

Report of the Head of Planning & Enforcement Services

Address LAND FORMING PART OF 66 LONG LANE ICKENHAM

Development: Two storey 5-bed detached dwelling with habitable roofspace, associated parking and amenity space, involving installation of vehicular crossover

LBH Ref Nos: 49805/APP/2011/1811

Drawing Nos: 06/2405/104 Rev. A
Tree Survey
Design and Access Statement
06/2405/103
06/2405/102
Location Plan to Scale 1:1250
06/2405/101 Rev. B
06/2405/100 Rev. B

Date Plans Received:	22/07/2011	Date(s) of Amendment(s):	26/07/2011
Date Application Valid:	10/08/2011		02/08/2011
			10/08/2011
			01/10/2011
			05/10/2011

1. SUMMARY

Planning permission is sought for the erection of a two storey building with habitable accommodation in the roof space, comprising 1 x 5-bedroom dwelling, together with parking to the front, access drive and associated landscaping.

It is considered that the overall layout, density and design would result in a form of development which would harmonise with the surrounding area and would not be detrimental to the character and appearance of the Ickenham Village Conservation Area.

The proposal would not detract from the amenities of adjoining occupiers and would provide a satisfactory standard of accommodation for future occupiers.

2. RECOMMENDATION

APPROVAL subject to the following:

1 T8 Time Limit - full planning application 3 years

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 M1 Details/Samples to be Submitted

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

REASON

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

3 MRD4 Single Dwellings Occupation

The development hereby approved shall not be sub-divided to form additional dwelling units or used in multiple occupation without a further express permission from the Local Planning Authority.

REASON

To ensure that the premises remain as a single dwelling until such time as the Local Planning Authority may be satisfied that conversion would be in accordance with Policy H7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 OM1 Development in accordance with Approved Plans

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

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policy BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

5 RPD1 No Additional Windows or Doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 64 and 66 Long Lane.

REASON

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

6 RPD2 Obscured Glazing and Non-Opening Windows (a)

The window(s) facing 64 and 66 Long Lane shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

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

7 RPD5 Restrictions on Erection of Extensions and Outbuildings

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extension to any dwellinghouse(s) nor any garage(s), shed(s) or other outbuilding(s) shall be erected without the grant of further specific permission from the Local Planning Authority.

REASON

So that the Local Planning Authority can ensure that any such development would not

result in a significant loss of residential amenity in accordance with policy BE21 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

8 RPD6 Fences, Gates, Walls

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no fences, gates or walls shall be erected other than those expressly authorised by this permission.

REASON

To protect the open-plan character of the estate in accordance with policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

9 RPD9 Enlargement to Houses - Roof Additions/Alterations

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no addition to or enlargement of the roof of any dwellinghouse shall be constructed.

REASON

To preserve the character and appearance of the development and protect the visual amenity of the area and to ensure that any additions to the roof are in accordance with policy BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

10 MRD8 Education Contributions

Before the development hereby permitted is commenced, a scheme shall be submitted to, and approved in writing by the Local Planning Authority detailing how additional or improved educational facilities will be provided within a 3 miles radius of the site to accommodate the nursery, primary and secondary school child yield arising from the proposed development. This shall include a timescale for the provision of the additional/improved facilities. The approved means and timescale of accommodating the child yield arising from the development shall then be implemented in accordance with the agreed scheme.

REASON

To ensure the development provides an appropriate contribution to educational facilities within the surrounding area, arising from the proposed development, in accordance with Policy R17 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and the Council's Supplementary Planning Guidance on Educational Facilities.

11 TL1 Existing Trees - Survey

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

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

areas/crown spread of trees and other vegetation to be retained during construction work.

REASON

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

12 TL2 Trees to be retained

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

If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place 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 3998 (1989) 'Recommendations for Tree Work' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

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

13 TL21 Tree Protection, Building & Demolition Method Statement

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

REASON

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

14 TL3 Protection of trees during site clearance and development

Prior to the commencement of any site clearance or construction work, detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local

Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres. The fencing shall be retained in position until development is completed. The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

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

REASON

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

15 TL5 Landscaping Scheme - (full apps where details are reserved)

No development shall take place until a landscape scheme providing full details of hard and soft landscaping works has been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. The scheme shall include: -

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

The scheme shall also include details of the following: -

- Proposed finishing levels or contours,
- Means of enclosure,
- Car parking layouts,
- Other vehicle and pedestrian access and circulation areas,
- Hard surfacing materials proposed,
- Minor artefacts and structures (such as play equipment, furniture, refuse storage, signs, or lighting),
- Existing and proposed functional services above and below ground (e.g. drainage, power cables or communications equipment, indicating lines, manholes or associated structures).

REASON

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

16 TL6 Landscaping Scheme - implementation

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

Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

Any tree, shrub or area of turfing or seeding shown on the approved landscaping scheme which within a period of 5 years from the completion of development dies, is removed or in the opinion of the Local Planning Authority becomes seriously damaged or diseased shall be replaced in the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority in the next planting season with another such tree, shrub or area of turfing or seeding of similar size and species unless the Local Planning Authority first gives written consent to any variation.

REASON

To ensure that the landscaped areas are laid out and retained in accordance with the approved plans in order to preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

17 TL7 Maintenance of Landscaped Areas

No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the arrangements for its implementation. Maintenance shall be carried out in accordance with the approved schedule.

REASON

To ensure that the approved landscaping is properly maintained in accordance with policy BE38 of the Hillingdon Unitary Development Plan (September 2007).

18 SUS4 Code for Sustainable Homes details

No development shall take place until an initial design stage assessment by an accredited assessor for the Code for Sustainable Homes and an accompanying interim certificate stating that each dwelling has been designed to achieve level 3 of the Code has been submitted to, and approved in writing, by the local planning authority. No dwelling shall be occupied until it has been issued with a final Code certificate of compliance.

REASON

To ensure that the objectives of sustainable development identified in Policy 5.3 of the London Plan (2011).

19 DIS5 Design to Lifetime Homes Standards & Wheelchair Standards

The residential unit hereby approved shall be built in accordance with 'Lifetime Homes' Standards as set out in the Council's Supplementary Planning Document 'Accessible Hillingdon'.

REASON

To ensure that sufficient housing stock is provided to meet the needs of disabled and elderly people in accordance with London Plan (2011) Policy 3.5.

20 SUS5 Sustainable Urban Drainage

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

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

REASON

To ensure that surface water run off is handled as close to its source as possible in compliance with policy 4A.14 of the London Plan (February 2008) /if appropriate/ and to ensure the development does not increase the risk of flooding contrary to Policy OE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), policy 5.3 of the London Plan (2011) and PPS25.

21 H11A Visibility Splays

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

REASON

To ensure that pedestrian and vehicular safety is not prejudiced, in accordance with Policy AM7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

22 H3 Vehicular access - construction

The hardstanding area shall not be used until the means of vehicular access has been constructed in accordance with the details first submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure the provision of a safe and convenient access for vehicular traffic, prior to occupation in accordance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

23 OM19 Construction Management Plan

Prior to development commencing, the applicant shall submit a demolition and construction management plan to the Local Planning Authority for its approval. The plan shall detail:

- (i) The phasing of development works
- (ii) The hours during which development works will occur (please refer to informative I15 for maximum permitted working hours).
- (iii) A programme to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed safely and intact for later re-use or processing.
- (iv) Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities).
- (v) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures to reduce the numbers of construction vehicles accessing the site during peak hours).
- (vi) Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process.
- (vii) The storage of demolition/construction materials on site.

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

REASON

To safeguard the amenity of surrounding areas in accordance with Policy OE1 of the Hillingdon Unitary Development Plan (Saved Policies 2007).

24 OM2 Levels

No development shall take place until plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and known datum point. Thereafter the development shall not be carried out other than in accordance with the approved details.

REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
LPP 3.3	(2011) Increasing housing supply
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice

LPP 5.1	(2011) Climate Change Mitigation
LPP 5.13	(2011) Sustainable drainage
LPP 5.15	(2011) Water use and supplies
LPP 5.18	(2011) Construction, excavation and demolition waste
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.7	(2011) Renewable energy
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

3 I1 Building to Approved Drawing

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

4 I15 Control of Environmental Nuisance from Construction Work

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

A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank and Public Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

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

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

5 I18 Storage and Collection of Refuse

The Council's Waste Service should be consulted about refuse storage and collection arrangements. Details of proposals should be included on submitted plans.

For further information and advice, contact - the Waste Service Manager, Central Depot - Block A, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB8 3EU (Tel. 01895 277505 / 506).

6 12 **Encroachment**

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

7 121 **Street Naming and Numbering**

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

8 13 **Building Regulations - Demolition and Building Works**

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

9 143 **Keeping Highways and Pavements free from mud etc**

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

10 15 **Party Walls**

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

carry out work to an existing party wall;

build on the boundary with a neighbouring property;

in some circumstances, carry out groundworks within 6 metres of an adjoining building.

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

11 16 **Property Rights/Rights of Light**

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

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With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

With regard to water supply, this comes within the area covered by the Veolia Water Company. For your information the address to write to is - Veolia Water Company The Hub, Tamblin Way, Hatfield, Herts, AL10 9EZ - Tel - 0845 782 3333.

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The applicant is advised to contact the Councils Highways Team in respect of the construction of the vehicle crossover. It is contrary to section 163 of the Highways Act 1980 for surface water from private land to drain onto the highway or discharge into the highway drainage system.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the west side of Long Lane and comprises a large attractive vernacular style house with tile hanging and mock timber, set in a very spacious plot, and fronted by tall dense hedges and trees. A detached garage and side garden lie to the north. To the north of the application site lies 64 Long Lane, a two storey detached house with a single storey side extension and detached outbuildings along the side boundary with the application site, and to the south lies 35-45 Long Lane, a purpose built residential apartment block. The street scene is characterised by generous plots with mature planting and trees in front gardens and these provide a buffer from the main road.

The application site lies within the Ickenham Village Conservation Area, as identified in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007). The application site is also covered by TPO 5.

3.2 Proposed Scheme

Planning permission is sought for the erection of a two storey detached house on land to the north of 66 Long Lane, involving demolition of the detached garage. The application site measures 10.5m wide and 47.5m deep.

The proposed house would be set back some 19m from the road and would be in line with the front gable projection of 66 Long Lane. The proposed house would measure 7.5m wide and 12.1m deep at ground floor level and 11.1m deep at first floor level and would be 5.5m high at eaves level and finished with a hipped, ridged roof 9.2m high. A dormer window would be situated within the rear roof slope set down 1.3m from the ridge and set in 0.9m from the eaves. This box style dormer would measure 1.3m high by 1.4m wide with a depth out of 1.3m.

A front projection is proposed incorporating an integral garage, set flush with the southern flank wall, measuring 3.5m wide, 1m deep and finished with a hipped roof set 1.9m below the roof ridge. The proposed single storey rear extension would be finished with a monopitched hip end roof measuring 2.5m high at eaves level and 3.5m high at its highest point. Casement windows are proposed on the elevations. At front, the existing driveway and crossover would be utilised for the new house.

3.3 Relevant Planning History

39319/APP/2005/11 66 Long Lane Ickenham

ERECTION OF 6, TWO-BEDROOM FLATS AND 2, FOUR-BEDROOM HOUSES WITH GARAGES AND PARKING COURTYARD (INVOLVING DEMOLITION OF EXISTING HOUSE AND GARAGE)

Decision: 31-01-2005 Refused **Appeal:** 30-01-2006 Dismissed

39319/APP/2005/13 66 Long Lane Ickenham

DEMOLITION OF EXISTING HOUSE AND GARAGE (IN CONNECTION WITH PROPOSAL TO REDEVELOP SITE FOR 6, TWO-BEDROOM FLATS, AND 2, FOUR-BEDROOM HOUSES WITH GARAGES AND PARKING COURTYARD) (APPLICATION FOR CONSERVATION AREA CONSENT)

Decision: 31-01-2005 Refused **Appeal:** 30-01-2006 Dismissed

39319/APP/2007/171 66 Long Lane Ickenham

ERECTION OF A TWO STOREY BUILDING WITH HABITABLE ACCOMMODATION IN THE ROOFSPACE CONTAINING 7 TWO-BEDROOM FLATS, INCORPORATING 3 REAR DORMERS, ASSOCIATED PARKING AND LANDSCAPING AND WIDENING OF THE EXISTING VEHICULAR CROSSOVER (INVOLVING DEMOLITION OF THE EXISTING DWELLING).

Decision: 10-12-2007 Approved

39319/APP/2007/615 66 Long Lane Ickenham

DEMOLITION OF EXISTING HOUSE AND GARAGE (IN CONNECTION WITH PROPOSAL TO REDEVELOP SITE FOR 7 TWO-BEDROOM FLATS) (APPLICATION FOR CONSERVATION AREA CONSENT).

Decision: 10-12-2007 Approved

39319/APP/2010/1601 66 Long Lane Ickenham

Erection of two storey building with habitable accommodation in the roof space, containing 7 two bedroom flats (amendment to previously approved scheme 39319/APP/2007/171 dated 10-12-2007 to include 2 new rear dormers)(INVOLVING DEMOLITION OF THE EXISTING DWELLING).

Decision: 08-10-2010 Approved

39319/APP/2010/1602 66 Long Lane Ickenham

Demolition of existing house and garage (in connection with proposal to redevelop site for 7 x 2-

bedroom flats) (Application for Conservation Area Consent)

Decision: 08-10-2010 Approved

49805/95/0382 Forming Part Of 66 Long Lane Ickenham
Erection of a detached house with integral garage

Decision: 26-10-1995 Refused

49805/A/96/0601 Forming Part Of 66 Long Lane Ickenham
Erection of a coach house style detached house with integral garage

Decision: 21-08-1996 Refused **Appeal:** 29-05-1997 Dismissed

49805/APP/2011/44 Forming Part Of 66 Long Lane Ickenham
Erection of a five-bedroom, two storey detached dwelling with habitable roofspace, integral garage to side and associated parking and amenity space.

Decision: 07-04-2011 Refused

Comment on Relevant Planning History

The site contains several previous planning applications for the erection of a two storey dwelling. The most recent planning application 49805/APP/2011/44 was refused by the North Committee in April this year for the following reasons:

1.The proposed detached house, by reason of its overall size and width in relation to the existing houses in the street, would be out of keeping with the character and appearance of the street scene and the local context of the area. It would fail to retain a sufficient gap between it and the side boundary with 66 Long Lane and as such would appear cramped in the street scene, to the detriment of the character and appearance of the Ickenham Village Conservation Area, contrary to policies BE4, BE13, BE19 and BE22 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and the Supplementary Planning Document HDAS: Residential Layouts.

2.The proposed detached house, by reason of its overall design and appearance in particular, its roof form, incorporating a gable end half hip roof at rear, and an overly large side dormer window, would represent an incongruous and visually intrusive form of development which would be detrimental to the visual amenities of the street scene and the surrounding area generally and the character and appearance of the Ickenham Village Conservation Area, contrary to policies BE4, BE13 and BE19 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and the Supplementary Planning Document HDAS: Residential Layouts.

3. The proposed detached house, by reason of its proximity and excessive projection would result in an overdominant/visually obtrusive form of development in relation to 66 Long Lane. It would constitute an un-neighbourly form of development, resulting in a material loss of residential amenity. The proposal is therefore contrary to Policies BE19 and BE21 of the adopted Hillingdon Unitary Development Plan (Saved Policies 2007) and

the Supplementary Planning Document HDAS: Residential Layouts.

4. The proposal due to the downstairs toilet not being wheelchair accessible and the door widths being less than 900mm wide, fails to meet the requirements of lifetime homes and is thus contrary to London Plan policies 3A.5 and 4B.5 and to the adopted Supplementary Planning Document Hillingdon Design & Accessibility Statement: Accessible Hillingdon.

5. The site is located within the Ickenham Village Conservation Area and there is a Holly tree at the front of the site, which is protected by TPO 5 (Group G3) and is part of a feature of merit that makes a positive contribution to the character and appearance of the street scene and the Ickenham Village Conservation Area. The proposal results in the loss of the protected Holly, which would be detrimental to the character and visual amenities of the street scene and the Ickenham Village Conservation Area, contrary to policies BE4, BE13 and BE38 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

6. The development is likely to give rise to a significant number of children of school age that would require additional educational provisions, due to the shortfall of places in schools serving the Ickenham area. Given that a legal agreement or unilateral undertaking has not been offered to address this issue, the proposal is considered to be contrary to Policy R17 of the Adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and the Council's Planning Obligations, Supplementary Planning Document (July 2008).

The current application has been amended aiming to address these refusal reasons. The following amendments have taken place from the previous scheme:

1. The width and depth of the dwelling has been reduced to 7.5m and 11.1m from 8m and 11.7m respectively.
2. There is now 1m gap between the neighbouring property at No.66 Long Lane.
3. The depth of the extension beyond the rear wall of No.66 Long Lane has been reduced to 3m at 1st floor level and 4m and ground level. Under the previous application, this depth was 6m ground floor and 5m first floor.
4. The previous side dormer projecting onto the flank of No.66 has been omitted.
5. The half gable end half-hipped roof to the rear has been replaced by a fully hipped roof.
6. A smaller rear dormer has been inserted into the rear roof slope.
7. The protected Holly Tree to the front is to be retained and remain protected.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

- | | |
|------|--|
| BE4 | New development within or on the fringes of conservation areas |
| BE13 | New development must harmonise with the existing street scene. |
| BE15 | Alterations and extensions to existing buildings |

BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
LPP 3.3	(2011) Increasing housing supply
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 5.1	(2011) Climate Change Mitigation
LPP 5.13	(2011) Sustainable drainage
LPP 5.15	(2011) Water use and supplies
LPP 5.18	(2011) Construction, excavation and demolition waste
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.7	(2011) Renewable energy
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **14th September 2011**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

94 adjoining owner/occupiers and the Ickenham Residents Association (x2) have been consulted on the 12/08/2011. 4 letters of objection and 1 letter raising no objection have been received making the following comments:

(i) The proposed house shows no significant alterations from the previous refused schemes and continues to be an overdevelopment of the site;

- (ii) It would appear out of character with other houses in the street;
- (iii) The proposal would lead to an overdominant form of development;
- (iii) The proposal would not be in keeping in terms of its size, appearance and spacing in the road and therefore would be detrimental to the character and appearance of the Ickenham Village;
- (iv) The proposal would include a large hallway window on the flank that would overlook the neighbouring property;
- (v) The plans for the integral garage show a different internal layout.

ICKENHAM CONSERVATION PANEL:

Despite removal of the side dormer this remains a very objectionable scheme. The panel consider this to be a gross overdevelopment of an artificially created infill site which is unsuitable for separation in this manner. What's proposed is out of character and detrimental to the neighbouring occupiers and its conservation area setting.

WARD COUNCILLOR:

Requests that this application is reported to the planning committee for determination.

THAMES WATER:

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

Internal Consultees

CONSERVATION OFFICER:

There has been a long history on this site, the side garden of No. 66 Long Lane. Recently, an application for a new house was refused. The design of the house has been amended and is now considered to be appropriate to its Conservation Area setting. There are concerns about the front garden treatment, in terms of materials, access and boundaries, as the current verdant appearance of No. 66 contributes considerably to the special character of this part of the Conservation Area. In the circumstances it is considered that all paving, planting and boundary treatment should be subject to sample materials and detailed drawings as a condition of approval.

RECOMMENDATIONS: Acceptable, conditions required for front garden and boundary treatment

TREES/LANDSCAPE OFFICER:

There are several trees on/close to the site, which are subject to TPO 5 or protected by virtue of their location in the Ickenham Village Conservation Area, and hedges at the front of the site. The mature Horse Chestnut and the Holly at the front of the site within the group G3 on TPO 5 (trees 52 and 53 on the tree survey) have high and moderate amenity values respectively and are features of merit that should be retained as part of any development of this site. The only other 'tree' on the site is a mature Laurel (tree 50), which is not subject to TPO 5 and has a low amenity

value, and so does not constrain the development of the site.

The scheme makes provision for the retention of the mature Horse Chestnut (tree 53), but not for the retention of the Holly (tree 52). There is also space for landscaping, including tree planting, on the site. In this case, whilst there is no objection to the removal of the laurel, the layout plan should be amended, so that the driveway remains unchanged (with no path) and to include the retention of the Holly, and to include a note/key to show which the trees and hedges on the site will be retained or removed.

Subject to these key amendments to the plan, and subject to conditions TL1 (services, levels ONLY), TL2, TL3, TL5, TL6, TL7 and TL21, the application is acceptable in terms of Saved Policy BE38 of the UDP.

OFFICER COMMENTS: Amended plans have been received showing the Holly tree to the front to be retained. The Landscape Officer is satisfied with the amended plans subject to the above conditions.

WASTE MANAGEMENT:

Hillingdon is not a wheeled bin borough. Bins or other containment would have to be provided by the developer. The current waste and recycling collection systems are:
Weekly residual (refuse) waste, using sacks purchased by the occupier;
Weekly dry recycling collection, using specially marked sacks provided by the Council;
Fortnightly green garden waste collection, three specially marked reusable bags provided by the Council free of charge. The waste and recycling should be presented near the curtilage of the property on allocated collection days.

ENVIRONMENT PROTECTION UNIT:

No objections, subject to conditions relating to importation of materials and contamination and a site construction informative.

HIGHWAYS:

Proposed land is sited north of the existing five bedroom detached dwelling in Long Lane that is Borough Secondary Distributor Road, and is benefiting from a vehicular access leading into a garage/front garden with ample parking space. Proposal is to construct a two storey 5 bed house by utilising the land situated north side of the existing property and provision of two off street parking spaces involving installation of new cross over as detailed in submitted plan no 06/2405/100, which complies with maximum standards, set out in the annex to saved UDP Policy AM14.

Consequently, no objection is raised subject to the following conditions and informatives being applied:

Conditions

1. The use of the land for vehicle parking shall not be commenced until the area has been laid out, surfaced and drained and shall be permanently maintained and available for the parking of vehicles at all times thereafter to the Authority's satisfaction;
2. The hardstanding area shall not be used until the means of vehicular access has been constructed in accordance with the details first submitted to and approved in writing by the Local Planning Authority;
3. The access for the proposed car parking shall be provided with those parts of 2.4m x 2.4m pedestrian visibility splays which can be accommodated within the site in both directions and shall be maintained free of all obstacles to the visibility between heights of 0.6m and 2.0m above the

level of the adjoining highway.

Informatives

1. The applicant is advised to contact the Council's Highways Team in respect of the construction of the vehicle crossover.
2. It is contrary to section 163 of the Highways Act 1980 for surface water from private land to drain onto the highway or discharge into the highway drainage system.

ACCESS OFFICER:

The revised plans have addressed concerns and the house now meets the Lifetime Homes Standards.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application site lies within an established residential area and the street scene comprises predominantly detached houses. As such, the development of the site for residential is considered to be acceptable.

7.02 Density of the proposed development

The proposed scheme would have a density of 208 habitable rooms per hectare. This is at the middle of the London Plan density range of 150-250 habitable rooms per hectare, based on the site's Public Transport Accessibility Level (PTAL) score of 2. There is therefore no objection to the proposed density of the scheme, subject to compliance with other policies in the Unitary Development Plan Saved Policies September 2007.

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

The impact of the proposed development on the character and appearance of the Ickenham Village Conservation Area is addressed in Section 7.07.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.06 Environmental Impact

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Policy BE13 of the Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene and BE19 states the Local Planning Authority will seek to ensure that new development within residential areas compliments or improves the amenity and character of the area. The adopted Supplementary Planning Document (SPD): Residential Layouts: Section 3.4 states this type of development must seek to enhance the character of the area.

The street scene is characterised by predominantly detached houses within spacious plots with mature planting and trees in the front. The plot widths of the sites in the street are quite generous, ranging in size from 12m to in some cases as much as 20m wide. The majority of the plots opposite the site measure approximately 12m wide, including 59 and 59A Long Lane, which lie directly opposite the application site. The application site with a width of 10.5m is similar in size to these plots and given its set back of 19m from the front boundary and existence of mature protected trees to the front of the site, it is considered that the slightly narrower width of the site would not have an adverse impact on the street scene or the surrounding area.

Furthermore, the revised application would now have a sufficient gap of 1.0m between the proposed house and the side boundary with 64 Long Lane and some 1.5m between the proposed house and the side boundary with 66 Long Lane, both of which comply with policy BE22 of the saved UDP, September 2007. As such, the proposed dwelling would not result in an unacceptable closing of the visually open gap with the neighbouring properties and would therefore maintain the open character and also protect the architectural form of both the original house and the surrounding area.

The Conservation Officer has been consulted on the revised application and has no objections to the proposed footprint. Concerns have been raised regarding the front garden in terms of materials, access and boundaries, as the current verdant appearance of No. 66 contributes considerably to the special character of this part of the Conservation Area. In the circumstances it is considered that all paving, planting and boundary treatment should be subject to sample materials and detailed drawings as a condition of approval.

With regards to the design and appearance of the proposed house, the previous proposed gable end half-hipped roof has been replaced by a fully hipped roof that complements the overall style of architecture in the area. The eaves and roof line would be similar to both adjoining properties and would not detract from the character and appearance of the new house. The previous side dormer has now been omitted, which enhances the overall appearance of the front elevation in between the two adjoining properties. The proposed dormer within the rear roof slope would not appear excessive in size and would be set down from the ridge and set in from the eaves by sufficient distance to enable it to appear subordinate within the roof slope.

Overall, it is considered that the proposed house, by reason of its design and appearance would not have a detrimental impact on the appearance of the street scene and surrounding area and would not be out of character with the Ickenham Village Conservation Area. It would therefore comply with policies BE4, BE13, BE15, BE19 and BE22 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and paragraphs 4.23 and 4.24 of the Hillingdon Design & Accessibility Statement: Residential Layouts.

7.08 Impact on neighbours

Paragraph 4.9 of the Hillingdon Design & Accessibility Statement: Residential Layouts advises that all residential developments and amenity spaces should receive adequate daylight and sunlight and that new development should be designed to minimise the negative impact of overbearing and overshadowing. It goes on to advise that 'where a two storey building abuts a property or its garden, adequate distance should be maintained to overcome possible domination'. Generally, 15m will be the minimum acceptable distance between buildings. Furthermore, and a minimum of 21m overlooking distance should be maintained.

The proposed house would not project beyond the front walls of 64 and 66 Long Lane. The existing side extension and outbuilding at 64 Long Lane, along the side boundary with the new house, would screen the impact of the proposal from that house. Furthermore, the southern flank wall of 64 Long Lane would be some 8m from the flank wall of the proposed house. It is therefore considered that the proposal would not harm the residential amenities of the occupiers of 64 Long Lane through overdominance, visual intrusion and overshadowing. The proposed first floor flank window facing 64 Long Lane can be fitted with obscure glass to prevent overlooking, as it would provide natural light to the hallway.

With regards to 66 Long Lane, the proposed rear building line has been altered from the previous application. The dwelling would now extend 4m at ground floor level and 3m at first floor level, beyond the rear wall of this neighbouring property. A gap of 2.5m between the two flank walls, together with the reduction in the footprint, would reduce the impact on this neighbour's amenity. The proposed dwelling would no longer be visually intrusive or overdominant from the occupiers of No.66 Long Lane property. As 66 Long Lane lies to the south, no overshadowing would result. It is therefore considered that the revised plans address refusal reason 3 of the previous scheme.

As such, the proposal would not represent an unneighbourly form of development and in this respect would be in compliance with policies BE20, BE21 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and paragraphs 4.9 and 4.12 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Layouts. The new windows would provide an adequate outlook and natural light to the rooms they would serve, in accordance with London Plan Policy 4A.3 and BE20 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.09 Living conditions for future occupiers

The internal size of the proposed house would be approximately 195sq.m which would exceed the requirements of paragraph 4.6 of the Hillingdon Design & Accessibility Statement: Residential Layouts for 4 or more bedroom houses, in accordance with policies BE19 and H7 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

With regard to amenity space, some 200sq.m is proposed for the new house and this would meet the recommended standard of 100sq.m for a 4 or more bedroom house as advised at paragraph 4.15 of the Hillingdon Design & Accessibility Statement: Residential Layouts. Therefore, the proposal would comply with policy BE23 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.10 Traffic impact, car/cycle parking, pedestrian safety

The proposed house would not lead to a significant increase in traffic generation given its proposed use and location within a residential area. As such, the proposal would comply with policy AM7 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

The area has a PTAL accessibility rating of 2, which means within a scale of 1 to 6, where 6 is the most accessible, the area has a low accessibility level. Therefore, the Council's maximum parking standard of 2 spaces is required for proposed dwelling.

The proposed integral garage has an internal width that would not meet the Council's standard of 3m. However, the existing driveway can accommodate two off-street parking spaces. As such, it is considered that the proposal would not result in an increase in on-street demand for parking to the detriment of highway and pedestrian safety, in accordance with policies AM7, AM9 and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and paragraphs 4.33 and 4.39 of the Hillingdon Design & Accessibility Statement: Residential Layouts.

7.11 Urban design, access and security

This has been covered in Section 7.07.

7.12 Disabled access

The London Plan Policy 3.5 requires all new housing to be built to 'Lifetime Homes' standards. The Council's HDAS 'Accessible Hillingdon' also requires all new housing to be built to 'Lifetime Homes' standards.

The proposed internal layout has been revised in order to meet these standards. All rooms on the plans indicate that they would meet accessibility widths. The ground floor WC is also accessible to wheelchairs. Therefore, the proposal complies with the 'Lifetime Homes' standards set out in policy 3.5 of the London Plan (2011) as well as the Council's Hillingdon Design & Accessibility Statement: 'Accessible Hillingdon'.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

There is a mature Horse Chestnut and Holly at the front of the site, both of which are considered to have high and moderate amenity values respectively, and are features of merit that make a positive contribution to the character and appearance of the street scene and the Ickenham Village Conservation Area. The only other tree on the site is a mature laurel which is not subject to TPO 5 but is protected under conservation area status. However, this tree is considered to have a low amenity value.

The scheme makes provision for the retention of the mature Horse Chestnut and the Holly tree to the front. This would partially screen the property from the highway and would maintain the character and visual amenities of the street scene and the Ickenham Village Conservation Area. The retention and further landscaping, both soft and hard, can be secured by further conditions, if the scheme is deemed acceptable. The application is thus considered to comply with policies BE4 and BE38 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.15 Sustainable waste management

As the proposal is for a single dwelling, specific conditions requiring the provision of refuse storage facility are not normally attached, particularly given that this borough does not operate a wheeled bin collection system. In this case, the building is set back some 19m from the road frontage and sufficient space is available for the storage of bins within this area.

7.16 Renewable energy / Sustainability

A condition requiring the development to meet Level 3 of the code for sustainable homes is recommended and would meet the sustainability objectives of the development.

7.17 Flooding or Drainage Issues

A condition requiring the provision of sustainable urban drainage and the use of porous materials is recommended. It is therefore considered that the proposal would not lead to any potential flooding issues. Furthermore, the site is not located within a flood zone. The proposal would therefore comply with policy OE8 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

With regards to the design of the house and its impact on the conservation area and its impact on adjoining occupiers, these issues are covered in the main body of the report.

7.20 Planning Obligations

The proposed house would result in a net increase of 6 habitable rooms and therefore would fall within the threshold for seeking a contribution towards school places. The Education Service has confirmed that a sum of £13,728, would be required. The applicant has confirmed that if the application is deemed acceptable, these contributions would be paid in full. Therefore, the proposal would comply with policy R17 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None relevant.

8. Observations of the Borough Solicitor

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

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

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

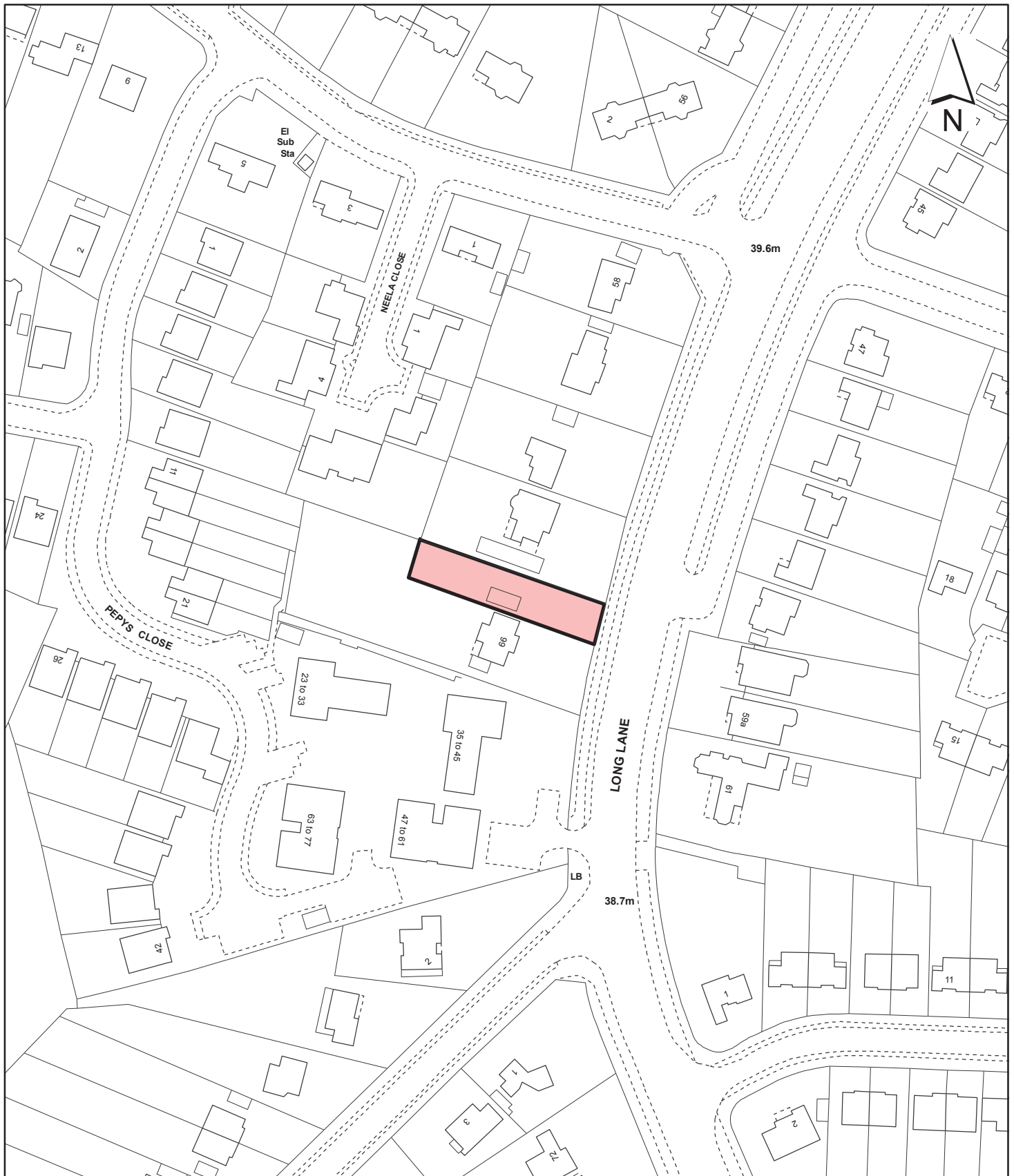
For reasons outlined above and that the proposal would comply with the aforementioned policies of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007), this application is recommended for approval.


11. Reference Documents

The London Plan (2011)
Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007)
Hillingdon Design & Accessibility Statement: Residential Layouts
Hillingdon Design & Accessibility Statement: Accessible Hillingdon

Contact Officer: Eoin Concannon

Telephone No: 01895 250230



<p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).</p> <p>Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2011 Ordnance Survey 100019283</p>	<p>Site Address</p> <p style="text-align: center;">Land forming part of 66 Long Lane Ickenham</p>		<p>LONDON BOROUGH OF HILLINGDON Planning, Environment, Education & Community Services</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>	
	<p>Planning Application Ref:</p> <p style="text-align: center;">49805/APP/2011/1811</p>	<p>Scale</p> <p style="text-align: center;">1:1,250</p>		 HILLINGDON LONDON
	<p>Planning Committee</p> <p style="text-align: center;">North</p>	<p>Date</p> <p style="text-align: center;">October 2011</p>		