

Report of the Head of Planning, Sport and Green Spaces

Address 6 LINKSWAY NORTHWOOD

Development: Two storey, 6-bed, detached dwelling with habitable roofspace, installation of vehicular crossover to front and fence and gate to front involving demolition of existing dwelling

LBH Ref Nos: 5380/APP/2013/2046

Drawing Nos: Code for Sustainable Homes Pre-Assessment
ASW/SK/013/17/2013
Design and Access Statement
GHA/DS/17760:13
Tree Protection Plan
Tree Constraints Plan
5243 Drawing 01
1174/P/1
1174/P/2
1174/P/3
1174/P/4
1174/P/5
1174/P/6
1174/P/7
1174/P/8

Date Plans Received: 19/07/2013 **Date(s) of Amendment(s):**
Date Application Valid: 22/07/2013

1. SUMMARY

This application seeks planning permission to demolish the existing detached two-storey house and erect a replacement and larger detached two storey house with 6 bedroom and erected front entrance gates and railings.

The scheme would be detrimental to the visual amenities of the streetscene and the wider Copsewood Estate Local Area of Special Character by virtue of its design, siting, size and overall bulk; the scheme would not provide an adequate standard of accommodation for future occupiers due to overshadowing of the proposed building by protected trees; the scheme has not provided adequate information to demonstrate that trees covered by a protection order would be protected during construction and once the scheme is implemented; and the applicant has failed to provide sufficient contributions to mitigate the impact on Education in the borough. Therefore, it is recommended that the application be refused.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 **Non Standard reason for refusal**

The proposed house, by reason of its size, scale, bulk, siting, design and appearance would result in an overdevelopment of the site that would fail to satisfactorily integrate into the streetscene and the Copsewood Estate Area of Special Local Character. The proposal is therefore contrary to Policies BE5, BE6, BE13 and BE19 of the Hillingdon

Local Plan: Part One - Strategic Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

2 NON2 Non Standard reason for refusal

The proposed development by reason of its design in respect of its architectural style, detailing would result in an incongruous and intrusive form of development that would be detrimental to the character, appearance and the visual amenities of the street scene and the wider Copsewood Estate Area of Special Local Character. It would therefore be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies 3.5 and 7.4 of the London Plan (2011) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

3 NON2 Non Standard reason for refusal

The proposed metal gates and railings, would by reason of their height and location on the front boundary would result in an overbearing and visually intrusive form of development, and as a result have an adverse effect on the character and appearance of the street scene and the wider Copsewood Estate Area of Special Local Character. Therefore the proposal would be contrary to policies BE5, BE13 and BE19 of the of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

4 NON2 Non Standard reason for refusal

It has not been sufficiently demonstrated that the development could be undertaken with adequate provision for the protection and long-term retention of the trees (including protected trees) within the vicinity of the site, all of which contribute to the streetscene and the character of the Copsewood Estate Area of Special Local Character. The proposal would therefore be contrary to Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

5 NON2 Non Standard reason for refusal

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

6 NON2 Non Standard reason for refusal

The proposal would provide habitable rooms with inadequate natural lighting, by virtue of the relationship between the new house and proximity to protected trees thus providing an unsatisfactory living environment for future occupiers. The proposal would therefore give rise to a substandard form of living accommodation for future occupiers contrary to Policies BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), and the Council's Design Guide 'Residential Layouts'.

INFORMATIVES

1 I52 Compulsory Informative (1)

The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair

hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

2 153 Compulsory Informative (2)

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

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.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
BE39	Protection of trees and woodland - tree preservation orders
BE5	New development within areas of special local character
BE6	New development within Gate Hill Farm and Copsewood Estates areas of special local character
AM14	New development and car parking standards.
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.18	(2011) Education Facilities
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 5.13	(2011) Sustainable drainage
LPP 5.3	(2011) Sustainable design and construction
LPP 5.7	(2011) Renewable energy
LPP 8.2	(2011) Planning obligations
LPP 8.3	(2011) Community infrastructure levy

3 159 Councils Local Plan : Part 1 - Strategic Policies

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

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

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises a 37 metres wide plot with a two-storey detached house,

located on the western side of Linksway and two dwellings south of the junction with Copse Wood Way. This is an attractive house, set at an angle away from the highway behind a dense screen of trees. The property is finished in brickwork at ground floor level and white render at first floor. The ground floor has a front projection finished in brick with a flat roof and houses the main entrance which comprises a large timber door. The property is screened on all four sides by dense mature trees and shrubs.

The dwelling is set within a 2,000 square metre plot and has a sizeable garden to the rear of the existing dwelling, which provides the private amenity space for the occupiers of the dwelling.

Directly north of the site is No.4 Linksway and south of the site is No.8 Linksway. The rear of the site backs on to Nos. 5 and 7 Copsewood Way.

The site forms part of Copsewood Estate Area of Special Local Character as set out within the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), and is also covered by Tree Preservation Order 391.

3.2 Proposed Scheme

The application seeks planning permission for the erection of a large 6-bed, detached dwelling with habitable roofspace, installation of vehicular crossover, fence and gate to front, involving the demolition of existing dwelling and outbuildings. The building would measure 10.12m high and 29.5m wide and 16m deep. The property would be located 3.97m away from the southern boundary of the site and 4.68m away from the northern boundary. The property would also be set back 14.25m from the front boundary line of the site at its nearest point.

The proposed building would be laid out over three stories with a large columned front porch and double entrance doors. A series of pitched roofs are proposed, some of which are sunken behind a parapet wall (although no roof plans have been provided). Two main front projecting wings are proposed, together with front and rear large columned balcony areas. A central core window is provided on the first floor front elevation, above which is a glazed roof lantern. Two dormers are proposed on the rear elevation. A single window is provided on the first floor side elevation which would be obscurely glazed.

On the ground floor front elevation, fenestration would comprise large double entrance doors with attached elongated windows either side and 6 arched windows, together with double garage doors. On the first floor 8 x sash windows are proposed with a triple paned central core of elongated windows. A dormer window is proposed on the front roof slope with a glazed roof lantern above. A chimney is proposed either side of the property.

The private amenity space would measure 826 square metres to the rear of the building.

The proposal would provide accommodation on three floors. The ground floor would provide a cinema, games room, dining room, drawing room, family room, breakfast area, utility room, library and an orangery. The first floor would comprise 5 en-suite bedrooms with walk-in wardrobes, and a sitting area for the master suite. The second floor would comprise the 6th bedroom, shower, laundry, steam room and a gym. The development would provide 871 square metres of accommodation.

An integral double garage is provided.

Wrought iron gates and railings are proposed measuring 1.8m high with 150mm diameter

wrought iron posts. Brick Piers are proposed measuring 2.071m high, adjacent to which are gated measuring 1.672m high and 3.950m wide.

3.3 Relevant Planning History

5380/A/91/2047 6 Linksway Northwood

Tree surgery to 2 Silver Birch (A1) including removal of epicormic growth and crown thinning by 20%, 1 Hornbeam on front boundary (A1) including crown thinning by 30% and 1 Hornbeam (A1) in the rear garden including crown reduction by 3m on TPO 391

Decision: 17-02-1992 Approved

5380/TRE/2001/71 6 Linksway Northwood

TREE SURGERY TO TWO SILVER BIRCH TREES AND TWO HORNBEAM TREES IN AREA A1 ON TPO 391

Decision: 08-08-2001 Approved

5380/TRE/2005/89 6 Linksway Northwood

TREE SURGERY TO ONE HORNBEAM AND ONE SILVER BIRCH IN AREA A1

Decision: 18-11-2005 Approved

Comment on Relevant Planning History

The applicant has not entered into any pre-application discussions with the Council.

There is no relevant planning history for the site except for Tree works, which would not impact the determination of the current application.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

BE19 New development must improve or complement the character of the area.

BE20 Daylight and sunlight considerations.

BE21 Siting, bulk and proximity of new buildings/extensions.

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
BE39	Protection of trees and woodland - tree preservation orders
BE5	New development within areas of special local character
BE6	New development within Gate Hill Farm and Copsewood Estates areas of special local character
AM14	New development and car parking standards.
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.18	(2011) Education Facilities
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 5.13	(2011) Sustainable drainage
LPP 5.3	(2011) Sustainable design and construction
LPP 5.7	(2011) Renewable energy
LPP 8.2	(2011) Planning obligations
LPP 8.3	(2011) Community infrastructure levy

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

6 neighbours and Northwood Residents Association were notified by way of Letter. A site notice was erected and expired on the 30 July 2013. 2 individual representations objecting to the scheme were received as follows:

- i. No 6 Linksway is at the entrance (north) of Linksway and is in harmony with other properties in the immediate area, from the "gatehouse" No 2 then along both sides of Linksway up to and beyond 6 Linksway itself. The design of the properties at this north end of Linksway is varied, traditional, warm and interesting in architecture with mature open gardens. The total absence of high walls and high metal gates is in contrast to houses at the South end of Linksway.
- ii. The beautiful open frontage of 6 Linksway must be preserved providing an alternative entrance in this Area of Special Local Character rather than be transcribed into the wide, look-alike and anonymous mansions hidden behind high walls, railings and high gates at the South End of Linksway.
- iii. The loss of character to this part of the road and to the area in general would be a tragic step and a total loss of amenity.
- iv. This is destruction of this wooded site to justify a 10,000sq ft house nearly two and half times larger than the present home. If 2 of the 12 trees to be retained (T1 and T3) are at risk from construction of the proposed new driveway (page 8) and these trees are "lost" during construction of the new driveway then only 10 trees will have been retained and 12 trees, high hedges, shrubs will have been lost.
- v. The design of the front elevation of the proposed house is dramatically intrusive to the street

scene filling in the visual view between No 4 and 6 and especially 6 & 8 with present house unusually set at an angle to the road and to those of the adjoining houses.

vi. The proposed house will be some 2.5 mtrs higher than "Redholt" (No.4) next door.

vii. scaling the proposed house is over twice the footprint of the existing house and each of the two neighbouring houses Nos 4 and 8 Linksway.

viii. By virtue of its sheer size and front elevation design will become a dominating presence in this part of Linksway detracting from the harmony and amenity and breaking BE13.

ix. The design is not traditional and is not in keeping with other houses at the north end of Linksway.

x. No detail is provided on the roof

xi. It would do immense damage to the Copse Wood Estate and destroy the North End of Linksway. We consider it does not comply with BE5, 6, 13, 19, 20, 21 and BE38. We strongly urge the rejection of this application

Northwood Residents Association:

"Northwood Residents' Association objects to this application on the following grounds: the proposed building would be out of proportion to the nearby properties and so would be in contravention of Policy BE5; the layout and appearance (including front fencing and gates) would not harmonise with the existing street scene as required by Policy BE13; the development would fail to complement or improve the amenity and character of the area as required by Policy BE19".

A petition with 48 signatories has been received objecting on the following grounds:

i. Destroy the character of linksway

ii. Protected trees would be removed

iii. Massive bulk of the house

iv. Filling in of frontage

v. 6ft railings and gate

vi. Detrimental to the character of the Copse Wood Estate

Internal Consultees

CONSERVATION OFFICER:

BACKGROUND:

This is an attractive house, set at an angle in the plot behind a dense screen of trees and shrubs. The application proposes its demolition and replacement with a grand, classical style house of approximately three times the footprint, on three storeys behind front railings and an inset gate.

Whilst Linksway is home to a number of very large houses, this is exceptionally wide and deep, much more so than Nos. 6 or 10 quoted in the Design and Access Statement. It also necessitates the loss of some of the many trees that screen the current site from the road. In design terms, this house would be out of keeping with even its newer neighbours, its parapets, 6 columned porch and huge central window in particular. Although brick quoins may be acceptable, stone quoins are not.

Tall railings are not a characteristic feature of the Copse Wood Estate, being urban in appearance. Whilst low railings with metal piers and gates have been used successfully in Nicholas Way, together with a planting scheme, those proposed here are of a different order. Similarly indented driveways are not characteristic of the Estate, and have been disallowed in other locations. It is not a necessity in a quiet road such as Linksway.

RECOMMENDATIONS: Unacceptable

TREES & LANDSCAPING OFFICER:

Tree Preservation Order (TPO) / Conservation Area: This site is covered by TPO 391 and also

within the Copse Wood Estate Area of Special Local Character (which is characterised by mature woodland type trees). Significant trees / other vegetation of merit in terms of Saved Policy BE38 (on-site): The existing site is made up from of a belt of mature, protected trees completely surrounding a modest sized house and large garden. As it stands, the house is hidden from view by the various trees at the front of the site (mainly Silver Birch, Hornbeam and Cedar). The important trees have been identified on the supporting tree survey and are shown to be retained. In general, a good level of tree protection has been provided. However, a new vehicular entrance is proposed between the large Hornbeam and Cedar to the front of the site, and a no-dig construction is proposed. Although this would be acceptable in principle, it is necessary to show how the new raised driveway will be incorporated into the scheme - as the surrounding levels cannot be altered without causing permanent damage to the roots of the Hornbeam and Cedar. This concern is also raised by the Arboriculturist on page 8 of the 'Arboricultural and Planning Integration Report'. It is also necessary to determine where the proposed services / drains will be located; these will need to be outside of the root protection areas (RPA's) of the trees. Lastly, it appears the proposed property is much larger than the existing one, and only a very small rear garden / amenity space will remain. The small garden is likely to be shaded by the large trees to the south and the west. It is recommended that a shade diagram be provided to demonstrate whether or not the proposal is sustainable in this sense; if not, the proposed dwelling should be reduced in size and or relocated.

Significant trees / other vegetation of merit in terms of Saved Policy BE38 (off-site): There is a mature, protected Oak in the rear garden of the neighbouring property (at 8 Linksway), however it is far enough away to not be affected.

Recommendations: In order to demonstrate that this scheme conforms to the Saved Policy BE38 of the UDP, the following information should be provided at this stage: Details of how the proposed no-dig driveway will be incorporated into the surrounding landscape without raising soil levels around the Cedar and Hornbeam; details of all services; and a shade diagram to demonstrate that the scheme is sustainable

Conclusion (in terms of Saved Policy BE38): The application is currently contrary to Policy BE38.

HIGHWAY ENGINEER:

Highways Comments No objections on highway grounds subject to the existing vehicular access gates set back as indicated on the proposed plans and the boundary fencing/railings being seen through.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site is currently in residential use therefore the principle of a new residential development is acceptable provided that it accords with the Council's policies and enhances the characteristics of the local area.

Any planning proposal would need to accord with the design policies set out within Hillingdon Local Plan: Part One - Strategic Policies (November 2012), and the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and relevant design guidance contained within HDAS Residential Layouts.

7.02 Density of the proposed development

Paragraph 4.1 of HDAS Residential Layouts specifies that in new developments numerical densities are considered to be more appropriate to larger sites. The density scores for this proposal are 5 units per hectare and 70 habitable rooms per hectare. Whilst these scores are outside of the density ranges of Policy 3.4 of the Hillingdon Local Plan (November 2012), this is to be expected of a plot of this size, where large gardens are the key characteristic of the area. The key consideration is therefore whether the development sits

comfortably within its environment rather than a consideration of the density of the proposal.

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

As detailed elsewhere in this report (Section 7.07) it is considered that the proposal would adversely impact on the character of the Copse wood Estate Area of Special Local Character.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seek to ensure that new development complements and improves the character and amenity of the area. Policy BE5 requires new developments within Areas of Special Local Character to harmonise with the materials, design features, architectural style and building heights predominant in the area. Policy BE6 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires two-storey developments in the Copsewood Estate to be 1.5m set-in from the side boundary.

Policy 3.5 of the London Plan states that the design of all new housing developments should enhance the quality of local places, taking into account physical context and local character and Policy 7.4 states that buildings, should provide a high quality design response that has regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass and allows existing buildings and structures that make a positive contribution to the character of a place to influence the future character of the area is informed by the surrounding historic environment.

Despite the size of the plot, the surrounding properties and the set-ins provided from the side boundaries; the proposed development would appear dominant and out of character within the streetscene by virtue of its overall width, and depth, resulting in a footprint approximately 3 times larger than the existing house. At 29.5 metres wide, the dwelling would also be almost 50% wider than the dwellings approved at 20 Linksway (20.5 metres) and 9a Linksway (21.6 metres) in recent years. The proposed roof form which provides a number of pitched roofs sunken within parapets would not reflect the traditional roof forms in the area. It is also noted that a roof plan has not been submitted, therefore the pitched roof has been assumed by assessing the elevational detail. Overall, the bulk, width, depth, siting and design and would be an incongruous addition in the streetscene and the wider Copse wood Estate LASC.

It is considered that the proposed development does not reflect the architectural quality of the residential houses within the Copse Wood Estate in terms of its design features (large columns), detailing (stone quions and central windows), and proportions (overall footprint) and would appear alien within the locality.

The front railings and inset entrance gate are not a characteristic feature of the Copse Wood Estate and would appear 'urban' in appearance as noted by the Conservation Officer, which would be contrary to the 'Cottage-in-the-Woods' design ethos of the original estate. The railings and gates in isolation and in context with the proposed development

would appear intrusive, by reason of their siting, height and materials, to the detriment of the streetscene and wider area.

The proposed development would not provide a high quality of design contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012). Overall, the proposed development fails to complement or improve the character and amenity of the area in terms of its detailing, siting and massing and is therefore considered to represent an incongruous and intrusive form of development in the street scene and the Copsewood Estate Area of Special Character, contrary to Policies BE5, BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Supplementary Planning Document (SPD) HDAS Residential Layouts.

7.08 Impact on neighbours

Paragraph 4.11 of HDAS Residential Layouts states that the 45° principle will be applied to new development to ensure the amenity of adjoining occupiers and future occupiers are protected. Paragraph 4.9 states that a minimum acceptable distance to minimise the negative impact of overbearing and overshadowing is 15m. Paragraph 4.12 requires a minimum of 21m distance between facing habitable room windows to prevent overlooking and loss of privacy. Policy BE21 states that planning permission will not be granted for new buildings which by reason of their siting, bulk and proximity would result in significant loss of residential amenity.

The proposed development would be sited approximately 11m away from the side flank wall of No. 8 to the south, and the nearest part of the proposal would project approximately 2.61m beyond No.8's main rear building line. The front building line of the proposed development would be sited behind the rear building line of No. 4 to the north, however this is not dissimilar to the existing arrangement. Furthermore, the proposed development would be fully screened by the trees and mature shrubs on the northern and southern boundaries which would prevent any visual intrusion, loss of daylight or sunlight. A single first floor window is proposed on the side elevation, which would be a secondary window serving a bedroom area. The proposed balcony would be inset within a recess and would be sited between 12-13m away from the adjoining occupiers to the north and south, preventing any overlooking and loss of privacy. The adjoining occupiers on Copsewood Way to the west would be sited over 21m away from the rear wall of the proposed development.

Overall, it is considered that the proposed development would not constitute an un-neighbourly development and would accord with Policies BE19, BE21, BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

HDAS Paragraph 4.7 states that consideration will be given to the ability of residential developments to provide high standards of interior qualities to guarantee satisfactory indoor living spaces and amenities.

DAYLIGHT AND OUTLOOK

The habitable rooms should provide adequate daylight and sunlight, however it has been noted and highlighted by the Tree Officer that although there would be a retention of important trees on the site, given the extended footprint it is likely that a considerable amount of shadowing/shading would occur. It is likely that this would either result in protected trees being removed or heavily pruned (as discussed in the 'Trees, Landscaping and Ecology' section) or the provision of habitable which would have sub-standard levels of natural daylight. It has been identified that it is likely that a sub-standard level of accommodation would thus be provided on the ground floor within the 'drawing room',

'orangery' and 'family/breakfast room'; and more importantly within 'Ajay's' room on the first floor and 'bedroom 6' on within the loft area. In addition, it is considered that inadequate daylight would be received in the sleeping area of the masterbedroom, by virtue of the layout and distance away from the main windows.

It is therefore considered that the proposed development would not provide quality accommodation for future occupiers, contrary to Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and HDAS Residential Layouts.

INTERNAL FLOOR AREA

Paragraphs 4.6 to 4.8 and Table 2 of the Council's SPD HDAS: Residential Layouts advises that 5 plus bedroom two-storey units should have a minimum floor area of 101 square metres. Furthermore, London Plan Policy 3.5 and Table 3.3 states that 5 bedroom two-storey houses should have a minimum size of 107 square metres. The proposed development meets minimum standards providing 871 square metres of gross internal floor area. The Mayor's Housing Supplementary Planning Guidance (November 2012) requires the minimum area for a single bedroom to be 8 square metres and a minimum floor area for a double bedroom to be 12 square metres. The proposed dwelling complies with these standards with bedrooms being between 18-83 square metres of floor area in accordance with Policy 3.5 of the London Plan (July 2011).

OUTDOOR AMENITY SPACE

HDAS advises in Paragraph 4.15 that four bedroom plus houses should have a minimum private amenity area of 100 square metres. The proposed development exceeds amenity standards by providing approximately 826 square metres. Given the number of trees and mature shrubs, it is likely that the useable garden area would amount to approximately 330 square metres, and part of which would be heavily shaded. However this would still exceed minimal requirements. It is therefore considered that the proposed development would be in accordance with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.10 Traffic impact, car/cycle parking, pedestrian safety

2 parking spaces would be provided within the garage on the site as existing as per Policy 6.13 of the London Plan and in compliance with Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The proposed gates have been reviewed by the Highways Officer, who has raised no objection to them on highways or pedestrian safety grounds.

The proposed double garage would be of sufficient size to store two cars and two bicycles, in accordance with the adopted parking standards.

7.11 Urban design, access and security

Please refer to section 7.09

7.12 Disabled access

The proposed development is for a significant dwelling. Given the room sizes, the Lifetime Homes Standards could easily be accommodated and secure by way of condition.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires the retention of landscape features of merit and new landscaping and planting where possible.

This site is covered by Tree Preservation Order 391. The house is fully screened at the front rear and sides of the houses and the applicant seeks to retain the important trees on the site. However at the front of the site a new raised driveway is proposed and it is imperative to demonstrate how this can be achieved without causing permanent damage to the roots of the Hornbeam and Cedar at the front of the site. Furthermore, as discussed in the Urban Design section, the proposed house is significantly larger in terms of its footprint than the existing house. As such it is likely that given the number of trees and mature shrubs in the garden there would likely be a need to remove trees or shrubs in the future to reduce shadowing the habitable rooms and within the garden. This is not considered to be acceptable. Additionally, the trees and shrubs would afford necessary screening to avoid any overlooking and visual intrusion from the neighbouring properties. As such, it is considered that the scheme would be contrary to Policy BE38 and BE39 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), and further justifications and assessments would be required to demonstrate that the scheme would not unduly impact on protected and other trees and mature shrubs.

Policy EC5 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that on site ecology features to be retained and enhanced where possible. Policy 7.19 of the London Plan requires biodiversity and natural heritage to be conserved and enhanced for the benefit of current and future Londoners within new developments. The applicant has undertaken an ecological survey, which concludes that there is little evidence of bat activity on the site or roosts, however there site has potential for breeding birds and bats. Should the application be recommended for approval, it is advised that opportunities to encourage ecology within the site is provided i.e bat boxes.

7.15 Sustainable waste management

Policy 5.6 of the London Plan requires development to have regard to and contribute to a reduction in waste produced. This could have been conditioned had the scheme been recommended favourably.

7.16 Renewable energy / Sustainability

Policy 5.3 of the London Plan requires the highest standards of sustainable design and construction in all developments to improve the environmental performance of new developments and to adapt to the effects of climate change over their lifetime. The applicant has proposed to meet Code for Sustainable Homes level 4. This could have been conditioned had the scheme been recommended favourably.

7.17 Flooding or Drainage Issues

The application site is not within a Flood Risk Area and the issue of sustainable urban drainage could have been conditioned had the scheme been recommended favourably. Furthermore, the proposed development does not include the provision of a basement, therefore ground water flooding is unlikely to be an issue.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

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

7.20 Planning Obligations

The proposed development would exceed 100sq.m providing 604 sq.m of additional net floor area and therefore there would be a requirement to make a CIL contribution of £21,045.20, which has been acknowledged by the applicant.

The proposed development would provide 604 sqm of additional floor area and would

likely provide more than 5 additional habitable rooms (although existing floor plans were not provided. Therefore the proposed development would trigger the requirement for Educational Contributions in accordance with Policy R17 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). This has not been provided therefore the proposal would be contrary to Policy R17 of the Local Plan.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None.

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

There is no objection to the principle of redeveloping the site to provide a larger residential dwelling. However, the current proposal is considered to be an overdevelopment of the site and at odds with the design principles within the Copsewood Estate Area of Special Local Character. The development would fail to ensure sufficient protection of trees at the site and proposal would fail to provide sufficient daylight and outlook from the habitable rooms, due to their relationship with the protected trees, therefore, an unacceptable level of residential accommodation would occur. Furthermore, the proposal would fail to provide the required planning obligation towards educational facilities within the Borough. It is

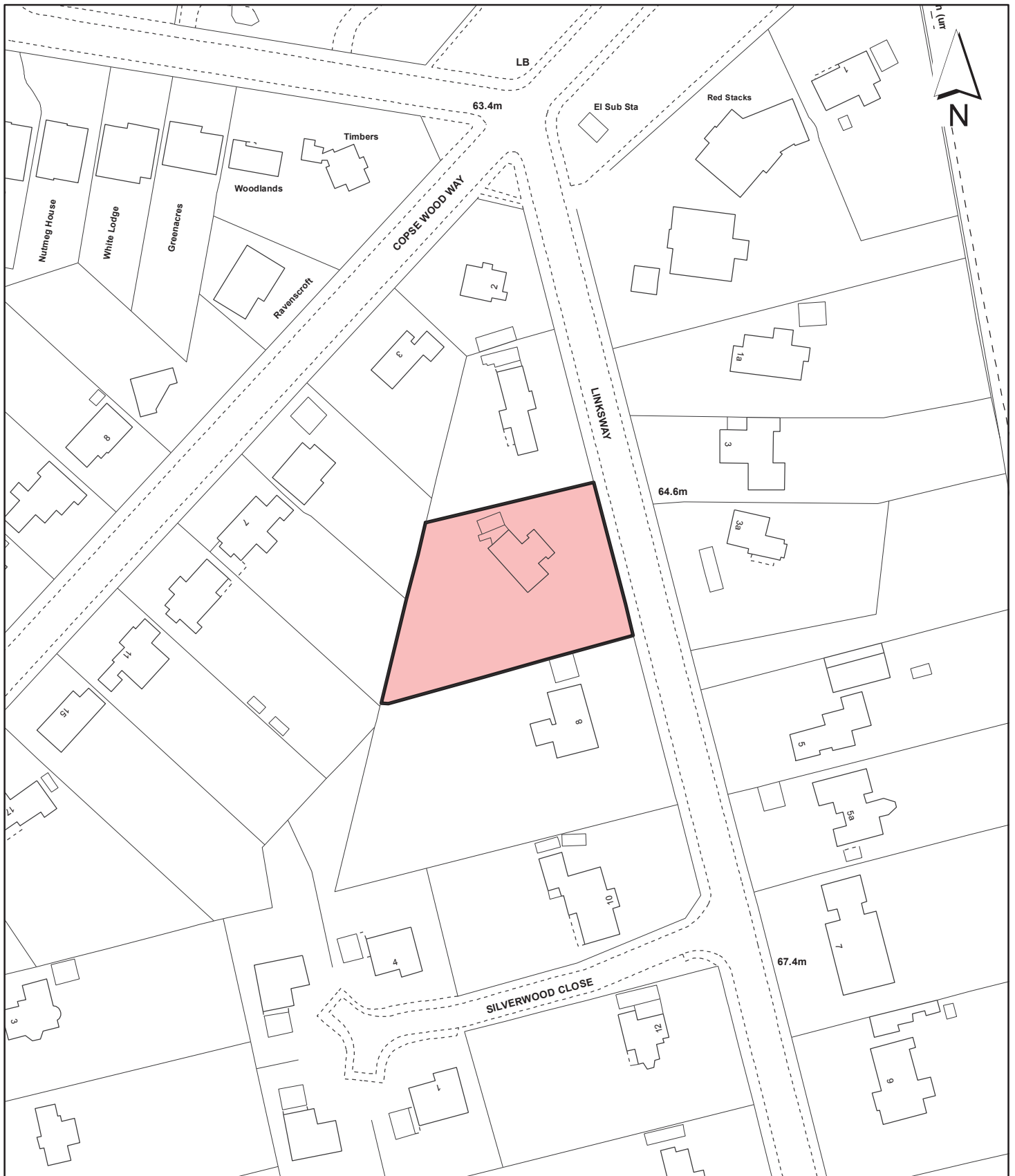
considered that overall the scheme is contrary to the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), HDAS Residential Layouts and the London Plan (2011). The application is therefore recommended for refusal.

11. Reference Documents

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

Contact Officer: Henrietta Ashun

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).

Unless the Act provides a relevant exception to copyright.

© Crown copyright and database rights 2013 Ordnance Survey 100019283

Site Address

**6 Linksway
Northwood**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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

Planning Application Ref:
5380/APP/2013/2046

Scale
1:1,250

Planning Committee
North

Date
**September
2013**



HILLINGDON
LONDON