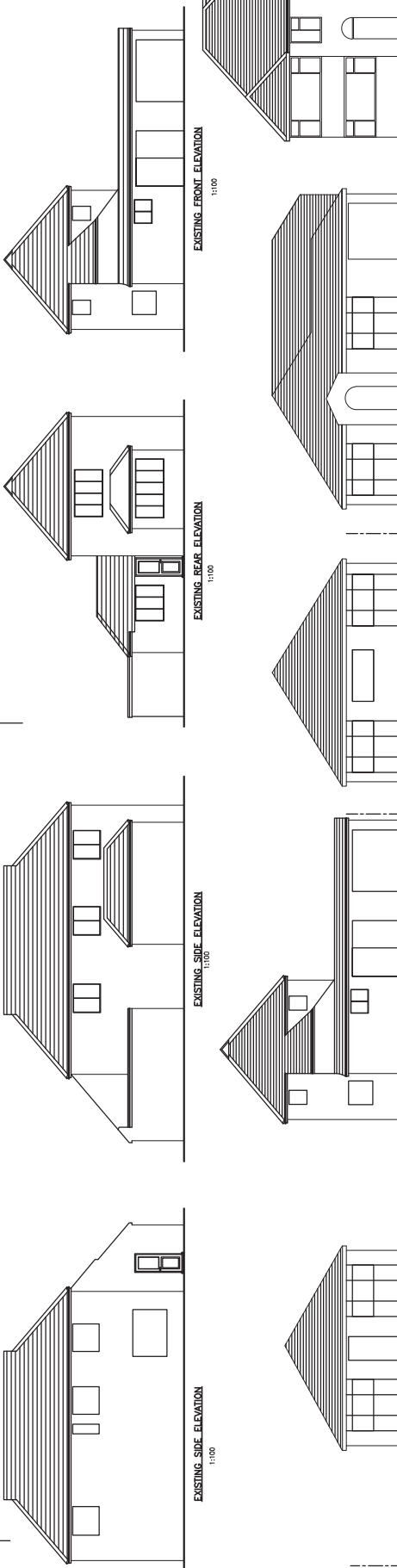
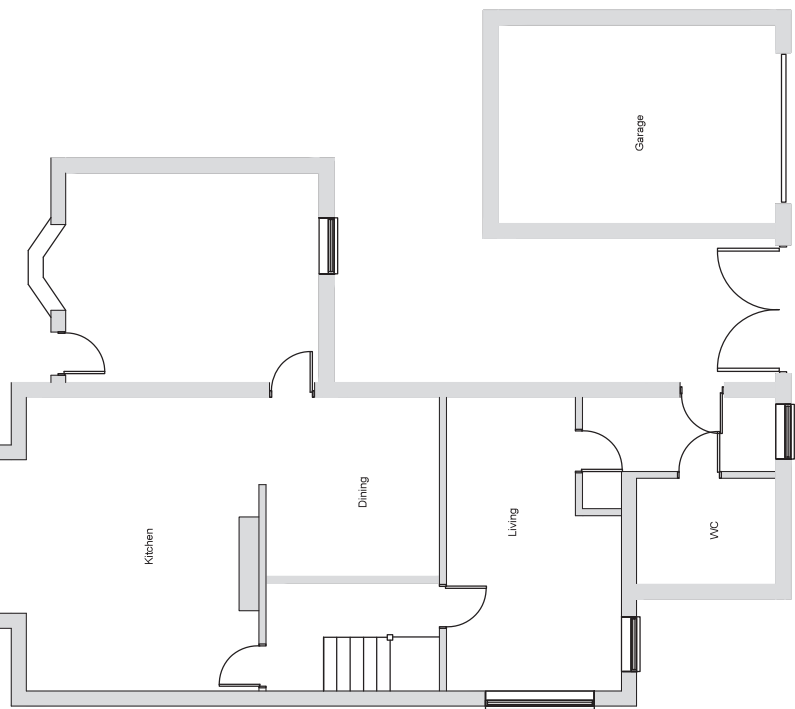
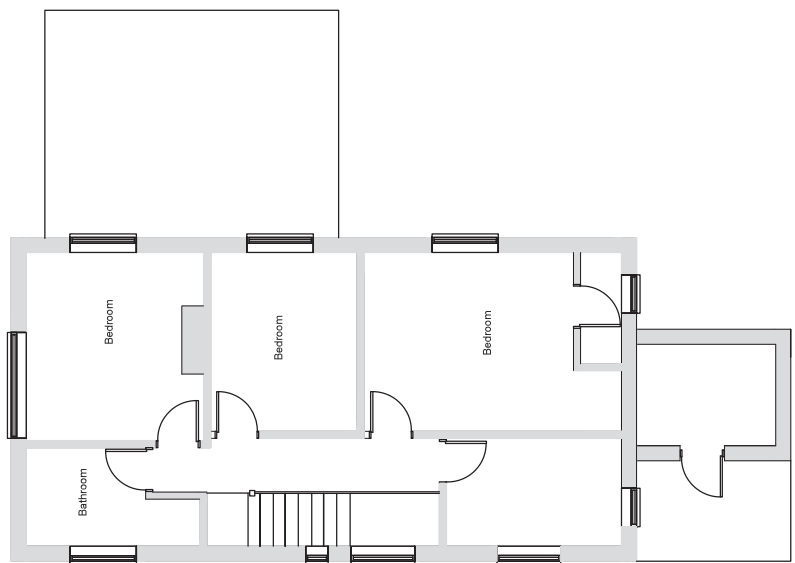


Rev	Description	Date
E	SUED ELEVATIONS AMENDED	26/7/24
D	AMENDED TO SUIT PLANNERS REQUESTS	09/10/23
C	ISSUED FOR FINAL ASSESSMENT	26/9/23
B	AMENDED TO SUIT PLANNERS REQUESTS	22/9/23
A	AMENDED TO SUIT PLANNERS REQUESTS	16/9/23

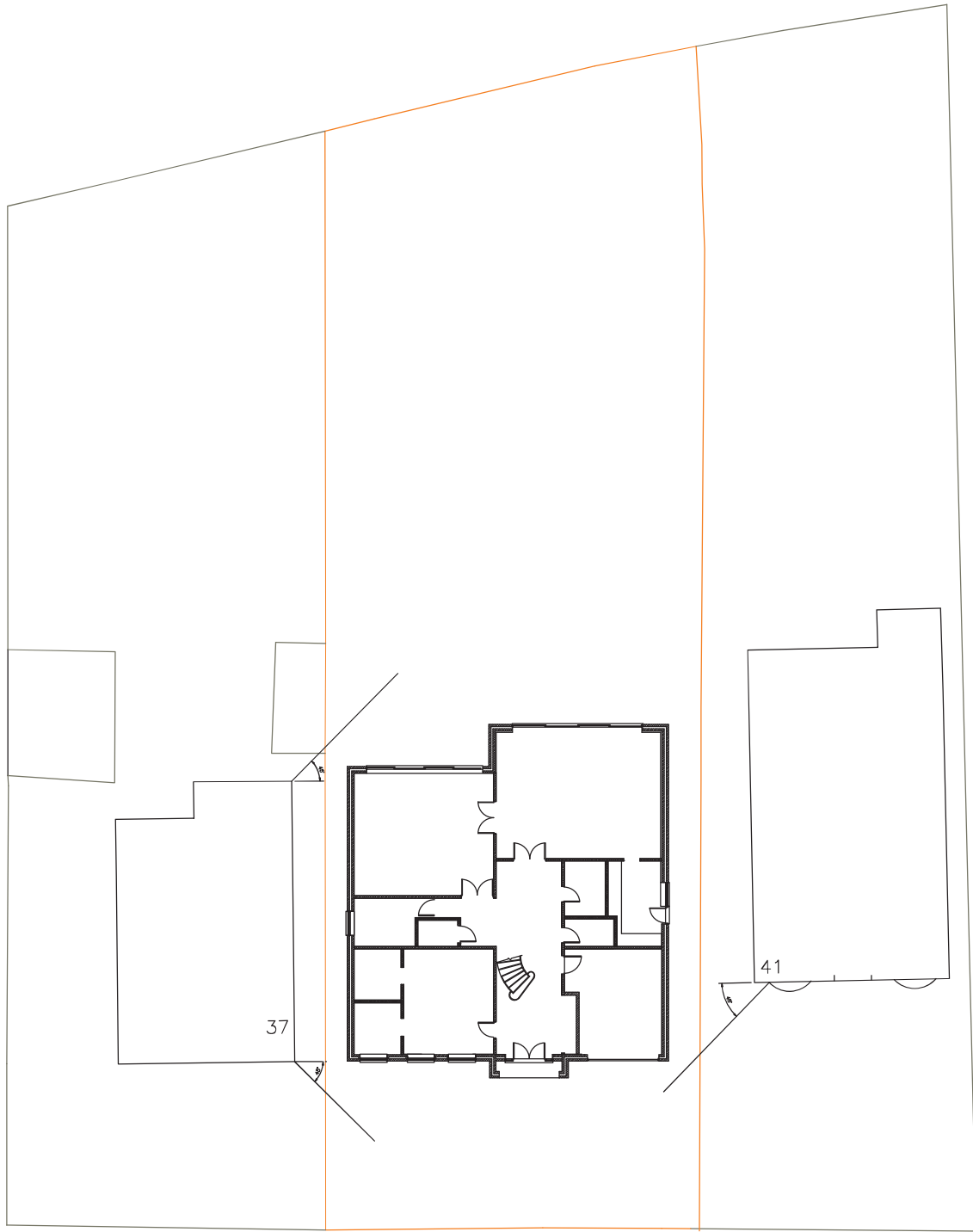
 KDA Designs Ltd Architectural & Structural Services Keytel@kdaesigns.co.uk The Old Rectory, 100, High Street, Ickenham, Upton, London, W8 3LH	
Project PROPOSED REPLACEMENT DWELLING 105, WATFIELD ROAD ICKENHAM UB10 8LW	
Drawing PROPOSED ELEVATIONS & SECTIONS	
Drawn	Checked
5046	ATB/LSO
5046	2046
Date JAN 2023	
Stage	Rev
P	E
Dwg. No. 39PR/P200	

SCALE 1:50

0 1 2 3 4 5 6 7 8 9 10



Project	PROPOSED REPLACEMENT DWELLING										
	39 PARKFIELD ROAD ICKENHAM UB10 6LW										
Drawing	EXISTING PLANS & ELEVATIONS										
	39PR/P300										
Client	KDA Designs Ltd. Architectural & Structural Services Kewington@kdaesigns.co.uk The above project is not to be used for any other project without the prior written permission of KDA Designs Ltd.										
Issue	A101250 UNO	Date JAN 2023									
Page No.	39PR/P300										
Revisions	<table border="1"> <tr> <th>Rev</th> <th>Description</th> <th>Date</th> </tr> <tr> <td>B</td> <td>ISSUED FOR FINAL ASSESSMENT</td> <td>26/7/23</td> </tr> <tr> <td>A</td> <td>AMENDED TO SUIT PLANNERS REQUEST</td> <td>14/7/23</td> </tr> </table>		Rev	Description	Date	B	ISSUED FOR FINAL ASSESSMENT	26/7/23	A	AMENDED TO SUIT PLANNERS REQUEST	14/7/23
Rev	Description	Date									
B	ISSUED FOR FINAL ASSESSMENT	26/7/23									
A	AMENDED TO SUIT PLANNERS REQUEST	14/7/23									



PROPOSED BLOCK PLAN
1:200

A	ISSUED FOR FINAL ASSESSMENT	16/5/23
Rev	Description	Date



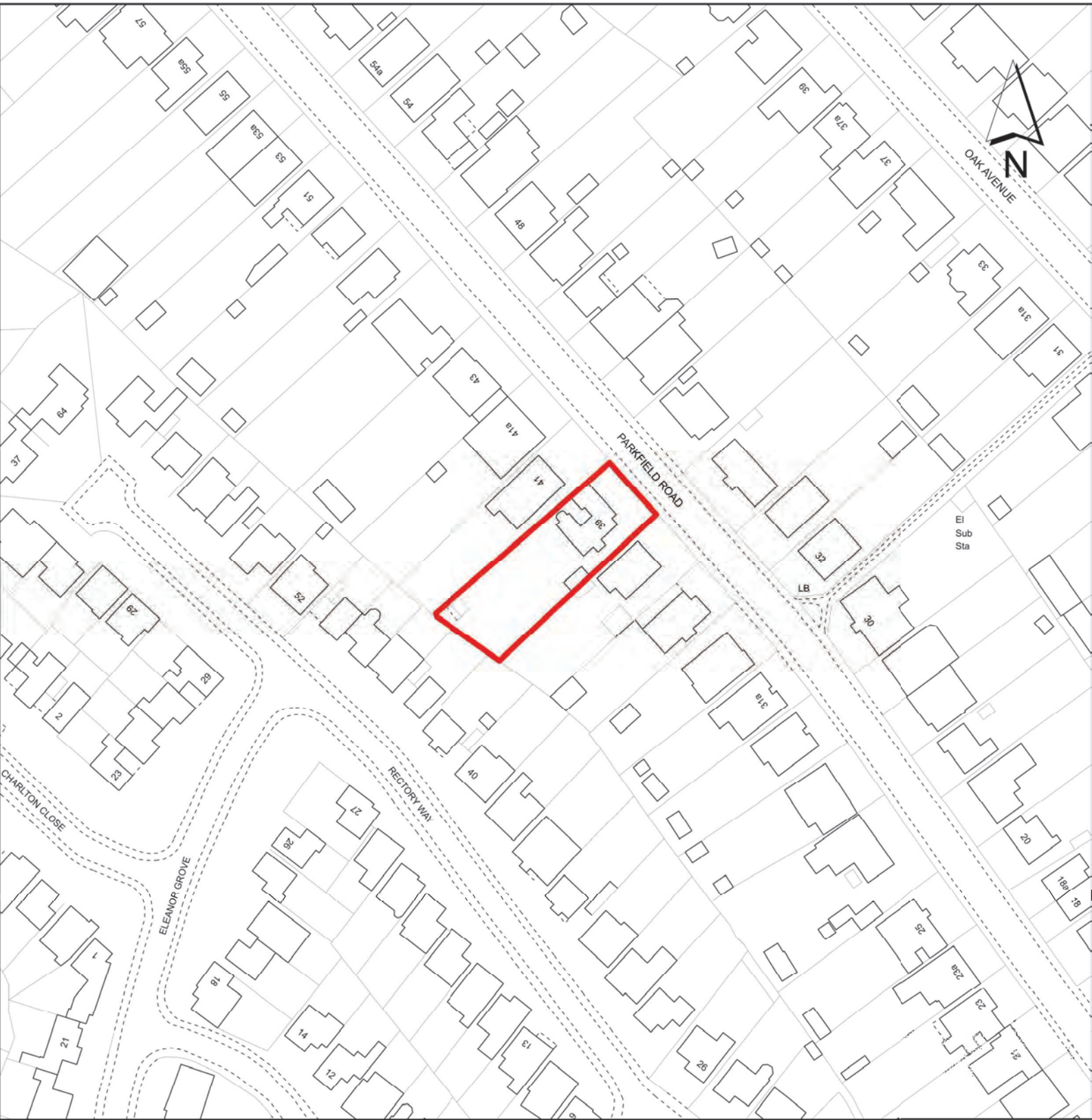
KDA Designs Ltd.
Architectural & Structural Services
T: 020 8999 9424
M: 07739 427023
kevin@kdadesigns.co.uk



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Project
PROPOSED REPLACEMENT DWELLING
39 PARKFIELD ROAD
ICKENHAM
UB10 8LW

Drawing
PROPOSED BLOCK PLAN

REVISIONS		
Scale	A3@1:50 UNO	Date MAY 2023
Dwg. No.	39PR/P400	Rev A



<p>KEY :</p> <p> Site Boundary</p>	<p>ADDRESS :</p> <p>39 Parkfield Road, Ickenham</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p>RESIDENTS SERVICES PLANNING SECTION</p>
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<p>PLANNING COMMITTEE :</p>		<p>DATE :</p> <p>September 2024</p>	

Report of the Head of Development Management and Building Control

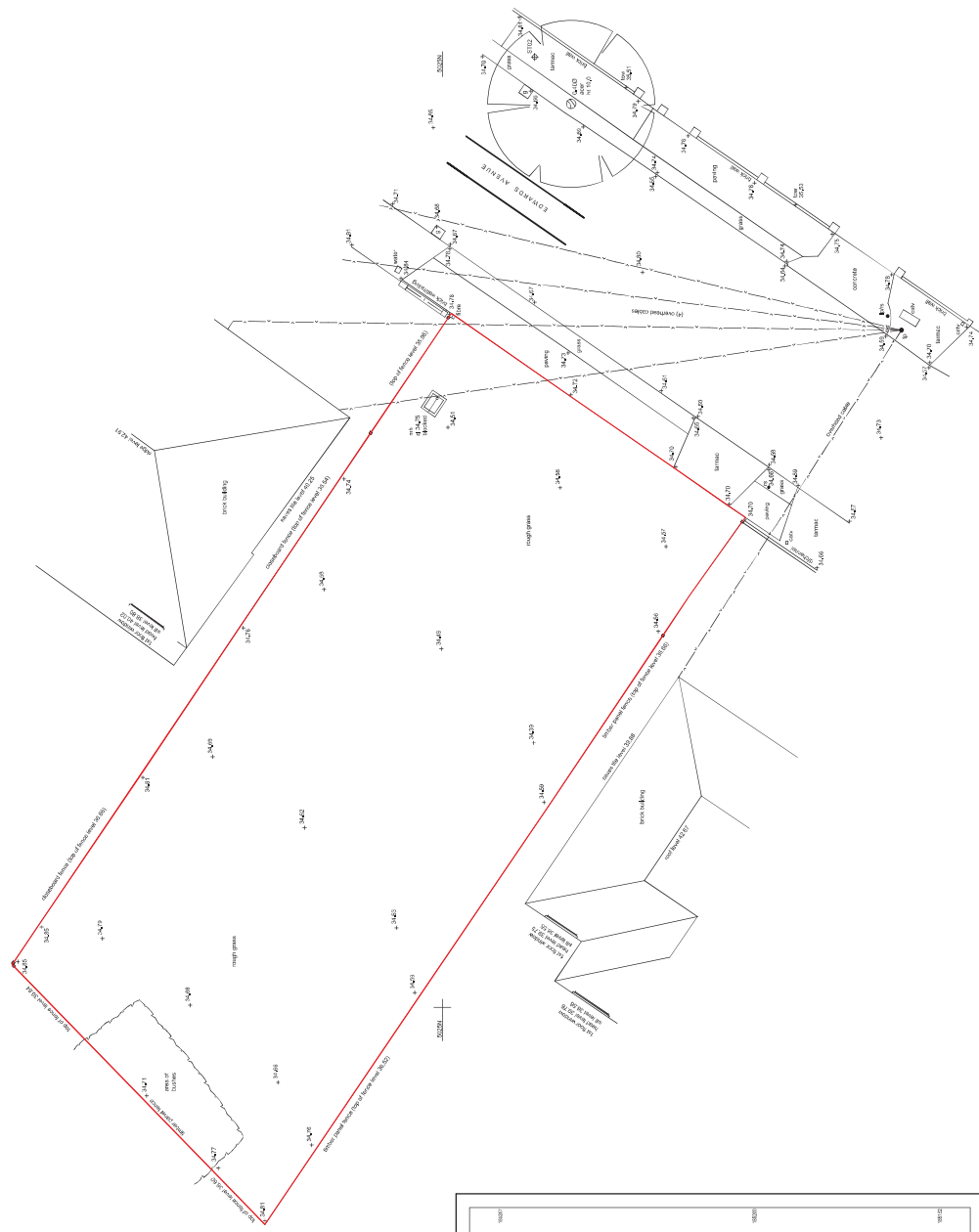
Address: 37 EDWARDS AVENUE RUISLIP

Development: Variation of Condition 5 (Approved plans) and removal of Condition 18 (Parking) of planning permission ref. 65680/APP/2011/36 dated 04-04-2011 'Erection of 4 two-bedroom back to back two storey dwellings with associated parking and amenity space and installation of new vehicular crossover, involving demolition of existing detached dwelling' for Minor amendments to the internal and external fabric of the building and to substitute approved plans.

LBH Ref Nos: 65680/APP/2023/2256

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Drawing key
 --- Boundary line



2000L

2000L

2000L

2000L

02 - Previously Approved Site Plan
 Scale 1:100@A1 / 1:200@A3



01 - Existing OS Map
 Scale 1:625@A1 / 1:250@A3

01 - Existing OS Map
 Scale 1:625@A1 / 1:250@A3



09/01/2021 Issue for Information

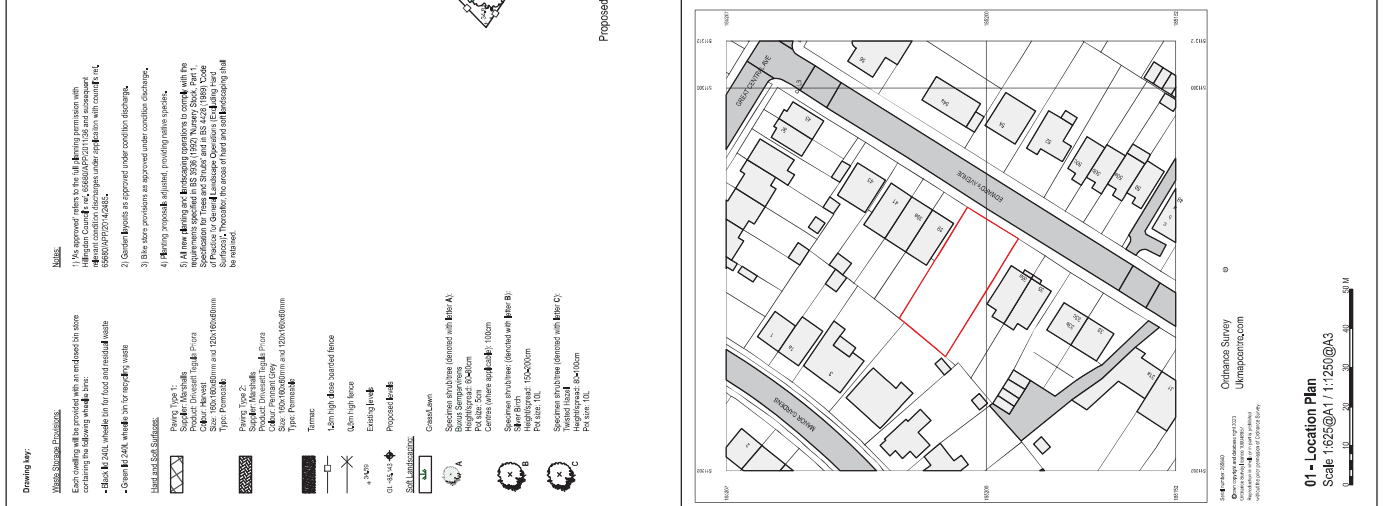
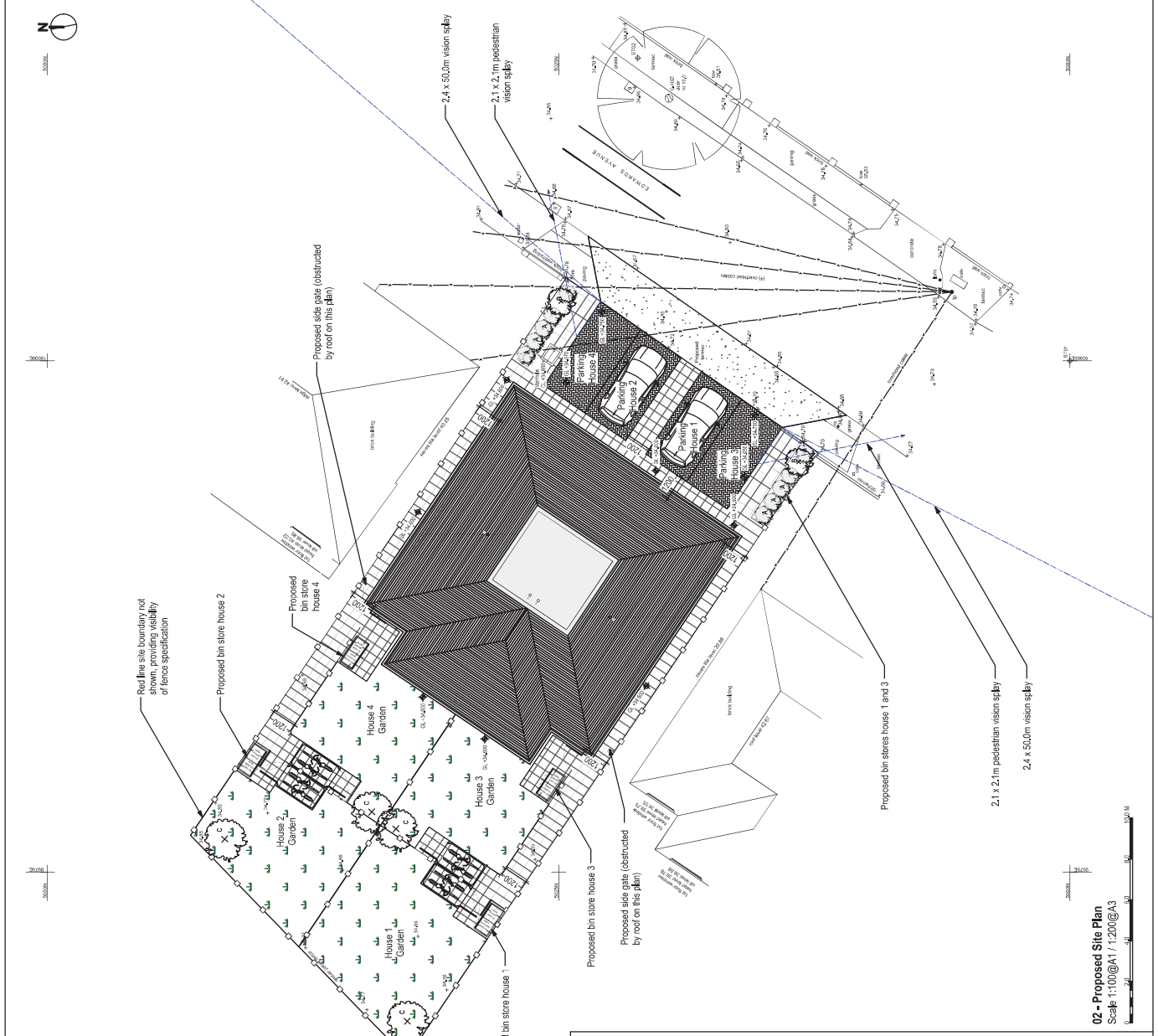
KPR Architects

KPR Architects
 37 Edwards Avenue
 #03-01/02/03/04
 Singapore 111934
 Tel: +65 6339 2223
 Fax: +65 6339 2223
 Email: info@kprarchitects.com

Benteng Developments Limited
 37 Edwards Avenue
 #03-01/02/03/04


OS Map and Existing Site Plan

Rev	Description	Date	By	Check
01	Information	09/01/2021	MV	PR
02	SEE DRAWING @A1 @A3	09/01/2021		
03	Drawings No. & Revision			
				1158_EX01_11
				1



- Notes:**
- 1) All works shall be in accordance with the relevant codes of practice and standards.
 - 2) Garden layouts are approved under condition discharge.
 - 3) Bin store provisions are approved under condition discharge.
 - 4) Planning approval is required, providing a positive species.
 - 5) All new works shall be in accordance with the relevant codes of practice and standards.
 - 6) All new works shall be in accordance with the relevant codes of practice and standards.
 - 7) All new works shall be in accordance with the relevant codes of practice and standards.
 - 8) All new works shall be in accordance with the relevant codes of practice and standards.
 - 9) All new works shall be in accordance with the relevant codes of practice and standards.
 - 10) All new works shall be in accordance with the relevant codes of practice and standards.
- Legend:**
- Proposed bin store house 1
 - Proposed bin store house 2
 - Proposed bin store house 3
 - Proposed bin store house 4
 - House 1 Garden
 - House 2 Garden
 - House 3 Garden
 - House 4 Garden
 - Proposed side gate (obstructed by roof on this plan)
 - 2.4 x 50.0m vision splay
 - 2.1 x 2.1m pedestrian vision splay

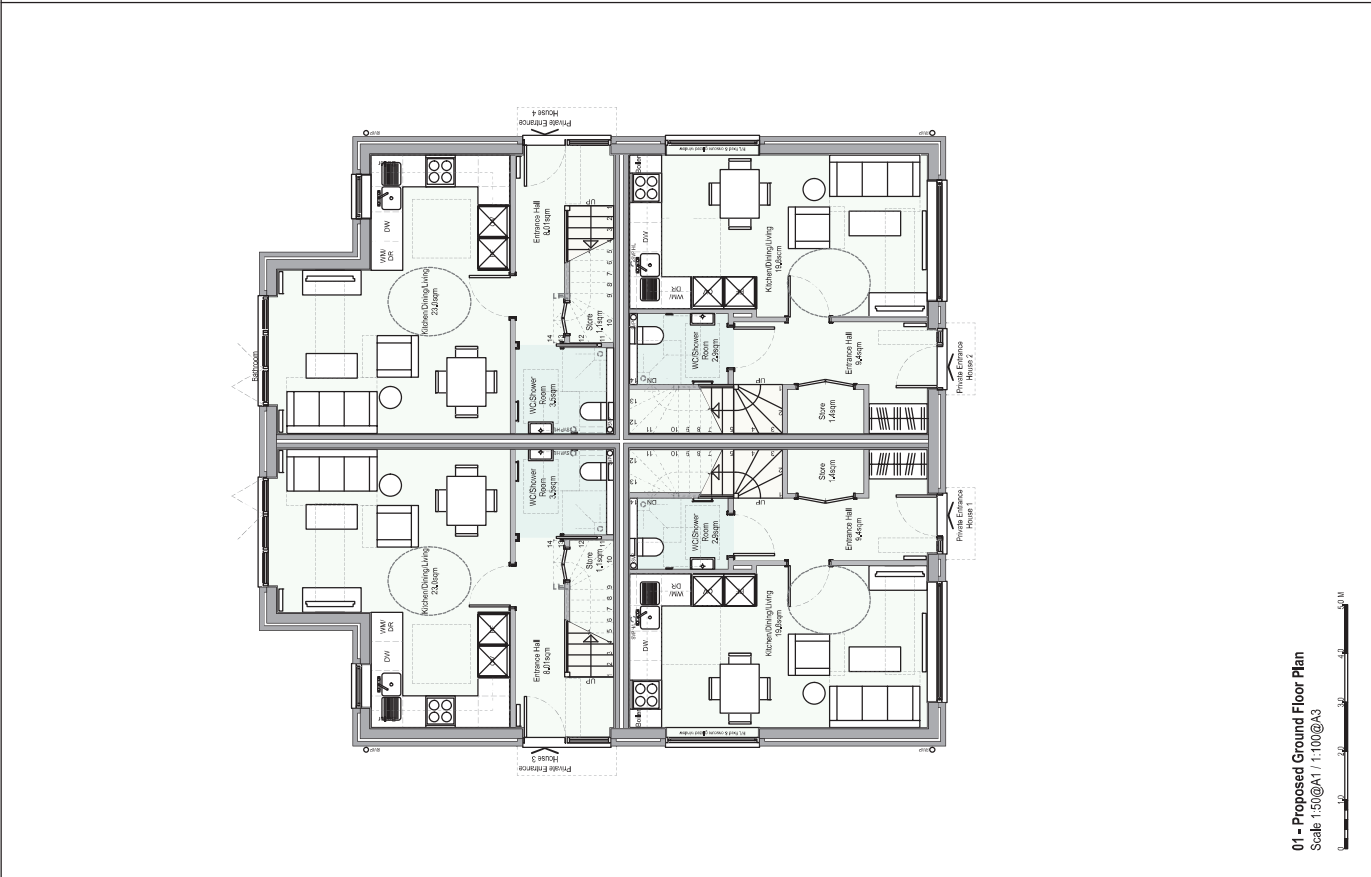
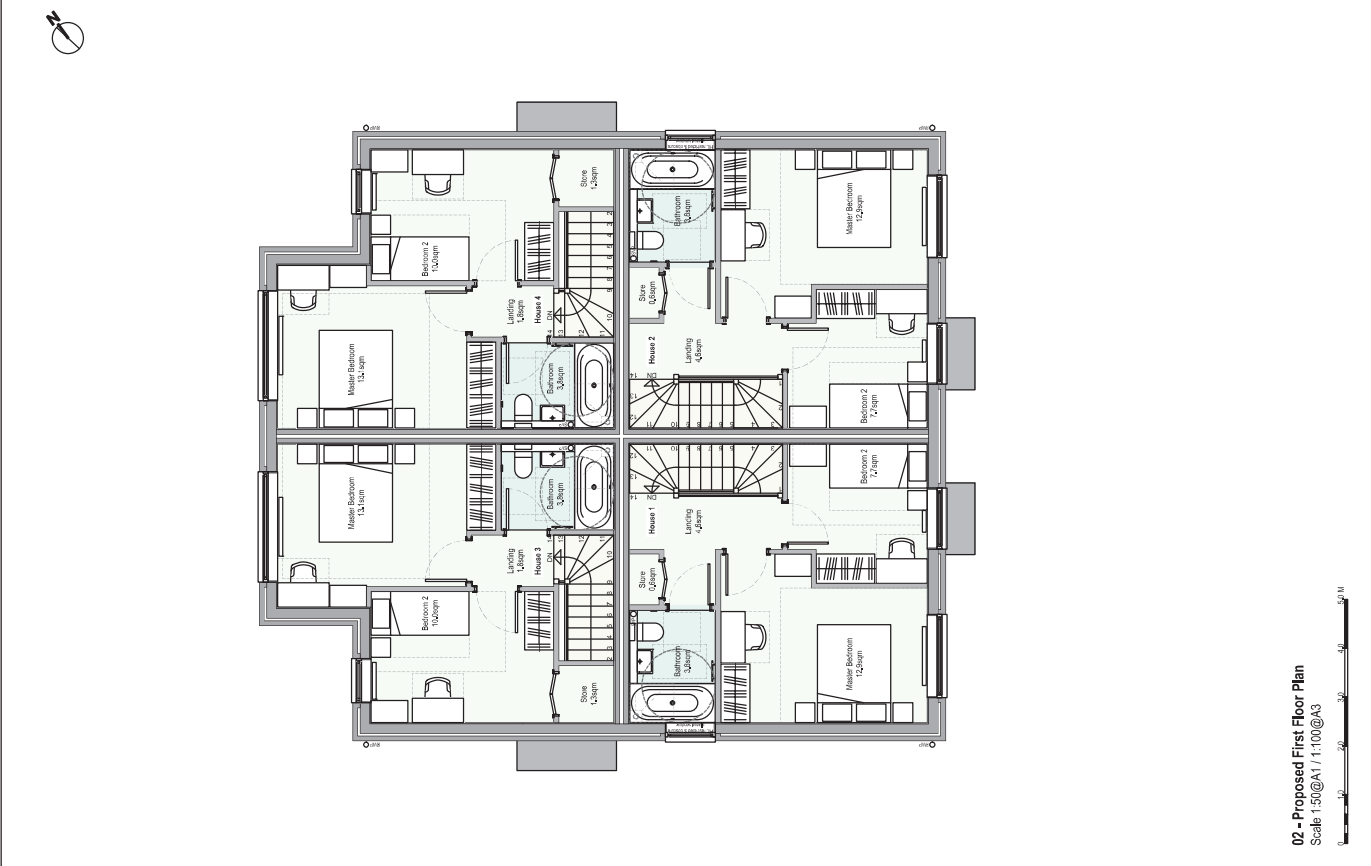
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Drawing key
 Boundary line

Classed Detail

House 1 Ground Floor 24.0m x 24.0m	House 2 Ground Floor 24.0m x 24.0m	House 3 Ground Floor 24.0m x 24.0m	House 4 Ground Floor 24.0m x 24.0m
House 1 First Floor 24.0m x 24.0m	House 2 First Floor 24.0m x 24.0m	House 3 First Floor 24.0m x 24.0m	House 4 First Floor 24.0m x 24.0m

09/07/2023 Issue for Permitted
 1158_GA01_L1



02 - Proposed First Floor Plan
 Scale 1:50@A1 / 1:100@A3

01 - Proposed Ground Floor Plan
 Scale 1:50@A1 / 1:100@A3

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Drawing key
 Boundary line

01 - Proposed Roof Plan
 09/03/2023
 KPR Architects Ltd
 37 Edwards Avenue
 Richmond, BC V6V 2G9
 Canada
 Tel: 604.273.1100
 Fax: 604.273.1101
 Email: info@kpr.ca
 Website: www.kpr.ca

KPR Architects

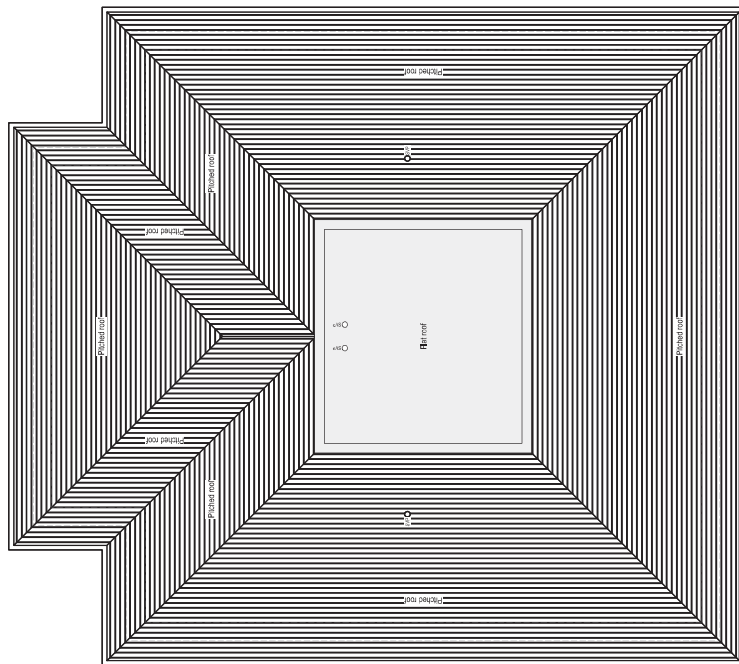
KPR Architects
 37 Edwards Avenue
 Richmond, BC V6V 2G9
 Canada
 Tel: 604.273.1100
 Fax: 604.273.1101
 Email: info@kpr.ca
 Website: www.kpr.ca

Client: Bannock Development Limited
 Project: 37 Edwards Avenue
 Richmond, BC V6V 2G9

Scale: 1:50 @ A1 / 1:100 @ A3

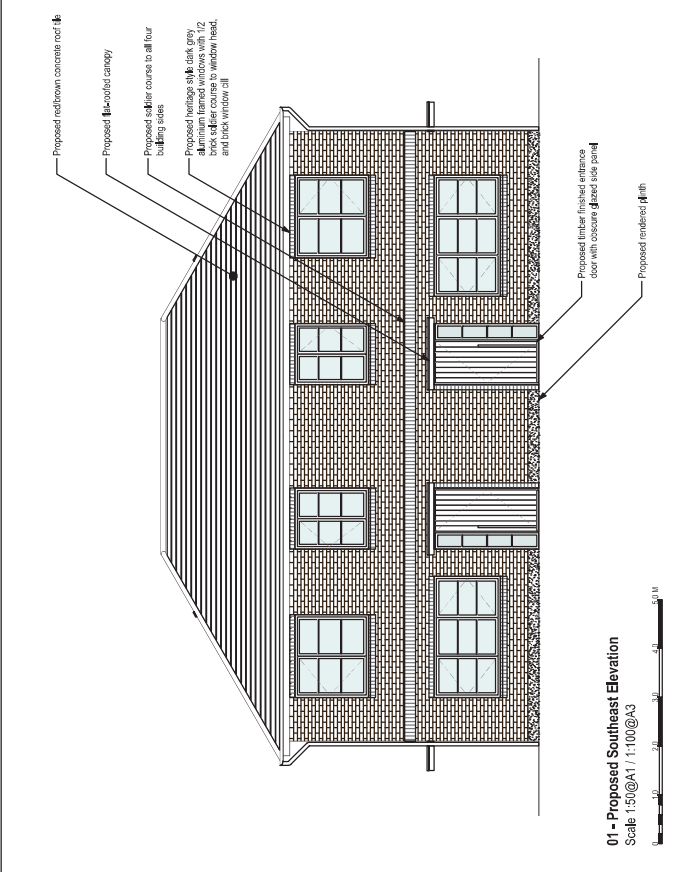
Project Name: 1158_GARL J1

NO.	DATE	BY	REVISED
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Information			
1	09/03/2023	MW	CR
Project Name: 1158_GARL J1			
Page No. 4			

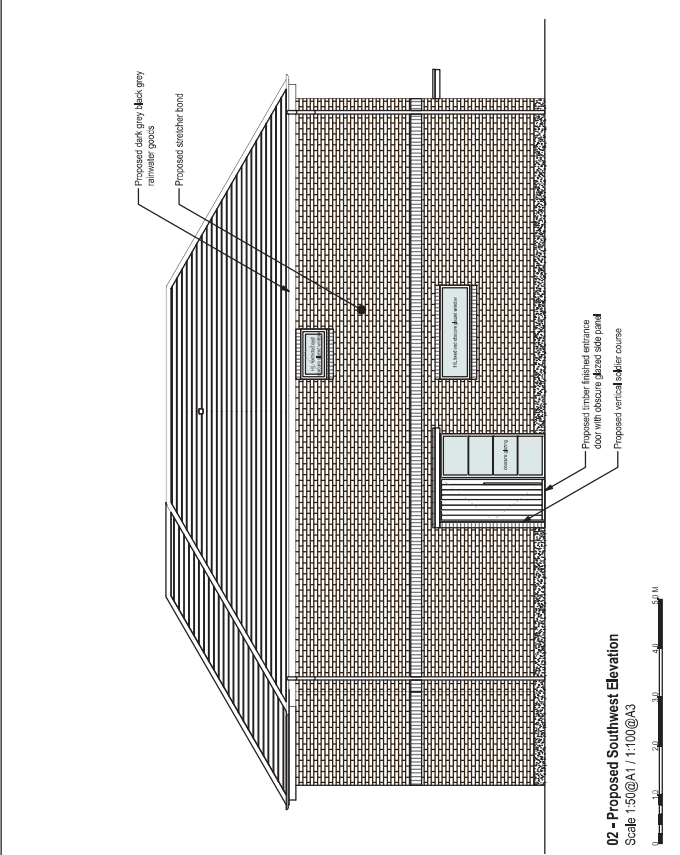


01 - Proposed Roof Plan
 Scale 1:50 @ A1 / 1:100 @ A3

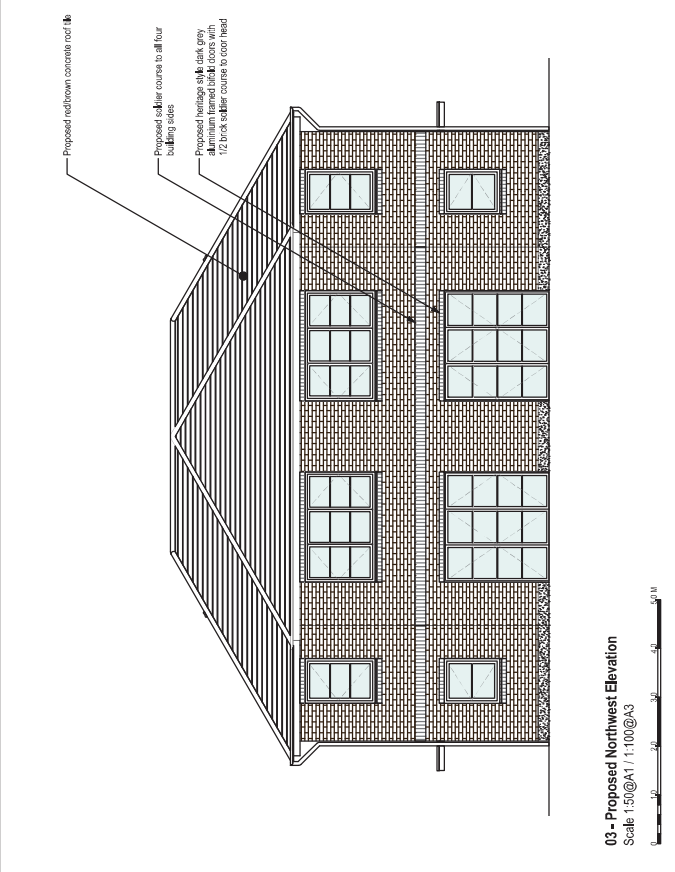




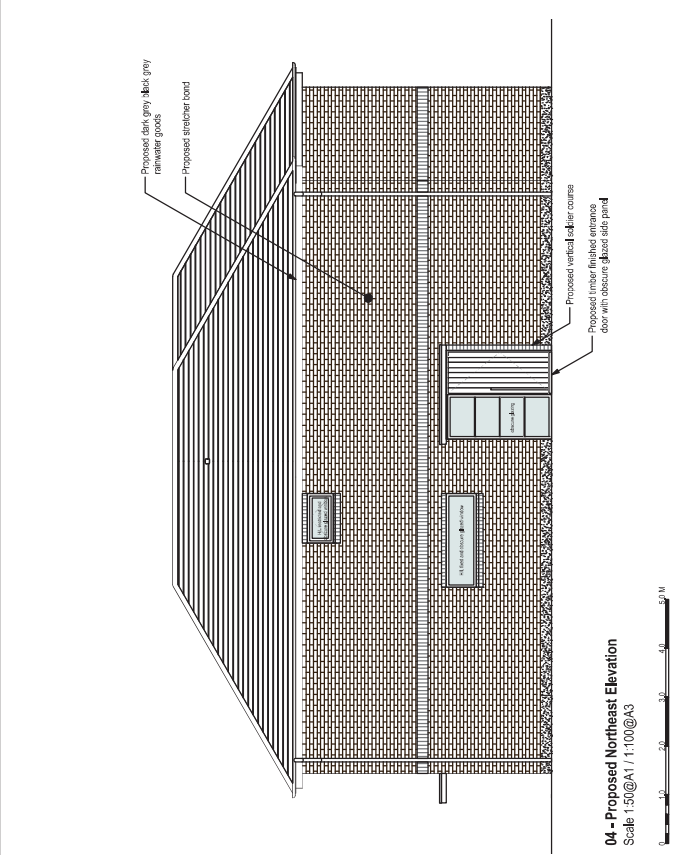
01 - Proposed Southeast Elevation
Scale 1:50@A1 / 1:100@A3



02 - Proposed Southwest Elevation
Scale 1:50@A1 / 1:100@A3



03 - Proposed Northwest Elevation
Scale 1:50@A1 / 1:100@A3



04 - Proposed Northeast Elevation
Scale 1:50@A1 / 1:100@A3

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Notes

Drawing key — Boundary line

09/07/2023 Issue for Permits

KPR Architects
KPR Architects
Building Design
Level 10/111
111/111/111
111/111/111
111/111/111

Beneath Developments Limited
37 Edwards Avenue
Ruffah Hill BHP

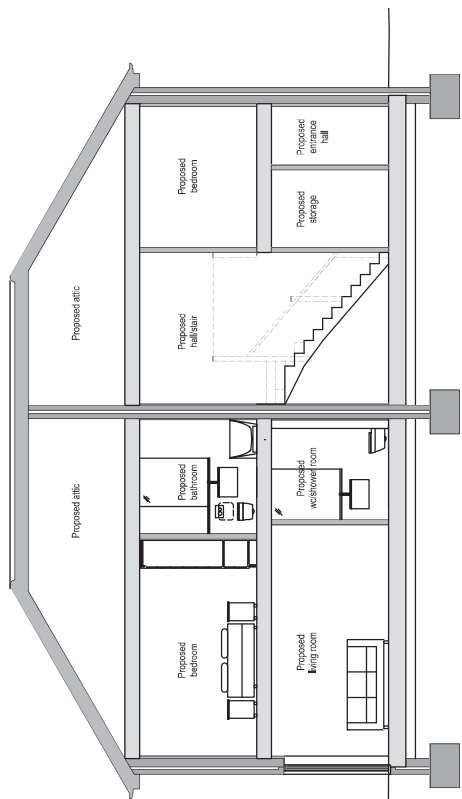
Project No. 1158_GEO1 J1

Rev.	Issue	Date
01	Issue for Permits	09/07/2023

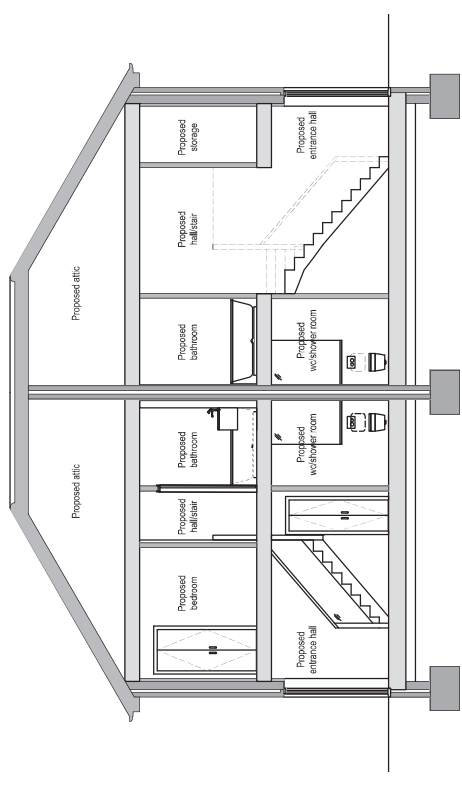
1158_GEO1 J1

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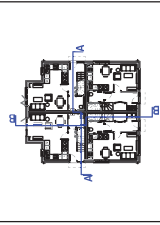
Drawing key
 — Boundary line



02 - Proposed Section B-B
 Scale 1:50@A1 / 1:100@A3



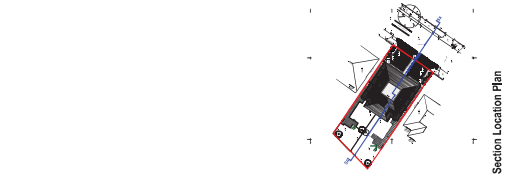
01 - Proposed Section A-A
 Scale 1:50@A1 / 1:100@A3



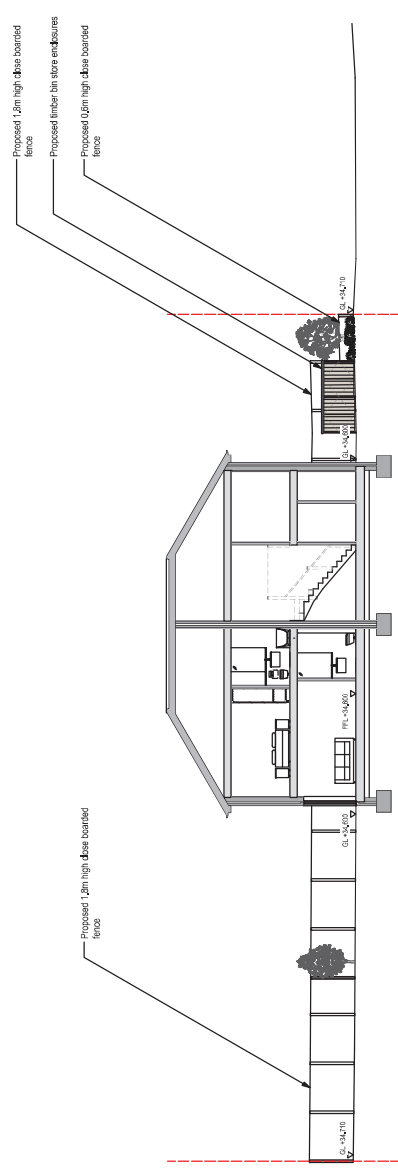
KPR Architects
 37 Edwards Avenue
 Roselawn NSW 1585
 Australia
 Tel: 02 9335 2223
 Fax: 02 9335 2223
 Email: info@kprarchitects.com.au
 www.kprarchitects.com.au

Bennett Developments Limited
 37 Edwards Avenue
 Roselawn NSW 1585
 Australia

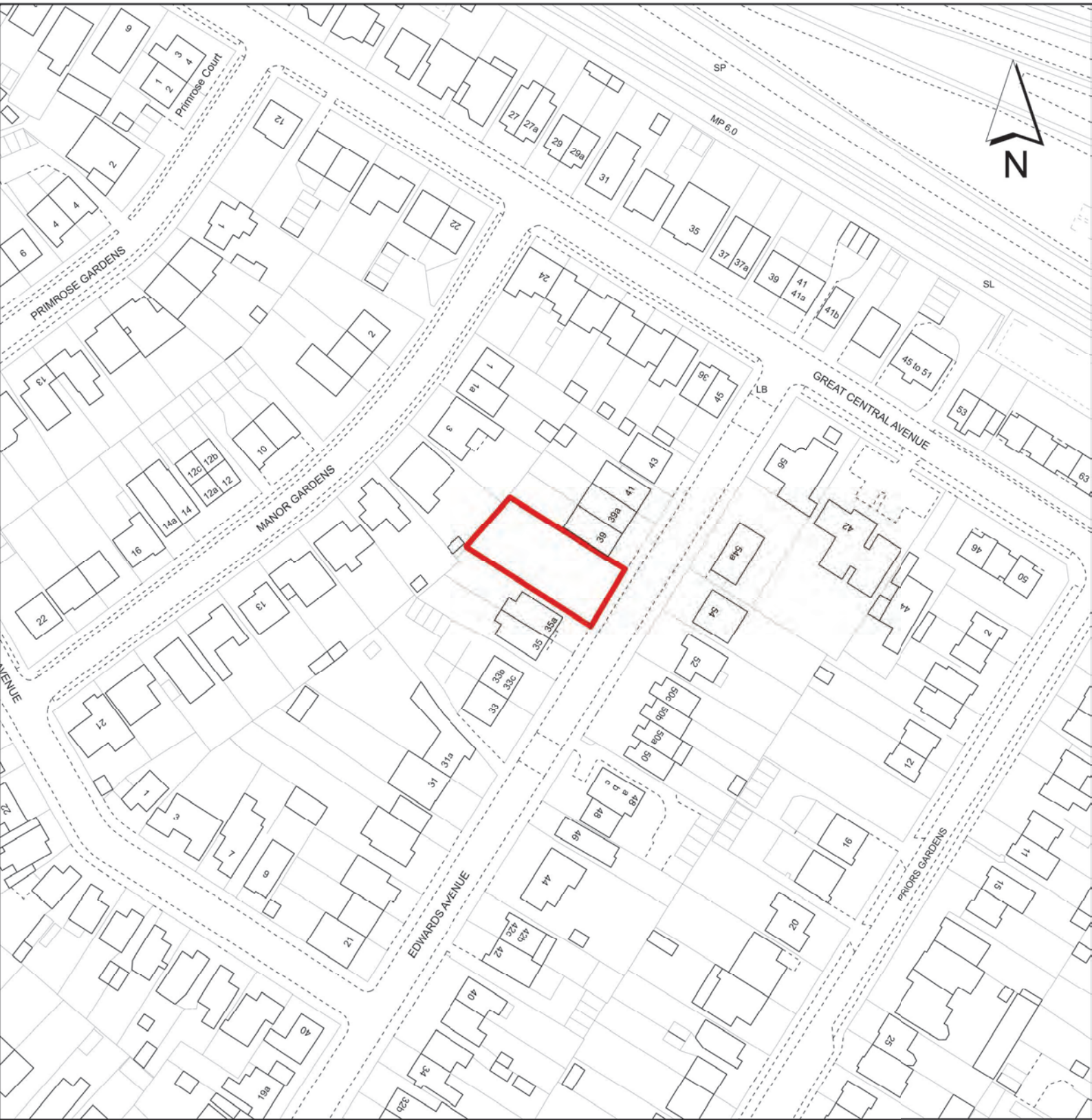
NO.	DATE	REVISED	BY	FOR
1	02/03/2023		MV	PR
2	02/03/2023		SEE DRAWING @A1 / @A3	
Drawing Name & Revision				
1158_G801_L2				
Page No.				
7				





Section Location Plan



03 - Proposed Street Section SA-SA
 Scale 1:100@A1 / 1:200@A3



<p>KEY :</p> <p> Site Boundary</p>	<p>ADDRESS :</p> <p>37 Edwards Avenue, Ruislip</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p>RESIDENTS SERVICES PLANNING SECTION</p>
<p>DISCLAIMER :</p> <p>For identification purposes only. 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 2024 Ordnance Survey AC0000810857</p>	<p>PLANNING APPLICATION REFERENCE :</p> <p>65680/APP/2023/2256</p>	<p>SCALE :</p> <p>1:1,250</p>	<p>CIVIC CENTRE, UXBRIDGE, UB8 1UW</p> 
<p>PLANNING COMMITTEE :</p>		<p>DATE :</p> <p>September 2024</p>	

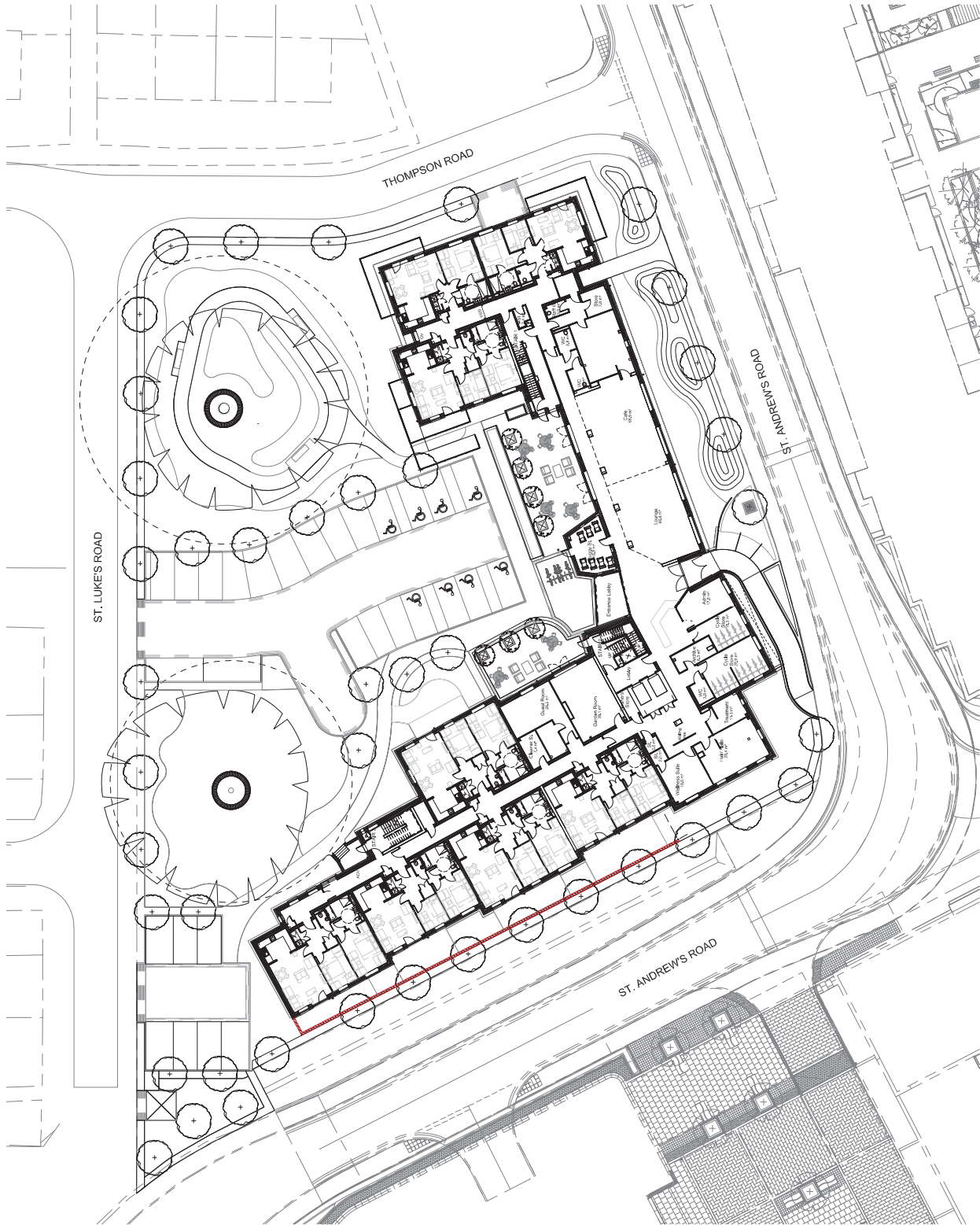
Report of the Head of Development Management and Building Control

Address: LAND OFF THOMPSON ROAD AND ST LUKE'S ROAD ST ANDREW'S ROAD
UXBRIDGE

Development: Change of use of site containing 72 assisted living units (Use Class C2) with ancillary communal facilities, parking, and landscaped areas, to residential accommodation for primary occupiers aged over 55 (Use Class C3)

LBH Ref Nos: 585/APP/2024/1558

Design: Anchor Handover Construction: Hiiggins Inc. through Anchor Handover Construction Services	
Name: Date: Drawn by: Checked by: Title:	Description: Project: Location: Date: Scale: Status:
CT: Approved for Construction C1: Approved for Construction C2: Approved for Construction C4: Approved for Construction	Date: Scale: Status:



1 00 - Site Plan
1:200

Client: Anchor Handover	Contractor: Hiiggins	Consultant: Subcontractor: The Today & Foster Partnership 1000 West 1st Street, Suite 100 Anchorage, AK 99501 Tel: 907.562.0713 Fax: 907.562.0714 www.anchorhandover.com www.hiiggins.com
Project: ANCHOR HANDOVER ST. ANDREWS PARK UMBRIDGE	Date: Scale: Status:	Date: Scale: Status:
Drawn by: RA	Checked by: RV	Title: CONSTRUCTION
Document Name: Site Plan		
Document Number: SAP-1117-12-00-DR-A-3009-C4-D3		

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 CONSULT THE ARCHITECT FOR ANY DIMENSIONS BEFORE STARTING WORK ON THIS DRAWING.
 PROJECT NO: 5125
 DATE: 22.12.18
 DRAWN BY: J. HARRIS
 CHECKED BY: J. HARRIS
 PROJECT: ANCHOR HANOVER
 ST. ANDREW'S PARK
 UXBRIDGE
 1st & 2nd Floor Plan



1 01 - First Floor Plan
 1:200

Flat Type Key

- Type A-1B2P
- Type B1-2B3P
- Type B2-2B4P
- Type B3-2B3P



2 02 - Second Floor Plan
 1:200

Project No: 5125
 PLANNING
 ANCHOR HANOVER
 ST. ANDREW'S PARK
 UXBRIDGE
 1st & 2nd Floor Plan

Drawing No: 5125-TFP-ZZ-DR-A.2044
 Date: 22.12.18
 Rev: 01
 Scale: 1:200
 Project: ANCHOR HANOVER
 ST. ANDREW'S PARK
 UXBRIDGE



Do not scale from this drawing.
 CONTRACTOR TO VERIFY ALL DIMENSIONS BEFORE STARTING WORK ON SITE.
 DRAWING NO: 5125-03
 DATE: 14 FEB 2019
 PROJECT: ANCHOR HANOVER
 ST. ANDREW'S PARK
 UXBRIDGE



1 03 - Third Floor Plan
 1:200



2 04 - Fourth Floor Plan
 1:200

Flat Type Key

- Type A: 1B2P
- Type B1: 2B3P
- Type B2: 2B4P
- Type B3: 2B5P



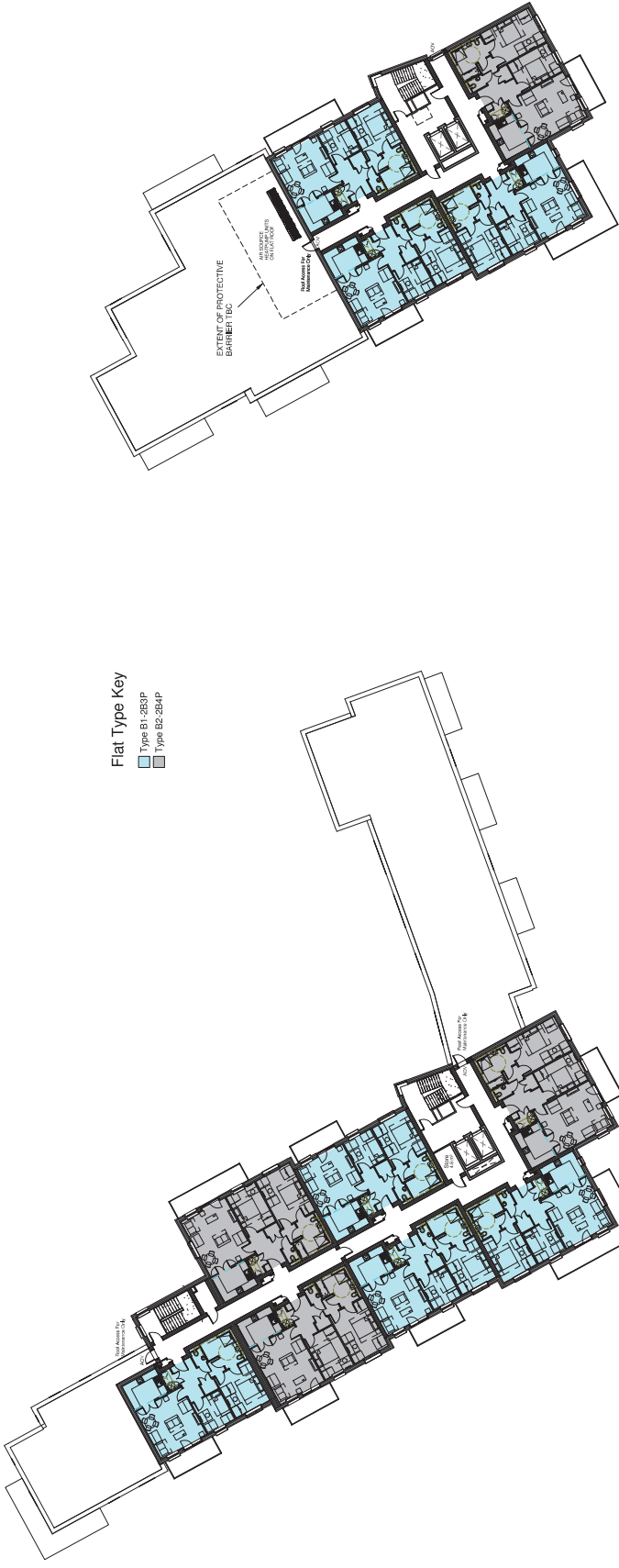
Project Name	PLANNING	5125
ANCHOR HANOVER ST. ANDREW'S PARK UXBRIDGE		
3rd & 4th Floor Plans		

Contract No.	5125-TFP-ZZ-DR-A-2045	Rev.	P02
Client	Anchor Hanover	Date	14 FEB 2019
Scale	1:200	The Today & Foster Partnership	

The Today & Foster Partnership
 100, The Quadrant, 1st Floor, 15, St. Andrew's Park,
 UXBRIDGE, MIDDLESEX, UK, UB8 3JH
 Tel: 0208 8500 971
 Fax: 0208 8500 972
 Email: info@todayandfoster.com
 www.todayandfoster.com
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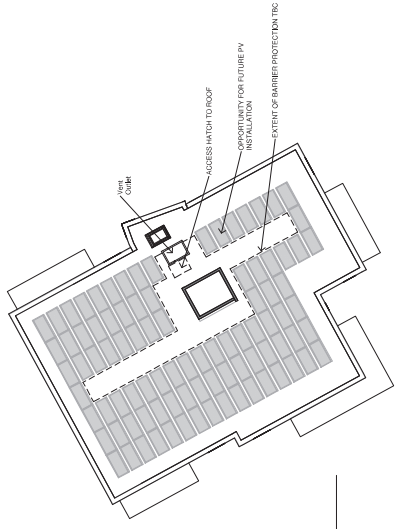
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 ANY CONSTRUCTION COSTS OR DELAYS.
 THE DESIGNER SHALL NOT BE RESPONSIBLE FOR
 ANY CONSTRUCTION COSTS OR DELAYS.

Fiat Type Key
 Type B1-2B3P
 Type B2-2B4P



06 - Sixth Floor Plan
 2 1:200

05 - Fifth Floor Plan
 1 1:200



07 - Roof Plan
 3 1:200

Project Name: **PLANNING** 5125
 ANCHOR HANOVER
 ST. ANDREW'S PARK
 UXBRIDGE
 5th Floor, 6th Floor & Roof Plans

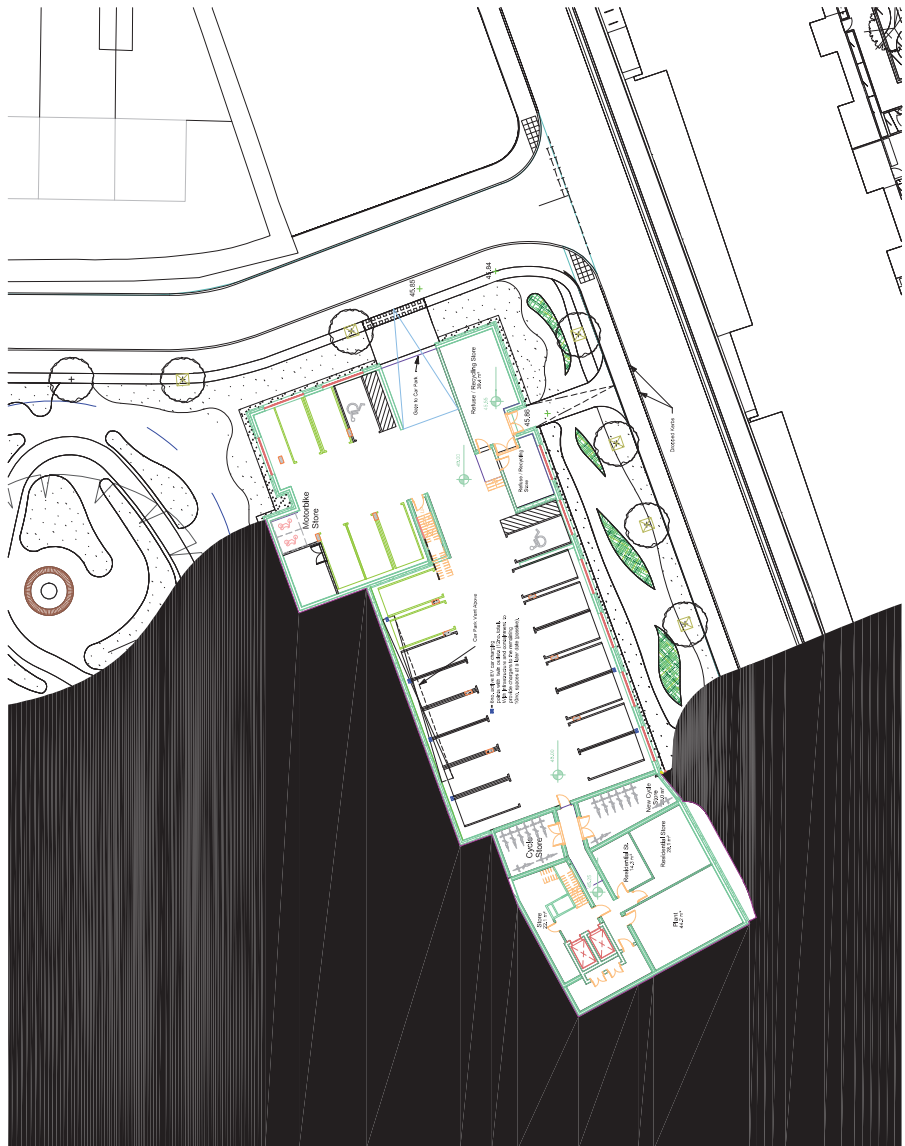
Drawing No.:	5125-TFP-ZZ-DR-A.2046	Date:	P03
Client:	Anchor Hanover	Scale:	As Shown
Project Name:	Anchor Hanover	Disc:	03
Disc:	03	Rev:	01
Rev:	01	Rev:	01

The Today & Foster Partnership
 1000 West 10th Street
 Suite 100
 Anchorage, Alaska 99501
 Phone: (907) 562-1111
 Fax: (907) 562-1112
 Email: info@todayandfoster.com
 www.todayandfoster.com



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Rev	Description	Date	By	App'd
01	Issue for Information	15/03/19	MM	MM
02	Issue for Information	15/03/19	MM	MM
03	Issue for Information	15/03/19	MM	MM
04	Issue for Information	15/03/19	MM	MM
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99	Issue for Information	15/03/19	MM	MM
100	Issue for Information	15/03/19	MM	MM



1 -01 - LOWER GROUND FLOOR PLAN
1:200

Project Number: 5125
 Planning: ANCHOR HANDOVER
 ST. ANDREW'S PARK
 LUXBRIDGE

Lower Ground Floor Plan
 GENERAL ARRANGEMENT

Drawn by: RCR	Scale: 1:200	Date: 02 FEB 2019
Checked by: RCR	Scale: 1:200	Date: 02 FEB 2019
Project: 5125-TFP-ZZ-81-DR-A-2042	Sheet: S0	Page: P7

The Tinsley & Foster Partnership
 111 Park Road, LUXBRIDGE, LE11 1JG
 Tel: 01530 800017
 Fax: 01530 800018
 www.tinsleyandfoster.com



Bird and bat boxes to be incorporated in the existing trees as outlined in the ecological report

Extra heavy tree planting to frame views and to soften parking court

Rumble strip to car park entrances

Existing tree retained - TPO TO01

Acocya hardwood timber tree seat or similar approved

Dense evergreen shrub planting to filter views of building when approaching from the north

Electrical substation

Plant species will be chosen with regard to encouraging wildlife and birds into the space, whilst offering foraging and nesting opportunities

No new top soil to be added within the RPA

Total number of external parking bays, 28 No. 6 of which are disabled bays

No new top soil to be added within the RPA

Man-hole inspection covers to locations to be discussed and agreed with Engineer and Landscape Architect to ensure they are discrete/hidden

A variety of tall herbaceous, covergreen and climbing shrubs will be used to soften development boundary

Notes:
Spot heights as per engineers levels strategy drawing C12420 Preliminary levels 2.
Rules to Design and Access Statement KDE/CAP/5/25 for detailed landscape description and rationale

Mature Oak (TPO TO02) to be retained

Residents garden comprises of reinforced grave paths (to be non-dig construction) and sealing

Acocya hardwood timber tree seat or similar approved

Additional planting to provide screening/privacy to communal gardens

Dining terrace consisting of a composite deck surface, with raised timber planters

Five timber raised planters (1.5x1.2m)

Slab edge to building, as per engineers drawings

Access to understorey parking area

Ornamental planting to provide seasonal interest and enhance building facades

Serpentine land forms offer an interesting feature to the front of the development and reduce the amount of material to be exported off-site

Opening to basement vents - as per project architects drawings

Natural stone steps to engineers' architects specification

External sun terrace to garden room offers a spill out space which can be used by residents in the warmer months. The terrace will include three timber raised planters

Low retaining wall along western boundary in ensure level transition between building facade and site boundary. Wall to taper off to ground level at southeast

Low hedgerow offers a defensible feature to the western boundary, whilst maintaining views out from ground floor accommodation

All trees in close proximity to services to be fitted with a root deflection system and root barrier

Proposed native hedgerow to offer further biodiversity enhancement and screening

Changes highlighted by revision clouds are as follows:
1. Natural stone paving changed to heritage effect concrete paving for private patios.
2. Paving to garden room terrace changed to the same paving used for private patios.
3. Dining terrace composite decking changed to heritage paving as per key.

Heritage effect concrete flag paving (for day zone)

Private Patio Paving

Cell Cladding

Grass maintenance strip around building perimeter

Slab paving maintenance strip around building where ground is sloping towards the building

Retaining Wall

Timber Tree Seat

Serpentine Landforms (for day zone)

Climbing plants/ Green wall

Root barrier system

Root deflection system

Area of the day zone within the RPA of the existing tree

KEY:

- Proposed
- Site Boundary
- Proposed Tree
- Existing Tree & RPA
- Amenity Lawn
- Ornamental Stone Planting
- Native Hedgerow Planting
- Native Structure Planting
- Proposed Planter
- Permeable Block Paving
- Ultracolor Terrace Buff
- Timber Access Road
- Heritage effect concrete flag paving (for day zone)
- Private Patio Paving
- Cell Cladding
- Grass maintenance strip around building perimeter
- Slab paving maintenance strip around building where ground is sloping towards the building
- Retaining Wall
- Timber Tree Seat
- Serpentine Landforms (for day zone)
- Climbing plants/ Green wall
- Root barrier system
- Root deflection system
- Area of the day zone within the RPA of the existing tree

Portus + Whitton
Landscape Architects
23 Alford Road, Chesham
T: 01295 844435, F: 01295 844355
E: info@portuswhitton.co.uk

Anchor Hanover Group
St Andrew's Park Extra Care Development
Landscape Masterplan
Date: 1:200 A2 Jan 2019 1605 L 2 P

DISCHARGE OF CONDITIONS

1. I, the undersigned, hereby certify that the above is a true and correct copy of the original as submitted to the Council.

2. I, the undersigned, hereby certify that the above is a true and correct copy of the original as submitted to the Council.

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10. I, the undersigned, hereby certify that the above is a true and correct copy of the original as submitted to the Council.

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KEY :  Site Boundary	ADDRESS : Atlas Lodge		LONDON BOROUGH OF HILLINGDON RESIDENTS SERVICES PLANNING SECTION
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	PLANNING COMMITTEE :	DATE : September 2024	 HILLINGDON <small>LONDON</small>

Report of the Head of Development Management and Building Control

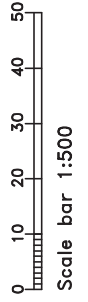
Address: 3 ST MARGARETS AVENUE HILLINGDON

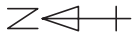
Development: Conversion of roof space to habitable use, raising the roof ridge, 4 x side dormers, and 1 x side roof light

LBH Ref Nos: 59652/APP/2024/1459



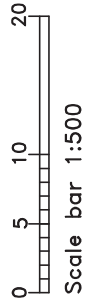
LOCATION PLAN
3 ST MARGARETS AVENUE
UXBRIDGE
MIDDLESEX UB8 3HH
DRG, Nr. 3/SMA/04/A
SCALE 1:1250@A4

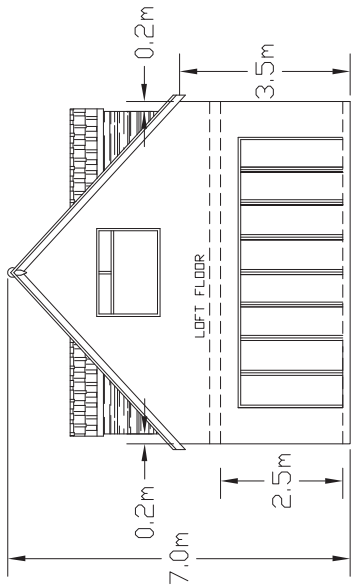




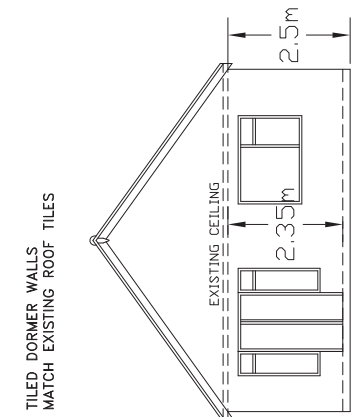
EXISTING TREE SHALL BE
REMOVED

BLOCK PLAN
3 ST MARGARETS AVENUE
UXBRIDGE
MIDDLESEX UB8 3HH
DRAWING NR. 3/SMA/03/C
SCALE 1:500@A4

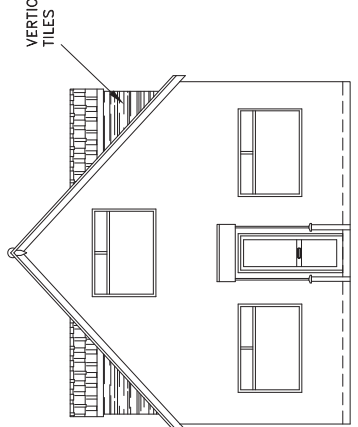




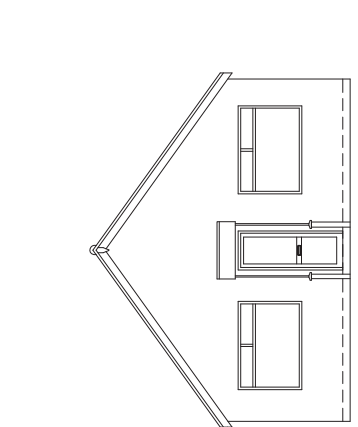
PROPOSED REAR ELEVATION



EXISTING REAR ELEVATION



PROPOSED FRONT ELEVATION

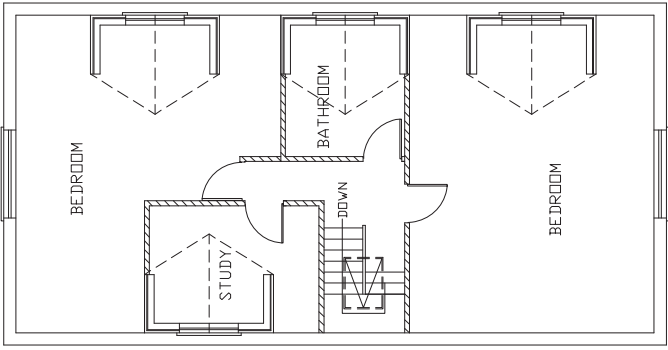


EXISTING FRONT ELEVATION

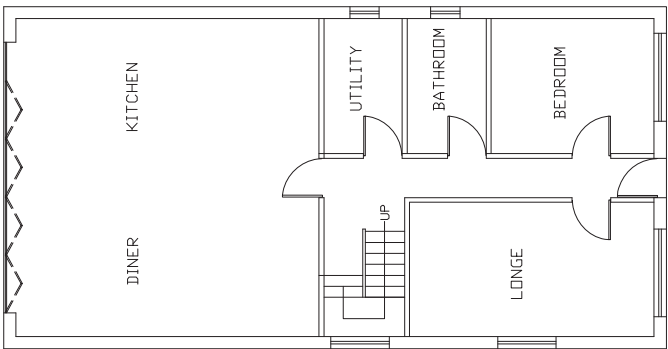
NOTES;
 DIMENSIONS ARE TO CHECKED AND CONFIRMED BEFORE CONSTRUCTION PHASE.
 ALL NEW EXTERNAL MATERIALS TO MATCH, AS CLOSE AS POSSIBLE, TO EXISTING EXTERNAL MATERIALS.
 THE CLIENT IS RESPONSIBLE FOR PARTY WALL AGREEMENT OR ISSUES RELATING TO PARTY WALL
 ALL STRUCTURAL ELEMENTS ARE TO BE DESIGNED AND SPECIFIED BY THE STRUCTURAL ENGINEER.



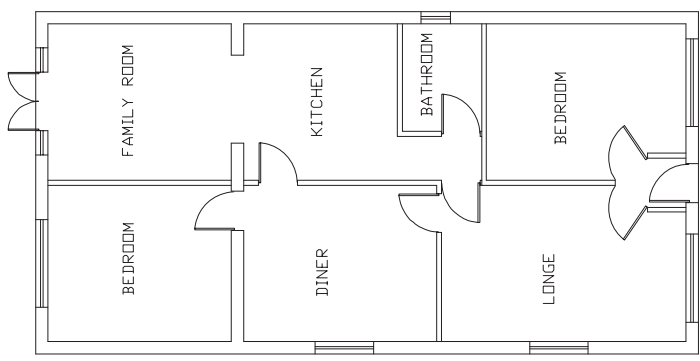
Project	PROPOSED LOFT CONVERSION 3 ST MARGARETS AVENUE UXBRIDGE MIDDLESEX UB8 3HH
Drawing Title	FLOOR PLANS AND FRONT AND REAR ELEVATIONS
Scale	1:100@A3
Date	MAY 2024
Drawing No.	3/SMA/01



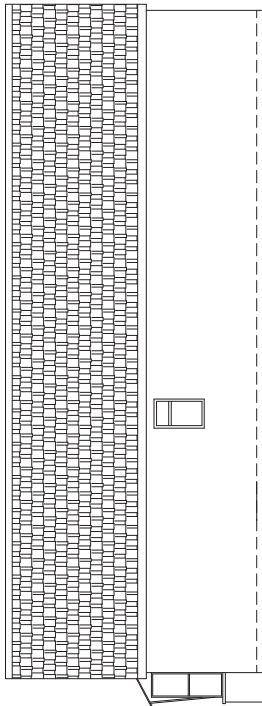
PROPOSED LOFT FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

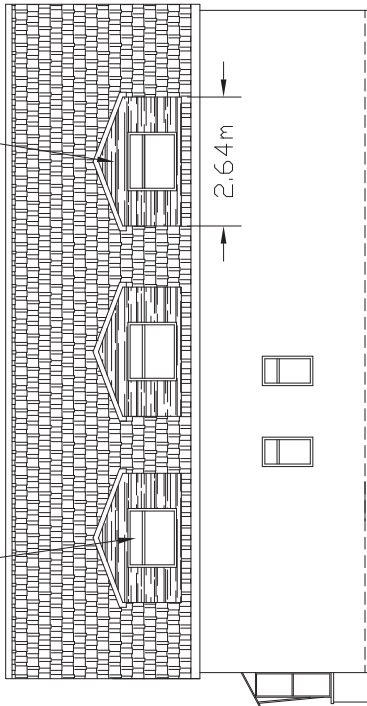


EXISTING GROUND FLOOR PLAN

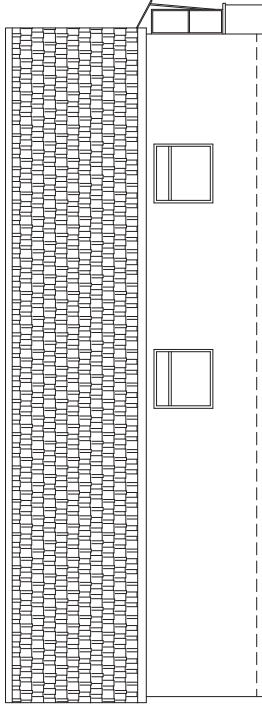


EXISTING SIDE ELEVATION

ALL LOFT FLOOR SIDE FACING DORMER WINDOWS WILL BE OBSCURELY GLAZED
VERTICAL TILED DORMER WALLS TILES TO MATCH EXISTING ROOF TILES

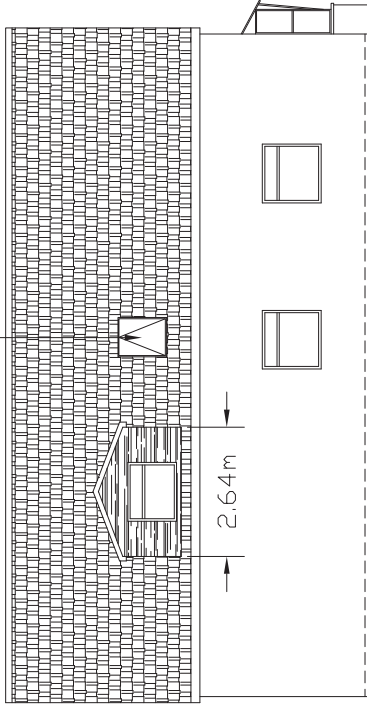


PROPOSED SIDE ELEVATION



EXISTING SIDE ELEVATION

ROOF WINDOWS SHALL NOT PROTRUDE MORE THAN 150mm FROM THE ROOF PLANE



PROPOSED SIDE ELEVATION

NOTES:

DIMENSIONS ARE TO CHECKED AND CONFIRMED BEFORE CONSTRUCTION PHASE.

ALL NEW EXTERNAL MATERIALS TO MATCH, AS CLOSE AS POSSIBLE, TO EXISTING EXTERNAL MATERIALS.

THE CLIENT IS RESPONSIBLE FOR PARTY WALL AGREEMENT OR ISSUES RELATING TO PARTY WALL

ALL STRUCTURAL ELEMENTS ARE TO BE DESIGNED AND SPECIFIED BY THE STRUCTURAL ENGINEER.



Scale bar 1:100

Project

PROPOSED LOFT CONVERSION
3 ST MARGARETS AVENUE
UXBRIDGE
MIDDLESEX
UB8 3HH

Drawing Title

SIDE ELEVATIONS

Scale

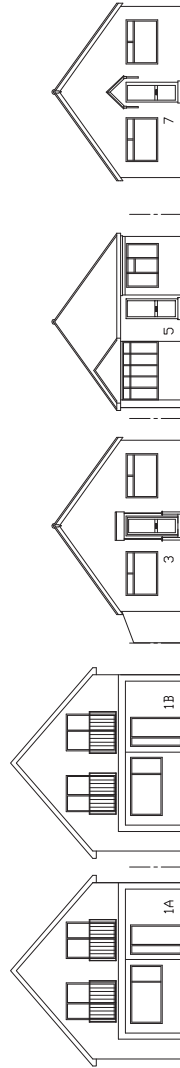
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Date

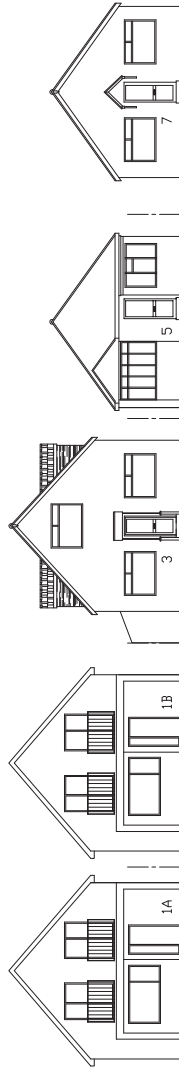
AUG 2024

Drawing No.

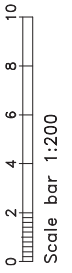
3/SMA/02/A



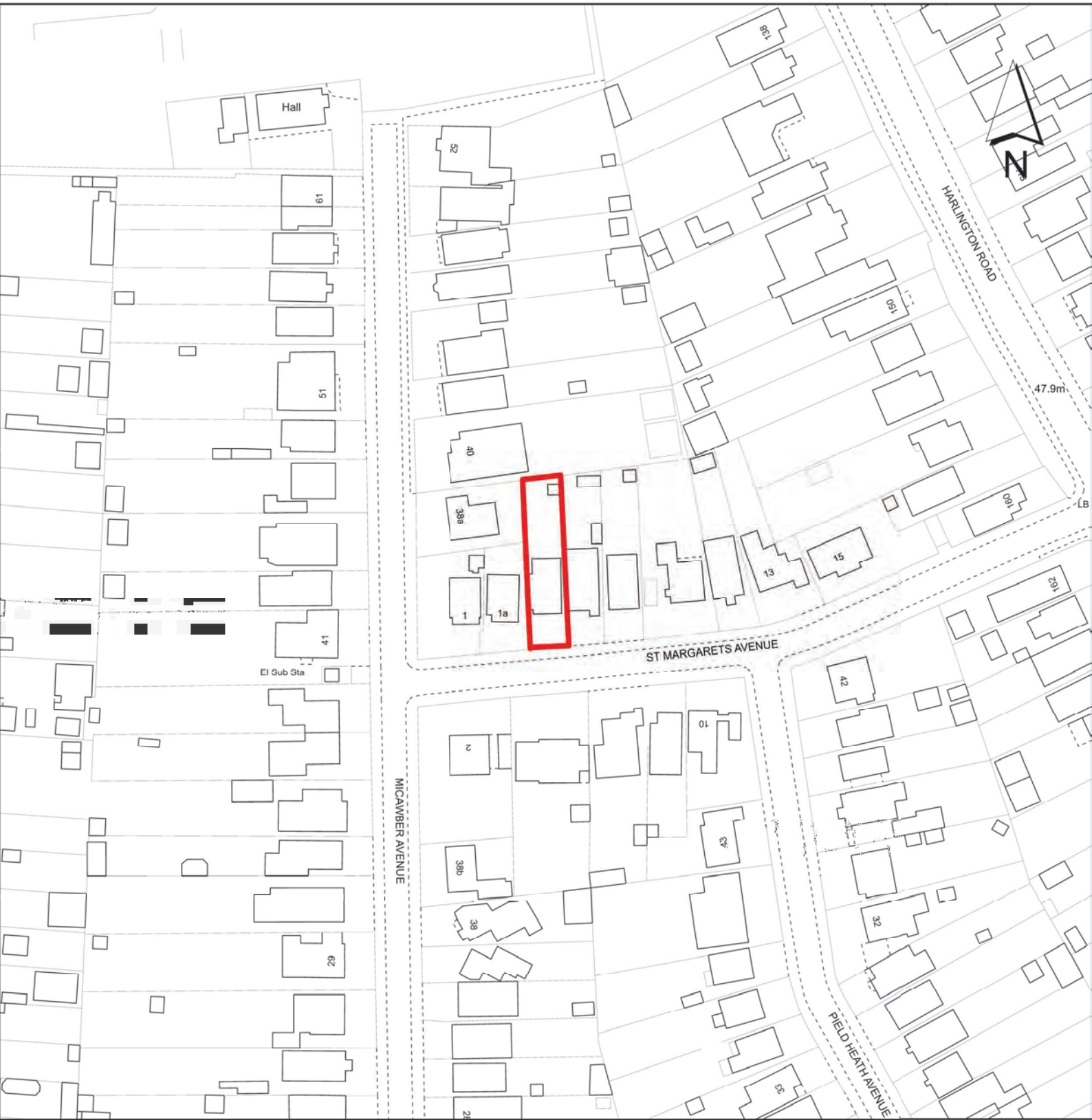
EXISTING FRONT ELEVATIONS





PROPOSED FRONT ELEVATIONS



Project PROPOSED LOFT CONVERSION 3 ST MARGARETS AVENUE UXBRIDGE MIDDLESEX UB8 3HH	Drawing Title EXISTING AND PROPOSED FRONT ELEVATIONS, STREET SCENE	Scale 1:200@A3
	Date JULY 2024	Drawing No. 3/SMA/05



<p>KEY :</p> <p> Site Boundary</p>	<p>ADDRESS :</p> <p>3 St Margarets Avenue</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p>RESIDENTS SERVICES PLANNING SECTION</p>
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<p>PLANNING COMMITTEE :</p>		<p>DATE :</p> <p>September 2024</p>	