



HILLINGDON
LONDON



Hillingdon Planning Committee

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, 13 FEBRUARY
2025

Time: 7.00 PM

Venue: COMMITTEE ROOM 5 -
CIVIC CENTRE

**Meeting
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to attend and observe the meeting.

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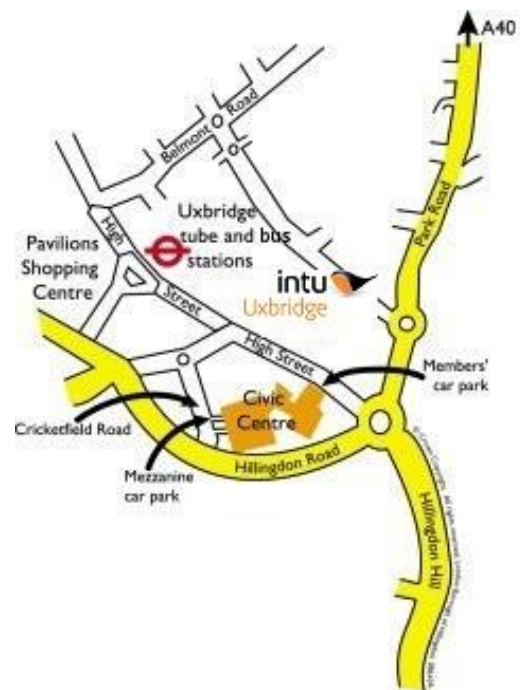
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Agenda

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 - 14
- 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

Planning Committee Report Part 1_Standard Information

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. Recommendation: Approval	23 – 78 198-209
7	13 Oak Avenue, West Drayton - 77097/APP/2024/2693	West Drayton	Erection of a two storey, 2-bed attached dwelling with associated cycle storage and amenity space. Recommendation: Approval	79 – 118 210-224

Applications without a Petition

8	Ruislip Lido, Reservoir Road - 78998/APP/2024/2281	Ruislip	Replacement of existing 2 x single storey toilet facilities at Willow Lawn and Woody Bay, provision of replacement single storey 2 x toilets and changing facility buildings, and associated works and landscaping. Recommendation: Approval	119-156 225-238
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Planning Committee Report Part 3_Policy Appendices

Plans for the Hillingdon Planning Committee – pages 197-238

Addendum

Minutes

HILLINGDON PLANNING COMMITTEE

15 January 2025



Meeting held at Committee Room 5 - Civic Centre

	<p>Committee Members Present: Councillors Henry Higgins (Chair) Keith Burrows Elizabeth Garelick Gursharan Mand Jagjit Singh Philip Corthorne Darran Davies</p> <p>LBH Officers Present: Michael Briginshaw, Deputy Team Leader Chris Brady, Planning Team Leader Eoin Concannon, Planning Team Leader Katie Crosbie, Area Planning Service Manager - North Natalie Fairclough, Legal Advisor Roz Johnson, Head of Development Management and Building Control Michael Kemp, Deputy Team Leader Liz Penny, Democratic Services Officer Dr Alan Tilly, Transport, Planning and Development Team Manager</p>
1.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies were received from Councillor Roy Chamdal with Councillor Philip Corthorne substituting and from Councillor Adam Bennett with Councillor Darran Davies substituting.</p>
2.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>There were no declarations of interest.</p>
3.	<p>TO RECEIVE THE MINUTES OF THE PREVIOUS MEETING (<i>Agenda Item 3</i>)</p> <p>RESOLVED: That the minutes of the meeting dated 5 December 2024 be agreed as an accurate record.</p>
4.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
5.	<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 of business were marked Part I and would be considered in public.</p>
<p>6.</p>	<p>22 BELMONT CLOSE, UXBRIDGE - 79130/APP/2024/1864 (<i>Agenda Item 6</i>)</p> <p>Erection of a detached house with 4 bedrooms and associated parking, amenity and bin/cycle stores (updated plans)</p> <p>Officers introduced the application, highlighted the information in the addendum and made a recommendation for approval.</p> <p>The lead petitioner was in attendance and addressed the Committee on behalf of the petitioners. Key points highlighted included:</p> <ol style="list-style-type: none"> 1. The property developer had initially stated that the rear walls of the main house and the ground floor extension would not exceed the rear walls of the lead petitioner's house or extension to minimise overlooking, but this promise had not been kept. 2. The developer had claimed that the petitioner's building was incorrectly positioned relative to the ordinance survey map but had provided no evidence of this. 3. It was believed that the developer was only interested in adding significant space to each room to increase the property's value. 4. The petitioner had been confident Hillingdon Council would hold the developer accountable, but it appeared the Council may approve the build retrospectively. 5. The breach had been brought to the attention of the Planning Department, but no action had been taken. The petitioner had therefore been obliged to hire a solicitor. 6. Objections focussed on the position of all rear walls and the floor height of the building, impacting the lead petitioner's privacy. 7. Residents request the Planning Committee defer their decision and visit the site to see the impact for themselves. 8. The raised floor heights compromised the privacy of neighbouring gardens, and residents preferred that the floor levels be reduced rather than having a higher fence. 9. The ground floor bathroom was overlooked by a side door and window not in the original plans, exacerbated by the raised floor heights. 10. A covenant was requested to ensure the patio was lower than the house as per the plans and to ensure that the side window was obscured and non-opening. 11. The petitioner suggested that the building be demolished and rebuilt with lower floor levels and rear walls level with their rear walls. <p>In response to questions from Members, it was clarified that the original plans had not been accurate. All floors in the new building were higher than on the plans which impacted the privacy of neighbours.</p> <p>The agent for the application was in attendance and addressed the Committee. Key points highlighted included:</p> <ol style="list-style-type: none"> 1. The agent confirmed that he had originally designed the house. 2. He addressed concerns about overshadowing, stating that the back of the garden was south-facing and would therefore not be affected by shadowing. 3. The ground floor side-facing window was higher than the neighbouring window,

but the floor level was lower due to a larger window.

4. It had been agreed with the planning department that the fence would be 2.2 meters high to prevent looking in.
5. It was suggested that silhouettes through the window could be avoided by using a blind.
6. The agent affirmed that the building was not larger than originally planned and that the back wall was slightly further back than the neighbouring house.
1. The original site plan had been based on the Ordinance Survey as required by the Council.
2. The agent had tried without success to discuss the discrepancy with the neighbour.
3. The scaffold had been used to measure the distance between the houses, resulting in two different colours on the plan to show the Ordinance Survey vs reality.
4. The building size had been checked by the enforcement officer and matched the original planning permissions.
5. The agent offered to reduce the floor level by 50mm by using a thinner screed.
6. He explained that moving the building forward would result in seeing more of the garden.
7. The attic dormer room was obscured by the roof, preventing any overlooking.

Ward Councillor Tony Burles was in attendance and addressed the Committee in support of petitioners claiming that the development had flouted the planning permission and was out of proportion. He recommended that the building be demolished. Councillor Burles confirmed that he had visited the site and advised the Committee Members to do the same before reaching a decision on the matter.

Officers were invited to respond to the points raised.

They empathised with residents and the petitioner, acknowledging the difficulty in understanding the plans due to multiple iterations across different applications.

The concern about the building extending beyond the rear elevation of the neighbouring property was addressed. It was noted that the replotting of the neighbouring property had resulted in a minor protrusion of 0.7 meters at ground floor level. The committee report reflected this 0.7-meter protrusion, and officers had considered whether this extension was harmful. It had been concluded that a 0.7-meter extension was acceptable compared to the local plan allowance of 3.6 meters for a single-story rear extension.

Ground levels were discussed, with officers noting a land level change and a difference of approximately 40 cm between the rear garden and the area around the building.

The increase in finished floor levels was deemed not significant enough to depart from policy or cause harm to neighbouring properties in terms of flooding.

It was noted that the side elevation window had moved since the original planning application due to the inclusion of an air source heat pump. The window served a bathroom and was mostly obscurely glazed, with no policy position to protect non-habitable rooms from overlooking or overshadowing. Members heard that a 2.2m high fence had been installed to mitigate potential overlooking into the window.

The request for a member site visit was addressed, with officers not seeing a departure

from the original consent. It was noted that the application needed to be determined within a specific timeframe to avoid the risk of a non-determination appeal.

Officers confirmed that the dwelling itself had been built in accordance with the plans, but the neighbouring property had not been plotted correctly, leading to a breach of planning control.

The enforcement approach involved negotiation and the submission of a retrospective application to assess the acceptability of the proposal as built².

It was noted that the previous consent had been considered a fallback position, and the focus was on the differences between the previously accepted design and the current proposal.

Members requested further clarification regarding the ground levels at the site. It was confirmed that there was a natural ground level change between the application site and the neighbouring property and that a difference in height of a new development of up to 30 cm was not unusual. No concerns regarding flooding impact had been raised. Members were informed that there was no policy justification for refusal and refusal would be difficult to justify at appeal.

In response to further questions from the Committee, it was confirmed that a compliance condition would secure all flooding matters. A further condition would ensure the side window and door would be obscure glazed. Officers did not feel a reduction in screed height was required but were happy to add this as a condition if deemed necessary by Members.

The legal advisor noted that a site visit would not be advisable unless it was essential to enable Members to reach a decision due to lack of information currently available to them.

Members raised no further queries or concerns. The officer's recommendation, subject to the addendum, amendments to Conditions 3 and 8 as outlined by officers and the addition of a Condition in relation to the reduced finished floor levels was moved, seconded and, when put to a vote, unanimously agreed.

RESOLVED: That the application be approved subject to amendments to Conditions 3 and 8 as outlined in the verbal update and the insertion of an additional Condition to address the reduced finished floor levels as put forward by the agent in the meeting.

7. **72 HAREFIELD ROAD, UXBRIDGE - 25767/APP/2024/2484** (*Agenda Item 7*)

Demolition of existing dwelling and erection of building to provide 3 x 1-bed, 5 x 2-bed, 1 x 3 bed flats with associated parking and amenity space.

Officers introduced the application and made a recommendation for approval. There was no addendum, but officers suggested an amendment to conditions to require that all windows shown as obscured on the elevation plan be fitted with obscure glazes. It was also proposed that the reference to EV points be removed from Condition 5 as this was already covered sufficiently under Condition 9.

A petition had been received in objection to the application and a written representation

had been submitted which was read out for the attention of the Committee. Key points highlighted included:

- Previous similar applications by the same applicant had been rejected multiple times.
- The current application prioritised one- and two-bedroom dwellings, not aligning with the Council's ethos of providing family-sized accommodation.
- The property's roof size was too large compared to the surrounding area and not in keeping with the area's character and appearance.
- Significant negative effects on neighbouring properties were noted, including reduced space, increased noise, and air pollution.
- Additional traffic from a hypothetical increase from two to nine households would impact noise, air pollution, and traffic safety on Harefield Road.
- The application increased the risk to existing residents and pedestrians from Braybourne Close crossing Harefield Road to go to Hermitage School.
- No consideration had been given to the dangerous junction from Fairfield Road to Harefield Road where cars would be unsighted to vehicles leaving the property.
- The amount of green space would be reduced due to converting garden space to a car park and would not meet the minimum green space per person.
- There would be a net reduction in trees, with reliance on trees from adjoining properties for cover.
- There would be an inadequate number of car parking spaces (12 instead of the recommended 14).
- Potential privacy issues from balconies overlooking surrounding properties were noted.
- The lead petitioner urged the Council to consider the repeated rejections and appeals by the applicant and not to waste valuable time and resources on this application.

The applicant was in attendance at the meeting and addressed the Committee. Key points highlighted included:

- The current application being presented was very different from the first iteration.
- The scale of the building had been substantially reduced, with the height now much lower than its neighbour to the left and equal to the neighbour on the right.
- The width had also been reduced to match the width of the buildings to the left.
- The gaps left between the buildings were a minimum of 5 metres.
- The building to the right was much wider and screened by a 65-meter row of protected trees.
- The rear projection had been reduced in depth significantly.
- The previous application had been approved by the inspector, and the building being considered was the same size as the approved scheme.
- The application proposed a car parking area to the rear, replicating the parking arrangements of the two neighbouring blocks of flats.
- The parking area abutted the petitioner's property at the very end of their long garden.
- Twelve car spaces were provided for the nine flats, supported by the Highways Officer.
- The 2021 census showed that less than 50% of flat owners had access to a car or a van hence the amount of car spaces proposed was deemed suitable.
- An undertaking with the Council restricted future occupants from applying for

parking permits on surrounding streets.

- The two previous planning applications for nine flats on the site were comparable in terms of highways impact.
- The appeals inspector had concluded that refusal on highways amenity grounds would not be justified.
- The Council's Highways Officer had never raised any objection on highway safety grounds.
- The development would only add two to three extra vehicle movements during peak hours.
- The previous applications had been refused due to the scale of the building being considered overdevelopment and its impact on the street scene..
- The criticisms had been taken on board and acted on constructively, gaining support from the inspector.
- Creating seven much-needed extra dwellings was believed to benefit the area.
- The improved scheme had the full support of the planning department.
- An alternative site layout plan and revised BNG report had been submitted to the planning department.

In response to questions from Members, the applicant confirmed that, although it was a requirement to include a replacement family dwelling, one and two-bedroom apartments were much more desirable than a three-bedroom flat hence only one of the latter had been included in the scheme.

Members sought further clarification in respect of the rear area and enquired whether a barrier would be installed to protect the community amenity green space. The applicant confirmed that a full landscaping plan would be submitted, and bollards could be installed if required.

Ward Councillor Tony Burles was in attendance and addressed the Committee Members in support of petitioners. Councillor Burles expressed concern that the applicant was not building in accordance with the planning permission granted to him. He also highlighted the fact that Harefield Road was a very fast road and additional cars in the area would exacerbate the problem. Councillor Burles noted that there was a need for family accommodation in Hillingdon rather than additional flats.

In response to further questions from the Committee, it was confirmed that the PTAL rating of the site was 1 which was considered poor. The Highways Officer in attendance confirmed that it was felt the number of parking spaces would not cause risk to the traffic within the area as Harefield Rd had a 30 mile an hour speed limit, street lighting and footways. Moreover, sight lines for vehicles pulling out onto the highway were protected. It was noted that the number of cars leaving the site was deemed to be insignificant and could be absorbed by the existing traffic flows.

In reply to their requests for further clarification, Members heard that planning officers deemed the proposed development to be an efficient use of the site. In respect of tree retention, it was confirmed that all the trees which were of visual amenity value and contributed to the character of the area would be retained on the site.

Councillors enquired whether the previous refusal on appeal had been purely based on size and scale. It was confirmed that this was the case.

Members requested the inclusion of a condition to protect the amenity space to the rear of the site as previously discussed. They raised no further questions. The officer's

recommendation was moved, seconded and, when put to a vote, unanimously approved.

RESOLVED: That the application be approved subject to amendments to Conditions 5 and 6 as outlined in the verbal update, the amendment of Condition 5 (landscaping) to include details of a method to demarcate the communal amenity space from the shared accessway and completion of s106 agreement.

8. **HARROW AND WEMBLEY SOCIETY MODEL ENGINEERS, ROXBOURNE PARK, EASTCOTE - 22899/APP/2023/2219** (*Agenda Item 8*)

Part-retrospective provision of one portacabin with paint-finished timber cladding to provide a ticket office and community space.

Officers introduced the application, highlighted the information in the addendum and made a recommendation for approval.

The lead petitioner was not in attendance but the agent for the application had submitted a presentation and addressed the Committee Members. Key points highlighted included:

- Members of the Harrow and Wembley Society Model Engineers had been members for about five years.
- The railway consisted of about half a mile of track and had provided steam and electric rides for local people since 1978.
- The area was rented from Harrow Council and operated by volunteers from the Harrow and Wembley Society Model Engineers, a not-for-profit organisation.
- The railway operated every Sunday afternoon during the summer and held special events over Easter, Halloween, and Christmas.
- In 2024, the railway had carried around 4,000 passengers and attracted about 1,000 visitors on public holidays.
- The site provided a destination for families, offering tables and benches for picnics.
- The society ran various clubs for local people, including a club for teenagers to learn technical skills.
- They facilitated parties for scouts, Cubs, children with special needs and school visits, and hosted birthday parties.
- The society had about 75 members and had been featured in two BBC documentaries and a local podcast.
- The clubhouse contained 11 carriages, 10 locomotives, workshop machinery, and a signal box.
- Due to increasing demand and the aging members, they needed additional space and proposed using a portacabin.

In response to their requests for clarification, Members were informed that there had previously been a Clubhouse on site. Harrow and Wembley Society Model Engineers had needed additional space and had been given permission by Harrow to install two portacabins on site. However, it had transpired that they needed planning permission for these hence the decision to remove one.

In respect of antisocial behaviour, the Committee was informed that the portacabins had been on site for 16 months and, during that time, there had only been one tag on the back of the building. There was a presence on site at least two days a week and,

though not lit, the site was completely fenced for added security. Officers confirmed that a consultation with the Metropolitan Police had not been deemed necessary.

Councillors raised no further concerns or objections. The officer's recommendation was moved, seconded and, when put to a vote, unanimously agreed.

RESOLVED: That the application be approved subject to the amendments to Conditions 3, 4 and 5 as detailed in the Addendum Report and no materially significant representations received at the end of the public re-consultation (ends 17-01-25) as detailed in the Committee Report.

9. **140 FAIRHOLME CRESCENT, HAYES - 57533/APP/2023/3146** (*Agenda Item 9*)

Creation of an extra unit in 6 unit HMO (Class C4).

Officers introduced the application and made a recommendation for approval.

The lead petitioner had submitted a written representation and photos on behalf of petitioners objecting to the proposal. The statement was read out to the Committee Members. Key points highlighted included:

1. Several issues had come to light over the past year, significantly impacting the quality of life for nearby residents.
2. Despite being approved as a 6-bedroom HMO for students, there were often more than six residents living at the property, sometimes including couples and children.
3. Frequent disturbances during evening hours disrupted the peace and quiet expected in a residential area.
4. Large amounts of rubbish were frequently left on the driveway, leading to unpleasant smells and attracting vermin.
5. Multiple reports of marijuana being smoked at the property forced neighbours to close their windows due to the smell.
6. Parking was a significant issue, with several cars frequently parked at the property.
7. Rear access was constantly used, compromising the security of neighbouring properties and posing a significant safety risk.
8. The garden was often littered with rubbish and discarded mattresses, creating an ideal habitat for vermin.
9. Residents frequently cooked on the decking outside, which was unsanitary and posed a considerable fire risk.
10. The petitioner urged the Council to reject the application, stating that any further expansion would be detrimental to both the immediate neighbours and the wider community.

The applicant and agent were not in attendance and no written submissions had been received.

Members enquired what action had been taken by the Council's licencing team regarding the complaints raised by residents. Officers explained that the planning process for HMOs differed from the licensing process. However, officers had conducted a search but had been unable to locate any reports of antisocial behaviour.

Members were informed that the certificate in place was a Certificate of Lawful Development hence there were limits to the planning controls that could be deployed. However, the development brought forward a site plan that included a location for rubbish bins. Officers had enforcement powers to undertake enforcement action should the bins not be placed in that location. Details of waste and cycle storage and EV charging points had been requested and officers had everything in their power in terms of proposing conditions on the development.

In response to questions from the Committee regarding fire safety, it was confirmed that the fire brigade regularly inspected the site. Members expressed concern regarding potential misuse of the units but were advised that a management plan would not be justified in this case.

Councillors referred to the Case Officer's visit to the site in February 2023 and enquired whether notice would have been given. Officers confirmed that they were not required to give notice but generally did to ensure they were able to gain access. The Planning Officer had undertaken more than two visits but had not checked numbers of occupants. However, a condition was included to restrict the number of people residing in the property – visitor numbers would not be restricted.

The Committee sought further details of parking arrangements at the site. It was confirmed that two parking spaces were available which was deemed sufficient. The Highways Officer advised Members that the London Plan was silent on parking standard for HMOs. The Local Plan indicated 3 spaces would be appropriate, but these were maximum standards. However, the Highways Officer highlighted the need for a condition to regularise the situation whereby cars were mounting the kerb to access the hard standing; this was illegal and caused damage to the footway. An extension to the existing vehicular crossover was recommended.

At the request of Members, it was agreed that officers would advocate for 7 bins to serve the 7 rooms at the development. These details would be duly assessed by the Case Officer and management.

The officer's recommendation was moved, seconded and, when put to a vote, unanimously agreed.

RESOLVED: That the application be approved subject to the insertion of a new condition providing for an extension to the existing vehicular crossover and an amendment to Condition 7 (waste) to ensure the details demonstrated that the refuse storage provision would be of sufficient capacity to serve the approved number of maximum occupants.

10.	<p>100 EXMOUTH ROAD, SOUTH RUISLIP - 42576/APP/2024/2465 (<i>Agenda Item 10</i>)</p> <p>Retention of a double storey rear and side extension with amendments to fenestration and height of existing single storey rear extension (retrospective)</p> <p>Officers introduced the application and made a recommendation for approval.</p> <p>Petitioners were in attendance and addressed the Committee in objection to the proposal. Key points highlighted included:</p>
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1. The case was complex, involving many unfortunate factors and a wrongly drawn plan by the applicant's architect.
2. The Council was accused of making an oversight and not applying local planning recommendations to set back the side wall of the rear double storey extension by 1m.
3. Their orientation to the extension was unique and critically positioned, but the Council had not applied the local recommendation.
4. The affected neighbours felt that the Council had not paid enough attention to the critical details of the planning application.
5. Residents had trusted the Council but believed they had been unfairly treated in this case.
6. The petitioners requested the Councillors reach a "no decision" on this application at this stage.
7. The planning officers' detailed report indicated that Councillors would be minded to approve the second application.
8. Residents hoped that, rather than referring to DRE guidelines and sunlight/daylight calculations, Councillors would consider the simpler build guidelines and the Council's one-metre side boundary distance policy.
9. It was pointed out that previous appeals in the road in 2019 and 2020 had met the Council's requirements to be set 1m away from shared side boundaries at first floor level and created minimal overshadowing to neighbours.
10. The neighbours argued that other referenced two-storey side extensions were not relevant to the current application.
11. It was believed that a no decision would support the nearest neighbour and retain the approval granted earlier in 2024.
12. Petitioners highlighted the need to bring important circumstances in front of the elected Planning Committee. They felt it was virtually impossible for planning permission previously granted, whether by clerical miscalculation or planning policy oversight, to be revoked.
13. It was hoped that an identical planning decision would not be made within the suburbs of the Borough of Hillingdon until changes to current planning guidance were merited.

In response to questions from Members, petitioners confirmed that a 'no decision' was requested at this time.

The applicant and agent for the application were in attendance and addressed the Committee Members. Key points highlighted included:

- The agent emphasised the pressure his clients had been under for the past six months.
- He reported that neighbours had been aware of the proposed plans throughout the planning application stage, but complaints had only started when the first floor of the rear extension was being constructed.
- The development was constructed in compliance with the approved drawings, despite a slight inaccuracy in the relationship with the neighbouring properties.
- The agent accepted responsibility for the inaccuracy but had expected the Planning Officer to pick up any relevant discrepancy during the site visit.
- He questioned the validity of the petition, noting that over 20 signatures had come from just four households.
- It was argued that the development did not affect the street scene and that his clients were prejudiced by the slightly inaccurate relationship.
- The drawings had been corrected, a daylight and sunlight assessment

completed, and everything now complied with the guidelines and requirements of the planning department.

- It was felt that a decision could and should be made at the meeting.
- The applicant had invited neighbours to view the plans, but one neighbour had not attended the meeting.
- He had faced objections after the second floor was being constructed, despite having shown the plans to neighbours.
- It had been necessary to rush the construction for financial reasons and the applicants had invested all their life savings into the house.
- The client was not in a position to amend the house and felt they were being unfairly dragged through the process.
- The client hoped for a favourable decision to put the matter to rest.

A written statement from Ward Councillors Richard Mills and Heena Makwana had been received and was read out to the Committee. The Ward Councillors noted that both the petitioner and the applicant had engaged with them on the matter and had been advised to work closely with officers to ensure all processes were followed correctly. Members of the Committee were respectfully requested to carefully consider all the information presented to them by officers, the petitioner and the applicant to enable them to reach a fair and informed decision.

In response to requests for clarification from Councillors, it was confirmed that it was the applicant's responsibility to submit a factually correct application with accurate plans. It was acknowledged that there had been a slight departure from the 1m rule which tried to ensure space between properties in respect of street character. Members heard that the development had been constructed in compliance with the approved drawings, despite a slightly inaccurate relationship with the neighbouring properties. The daylight and sunlight assessment had passed all the requirements. It was felt that the development retained a level of openness, with a 0.6 metre distance to the front and up to 1.1 metres at the upper floor level. The back reduced to 0.4 metres, slightly clipping the 45° test but overall, it was felt that the development was acceptable.

In response to further questions from Members, It was clarified that building control records were confidential and that applicants could use third-party registered building control approvers, meaning the Council might not have received the reports.

Concerns were raised about planning enforcement. It was revealed that an enforcement investigation had been opened due to concerns about the footprint during the building stage. A site inspection had been carried out, and a warning letter sent. Planning officers had also visited the site to ensure the accuracy of the plans.

It was noted that a discrepancy had been discovered during the building process. An enforcement officer had visited the site. It had been noted that alterations from the approved plans were minimal; a stop notice had not been issued but a warning letter had been sent out.

Members noted that the officers' recommendation had been based on the merits of the scheme, not its retrospective nature.

No further concerns were raised. The officer's recommendation was moved, seconded and, when put to a vote, agreed with 6 votes in support and one abstention.

RESOLVED: That the application be approved.

11.	<p>38 VARCOE GARDENS, HAYES - 79116/APP/2024/2794 (<i>Agenda Item 11</i>)</p> <p>Conversion of integral garage to habitable accommodation with alterations to fenestration.</p> <p>Officers introduced the application and made a recommendation for approval.</p> <p>A petition had been received in objection to the application. The lead petitioner had submitted a written representation and photos on behalf of the Hayes-Arena Residents' Association, representing 261 households. The statement was read out for the attention of the Committee. Key points highlighted included:</p> <ol style="list-style-type: none"> 1. Parking pressure - the proposed garage conversion would result in the permanent loss of an off-street parking space which would exacerbate parking stress in Varcoe Gardens thereby impacting public safety and the quality of life of residents. 2. Disruption of community character – the development would disrupt the uniform architectural design of Varcoe Gardens, which was a key feature of the estate's character and aesthetic value. 3. Lack of disability justification and past rejections – the Hayes-Arena estate had granted garage conversions only once, for 85 Varcoe Gardens, and solely on the grounds of addressing disability-related needs. The current application lacked any such justification. Similar applications in the estate had been rejected in the past due to increased parking pressure and disruption to community character—concerns that were equally relevant in this case. 4. Risk of overcrowding and potential HMO use – residents were concerned that the site would be converted to an HMO in the future. Allowing this development would increase the risk of overcrowding and antisocial behaviour, negatively impacting the neighbourhood. 5. Precedents and community impact - the Hayes-Arena estate had experienced significant challenges due to the HMO at 12 Divine Way, which had led to increased emergency service visits and community disruptions. Residents feared that approving the current application may set a precedent for further profit-driven developments that undermined the community's cohesion and quality of life. <p>The agent for the application was also in attendance and addressed the Committee Members. Key points highlighted included:</p> <ol style="list-style-type: none"> 1. It was confirmed that there was no intention of applying for an HMO. Members were assured that there was a clause in the deed preventing further applications for an HMO. 2. The precedent for the area had been set by number 85, which had been approved under similar circumstances. 3. The planning team had assessed and found the proposal acceptable and had not set any new precedents. 4. The current internal parking space had been deemed insufficient for new models of cars, especially for disability-enabled cars. 5. The proposal retained one off-street parking space, and no further parking stress was anticipated. 6. The character and design of the buildings were maintained, with a similar approach to number 85.
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7. The applicant reassured that the design would match the existing buildings.
8. Concerns about antisocial behaviour were addressed, and it was clarified that a single-family house would not result in more antisocial behaviour.
9. The applicant had a full written agreement with the freeholders and estate management, ensuring alignment with the approval.
10. The application complied with local planning policies and the London plan.
11. The proposal respected the character of the area and addressed the specific needs of the homeowner.
12. There were no material planning reasons to refuse the application.

Ward Councillor Kamal Kaur had submitted a brief written representation in support of petitioners which was read out for the attention of the Committee.

In response to Members' questions, it was confirmed that the garage was underutilised and likely to decay over time. The proposal involved replacing the garage door with a window, which would match the existing property's development pattern.

Members emphasised the importance of preserving the character and harmony of the terraced homes and suggested setting a condition to prevent the property from turning into an unlicensed HMO.

Members raised no further concerns or observations. The officer's recommendation was moved, seconded and, when put to a vote, agreed with 6 votes in favour and one abstention.

RESOLVED: That the application be approved subject to the inclusion of a new condition removing permitted development rights to convert the dwelling into an HMO.

12. **MINET JUNIOR SCHOOL, AVONDALE DRIVE, HAYES - 2297/APP/2024/2171**
(Agenda Item 12)

An application submitted under Section 73 of the Town and Country Planning Act 1990 to vary Condition 2 (Approved Drawings) of planning permission reference 2297/APP/2021/2704, dated 17-09-2021 (Extensions, remodelling and refurbishment of the existing Nursery, Infant and Junior Schools) to make alterations, including changes to hard and soft landscaping, bin storage, and cycle storage (Part Retrospective and Part Proposed)

Officers introduced the application, highlighted the information in the addendum and made a recommendation for approval.

Members were in support of the proposal and raised no concerns.

The officer's recommendation was moved, seconded and, when put to a vote, unanimously agreed.

RESOLVED: That the application be approved.

The meeting, which commenced at 7.00 pm, closed at Time Not Specified.

These are the minutes of the above meeting. For more information on any of the resolutions please contact Democratic Services - Email: democratic@hillingdon.gov.uk on . Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

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:	14.02.25
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 cycle 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 Deferred at Planning Committee on 5 September 2024

- 1.1 This application was deferred at Planning Committee on 5 September 2024 given ambiguity surrounding the number of staff, shift times and impact on parking, and for members to conduct a site visit.

Members Site Visit

- 1.2 A member site visit was carried out on 23 January 2025. This was held during the morning school drop-off times to provide context regarding the traffic and parking concerns raised in representations. However, it is noted that the proposed staff daytime shift starts prior to this, at 7.30am. The site and other properties within the street were also viewed 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 member site visit were:
- Impact on parking.
 - The relationship between the proposal and adjacent properties.
 - Impact on the character and appearance of the street scene.

Staffing Considerations Review

- 1.4 Following the deferral, greater clarification was sought from the applicants regarding the number of staff and children that would be in the home. The applicants submitted a revised Management Plan Rev A following the Members' Site Visit with revisions to the morning shift start time of staff, which would now commence a full 45 minutes before the school drop-off times.
- 1.5 The Management Plan includes a staff rota which demonstrates during the day there would typically be 3no. support workers and 1no. manager on site, with 2no. support workers overnight (1no. manager on call).
- 1.6 The Management Plan further specifies that there would be a maximum of four staff members on site during the day shift, which would be secured by condition. Staffing would follow a rota system, with staff working in shifts to ensure continuous support. The home would be limited to accommodating a maximum of 4 children. The staff-to-child ratio would depend on the level of need of the individual child. Notwithstanding this, the planning permission

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would be subject to a condition securing a maximum of four staff on the premises at any one time. This would mean that the proposed home would be unable to accommodate for example 4 children with needs that would require staffing above a 1:1 child to staff ratio. Scenarios on staff to child ratio has been presented within the main section of the report for reference. Consequently, the number of children accommodated at any given time would be adjusted (reduced from maximum 4 children) according to requirements to ensure that the staff-to-child ratio remains within the established limit of a maximum of four staff members on site.

- 1.7 The Management Plan includes further details regarding visitors to the home and should be considered alongside the updated Parking Plan, which includes an additional on-site parking space for visitors. Due to the nature of the proposal, unplanned visits would not be permitted. All visits to the home would be minimal in number and pre-arranged, ensuring effective management of on-site parking provisions. Visitors would include social workers and Ofsted inspectors involved in each child's care and typically would visit the home once every four to six weeks.

Parking Management Review

- 1.8 Number 36 Moor Park Road benefits from a large front garden and driveway, with a detached garage.
- 1.9 Concerns were raised regarding the on-site parking arrangements, as the previously proposed configuration would result in vehicles being blocked in. Additionally, due to the uncertainty surrounding staffing numbers, there were concerns about the adequacy of on-site parking and the potential impact on on-street parking availability.
- 1.10 Following the deferral, a condition has been recommended to limit the number of staff on-site to a maximum of four at any given time. As a result, the on-site parking provision has been maintained at five proposed spaces, with four allocated for staff and one space set aside for visitors to the home.
- 1.11 The amended parking layout plan and tracking demonstrates that all five proposed parking spaces can be accessed and exited without obstruction. The revised plan and supporting documentation have been reviewed by the Council's Highways Officer, who has raised no objections.
- 1.12 The updated parking plan would necessitate the removal of a small amount of soft landscaping to ensure sufficient access and egress for all vehicles. The Council's Landscape and Trees Officers have reviewed the proposal and raised no objections, provided that a condition is applied to ensure that the works do not impact the mature tree on site.
- 1.13 The remainder of this Committee Report has been updated from the original report which was brought to the Planning Committee on the 5 September

2024. These updates reflect the additional information received and clarifications that had been sought post-committee deliberation / deferral.

2 Consultation Update

- 2.1 Since the deferral of this application, a 14-day re-consultation took place upon receipt of revised information. It is noted that two new petitions have been received with 111 and 80 valid signatures each. The outcome sought by the petitions is refusal.
- 2.2 Following the Members' site visit a couple of minor alterations have been submitted which include a revised layout of the proposed parking which now depicts the existing building with front bay windows, as well as parking layout modifications to demonstrate that the site could accommodate 5 no. on-site parking spaces with manoeuvring. A revised Management Plan was also provided with the staff shift starting time changed to 7.30am in the morning rather than the previous 8.00am. These changes are considered improvements to the scheme. Therefore, it was not necessary nor a requirement to re-consult on these minor revisions.

3 Executive Summary

- 3.1 Full planning consent is sought for the change of use from a residential dwellinghouse (C3 use class) to a children's care home for up to 4 children (C2 use class).
- 3.2 The application is subject to two additional petitions following the original petition containing 176 signatures in objection to the proposal. The two recent petitions contain 111 and 80 valid signatures each. The concerns raised within these petitions are set out in more detail in Section 8 of this report, but in summary include loss of residential use, impacts upon the local highway network and parking, crime and safety, noise and disturbance, environmental impacts and loss of character of the area.
- 3.3 The proposed development would result in a loss of C3 use class 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 use class 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 Planning Policy Team and Children's Social Care Team who accept the use would be considered an exceptional circumstance and weight is given to the Care Home policies within relevant sections of the Development Plan. This is a significant planning consideration which weighs in favour of the development.

- 3.4 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. The Children's Care Home would be limited to a maximum of 4 children controlled by condition. The overall scale of the proposal is modest and would be a small-scale residential care home rather than a larger commercial care home facility. A condition secured on the level of staff at the property at any given time (maximum 4 staff) would ensure it remains similar in scale to a residential property rather than an over-intensified commercial care home.
- 3.5 Sufficient information has also been provided to demonstrate that the off-street parking within the site can accommodate the needs of the staff and visitors without leading to disruption to the local highway. Follow-up site inspections by Officers have taken place on two separate occasions post-committee to assess the street parking. One inspection took place during the school drop-off hours, and officer observations confirmed that the parking pressures and congestion along the street during that time were modest with sufficient street parking still available. However, as there is sufficient off-street parking to accommodate staff and visitors, it is unlikely that the proposal would require the use of existing street parking. The proposal would not give rise to a material increase in trip generation and the Highways Officer has raised no objections subject to conditions, which have been adopted in this recommendation for approval.
- 3.6 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 would be provided for both staff and prospective occupants of the proposed home.
- 3.7 A revised Management Plan, Noise Management Plan and Good Neighbour Policy has been submitted which demonstrates how the use would integrate within the local 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 4no. children and 4 no. staff) of the proposal as well as the accompanying documentation, it is considered that the proposal would not cause any significant impact on the amenity of neighbouring residents or the wider community.
- 3.8 The overall scale, mitigation measures and conditions recommended would ensure that the Children's Care Home would be acceptable and would not cause harm to the local character of the area, impact the wider community or neighbours' amenity. It must however be noted that the Applicant would still require permission from Ofsted to run a Care Home from the property. This would include a vigorous assessment of the property and applicant suitability, including safeguarding measures to protect children. This assessment however would be outside the realms of the planning assessment.
- 3.9 Due regard has been given to residents' objections, including the petitions

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against the application. However, it is concluded 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.

4 The Site and Locality

- 4.1 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 five vehicles.
- 4.2 The site is covered by Tree Preservation Order (TPO) 141. The surrounding area is predominantly residential, characterised by mainly large, detached two storey dwelling houses which have been extended overtime and benefit from off-street parking. To the west of the site, St. Martins Preparatory School is situated (a couple of plots away from the site) which is a primary school for boys aged 3-13 years old. 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: Application Property and garage



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Figure 4: On-street parking to front of site (restrictions between 1pm-2pm)



Figure 5 Rear Elevation



Figures 6: Showing existing hardsurfacing, access arrangements and garage



Figure 7: Demonstrating garage carparking space



5 Proposal

- 5.1 Planning permission is sought for the change of use from a residential dwelling (Use Class C3) to a children's care home (Use Class C2). The proposed change of use would facilitate the provision of residential accommodation for up to 4 no. children between the ages of 12 and 17 years old. The intended service provider (New Chapters Homes) has set out within the revised Management Plan submitted post-committee, that there would be a maximum of 4no. staff on site at any given time, and 4no. children within the care home. It seeks to offer a care model that caters to the needs of local children in the Hillingdon area and its surrounds, enabling children to maintain connections with their community, friends, and family.
- 5.2 The proposed accommodation would be designed to provide specialised support for children facing emotional and behavioural challenges. The care provided would be 24 hours a day with a Senior Manager along with up to 3 other staff on site during the daytime hours and 2 staff members during the night period with a manager on-call.
- 5.3 Bedrooms would be provided on the first floor with the ground floor providing living space and reception areas associated with the care home. No extensions or external alterations to the building are proposed to facilitate the change of use. External cycle parking and a bin storage area associated with the proposed use would be situated along western side of the plot between the flank wall of the main building and the garage.
- 5.4 Following the Members' site visit some minor alterations have been submitted which include a revised layout of the proposed parking which now depicts the existing building with front bay windows, as well as parking layout modifications to demonstrate that the site could accommodate 5 no. on-site parking spaces with manoeuvring. A revised Management Plan was also provided with the morning staff shift starting time changed to 7.30am in the morning rather than the previous 8.00am.

Figure 8: Proposed Elevations (please note – larger version of plan can be found in the Committee Plan Pack)



Figure 9: Proposed floor plans (please note – larger version of plan can be found in the Committee Plan Pack)

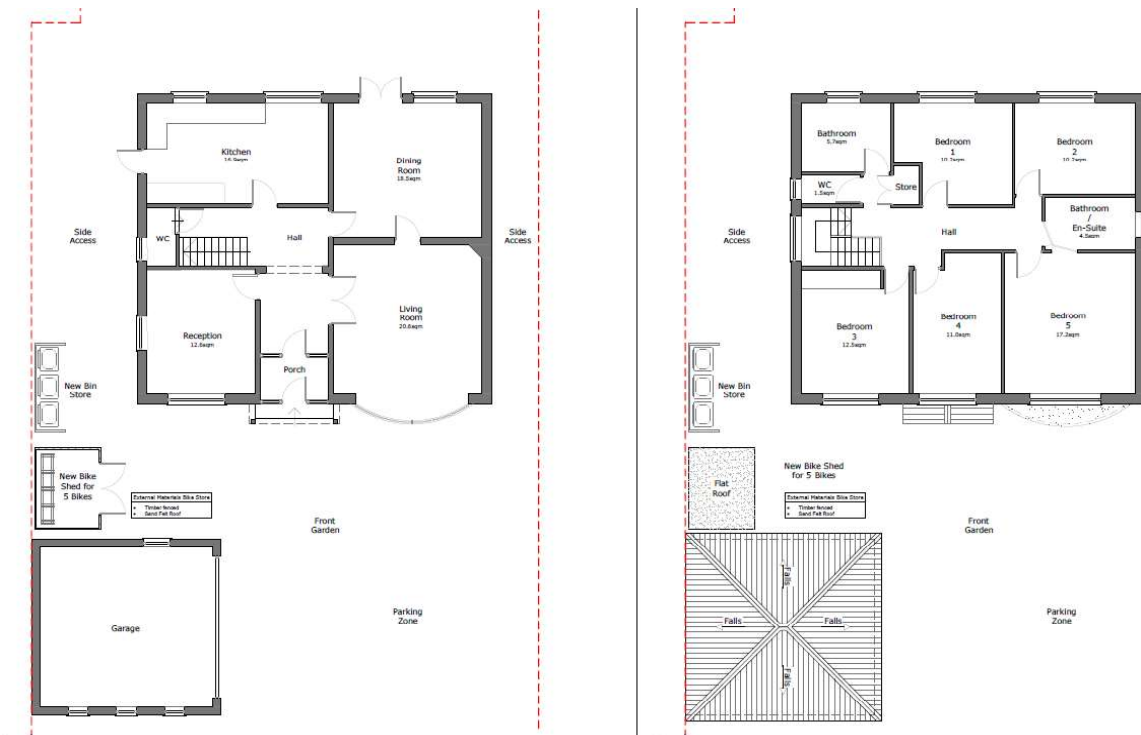
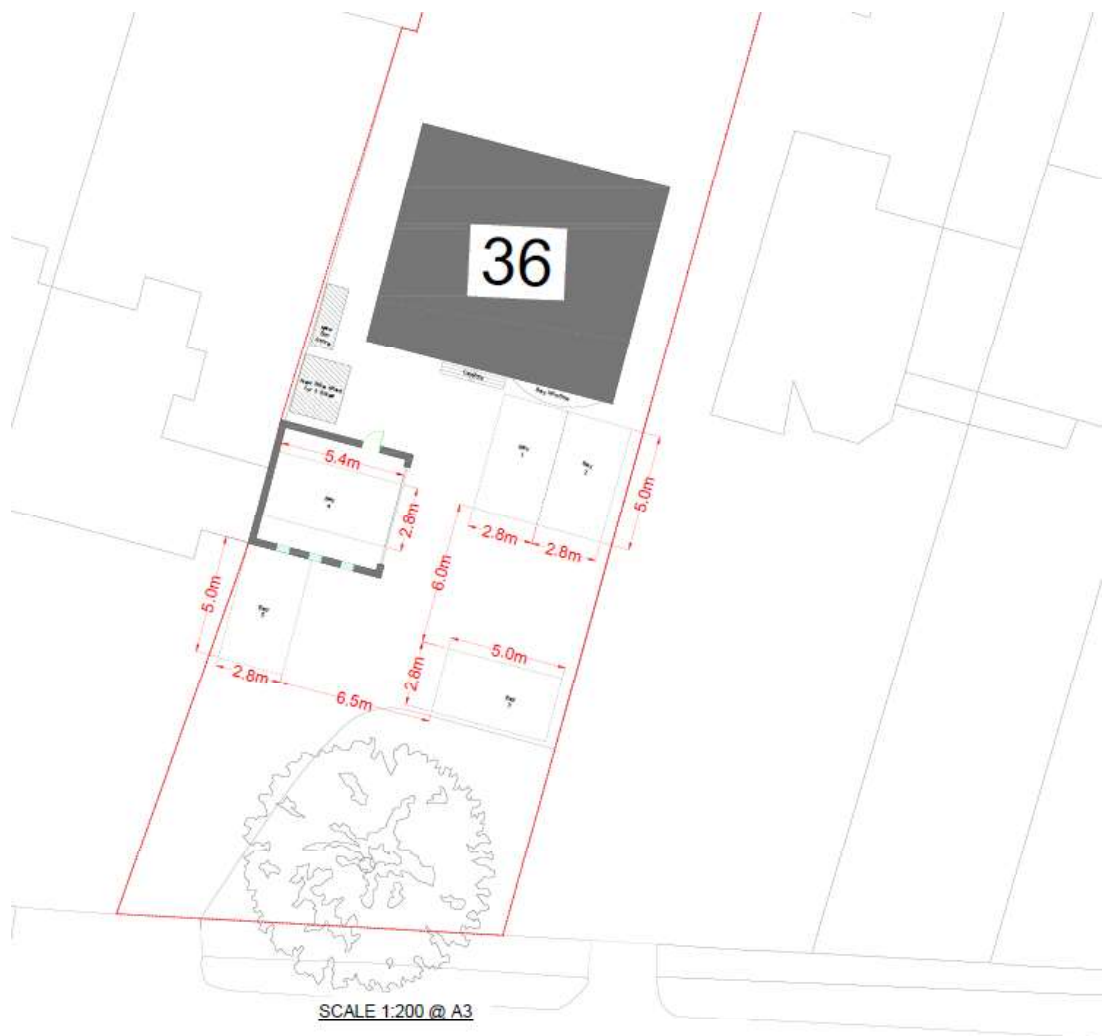


Figure 10: Proposed Car Park Layout Plan (please note – larger version of plan can be found in the Committee Plan Pack)



6 Relevant Planning History

- 6.1 A list of the relevant planning history related to the property can be found in Appendix 2.
- 6.2 It should be noted that planning permission was granted in 2022 (ref. 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 not lead to any additional bedrooms over and above the existing number of 5 no. bedrooms.

7 Planning Policy

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

8 Consultations and Representations

8.1 The adjoining neighbouring properties and Northwood Residents Association were consulted on 21st of May 2024 which expired on 12th June 2024. 93 letters of objection were received from a total of 74 individual households. Two petitions in objection to the proposal have also been received. These have 111 and 80 signatories, respectively.

8.2 Following receipt of revisions, a 14-day re-consultation took place, expiring on 28th of December 2024. An additional 62 objections were received with 35 being from the same residents.

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

8.4 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 111 signatures have been received against the application	1. No exceptional circumstances have been demonstrated requiring the loss of residential dwelling and commercial use.	Discussed at paragraphs 9.1-9.20 of this report.
	2. The proposed use is not suitable for a residential care home.	Discussed at paragraphs 9.1-9.20 and 9.53-9.59 of this report.
	3. Anti-social behaviour concerns.	Discussed at paragraphs 9.87-9.97 of this report.

	4. Noise and disturbance.	Discussed at paragraphs 9.30-9.52 of this report.
	5. Out of character and loss of amenity.	Discussed at paragraphs 9.17 and 9.27-9.52 of this report.
A petition of 80 signatures have been received against the application	1. Parking and traffic concerns.	Discussed at paragraphs 9.60-9.73 of this report
	2. 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 9.85 – 9.86.
120 letters of objection have been received from a total of 91 individual households	I. Not in keeping and out of character. Inappropriate use in a residential street. Negative visual impact on the area. Change to a business which is different to the local character.	Discussed at paragraphs 9.15-9.17 and 9.21-9.26 of this report.
	II. Reduction in residential accommodation.	Discussed at paragraphs 9.1 to 9.20 of this report.
	III. Anti-social behaviour and safety concerns; there is a pre-school next door and would adversely affect the children; safety and security; crime will increase; history of the site used for drug dealing.	Discussed at paragraphs 9.87-9.97 of this report.
	IV. Potential Social Problems - safeguarding concerns for children; impact on local children; disrupt local schools; Neighbourhood would	Discussed and paragraphs 9.87-9.97 of this report.

	<p>feel unsafe; older generation feel unsafe; lead to the increase in the emergency services.</p>	
	<p>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; emergency vehicles; concern regarding children using bicycles and the safety.</p>	<p>Discussed at paragraphs 9.60-9.73 of this report.</p>
	<p>VI. Concerns regarding updated parking plan – shift pattern crossover and does not show bay window.</p>	<p>Amended drawings were received that show the bay windows included. The typical shifts are described in paragraph 9.41.</p>
	<p>VII. Environmental issues - Carbon Emissions from cars coming and goings; additional pollution.</p>	<p>The CO2 emissions would be similar to that of a typical C3 use. Also discussed at paragraphs 9.85-9.86.</p>
	<p>VIII. 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 goings; intensification of the site by at least 12 people daily exceeding what's expected; Potentially</p>	<p>Discussed at paragraphs 9.30-9.52.</p>

	24-hour access for visitors.	
	IX. Poor internal and external facilities; do not show adequate toilet and washing facilities; 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 increase; no open spaces, recreational facilities or parks within easy walking distance; private garden not big enough; 21% of care homes below standards.	Discussed at paragraphs 9.53-9.59.
	X. Concerns regarding the current state of the property (proposal does not reference refurbishment).	The quality of the accommodation proposed is also discussed in paragraphs 9.53-9.59. Internal works which involve refurbishment of the existing interior can be carried out without the need of planning permission. While the proposal does not propose any extensions or refurbishment works which require planning permission, the home would also be assessed by Ofsted who would ensure the home is suitable for care home provision.
	XI. Concerns regarding the history of the applicant / company (including	The applicant has provided a statement with regards to the teams' expertise and qualifications. It is not a

	nature of privatising children's care).	material planning consideration to assess the history of the applicant or company. Any permission would also be subject to approval from Ofsted who would assess both the applicant and the property suitability and ensure all safeguarding measures are complied with.
	XII. Not being consulted.	The statutory requirement for consultation has been undertaken. All adjoining neighbours and those who submitted an objection or representation have been consulted in the most recent round of consultation that closed on the 28 December 2024.
	XIII. Negatively impact property values.	This is not a material planning consideration.
	XIV. Alternative locations should be considered.	The planning application is required to be assessed on its own merits.
	XV. Concerns regarding expansion of the site.	There are no proposed extensions to the property. Each application is assessed on its own merits.
	XVI. Overlooking / loss of privacy.	Discussed in paragraph 9.29.
	XVII. Concern regarding future HMO or conversion into flats.	The proposal does not propose an HMO or flats.
	XVIII. 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. The information on individual children and gender mix is not a

		material planning consideration.
	XIX. Commercial nature of the proposal.	Discussed at paragraphs 9.15-9.17.
	XX. Ambiguity regarding children and staffing numbers.	The revised Management Plan provides details on this matter. In addition, a maximum 4no. children and 4no. staff would be secured by condition.
	XXI. Concerns regarding lack of control post-planning permission.	Discussed in paragraph 9.46. It is noted that the measures would be secured by condition, and these are enforceable.
	XII. Concerns regarding education of the children.	This is addressed in paragraph 9.99. The education of the children would be a responsibility of a group of professional support workers which may include the carer, residential staff, the child's social worker, educational professionals and the child themselves. As stated in the management plan, each child would be individually assessed and may require different levels of care. The education of the individual child would depend on the individual circumstances and may involve home schooling. Irrespective, this is not specifically a material planning consideration.
	XIII. Lack of community engagement from the applicant.	The Local Planning Authority have carried out the statutory consultation required for an application of this scale. As the application is not a major development, there would be no general requirement for the applicant to carry out a community

		engagement exercise prior to submission.
	XIV. Not policy compliant.	The application has been reviewed against national and local policies and found to be acceptable against the Development Plan as a whole.
	XV. Ofsted encourages providers to locate their homes in areas where there is good schools and recreational facilities.	The planning merits of the change of use are discussed within Section 9 of the report below. The application would also be subject to receiving Ofsted approval. Details of this is addressed at paragraphs 9.100 - 9.103 of this report.
One representation was received in support of the proposal.	a. Supportive of helping children who require care.	Noted.
Local MP	1. Noise concerns.	Discussed at paragraphs 9.30-9.52.
	2. Anti-social behaviour concerns.	Discussed at paragraphs 9.87-9.97 of this report.
Northwood Residents Association	<p>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.</p> <p>Also raises concerns that the level of care that is to be provided to future occupants will result in a</p>	<p>Safety concerns of residents and children are discussed at paragraphs 9.87-9.97 of this report.</p> <p>Noise concerns are discussed with 9.30 – 9.52 of the report. The applicant has also provided both a</p>

	<p>facility with the potential for 24 hour 7 days a week noise disturbance to adjoining residential properties including from comings and goings of staff, and it is considered doubtful that planning conditions could address such concerns.</p>	<p>Noise Management Plan and Management Plan, the details of which have been conditioned.</p>
	<p>We remain concerned, like others who were in the room, that the applicant wouldn't answer possibly the most important question at the committee meeting, of how many carers there would need to be if all four children were highly needy, and the applicants only response was that it wouldn't happen. However, once planning consent is granted, there is nothing stopping them, or a successor company, from housing four highly needy children and the carers that go with that.</p>	<p>The applicant has provided an updated management plan. In addition, the number of children and staff would be limited to four by condition. Such conditions on maximum staffing numbers have been used in education settings such as schools, which ensures that the use adopts to the limitations set out by the planning conditions. This condition is reasonable and enforceable.</p>
	<p>We do not believe that the traffic/parking Management Plan is an effective one. It is wholly dependent on staff travelling to and from the property other than by car, but there is no obligation on the applicant or staff to ensure that happens. The applicant is a commercial concern so is there for profit.</p>	<p>This is discussed 9.60-9.73 of this report.</p> <p>The parking management plan provides parking for 4 members of staff and 1 visitors' space. Amended plans have demonstrated that all 5 spaces can manoeuvre in and out of the space with ease without causing disturbance to the highway network. While some staff may use public transport, walking or cycling, the plan is based on the worst-case scenario.</p>

Northwood Residents Association (Additional comments following further consultation)	The applicant has not responded to the fact that they stated a reason for wanting Northwood as a location is the availability of schools. However, as has been pointed out, there are no state schools in Northwood for children of that age. It actually makes Northwood a relatively poor location, given the supervision needed for these children.	The is discussed at paragraphs 9.98-9.99 of this report
	We continue to object on the same grounds as already submitted. The revised Management Plan still has the shortcomings already stated in previous objections. There is inadequate on-site car parking, and there are no state schools for children of this age in Northwood, notwithstanding the applicants' assertion that there are. The other points of objection still stand.	These issues have been highlighted above and discussed further within Section 9 of the report.

Table 2: Summary of Consultee Responses

Consultee and Summary of Comments	Planning Officer Response
<p>Highways Officer (Initial comments)</p> <p>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>Highways Officer (Follow-up comments 30.01.25)</p>	<p>A full and detailed assessment of the material highways</p>

<p>Following the receipt of an amended parking layout and tracking details, the Highway's Officer has provided updated comments.</p> <p>The proposal would provide 5no. on-plot car parking spaces, one of which would be within a double garage. Taking into account these are maximum standards and that the London Plan 2021 Policy T6 Car Parking requires that developments should provide "<i>the minimum necessary parking</i>" the 5no. car parking spaces on-plot is acceptable.</p> <p>In response to concerns from residents that car parking may be displaced on-street, the Highway Authority has visited the site during the AM Peak and at the time when the pupils were being dropped off at a nearby school, even in this worst-case scenario there was no evidence of parking stress.</p> <p>The Highway Authority notes that none of the car parking space would be provided with electric vehicle charging points. The London Plan is unspecific upon the number of electric vehicle charge points that should be provided for this type of development but based on the standard for residential developments, one active electric vehicle charge point would be required.</p> <p>The London Plan Policy T5 Cycling requires that care homes provide 1no. cycle parking space per 5no. full time employees, the double garage vehicle provides suitable cycle parking.</p> <p>There are no highway objections to this proposal subject to a condition requiring that all car parking spaces are marked out and surfaced, and that one car parking space is provided with an active electric vehicle charge point.</p>	<p>considerations are set out in paragraphs 9.60-9.74 of this report.</p>
<p>Noise Planning Specialist Team</p> <p>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 Officer</p>	

<p>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>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>Noted. The recommended informative has been included.</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 established need for this form of accommodation is discussed within paragraphs 9.10-9.13.</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</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.</p> <p>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>required to justify the loss of conventional C3 housing, as required by policy DMH1.</p>
<p>Children’s Social Care Team</p> <p>From the children’s service perspective, we know there is a need for 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 Ofsted as the regulators, the Social Care team would support the application from the perspective of residential homes sufficiency.</p>	<p>This confirms that there is an established need for residential children’s homes to alleviate pressure on accommodating Hillingdon children locally.</p>
<p>Trees Officer</p> <p>No concerns regarding parking subject to condition securing method statement for work within the Root Protection Area (RPA) and details of the permeable hard surfacing.</p>	<p>Noted.</p>

9 Planning Assessment

Principle of Development

- 9.1 Planning permission is sought for the change of use of a two-storey detached dwelling house (C3 use class) to a Children’s Care Home with a maximum of 4 children (C2 use class)

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- 9.2 Policy DMH 1 of Hillingdon's Local Plan seeks to resist the net loss of existing self-contained housing unless the housing is replaced with at least equivalent residential floorspace.
- 9.3 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 young people with support needs as one of the key groups where there is a need. 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 to meet demand.
- 9.4 Paragraph 63 of National Planning Policy Framework (2024) deals specifically with delivering residential accommodation which includes different forms of residential accommodation. It states that: "within this context of establishing need, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. These groups should include (but are not limited to) those who require affordable housing (including Social Rent); families with children; looked after children; older people (including those who require retirement housing, housing-with-care and care homes); students; people with disabilities; service families; travellers; people who rent their homes and people wishing to commission or build their own homes".
- 9.5 Local Hillingdon Planning Policies do recognise the importance of care home provision. 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.

- 9.6 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).
- 9.7 The Planning 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 a care home form of accommodation is also supported by the NPPF (Para 63), London Plan (Policy H12) and Local Plan Policies (Policy DMH8) and listed above.
- 9.8 Within the applicant's submission, details are provided 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 years. 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 Authorities, 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) whilst the London region has the fewest settings, specifically 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).
- 9.9 The data does provide more context on the overall need for this form of residential accommodation, which is supported by the figures within Policy H12 of the London Plan. 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 remain living within the borough.
- 9.10 The Children's Social Care Team supports 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 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

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evidence provided by the applicant and feedback from the Council's Children's Social Care Team.

- 9.11 The proposed application would provide living accommodation for children between the ages of 12 and 17 years. A planning history search of the immediate area suggests that there are no similar uses within 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.
- 9.12 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 sufficient off-street parking to accommodate up to 4 staff members that would be on site during any one time.
- 9.13 The information submitted also confirms that the facility would meet Part B of policy 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 confirms 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."
- 9.14 The proposal would cater for a maximum of four children from the ages of 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.

Commercial Children's Care Home

- 9.15 Representations received raised concerns regarding the commercial nature of the use within a predominantly residential area. Whilst the Children's Care Home does have a commercial element for it to function and manage in an appropriate manner, it would retain a residential character and aspect given its modest size. There are no changes proposed to the front of the site that would change the appearance and character of the site as anything other than a form of residential accommodation.
- 9.16 It would have a maximum of four children within the home at any time. The level of children and staff sleeping over would be similar to the amount of people allowed within a permitted residential C3(b) Care Use. A key material difference from a standard C3b use is that the care given relates to children and people numbers. As a C2 Care Home use, it would be modest in numbers of both staffing and children. Clarification had been sought by Members regarding staffing and New Chapter Homes have confirmed that the staffing on the property would have a maximum of 4 staff which would be secured by Condition.

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This would mean that the property would have a maximum of 8 people on site at any one time (4 carers and 4 children). On this basis, the commercial element is considered modest in scale and the proposal would be similar to a residential dwelling or a household where care is provided for residents that is allowed under permitted development.

- 9.17 The proposal would provide residential accommodation for a vulnerable section of Hillingdon's local population. Given the modest numbers, the change of use would not impact the local character nor result in an intensive commercial development along this residential street. It would continue to resemble a dwelling house. As the proposed children's home would be situated within a detached property, noise levels are expected to remain within the typical levels expected from a dwelling house in a residential location. Noise associated with the use is discussed further within the amenity section of this report. Its overall location and scale would ensure that the use would integrate well within the residential surroundings. Access to local shops, community facilities and transport links would be within a short walking distance.

Conclusion (Principle of Development)

- 9.18 The change of use would lead to the loss of one family sized residential unit. Safeguarding existing housing stock is a priority unless there are exceptional circumstances that would support any net loss. The provision of a care home for children provides a form of residential accommodation and this form of accommodation is highlighted within the National Planning Policy Framework and the London Plan as a form of housing accommodation where there is a need. The proposed children's care home does therefore meet the exceptional circumstances test, and the Policy Team have recognised this within their additional comments provided.
- 9.19 Paragraph 4.5 of Hillingdon's Local Plan Part 2 - Development Management Policies states that exceptional circumstances may be existing which outweigh the loss of residential units and deliver other Local Plan policy objectives. As noted, there are other policy objectives in play both in the London Plan and Hillingdon Local Plan which require the delivery of sheltered housing and care homes to meet the need for this proposed form of residential accommodation. The Children's Social Care Team have confirmed that there is a need for such supported accommodation to serve the needs of Hillingdon children. This is supported by national and local data which shows the pressures on childcare provision and the need for additional facilities.
- 9.20 Taking into consideration all the above, the proposal is considered to comply with the objectives of the relevant planning policies. The principle of development is therefore acceptable.

Design / Impact on the Character and Appearance of the Area

- 9.21 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.'
- 9.22 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."
- 9.23 No changes are proposed to the internal layout of the host property nor are changes proposed to the external finishes of the property. A cycle shelter has been proposed in the front garden area for up to five bicycles, which would be constructed of timber materials and sited next to the detached garage out of view from the street scene. The cycle parking shelter would measure 2.5m deep by 2m wide with a maximum height of 2m. Additionally, a bin store would be situated adjacent the cycle shelter, 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.
- 9.24 Both the proposed cycle shelter and bin store 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. Access would be maintained from the front of the property to the rear garden which is welcomed.
- 9.25 Further changes are proposed to the hard surfacing within the front garden to accommodate sufficient car parking. This alteration would involve a modest increase in hard surfacing. The overall character of the front garden would continue to have a leafy character with sufficient garden retained. Whilst there would be a loss of one tree to accommodate this parking, this tree is of a small size and not of significant value. The Trees Officer has reviewed the arboricultural report and raised no objections. This is addressed further within the Trees section of this report. From the street scene, the retention of hedging and protected trees along the front and side boundaries would ensure that the

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balance of soft and hard landscaping is acceptable, retaining the leafy outlook that prevails along the street and in line with local policies.

- 9.26 Having regard to the overall location, materials and scale, the proposed cycle parking shelter and bin storage 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

- 9.27 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”.
- 9.28 Paragraph 135 (f) of the NPPF (2024) 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”.
- 9.29 Apart from the proposed bin storage, cycle parking shelter and formalised parking layout, 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 proposed structures are located discreetly 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 serve non-habitable rooms, either serving a toilet or stairwell. The secondary window serving the proposed staff reception at ground floor would be existing and set sufficient distance in from the boundary to not impact adjoining neighbours. As such, Officers are satisfied that these elements would not harm the adjoining neighbour’s residential amenity.

Noise and Disturbance

- 9.30 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

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terms of comings and goings as well as noise and disturbance from its use. This is noted throughout the consultation process where several concerns were raised regarding noise from the potential use and the coming and goings from the property.

- 9.31 The application is accompanied by several pieces of documentation detailing how the 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
 - Management Plan (Amended)
- 9.32 The Noise Management Plan submitted provides a supporting plan on how the use would operate. The purpose of this document is to: “ensure that staff and children understand their obligations of living together and to ensure minimisation of disturbance to local residents by activities in and around the home.” Details and mitigation measures included within the document include:
- 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.
- 9.33 The submitted ‘Good Neighbour Policy’ outlines further good practice guidance that New Chapter Homes will integrate into their staff training. It provides information on policies that would enable the Care Home to become a good neighbour within the community. It sets out policies which the care home would introduce to establish positive links with the local community. These include maintaining a clear point of contact and complaints procedure and potentially considering involvement within a neighbourhood watch scheme. As part of integrating the use within the neighbourhood, maintenance of the property’s appearance and maintaining appropriate boundaries and fences to ensure privacy and security is maintained between adjoining neighbours.
- 9.34 Both the Noise Management Plan and Good Neighbour Policy demonstrate a willingness by the applicant to engage with potential issues that may arise from the Children’s Care Home setting, as well as having an open form of communication available to the residents, were any issues to arise. Contact details including the timeframe for a response have been indicated within the documents. Whilst the procedure would not necessarily prevent potential noise

and disturbance, it does provide a format on how the company plan to engage with such issues if they did arise. A point of contact has been provided, and a complaints procedure is also included which would ensure that there is a procedure in place if any nuisance or anti-social behaviour were to occur.

- 9.35 It is also worth noting within the Environmental Protection Act 1990 (EPA 1990), under Section 79 of the Act, noise can be considered a statutory nuisance if it unreasonably interferes with the use or enjoyment of your property or is harmful to health. Further regulations outside the planning remit include the Anti-Social Behaviour, Crime and Policing Act 2014 which give Local Authorities and Police powers to address anti-social behaviour including persistent noise nuisance. Both these regulations would be subject to procedures and assessments outside of the planning assessment.
- 9.36 As indicated in the consultation section of the report, the Council's Noise Officer has been consulted as part of the application and has raised no objection to the scheme nor envisages any noise concerns over and above the norm within a residential setting.

Noise from staff/children (comings and goings)

- 9.37 Further concerns have been raised in representations about the comings and goings of staff and the potential disturbance from shift changes and servicing of the site. It has been demonstrated through the proposed site plan that there is sufficient onsite parking for up to 5 vehicles within the existing garage and the front curtilage of the site. 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 worst-case assumption that all staff would require a car parking space which may not be the case.
- 9.38 The majority of movement on-site would be contained 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 additional noise and disturbance beyond that which would arise from an active family unit undertaking normal play or recreation-based activities in their gardens. The children would be under the supervision of staff trained to respond to situations where undue noise and disturbance is generated. The activity within the building itself is also unlikely to give rise to undue audible noise or disturbance. The submitted Noise Control Plan also demonstrates that staff would be trained 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 the garden while ensuring that excessive noise avoided.
- 9.39 A revised Management Plan provides clarity on the proposed staffing arrangements and visitation. Page 10 of the Management Plan confirms that "the total number of staff will be 4 to avoid creating an institutional feel in the home".
- 9.40 The document also gives a staff schedule which would involve a three-day shift pattern which aims to promote consistency for the children, for stability and

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familiarity. The timings identified for commencement of the day shift would be at 7.30am. This would be approximately 45-minutes before the school drop-off period.

9.41 Figures 11 and 12 which are taken from the revised Management Plan and provides an illustration and clarity on the numbers of staff that would be at the premises both during daytime and nighttime hours. It clarifies that there would be a maximum of 4 staff at the property at any given time. The typical working day/night would involve shift patterns which shows one staff member working a long day and sleeping over, another staff member finishing at 8.00pm and returning home, and another staff member finishing at 10.30pm and returning home. The last staff member would start at 10.30pm and work a waking-night shift until 8am the next morning. At nighttime, the level of staffing would typically involve 2 members on site, with a manager on-call for support. The applicant has advised that during the day, the manager would typically be on-site from 9am – 5pm, Monday to Friday.

Figure 11: Maximum staff on premises taken from revised Management Plan

STAFF ROTA

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
DAY - 07:30 to 23:00	Maximum 4 members of staff	Maximum 4 members of staff	Maximum 4 members of staff	Maximum 4 members of staff	Maximum 4 members of staff	Maximum 4 members of staff	Maximum 4 members of staff
NIGHT - 22:30 to 08:00 (manager on call)	Maximum 2 members of staff	Maximum 2 members of staff	Maximum 2 members of staff	Maximum 2 members of staff	Maximum 2 members of staff	Maximum 2 members of staff	Maximum 2 members of staff

Figure 12: Shows details of the typical staff rota day and night shift

Start time 07:30 – End time 23:00 (staff sleep over on-site)

Start time 07:30 - End time 22:30 (staff return home)

Start time 07:30 – End time 20:00 (staff return home)

Start time 22:30 – End time 08:00 (staff waking night)

9.42 This staffing rota arrangement is typical of the standard hours of work for staff within a Care Home which involves longer hours than a typical working day. This is largely to provide consistency to the level of care provided. The hours of commencement and completion of the working day for each staff member would be acceptable as staff would commence and finish work outside peak sleeping hours (night-time hours generally recognised between hours of 11:00pm and

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07:00am). As the site is also a detached property and largely discreet due to the mature landscaping surrounding the site, it is not envisaged that the use would lead to a significant increase in noise levels over and above what would be expected within a residential environment.

- 9.43 To control the level of staffing on the site, a condition is recommended that there is a maximum of 4 staff within the home at any one time. This would ensure that the level of comings and goings from the property would not lead to substantial movements that could impact the wider neighbourhood. Should the level of support required increase, the number of children accommodated will be reduced accordingly to ensure that the staff-to-child ratio remains within the established limit of a maximum 4 staff members, ensuring that the facility remains within its capacity and maintains a suitable staff-to-child ratio. At maximum, there would be a manager along with three other staff on site during the day. During the night there would be two staff members in the property. The care home would be staffed 24 hours a day, seven days a week.
- 9.44 The staff bedroom facilities and staff reception area are in 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. A condition restricting the number of children accommodated at the care home to a maximum of 4 children would ensure that the use would not lead to an over intensification of the property over and above the typical family home. 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.

Staff ratios and scenarios

- 9.45 At the original Committee meeting in September 2024, the applicant had indicated that there are different levels of care necessary for a child depending on the level of need of that child. This has been clarified as follow:
- A child with low level needs would require a staff ratio of 1 staff to 1 child.
 - A child of mid-level needs would require a staff ratio of 2 staff to 1 child.
 - A child of high-level needs would require a staff ratio of 3 staff to 1 child.
- 9.46 As highlighted, conditions are recommended on the number of children staying and the number of staff on site at any one time. Staff restriction conditions has been used in similar sorts of settings such as schools and nurseries to limit the intensification of the use within the wider community setting. It is also enforceable and can be investigated were these numbers to be breached. Figure 13 below demonstrates through a table, the potential mix of staff and children numbers that could be adopted by New Chapters Homes when it comes to the placement of a child based on the proposed conditions restricting the maximum numbers of staff and children.

Figure 13: A table of the possible scenarios based on the conditions and staff to child ratio

Possible Scenarios [with conditions on staff numbers (4) and No of Children (4)]	No of Children and their level of need [Please note staff requirements - Low level need - 1 Staff; Mid-level need - 2 Staff; High level need - 3 Staff]	Total Children	Total Staff required	Total Persons on property
Scenario 1	1 high level (need) child and 1 low level (need) child	2	4	6
Scenario 2	4 low level (need) children	4	4	8
Scenario 3	1 mid-level (need) child and 2 low level (need) children	3	4	7
Scenario 4	2 mid-level (need) children	2	4	6

9.47 With the proposed conditions restricting numbers of staff and children, a total of four possible scenarios could occur. As can be seen, the maximum number of staff and children on the site would be 8 persons. Were the company to accommodate 2 mid-level need children that requires a 2 staff per child ratio, the total number of people on the property would be 6 persons. Whereas 1 child with mid-level needs, and 2 children with low-level needs would lead to a total number of 7 persons at the property. As can be seen in Figure 13, with the maximum number of 4 staff, the number of children accommodated at any given time would range from 2 to 4.

9.48 This would ensure that the use and numbers at the property would remain at a lower scale more akin to its residential setting and character. Representations have raised concerns regarding the enforceability of the conditions. Officers are satisfied that these conditions are both reasonable and enforceable. There is an onus on the Applicant to comply with the conditions, were the application granted permission. Failure to comply with conditions, could lead to enforcement action. On this basis, such conditions would ensure the scheme remains low scale with limitations on the maximum staffing numbers, which in turn limits the number of children that could be accommodated on site.

Visitation (Care works, Other Professionals, and friends/family)

9.49 The management plan notes that while professionals visiting the children’s home such as social workers, Ofsted inspectors, and other specialists involved in each child’s care and development are essential to supporting the children’s well-being, social workers typically visit once every six weeks, while other professionals may visit less often, with some only visiting every six months. The visitors plan would ensure there would be no visits during school drop offs and pickups. Further to this, there is one parking space available for visitors, and the

management plan indicates visitation would be limited to one visitor in the home at any given time to manage parking effectively.

- 9.50 To uphold confidentiality and safeguard the children's well-being, all visits would be arranged in advance and unplanned visits are not permitted. Compliance with the management plan 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. A further condition is recommended in relation to the hours of visitation. No visitation shall take place between the hours of 8pm and 9am. This would provide further mitigation to the amenity of neighbouring residents from comings and goings, with the restriction in place in the early nighttime and morning hours.

Conclusion Amenity Impacts

- 9.51 Based on the information provided and the modest scale of the proposed use, together with the recommended conditions, it is considered 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 Council's Noise Officer has been consulted and raised no objections or concerns regarding the proposed use. In light of the modest 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 applicant and staff in managing potential noise nuisance and being a "Good Neighbour." Conditions associated with the numbers of staff, children, parking layout, and visitation hours would ensure that the Children's Care Home would integrate within the residential setting with limited impact on the wider neighbourhood's amenity.
- 9.52 Taking into consideration the above, the proposed development would have an acceptable impact on the amenities of surrounding residential properties. The proposed development would therefore comply with Policy DMHB 11 and NPPF (2024) paragraph 135 in this respect.

Quality of Residential Accommodation (Internal and External)

- 9.53 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.
- 9.54 The proposed care home includes four bedrooms for the children and one additional bedroom for staff on the night shift. Each bedroom would be of suitable size (minimum size 10.2sqm up to 17.2 sqm 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 sited at ground floor and

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comprises a living room (20.6sqm), dining room (18.5sqm) and kitchen (16.9sqm). 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 a maximum four children. The shared residential environment is considered fit for purpose as it comprises numerous shared and private spaces for the site's prospective residents and workers.

- 9.55 Taking into consideration the above, the proposal would 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).
- 9.56 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.
- 9.57 There are no specific private amenity space standards for C2 uses in the Local Plan. However, given that this is form of residential accommodation would be a primary residence for children, it would be important to provide sufficient private outdoor 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 quantum of this private amenity space is 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. The overall provision of the private amenity space is of a suitable standard for future occupants of the childcare home.
- 9.58 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 is 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.
- 9.59 Overall, the standards of accommodation are 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, this would also be subject to controls and regulation outside of the planning system. The home would need to be registered with Ofsted who would ensure that adequate levels of care and accommodation are provided for future residents.

Highways and Parking

- 9.60 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

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level (PTAL) rating, suggesting a very high dependency on the use of private motor vehicle transport to and from the site. Other sections of Moor Park Road achieve a PTAL of 1b and 2.

- 9.61 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 with a maximum 4 staff in attendance at any one time. At the initial Committee meeting, concerns had been raised by Members on the carpark layout as presented. The application was deferred for a Member's Site Visit to review the site context as well as clarity on the proposed parking arrangements. Since the Members Site Visit, the proposed parking layout plan has been revised, in part because the existing bay windows on the building had not been shown on the plan. The revised layout has re-configured some parking spaces to address the Highways Officer's concerns of accessing and egressing the parking spaces with easy manoeuvrability.
- 9.62 With the inclusion of five car parking spaces within the curtilage of the site, it provides a parking space for each staff member and one additional space to accommodate visitors. With the restrictions on staffing numbers and the additional parking space, it is clear that the proposed level of parking is adequate to ensure that any vehicles associated with the proposed care home use can be absorbed within the curtilage of the site. The Highway's Officer has reviewed the car parking layout and tracking plans and is satisfied that these changes would provide safe, usable off-street parking without causing disruption to the wider Highway Network.
- 9.63 The London Plan 2021 is silent on car parking standards for care homes, so the Highways Authority has referred to the Hillingdon Local Plan: Part 2 Development Management Policies (2020), Policy DMT 6: Vehicle Parking as a guide. This would require a minimum of 2no. spaces for the dwelling and 1no. space per member of staff. Taking into account that these are maximum standards and that the London Plan 2021 Policy T6 Car Parking requires that developments should provide "*the minimum necessary parking*" the 5no. proposed on-site car parking spaces is acceptable. The Highway's Officer has requested that the parking layout be secured by condition which has been adopted in this recommendation for approval.

Street Parking Observations

- 9.64 Two further site inspections took place following the September 2024 Committee to review available on-street parking along Moor Park Road. It was noted on inspection that the street has an existing parking restriction in place between 1pm and 2pm, Monday to Friday. Otherwise, the street as a whole, contains approximately 70 residents parking management scheme bays that run the length of the street on both sides of the highway. These street parking bays are situated throughout the road, from the west, close to the junction with Kewferry Road, to the east, at the junction with Sandy Lodge Way.

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- 9.65 The first inspection took place by Officers on Wednesday 2nd October 2024 at 3pm outside the restricted time (1pm-2pm). On that site inspection, a total of 8 parking bays were occupied with approximately 60 spaces available. This represented between 10-13% of the street parking spaces filled at the time of the visit. The level of traffic movement at this time of day was limited and given the level of street parking spaces available at the time, there did not appear to be any significant parking stresses or concerns.
- 9.66 A second site inspection took place on the morning of 23rd January 2025 and Officers surveyed parking stresses along the highway. Officers arrived on the street at 7.20am and reviewed the level of parking between this time and 8.52am. A count by Officers between 7.40am and 7.46am (prior to the school drop-off times) counted a total of 14 cars parked within the parking bays on the entire street. This represented approximately 20% of street parking bays occupied with approximately 80% available (or 4 out of 5 spaces unoccupied). At 8.15am there were 13 parking bays unoccupied between Kewferry Rd and Grove Road.
- 9.67 During the peak period of the school drop off between 8.15am and 8.45am, the numbers of cars parked along the entire street ranged between 20 and 30 cars. A final count of cars parked along the street at 8.52am showed that the numbers had returned to below average levels with 18 cars occupying the on-street parking bays. This represents approximately 25% of street parking bays occupied with approximately 75% available (or 3 out of 4 spaces unoccupied). From the survey and Officer observations, it appeared that the school drop-off timings were staggered and there remained an abundance of parking available along the street. Although street parking associated with the use is unlikely to be regularly required given on-site parking provision, it is clear from the post-committee visits that there is sufficient parking along the street which could accommodate if required.

Electric Vehicle Charging Points (EVCPs)

- 9.68 In accordance 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 therefore incorporate 1 'active' and 1 'passive' space to futureproof for anticipated demand. This aspect would be secured by planning condition.

Cycle Parking and Safety

- 9.69 In terms of cycle parking, a cycle store is proposed to the front of the building adjacent to the existing garage. This store would accommodate up to five 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 in representations 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

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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 children are fully trained and a capable cyclist. The Highway's Officer has not raised this as a safety concern in planning terms.

Vehicular Trip Generation

- 9.70 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.
- 9.71 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 four 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. 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.
- 9.72 Officers are also satisfied that the use would not cause significant disturbance to the wider neighbourhood from deliveries and servicing of the proposed use. Deliveries and serving would take place from the highway in accordance with the current practices on Moor Park Road. The level of movement associated with visitation is also likely to be accommodated off-street given that there are five vehicle parking spaces available with four staff members on site. As also demonstrated within the Officer parking observations, there is no evidence that there are current stresses on parking along Moor Park Road.
- 9.73 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 children's care homes, the proposal would not be expected to generate measurable traffic burden on the surrounding roadways. This is 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 be absorbed within the local road network without notable detriment to traffic congestion and road safety.

Refuse Collection

- 9.74 Refuse collection would continue via the roadway. 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 shown would exceed the above distance parameter, it is reasonable to anticipate that refuse collection would continue, as is the case at present,

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without undue impediment owing to an informal arrangement whereby refuse is moved towards the highway on collection days. Details regarding the bin store and collection arrangements would be secured by condition.

Accessibility

- 9.75 Policy D5 of The London Plan (2021) states: “Development proposals should achieve the highest standards of accessible and inclusive design”. The Council’s 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

- 9.76 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.
- 9.77 The trees within and surrounding the application site are subject to Tree Preservation Orders (TPOs). The application has been accompanied by a Tree Survey which demonstrates that parking space no.5 would be outside of the root protection zone of the trees. However, it is noted that two spaces would be marginally within the root protection area (RPA) of G1. The Council’s Trees Officer has raised no concerns regarding this, subject to a method statement of works within the RPA demonstrating that the surfacing works would not adversely affect the tree, and the use of permeable surfacing. This condition has been included in this recommendation for approval.
- 9.78 The proposed bin store and cycle parking shelter would be lightweight structures with no need for foundations. There are no trees within the immediate vicinity of these structures that would be affected. Whilst no additional landscaping is proposed, Officers would highlight that the site contains significant mature tree growth on site and a generous garden to the rear. There are no further proposed changes to this existing landscaping, which ensures that the property maintains its verdant aspect in line with the prevailing leafy character of the area.

Ecology

- 9.79 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 (2024) also states that planning decisions should contribute to and enhance the natural and local environment by: d)

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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).

9.80 There are a number of exemptions to BNG 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.

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

Flooding and Drainage

9.82 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.

9.83 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

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

Carbon Emissions and other Environmental concerns

9.85 The representations 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 dissimilar to those of 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 the provision of EVCP, 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. It is also noted that there is transport links, including bus stops, situated within an 8-minute walk of the site and Northwood Underground Station within 15-minute walk. Both these provide alternative transport modes reducing reliance on cars and promoting forms of sustainable travel and highlights, locations of nearest bus routes and

other transport links. It is also noted that the proposed on-site parking provision complies with the maximum local plan parking standards, so transport emissions can be considered acceptable.

- 9.86 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. Such measures if adopted by staff would further reduce individual vehicle movements. However given the overall modest scale of the proposal, it is not considered that the proposed use would cause a significant increase in carbon. Furthermore, it would not be deemed reasonable to have a detailed travel plan or legal agreement securing these measures.

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

- 9.87 It is noted that a large number of representations have been received which raise 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.
- 9.88 Previous 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. The site would be continuously occupied by staff who would be responsible for the well-being and care of the children. The level of staffing per child would reflect the level of need. There would be a minimum of 1 staff per child which ensures children are monitored and cared for within the home environment. Staff would be trained to deal with potential anti-social behaviours from a child and there is a responsibility of the Care Home management to ensure the children integrate appropriately within the wider local area when outside the property grounds.
- 9.89 There is no compelling evidence that criminal activity or anti-social behaviour is more prevalent or extreme amongst children living within a Children's Care Home setting. There is also no planning requirement, statutory or policy based, that new development shall guarantee an absence of potential criminal activity amongst its residents. Were criminal activity to occur by occupants of the Child Care Home, there are powers outside of planning legislation including investigations under the Anti-Social Behaviour, Crime and Policing Act 2014 and investigations by Police and Local Authorities under legislation outside of planning legislation.
- 9.90 A recent enforcement appeal decision involved the Local Planning Authority raising concerns based on the fear of crime/anti-social behaviour to the

community. On this point the Planning Inspectorate did not concur (appeal reference APP/R5510/C/21/3266292 – 31 Frithwood Avenue, Northwood).

9.91 The Inspectorate stated in the decision:

“The courts have held that the fear of crime can be a material consideration. However, there must be some reasonable evidential basis for that fear, which in this case is very limited... The Residents’ Association has set out the potential for local school children to be exposed to drug users or drugs and future incidents of crime. However, there is no firm evidence that the use of the care home has or could be likely to materially increase this risk.”

9.92 In this appeal, it was concluded that there was insufficient evidence that ongoing behavioural issues associated with the use were not resolved by the carers. “Drawing their 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).

9.93 Whilst concerns raised by residents on the potential impact regarding anti-social behaviour and crime are not dismissed, there is no evidence to suggest that this would take place. The care home would have trained staff who would be responsible for ensuring the children respond and integrate appropriately within the local environment. Furthermore, the applicant has made efforts to address such concerns with the documentation submitted. The ‘Good Neighbour Policy’ aims to provide staff at the proposed care home with guidance on how to integrate their home within the local community.

9.94 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 that correct protocols and procedures would be complied with in the case of any potential crime or anti-social behaviour. On this basis and the lack of evidence that anti-social behaviour would occur, 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 school children

9.95 The care home would cater for a maximum of 4 children. The children in question would be from a vulnerable section of the community and the care home would provide specialised support for emotional and behavioural challenges. The home would be staffed 24 hours a day with a minimum of 2 persons (at night) that would be specially trained to support the occupants. The management statement also highlights that individual children would be assessed on their suitability for the home environment and the compatibility with the wider community will be considered.

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- 9.96 Similar 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 School, there is no evidence to suggest those occupants would lead to a greater risk to the community. The children would also be supervised within the property and would be educated on structure and routine to become productive members of society.
- 9.97 The overall size of the property both internally and externally ensures that there would be 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 proposed 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.

Lack of schools within Northwood and education facilities for the children

- 9.98 Representations received also raised concerns about the placement of children from the Care Home within schools and the lack of local state schools within Northwood that could accommodate the children. The applicant has stated that children who are looked after are not generally excluded from mainstream schools and would be expected to attend school or educated virtually.
- 9.99 Whilst the placement of children within education is a consideration, it has limited weight in the planning determination of the use of the building. The education of the individual child would depend on the individual circumstances and may involve home schooling / virtual schooling. Were the child to attend a school within the wider area, it would be the responsibility of the Care Home Management Team along with any Professional Support Staff including the Child's dedicated Social Worker working closely with local Education Providers to source a place at an individual school. On these grounds, the lack of state schools in the immediate area would not be a justified reason to refuse planning permission.

Ofsted requirements/child safeguarding

- 9.100 It is important to recognise that whilst the planning merits of the proposal are considered 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 home can be fully operational.
- 9.101 It is worth noting at this stage that the very nature of the application is to assess the planning merits of the scheme and whether the Children's Care Home is acceptable in terms of planning policies. It is by no means a fully comprehensive assessment of the Child Care Home which would still require full approval from Ofsted before it can operate.

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- 9.102 The applicant would still be required to apply to Ofsted following receipt of any grant of planning permission. Ofsted would examine whether the location is suitable, assess the level of staffing and management (DBS checks); and consider whether the care home provides a stable home with local resources whilst minimising risks to children. Ofsted would also visit the premises to ensure it is suitable for operation, prior to allowing the home to operate.
- 9.103 In order for the Applicant to submit an application to Ofsted, they would first need to demonstrate that the property has the right planning permission in place. Were the planning application to be approved, the applicant can move onto applying to Ofsted in order to get approval to operate as a care home. This would be outside the remit of the planning assessment.

10 Other Matters

10.1 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.

10.2 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.

10.3 Local Finance Considerations and CIL

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

11 Conclusion / Planning Balance

- 11.1 The proposed development would result in a loss of C3 use class residential 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 policy DMH1 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

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- 11.2 The proposal would contribute towards addressing an underlying need for C2 use class accommodation in Hillingdon and London overall. Therefore, on-balance the principle of development is considered acceptable. Sufficient information has been provided 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.
- 11.3 The proposal does not seek permission for external extensions or alterations to the building. Conditions are recommended to restrict the maximum number of children and staff, together with visitation times. These conditions would help mitigate any wider impact on the local community and mitigate impacts on adjoining neighbours' amenity, due to comings and goings to and from the site. Five onsite car parking spaces would be provided, and the Highways Authority has raised no concerns. There is no evidence that the proposed use would lead to an increase in crime or anti-social behaviour within the local community.
- 11.4 Having regard to the material considerations and all matters raised, the application is recommended for approval, subject to conditions.

12 Background Papers

- 12.1 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

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:

Site Location Plan

AHUB2404002-2

AHUB2404002-6

AHUB2404002-7

AHUB2404002-8

CT-MPR-PP-01 Rev P01 dated January 2025

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 following supporting documents:

Management Plan Rev A (dated 26.01.25)

Management Statement for the Control of Noise

Noise Management Plan

Good Neighbour Policy

REASON

To ensure that the use as Childcare Home is managed to mitigate 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. NONSC Maximum Staff Numbers (4 Staff)

The hereby approved Children's Care Home shall have a maximum of 4 staff onsite at any one time.

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).

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.

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 Visitation Times

The Children's Care Home hereby approved shall only receive visitors between the hours of 9:00am to 8:00pm Monday to Sunday. No visitors shall be allowed to enter the premises unless pre-booked in advance.

Reason: To ensure minimal disruption to the surrounding area and maintain the residential amenity of the neighbourhood.

7. NONSC Tree Protection Plan

No construction works related to the car parking layout and resurfacing shall take place until details have been submitted to, and approved in writing by, the Local Planning Authority with respect to:

1. A method statement outlining the sequence of works and tree protection measures within the Root Protection Zones.
2. Details of the permeable hard surfacing including section drawings to show depth, shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved unless otherwise agreed in writing by the Local Planning Authority.

NOTE: The use of gravel is recommended.

3. Detailed drawings showing the position and type of fencing to protect during surfacing works, the entire root areas/crown spread of trees, hedges and other vegetation to be retained, shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority. Such fencing should be a minimum height of 1.5 metres.

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

The fencing shall be retained in position until development is completed.

The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

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

2.b No materials or plant shall be stored;

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

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

2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

3. Where the Arboricultural method statement recommends that the tree protection measures for a site will be monitored and supervised by an Arboricultural consultant at key stages of the development, records of the site inspections / meetings shall be submitted to the Local Planning Authority.

REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy DMHB 14 of the Hillingdon Local Plan Part 2 (2020)

8. NONSC Parking Layout and Electric Vehicle Charging Points

The car parking layout as shown on approved drawing reference CT-MPR-PP-01 Rev P01 (dated January 2025) shall be marked out and surfaced prior to first occupation of the approved children's care home and maintained as such in perpetuity.

At least one car parking space shall be provided with an active electric vehicle charging point, and at least one car parking space shall be provided with passive provision. This electric vehicle charging infrastructure shall be installed prior to first occupation of the approved children's care home.

REASON:

To be in accordance with the published London Plan 2021 Policy T6 Car Parking.

9. NONSC Cycle Parking

The development hereby permitted shall have at least two secure and sheltered cycle spaces. The cycle parking facilities shall be provided in accordance with the approved drawings 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) and policy T5 of the London Plan (2021).

10. OM5 Refuse Storage & Collection

Prior to first occupation of the Children's Care Home, details of the appearance of the proposed bin store shown sited on the approved drawings, as well as collection arrangements, shall be submitted to the Local Planning Authority for approval.

The bin storage and collection arrangements shall be implemented in accordance with the approved details prior to first occupation, and thereafter permanently retained.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide well designed provision for waste storage and collection in compliance with policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

11. 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 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).

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

77170/APP/2022/1000 36 Moor Park Road Northwood

Erection of a part single storey, part two storey side extension, front infill extension, increase of roof height with conversion of roofspace for habitable use, rear dormers, front and side roof light, alterations to front and rear fenestration, render of external facade, replacement rectangular bay window to the front, replacement porch.

Decision: 19-08-2022 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:

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 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 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 Part 2 – Application Report

Case Officer: Haydon Richardson	77097/APP/2024/2693
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Date Application Valid:	11.10.24	Statutory / Agreed Determination Deadline:	23.01.25
Application Type:	Full	Ward:	West Drayton

Applicant: **Mr J Singh**

Site Address: **13 Oak Avenue, West Drayton**

Proposal: **Erection of a two storey, 2-bed attached dwelling with associated cycle storage and amenity space**

Summary of Recommendation: **GRANT planning permission subject to section 106 legal agreement and 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 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.

Legal Agreement required to secure:

1. Obligation to ensure self-build status for Biodiversity Net Gain exemption

1 Executive Summary

- 1.1 Planning permission is sought for the erection of a two storey, 2-bed attached dwelling with associated cycle storage and amenity space.
- 1.2 The new dwelling would be formed by extending to the side of the existing property with an upward extension which would meet the rear building line of the existing property at both first floor and ground floor level. The built form to facilitate the provision of a new dwelling is relatively modest and partially exists already. Due to the orientation of the properties in the street scene, which funnel around a square shaped and modestly sized piece of soft landscaped open space, the extension would not be visible from within the street scene. As such the development is considered to have an acceptable impact upon the character and appearance of the area.
- 1.3 In terms of principle, the proposed dwelling would be constructed on garden land. Garden land is excluded from the definition of previously developed land and therefore the application site is not considered to be brownfield. Officers have reviewed the design and conclude that the additions which facilitate the provision of a new dwelling are moderate in scale and would not result in detrimental harm to the character and appearance of the area, to neighbour amenity or the local highway network. As such the proposal would conform with the Council's garden land development policy. Furthermore, the proposal would retain the existing 4-bedroom property on site and provide a new 2-bedroom dwelling that would contribute to local housing stock. As such the principal of development is supported.
- 1.4 Whilst no additional parking is proposed, the site does not benefit from off-street parking at present. The applicant has provided a parking survey which demonstrates that there is sufficient space on street to absorb potential parking generated by the development. This has been reviewed by the Highway Authority who have raised no objection.
- 1.5 Further to the above, the proposed 2 bed dwelling has been carefully designed to ensure that it causes no loss of light, privacy or outlook to neighbouring properties

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and that future residents of the property are provided with a good standard of living accommodation.

- 1.6 For the reasons mentioned above, it is concluded 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 development site comprises a two storey, end of terrace dwelling and is located on the east side of Oak Avenue.
- 2.2 The property has been finished in brick and tiling. It has a single storey side extension, part single, part two storey rear extension and rear dormer. The dwelling is set back from the main road, in a pedestrianised area, next to a green and within the corner of the residential enclave.
- 2.3 Properties within the area are terraced and semi-detached, their material palette varies slightly but they are predominantly of similar appearance to the property on the development site.
- 2.4 The development site has PTAL Rating of 1A (Low) and is located upon potentially contaminated land.



Figure 1: Location Plan (application site edged red)



Figure 2: Street View Image of the Application Property (furthest terrace to the left)



Figure 3: Front Elevation of the Property

3 Proposal

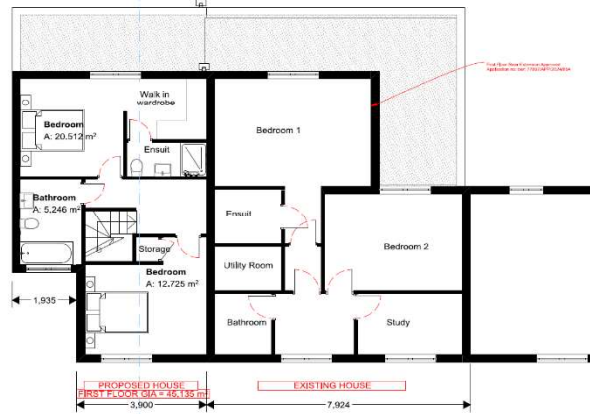
3.1 Planning permission is sought for the erection of a two storey, 2-bed attached dwelling with associated cycle storage and amenity space.



Existing Floor Plans

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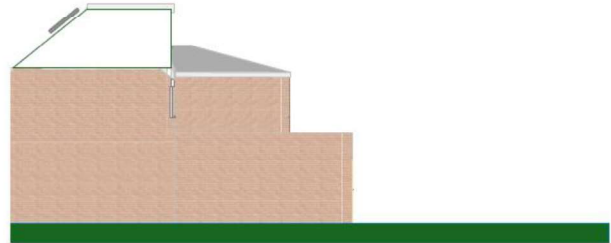
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Proposed Floor Plans



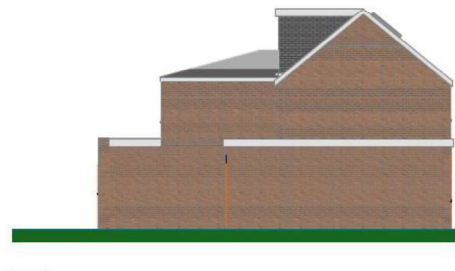
1 Existing Front Elevation 1:100



3 Existing Side Elevation 1:100



Existing Elevation Plans





Proposed Elevation Plans

Figure 4: Existing and Proposed Plans – (please note – larger version of plans can be found in the Committee Plan Pack)

4 Relevant Planning History

4.1 The relevant planning history is set out in Appendix 2 and comprises of various applications for residential extensions including an appeal for a rear extension which was subsequently allowed in 2023.

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 Thirteen neighbouring properties were consulted on 29th October 2023.

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
A petition with 30 signatures was received on 21/01/25	Objection to the erection of a two bed house being attached to 13 Oak Avenue. The approved building work	Numerous extensions have been approved at the site (see section 4 of this report) and thus the

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objecting to the proposed development.	at the property has already doubled its living area and caused noise and inconvenience to neighbours for over a year.	carrying out of the approved works is lawful.
7 individual letters of objection have been received	77097/APP/2024/2694 was withdrawn at short notice and therefore my objection will not be noted.	Objections received for 77097/APP/2024/2694 would have been considered under that application had it not been withdrawn. All objections received for this application have been taken into consideration.
	The development is for profit.	This is not material planning consideration.
	The proposal would result in an overdevelopment of the site. The existing dwelling has already been extended. The resulting dwelling would be visually out of character and harmful to the areas appearance.	The existing extensions at the property are lawful. The impact of the proposed development on the character and appearance of the area has been assessed from paragraph 7.14 to 7.27 of this report.
	The proposed development would harm neighbouring amenities, causing a loss of light to residential windows and gardens. It would also cause a loss of privacy and would have an adverse impact on the mental health of nearby residents.	The impact of the proposed development on the amenities of the occupiers of neighbouring properties has been assessed from paragraph 7.28 to 7.40 of this report.
	Boundary fences have been erected splitting the sites garden - the development has therefore commenced without permission.	The erection of boundary fences is lawful under Part 2, Class A of the General Permitted Development Order.
	The existing dwelling has been converted into a large HMO (with up to 13 people).	The applicant has confirmed that the property is being rented out to a single family and therefore it is still in

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		C3 Use. Furthermore, no evidence has been submitted to substantiate this claim.
	The intensified residential use of the site has resulted in excess litter and bins.	Litter at the site resulting from the previously approved development or occupants of the approved dwelling is not material planning consideration. Both of the resulting dwellings would be provided with adequate waste facilities.
	No notification was received regarding other development at the site last year.	This is not a material consideration for this application. Applications at the site include CLD's which do not require a public consultation.
	Construction has already caused excessive noise and disturbance to residents. The safety of residents has also been compromised through poor site management and lack of consultation on building works.	As seen with the section 4 of this report, several developments have been approved at the site and thus those developments and associated disturbance, whilst a nuisance are permitted (within the remits of planning).
	The safety of labourers has been compromised as they do not have sufficient equipment to move heavy materials.	This matter is not a material planning consideration.
	Use of fireworks too close to the neighbouring boundaries has caused disturbance.	This matter is not a material planning consideration.

Table 2: Summary of Consultee Responses

Consultee and Summary of Comments	Planning Officer Response
Access Officer	The Officer's comments have been discussed from

<p>This proposal for the erection of 2 bed, 2-storey dwelling, has been reviewed with reference to London Plan Policy D7.</p> <p>No accessibility concerns are raised subject to conditions pertaining to level access and compliance with the relevant Part (M) Building Regulations.</p>	<p>paragraph 7.62 to 7.63 of this report.</p>
<p>Contaminated Land Officer</p> <p>Having considered the submitted application in relation to our land contamination record, please be advised that we have no objection to the proposed development.</p> <p>However, our land contamination record shows the proposed development site to be on a potentially contaminated land site formerly used and identified as Nursery/Orchard, as well as within 250m of landfill buffer.</p> <p>No objection subject to a condition pertaining to the submission of a Contaminated Land Survey.</p>	<p>The Officer's comments have been discussed from paragraph 7.78 to 7.79 of this report.</p>
<p>Highways Officer</p> <p>The proposal does not involve the provision of on-plot parking therefore the proposal as presented would be car free. Cycle storage for 2 bicycles is shown on the proposed site plan and this complies with the London Plan standards. The site plan also illustrates bin storage to be provided at the front of the new dwelling.</p> <p>As the proposal would not provide parking for the new dwelling and the absence of parking controls on roads surrounding the development, a parking stress survey has been provided. The survey demonstrates there to be adequate space on street to observe any parking overspill generated by the development. As the existing dwelling does not benefit from on plot parking spaces no parking is required to be retained for this property.</p> <p>Taking the above points into account, the development would not have a detrimental impact on highways and would encourage future occupants to more sustainable modes of transport.</p> <p>The scheme would provide adequate bin and cycle storage, and there is sufficient kerbside parking</p>	<p>The Officer's comments have been discussed from paragraph 7.41 to 7.55 of this report.</p>

available within the locale to meet the needs of any future occupants without detrimentally impacting on existing parking pressures.	
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No objection subject to conditions pertaining to further cycle parking design details and submission of a construction management plan condition.	
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7 Planning Assessment

Principle of Development

New Housing and Garden Land Development

- 7.1 The site comprises an end of terrace dwelling and land within its curtilage. The site is located within an established residential area.
- 7.2 The National Planning Policy Framework has a requirement to encourage the effective use of land.
- 7.3 London Plan (2021) Policy H2 states that well designed housing schemes on small sites should be actively supported. The Hillingdon Local Plan details how small-scale sites will make a significant contribution to housing supply.
- 7.4 Policy DMH 6 of the Hillingdon Local Plan Part 2 - Development Management Policies (2020) 'Garden and Backland Development' states that "there is a presumption against the loss of gardens due to the need to maintain local character, amenity space and biodiversity".
- 7.5 Garden land is excluded from the definition of previously developed land therefore the proposal would not amount to the redevelopment of a brownfield site. As such, for the principle to be considered acceptable the applicant must demonstrate accordance with Policy DMH 6. This would include a design which appears more intimate in scale within the street scene, safeguards the amenities of neighbouring properties and does not result in a detrimental impact upon the local highway network.
- 7.6 The proposal seeks to construct a new dwelling onto the side of the existing dwelling at 13 Oak Avenue. This would involve a proportion of the rear and side of the garden being lost.
- 7.7 The proposal involves an upward extension in line with the existing front elevation and steps out 1.9 m when setback 3 m from the front. The orientation of the property means that the side projection would be modest in scale and would not be prominently visible from within the street scene.
- 7.8 The two-storey element would extend up to the rear building line of the existing dwelling at the upper floor level. The ground floor element would also meet the rear building line of the existing dwelling on site.

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- 7.9 The proposal would not extend beyond the existing front and rear building lines which are established by the existing property at the site. Where there is additional width proposed, it is set back substantially from the front elevation therefore limiting any views from within the street. Given the lack of available views, the retention of the existing building lines and the scale of the extensions proposed, it is considered that the proposal would present a form of development which is viewed as intimately scaled.
- 7.10 Furthermore, the proposal would not result in a reduction in the residential amenities of neighbouring properties in terms of overshadowing or loss of outlook and would not give rise to significant harm upon the local highway network.

As such it is considered that principle of development is supported, and the application complies with Policy DMH 6 of the Local Plan and the principle of development.

Housing Mix

- 7.11 Policy H10 of the London Plan (2021) states that applicants and decision-makers should have regard to the need for additional family housing. Family housing is defined within the glossary of the London Plan (2021) and advises that it must generally be of a size that has three or more bedrooms.
- 7.12 Policy DMH 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states 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.
- 7.13 The proposal comprises of 1 new two-bedroom dwelling. The proposed dwelling would contribute to the Borough's housing mix and is therefore considered acceptable and in compliance with Policy DMH 2 and London Plan Policy H10.

Design / Impact on the Character and Appearance of the Area

- 7.14 Paragraph 135 of the NPPF (2024) states 'Planning policies and decisions should ensure that developments are designed to their function whilst contributing to the overall quality of the area. Furthermore, it states that development proposals should demonstrate a design led approach, respond to local character, establish a strong sense of place whilst optimising the sites potential for development.
- 7.15 Policies D1, 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.
- 7.16 Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that all new developments should achieve a high quality of design in all new buildings and the public realm contributes to community cohesion and a sense of place.

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- 7.17 Local Plan Policy DMHB 11 states that 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 harmonising with the local context and considering the height, mass and bulk of adjacent structures. They should also ensure the use of high-quality building materials and finishes, plus ensure that the internal design and layout of development maximises sustainability and is adaptable to different activities.
- 7.18 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.
- 7.19 The proposed new dwelling would retain the existing front building line which is established by the existing side extension. An upper floor extension built in line with the ground floor would be constructed extending 9.5 m in depth at first floor level. A two-storey side projection is also proposed which is set back from the main front elevation by 3 metres and would measure 1.9 metres in width. At ground floor level a modest single storey rear element would extend in line with the existing rear elevation at No.13. The proposed dwelling would be characterised by a gable ended roof which would measure 7.3 m in height and would step down towards the rear first floor projection.
- 7.20 The dwelling would be of similar height and depth to the existing dwelling, as such it would not appear oversized or out of scale. In terms of design, the dwelling would have a pitched roof and flush front elevation like other dwellings within the terrace block, it would also be finished in similar materials.
- 7.21 Although the stepped front elevation is not common within the street scene, this element of the proposal is setback significantly from the front elevation in order to appear more modest in scale and to fit the sites constraints. Furthermore views of this part of the development would be almost entirely hidden from within the street scene.
- 7.22 Further to the above, the entirety of the new dwelling would be located within a pedestrianised area, away from the main road, in a corner, between the flank walls of 13 and 11 Oak Avenue, where it would have limited to no impact on the character and appearance of the area. Additionally, part of the structure already exists in the form of a single storey side extension, therefore part of the development already exists, lessening the visual impact of the proposed works. The dwelling has also been designed to be subordinate to the host dwelling and other properties in the terrace, whilst still respecting its primary features (materials, building lines, ridge line, pitched roof). The resulting site frontage would comprise a mixture of lawn and hardstanding like other properties within the area.
- 7.23 It should be noted that two storey side additions have been granted planning permission and constructed within the surrounding area. They are also in more prominent locations (1 – South Road 34588/APP/2020/1498, 106 Porters Way -

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72945/APP/2017/2090). The proposed development would therefore not be out of character.

- 7.24 Upon review of the proposal, Officers considered that additional articulation was required to the front elevation. The applicant has submitted amended plans incorporating windows within the proportion of the front elevation which is set back 3 metres from the main front building line. This provides an improvement to the elevation which is hidden from street scene views but did appear to be lacking articulation.
- 7.25 Noting that this is an application for a new dwelling and not a set of householder extensions, the additions do appear to be modestly scaled when compared with the scale of the existing dwelling. Furthermore, the bulk of the main front elevation, or certainly its main width, already benefits from consent. As such the additional development above what exists already is considered to be subordinately design and would not present a significant impact upon local character which could be justified as a reason for refusal.
- 7.26 Officers consider the revised plans to improve the articulation of the front elevation to result in a design which can now be supported.
- 7.27 The proposal would therefore accord with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012), Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two- Development Management Policies (2020), Policy D3 of the London Plan and National Planning Policy Framework (2024).

Residential Amenity

- 7.28 Paragraph 135 of the NPPF (2024) states 'Planning policies and decisions should ensure that developments 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.'
- 7.29 Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) seek to ensure a satisfactory relationship with adjacent dwellings with no unacceptable loss of outlook, amenity, daylight and sunlight to neighbouring occupiers.
- 7.30 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.
- 7.31 The proposed dwelling would be sited alongside 13 Oak Avenue and would be designed with front and rear building lines which do not extend beyond the existing host dwelling. Given the existing and proposed identical building lines officers can confirm that the additional built form would not breach the 45-degree line of sight drawn from any of the front or rear facing habitable room windows. The new dwelling

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would provide some views into the rear garden of No.13; however, such views are mutual and common not only within this terrace block, but within most residential areas.

- 7.32 The new dwelling and No.13 will share an access that will provide occupants and visitors with a sole access point to the front entrance of the properties. Sufficient space exists at the front of the site for privacy screening, and this would be secured via condition should the application be determined for approval.
- 7.33 Based on the above points, officers conclude that the proposal satisfactorily safeguards the residential amenities of the existing property at No.13.
- 7.34 The new dwelling would not extend beyond the front or rear elevation of No.11 Oak Avenue, as such it would cause no loss of light or outlook to its primary windows. Notwithstanding this point, the dwelling would face the flank wall of No.11 at a distance of approximately 7.5m. The flank wall has no windows at first floor and two small windows at ground floor. One of the windows serves a bathroom and is obscure glazed, as such the development would cause no loss of light, privacy or outlook to the non-habitable space.
- 7.35 The other is a secondary kitchen window, which faces the site's boundary fence and privacy planting (see figure 5). Due to its position, the factors mentioned above the kitchen window receives limited light and has limited outlook. Due to the separation distance between the new development and window, the proposal would not cause any harmful impact on light or outlook, especially as the primary sources of light and outlook to the kitchen come from its rear facing window. At present, the front elevation windows of No.13 already provide views towards the aforementioned windows and No.11's garden, it is therefore considered that that the addition, of 1 dwelling, with 1 forward facing habitable room window would cause no harmful increase in privacy loss to No.11. To ensure that the privacy of No.11 Oak Avenue is further protected, a condition is also recommended to restricting the insertion of any additional first floor windows. Taking into consideration these points the proposal would cause no significant harm to the amenities of the occupiers of No.11.
- 7.36 To ensure that the privacy of No.11 Oak Avenue is further protected, a condition is also recommended to restrict the insertion of any additional first floor windows. Taking into consideration these points the proposal would cause no significant harm to the amenities of the occupiers of No.11.



Figure 5: 11 Oak Avenue ground Floor side windows

- 7.37 The new dwelling would be in excess of 30m from properties to the north and east of the site, due to the separation distance it would have no adverse impact on amenities of those neighbours in terms of loss of light, outlook or privacy.
- 7.38 One additional 2 bed property would not result in a significant increase in activity or people movements at the site.
- 7.39 To ensure that construction is managed in a way which limits nuisance and disturbance to neighbours, a condition is recommended requiring a construction management plan to be submitted and approved by the LPA prior to any works taking place at the site.
- 7.40 For these reasons and given the site context, it is considered that the proposed development would not unduly impact the residential amenity of the adjoining properties, in terms of daylight/sunlight, outlook, privacy and overbearing effect, in accordance with Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Highways and Parking

Access

- 7.41 The application site forms part of a square of properties plotted around the outside of a piece of public open space comprising of soft landscaping and tree planting. The properties are bounded by boundary fencing which separates the private residential boundaries and the public footpath. None of the properties which front

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the open space benefit from on-plot parking therefore no vehicle access to the site exists and one is not proposed.

Parking

- 7.45 According to the TFL Webcat system which is used to measure a site's sustainability across London, the site has a PTAL Rating of 1A meaning that there would be a higher than moderate level of reliance on the motor vehicle to travel to and from the site.
- 7.46 The London Plan (2021) requires that a maximum of 1.5 parking spaces be provided for 2 bedroom dwellings in this location. As there is no existing vehicle access to the property boundary and no opportunity to provide one, no parking space is to be provided for the proposed dwelling. With regard to the existing dwelling, as no existing parking is provided the applicant is not required to demonstrate that adequate parking for the existing dwelling is retained.
- 7.47 In the absence of on-plot parking space provision, it should be noted that there are some formal parking spaces at the southern end of the open space. These spaces are not subject to any parking restrictions. Similarly, the entirety of Oak Avenue is free from parking restriction meaning that vehicle parking generated by the development is likely to be absorbed on street. For the development to be considered acceptable the applicant must demonstrate that there is sufficient parking availability on street.
- 7.48 In support of the application the application has submitted a Parking Survey Report. The report concludes that on survey days parking stresses were at 61.21% and 62.93%. Thus, indicating that there is sufficient space on the adjacent highway to accommodate the parking needs of future occupiers (should they own a car) without exacerbating existing parking pressures or leading to roadside parking.
- 7.49 Additionally, the development site is within walking distance from bus stops on Porters Way to the north. Mulberry Parade (also to the north of the site) has a small parade of commercial units that would support the day-to-day needs of future residents and discourage car use (see figure 6).



Figure 6: walking distance to shops and bus stops

7.50 Taking into consideration these points the development is considered to cause no harm to the local highways network. The parking required to serve the new development can be sufficiently absorbed on street and this arrangement is no different to the existing properties in this area of Oak Avenue.

Electrical Vehicle Charging Points

7.51 As the development does not provide parking there is no provision for EVCP proposed.

Cycle Parking

7.52 The Published London Plan (2021) Table 10.2 Maximum Cycle Parking Standards requires dwellings with two or more bedrooms to have a minimum of 2no. cycle parking spaces. Drawing reference 1031-11_Rev05 Rev 06 indicates 2 cycle parking spaces (1 per occupant) are proposed which complies with the London Plan. A condition is recommended to ensure that the facilities are provided and appropriately designed.

Waste Storage and Collection

7.53 It should be noted that The London Borough of Hillingdon operates a kerbside bag collection as opposed to a wheeled bin collection. As this proposal comprises of a single family dwellinghouse, future occupiers would be expected to store waste within the site and then place it kerbside on the day of collection.

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- 7.54 Drawing ref 1031-11_Rev05 Rev 06 show that waste storage facilities would be provided for the new dwelling but not the existing dwelling. The bin storage details plan does not match the proposed site plan. If planning permission is granted, a condition is recommended requiring full details of the design, location and sizes of all refuse and recycling storage facilities to be used at the site (for both dwellings).
- 7.55 Overall, subject to the aforementioned conditions, it is concluded that the proposal would not discernibly exacerbate congestion or parking stress, and would not raise any measurable highway safety concerns, in accordance with the Hillingdon Local Plan: Part 2 - Development Management Policies (2020), Policies DMT 1, DMT 2 and DMT 6 and Policies T4, T5 and T6 of the London Plan (2021).

Quality of Residential Accommodation (Internal and External)

- 7.56 Regarding internal accommodation, 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. Table 3.1 of the London Plan (2021) set outs the same gross internal area space standards set out in the technical housing standards - nationally described space standard (2015). Policy DMHB 16 of the Local Plan (2020) Aligns with this policy.
- 7.57 The above policy states that two storey, 2 bed, 4 person dwellings should provide future residents with a minimum internal floor space of 79sqm. The proposed drawings illustrate that 101sqm of internal floor space would be provided, exceeding requirements in the London Plan. The internal floor to ceiling height would be 2.5m as required by the London Plan (2021). Each habitable room within the property would have access to natural light and outlook through the position of windows and doors. Overall, it is considered that the new dwelling would provide future residents with an acceptable standard of internal living accommodation which exceeds the minimum standards.
- 7.58 Policy DMHB 18 of the Hillingdon Local Plan - Part 2: Development Management Policies (2020) requires a minimum of 100sqm of outdoor amenity space for a dwelling house with 4 or more bedrooms and that 60sqm be provided for 2 bedroom dwellings.
- 7.59 The boundary of the site is awkward and forms a triangular shape towards the rear. This makes creating a distinct and consistent boundary which doesn't extend across the rear facing windows of either existing or proposed property more difficult. Officers have considered two sets of plans in order to reach a position where the design of the rear gardens could be supported.
- 7.60 Whilst the quantum of space to be provided for the new dwelling and that to be retained to serve the existing dwelling forms part of the assessment it is equally as important to assess the quality. Noting Drawing ref 1031-11_Rev05 Rev 06 illustrates a policy compliant quantum of amenity space for each unit, however it is clear the design would not meet the requirements of Policy DMHB 18 which requires amenity space to be usable, well designed and well located. As such Officers

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consider that an amenity space provision to serve No.13 which falls modestly short of the 100qm requirement (82.sqm) would be more usable, better designed and better located than simply providing the policy required quantum.

- 7.61 Furthermore, residents of No.13 would have access to the modest open space to the front of the site. In addition, it should be noted that the new dwelling would benefit from a modest overprovision of private amenity space. As such on-balance, the development would accord with Policy DMHB 18 of the Local Plan.

Accessibility

- 7.62 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 ten percent of dwellings to meet Building Regulation requirement M4(3) 'wheelchair user dwellings', with all other dwellings meeting Category M4(2) 'accessible and adaptable dwellings'.
- 7.63 The Councils Access Officer has been consulted on the application and has no objection to the proposed development in terms of accessibility subject to conditions pertaining to the requirement for step free access to be provided and compliance with the relevant Part (M) Building Regulations.

Trees and Landscaping

- 7.64 The proposed development would result in no loss of trees and would therefore have no adverse tree impact. In the event that planning permission is granted, a condition is recommended to ensure that the sites trees are retained and replaced if damaged.
- 7.65 Landscaping on the site would remain similar to existing (a mix of hard and soft landscaping). If the application is approved, a condition has been recommended to ensure that appropriate planting, boundary treatments and surfacing is introduced. The proposal is therefore considered to be acceptable.

Biodiversity Net Gain

- 7.66 Biodiversity net gain is a way of creating and improving biodiversity by requiring development to have a positive impact ('net gain') on biodiversity.
- 7.68 In England, biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). This statutory framework is referred to as 'biodiversity net gain' in Planning Practice Guidance to distinguish it from other or more general biodiversity gains.
- 7.69 Under the statutory framework for biodiversity net gain, subject to some exceptions, every grant of planning permission is deemed to have been granted subject to the condition that the biodiversity gain objective is met ("the biodiversity gain condition"). This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat.

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- 7.70 There are exemptions and the BNG planning condition does not apply to planning permission. Self-build and custom build developments are exempt from having to meet BNG Requirements in the following circumstances. The development must consist of no more than 9 dwellings, be on a site that has an area no larger than 0.5 hectares, consist exclusively of dwellings that are self-build or custom housebuilding as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015.
- 7.71 The applicant has stated that the development is a self-build project and therefore the development is exempt from having to fulfil the BNG requirements set out below. In the event that planning permission is approved, a legal agreement will be secured to ensure that the development is self-build.

Ecology

- 7.72 The site does not contain any significant trees, ponds, open woodland, dense scrub or shrubbery. There are no protected sites of ecological interest adjacent to or near to the site. It is therefore considered that the likelihood of protected species being present at the site is low. Like the existing site, the resulting site would have a mixture of hard and soft landscaping, as such the ecological value of the site would be similar
- 7.73 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 2010.
- 7.74 The proposal is therefore considered to be acceptable.

Air Quality

- 7.75 Local Plan Policy DMEI 14 states:
Policies SI 1 of the London Plan (2021), EM8 of the Hillingdon Local Plan: Part 1 (2012) and DMEI 14 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 safeguard and improve air quality to protect existing and new sensitive receptors.
- 7.76 The application site is located within Hillingdon Air Quality Management Area. Whilst there would be no parking provision retained on site for the existing dwelling or provided for the proposed dwelling it has been demonstrated that there is adequate space on street to absorb the potential parking requirements for this development (as set out in paragraphs 7.45 to 7.50 of this report). As such it cannot be confirmed by Officers that the proposal would not give rise to additional trip generation. Notwithstanding this point the level of trips would be de-minimis and would not give rise to a noticeable contribution towards poor air quality. Furthermore, as a minor application it would not be justifiable or meet the relevant test to impose obligations or conditions to secure mitigation in lieu of such limited potential harm.

7.77 As such the proposal is not considered to give rise to an increase in poor air quality therefore the application complies with the above policies.

Contamination

7.78 Policy DMEI 12 of the Local Plan (2020) states that for sites which are identified as being at potential risk of land contamination a contaminated land report detailing the history of contamination on site, relevant survey work and findings should be submitted in support of the application.

7.79 Land contamination record shows the proposed development site to be on a potentially contaminated land site formerly used and identified as Nursery/Orchard, as well as within 250m of landfill buffer. The application is not supported by a Contaminated Land Survey, therefore upon review of the proposal, the Council's Contamination Officer has suggested that conditions be imposed to secure further land contamination information post determination. Subject to this condition, no objection is raised.

Drainage

7.80 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.

7.81 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.

7.82 In the event of approval, a sustainable water management scheme would be secured by condition to ensure compliance 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).

Sustainability

7.83 Policy DMEI 2 of the Hillingdon Local Plan (2020) requires all developments to make the fullest contribution to minimising carbon dioxide emissions in accordance with the London Plan targets.

7.84 The proposed development is of a minor scale therefore whilst the principle of SI 2 (carbon reduction) is applicable, the London Plan Policy applies more specifically to major scale applications. The applicant is therefore not required to submit an energy statement with the application or demonstrate a policy level of on-site savings. Notwithstanding this point, the modern construction of the development would be considered as providing sufficient energy savings itself and therefore the development would comply with the principles of the carbon saving development plan policies.

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Airport Safeguarding

- 7.85 Due to the limited scale of the proposed works, no cranes would be needed for construction, nor would the building itself (once constructed) impact on air traffic. Furthermore, the site is a considerable distance from Heathrow and aviation space and therefore it would have no adverse impact on aviation functionality. The development is therefore considered to be acceptable in terms of Airport safeguarding.

Fire safety

- 7.86 Policy D12 (Fire safety) of the London Plan (2021) says that in the interests of fire safety and to ensure the safety of all building users, development proposals must achieve the highest standards of fire safety.
- 7.87 Due to the nature of the development and its limited scale, appropriate measures to ensure that the building and its residents are safe in the event of fire would be secured at building control stage through the necessity to comply with Approved Document B – Fire Safety of the Building Regulations (2010).

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 The Council adopted its own Community Infrastructure Levy (CIL) on August 1st 2014 and the Hillingdon CIL charge for residential developments is £95 per square metre of additional floorspace. This is in addition to the Mayoral CIL charge of £60 per square metre. CIL rates are index linked.

8.4 Paragraph 6 (1)(d) of the Community Infrastructure Levy Regulations 2010 (as amended) states that a conversion from one into two or more dwellings is not 'development' for the purposes of CIL. The development is CIL liable.

9 Conclusion / Planning Balance

9.1 On balance, the proposed development would have a satisfactory impact on the character and appearance of the area and would not give rise to any undue harm to neighbouring amenities, or the local highway network. Additionally, adequate living accommodation would be provided for future residents. The proposal would retain the existing family sized dwelling and contribute to the borough's housing stock.

9.2

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 (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@hillington.gov.uk.

APPENDICES

Planning Application

77097/APP/2024/2693

Appendix 1: Recommended Conditions and Informatives

Conditions

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 submitted plans numbers:

1031-01_Rev01 Rev 02
1031-02_Rev01 Rev 02
1031-11_Rev05 Rev 06
1031-12_Rev05 Rev 06
1031-13_Rev05 Rev 06
1031-14_Rev05 Rev 06
1031-35_Rev05 Rev 06
01 Rev 02

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. NONSC **Sustainable Drainage and Water Management**

No development above ground level shall take place until 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

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).

4. 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 first floor walls or roof slopes of the proposed dwelling.

REASON

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

5. NONSC Step Free Access

Prior to the construction of the hereby approved dwelling details of step free access via all points of entry and exit for each of the dwellings 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).

6. NONSC Accessibility Compliance M4(2)

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 (2021).

7. RES7 Materials (Submission)

No development above ground level shall take place until details of all materials and external surfaces (associated with the proposed development) 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).

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

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

1. Details of Soft Landscaping

1.a Planting plans (at not less than a scale of 1:100)

1.b Written specification of planting and cultivation works to be undertaken

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

2. Details of Hard Landscaping

2.a Refuse Storage (for both dwellings, secure and enclosed)

2.b Cycle Storage (2 cycle storage spaces shall be provided for the approved dwelling and the storage facilities shall be secure and enclosed, and re-sited if necessary to allow for efficient bin and cycle storage on the site)

2.c Means of enclosure/boundary treatments

2.d Hard Surfacing Materials

2.e External Lighting (Including positions)

2.f Other structures

2.g Privacy planting outside of No.13 Oak Avenue's ground floor living room window

3. Schedule for Implementation

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with Policies DMHB 11, DMHB 12, DMHB 14, DMEI 1 and DMT 2 of the Hillingdon Local Plan Part 2 (2020).

9. 0M10 Construction Management Plan

Prior to development commencing, 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).
- (vi) 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.
- (vii) Measures to reduce the impact of construction on the amenities of neighbouring occupiers

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).

10. 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 the dwellinghouses hereby approved 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).

11. RES26 Contaminated Land

The development shall not commence until a scheme to deal with contamination has been submitted to and approved by the Local Planning Authority (LPA). All works which form part of any required remediation scheme shall be completed before any part of the development is occupied or brought into use unless the Local Planning Authority dispenses with any such requirement specifically and in writing. The scheme shall include the following measures unless the LPA dispenses with any such requirement specifically and in writing:

- a) A desk-top study carried out by a competent person to characterise the site and provide information on the history of the site/surrounding area and to identify and evaluate all potential sources of contamination and impacts on land and water and all other identified receptors relevant to the site:
 - (b) A site investigation, including where relevant soil, soil gas, surface water and groundwater sampling, together with the results of analysis and risk assessment shall be carried out by a suitably qualified and accredited consultant/contractor. The report should also clearly identify all risks, limitations and recommendations for remedial measures to make the site suitable for the proposed use; and
 - (c) A written method statement providing details of the remediation scheme and how the completion of the remedial works will be verified shall be agreed in writing with the LPA prior to commencement, along with the details of a watching brief to address undiscovered contamination. No deviation shall be made from this scheme without the express agreement of the LPA prior to its implementation.
- (ii) If during remedial or development works contamination not addressed in the submitted remediation scheme is identified an addendum to the remediation scheme shall be agreed with the LPA prior to implementation; and
 - (iii) Upon completion of the approved remedial works, this condition will not be discharged until a comprehensive verification report has been submitted to and approved by the LPA. The report shall include the details of the final remediation works and their verification to show that the works have been carried out in full and in accordance with the approved methodology.
 - (iv) No contaminated soils or other materials shall be imported to the site. All imported soils for landscaping and/or engineering purposes shall be clean and free of contamination. Before any part of the development is occupied, all imported soils shall be independently tested for chemical contamination, and the factual results and interpretive reports of this testing shall be submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and

ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policies DMEI 11 and DMEI 12 of the Hillingdon Local Plan Part 2 (2020).

12. 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.

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. 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. 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.

4. 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 (2021) and national guidance.

DMEI 12	Development of Land Affected by Contamination
DMEI 14	Air Quality
DMH 1	Safeguarding Existing Housing
DMH 2	Housing Mix
DMH 6	Garden and Backland Development
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 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 D1	(2021) London's form, character and capacity for growth
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 H1	(2021) Increasing housing supply
LPP H2	(2021) Small sites
LPP SI13	(2021) Sustainable drainage
LPP T5	(2021) Cycling
LPP T6	(2021) Car parking

LPP T6.1 (2021) Residential parking
NPPF11 -24 NPPF11 2024 - Making effective use of land
NPPF12 -24 NPPF12 2024 - Achieving well-designed places
NPPF2 -24 NPPF2 2024 - Achieving sustainable development
NPPF4 -24 NPPF4 2024 - Decision making
NPPF5 -24 NPPF5 2024 - Delivering a sufficient supply of homes

Appendix 2: Relevant Planning History

77097/APP/2022/2167 13 Oak Avenue West Drayton

Conversion of roof space to habitable use to include a rear dormer roof extension, 3 front roof lights and conversion of roof from hip to gable end (Application for a Certificate of Lawful Development for a Proposed Development)

Decision: 31-08-2022 Approved

77097/APP/2022/2558 13 Oak Avenue West Drayton

Erection of a single storey extension to the rear

Decision: 10-10-2022 Refused

77097/APP/2022/3630 13 Oak Avenue West Drayton

Erection of a single storey rear extension

Decision: 17-01-2023 Refused **Appeal:** 28-07-2023 Allowed

77097/APP/2022/613 13 Oak Avenue West Drayton

Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4 metres, for which the maximum height would be 3 metres, and for which the height of the eaves would be 3 metres

Decision: 08-04-2022 Prior Approval
N/Req

77097/APP/2023/2640 13 Oak Avenue West Drayton

Erection of a single storey side extension (Certificate of Lawful Development for a Proposed Development).

Decision: 31-10-2023 Approved

77097/APP/2024/2694 13 Oak Avenue West Drayton

Erection of a two storey, 2-bed attached dwelling with associated cycle storage and amenity space

Decision: 20-11-2024 Withdrawn

77097/APP/2024/854 13 Oak Avenue West Drayton

Erection of a first floor rear extension

Decision: 29-05-2024 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
- PT1.H1 (2012) Housing Growth

Part 2 Policies:

- NPPF11 -24 NPPF11 2024 - Making effective use of land
- NPPF12 -24 NPPF12 2024 - Achieving well-designed places
- NPPF2 -24 NPPF2 2024 - Achieving sustainable development
- DMH 1 Safeguarding Existing Housing
- DMH 2 Housing Mix
- NPPF4 -24 NPPF4 2024 - Decision making
- NPPF5 -24 NPPF5 2024 - Delivering a sufficient supply of homes
- DMH 6 Garden and Backland Development
- DMEI 12 Development of Land Affected by Contamination
- DMEI 14 Air Quality
- 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 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 D1	(2021) London's form, character and capacity for growth
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 H1	(2021) Increasing housing supply
LPP H2	(2021) Small sites
LPP SI13	(2021) Sustainable drainage
LPP T5	(2021) Cycling
LPP T6	(2021) Car parking
LPP T6.1	(2021) Residential parking

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

Case Officer: Mitchell Heaven	78998/APP/2024/2281
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Date Application Valid:	20.11.2024	Statutory / Agreed Determination Deadline:	20.02.2025
Application Type:	Full	Ward:	Ruislip

Applicant: **London Borough of Hillingdon
(Capital Programme and Works Team)**

Site Address: **Ruislip Lido, Reservoir Road**

Proposal: **Replacement of existing 2 x single storey toilet facilities buildings at Willow Lawn and Woody Bay with 2 x single storey toilet and changing facilities buildings, and associated works and landscaping.**

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

Reason Reported to Committee: **Required under Part 6 of the Planning Scheme of Delegation (the Council is the Applicant)**



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 replacement of two existing public toilet facilities at Ruislip Lido with two new larger facilities with improved capacity and services to meet visitor demand. Ancillary access works and landscaping are also proposed.
- 1.2 The application site is Ruislip Lido, a water reservoir with an artificial beach, extensive trails, playgrounds, Ruislip Lido Railway and other community facilities. Two areas of works (henceforth referred to as the 'sites') are proposed under the application. The Woody Bay public toilet block site is located on the south-east corner of the Lido, and the Willow Lawn public toilet block is located on the western edge of the Lido. The two public toilet facilities service visitors to the Ruislip Lido.
- 1.3 Both sites are on Green Belt land, located on potentially contaminated land, located within a Nature Conservation Site Grade 1, and located within the Ruislip Motte & Bailey archaeological priority area. Both sites are adjacent to, but not located within, the Ruislip Woods Site of Special Scientific Interest. Neither of the sites are subject to flooding risk.
- 1.4 The site is subject to the following planning history:
 - Approved: The existing Willow Lawn toilet block was granted planning permission in 2012 under application reference 1117/APP/2012/1785.
 - Approved: More recently, a planning application under reference 1117/APP/2017/2188 for the demolition of a workshop building associated with the Lido Railway and construction of a replacement workshop building was approved in 2017.
- 1.5 The applicant has worked cooperatively with the Local Planning Authority (LPA). In response to LPA feedback during the processing of the application, they have provided a revised scheme reducing the roof pitch and height of both proposed buildings.
- 1.6 As Hillingdon Council is the applicant, this minor application must be referred to the Planning Committee for determination.
- 1.7 The main issues which shall be addressed within this Committee Report relate to the appropriateness of the development in the Green Belt, impact on the character and appearance of the site and surrounding area, and impact on local biodiversity.
- 1.8 This Committee Report seeks to provide a comprehensive assessment of the full application and supporting documentation. All material planning considerations have been considered, and it is recommended that planning permission is granted, subject to conditions.

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PART 1 – Members, Public & Press

2 The Site and Locality

- 2.1 The application site is Ruislip Lido, a reservoir and artificial beach located on the edge of Ruislip Woods. Two areas of works (henceforth referred to as the 'sites') are proposed under the application. The Woody Bay public toilet block site is located on the south-east corner of the Lido, and the Willow Lawn public toilet block is located on the western edge of the Lido. The two public toilets service visitors to the Ruislip Lido.

Figure 1: Location Plan (Ruislip Lido).

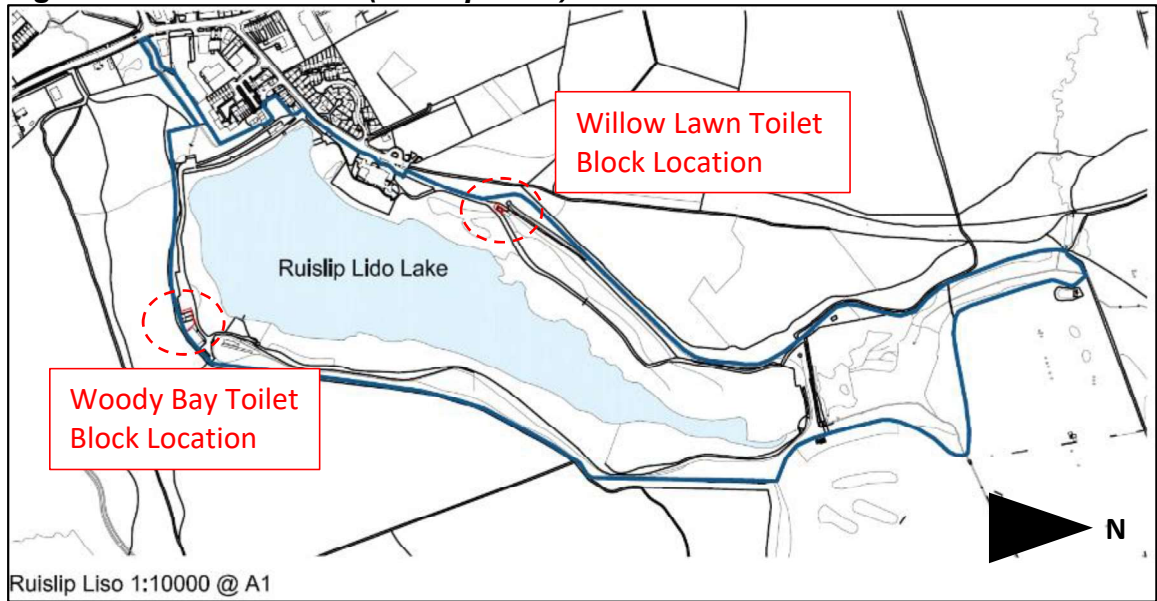


Figure 2: Contextual aerial of Ruislip Lido.



Figure 3: Woody Bay existing Site Plan (Proposed demolition in red).

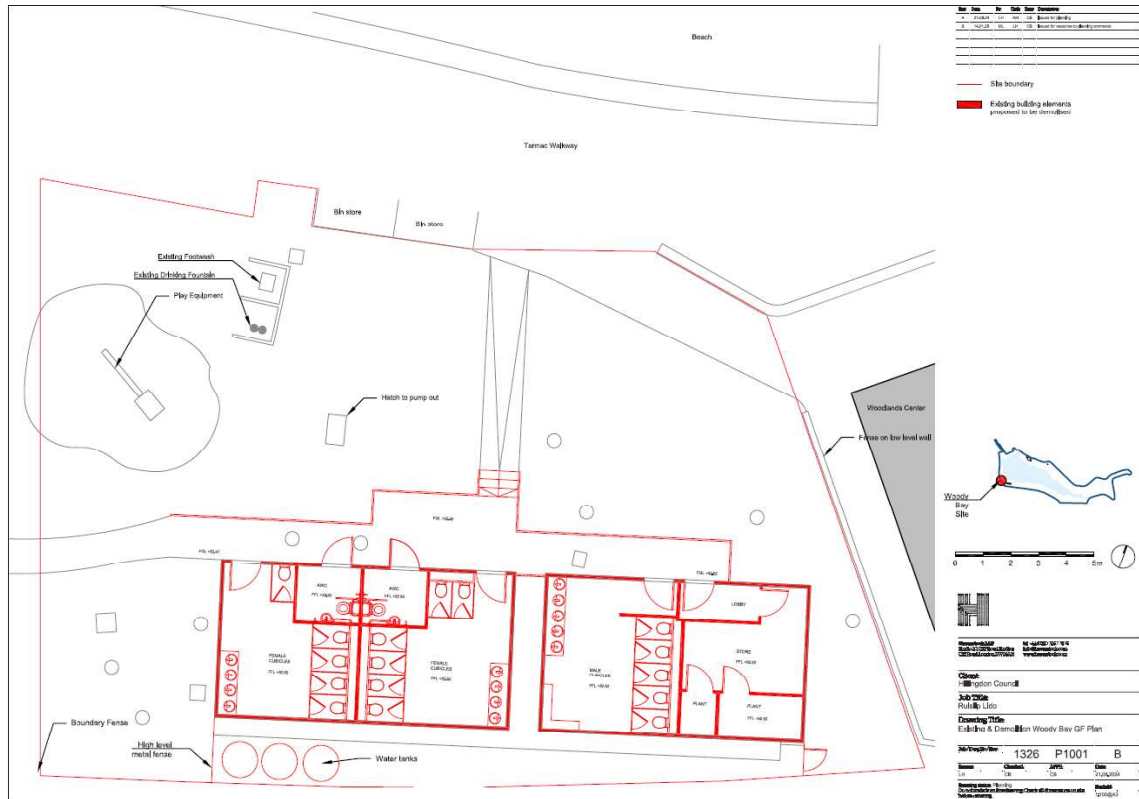


Figure 4: Woody Bay contextual aerial.



Figure 5: Existing Woody Bay toilet block.



Figure 6: Panoramic view of existing Woody Bay toilet block and surrounds.

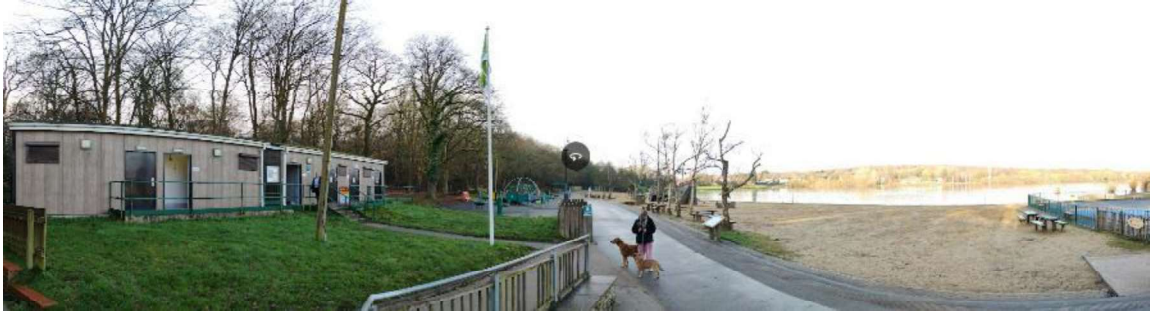


Figure 7: Willow Lawn Existing Site Plan (Proposed demolition in red).



Figure 8: Willow Lawn contextual aerial.

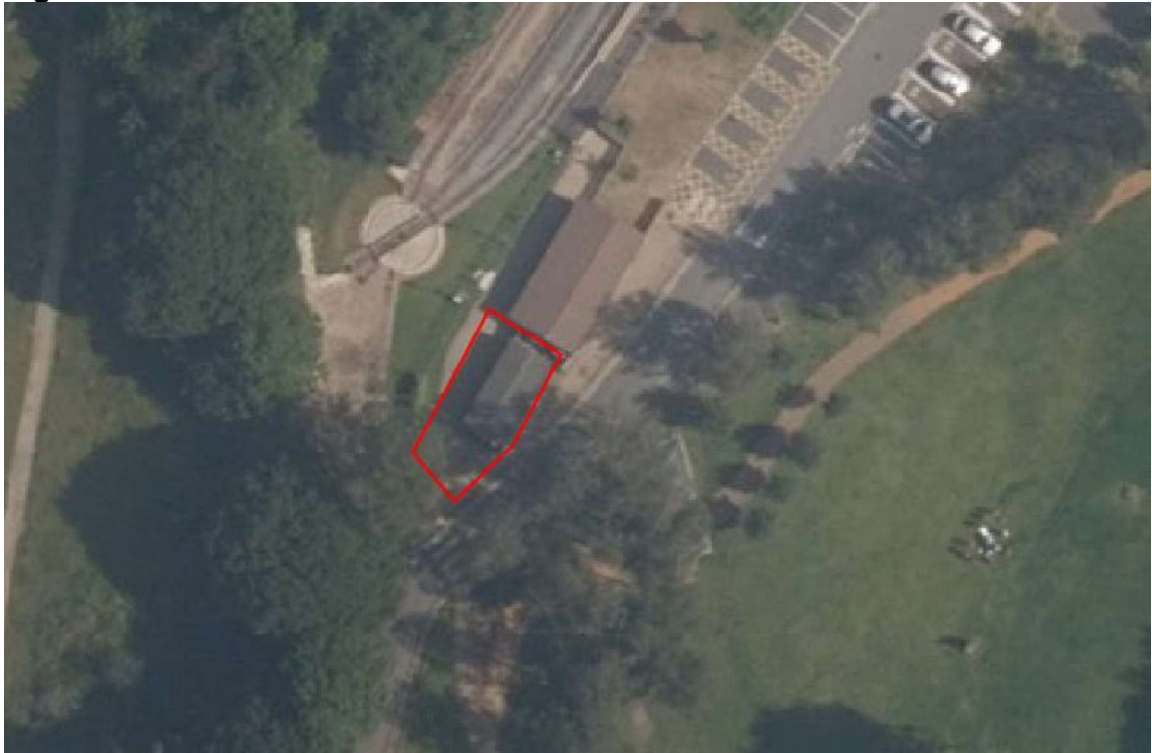


Figure 9: Existing Willow Lawn toilet block.



Figure 10: Existing side elevation of Willow Lawn toilet block as viewed from main vehicle entrance.



- 2.2 The sites are located on Green Belt land and are potentially affected by land contamination according to the Council's GIS. Both sites are located within Ruislip Lido which is an addition to a Nature Conservation Site Grade 1. They are also located within the Ruislip Motte & Bailey archaeological priority area.
- 2.3 Both sites are adjacent to Ruislip Woods (a site of Special Scientific Interest) however no works are proposed within the woods. Additionally, neither site is identified as being subject to flooding either from stormwater runoff or from the Reservoir.
- 2.4 The wider site consists of the Ruislip Lido and associated uses which includes cafes, Ruislip Lido Woodland Centre, Ruislip Lido Railway, Ruislip Lido Beach and various paths and recreational areas.
- 2.5 The sites are surrounded by Ruislip Lido related land and the Ruislip Woods. The closest non-public land is located over 150 metres away from either site.

3 Proposal

- 3.1 The application proposes the replacement of the two existing public toilet facilities at the Willow Lawn and Woody Bay sites with two new public toilet and changing room facilities. These would be in the same location as the existing buildings, which are proposed for demolition. The current facilities are not large enough to manage peak demand in the summer and do not include family changing facilities, failing to cater to the community's needs. The new facilities would significantly increase the capacity of the toilet facilities, improving visitor experience, and would be fully inclusive, meeting all visitors needs including male and female toilets, family changing rooms, accessible toilets, plant rooms and storage areas.
- 3.2 Both new proposed toilet blocks would be single storey, constructed out of brick with zinc roofing and steel doors. Materials have been chosen for their durability and longevity. Colours of the materials have yet to be determined and therefore provision of detailed materials is recommended to be secured via condition of consent in the event of an approval.
- 3.3 The application also proposes to improve the access arrangements to the facilities and proposes supplementary landscaped areas. Detailed landscaping design has not been provided as part of the application, and provision of a detailed landscaping scheme is recommended to be secured via condition of consent in the event of an approval.
- 3.4 No tree removal would occur as part of the application. However, demolition and construction works is proposed in proximity to several mature trees on the site. Supporting arboriculture reports have been provided with the application.
- 3.5 During the processing of the application the Local Planning Authority (LPA) identified that the buildings were overly tall and out-of-keeping with the natural character of the area.
- 3.6 The applicant has proactively responded to the feedback from the LPA to amend the scheme by reducing the roof pitch of the proposed facilities from 45-degrees to 40-degrees, thereby reducing the height of both buildings. The roof pitches were not reduced any further by reason that maintenance access with minimum floor to ceiling heights is required for a water tank to be contained within the roof space of the Woody Bay replacement toilets. The 40-degree pitch would also help to minimise debris such as leaves, sticks and bird feathers from sticking to the roof.

Figure 11: Woody Bay existing Site / Floor Plans (for comparison)



Figure 12: Woody Bay Proposed Site / Floor Plans

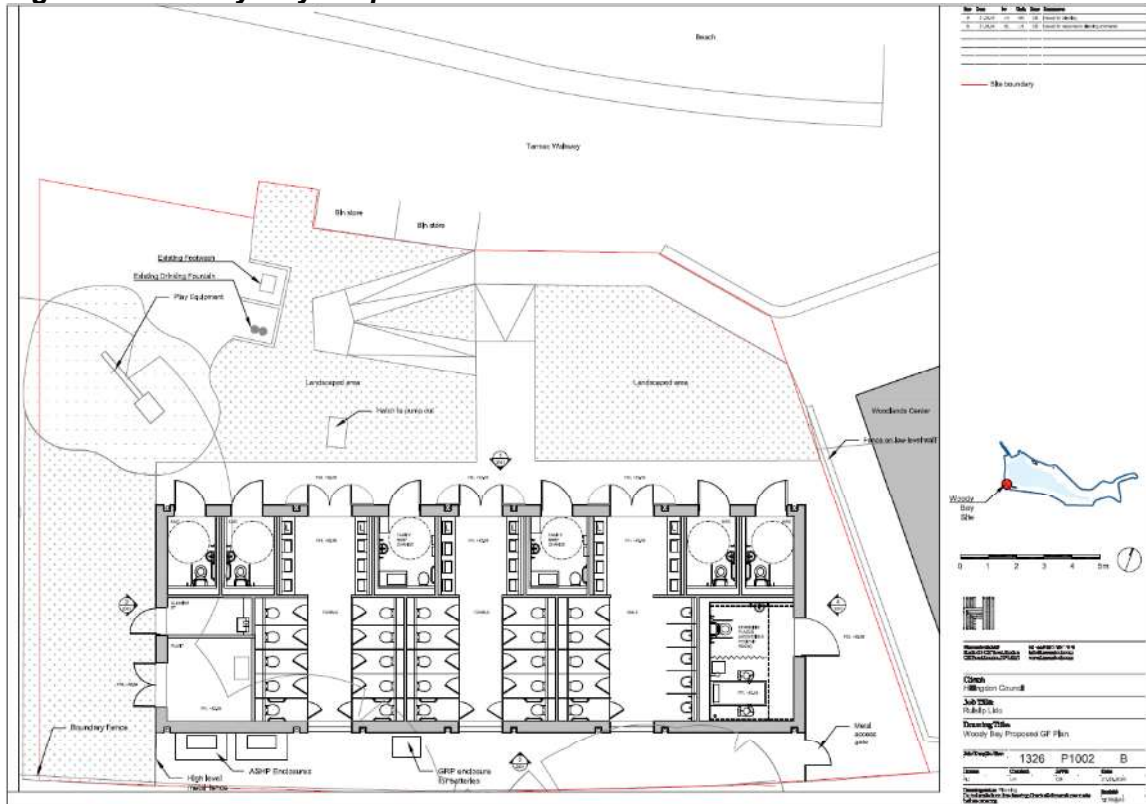


Figure 13: Woody Bay existing Elevations (for comparison)

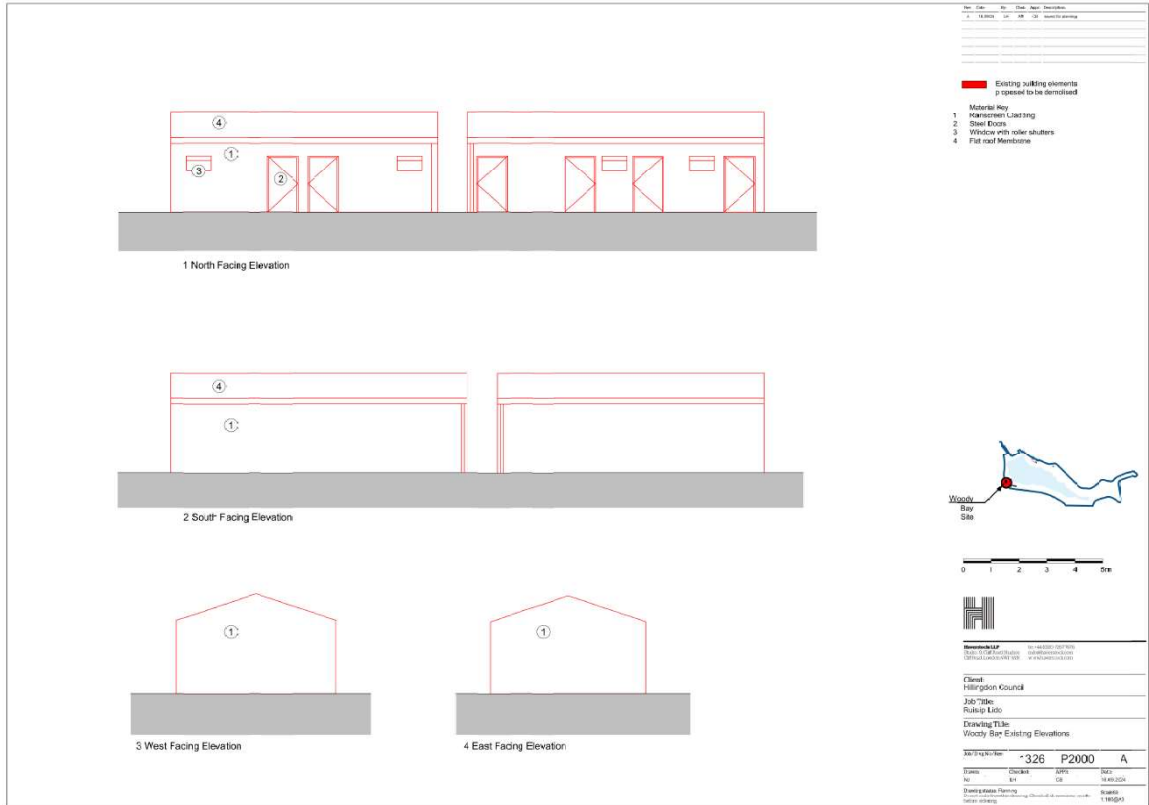


Figure 14: Woody Bay Proposed Elevations

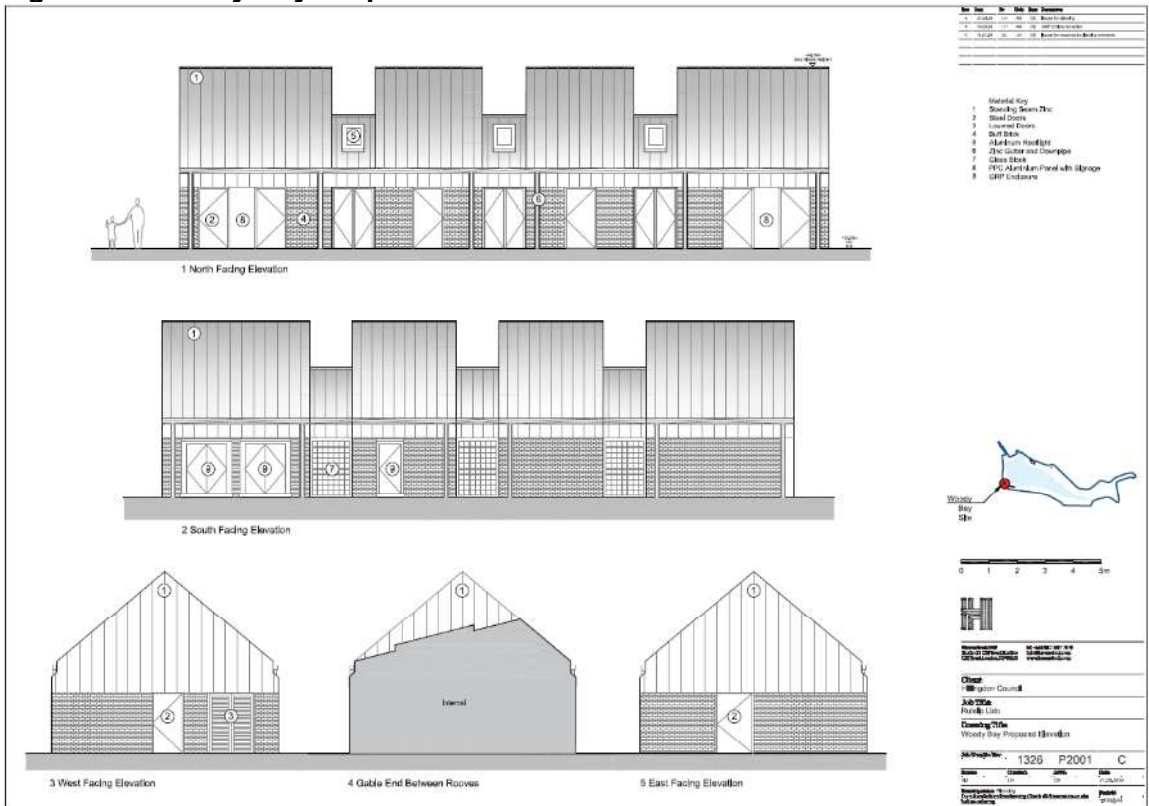


Figure 15: Willow Lawn existing Site / Floor Plans (for comparison)

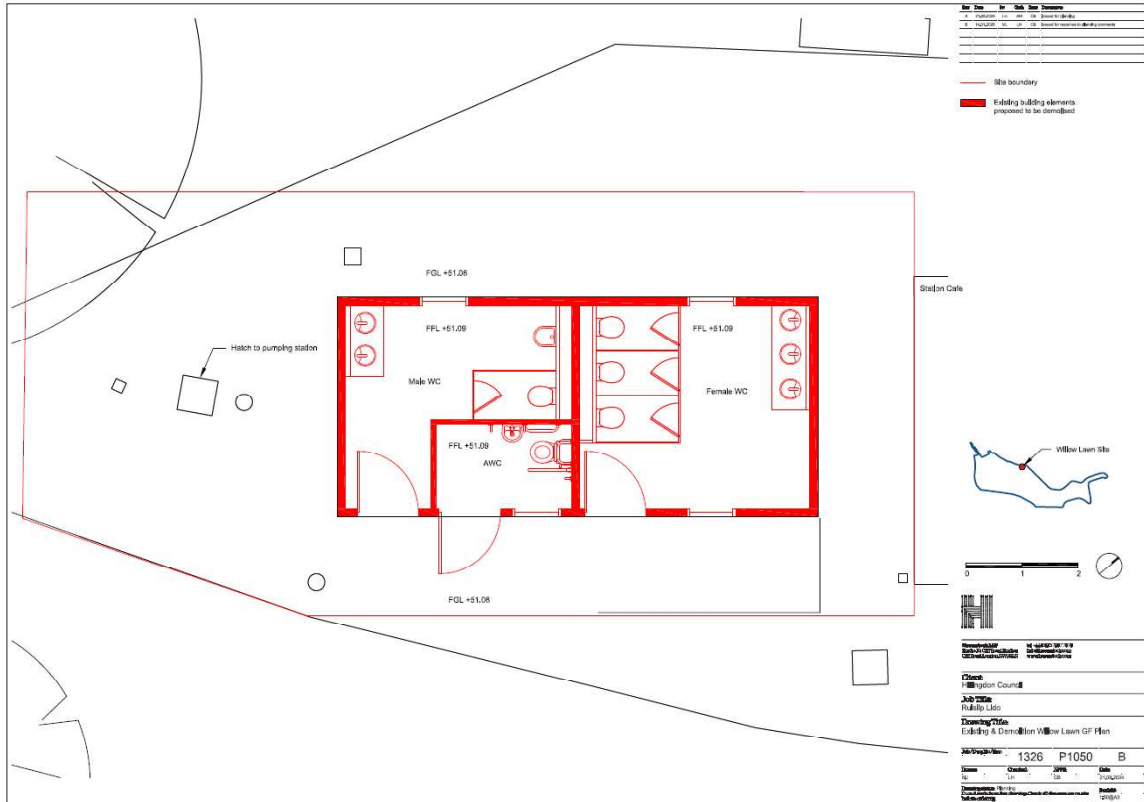


Figure 16: Willow Lawn proposed Site / Floor Plans

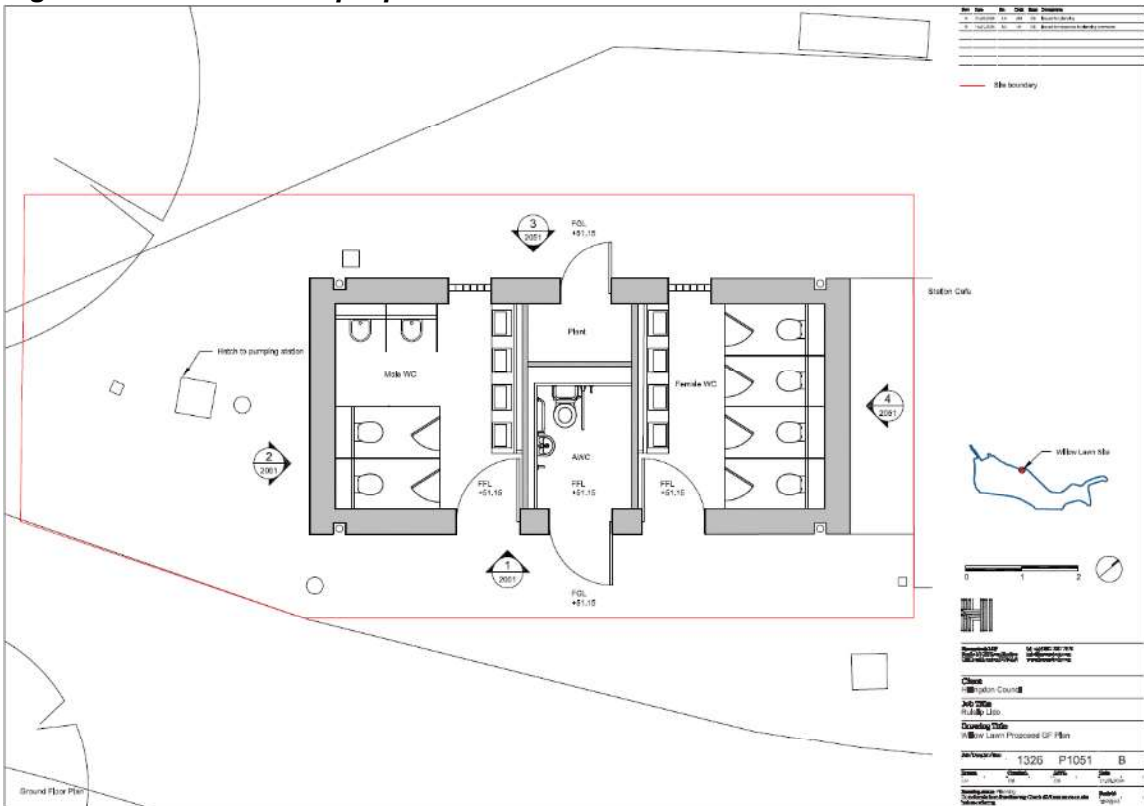


Figure 17: Willow Lawn existing Elevations (for comparison)

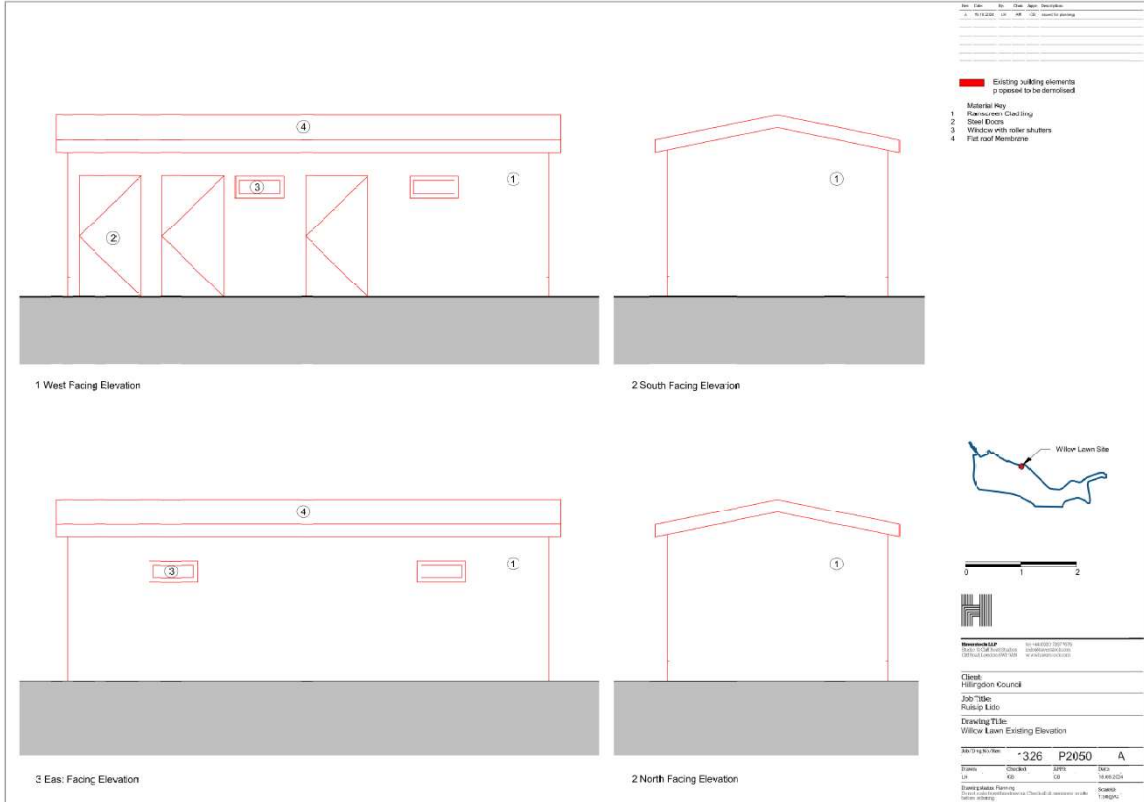


Figure 18: Willow Lawn Proposed Elevations



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 Willow Lawn toilet block was originally granted planning permission in 2012 under application reference 1117/APP/2012/1785.
- 4.3 More recently, under planning application reference 1117/APP/2017/2188 the demolition of an existing workshop building associated with the Lido Railway and construction of a replacement workshop was approved in 2017.

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 38 neighbouring properties were consulted by letter dated 25.11.24 with the consultation period expiring on 16.12.24. A site notice was advertised on 02.12.24 (expired on 24.12.24) and a press notice advertised on 11.12.24 (expired on 04.01.25). Two representations against the application were received and are detailed in Table 1 below.
- 6.2 Internal and external consultations were also sent out and a summary of the comments received are noted below in Table 2 of this Committee Report.
- 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
Resident / Public Representations (2 received - Against)	Opposes the financial spending of the Council, and requests the money is spent on management of the Lido.	The expenditure of Hillingdon Council is not a material planning consideration.

	Opposes the potential increase in visitors due to better facilities.	The principle of the application is discussed at paragraph 7.6 and traffic generation impacts at paragraph 7.24 of this report.
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Table 2: Summary of Consultee Responses

Consultee and Summary of Comments	Planning Officer Response
<p>Council’s Access Officer:</p> <p>This application for replacement toilet facilities has been reviewed with reference to London Plan policy D5. The proposed design features 4 accessible toilet facilities and a Changing Places cubicle. No accessibility concerns are raised. Conclusion: acceptable.</p>	<p>The Access Officer is supportive of the application.</p>
<p>Council’s Highways Officer:</p> <p>There are no highway objections to this proposal subject to inclusion of a condition on any approval requiring a full and detailed Construction Logistics Plan to be submitted to and approved in writing by the Local Planning Authority prior to the start of development.</p>	<p>The recommended condition has been adopted by the planning officer and included in this recommendation for approval.</p>
<p>Council’s Urban Design Officer:</p> <p>The Urban Design Officer reviewed the application and initially raised concerns with the originally proposed exaggerated 45-degree roof pitch. They also noted concerns with the proposed zinc roofing, visibility of utilities, the proposed access ground levels and lack of detailed landscaping information.</p> <p>Additional information was subsequently provided by the applicant in response to the officer’s comments including revised drawings which reduced the roof pitch to 40-degrees.</p> <p>Subject to the inclusion of appropriate conditions, the urban design officer is supportive of the application.</p>	<p>The comments from the Urban Design Officer have been considered.</p> <p>The planning officer has worked with the Urban Design Officer to draft the recommended conditions to ensure acceptable design outcomes.</p>

<p>Council's Trees Officer:</p> <p>Identified concern regarding the proximity of works to one mature tree on the Woody Bay site.</p> <p>Additional information was provided by the applicant in response to the Tree Officer's comments. Subsequently the officer is supportive of the application subject to inclusion of tree protection conditions.</p>	<p>The recommended condition has been adopted by the planning officer in this recommendation for approval.</p>
<p>Council's Contaminated Land Officer:</p> <p>There are no Contaminated Land objections to this proposal subject to inclusion of a land contamination informative on the application for how to manage unexpected land contamination.</p>	<p>The recommended informative has been adopted as a condition within this recommendation for approval.</p>
<p>Greater London Archaeological Advisory Service (GLAAS):</p> <p>On the basis of the information provided, we do not consider that it is necessary for this application to be notified to Historic England's Greater London Archaeological Advisory Service.</p>	<p>GLAAS were consulted based on the site location within an archaeological priority area. They identified no reasons for concern.</p>
<p>Natural England:</p> <p>No objection subject to appropriate mitigation being secured via recommended planning condition.</p>	<p>Natural England were consulted based on the sites' proximity to Ruislip Woods Site of Special Scientific Interest. The recommended condition has been adopted by the planning officer in this recommendation for approval.</p>
<p>Environment Agency:</p> <p>No comment on the application.</p>	<p>The Environment Agency were consulted based on the sites' proximity to</p>

	the Ruislip Lido. They reviewed the application and considered it not necessary to comment.
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7 Planning Assessment

Principle of Development

- 7.1 The principle for the public toilet uses on the site is established through the existing use. However, as the site is located on Green Belt Land, the principle of erecting the new buildings on the site must be tested.
- 7.2 Policy DMEI 4: Development in the Green Belt or on Metropolitan Open Land of the Hillingdon Local Plan: Part 2 (2020) states that *‘inappropriate development in Metropolitan Open Land will not be permitted unless there are very special circumstances’* and *‘redevelopment would only be permitted where it would not have a greater impact on the openness of the Metropolitan Open Land, and the purposes of including land within it, than the existing development.’*
- 7.3 Policy EM2: Green Belt, Metropolitan Open Land and Green Chains of the Hillingdon Local Plan: Part 1 (2012) states that *‘Any proposals for development in Green Belt and Metropolitan Open Land will be assessed against national and London Plan policies, including the very special circumstances test.’*
- 7.4 Policy G2 of the London Plan (2021) states that Green Belt should be protected from inappropriate development, but subject to national planning policy tests, the enhancement of the Green Belt to provide appropriate multi-functional beneficial uses for Londoners should be supported.
- 7.5 Paragraph 154 of the National Planning Policy Framework (2024) states that development is inappropriate unless it is for *‘the provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.’*
- 7.6 The proposed toilet blocks would support the outdoor recreational uses of Ruislip Lido and therefore is not ‘inappropriate development.’ The new facilities would address existing capacity issues by expanding their capacity. The toilets would provide step-free access and a complete array of toilet facilities for men, women, mobility-impaired and families. This would ensure that the Ruislip Lido is more accessible and amenable for all Londoners. Any additional visitors to the site created by the provision of new toilet facilities (induced demand) would be

extremely low and would not unduly harm the amenity of the area or of neighbouring properties.

- 7.7 It is also considered that the openness of the Green Belt Land would be maintained. The two proposed toilet facilities would replace existing toilet blocks and would be in the same location as the existing buildings. They would also be single storey and compact. This would also ensure the openness of the Green Belt is preserved by locating the buildings in existing built-up areas and replacing existing buildings.
- 7.8 Overall, the principle of the proposed development is accepted and complies with the National Planning Policy Framework (2024), Policy G2 of the London Plan (2021), Policy EM2 of the Hillingdon Local Plan: Part One (2012) and Policy DMEI 4 of the Hillingdon Local Plan: Part Two (2020).

Design / Impact on the Character and Appearance of the Area

- 7.9 Chapter 13 of the National Planning Policy Framework (2024) seeks to prevent inappropriate development and ensure the openness of the land is not harmed.
- 7.10 Policy D3 of the London Plan (2021) requires 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 G2 requires that the Green Belt be protected from inappropriate development.
- 7.11 Policy BE1 of the Hillingdon Local Plan Part 1 – Strategic Policies (2012), and policies DMHB 11 and DMHB 12 of the Hillingdon Local Plan Part 2 – Development Management Policies (2020) 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 Chapter 12 of the NPPF (2024).
- 7.12 The two proposed replacement toilet blocks would be located on the footprints of the existing blocks and would be slightly larger than the existing toilets to achieve the necessary capacity for enhanced provision. They would be clad with brick and have standing seam zinc roofing. Glass block windows and aluminium rooflights would provide daylight to the buildings. The entry doors would be constructed out of steel and PPC aluminium panels would provide unlit signage on the walls. The proposed colours of the materials have not been confirmed. Therefore, a condition of consent has been included requiring provision of a materials palette (with adequate supporting information including colours) be submitted to the LPA for review and approval prior to works commencing.
- 7.13 During the assessment of the application, revised drawings were submitted in response to LPA feedback reducing the pitch of the roofs from 45-degrees to 40-degrees, and by consequence also reducing the maximum heights of the buildings. These amendments addressed concerns of excessive height and

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resultant poor visual outcomes. The amended 40-degree roof pitches would be less prominent while still maintaining the functionality of the higher pitched roofs with regards to debris clearance and internal height clearances for water tanks.

- 7.14 The Council's Urban Designer has reviewed the revised scheme and is supportive of the proposal. The Urban Designer initially raised concerns regarding the exaggerated roof form, quality/appropriateness of materials, screening of utilities and necessity of ramps for access. The applicant responded to these comments with amended plans and/or additional information such that the Urban Designer could support the proposal subject to the application of appropriate conditions. These conditions relate to securing provision of a landscaping scheme and a materials palette. The conditions recommended by the planning officer in this report were reviewed by the Urban Designer and confirmed that their concerns have been adequately addressed.
- 7.15 Overall, the design of the scheme is of a high-quality and supported. The proposed location of the replacement toilet blocks on top of the existing footprints (proposed for demolition) would minimise visual impacts on the surrounding Green Belt land, maintaining the openness of the area. The proposed buildings are compact in form, single-storey and rectangular, and efficiently provide a much greater array and quality of facilities for public use than the existing buildings. By re-utilising the existing building locations, changes to the overall environment are minimised and the sprawl of built form on the site is avoided. As such, it is considered that the openness of the Green Belt land would be maintained by the new buildings.
- 7.16 The limited scale, single-storey height and location of the proposed replacement buildings would ensure they sit comfortably in the surrounding environment. The reduced roof pitch has addressed the initial exaggerated form of the roofs and simultaneously reduced the building heights. While the 40-degree pitch is still high, it would aid in clearing debris from the roofs as well as enabling minimum floor to ceiling heights to achieve in-roof water tanks. Overall, the scale of the proposed replacement public toilet buildings considered acceptable.
- 7.17 The proposed materials are high-quality and durable, and necessary for the functional nature of the building and exposed environment location. It is considered the materials, whilst modern and not in keeping with adjacent older buildings, would clearly depict the purpose of the buildings as functional/public toilets and are therefore considered to be acceptable.
- 7.18 Both buildings would be provided with step-free access, ensuring the toilets are accessible for all forms of mobility, and the toilets provide male, female, accessible and family toilets and changing rooms ensuring all the needs of the local community and Lido visitors are met.
- 7.19 New landscaping areas are proposed around the buildings. However, details of the landscaping, including planting specification and hard materials have not been provided at this stage. As such, it is recommended that landscaping details and maintenance is secured by way of condition on the decision notice.

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- 7.20 Overall, the proposed replacement toilet blocks would sit comfortably on the Green Belt land and would maintain the openness, appearance, and character of the area. The proposed scale has been minimised, and the proposed replacement buildings would be located on top of the existing building footprints, minimising any encroachment. The proposed materials would ensure an acceptable external finish that is visually attractive and fit-for-purpose.
- 7.21 It is considered that the proposed development would comply with the overarching aims of the NPPF (2024), Policies D3 and G2 of the London Plan (2021), Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012), and Policies DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

Neighbouring Residential Amenity

- 7.22 Due to the remote location of the sites within the public Ruislip Lido reserve and significant separation distances from residences, there are no neighbouring residential sites whose amenities may be adversely affected by the proposal.

Highways and Parking

- 7.23 The application has been reviewed by the Council's Highways Officer who does not raise any objections to the proposal subject to the adoption of a condition requiring the submission of a Construction Logistics Plan for approval prior to commencement. This condition has been included in Appendix 1.
- 7.24 The proposal does not include any change to existing parking provision or access arrangements. It is considered that any increased traffic generation created by the provision of new toilet facilities would be negligible in highways terms and would not notably change traffic movements.

Accessibility

- 7.25 Each toilet block would provide level, step-free access to accessible toilets, as well as a Changing Places cubicle (larger accessible toilets for severely disabled people with equipment such as hoists, privacy screens, space for caregivers etc). As such, the application is considered acceptable with regards to accessibility. The application has been reviewed by the Access Officer who does not raise any concerns.

Trees and Landscaping

- 7.26 Policy DMHB 14: Trees and Landscaping of the Hillingdon Local Plan Part Two (2020) states that all developments will be expected to retain or enhance existing landscaping, trees, biodiversity or other natural features of merit, and will be required to provide tree surveys and protection plans where proposals might affect

existing trees. It also states that 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.

- 7.27 Policy G7 of the London Plan (2021) states that London's urban forest and woodlands should be protected and maintained, and development proposals should ensure that, wherever possible, existing trees of value are retained.
- 7.28 The site is not subject to specific tree protections. However the larger site is a public reserve and on Green Belt land, and there are multiple mature trees of high value located within proximity of the proposed development sites. The sites are also adjacent to Ruislip Woods.
- 7.29 A Tree Survey and Arboriculture Report has been submitted with the proposal for both the Woody Bay and Willow Lawn sites. The Council's Trees Officer reviewed the submitted information and initially identified concern over the proximity of works to a mature Oak tree near the Woody Bay site.
- 7.30 The applicant responded to the Trees Officer's concerns with additional information confirming that an arboriculturalist would be engaged in the detailed design of the building foundations to mitigate any potential impacts on this identified tree.
- 7.31 The Trees Officer confirmed that subject to inclusion of appropriate conditions, which the Tree Officer has reviewed and approved of, they are supportive of the application. These conditions are included in Appendix 1.
- 7.32 Given the proximity to Ruislip Woods, Natural England were also consulted on the application. They confirmed they have no objection to the proposal subject to securing appropriate mitigation (in the form of a condition requiring submission of a Construction Environmental Management Plan) to ensure the construction works do not adversely harm the Ruislip Woods. Such a condition has been included in this recommendation for approval in Appendix 1.
- 7.33 As such, subject to inclusion of the recommended conditions, it is considered that the proposed development is acceptable and would comply with Policy G7 of the London Plan (2021) and Policy DMHB 14 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

Biodiversity

- 7.34 Policy G6 of the London Plan (2021) states that development proposals should manage impacts on biodiversity and aim to secure net biodiversity gain. This should be informed by the best available ecological information and addressed from the start of the development process.
- 7.35 The applicant has submitted a Preliminary Ecological Appraisal for the sites supported by a site walkover survey and a desk-top study. The sites are located

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in proximity to woodland and open water habitats and therefore the report recommends provision of a Construction Environment Management Plan to be secured by way of condition. The report also recommends a provision of a Construction Lighting Plan to be secured by way of condition to mitigate any impacts from construction lighting.

- 7.36 The report identifies that the sites do not support any protected species directly, including not providing any opportunities for nesting birds or roosting bats, and due to their modified hardstand nature, does not provide suitable foraging habitat for bats or other species.
- 7.37 The report identifies there could be potential harm to foraging bats during construction. However, the report notes there is unlikely to be any severance impacts and any other impacts can be appropriately mitigated to avoid harm to bats.
- 7.38 Natural England were consulted on the application. They confirmed they have no objection to the proposal, including no concern over harm to bats, subject to securing appropriate mitigation (in the form of a condition requiring provision of a Construction Environmental Management Plan) to ensure the construction works do not adversely harm the local biodiversity.
- 7.39 As such, with the application of appropriate conditions, any impacts to local biodiversity are mitigated in accordance with Policy G6 of the London Plan (2021).

Biodiversity Net Gain

- 7.40 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 Biodiversity Net Gain (BNG) of at least 10%. This means a development will result in more or better-quality natural habitat than there was before development.
- 7.41 The applicant has submitted a Biodiversity Net Gain Assessment in support of the application. The report confirms various enhancement recommendations that could be feasibly accommodated on the sites to achieve BNG compliance with a proposed strategy that would achieve a 21.12% net gain.
- 7.42 However, in the absence of a detailed landscaping scheme containing the recommended enhancement measures, conditions are included requiring the provision of a detailed landscaping scheme as well as an updated biodiversity net gain assessment to the Council for review and approval prior to commencement of works. A condition requiring the submission of a habitat management plan has also been included.

Sustainability

- 7.43 Policy DMEI 2 of the Hillingdon Local Plan (2020) requires all developments to make the fullest contribution to minimising carbon dioxide emissions in accordance with the London Plan targets.
- 7.44 The applicant has submitted an energy and sustainability report in support of the application. The report confirms various sustainability measures would be implemented in the design, including implementation of passive and active enhancements, water reuse, low carbon materials and water reuse.
- 7.45 The proposal would therefore be compliant with Policy DMEI 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

Land Contamination

- 7.46 Policy DMEI 12 of the Local Plan (2020) states that for sites which are identified as being at potential risk of land contamination, a contaminated land report detailing the history of contamination on site, relevant survey work and findings should be submitted in support of the application.
- 7.47 The sites are identified as being located on potentially contaminated land. The Council's Contaminated Land Officer has reviewed the application and has no objection subject to inclusion of an appropriate informative requiring a watching brief and consultation with the Council should unexpected contamination be discovered. This has been included as a condition in Appendix 1.
- 7.48 The Environment Agency was also consulted and had no objection to the proposal.
- 7.49 The applicant has also submitted a geotechnical desk top study of the sites which has not identified the sites as being subject to potential land contamination but nevertheless has recommended undertaking further on-site investigations to confirm.
- 7.50 Therefore, to mitigate the potential risk from contaminated land, a condition of consent has been included in this recommendation, requiring mitigation should unexpected contamination be discovered during the works. Subject to such a condition, the proposal is considered compliant with Policy DMEI 12 of the Local Plan (2020).

Archaeological Priority Area

- 7.51 Policy DMBH 7 of the Hillingdon Local Plan: Part Two (2020) states that the Council, as advised by the Greater London Archaeological Advisory Service, will ensure that sites of archaeological interest within, or where appropriate, outside, designated areas are not disturbed.

- 7.52 As the site is located within an archaeological priority area, Historic England's Greater London Archaeological Advisory Service were consulted. They confirmed they did not need to be consulted, nor did they hold any objection to the application.
- 7.53 On this basis, the application is considered not to have an impact on archaeological assets and would be in accordance with Policy DMBH 7 of the Hillingdon Local Plan: Part Two (2020).

Fire Safety

- 7.54 Policy D12 of the London Plan states that all developments must achieve the highest standards of fire safety.
- 7.55 The sites are situated within two areas of open space and the buildings are non-habitable. As the proposed toilet blocks are single storey, accessible and non-habitable, the LPA are satisfied it would not lead to any fire safety and access/escape route concerns.

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. The proposal would provide accessible public toilet facilities.

Local Finance Considerations and CIL

- 8.3 The proposal is for greater than 100sqm of gross internal floor area and is therefore CIL liable. Demolition of any applicable existing floor area may be factored into the chargeable area.

9 Conclusion / Planning Balance

- 9.1 The proposed development would have an acceptable impact on the character and appearance of the area, the openness of the Green Belt and would not give rise to any undue harm to the surrounding environment.
- 9.2 The principle of the replacement of the two toilet facilities on the Green Belt land is supported, as they would support the established outdoor recreational uses at Ruislip Lido and would preserve the openness and visual amenity of the Green Belt land.
- 9.3 Any potential ecological impacts from the proposal can be acceptably mitigated through the imposition of recommended conditions.
- 9.4 The proposal is considered to comply with the Development Plan, London Plan and the National Planning Policy Framework (2024) 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

78998/APP/2024/2281

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 the submitted plans, numbers:

1326-P1000-C
1326-P0999-C
1326-P1002-B
1326-P1051-B
1326-P2001-C
1326-P2050-B
1326-P1052-B
1326-P1003-B

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

REASON

To ensure the development complies with the provisions Hillingdon Local Plan Parts 1 (November 2012) and 2 (January 2020) and the London Plan (2021).

3. COM7 **Materials (details)**

No development shall take place until details of all materials and external surfaces have been submitted to and approved in writing by the Local Planning Authority. The proposed materials and colours must integrate with the natural surrounding environment to the satisfaction of the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such for the lifetime of the development.

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

REASON:

To ensure that the development presents a satisfactory appearance and preserves the visual quality of the Ruislip Woods Nature Conservation Site in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

4. COM9 Landscaping Scheme (details)

Prior to any works on site above damp proof course level, a detailed landscape scheme must be submitted to and approved in writing by the Local Planning Authority. The landscaping scheme must provide materials and design of a high-quality to the satisfaction of the Local Planning Authority and must be in accordance with the recommendations laid out in section 1.2 PEA Enhancement Recommendations of the submitted Biodiversity Net Gain Assessment (prepared by Harper Environmental, Issue 01, dated 26 September 2024). The scheme shall include:

1. Details of Soft Landscaping

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

2. Details of Hard Landscaping Design and Appearance

- 2.a Refuse storage
- 2.b External utilities and associated screening
- 2.c Walkway, stair and ramp railings
- 2.d Means of enclosure/boundary treatments
- 2.e Hard surfacing materials
- 2.f External lighting
- 2.g Other structures (such as play equipment and furniture)

3. Details of Habitat Enhancement

- 3.a Four invertebrate hotels provided within south-facing areas.
- 3. b Two bat boxes
- 3.c Bird boxes including 3-5 sparrow boxes/terraces, 3-5 starling boxes and at least 2 swift bricks.

4. Details of Landscape Maintenance

- 4.a Landscape Maintenance Schedule for a minimum period of 5 years.
- 4.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.

5. Schedule for Implementation

6. Other

- 6.a Existing and proposed functional services above and below ground
- 6.b Proposed finishing levels or contours

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality by being of a high-quality design and appearance, and provide adequate facilities in compliance with policies DMHB 11, DMHB 14 and DMEI 1 of the Hillingdon Local Plan Part 2 (2020) and Policies D4 and D8 of the London Plan (2021).

5. COM10 **Trees to be retained**

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

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

Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' Remedial work should be carried out to BS 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 Policy G7 of the London Plan (2021), and to comply with Section 197 of the Town and Country Planning Act 1990.

6. COM8 **Tree Protection (Woody Bay - details)**

No excavation or construction work at the Woody Bay site shall take place until an updated arboriculture report reflecting the final detailed design of the construction of the Woody Bay toilet block has been submitted to, and approved in writing by, the Local Planning Authority with respect to:

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.
2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No excavation or construction work at the Woody Bay site shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres.

Thereafter, the development shall be implemented in accordance with the approved details. The fencing shall be retained in position until development is completed.

The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

- 2.a There shall be no changes in ground levels;
- 2.b No materials or plant shall be stored;
- 2.c No buildings or temporary buildings shall be erected or stationed.
- 2.d No materials or waste shall be burnt; and.
- 2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

3. Where the arboricultural method statement recommends that the tree protection measures for a site will be monitored and supervised by an arboricultural consultant at key stages of the development, records of the site inspections / meetings shall be submitted to the Local Planning Authority.

REASON:

The proposed works encroach into the Root Protection Area of a mature Oak tree (identified as T14 in the approved arboriculture report). An updated arboriculture report reflecting the final detailed design of the works is required to ensure the Oak tree, as well as other surrounding trees and vegetation, can and will be retained on site and not damaged during construction work, to ensure that the development conforms with policy DMHB 14 of the Hillingdon Local Plan Part 2 (2020) and Policy G7 of the London Plan (2021).

7. COM8 Tree Protection (Willow Lawn)

Development at the Willow Lawn site shall be carried out in accordance with the approved arboriculture report Arboricultural Report and Tree Condition Survey for Proposed Works at 'Willow Lawn' dated November 2024.

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) and Policy G7 of the London Plan (2021).

8. NONSC Construction Logistics Plan (details)

Prior to commencement of development, a full and detailed Construction Logistics Plan shall be submitted to and approved in writing by the Local Planning Authority. This should be in accordance with Transport for London's Construction Logistic Planning Guidance and detail the management of construction traffic, including vehicle types, frequency of visits, expected daily time frames, use of an onsite banksman, on-site loading/unloading arrangements and parking of site operative vehicles. The construction works shall be carried out in strict accordance with the approved plan.

REASON

To ensure that the construction works include appropriate efficiency and sustainability measures so as not to compromise the safe and efficient operation of the local highway network and minimizes emissions, in accordance with Policies DMT 1 and DMT 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) and Policies SI 1, T3 and T7 of the London Plan (March 2021)

9. NONSC Construction Environmental Management Plan (details)

Prior to development commencing, the applicant shall submit a Construction Environmental Management Plan to the Local Planning Authority for its approval. The plan shall detail measures to address the issues identified in Table 5.1 of the approved Preliminary Ecological Appraisal prepared by Harper Environmental dated 06 September 2024.

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

REASON

To ensure that impacts are avoided upon Ruislip Woods SSSI in accordance with Policy G7 of the London Plan (2021) and Policy DMHB 14 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

10. NONSC Construction Lighting Plan (details)

No external lighting may be used during demolition and construction of the facilities unless a lighting scheme design has been submitted to the Local Planning Authority for review and approval prior to demolition and construction. The lighting scheme must be designed by a suitably qualified lighting consultant and submitted with evidence that the proposal has been reviewed and verified by a qualified ecologist.

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

REASON:

To avoid adverse harm to bats and other wildlife in the area in accordance with Policy DMEI 7 of the Hillingdon Local Plan: Part Two (2020).

11. NONSC Biodiversity Net Gain Assessment (details)

Prior to any works on site above damp proof course level, an updated Biodiversity Net Gain Assessment verifying the detailed landscape scheme required under Condition 4 of this approval shall be submitted to and approved in writing by the Local Planning Authority. This assessment shall confirm that the proposal would achieve at least 10 percent biodiversity net gain. The development shall be implemented fully in accordance with these approved details.

REASON:

To ensure the development achieves 10% biodiversity net gain in accordance with statutory requirements.

12. NONSC BNG Management Plan (details)

No development shall take place on any part of the site until a written 30-year Habitat Management Plan (HMP) for the site has been submitted to and approved in writing by the Local Planning Authority.

The approved HMP shall be strictly adhered to, and development shall commence and operate in accordance with it.

The HMP should, as a minimum, include:

- a) Description and evaluation of the features to be managed.
- b) Aims, objectives and targets for management.
- c) Description of the management operations necessary to achieving aims and objectives.
- d) Prescriptions for management actions.
- e) Preparation of a works schedule, including an annual works schedule.
- f) Details of the monitoring needed to measure the effectiveness of management.
- g) Details of the timetable for each element of the monitoring programme and;
- h) Details of the persons responsible for the implementation and monitoring.
- i) Report to the Council routinely regarding the state of the Biodiversity Net Gain requirements for development in years 1 (post-completion), 3, 5, 10, 20, and 30, with biodiversity reconciliation calculations at each stage.

REASON

To ensure the development delivers a Biodiversity Net Gain within the borough and secures the protection and effective management of the remaining habitat on site in accordance with Policy 15 of the National Planning Policy Framework, Policy G6 of The London Plan, and Policy DMEI 7 (Biodiversity Protection and Enhancement) of Hillingdon Council's Local Plan Part 2 Development Management Policies.

13. NONSC Un-expected Land Contamination

In the event that contamination is found at any time when carrying out the approved

development that was not previously identified it must be reported in writing immediately to the Local Planning Authority.

An investigation and risk assessment must be undertaken using the proposed Watching Brief and Discovery Strategy prepared, and where remediation is necessary a remediation scheme must be prepared subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

REASON:

You are advised this development is on a potential former contaminated land identified as Historical Water as well as adjacent to other potential former contaminated land identified as Nursery/Orchard. The above advice is therefore provided on the grounds of Health and Safety of the workers on site and to ensure the appropriate restoration of the site is done should there be any contamination identified during the development where there is a need, for ground work once such works are complete to minimise risk to the occupants of the site.

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. I19 Sewerage Connections, Water Pollution etc.

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

3. 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.

4. 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).

5. 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.

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 (2021) and national guidance.

DMEI 12	Development of Land Affected by Contamination
DMEI 2	Reducing Carbon Emissions
DMEI 4	Development on the Green Belt or Metropolitan Open Land
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHB 7	Archaeological Priority Areas and archaeological Priority Zones
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
LPP D12	(2021) Fire safety
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D4	(2021) Delivering good design
LPP D5	(2021) Inclusive design
LPP G2	(2021) London's Green Belt
LPP G6	(2021) Biodiversity and access to nature
LPP G7	(2021) Trees and woodlands
LPP SI1	(2021) Improving air quality
LPP T3	(2021) Transport capacity, connectivity and safeguarding
LPP T7	(2021) Deliveries, servicing and construction
NPPF12 -24	NPPF12 2024 - Achieving well-designed places
NPPF13 -24	NPPF13 2024 - Protecting Green Belt land

Appendix 2: Relevant Planning History

1117/APP/2008/2243 Woody Bay Station, Ruislip Lido Railway Reservoir Road, Ruislip
Single storey storage shed.

Decision: 05-11-2008 Approved

1117/APP/2012/1785 Ruislip Lido Railway Station Reservoir Road Ruislip
Erection of a single storey toilet block and a single storey ticket office building (involving the demolition of existing ticket office building).

Decision: 12-03-2013 Approved

1117/APP/2017/2188 Miniature Railway, Ruislip Lido Reservoir Road Ruislip
Demolition of existing Ruislip Railway Society workshop and provision of replacement workshop building, landscaping and associated works

Decision: 13-07-2017 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
- PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains

Part 2 Policies:

- DMEI 2 Reducing Carbon Emissions
- DMEI 4 Development on the Green Belt or Metropolitan Open Land
- DMEI 12 Development of Land Affected by Contamination
- DMHB 11 Design of New Development
- DMHB 12 Streets and Public Realm
- DMHB 14 Trees and Landscaping
- DMHB 7 Archaeological Priority Areas and archaeological Priority Zones
- DMT 1 Managing Transport Impacts
- DMT 2 Highways Impacts
- LPP D3 (2021) Optimising site capacity through the design-led approach
- LPP D4 (2021) Delivering good design
- LPP D5 (2021) Inclusive design
- LPP D12 (2021) Fire safety
- LPP G2 (2021) London's Green Belt
- LPP G6 (2021) Biodiversity and access to nature
- LPP G7 (2021) Trees and woodlands
- LPP SI1 (2021) Improving air quality

LPP T3	(2021) Transport capacity, connectivity and safeguarding
LPP T7	(2021) Deliveries, servicing and construction
NPPF12 -24	NPPF12 2024 - Achieving well-designed places
NPPF13 -24	NPPF13 2024 - Protecting Green Belt land

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)

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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 13th February 2025



HILLINGDON
LONDON

www.hillingdon.gov.uk

Report of the Head of Development Management and Building Control

Address: 36 MOOR PARK ROAD NORTHWOOD

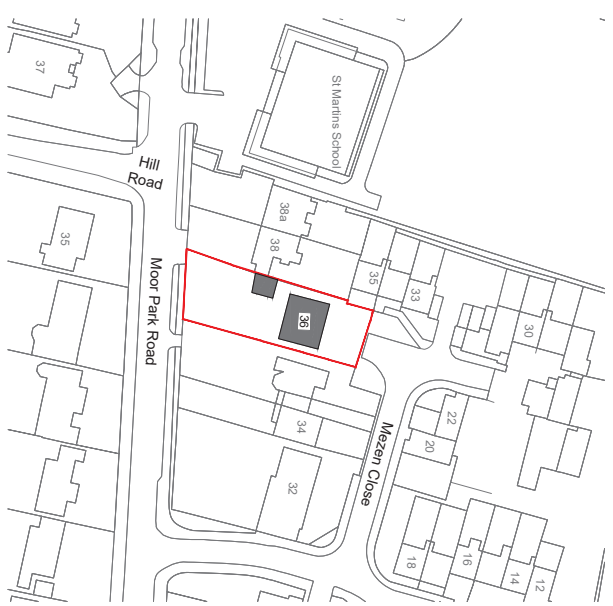
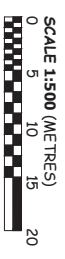
Development: Change of use from residential dwelling (Use Class C3) to children's care home (Use Class C2), to include a bike and bin store (reconsultation 12.12.24)

LBH Ref Nos: 77170/APP/2024/1240



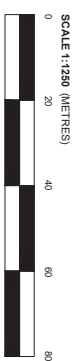
1:500 Site Block Plan

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1:1250 Site Location Plan

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Rev	Description	Date
PL01	Issued for Approval	24.05.03


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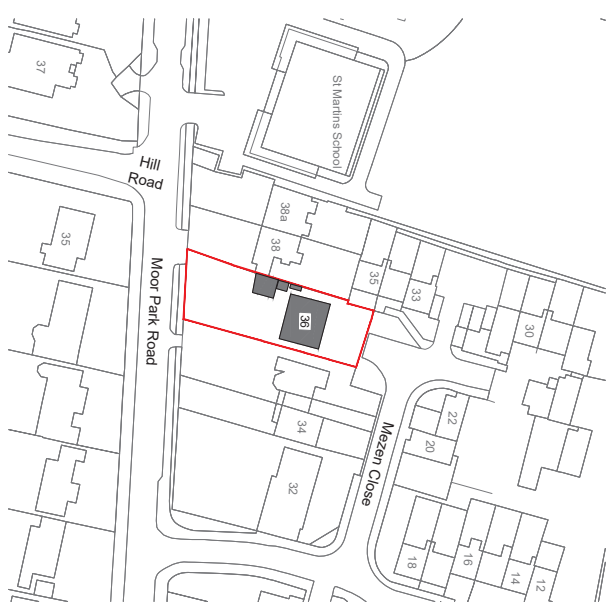
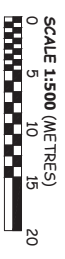
Client : New Chapters Homes
Job title : 36 Moor Park Road, Northwood, HA6 2DJ
Dwg : Existing Block and Location Plan

© 2024 AHUB2404002-1
 Date: 1:1250/1:500 Date: May 2024



1:500 Site Block Plan

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1:1250 Site Location Plan

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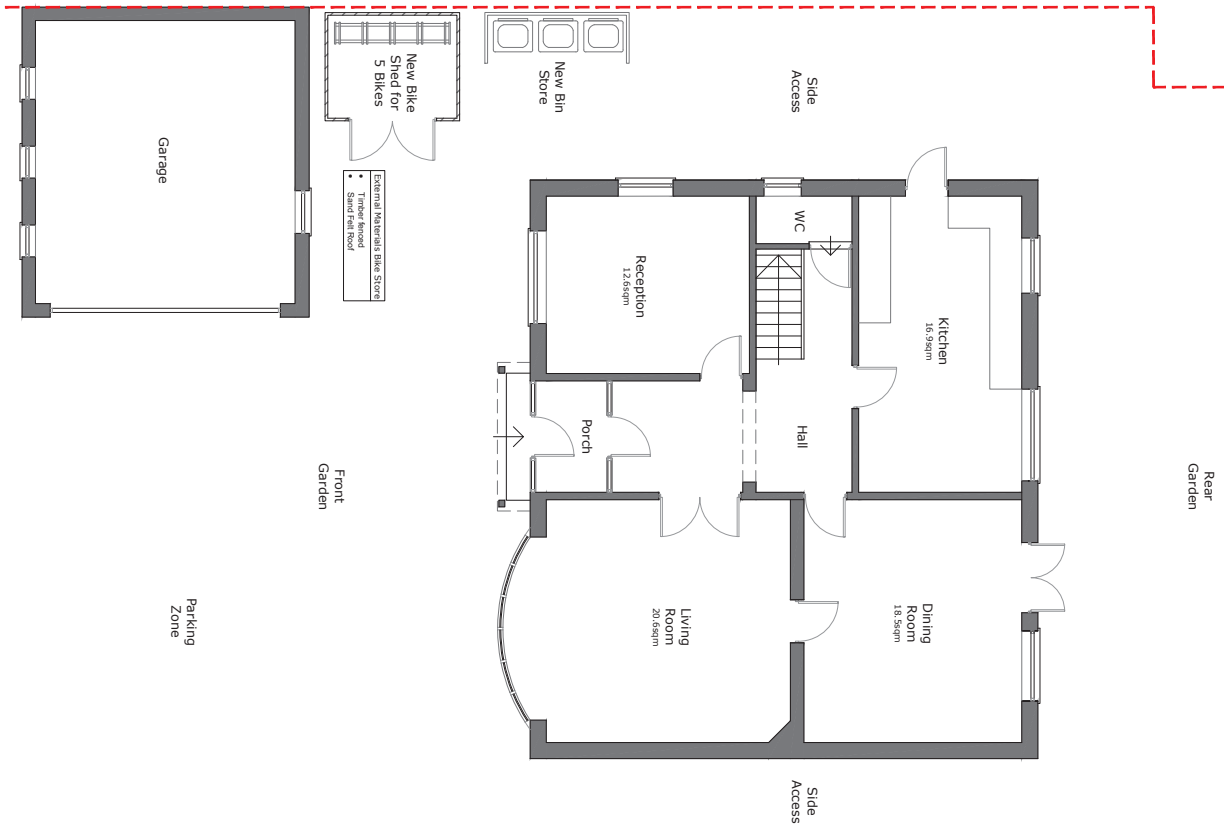


Rev	Description	Date
PL02	Issued for Approval	24.05.08
PL01	Issued for Approval	24.05.03

Architectural Hub Ltd
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 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 Block and Location Plan

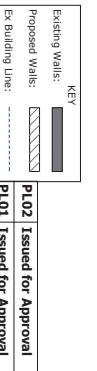
© 2024 **1:1250/1:500** Date: May 2024 dwg no: AHUB2404002-2



1 Proposed Ground Floor Plan
 1:100 - GIA: 91.6 sqm



2 Proposed First Floor Plan
 1:100 - GIA: 87.1 sqm



PI.02 Issued for Approval
 PI.01 Issued for Approval

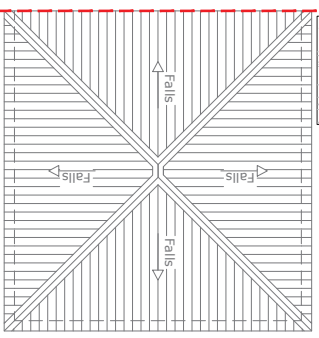
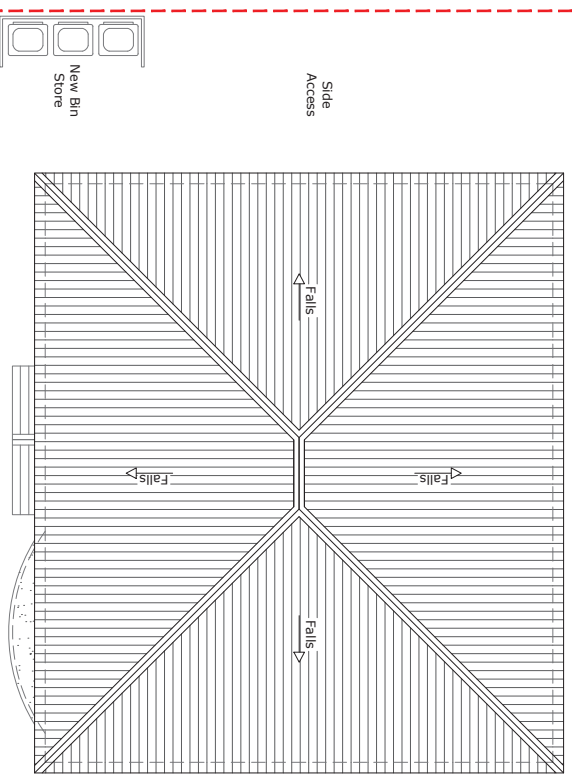
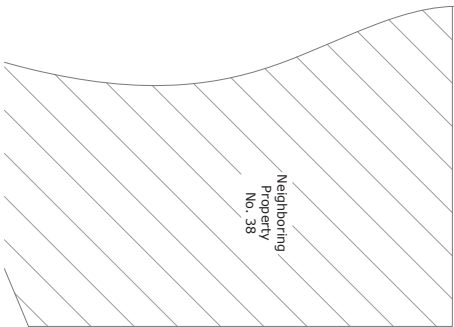
24.05.08
 24.05.03

1:100
 date: May 2024
 dra. no. AHUB2404002-6

Rev	Description	Date
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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 Plans		

Neighboring
Property No. 35

Rear
Garden



Front
Garden

Parking
Zone

1 Proposed Roof Plan
1:100

SCALE 1:100 (METRES)

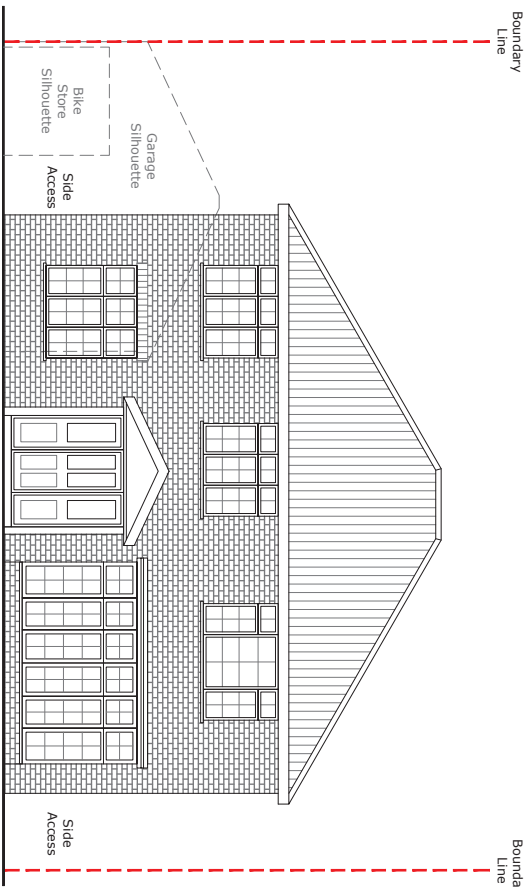


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PI01	Issued for Approval	24.05.03
Rev	Description	Date
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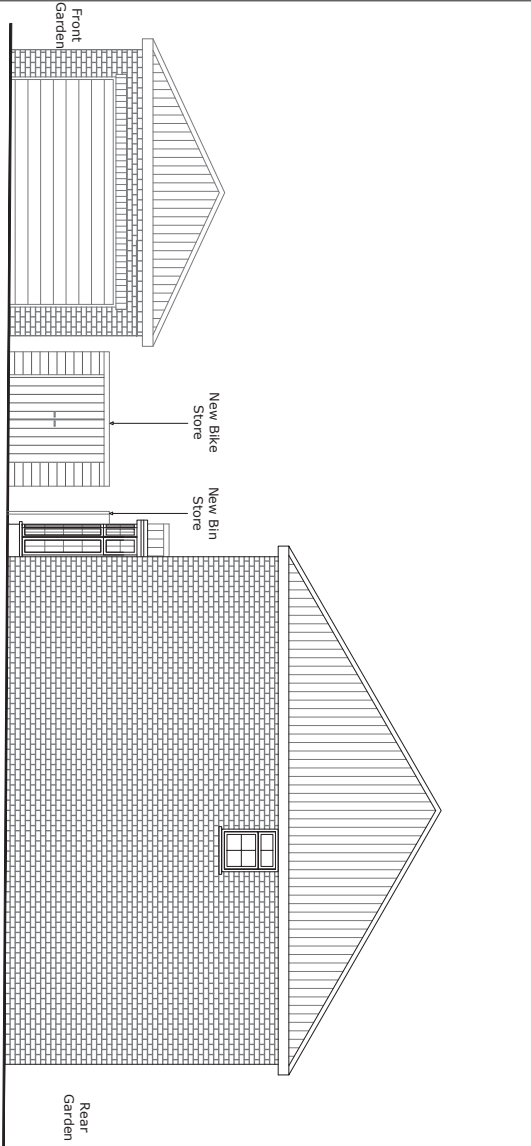
Client : New Chapters Homes
 Architectural Hub Ltd
 The Old Stable Yard, Sandpit Lane, South Weald
 Brentwood Essex CM14 5QE
 www.architecturalhub.co.uk
 info@architecturalhub.co.uk
 01277 201 828

Job title : 36 Moor Park Road, Northwood, HA6 2DJ
Dwg : Proposed Plans
Scale : 1:100
date : May 2024
dra no. : AHUB2404002-7
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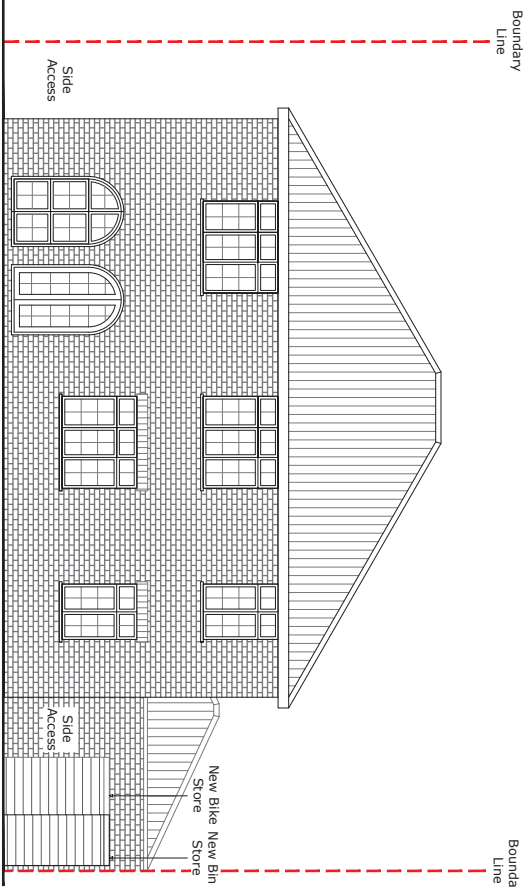
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 Proposed Walls: [Hatched Box]
 Ex Building Line: [Dashed Line]



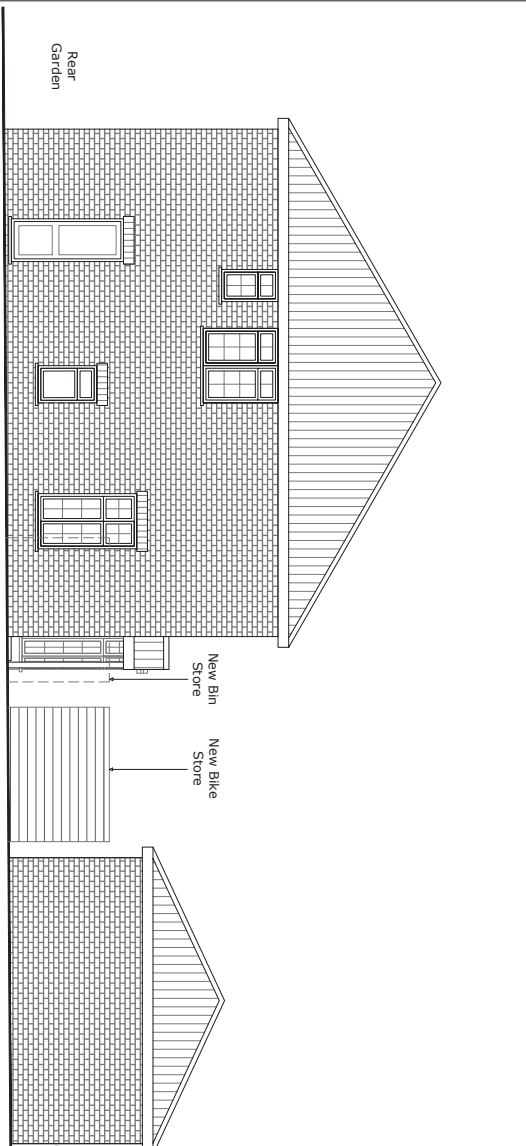
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1:100



2 Proposed East Elevation (No Changes to Existing Structure)
1:100



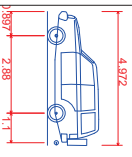
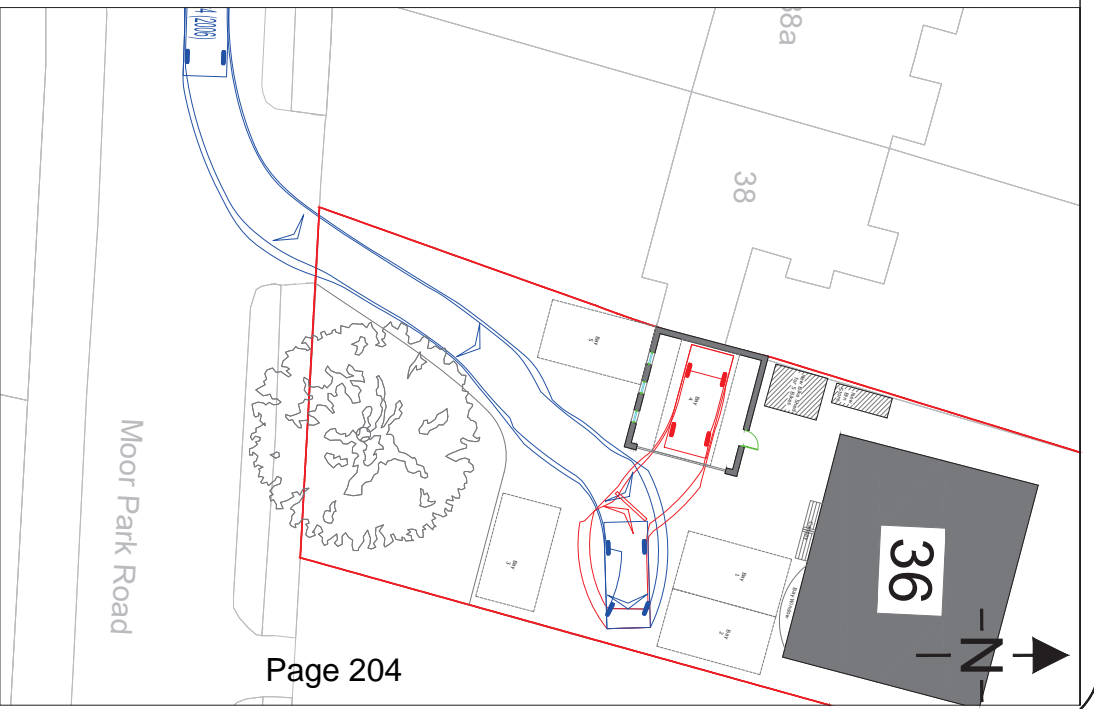
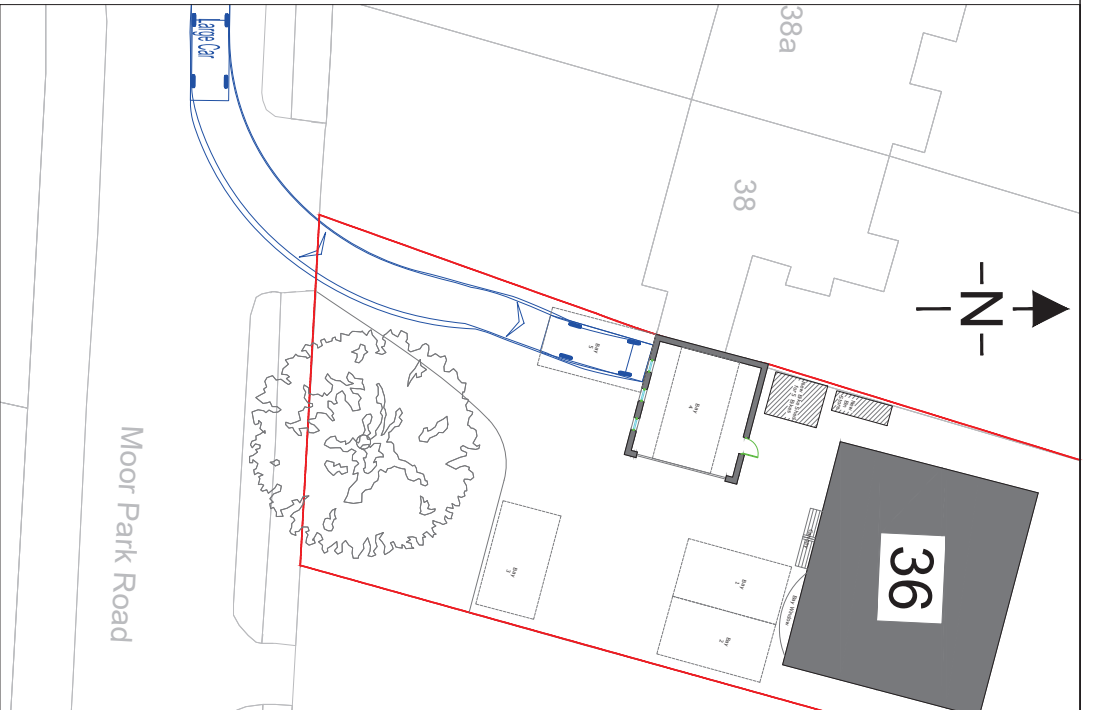
3 Proposed North Elevation (No Changes to Existing Structure)
1:100



4 Proposed West Elevation (No Changes to Existing Structure)
1:100



PI02	Issued for Approval	24.05.08
PI01	Issued for Approval	24.05.03
Rev	Description	Date
01	Architectural Hub Ltd	
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		
Job title : 36 Moor Park Road, Northwood, HA6 2DJ Architectural Hub Ltd Professional Design House 1		
Dwg : Proposed Elevations Existing Walls: KEY Proposed Walls: KEY Ex Building Line: KEY		
Scale: 1:100 date: May 2024 dra no: AHUB2404002-8		



Luxury 4x4 (2006)
 Overall Length
 Overall Width
 Min Body Ground Clearance
 Max Track Width
 Lock to Lock time
 Kerb to Kerb Turning Radius

4.972m
 2.034m
 1.905m
 0.272m
 1.884m
 4.005
 5.800m



ARRIVAL
 SCALE 1:250 @ A3



PROJECT: 36 Moor Park Rd, Northwood
 HA6 2DU

DRAWN BY:
 HS

SCALE:
 AS SHOWN

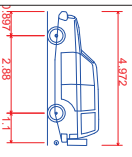
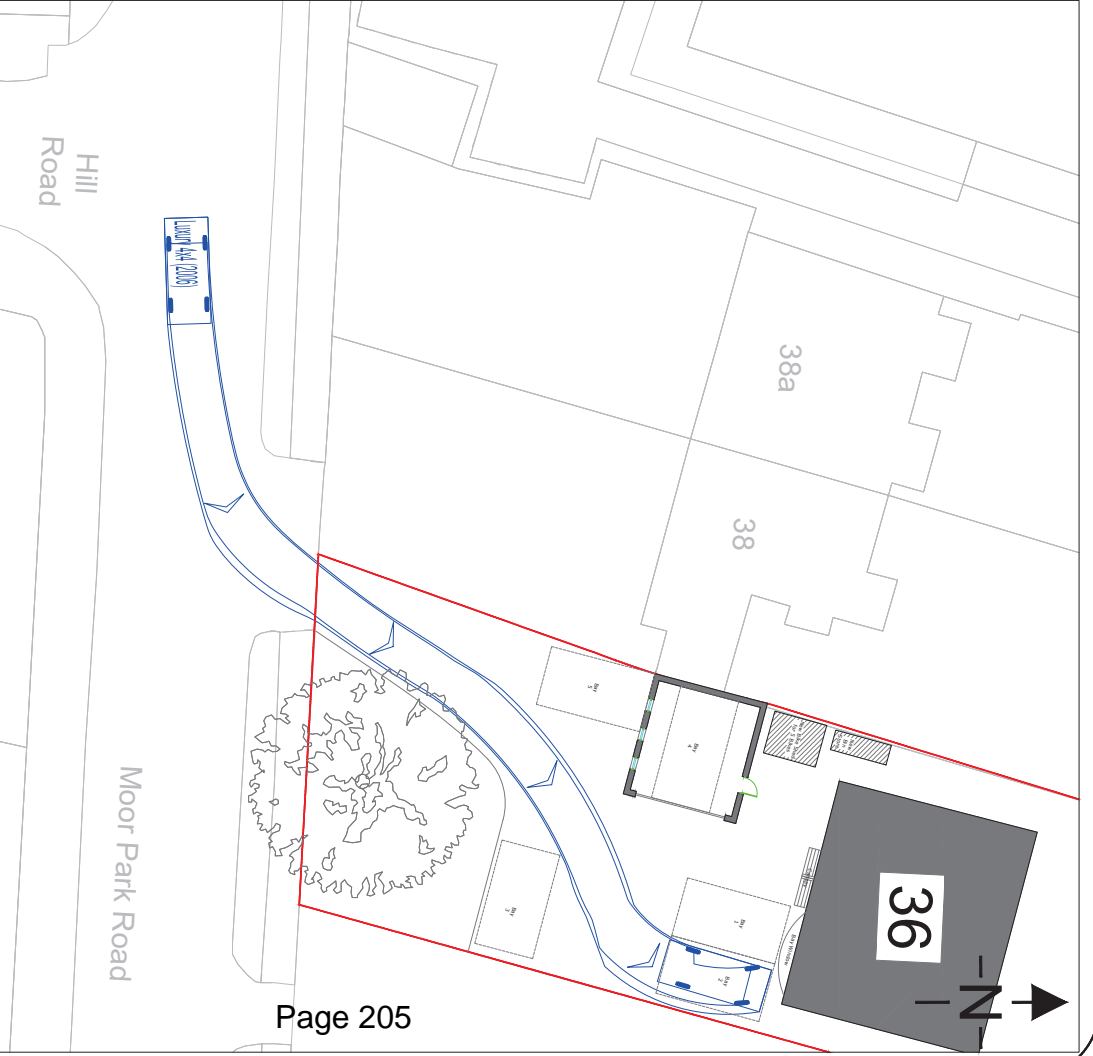
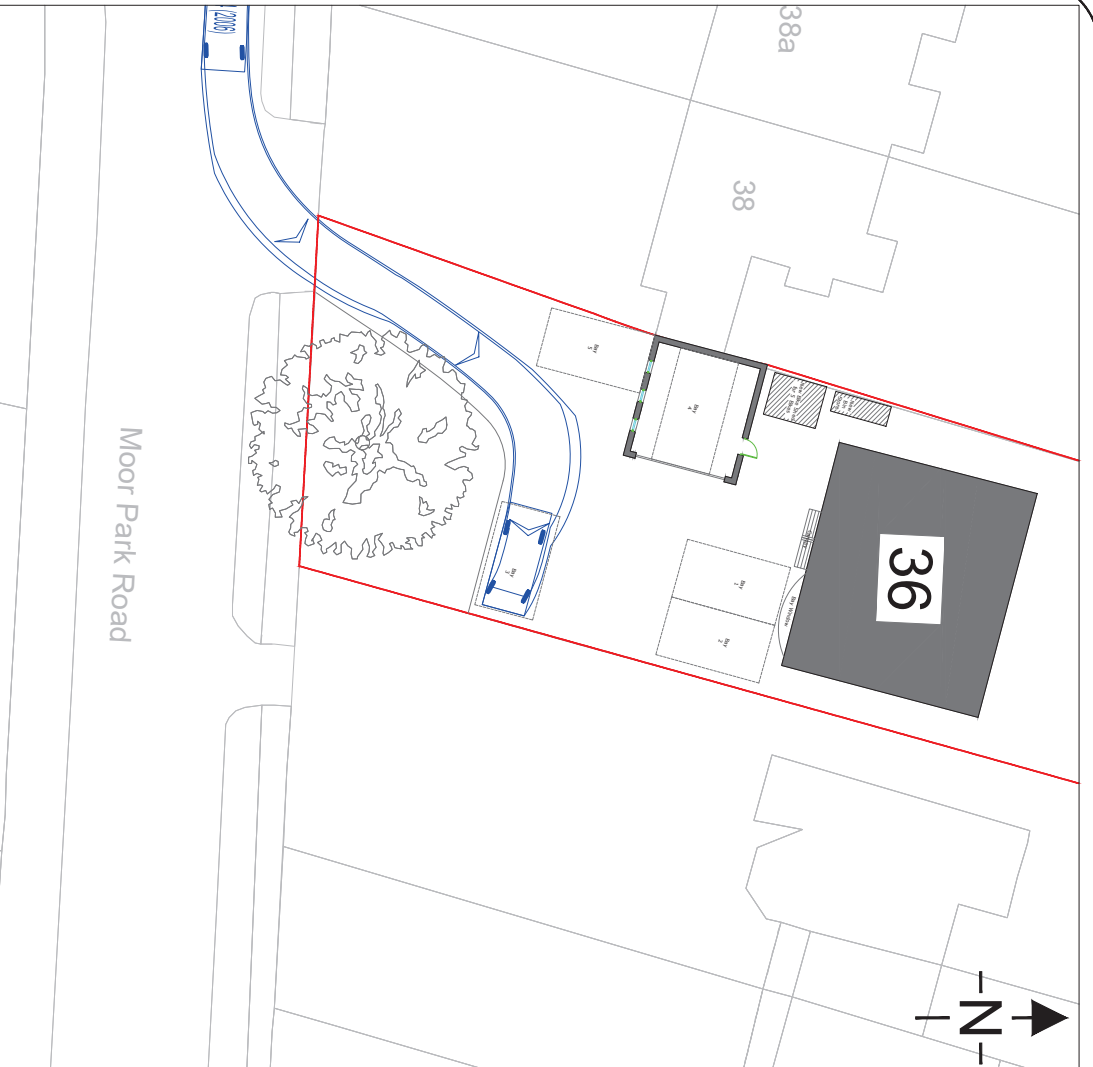
SHEET:
 1 of 4

DRAWING TITLE:
 Swept Path Analysis - Option 4

DATE:
 Jan 2025

DRAWING No:
 CT-MPR-SPA-020

REVISION:
 P01



Luxury 4x4 (2006)
 Overall Length
 Overall Width
 Min Body Ground Clearance
 Max Track Width
 Lock to lock time
 Kerb to Kerb Turning Radius

4.972m
 2.034m
 1.905m
 0.279m
 1.684m
 4.005
 5.800m



ARRIVAL
 SCALE 1:250 @ A3



PROJECT: 36 Moor Park Rd, Northwood
 HA6 2DU

DRAWN BY:
 HS

SCALE:
 AS SHOWN

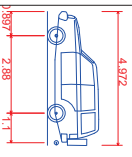
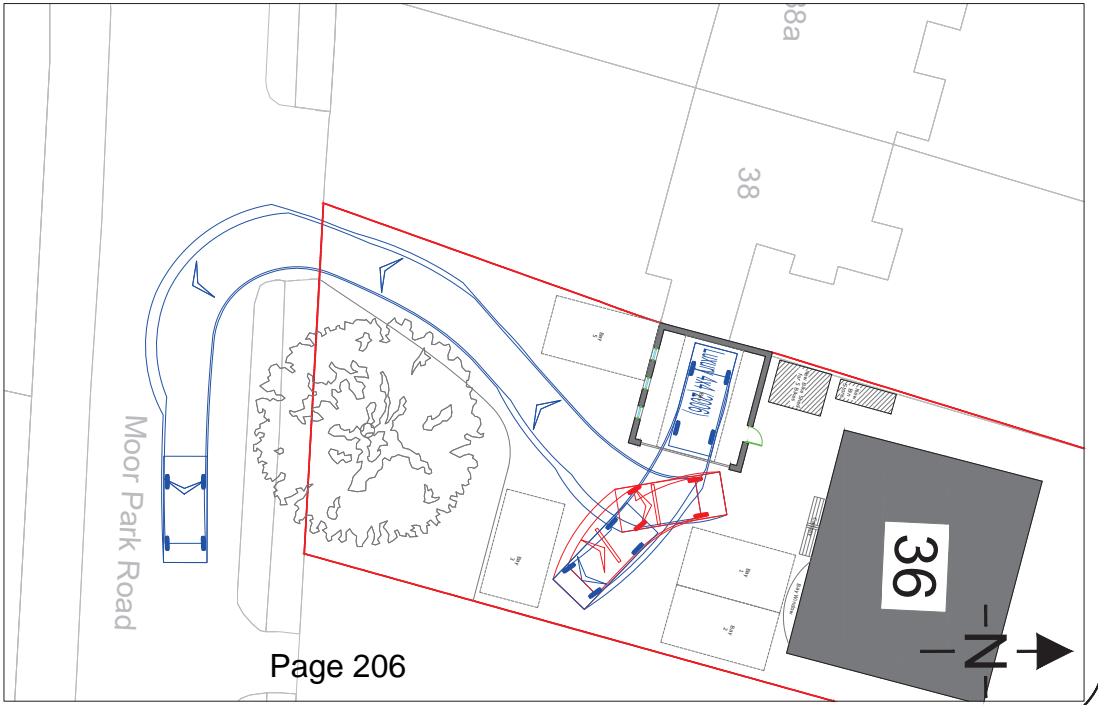
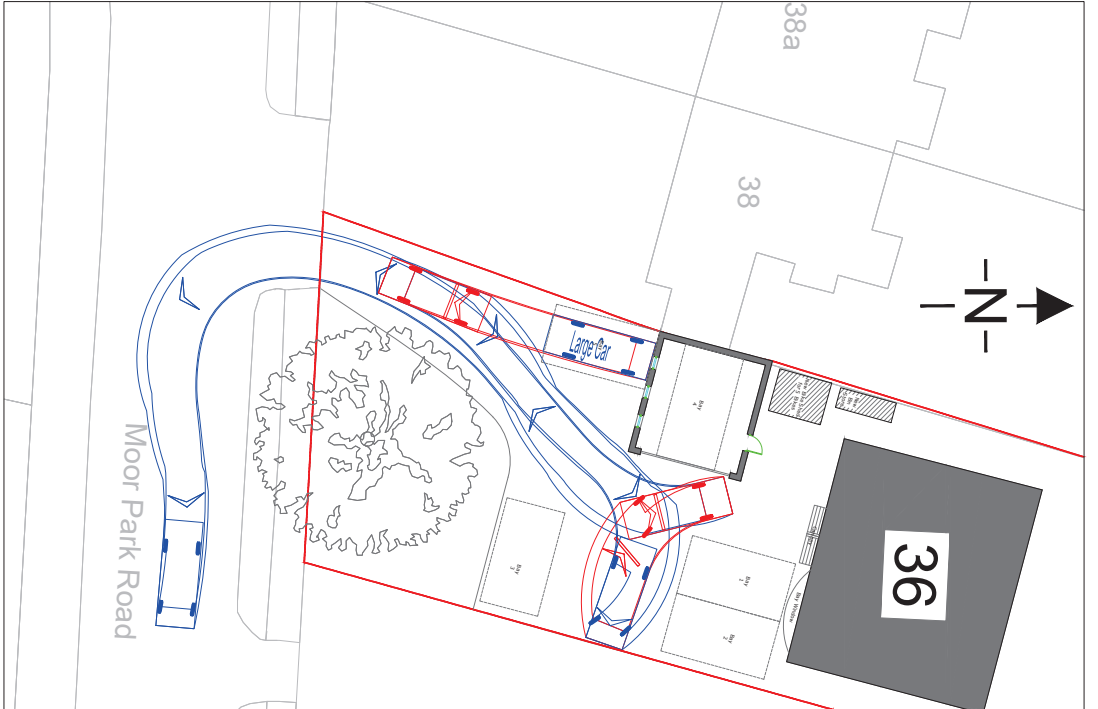
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 2 of 4

DRAWING TITLE:
 Swept Path Analysis - Option 4

DATE:
 Jan 2025

DRAWING No:
 CT-MPR-SPA-021

REVISION:
 P01



Luxury 4x4 (2006)
 Overall Length
 Overall Width
 Min Body Ground Clearance
 Max Track Width
 Lock to Lock time
 Kerb to Kerb Turning Radius

4.972m
 2.034m
 1.905m
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 1.894m
 4.005
 5.800m



DEPARTURE
 SCALE 1:250 @ A3



PROJECT: 36 Moor Park Rd, Northwood
 HA6 2DU

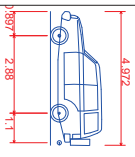
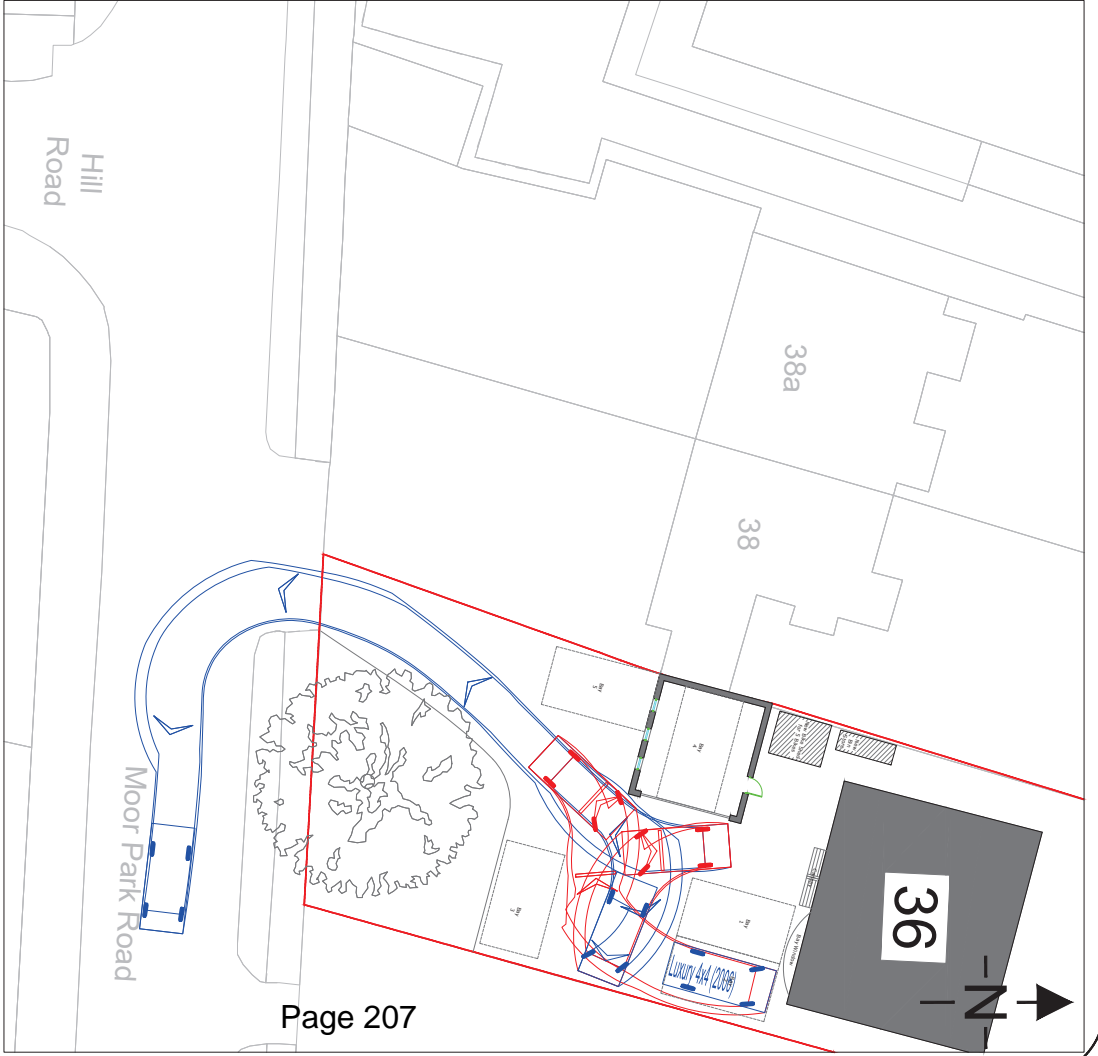
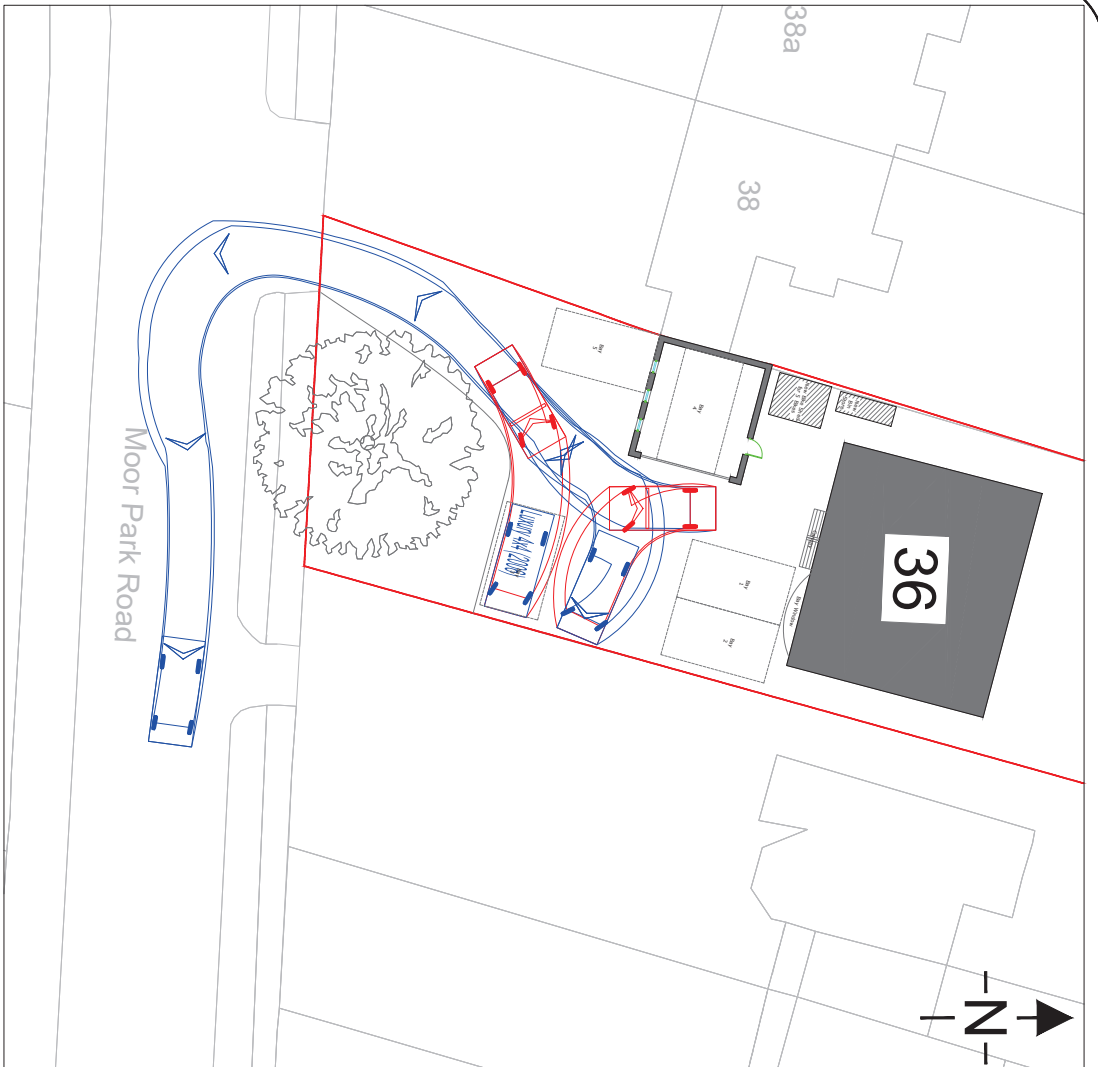
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DRAWING TITLE:
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DATE:
 Jan 2025

DRAWING No: CT-MPP-SPA-022
 REVISION: P01



Luxury 4x4 (2006)
 Overall Length
 Overall Width
 Min Body Ground Clearance
 Max Track Width
 Lock to lock time
 Kerb to Kerb Turning Radius

4.972m
 2.034m
 1.905m
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 1.884m
 4.005
 5.800m



DEPARTURE
 SCALE 1:250 @ A3



PROJECT: 36 Moor Park Rd, Northwood
 HA6 2DU

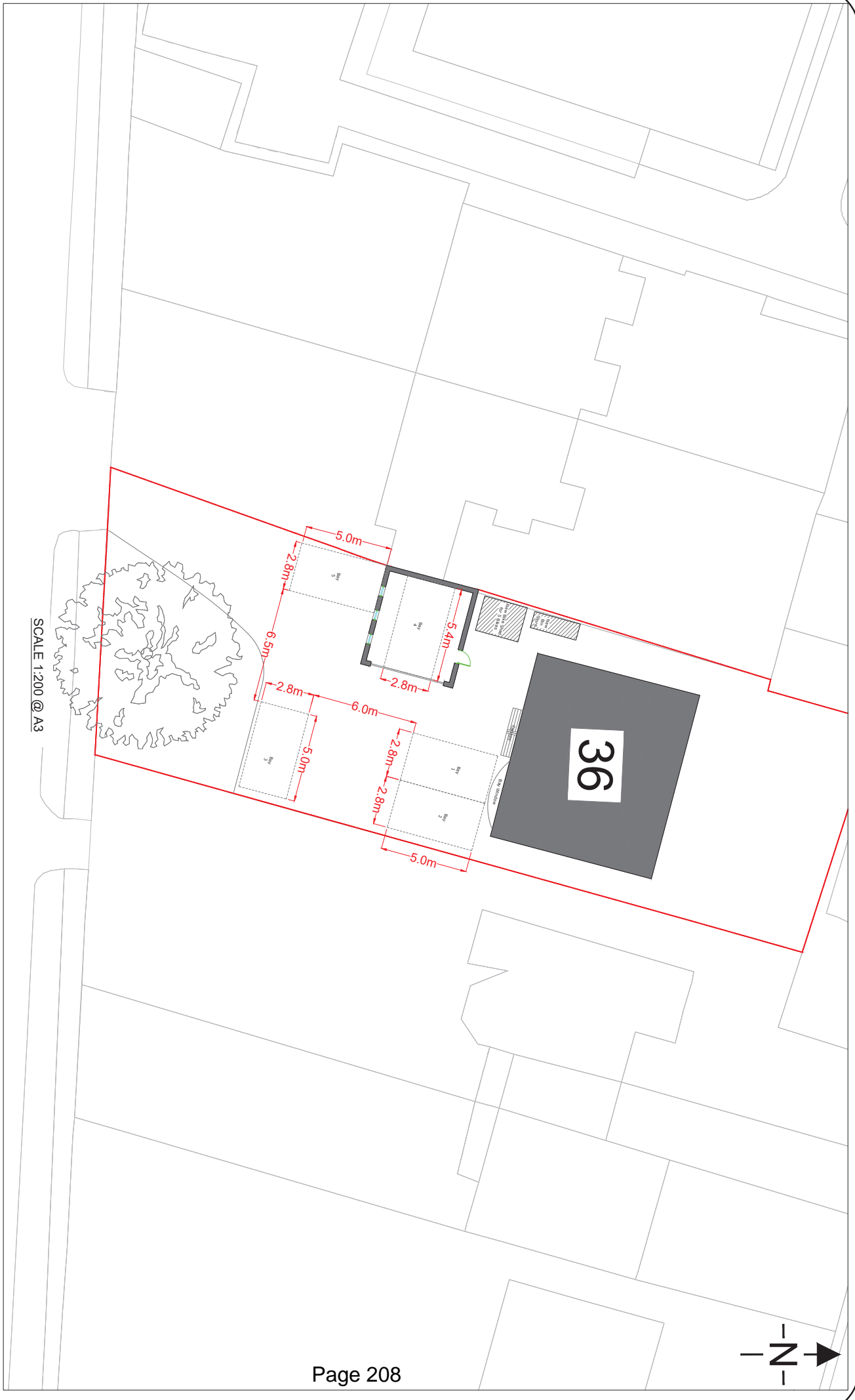
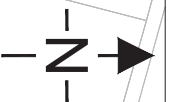
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SCALE: AS SHOWN SHEET: 4 of 4

DRAWING TITLE: Swept Path Analysis - Option 4

DATE: Jan 2025

DRAWING No: CT-MPR-SPA-023 REVISION: P01



SCALE 1:200 @ A3

KEYS:
 Site Boundary



PROJECT: 36 Moor Park Rd, Northwood
HA6 2DU

DRAWING TITLE:
Parking Spaces Plan-Option 4

DRAWN BY:
HS

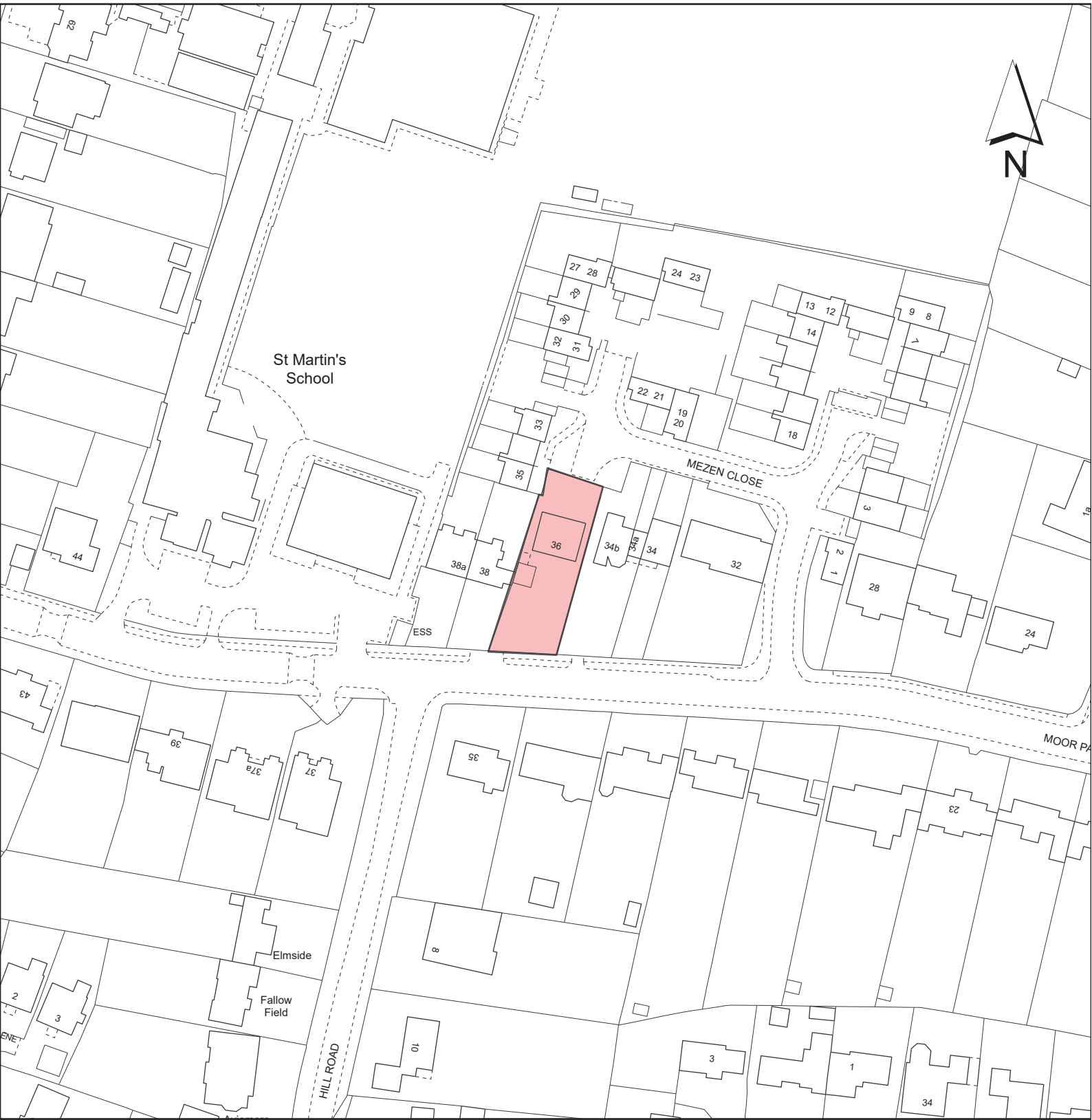
DATE:
Jan 2025



SCALE:
AS SHOWN

DRAWING No:
CT-MPR-PP-01

SHEET:
1 of 1

REVISION:
P01



KEY :  Site Boundary	ADDRESS : 36 Moor Park Road Northwood		LONDON BOROUGH OF HILLINGDON RESIDENTS SERVICES PLANNING SECTION
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	PLANNING COMMITTEE :	DATE : 13/03/2025	 HILLINGDON LONDON
Page 209			

Report of the Head of Development Management and Building Control

Address:

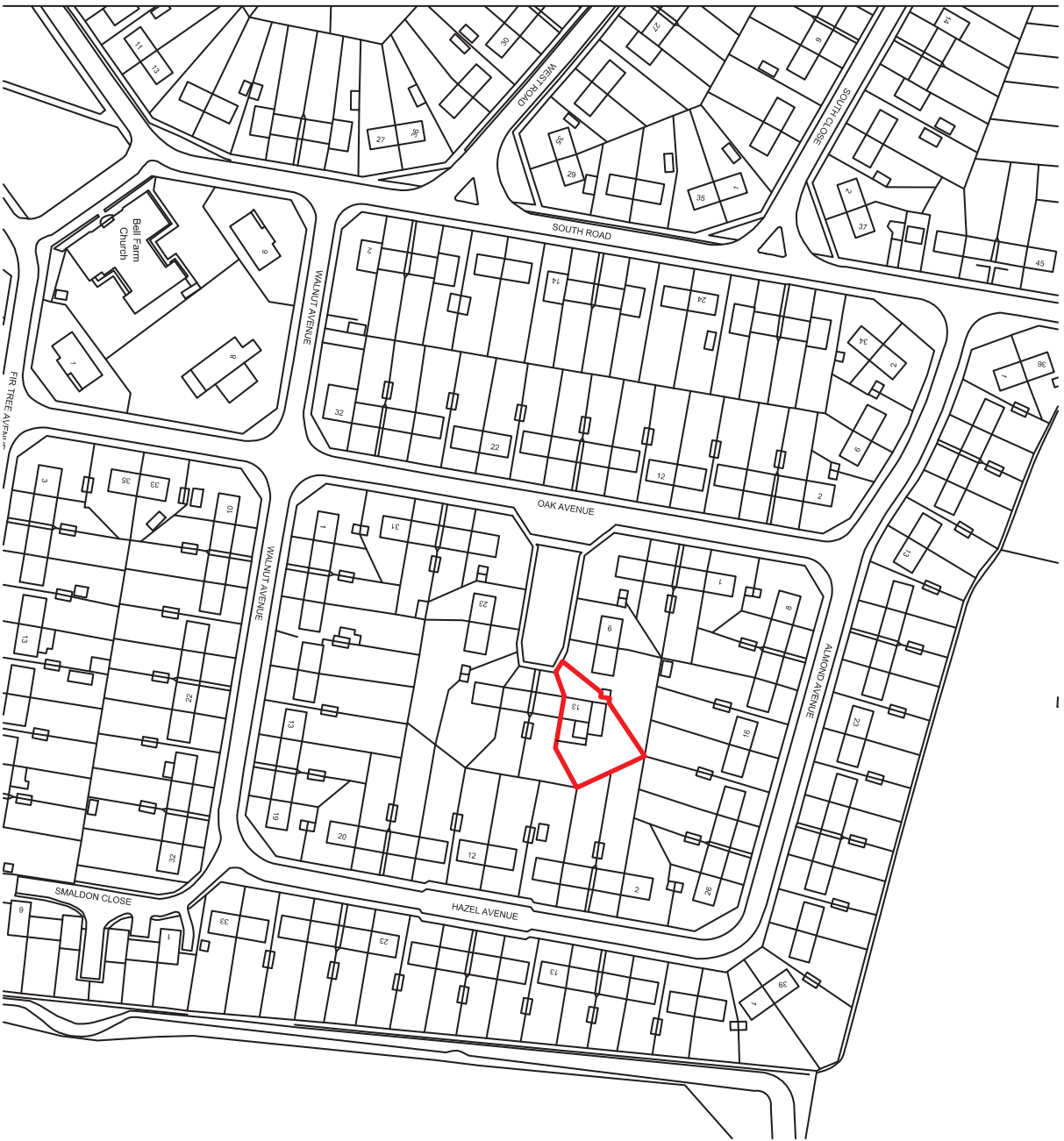
13 OAK AVENUE WEST DRAYTON

Development:

Erection of a two storey, 2-bed attached dwelling with associated cycle storage and amenity space

LBH Ref Nos:

77097/APP/2024/2693

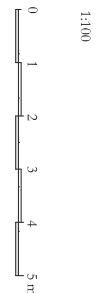
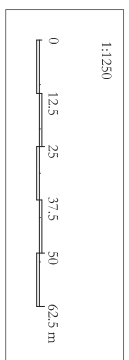


Location Plan1

SitePlan

1:1250

- Wall Legend**
- Existing Wall
 - Proposed Wall
 - Demolition Walls



Notes:

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Rev	Date	Description
1	30/08/20	Change
2	13/07/20	
3	23	
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10		

Site Address: **13 Oak Ave West Drayton UB7 9EP**

Drawing Title: **Location Plan**

Status: **Plans Existing**

Scale: **1:1250@A3**

Client: **OSN Group**

Date: **30/01/2025**

Project No: **1036**

Drawn By: **SY**

Drawing No: **1031-01_Rev01**

Rev: **02**





4 Existing Block Plan 1:500

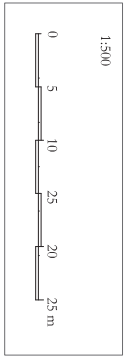


5 Proposed Block Plan 1:500

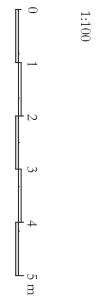
Areas

- Existing Site Area - 432.6Sqm
- Proposed Site Area of new development - 262Sqm
- New Development GIA - 98.35sqm 2 bed / 3 person
- New Development 2 bed requirement is 61 Sqm

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- Wall Legend**
- Existing Wall
 - Proposed Wall
 - Demolition Walls



Rev	Date	Description
1	30/09/20	Change
2	13/07/20	
3		
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6		
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8		
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10		

Site Address: 13 Oak Ave West Drayton UB7 9EP

Drawing Title: Block Plan

Status: Plans Existing

Scale: 1:1250, 1:500@A3 1036

Client: OSN Group

Date: 30/01/2025

Project No: 1031-02_Rev01

Drawn By: SY

Rev: 02

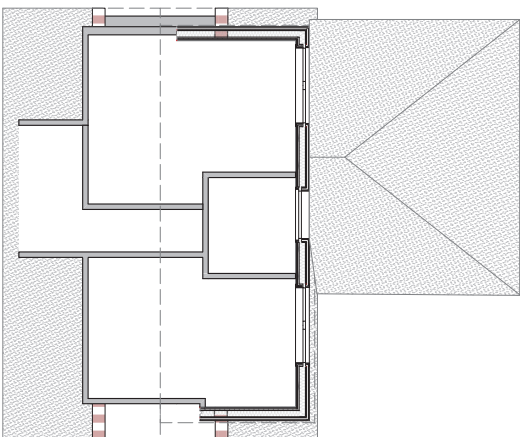




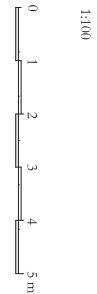
2 GF-Ground Floor 1:100



3 01-First Floor 1:100



4 RF-Roof 1:100



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Rev	Date	Description
1	30/01/20	Change
2	30/09/20	Change
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6	30/01/20	Change
7	30/01/20	Change
8	30/01/20	Change
9	30/01/20	Change
10	30/01/20	Change

Site Address:
13 Oak Ave West Dayton UB7 9EP

Drawing Title:
0. GF-Existing Floor Plans

Status:
Plans Existing

Client:
OSN Group

Project No:
1036

Date:
30/01/2025

Scale:
1:100@A3

Drawn By:
SY

Rev:
03



SY Design Studio



1
-
Proposed Site-Ground Floor (1)
1:200

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Rev	Date	Description
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6	30/08/20	Change
7	30/08/20	Change
8	30/08/20	Change
9	30/08/20	Change
10	30/08/20	Change

Site Address: 13 Oak Ave West Drayton UB7 9EP
 Drawing Title: Proposed Site Plan
 Client: OSN Group
 Date: 30/01/2025
 Scale: 1:200@A3
 Project No: 1036
 Drawing No: 1031-11_Rev05
 Rev: 06
 Status: Plans Proposed

Wall Legend

	Existing Wall
	Proposed Wall
	Demolition Walls

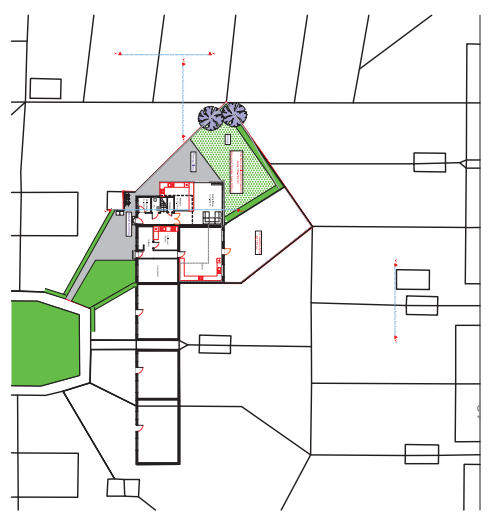
1:50

N

Actual Image	On Drawing	Description
		Aysun Max Height: 0.5m Max Spread: 1M
		Grass-Rolawn Luxury Turf
		Cherry Tree (Bing)
		Sheffield secure cycle stand
		Wheelle Bin (Separate for recyclable and non-recyclable waste)
		Permeable Paving Brett Alpha Flow Charcoal
		Patio Slabs
		EV Charging Point



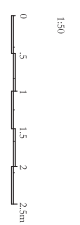
1 - Gf-Ground Floor
1:50



3 - Proposed Site-Ground Floor (1)
1:500



2 - Gf-Existing Ground Floor
1:100



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 8. CONTRACTOR SHALL OBTAIN REQUIRED PERMITS FROM ALL AGENCIES AND PAY ALL FEES PRIOR TO COMMENCEMENT OF ANY WORK.

Rev	Date	Description	By	CHKD
7	25/03/2020	Change		
8	26/03/2020	Change		
9	23/06/20	Change		
10	30/06/20	Change		

Site Address: 13 Oak Ave West Dryton UB7 9EP

Drawing Title: Proposed Ground Floor Plan

Status: Plans Proposed

Scale: 1:50, 1:100, 1:500@A2

Client: OSN Group

Project No: 1036

Date: 30/01/2025

Drawn By: SY

Rev: 06

Drawing No: 1031-12_Rev05

SY Design Studio

Tel: 07959431227
Email: sydesign@sydesignstudio.co.uk
Web: www.sydesignstudio.co.uk

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Rev	Date	Description	By	CHKD
1	30/08/20	Change		
2	25/08/20	Change		
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4	23/08/20	Change		
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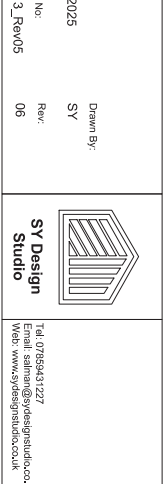
Site Address: 13 Oak Ave West Dryton UB7 9EP
 Drawing Title: First Floor Plan
 Status: Plans Proposed
 Scale: 1:50, 1:100, 1:500@A2

Client: OSN Group
 Project No: 1036
 Date: 30/01/2025
 Drawn By: SY
 Rev: 06

13 Oak Ave West Dryton UB7 9EP
 OSN Group
 30/01/2025
 SY
 06

SY Design Studio

Tel: 07959243227
 Email: sydesign@sydesignstudio.co.uk
 Web: www.sydesignstudio.co.uk



1
-

01-First Floor
1:50

2
-

01-Existing First Floor
1:100

3
-

Proposed Site-Ground Floor (1)
1:500

Page 216

First Floor Rear Extension Approved
Application no. var: 77097/AP/2020/0654

PROPOSED HOUSE
FIRST FLOOR GIA = 45.135 m²

EXISTING HOUSE
7.924

1.935

5.246 m²

20.512 m²

12.725 m²

Walk in wardrobe

Bedroom

Bathroom

Ensuit

Storage

Bedroom

Ensuit

Utility Room

Bathroom

Bedroom 1

Bedroom 2

Study

FF GIA 55 m²

01-Existing First Floor
1:100

Proposed Site-Ground Floor (1)
1:500

Page 216

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1:100

Proposed Site-Ground Floor (1)
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1:100

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Proposed Site-Ground Floor (1)
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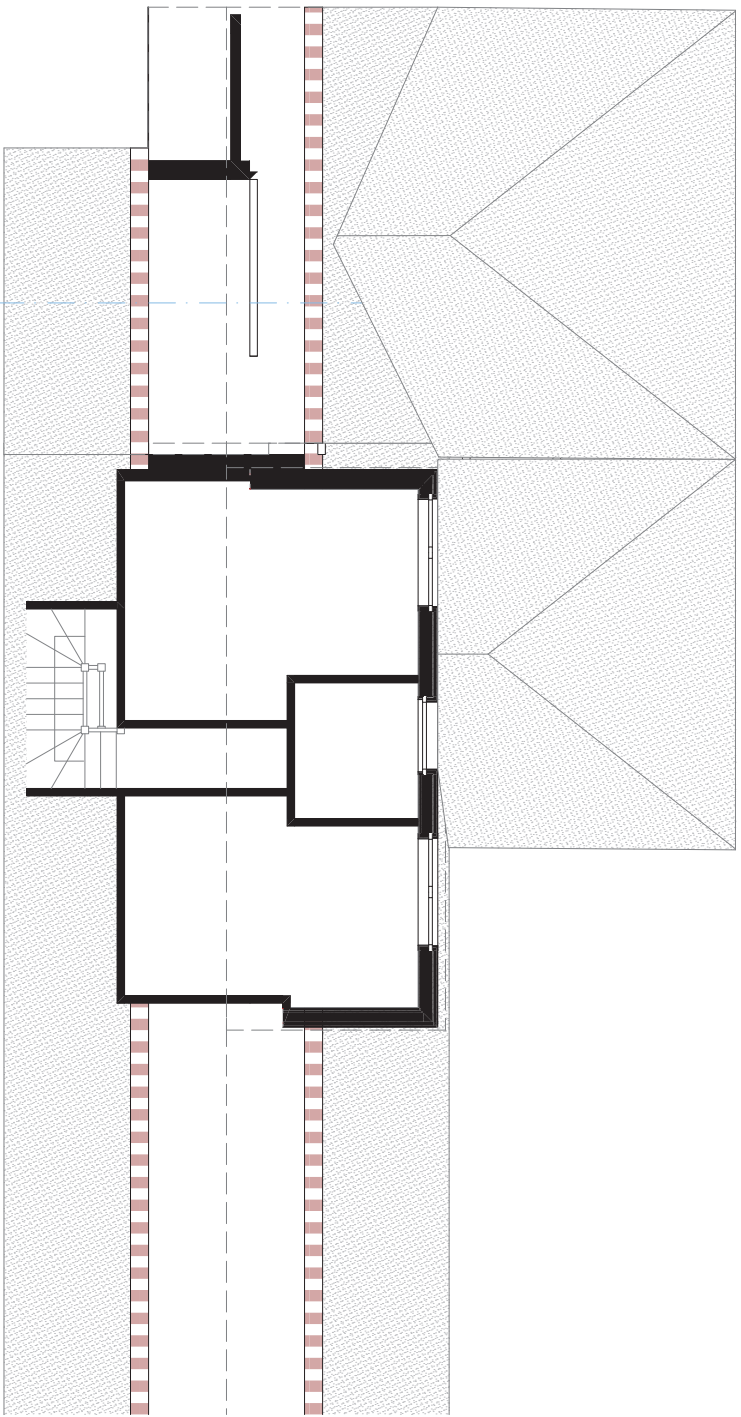
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1:100

Proposed Site-Ground Floor (1)
1:500

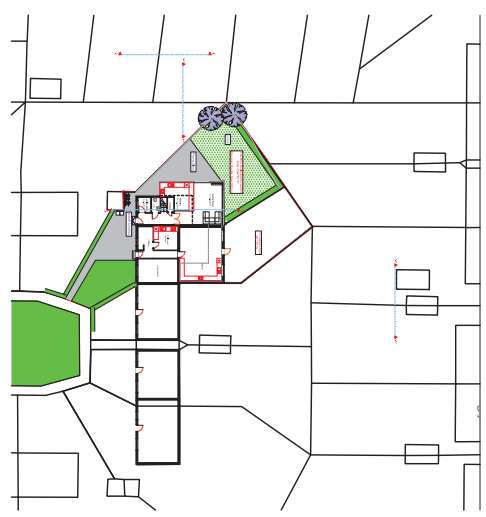
Page 216

First Floor Rear Extension Approved
Application no

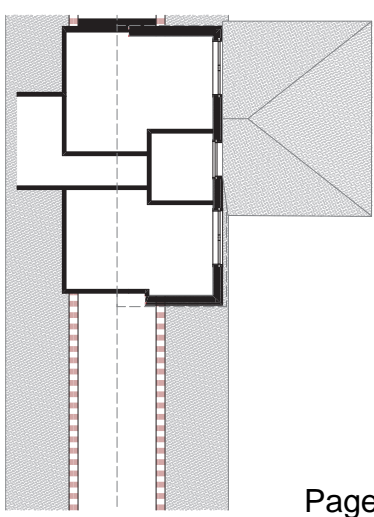
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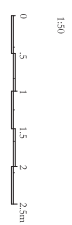
1 - RF-Roof 1:50



3 - Proposed Site-Ground Floor (1) 1:500



2 - RF-Existing Roof 1:100



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01	30/08/20	Change		
02	25/08/20	Change		
03	24/08/20	Change		
04	23/08/20	Change		
05	23/08/20	Change		

Site Address: **13 Oak Ave West Drayton UB7 9EP**

Drawing Title: **Proposed Roof Plan**

Status: **Plans Proposed**

Scale: **1:50, 1:100, 1:500@A2**

Client: **OSN Group**

Project No: **1036**

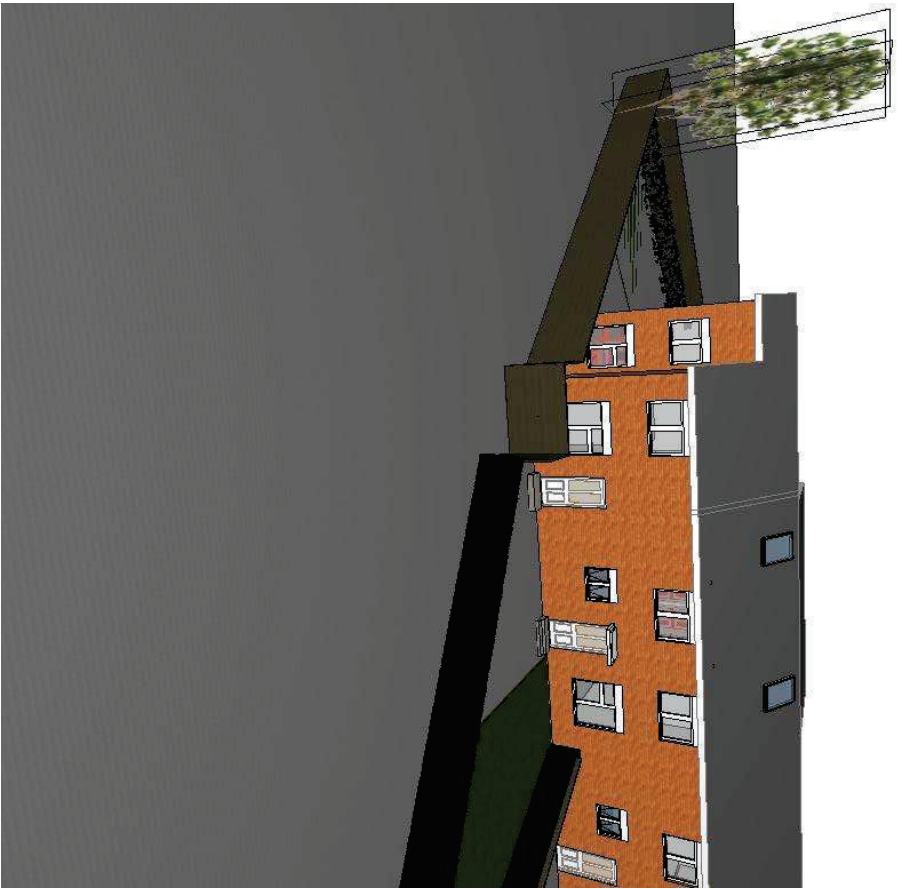
Date: **30/01/2025**

Drawn By: **SY**

Rev: **06**

SY Design Studio

Tel: 07959243227
 Email: sydesign@sydesignstudio.co.uk
 Web: www.sydesignstudio.co.uk



1 Generic Perspective

1:164.61

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Rev	Date	Description
9	30/07/20	Change
8	30/07/20	Change
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6	23	
5	23	
4	13/07/20	
3		
2		
1		

Site Address: 13 Oak Ave West Drayton UB7 9EP

Drawing Title: 3d Model

Status: Plans Proposed

Scale: 1:164.61@A3

Client: OSN Group

Date: 30/01/2025

Project No: 1036

Drawing No: 1031-15_Rev06

Drawn By: SY

Rev: 04

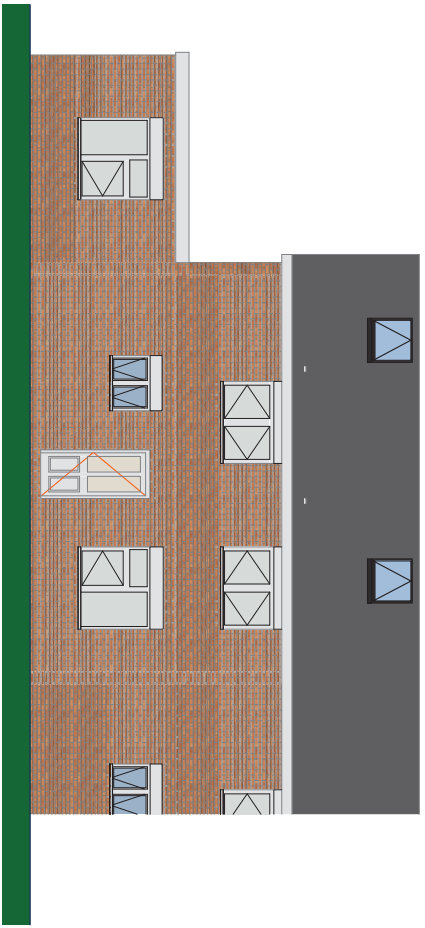
SY Design Studio

Wall Legend

- Existing Wall
- Proposed Wall
- Demolition Walls

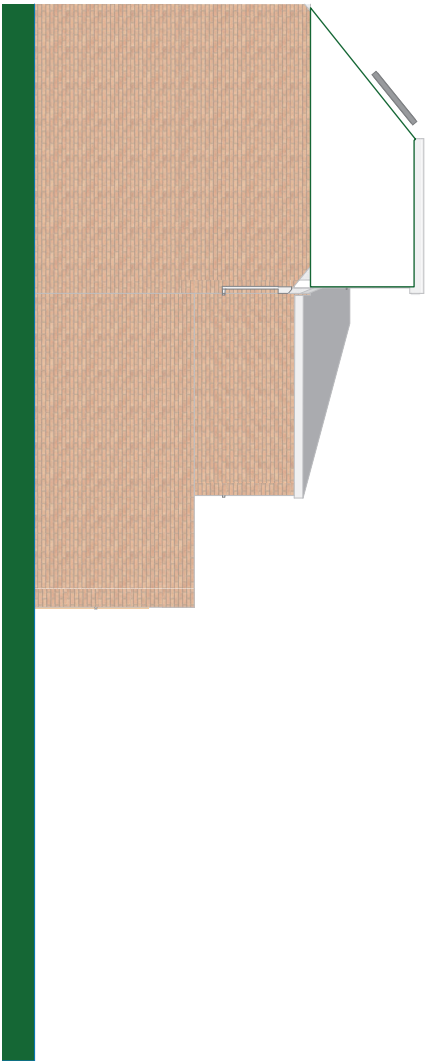
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N



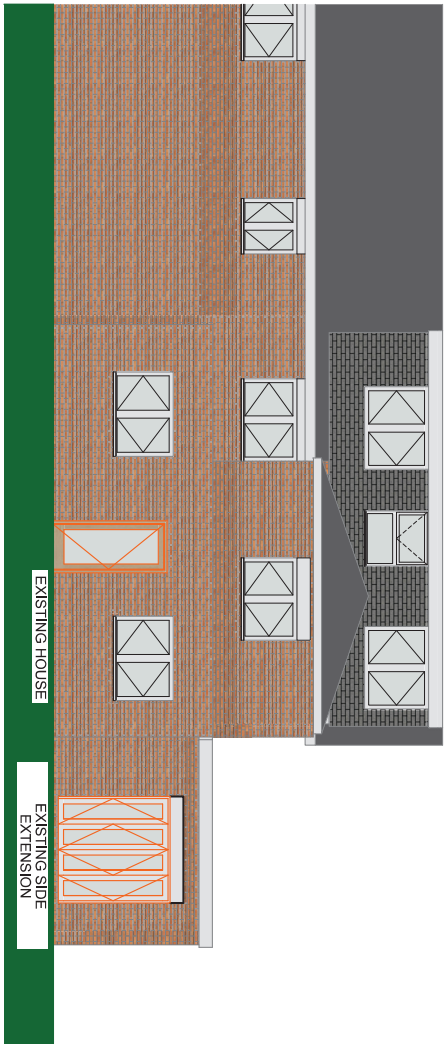
1
-

Existing Front Elevation
1:100



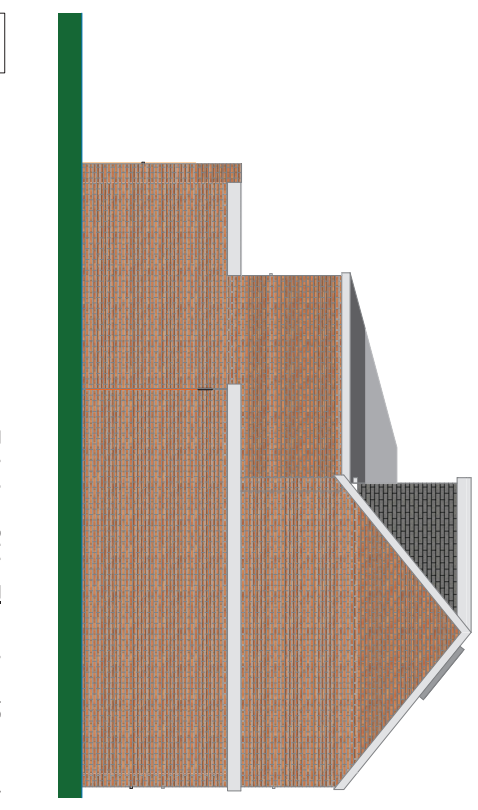
3
-

Existing Side Elevation
1:100



2
-

Existing Rear Elevation
1:100

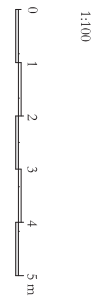


4
-

Existing Side Elevation (Garage)
1:100

Wall Legend

	Existing Wall
	Proposed Wall
	Demolition Walls



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 - ALL MATERIALS TO BE CHECKED AGAINST M & ENGINEERS, APPROVED SUB-CONTRACTORS DRAWINGS AND CURRENT INSTRUCTIONS.
 - ALL DRAWINGS AND SPECIFICATIONS FOR THE PROJECT TO BE READ IN CONJUNCTION WITH DESIGNERS HAZARD AND ENVIRONMENTAL ASSESSMENT RECORD.
 - ALL WORK TO BE UNDERTAKEN WITH THE REQUIREMENTS OF THE CURRENT BUILDING AND MATERIAL REGULATIONS, AND ENVIRONMENTAL ASSESSMENT RECORD.
 - ALL WORK TO BE UNDERTAKEN WITH THE REQUIREMENTS FROM ALL AGENCIES AND PARALLEL TESTS PRIOR TO COMMENCEMENT OF ANY WORK.

Rev	Date	Description
3	30/01/20	Change
2	23	Change
1	30/08/20	Change
0	24	Change
9	30/08/20	Change
8	23	Change

Site Address:
13 Oak Ave West Drayton UB7 9EP

Drawing Title:
Existing Elevations

Status:
Elevations Existing

Scale:
1:100@A3

Client:
OSN Group

Date:
30/01/2025

Project No:
1036

Drawn By:
SY

Rev:
04

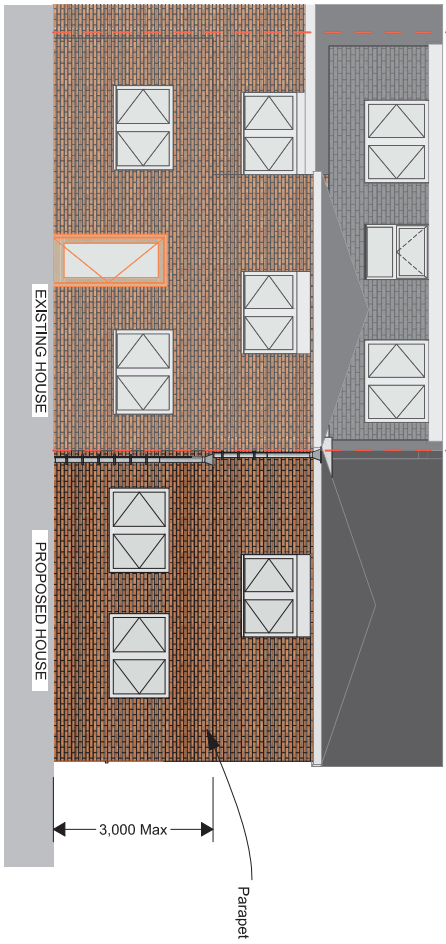
SY Design Studio



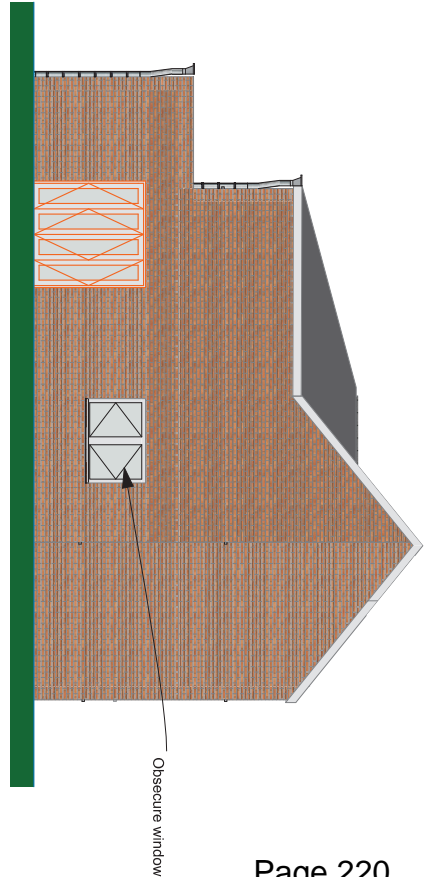


1
-
Proposed Front Elevation
1:100

Materials
All materials to match existing house



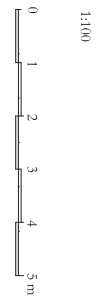
2
-
Proposed Rear Elevation
1:100



3
-
Proposed Left Side Elevation
1:100

Wall Legend

	Existing Wall
	Proposed Wall
	Demolition Walls



Notes:

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- ALL DRAWINGS AND SPECIFICATIONS FOR THE PROJECT TO BE READ IN CONJUNCTION WITH DESIGNER'S HAZARD AND ENVIRONMENTAL ASSESSMENT RECORD.
- ALL WORK TO BE UNDERTAKEN WITH THE REQUIREMENTS OF THE CURRENT BUILDING AND MATERIAL REGULATIONS, AND COMMENCEMENT OF ANY WORK.

Rev	Date	Description
Ch-2	30/01/20	Change
Ch-1	30/08/20	Change
0	24	Change
Ch-0	30/08/20	Change
9	23	Change
Ch-0	30/08/20	Change
8	23	Change
Ch-0	30/08/20	Change
7	23	Change

Site Address:
13 Oak Ave West Dayton UB7 9EP

Drawing Title:
Proposed Elevations

Status:
Elevations Proposed

Scale:
1:100@A3

Client:
OSN Group

Date:
30/01/2025

Project No:
1036

Drawing No:
1031-35_Rev05

Rev:
06





GROUND FLOOR

1:180.51



FIRST FLOOR

1:183.97

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6. ALL M & E DETAILS TO BE CHECKED AGAINST M & E ENGINEERS' APPROVED SUB-CONTRACTORS DRAWINGS AND CURRENT INSTRUCTIONS.
7. ALL DRAWINGS AND SPECIFICATIONS FOR THE PROJECT TO BE READ IN CONJUNCTION WITH DESIGNER'S HAZARD AND ENVIRONMENTAL ASSESSMENT RECORD.
8. CONTRACTOR SHALL OBTAIN REQUIRED PERMITS FROM ALL AGENCIES AND PAY ALL FEES PRIOR TO COMMENCEMENT OF ANY WORK.

Rev	Date	Description	By	CHKD
1	30/08/20			
2				
3				
4				
5	30/08/20	Change		
6	30/08/20	Change		

Site Address:
13 Oak Ave West Dryton UB7 9EP

Drawing Title:
3d plans

Status:
Elevations Proposed

Scale:
1:180.51
1:183.97@A2

Client:
OSN Group

Date:
30/01/2025

Project No:
1036

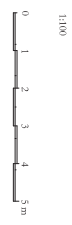
Drawing No:
1031-37

Drawn By:
SY

Rev:
02

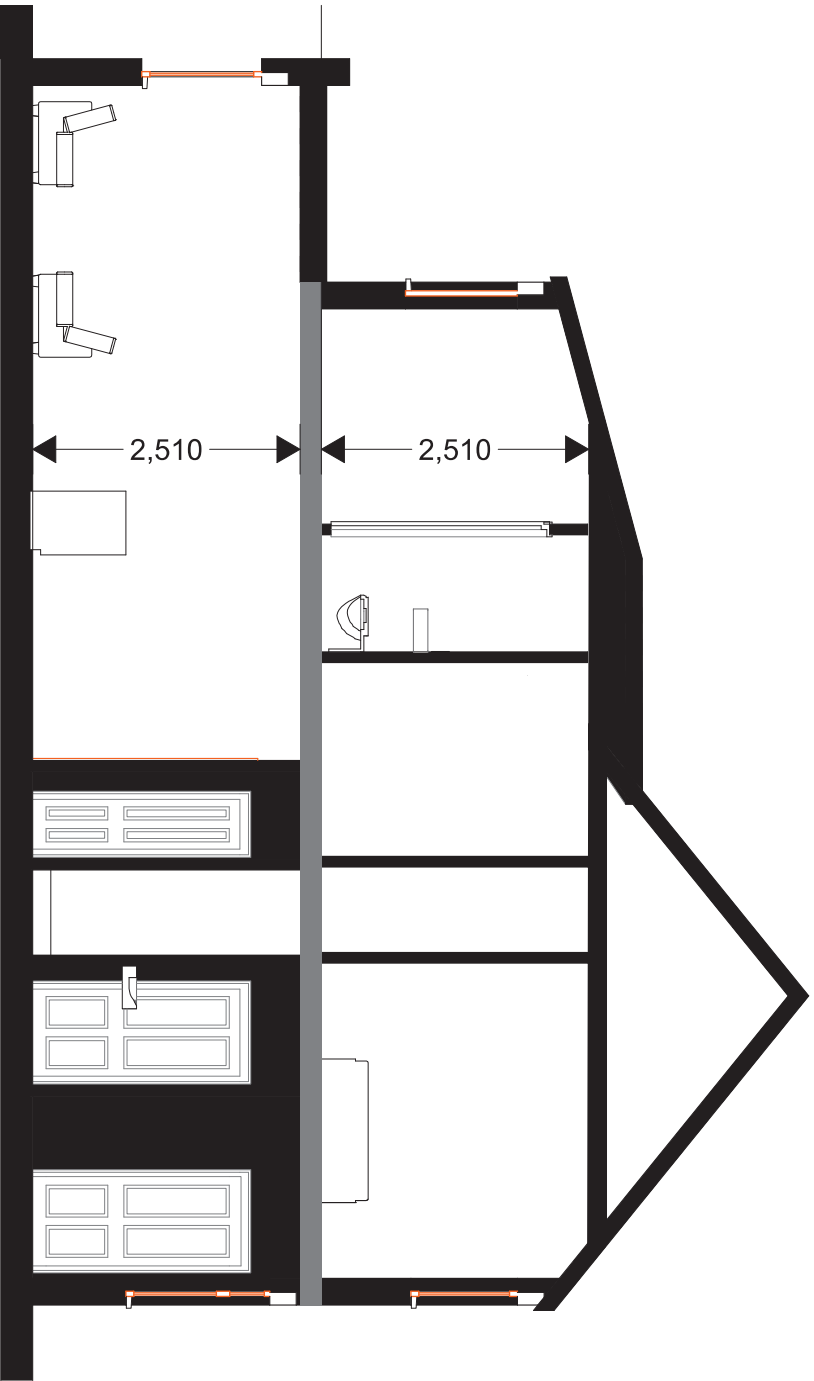
Wall Legend

- Existing Wall
- Proposed Wall
- Demolition Walls



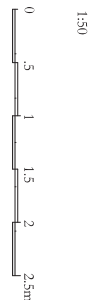

SY Design Studio

Tel: 07959431227
Email: sam@sydesignstudio.co.uk
Web: www.sydesignstudio.co.uk



1 Building Section 1:50

- Wall Legend**
-  Existing Wall
 -  Proposed Wall
 -  Demolition Walls



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 8. ALL WORK TO BE UNDERTAKEN WITH THE REQUIREMENTS OF THE CURRENT BUILDING AND WATER REGULATIONS, AND ENVIRONMENTAL ASSESSMENT RECORD.
 9. ALL WORK TO BE UNDERTAKEN WITH THE REQUIREMENTS FROM ALL AGENCIES AND PERMITS OBTAINED PRIOR TO COMMENCEMENT OF ANY WORK.

Rev	Date	Description
2	30/01/20	Change
1	30/01/20	

Site Address: 13 Oak Ave West Dayton UB7 9EP

Drawing Title: S-01 Building Section

Status: Sections Proposed

Scale: 1:50@A3

Client: OSN Group

Project No: 1036

Date: 30/01/2025

Drawn By: SY

Rev: 02

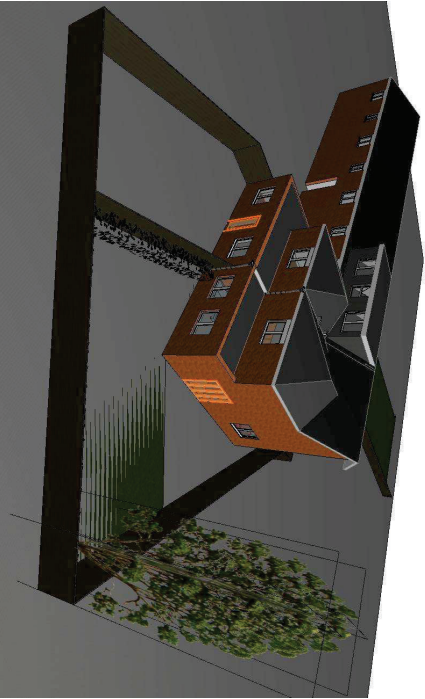




1 Generic Perspective (1) 1:293.76



2 Generic Perspective (2) 1:313.75



3 Generic Perspective (3) 1:350.38



4 Generic Perspective (4) 1:418.19

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8. ALL WORK TO BE UNDERTAKEN WITH THE REQUIREMENTS OF THE CURRENT BUILDING AND MATERIAL REGULATIONS, AND ANY OTHER APPLICABLE REGULATIONS.
9. ALL WORK TO BE UNDERTAKEN WITH THE REQUIREMENTS OF THE CURRENT BUILDING AND MATERIAL REGULATIONS, AND ANY OTHER APPLICABLE REGULATIONS.

Rev	Date	Description
6	30/01/20	Change
5	30/08/20	
4	24	
3		
2		
1		

Site Address:
13 Oak Ave West Drayton UB7 9EP

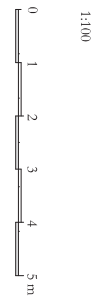
Drawing Title:
3d

Status:
Elevations Proposed

Client:
OSN Group



Project No:
1036

- Wall Legend**
-  Existing Wall
 -  Proposed Wall
 -  Demolition Walls



SY Design Studio



KEY :  Site Boundary	ADDRESS : 13 Oak Avenue, West Drayton		LONDON BOROUGH OF HILLINGDON RESIDENTS SERVICES PLANNING SECTION
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	PLANNING COMMITTEE :	DATE : 13/03/2025	

Report of the Head of Development Management and Building Control

Address:

Ruislip Lido, Reservoir Road

Development:

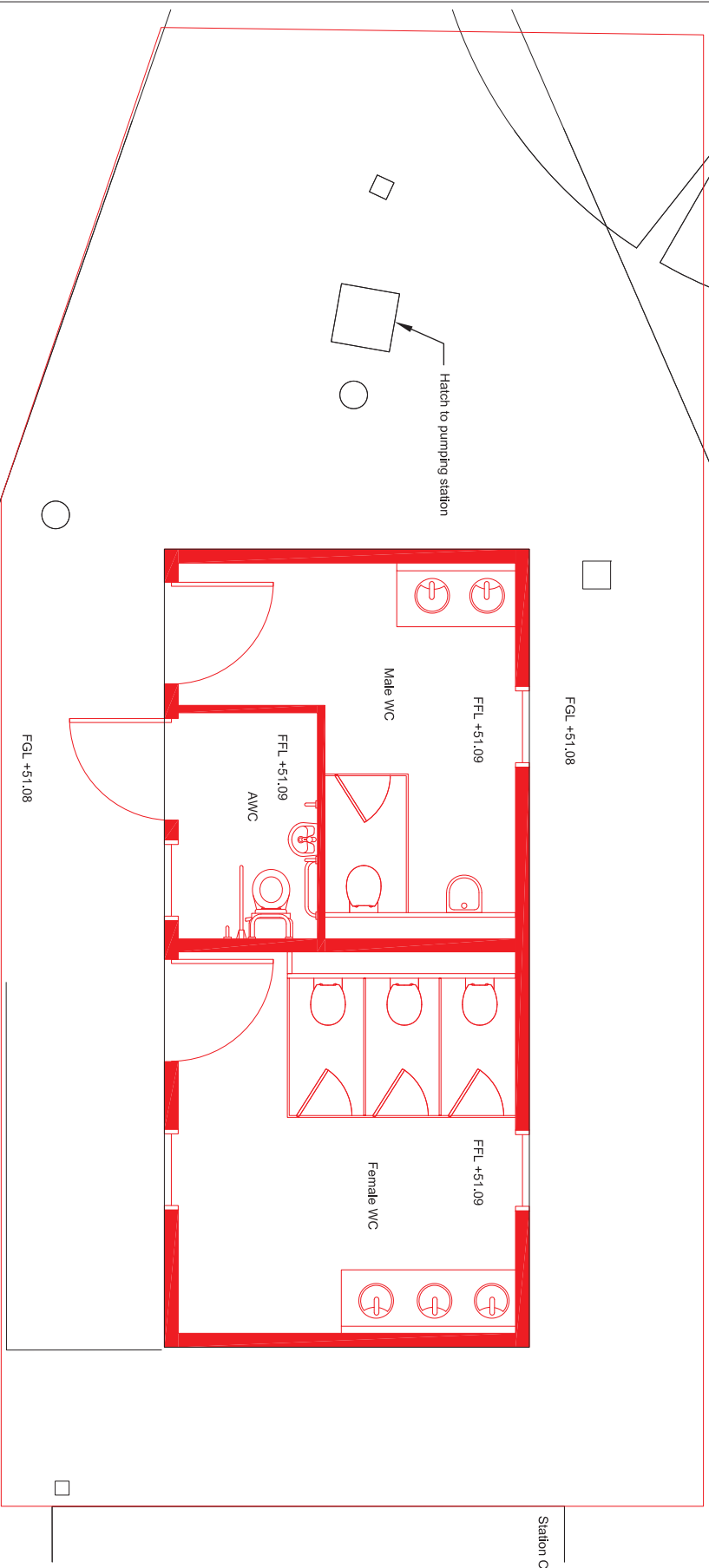
Replacement of existing 2 x single storey toilet facilities buildings at Willow Lawn and Woody Bay with 2 x single storey toilet and changing facilities buildings, and associated works and landscaping.

LBH Ref Nos:

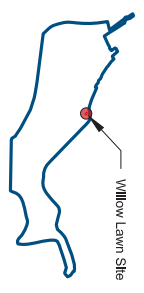
78998/APP/2024/2281

Rev	Date	By	Check	Appr	Description
A	21/06/2024	LH	AM	GD	Issued for planning
B	14/07/2025	ML	LH	GD	Issued for response to planning comments

- Site boundary
- Existing building elements proposed to be demolished



Station Cafe



WILLOW LAWN
 Station Cafe, Willow Lawn
 143 Willow Lawn, Hillingdon, Uxbridge, Middlesex, UB8 3PH

Client:
 Hillingdon Council

Job Title:
 Ruslip Lido

Drawing Title:
 Existing & Demolition Willow Lawn GF Plan

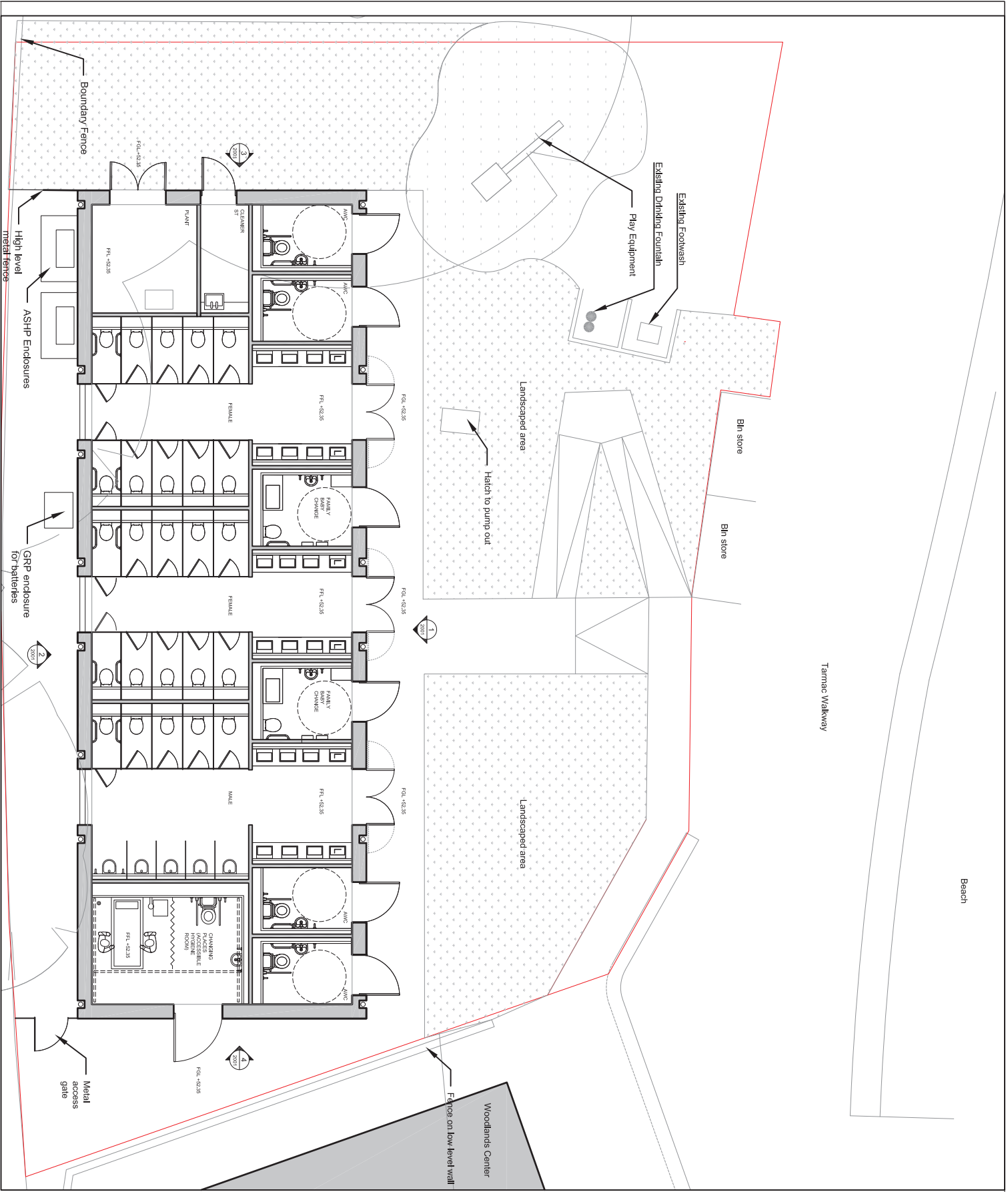
Job/Drawn by/Rev: 1326 P1050 B

Drawn by/Rev: LH AM GD

Checked by/Rev: ML LH GD

Date: 21/06/2024

Scale: 1:50 @ A3



Rev	Date	By	Check	Issue	Description
A	27/08/24	LH	AM	CG	Issued for planning
B	27/08/24	ML	LH	CG	Issued for response to planning comments

— Site boundary



Client:
Hillingdon Council

Job Title:
Ruslip Lido

Drawing Title:
Woody Bay Proposed GF Plan

Scale:
1:1000@A3

Project No: 1326 P1002 B

Client Ref: 1326 P1002 B

Project Name: Ruslip Lido

Project Location: Ruslip Lido

Project Status: Planning

Project Manager: [Name]

Project Engineer: [Name]

Project Designer: [Name]

Project Checker: [Name]

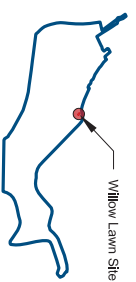
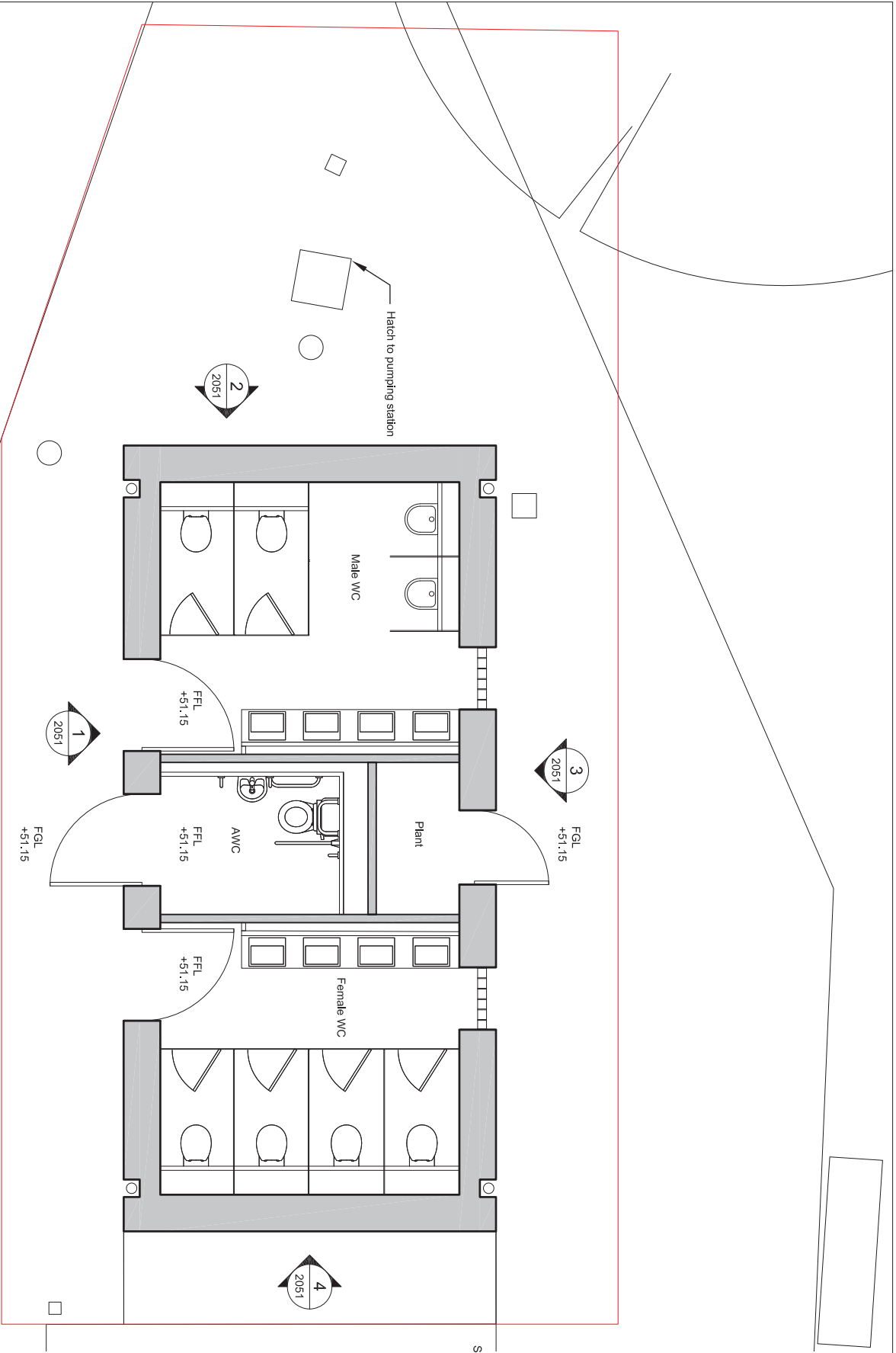
Project Approver: [Name]

Project Date: 27/08/2024

Project Version: 1:1000@A3

Rev	Date	By	Check	Issue	Description
A	21/06/2024	LH	AM	CS	Issued for planning
B	14/07/2025	LH	LH	CS	Issued for response to planning comments

— Site boundary



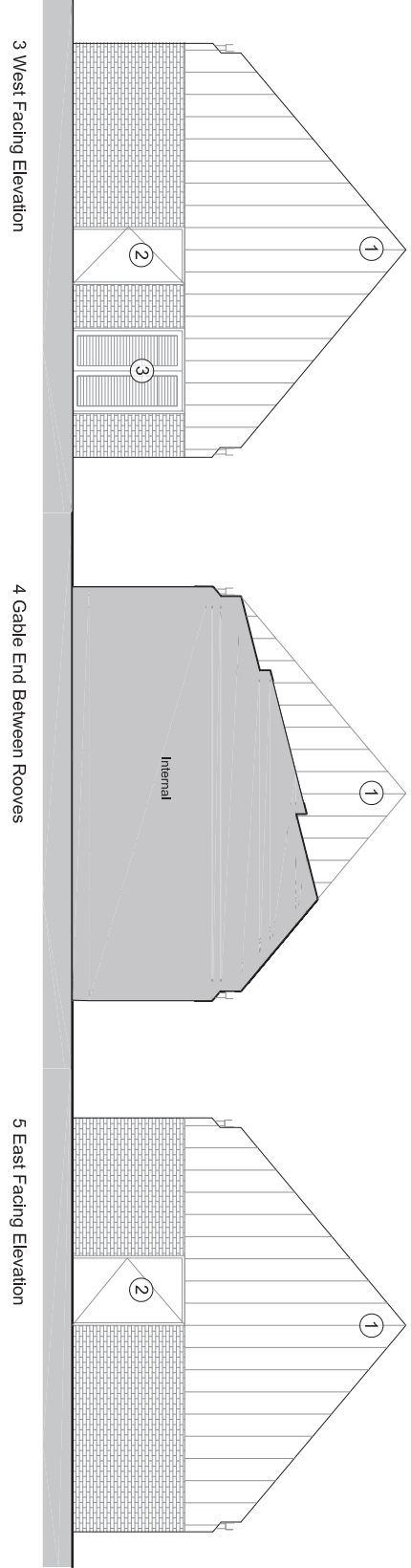
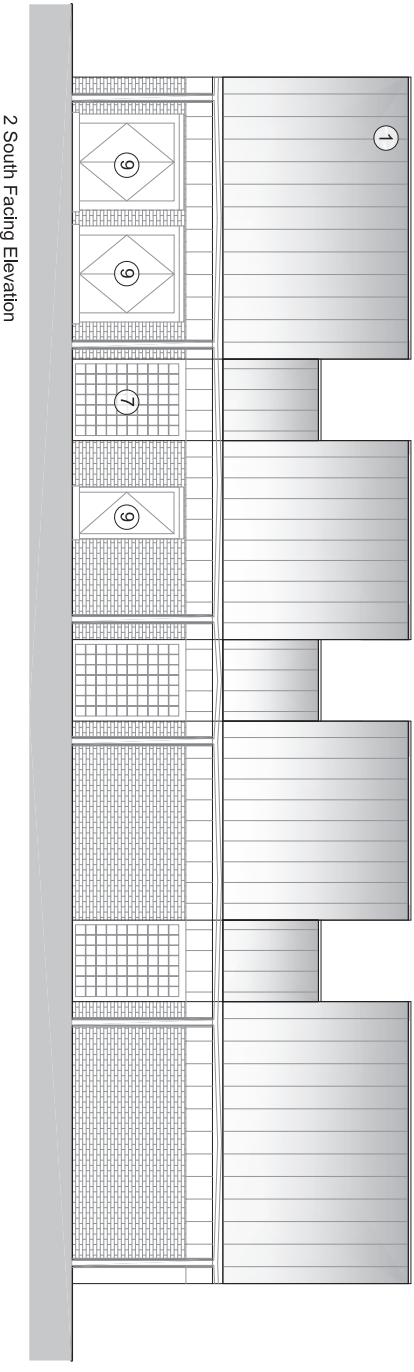
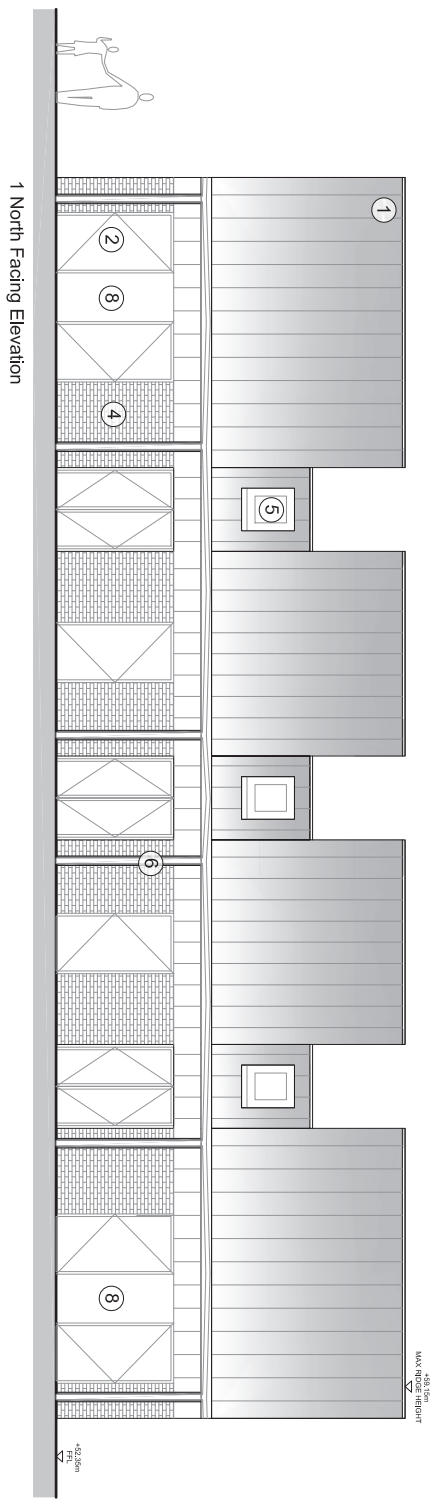
Prepared by: [Name]
Checked by: [Name]
Drawn by: [Name]

Client: Hillingdon Council
Job Title: Ruslip Lido
Drawing Title: Willow Lawn Proposed GF Plan

Job/Project/Rev: 1326 P1051 B
Drawn: [Name]
Checked: [Name]
Date: 21/06/2024
Scale: 1:500 @ A3
Notes: Drawing for Planning. Check all dimensions for 1326 before printing.

Rev	Date	By	Check	Appr	Description
A	21/08/24	LH	AM	CGE	Issued for planning
B	16/01/24	LH	AM	CGE	GRP Enclosure added
C	14/01/25	LH	LH	CGE	Issued for response to planning comments

- Material Key**
- 1 Standing Seam Zinc
 - 2 Steel Doors
 - 3 Louvered Doors
 - 4 Buff Brick
 - 5 Aluminium Rooflight
 - 6 Zinc Gutter and Downpipe
 - 7 Glass Block
 - 8 GRP Aluminium Panel with Signage
 - 9 GRP Enclosure



WOODWARD CLARKE
 4th Floor, 125 Pitt Street
 Sydney, NSW 2000
 Australia
 Tel: +61 (0)2 9230 6000
 Fax: +61 (0)2 9230 6001
 www.woodward-clarke.com.au

Client:
 Hillingdon Council

Job Title:
 Ruslip Lido

Drawing Title:
 Woody Bay Proposed Elevation

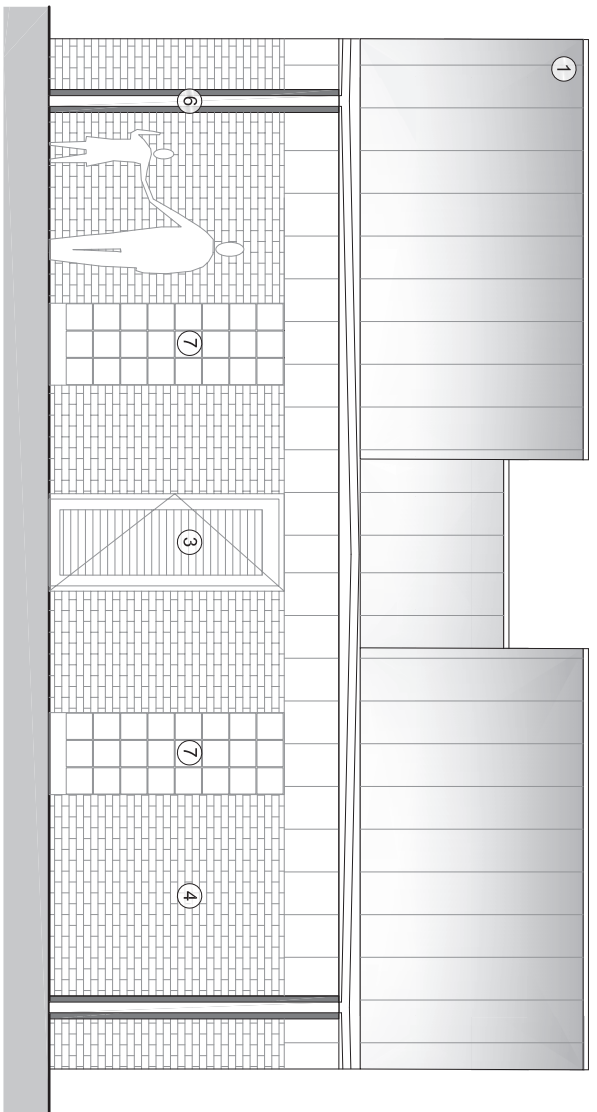
Job/Project/Rev: 1326 P2001 C

Drawn: LH
Checked: AM
Scale: 1:100 @ A3
Date: 21/08/2024
Project: Ruslip Lido
Client: Hillingdon Council
Ref: 1326 P2001 C

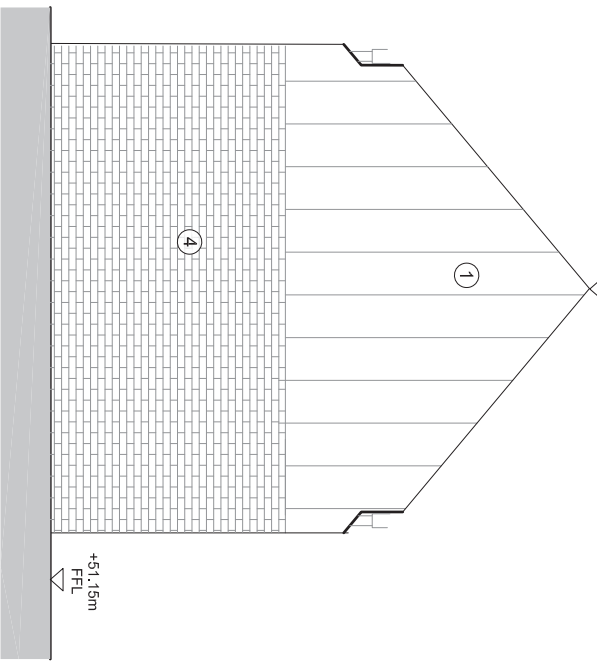
Rev	Date	By	Check	Appr	Description
A	21/06/2024	LH	AM	CG	Issued for planning
B	14/07/2025	ML	LH	CG	Issued for response to planning comments

- Material Key**
- 1 Standing Seam Zinc
 - 2 Steel Doors
 - 3 Louvered Doors
 - 4 Burr Brick
 - 5 Aluminum Roadlight
 - 6 Zinc Gutter and Downpipe
 - 7 Glass Block
 - 8 PPC Aluminum Panel with Storage

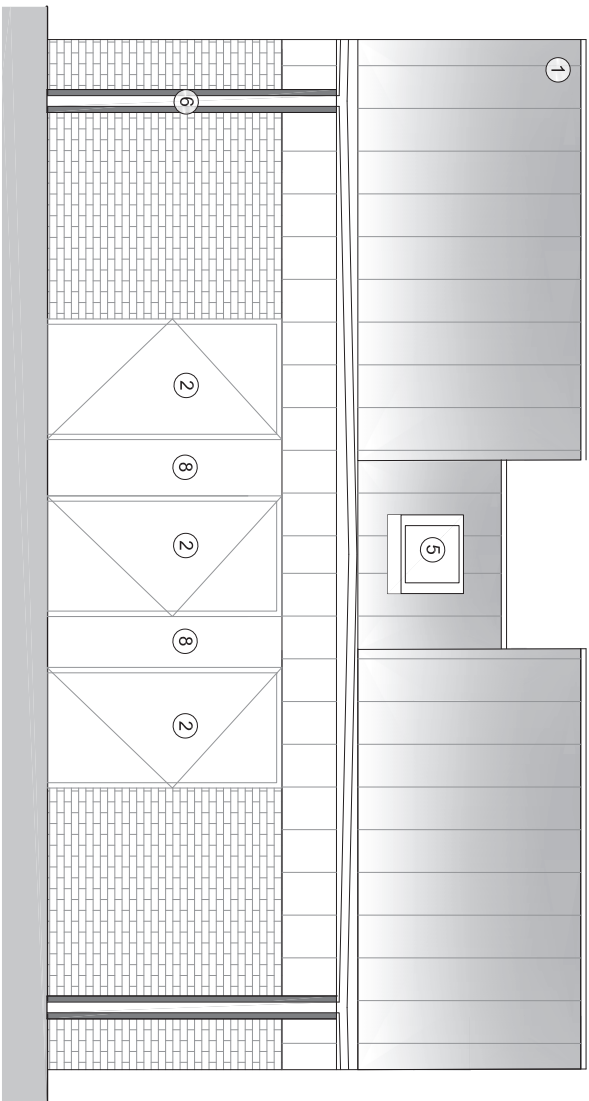
MAX RIDGE HEIGHT
+56.35m



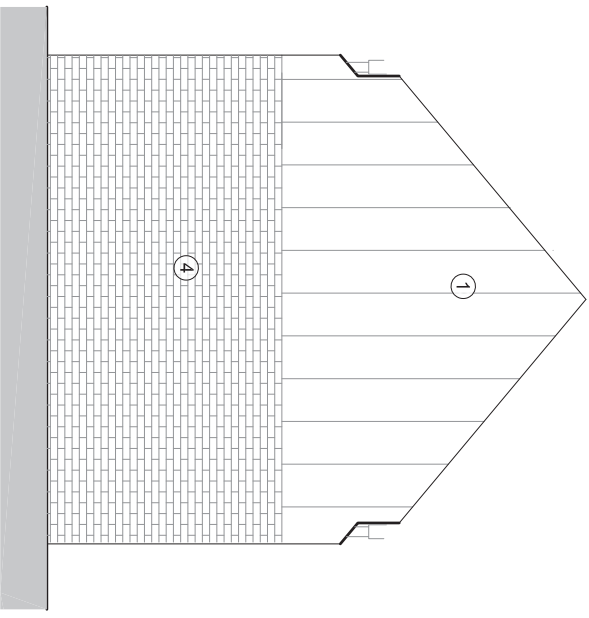
1 West Facing Elevation



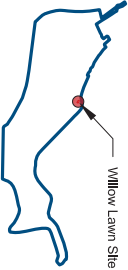
2 South Facing Elevation



3 East Facing Elevation



2 North Facing Elevation



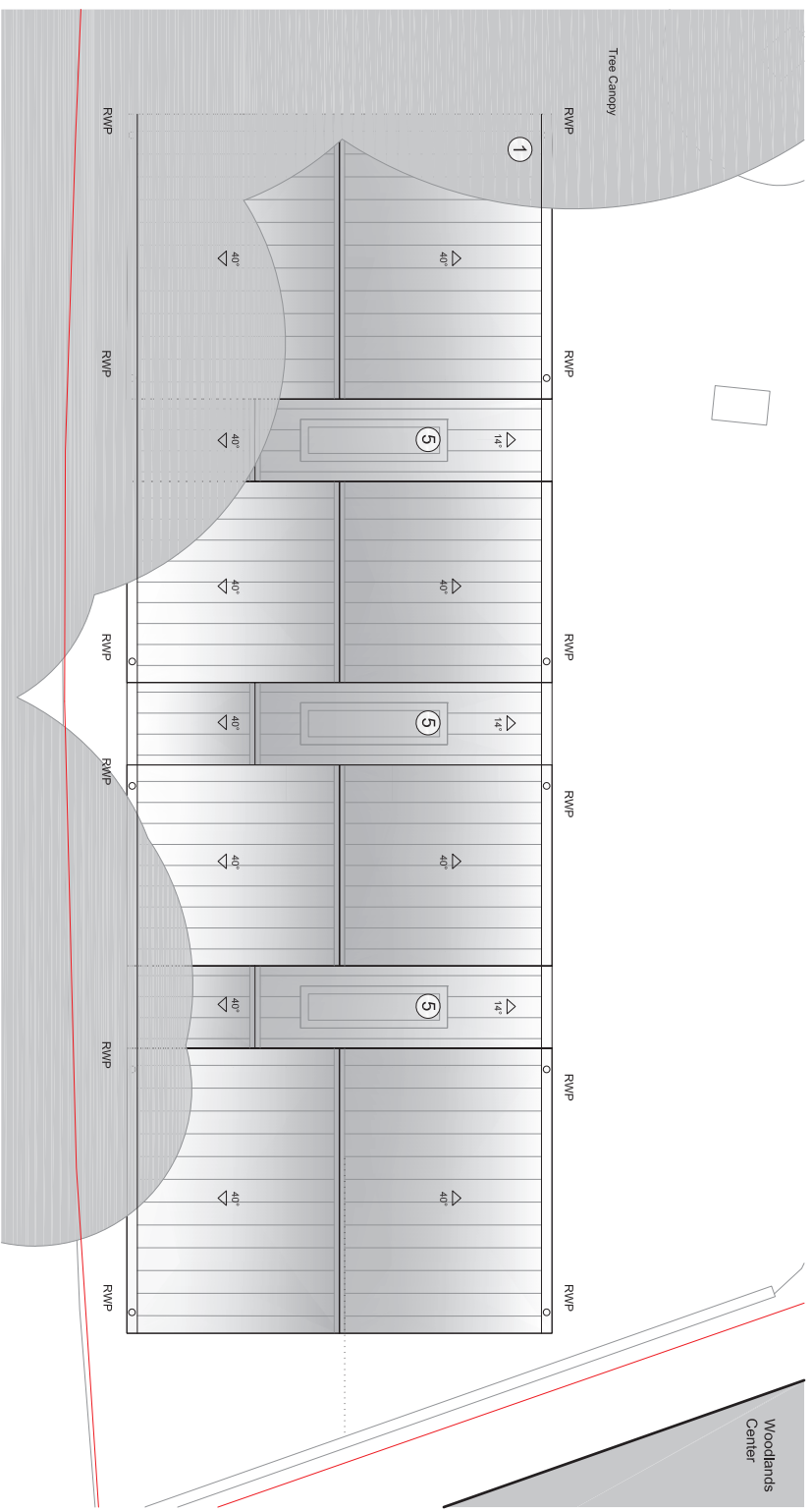
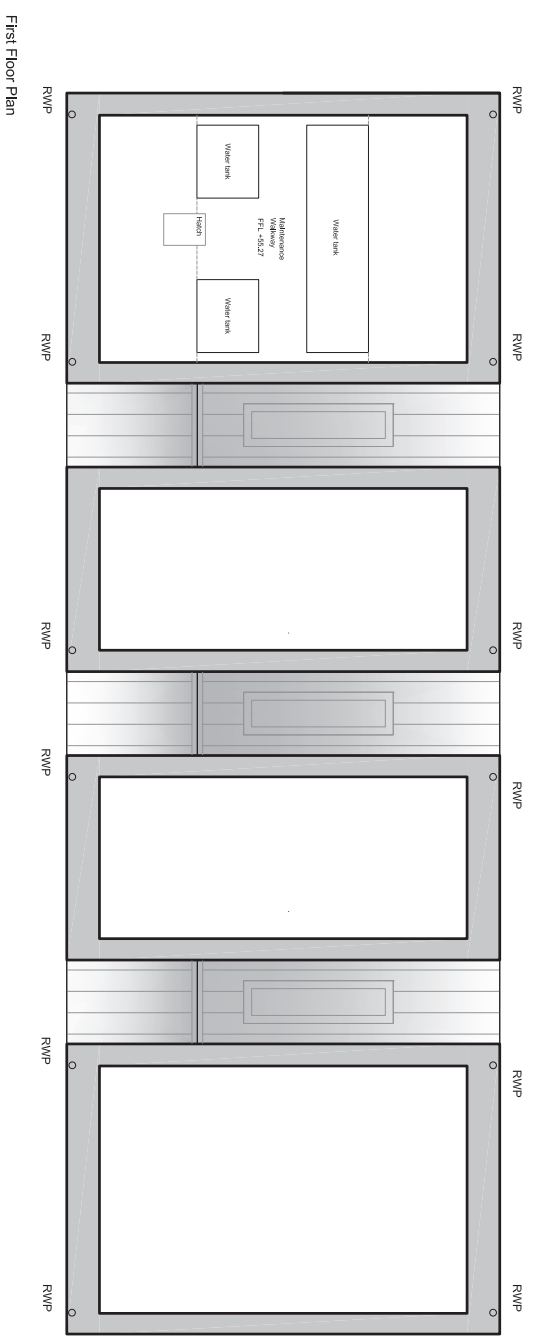
WILLIAMS & PARTNERS
 4th Floor, 75 St Andrew's Place
 Edinburgh, Scotland
 EH1 1AB
 T: +44 (0) 131 222 2222
 F: +44 (0) 131 222 2222
 www.williams-partners.com

Client:
 Hillingdon Council
Job Title:
 Ruslip Lido
Drawing Title:
 Willow Lawn Proposed Elevation

Job/Project/Rev:	1326	P2050	B
Drawn:	CG	CG	CG
Checked:	CG	CG	CG
Scale:	1:200	1:200	1:200
Date:	21/06/2024	21/06/2024	15/07/2025

A	2/10/24	LH	AM	CG	Issued for planning
B	14/01/25	ML	LH	CG	Issued for response to planning comments

- Site boundary
- Material Key
- 1 Standing Seam Zinc
 - 2 Steel Doors
 - 3 Louvered Doors
 - 4 Buff Brick
 - 5 Aluminium Rooflight
 - 6 Zinc Gutter and Downpipe
 - 7 Glass Block
- RWP Rainwater Pipe



Planning & Building
 Planning & Building
 Hillingdon Council
 Hillingdon Centre
 Uxbridge, Middlesex UB8 3PH
 Tel: 01895 838300
 Fax: 01895 838301
 Email: planning@hillingdon.gov.uk

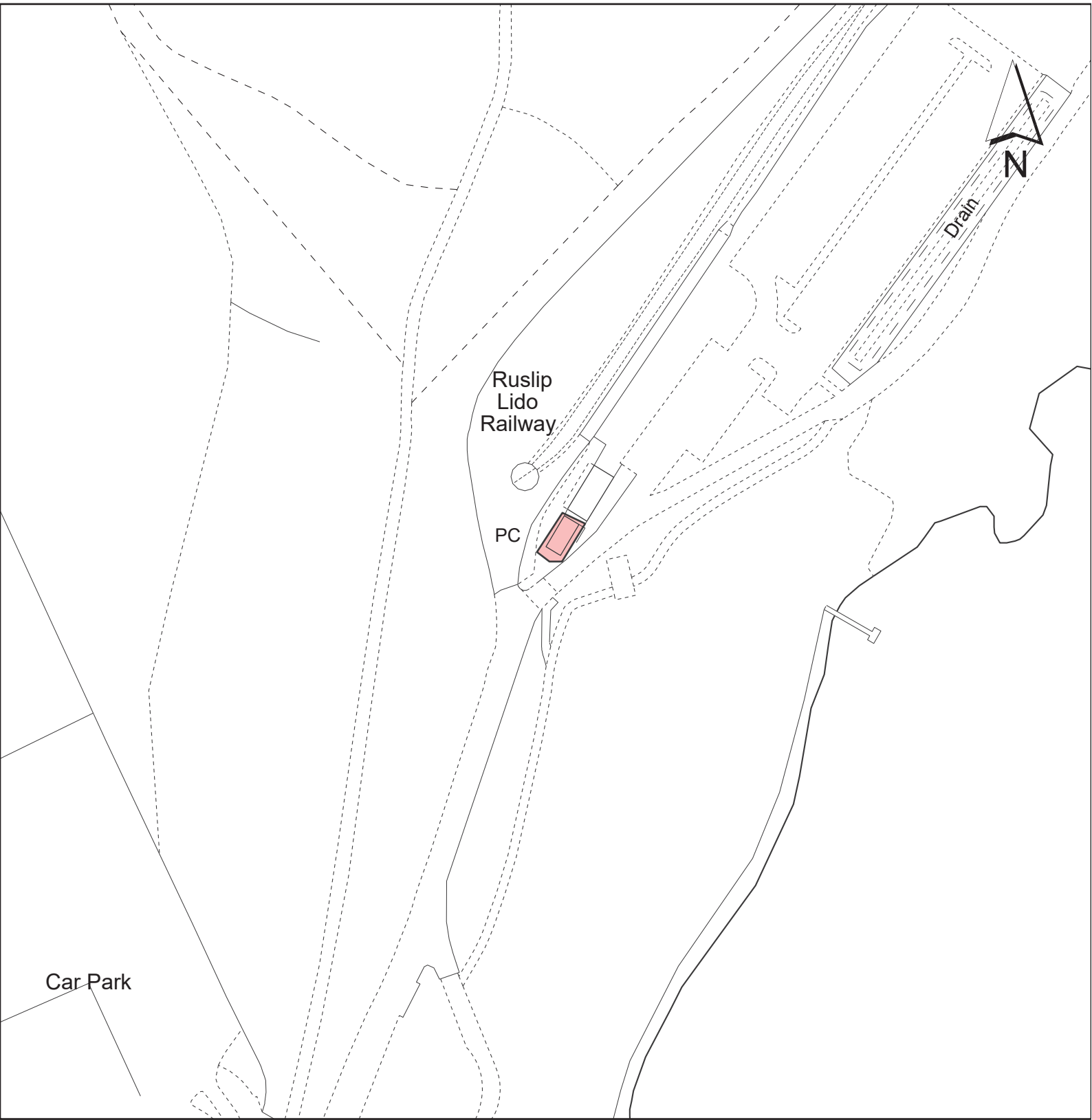
Client:
 Hillingdon Council



Job Title:
 Ruslip Lido

Drawing Title:
 Woody Bay Proposed GF and Roof Plan

Job/Drawings/Rev:
 1326 P1003 B

Drawn: JFR
Checked: LH
Date: 21/08/2024
Scale: 1:100 @ A3
Client Reference: 11/008/A3



KEY :  Site Boundary	ADDRESS : Ruislip Lido, Reservoir Road		LONDON BOROUGH OF HILLINGDON RESIDENTS SERVICES PLANNING SECTION
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PLANNING COMMITTEE : Page 238		DATE : 13/02/2025	



HILLINGDON LONDON

Meeting:	Hillingdon Planning Committee	
Date:	13th February 2025	Time: 7:00pm
Venue:	Committee Room 5, Civic Centre	

ADDENDUM SHEET

Item: 6	Pages: 23-78	Location: 36 Moor Park Road, Northwood
<i>Amendments/Additional Information:</i>		<i>Officer Comments:</i>
<p>Since the publication of the committee report, one additional representation has been received from a neighbouring resident in support of the application. This representation states that they believe the proposed use would benefit from their stable community and believes that “protections are for all, not just some parts of the community”.</p>		<p>This support is noted.</p>
<p>For the avoidance of doubt, representations have been received from the Headmaster at St Martin’s School (dated 20-06-24) and Councillor Richard Lewis (dated 21-11-24 and 04-09-24).</p> <p>Full copies of these responses have been made available separately to members. However, for clarity, these representations are as follows.</p> <p><u>St Martin’s School</u></p> <p>Whilst the school would wish to be supportive of a proposal to provide support for vulnerable children, there are concerns of a safeguarding nature with the proposed property being so close to the school where we care for 400 boys. Therefore, we would welcome the opportunity to engage with the relevant department at Hillingdon council to understand more about the proposal and any safeguarding implication before the planning application is decided.</p>		<p>The safeguarding matter raised by St Martin’s School has been noted and is addressed within the committee report.</p>

Councillor Richard Lewis (21 November 2024):

I completely support my residents in believing that this commercial for-profit activity will necessitate round the clock staff shift patterns, deliveries and visitors and as such is therefore totally unsuitable for this purely residential area.

My original concerns regarding loss of neighbourhood character, anti-social behaviour, crime, noise, disturbance, proximity to St Martins junior school, vehicular trip generation, parking and pollution still remain.

I would ask that my vehement opposition to this application is read out to the planning committee.

Councillor Richard Lewis (4 September 2024)

(originally reported in the addendum report for planning committee on 5 September 2024).

Councillor Lewis' comments are summarised as follows:

a) New Chapters Homes Ltd (Company number 15537503) was incorporated on 03-03-24. Therefore, it is stated that the company "was incorporated solely for this proposed care home and...as a company it totally lacking in history and experience of running childcare homes".

b) The four directors have each been officers in 1-3 companies previously (a total of 8 including New Chapters Homes Ltd). It is asserted that "this does raise some serious questions as to why there are so many companies". Furthermore, it is stated that "of the eight companies only 3 are trading as micro companies, 2 are dormant, including the applicant company and 3 have been struck off the register".

c) It is stated that "this would seem to paint the picture of very unstable business practice, and it would greatly concern me as to whether they can be entrusted with such a challenging responsibility".

d) The Councillor further states that: "I would suggest that having no track record that thorough due diligence needs to be carried out, or in the alternative, that at least the applicant is asked to provide considerably more information, especially in terms of relevant experience, safeguarding of children, control and prevention of anti-social behaviour towards pupils at the neighbouring junior school and the residents of Moor Park Road, as well as business plans. I am not sure whether the latter can be requested for a planning application".

The matters raised by Councillor Lewis in November 2024, are noted and have been addressed in the committee report.

In respect to Councillor Lewis' email from September 2024, these matters are addressed as follows:

Concerning **points (a) – (d)** the incorporation and dissolution of limited companies, the number of companies that officers are appointed to, and associated business activities are not material planning considerations. Therefore, these matters should not be considered when determining a planning application. Accordingly, business plans are not required to support an application for planning permission.

Notwithstanding that this is not a planning consideration, in further response to **point (d)** the submitted Management Plan provides details of the Directors involved in the company. The information demonstrates that there is a notable level of experience and knowledge amongst the four directors who would be responsible for the running of the care home. This provides a level of comfort that the operation of the care home would be managed carefully by people who have significant experience in the sector.

Further to **point (d)**, safety matters related to the proposed Child Care Home are discussed within paras 9.95-9.97 of the main committee report. There is no evidence that associated development would lead to an increase in safety

<p>e) The registered company address nor the site address of New Chapters Homes Ltd is registered with the CQC (Care Quality Commission).</p> <p>f) It is stated that “it may be the case that they are registered with OFSTED as Children Social Care Providers, in which case the applicants should be asked to provide their OFSTED registration details”.</p> <p>g) The Councillor respectfully asks that the committee compare this application to another one at 14 Linksway (ref. 8475/APP/2020/672) which was refused on 22-04-2020.</p> <p>h) The Councillor concludes that “many aspects of this application worry me greatly and I would respectfully ask that the planning committee notes my serious concerns and rejects this application”.</p>	<p>concerns to local children attending the nearby St Martin’s Preparatory School.</p> <p>The applicant has also provided a “Good Neighbouring Policy” document which also includes details of the company’s commitment to maintain harmonious and supportive neighbourhood environments. There is a complaint procedure included which encourages the local community to raise issues with the care home in writing with a response promise within 2 business days.</p> <p>In terms of impact on the local community, there is no evidence that the proposed use would lead to an increase in crime or anti-social behaviour. This is addressed within paras 9.87-9.94 of the committee report. It highlights appeal decision APP/R5510/C/21/3266292 – (31 Frithwood Avenue) within the Northwood area where the Inspectorate found insufficient evidence that ongoing behavioural issues associated with the proposed care home could not be resolved by the carers and there was no evidence the use would lead to anti-social behaviour or crime.</p> <p>With respect to points (e) and (f) whilst also not a material planning consideration, it may be noted that in general terms, the provider can only register the house as a regulated service with Ofsted/CQC once the planning permission is granted. Any grant of planning permission would form part of the application pack to Ofsted/CQC and each property would have its own registration number with Ofsted.</p> <p>The Ofsted assessment would review the suitability of the facility and the company as a childcare provider. Ofsted would examine whether the location is suitable, assess the level of staffing and management (DBS checks); consider whether the care home provides a stable home with local resources whilst minimising risks to children. Ofsted will also visit the premises to ensure it is suitable for</p>
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	<p>operation prior to allowing the home to operate.</p> <p>Again, this would be outside the remit of the planning assessment. Further details on the Ofsted criteria can be found on the following website: Registering children's homes – principles and hints and tips – Ofsted: social care.</p> <p>In respect to point (g) the subject application and that referenced are materially different. The application at 14 Linksway sought a Lawful Development Certificate for a change of use of the existing Dwelling House (Use Class C3) to a Children's Care Home (Use Class C2). This application sought to demonstrate that the proposal was not a material change of use and was therefore 'permitted development' under The Town and Country Planning (General Permitted Development) (England) Order 2015. The certificate of lawfulness was refused because it did involve a material change of use and would therefore require planning permission. The current application under consideration, is seeking planning permission.</p> <p>Point (h) is noted.</p>
<p>Item: 7</p>	<p>Pages: 79-118</p>
<p>Location: 13 Oak Avenue, West Drayton</p>	
<p>Amendments/Additional Information:</p>	<p>Officer Comments:</p>
<p>The Council's Planning Enforcement Team is currently investigating allegations that no. 13 Oak Avenue, West Drayton is in use as a House in Multiple Occupation (HMO), and that development works carried out do not accord with plans approved. Following an inspection carried out on 11/02/25 the Planning Enforcement Team Leader has provided an update on the investigation, which is set out below.</p> <p><u>Update on Planning Enforcement Investigation Provided by Planning Enforcement Team Leader</u></p> <p>'Further site visits have now been undertaken in conjunction with the Private Sector Housing Team.</p> <p>At a previous partially accessed site visit the occupant stated that he lived there as part of an extended family unit consisting of five adults and two children. During this limited</p>	<p>It is noted that the Council's Planning Enforcement Team is currently investigating alleged breaches of planning control at no. 13 Oak Avenue, West Drayton.</p> <p>In light of the findings of the planning enforcement investigation (as summarised by the Planning Enforcement Team Leader in their update), there is ambiguity over whether the use of 13 Oak Avenue may in fact be an HMO, as opposed to a single family dwellinghouse (as purported by the applicant). Furthermore, it is noted that discrepancies have been identified</p>

<p>access visit there were no blatantly obvious signs of sui generis HMO use on site such as locked or numbered bedrooms.</p> <p>Despite this a further arranged visit with full access was undertaken on 11th February 2025. On this occasion there were a number of discrepancies that lead us to believe that the property may be in use as a sui generis HMO. There was a potential of up to 8 bedrooms on site, in contrast to plan layouts as put forward previously, with some rooms being presented as lounge areas in excess of what would be expected for a busy family dwelling.</p> <p>As such, at this time we cannot positively assert that the property at 13 Oak Avenue is in use as a single-family dwelling and believe it more likely to be in use as a sui generis HMO. Whilst the information gathered thus far would be considered more circumstantial than definitive, we do believe that further investigation is required which may ultimately result in enforcement action being taken.</p> <p>With regard to the extension built on site we are aware of discrepancies in the build from that as approved under Ref: 77097/APP/2022/3630 and the side extension which was to be lawfully built in line with Ref: 77097/APP/2023/2640. This matter is subject to further planning enforcement consideration. In Planning Enforcement we are obligated to work within the established national guidelines and policies including the National Planning Policy Framework (Paragraph 60) and Planning Practice Guidance (Ensuring effective enforcement) (http://planningguidance.communities.gov.uk/blog/guidance/ensuring-effective-enforcement/) in order to resolve breaches of planning control. Planning Practice Guidance states explicitly that in deciding, in each case, what is the most appropriate way forward, local planning authorities should usually assess prior to taking action whether the breach causes material harm or adverse impact on the amenity of the site or the surrounding area.</p> <p>As such we will now be contacting the property owners in order to bring about suitable remedy of the built structure concerns prior to any enforcement action being taken where warranted.'</p>	<p>between the as-built extension and previous planning permissions.</p> <p>For the avoidance of doubt, the aforementioned planning enforcement matters are separate and are not material to the determination of planning application 77097/APP/2024/2693. Accordingly, Officers' recommendation to grant planning permission for the two storey, 2-bed attached dwelling with associated cycle storage and amenity space remains as set out within the Committee Report (with the additional conditions as set out below).</p> <p>Regardless of the outcome of the planning application, the Council's Planning Enforcement Team will continue with their investigation at 13 Oak Avenue as reported by the Planning Enforcement Team Leader in his update.</p>
<p><u>Additional Planning Conditions Proposed</u></p> <p>The proposed development includes a first floor bathroom window facing 11 Oak Avenue. The applicant has indicated that it will be obscure glazed. For the avoidance of doubt the following planning condition is recommended:</p> <p><i>The first floor bathroom window shown on Plan No. 1031-13_Rev05 Rev 06 shall be glazed with permanently obscured glass to at least scale 4 on the Pilkington scale and be non-</i></p>	

<p>opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.</p> <p>REASON To prevent overlooking to adjoining properties in accordance with policy DHMB 11 of the Hillingdon Local Plan Part 2 (2020).</p> <p>The following planning condition is recommended to remove permitted development rights for the conversion of the proposed new dwelling to a small HMO (use Class C4) in the future, without planning permission:</p> <p><i>Notwithstanding the provisions of Part 3, Schedule 2 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), the dwelling hereby permitted shall only be used as a dwellinghouse (Class C3), and shall not be used as a house in multiple occupation (HMO) (Class C4).</i></p> <p>REASON To ensure that the development is occupied in accordance with the submitted plans and to protect the residential amenities of adjoining properties in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).</p>	
<p>Item: 8</p>	<p>Pages: 119-156</p>
<p>Amendments/Additional Information:</p>	<p>Location: Ruislip Lido</p>
<p>N/A</p>	<p>Officer Comments:</p> <p>N/A</p>