

Report of the Head of Planning, Sport and Green Spaces

Address 42-46 DUCKS HILL ROAD NORTHWOOD

Development: Redevelopment of site to provide 10 detached 5 bedroom houses with roofspace accommodation and garage/garden room buildings and a car port, with associated access, parking and landscaping (involving demolition of 3 detached houses)

LBH Ref Nos: 49987/APP/2013/1451

Drawing Nos: 1314/P/18
1314/P/14
1314/P/15
1314/P/01
1314/P/07 Rev. D
1314/P/10 Rev. A
1314/P/11/A
Agent's covering letter dated 25/11/13
1314/P/03 Rev. C
1314/P/04 Rev. C
1314/P/05 Rev. E
1314/P/02/I
1314/P/16/A
1314/P/17/A
Agents email dated 23/10/13
Agent's email dated 29/11/13
Agent's email dated 1/8/13
Agent's covering letter dated 05/12/13
BNL18507-03A
BNL18507-11A
Agent's covering letter dated 27/11/13
1314/P/08 Rev. B
1314/P/12 Rev. D
1314/P/13 Rev. C
1314/P/06 Rev. E
1314/3d/01
Character Study
Un-numbered Extent of Surface Water Flooding Plan
BNL18507-01
Land Management and Maintenance Plan
Topographical Survey
Design and Access Statement, March 2013
Arboricultural Impact Assessment
Arboricultural Method Statement
Ecological Appraisal
Landscape Specification
Tree Report
Planning Statement, May 2013
Energy Statement
Flood Risk Statement & Drainage Strategy, Ref. M510-001 Rev. B
Highways Statement Ref. M510-02, May 2013
Desk Study Report

Statement of Community Engagement, June 2013

Date Plans Received:	31/05/2013	Date(s) of Amendment(s):	23/10/2013
Date Application Valid:	14/06/2013		14/06/2013
			29/11/2013
			08/07/2013
			04/06/2013
			25/11/2013
			10/12/2013
			01/08/2013
			02/08/2013

1. SUMMARY

This application seeks to re-develop the site which currently comprises 3 detached houses fronting Ducks Hill Road to provide 10 x 5 bedroom detached houses with accommodation in the roof space and detached garages and garden rooms/ car port. 7 houses would be accessed from a centrally sited access road, with the 3 remaining houses fronting and accessed directly from Ducks Hill Road.

The scheme would involve in-depth development and the loss of gardens, but this would not be unduly out of keeping with the surrounding area.

Although not ideal, as the scheme does have quite a tight urban character which marginally exceeds the Mayor's habitable room guidance, the Council's Conservation/Urban Design Officer advises that improvements have been made to the scheme, particularly as regards the Ducks Hill Road frontage so that now the revised scheme would not justify a refusal of permission on design grounds. Although the scheme does satisfy relevant internal floor space and external amenity space standards, the tight urban character also results in the properties having a close relationship across the access road, but it is considered that a reason for refusal on the grounds that the properties do not afford an adequate standard of residential amenity could not be justified given the overall standard of residential amenity that would be provided for future residents.

The scheme would not result in the loss of amenity from neighbouring properties and the level of off-street parking provision and proposed access arrangements, including works to the public highway are acceptable. The scheme also makes adequate provision for tree retention, with only one significant tree being removed which would be replaced.

A financial viability appraisal has also been submitted which demonstrates that the scheme does not generate sufficient funds currently to make a contribution towards affordable housing, but the Council's independent assessor advises that a review mechanism is necessary to re-assess the situation in the future when the economic circumstances may be different.

The scheme would provide a commensurate package of planning benefits to mitigate the impacts of the scheme.

It is therefore considered that on balance, having regard to the need to make best use of

land, the scheme is acceptable, subject to the recommended conditions and a S106/S278 Agreement.

2. RECOMMENDATION

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

1. That the Council enter into a legal agreement with the applicants under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or Section 278 of the Highways Act 1980 (as amended) or other appropriate legislation to secure:

- (i) An affordable housing review mechanism,
- (ii) A financial contribution of £127,964 for education facilities and places
- (iii) A financial contribution of £7,908.46 for healthcare facilities and places.
- (iv) A financial contribution of £839.50 towards libraries.
- (v) A financial contribution towards training initiatives or an in kind scheme equal to £2,500 for every £1 million build cost.
- (vi) The applicants pay a sum to the Council of 5% of the value of contributions for specified requirements to project manage and oversee implementation of elements of the completed planning (and/or highways) agreement(s).
- (vii) The applicant shall agree to the full and complete costs to undertake the necessary works, as identified by the Council, for off site highway works, including:
 - a) Re-location of central pedestrian refuge,
 - b) Limited widening of Ducks Hill Road,
 - c) Re-instatement of public footpaths and highway verge where vehicular crossovers are redundant

2. That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in the preparation of the S106 Agreement and any abortive work as a result of the agreement not being completed.

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

4. That if the S106 has not been finalised by 31st January 2014, that the application will be refused for the following reason:-

The applicant has failed to provide contributions towards the improvement of services and facilities as a consequence of demands created by the proposed development (in respect of education, health, and libraries, construction and employment training facilities, monitoring and highway improvement/junction works). The proposal therefore conflicts with Policies R17 and AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

5. That if the application is approved, the following conditions be attached:

1 RES3 Time Limit

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

REASON

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

2 RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 1314/P/02/I, 1314/P/03 Rev. C, 1314/P/04 Rev. C, 1314/P/05 Rev. E, 1314/P/06 Rev. E, 1314/P/07 Rev. D, 1314/P/13 Rev. C, 1314/P/14, 1314/P/15, 1314/P/16/A and 1314/P/17/A and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3 RES5 General compliance with supporting documentation

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

Further mining searches and if required, possible borehole exploration to establish that there are no voids/workings under the site that pose a safety risk [Desk Top Study]

REASON

To ensure that the development complies with the objectives of Policy OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

4 RES6 Levels

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

REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

5 RES7 Materials (Submission)

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

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

REASON

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

6 RES8 Tree Protection

No site clearance or construction work shall take place until the details have been

submitted to, and approved in writing by, the Local Planning Authority with respect to:

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

Thereafter, the development shall be implemented in accordance with the approved details. The fencing shall be retained in position until development is completed. The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

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

REASON

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

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

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

1. Details of Soft Landscaping, including full details of the siting, species and height of an appropriate replacement tree for the Cedar T10 and additional tree planting and screening, particularly to the street frontage and southern boundary of the site.
 - 1.a Planting plans (at not less than a scale of 1:100),
 - 1.b Written specification of planting and cultivation works to be undertaken,
 - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

2. Schedule for Implementation

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

REASON

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

8 RES10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plan shall not be

damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'

Remedial work should be carried out to BS BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

9 RES12 No additional windows or doors

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

REASON

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

10 RES13 Obscure Glazing

The following windows 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:-

On Plot 2, the ground floor side secondary living room bay windows facing the access road, the first floor side bedroom window and second floor side den rooflight facing Plot 1;

On Plot 4, the side utility room door facing Plot 5, first floor side en-suite window facing Plot 3;

On Plot 5, the side utility room door facing Plot 6 and first floor side en-suite window facing Plot 4;

On Plot 9, the ground floor side secondary living room bay window, first and second floor side landing windows facing the access road; and

On Plot 10, the ground floor side secondary living room bay windows, first floor side secondary bedroom window, first and second floor side landing windows facing the access road.

REASON

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

11 RES14 Outbuildings, extensions and roof alterations

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

REASON

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

12 RES15 Sustainable Water Management

Prior to commencement, a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it follows the strategy set out in Flood Risk Assessment and Surface Water Drainage Strategy, produced by Ardent dated May 2013 Ref M510 -001 Revision B, and) incorporates sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan and will:

(i) provide information on all Suds features including the method employed to delay and control the surface water discharged from the site and:

- a. calculations showing storm period and intensity and volume of storage required to control surface water and size of features to control that volume.
- b. any overland flooding should be shown, with flow paths depths and velocities identified as well as any hazards, (safe access and egress must be demonstrated).
- c. measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- d. how they or temporary measures will be implemented to ensure no increase in flood risk from commencement of construction.

(ii) provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime. Including appropriate details of inspection regimes, appropriate performance specification, remediation and timescales for the resolving of issues.

(iii) provide details of the body legally responsible for the implementation of the management and maintenance plan.

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

- (iv) incorporate water saving measures and equipment;
- (v) provide details of water collection facilities to capture excess rainwater;
- (vi) provide details of how rain and grey water will be recycled and reused in the development.

Thereafter the development shall be implemented and retained/maintained in accordance

with these details for as long as the development remains in existence.

REASON

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012) Policy 5.12 Flood Risk Management of the London Plan (July 2011) and Planning Policy Statement 25. To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (July 2011), and conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (July 2011).

13 RES16 Code for Sustainable Homes

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

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

REASON

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

14 RES18 Lifetime Homes/Wheelchair Units

All residential units within the development hereby approved shall be built in accordance with 'Lifetime Homes' Standards. Further 10% of the units hereby approved shall be designed and constructed to be fully wheelchair accessible or easily adaptable for residents who are wheelchair users, as set out in the Council's Supplementary Planning Document 'Accessible Hillingdon'.

REASON

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

15 RES24 Secured by Design

The dwelling(s) shall achieve 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO). No dwelling shall be occupied until accreditation has been achieved.

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with London Plan (July 2011) Policies 7.1 and 7.3.

16 NONSC Non Standard Condition

Development shall not begin until details of all traffic arrangements (including where appropriate carriageways, footways, turning space, safety strips, sight lines at road

junctions, kerb radii, car parking areas and marking out of spaces, loading facilities, closure of existing access and means of surfacing) have been submitted to and approved in writing by the Local Planning Authority. The approved development shall not be occupied until all such works have been constructed in accordance with the approved details. Thereafter, the parking areas, sight lines and loading areas must be permanently retained and used for no other purpose at any time. Disabled parking bays shall be a minimum of 4.8m long by 3.6m wide, or at least 3.0m wide where two adjacent bays may share an unloading area.

Reason

To ensure that the scheme does not prejudice highway safety, in accordance with policy AM7 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

17 NONSC Non Standard Condition

Visibility splays along the adjacent highway from the proposed access and the existing access serving plots 1 and 2, shall be provided in accordance with the approved drawing No. M510-003. Thereafter, the visibility splays shall be maintained free of all obstructions between the heights of 0.6m and 2.0m above the level of the adjoining highway.

Reason

To ensure that the scheme does not prejudice highway safety, in accordance with policy AM7 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

18 NONSC Non Standard Condition

Prior to the commencement of works on site, full details of the siting, design and materials of the gateway feature shall be submitted to and approved in writing by the Local Planning Authority. The feature shall be built in strict accordance with the approved details and thereafter retained.

Reason

To ensure that the gateway feature provides a satisfactory appearance, in accordance with Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

19 NONSC Non Standard Condition

Development shall not begin until a scheme for protecting the proposed development from road traffic noise has been submitted to and approved by the Local Planning Authority (LPA). The noise protection scheme shall meet acceptable noise design criteria both indoors and outdoors. The scheme shall include such combination of measures as may be approved by the LPA. The scheme shall thereafter be retained and operated in its approved form for so long as the use hereby permitted remains on the site.

Reason:

To safeguard the amenity of the new residential properties in accordance with Policies BE19, OE1 and OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

20 NONSC Non Standard Condition

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

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

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

(c) A written method statement providing details of the remediation scheme and how the completion of the remedial works will be verified shall be agreed in writing with the LPA prior to commencement, along with details of a watching brief to address undiscovered contamination.

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

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

(iv) Before any part of the development is occupied, site derived soils and imported soils shall be independently tested for chemical contamination, and the results of this testing shall be submitted and approved in writing by the Local Planning Authority. All soils used for gardens and/or landscaping purposes shall be clean and free of contamination.

REASON:

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

21 NONSC Non Standard Condition

The proposed garage/garden room buildings shall only be used for purposes ancillary to the use of the main dwellinghouse.

REASON:

To ensure that the development accords with the terms of the application to ensure that an adequate standard of residential amenity and facilities are provided, in accordance with Policies BE19, BE23 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

22 NONSC Non Standard Condition

Prior to the commencement of development, a scheme for the enhancement of wildlife and habitats, based upon the recommendations of ACD Ecology's Ecological Appraisal dated February 2013, should be submitted to and approved in writing by the Local Planning Authority. The scheme shall identify areas of suitable enhancement opportunities including bat and bird boxes and planting. The development shall be carried

out in strict accordance with the approved scheme.

REASON

To ensure the enhancement of wildlife and habitats in accordance with in Policy 7.19 of the London Plan (July 2011).

INFORMATIVES

1 152 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).

2 153 Compulsory Informative (2)

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

NPPF1

NPPF4

NPPF6

NPPF7

NPPF10

NPPF11

LPP 3.4

(2011) Optimising housing potential

LPP 3.5

(2011) Quality and design of housing developments

LPP 3.8

(2011) Housing Choice

LPP 3.12

(2011) Negotiating affordable housing (in) on individual private residential and mixed-use schemes

LPP 3.13

(2011) Affordable housing thresholds

LPP 3.14

(2011) Existing Housing - Efficient use of stock

LPP 5.2

(2011) Minimising Carbon Dioxide Emissions

LPP 5.3

(2011) Sustainable design and construction

LPP 5.7

(2011) Renewable energy

LPP 5.12

(2011) Flood risk management

LPP 5.13

(2011) Sustainable drainage

LPP 5.14

(2011) Water quality and wastewater infrastructure

LPP 5.15

(2011) Water use and supplies

LPP 6.3

(2011) Assessing effects of development on transport capacity

LPP 6.5

(2011) Funding Crossrail and other strategically important transport infrastructure

LPP 6.13

(2011) Parking

LPP 7.2

(2011) An inclusive environment

LPP 7.3

(2011) Designing out crime

LPP 7.4

(2011) Local character

LPP 7.6

(2011) Architecture

LPP 7.21

(2011) Trees and woodland

Nature conservation considerations and ecological assessments

EC2	
EC5	Retention of ecological features and creation of new habitats
OL5	Development proposals adjacent to the Green Belt
BE7	Development schemes on the south-east side of Ducks Hill Road
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
H3	Loss and replacement of residential accommodation
H4	Mix of housing units
H5	Dwellings suitable for large families
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008
SPG-CS	Community Safety by Design, Supplementary Planning Guidance, adopted July 2004

3 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).

4 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.

5 113 **Asbestos Removal**

Demolition and removal of any material containing asbestos must be carried out in accordance with guidance from the Health and Safety Executive and the Council's Environmental Services. For advice and information contact: - Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 277401) or the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (Tel. 020 7556 2100).

6 115 **Control of Environmental Nuisance from Construction Work**

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

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

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

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

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

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

7 121 **Street Naming and Numbering**

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

8 145 **Discharge of Conditions**

Your attention is drawn to condition(s) 4, 5, 6, 7, 12, 16, 18, 19, 20 and 22 which must be discharged prior to the commencement of works. You will be in breach of planning control should you commence these works prior to the discharge of this/these condition(s). The Council may consider taking enforcement action to rectify the breach of this condition(s). For further information and advice contact - Planning & Community Services, Civic Centre, Uxbridge, UB8 1UW (Tel: 01895 250230).

9

You are advised that the development hereby approved represents chargeable development under the Mayor 's Community Infrastructure Levy. The actual Community Infrastructure Levy will be calculated at the time your development is first permitted and a separate liability notice will be issued by the Local Planning Authority. Should you require further information please refer to the Council's Website www.hillingdon.gov.uk/index.jsp?articleid=24738

3. CONSIDERATIONS

3.1 Site and Locality

The site is located on the western side of Ducks Hill Road, some 70m to the south of its junction with Cygnet Close and comprises three large detached houses on spacious plots. The site extends to approximately 0.48ha and has a road frontage of some 65m and maximum depth of some 100m with the houses having a staggered relationship to the road, with No. 46 being set much further back on its plot than the other two properties. The site is generally flat, but with a slight gradient which slopes towards the south east and has an open and verdant character, particularly at the rear with many mature trees marking the site boundaries.

The site has an urban fringe location. To the west, housing served by Cygnet Close wraps around at the rear, but beyond one of its small terraces is open land which forms part of the Green Belt. On the opposite side of the road is a more modern, higher density residential development accessed from Mallard Way. To the south, Ducks Hill Road rises to the south west and is characterised by linear residential development with more modern flatted re-development of individual plots and some development in depth of the former extensive rear gardens.

3.2 Proposed Scheme

The proposed scheme is for the redevelopment of the existing residential curtilages to provide 10 detached 5 bedroom houses with accommodation in the roofspace and garages/ garden rooms/ car port, together with associated access and landscaping, involving the demolition of the existing 3 houses.

7 of the new houses would front onto a new access road centrally positioned within the site, with the remaining three houses fronting and being directly accessed from Ducks Hill Road.

The houses would have a mix of gabled and half hipped roofs, with projecting front and rear bays and wings. A number of the properties fronting the access road would incorporate front dormers. The houses would have typical widths of 10m and eaves and ridge heights of 5.6m and 10.0m respectively. Single garages and garden rooms under a pyramidal roof would be sited at the side of the houses, sited within their side/rear gardens and in the case of Plots 3 to 5, would be attached to the side of the houses. The exception to this is the double car port serving Plot 1 which would be sited to the front of the house. An additional car parking space would be accommodated on the driveways in front of the garages.

The houses fronting the access road would have small front garden areas, with a typical depth of 3m.

The new access arrangements would involve re-siting the existing pedestrian crossing

refuge island some 25m to the north and limited widening of Ducks Hill Road. A gateway feature would be provided at the entrance into the site.

The scheme has been subject to a pre-application enquiry and has undergone various amendments in the light of officer's concerns.

The application is supported by the following documents:-

Design and Access Statement:

This describes the site and the character of the land and local area, including its community facilities and transport links. The design process is then described and relevant planning policy and guidance assessed. The document then explains the various design constraints that has led to the design solution being adopted on site and assesses the residential density of surrounding development. Individual building design and materials are then discussed and the factors that have influenced this process are assessed. Sustainability issues are then briefly described together with the landscape strategy. Movement and accessibility issues are then discussed before the report concludes by stating that the scheme provides an appropriate balance between the need to make the most efficient use of the land whilst mitigating the impacts of development upon the local environment.

Character Study:

This provides photographs and a brief description of the character of the surrounding area.

Planning Statement:

This provides an introduction to the statement and assesses relevant national, regional and local planning policies together with other relevant local development framework documents and design guides. The planning history is described and the evolution of the layout and design. The statement concludes that the application satisfies all relevant planning policies and should be approved without delay.

Highways Statement:

This provides the background to the study and describes existing access arrangements at the site. The proposed access strategy is explained and access visibility requirements are assessed. The statement goes on to describe servicing and parking arrangements and off-site highway works. The statement concludes that the access arrangements and on-site layout are suitable and visibility at each of the access points is significantly improved over current arrangements. The main access complies with prevailing standards on stopping sight distances and the on-site layout has been designed to accommodate potential future partial adoption and a suitable design for transition between the proposed shared surface and the existing public highway.

Arboricultural Impact Assessment:

This provides the background to the study, and evaluates the direct and indirect impacts of the development upon the trees. Trees that are to be removed are identified and mitigation measures briefly described. The report concludes by stating that the works would satisfy relevant British standards.

Arboricultural Method Statement:

This describes the background to the report and specifies the phasing of works on site, tree protection fencing, the restrictions to be applied within the tree protection areas and ground protection. It goes on to describe tree surgery and removal, soft landscaping, installation of underground services and boundary fencing within protected areas.

Landscape Specification:

This advises of the site preparation, topsoiling and cultivation works and planting specification.

Tree Report:

This provides the results of a surveys and categorises the existing trees on site and advises on the implications of the tree categories for the development.

Ecological Appraisal:

This provides the background to the assessment and describes the methodology, including a field survey. Results are presented and discussed and wildlife mitigation measures and enhancements are recommended. The report concludes by stating that the habitats present on site are all common and widespread with only limited opportunities for protected species, in the form of nesting bird habitat, low bat roosting potential and stag beetle habitat. The report advises that no further surveys are recommended but a precautionary demolition approach is recommended for the buildings and areas of dense scrub and vegetation and provided the recommendations are followed, there would be no significant impacts on protected species.

Energy Statement:

This provides the background to the development and the study, assesses relevant legislation and describes the proposed approach to energy efficiency.

Flood Risk Statement & Drainage Strategy:

This describes the site, the development proposals and relevant policy. The site is identified as being within Flood Zone 1 where residential development is appropriate. The topography and geology of the site are described and sources of flooding identified. Surface water drainage is then assessed and the implications for the code for sustainable homes discussed. Foul water drainage is then considered and the report concludes that the site is not at risk from flooding, would not increase the risk of flooding to other areas and the increase in foul water flows is negligible.

Desk Study Report:

This provides the background to the report and describes the site and its setting. The environmental context for the site is provided and the results from various environmental searches are presented. The site history is described and possible sources of contamination are assessed and recommendations are made.

Statement of Community Engagement:

This advises of the consultation undertaken by the prospective developers with the community and describes the responses received.

3.3 Relevant Planning History

Comment on Relevant Planning History

A previous application (49987/APP/2007/3839) for the erection of 14 houses (involving the demolition of the existing properties) on a slightly reduced site which did not include the rearmost part of the rear garden of No. 42 Ducks Hill Road was refused on 14th May 2008. The houses would have been arranged in two terraces, a crescent shaped terrace of 9 properties fronting Ducks Hill Road and a smaller linear terrace at the rear of the site. The application was refused as it was considered that the development 1) would not respect the existing and desired future character of the streetscene, 2) did not demonstrate that existing trees would be retained and that a 'parkland setting' would be maintained, 3) did not satisfy Lifetime homes standards, 4) prejudiced highway safety, 5) failed to provide adequate pedestrian access, 6) did not demonstrate that energy conservation measures had been incorporated into the layout and design of the scheme, and no provision had been made for renewable energy generation, 7) lacked adequate amenity space and 8) failed to provide contributions towards the improvements of services and facilities as a consequence of demands created by the proposed development (in respect of affordable housing, education, health, and open space improvements).

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.H2 (2012) Affordable Housing
- PT1.BE1 (2012) Built Environment
- PT1.EM1 (2012) Climate Change Adaptation and Mitigation
- PT1.EM6 (2012) Flood Risk Management
- PT1.EM7 (2012) Biodiversity and Geological Conservation
- PT1.EM8 (2012) Land, Water, Air and Noise
- PT1.C11 (2012) Community Infrastructure Provision
- PT1.30 To promote and improve opportunities for everyone in Hillingdon, including in particular women, elderly people, people with disabilities and ethnic minorities.
- PT1.39 To seek where appropriate planning obligations to achieve benefits to the community related to the scale and type of development proposed.

Part 2 Policies:

- NPPF1
- NPPF4
- NPPF6

NPPF7	
NPPF10	
NPPF11	
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 3.12	(2011) Negotiating affordable housing (in) on individual private residential and mixed-use schemes
LPP 3.13	(2011) Affordable housing thresholds
LPP 3.14	(2011) Existing Housing - Efficient use of stock
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 5.7	(2011) Renewable energy
LPP 5.12	(2011) Flood risk management
LPP 5.13	(2011) Sustainable drainage
LPP 5.14	(2011) Water quality and wastewater infrastructure
LPP 5.15	(2011) Water use and supplies
LPP 6.3	(2011) Assessing effects of development on transport capacity
LPP 6.5	(2011) Funding Crossrail and other strategically important transport infrastructure
LPP 6.13	(2011) Parking
LPP 7.2	(2011) An inclusive environment
LPP 7.3	(2011) Designing out crime
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
LPP 7.21	(2011) Trees and woodland
EC2	Nature conservation considerations and ecological assessments
EC5	Retention of ecological features and creation of new habitats
OL5	Development proposals adjacent to the Green Belt
BE7	Development schemes on the south-east side of Ducks Hill Road
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local

	area
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
H3	Loss and replacement of residential accommodation
H4	Mix of housing units
H5	Dwellings suitable for large families
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008
SPG-CS	Community Safety by Design, Supplementary Planning Guidance, adopted July 2004

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **13th July 2013**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

55 neighbouring properties have been consulted, the application was advertised in the local press on 3/7/13 and 2 site notices were displayed on 9/7/13. A total of 4 representations have been received, 2 in general support of the proposals, 1 making general comments and the other 1 objects to the scheme.

Comments in support:-

- (i) Having lived on Ducks Hill Road for 17 years and in Northwood for 30 years, have seen significant changes in Northwood for the better, with old poorly maintained houses with gardens far too big for today's modern living styles being re-developed for much needed family housing,
- (ii) Proposed development is supported in principle and preferable to high priced flats that have been the recent trend in this area,

General comments:-

- (iii) Scheme should satisfy LBH planning objectives,
- (iv) The G5 group of leylandi in the south west corner of the site need to be retained due to the importance of the trees for the residents at 19, 20 and 21 Cygnet Close,
- (v) Existing surface water sewer may not be in working order which has been referred to Barratt Homes for further investigation,

- (vi) The 2007 application was refused partly on traffic grounds. Since that date, further developments have taken place on Ducks Hill Road including the recent commencement of a development nearly opposite the site but no improvements have taken place to the road (sight line improvements are purely cosmetic) and with all day parking on both Ducks Hill Road and Cygnet Close, there has been a significant deterioration,
- (vii) It is for experts to decide whether the further increase in traffic, together with that from the development across the road would be acceptable by modern standards. On many occasions there is a long wait to exit and enter Cygnet Close and this development should not cause any more inconvenience,
- (viii) The character of Northwood, which was once described as a village has changed over the decades and Ducks Hill Road has become almost entirely a road of medium sized blocks of flats so it is interesting to see something different and on the whole, the proposed development is the 'least bad option', given the tide of change,
- (ix) Developer must enduringly be made to retain existing trees and the like so that neighbouring properties are not adversely affected,

Objection comments:

- (x) This proposal, together with the new development adjacent to Marchbanks would result in a further unacceptable increase in traffic on Ducks Hill Road,
- (xi) Proposal would exacerbate flooding problems at 19 Cygnet Close which have been experienced in the past.

NORTHWOOD RESIDENTS' ASSOCIATION:

Northwood Residents' Association objects to this application on the ground that the redevelopment would amount to over-development of the site and would adversely affect the amenity and character of the area and so would be in breach of Policy BE19. In addition, the Association has concerns as to the possible detrimental effect on traffic on what is an already congested Ducks Hill Road and having regard to the proximity of the site to both Cygnet Close and The Avenue.

Internal Consultees

CONSERVATION/URBAN DESIGN OFFICER:

Original comments:

Background: The existing buildings on the site are large and attractive, detached 1920/30s houses in the "Arts and Crafts" style. The houses, like most of the adjacent original properties, are well set back from the road and are nestled in large mature gardens. This gives this part of Ducks Hill Road a very spacious and green character.

Comments: The proposals place buildings forward of the properties on either side. This would make them very prominent in the streetscape. These are also a handed pair, giving them a rather formal appearance - again at odds with the informal character of this part of the road.

The size and number of properties proposed, and their layout, with short front gardens would give the development a tight, urban character with little space to incorporate planting or other landscape works. This would be important in terms of integrating the development with the adjacent properties and wider almost, "semi- rural", character of the streetscape in this part of Ducks Hill.

The one and a half storey double garages would also infill the spaces between the properties, so that gap views would be limited and again, this would give the development quite an enclosed and urban character.

The design of the individual buildings is not inappropriate in this location, however, greater variety in their appearance and a more Arts and Crafts approach to their design, would better reflect the character of the original houses in this part of the street. The main concern re the design of the buildings is the height and pitch of the roofs, which all incorporate an attic floor. The roofs would appear overly tall given the proportions of the buildings, again at odds with the character of the surrounding buildings, both the original and later houses.

Conclusion: The scheme, because of the number of structures proposed, including large detached garages, and its layout, would create a development with an intrusive and urban character, at odds with the existing character and appearance of this part of Ducks Hill Road.

Comments on Revised Scheme:

COMMENTS: The revised proposals still place new buildings forward of those adjacent on Ducks Hill Road, this would make them prominent in the streetscape. Their appearance has been changed, so that they would be of a more asymmetrical and varied design, which is an improvement, although the roof to house types B1 (plot 1) and M2 (plot 10) would look overly large.

Whilst the area of hard surfacing across the development site has been reduced, the garage on the frontage adjacent to plot 1 revised to an open shelter and the height of the garages dropped, the number of properties proposed and their layout has not been changed. The development would still have a tight, quite urban character with little space to incorporate planting or other landscape works. This would be important in terms of integrating the development with the adjacent properties and wider almost, "semi-rural", character of the streetscape in this part of Ducks Hill.

CONCLUSION: The scheme, because of the number of structures proposed and its layout, would create a development with a more urban character to that which currently exists in this part of Ducks Hill Road. When looking at the wider character of the area, however, there are a number of recent housing developments that have a more tightly developed appearance and some individual properties that are positioned quite close to the road. On balance, therefore, whilst not desirable, it is felt that the scheme would not have a sufficiently detrimental impact on the local townscape to warrant refusal on design grounds.

It is suggested, therefore, that the final roof form of the frontage plots (as noted above) is covered by condition; the external materials for all of the buildings are submitted for agreement and a landscaping scheme (both hard and soft landscaping) that includes additional tree planting and screening, particularly to the street frontage and southern boundary of the site, are required by condition.

Comments on Final Scheme:

The revised details do look slightly better as does the changed garage roof form.

Looking back to the early drawings (rev B), the street elevations do now look much improved. There is no longer a need for a condition seeking revised roof forms of the houses on the frontage plots. The development as now proposed is considered acceptable.

HIGHWAY ENGINEER:

The development proposals are for the construction of 10 detached dwellings, involving the demolition of three existing dwellings within the site. Access to the development will be provided via a new access along Ducks Hill Road that will serve 7 of the proposed dwellings. Access to the remaining 3 dwellings, will be provided over two existing vehicle crossovers.

In order to construct the proposed access the carriageway adjacent to the site will be widened by approximately 1.0m and the footway along the eastern side of the highway will be setback within the adjacent verge. In addition, the existing pedestrian refuge adjacent to the site will be relocated approximately 25m to the north, along Ducks Hill Road. As part of the proposals, 2 car and 1 cycle parking space will be provided to serve each dwelling.

From reviewing the proposals, it is noted that a Transport Statement has been submitted in support of the development, which has demonstrated that adequate visibility can be provided from the proposed access along the adjacent highway.

In addition, when considering access to plots 1 and 2, the visibility splays from the existing crossover along the adjacent highway will be improved, by the removal of the boundary line between No's 42 and 44 Ducks Hill Road. In terms of access to plot 10, this is an existing access, which will continue to serve a single dwelling.

From assessment of the PTAL index within the area of the site, this has been identified as 1b, which is classified as very poor. As a result, it is considered that the maximum car parking provision of 2 parking spaces per dwelling, is acceptable in this location.

Therefore, it is considered that the development would not be contrary to the Policies of the adopted Hillingdon Local Plan, 2012, Part 2, and an objection is not raised in relation to the highway and transportation aspect of the proposals provided that the following details are made conditional to the planning consent.

1. Development shall not begin until details of all traffic arrangements (including where appropriate carriageways, footways, turning space, safety strips, sight lines at road junctions, kerb radii, car parking areas and marking out of spaces, loading facilities, closure of existing access and means of surfacing) have been submitted to and approved in writing by the Local Planning Authority. The approved development shall not be occupied until all such works have been constructed in accordance with the approved details. Thereafter, the parking areas, sight lines and loading areas must be permanently retained and used for no other purpose at any time. Disabled parking bays shall be a minimum of 4.8m long by 3.6m wide, or at least 3.0m wide where two adjacent bays may share an unloading area.

2. Visibility splays along the adjacent highway from the proposed access and the existing access serving plots 1 and 2, shall be provided in accordance with the approved drawing No. M510-003. Thereafter, the visibility splays shall be maintained free of all obstructions between the heights of 0.6m and 2.0m above the level of the adjoining highway.

TREE & LANDSCAPE OFFICER:

Tree Preservation Order (TPO)/ Conservation Area: A small part of this site is adjacent to TPO 424, however no protected trees will be affected.

Significant trees/ other vegetation of merit in terms of Saved Policy BE38: Of the many trees situated within this site, only a few are visually important. These include the mature Ash at the front of No. 42, the mass of trees at the end of the long rear garden of No. 42, and an early mature Blue Atlas Cedar in the centre of the rear garden of No. 44. These trees significantly contribute to the arboreal / wooded character of the area, and the submitted tree report has correctly classified these as high value trees. The majority of these trees are due to be retained and protected, and the proposed tree protection is satisfactory.

One high value tree, the Blue Atlas Cedar (T10 on the tree report) is due to be removed, however it is to be replaced like-for-like with a new 3-4m Cedar tree nearby. The Council has no objection to

the removal of the Cedar, subject to its replacement. However, due to the ultimate size of the new Cedar, it must be located in a sustainable position that will not detrimentally affect the existing, adjoining neighbouring property (at 19 Cygnet Close), or a more upright species of evergreen tree, such as a Pine, Fir or Spruce, should be considered.

Landscaping: The submitted landscaping scheme appears to be well thought out and is acceptable.

Conclusion: Acceptable, subject to conditions RES8 (implementation of proposed tree protection), RES9 (section 1 and implementation only - taking into account the comments made above about the replacement of the Cedar T10) and RES10.

EPU:

Noise

Road Traffic Noise

I have confirmed the data taken from <http://www.noisemapping.org/> which indicates that the proposed road fronting facade of this site is likely to be exposed to high noise levels of the order of 65-70 dB L10 (18hr) which equates[1] to 63-68 dB Leq (16hr) and would put the site into the upper NEC C PPG 24. Planning permission should not normally be granted unless quieter alternative sites cannot be found.

However, should it be considered that permission be granted, perhaps because there are no alternative quieter sites, I would recommend the following conditions be proposed to ensure the proposed development satisfies the requirements of this Borough's Noise SPD, Section 5, Table 2. This is based on BS 8233:1999 Code of Practice for internal noise criteria for residential dwellings.

Condition 1

Development shall not begin until a scheme for protecting the proposed development from road traffic noise has been submitted to and approved by the Local Planning Authority (LPA). The noise protection scheme shall meet acceptable noise design criteria both indoors and outdoors. The scheme shall include such combination of measures as may be approved by the LPA. The scheme shall thereafter be retained and operated in its approved form for so long as the use hereby permitted remains on the site.

Reason: To safeguard the amenity of the new residential properties

Construction Site Informative:

Pursuant to the Control of Pollution Act 1974, the Clean Air Act 1993, the Environmental Protection Act 1990 and any other relevant legislation, you are advised as follows:

(i) Demolition and construction works which are audible at the site boundary should only be carried out between the hours of 0800

and 1800 on Monday to Friday and between the hours of 0800 and 1300 on Saturday. No such work should be carried out on Sundays and

Bank Holidays. All noise generated during such works should be controlled in compliance with British Standard 5228;

(ii) Measures should be taken to eliminate the release of dust and odours caused by the works that may create a public health

nuisance (a useful reference is Building Research Establishment Report 456); and

(iii) No bonfires on the site should be allowed to take place at any time.

EPU (LAND CONTAMINATION):

The desk top study, appears to be just that, and the consultants indicated they had not had time to visit the site.

I would recommend the standard contaminated land condition provided below and the imports/landscaping condition to ensure the soil is suitable for use. The development across the street (59214/APP/2013/1484) identified some low levels of methane and elevated carbon dioxide as well as elevated polycyclic aromatic hydrocarbons (PAHs).

Contaminated Land Condition

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

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

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

(c) A written method statement providing details of the remediation scheme and how the completion of the remedial works will be verified shall be agreed in writing with the LPA prior to commencement, along with details of a watching brief to address undiscovered contamination.

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

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

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

Condition to minimise risk of contamination from garden and landscaped areas

Before any part of the development is occupied, site derived soils and imported soils shall be independently tested for chemical contamination, and the results of this testing shall be submitted and approved in writing by the Local Planning Authority. All soils used for gardens and/or landscaping purposes shall be clean and free of contamination.

Note: The Environmental Protection Unit (EPU) must be consulted for their advice when using this condition.

REASON

To ensure that the occupants of the development are not subject to any risks from soil contamination in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved

Policies (September 2007).

SUSTAINABILITY OFFICER:

I have no objections to the proposed development subject to the following:

- 1 - All houses must attain Code for Sustainable Homes level 4 or higher and completion stage certificates should be submitted prior to occupation.
- 2 - There is a considerable reduction in garden and natural open space. There is an increase in hardstanding and the amount of people in the area, further pressurising the natural areas. The loss of garden and wildlife space is not replicated within the new layout.

Accordingly, I would seek a £20,000 contribution to offsite ecology works.

(Officer Comment: The comments of the Sustainability Officer are noted, however while gardens do provide habitat the submitted Ecological Assessment demonstrates that the gardens are not of high ecological value. The required contribution is not appropriately justified and would not meet the tests for a planning obligation in the CIL regulations. It is considered that a scheme of on site ecological enhancements, which could be secured by condition, would provide adequate mitigation for this development and an appropriate condition is recommended.)

WATER AND FLOOD MANAGEMENT OFFICER:

The applicant demonstrates through the submission of the Flood Risk Assessment that they will be improving the situation in the local area by reducing the surface water run off from the site. This reduction is almost to predevelopment runoff levels and in compliance with best practice. However to ensure this continues to be the case at detailed design stage, a condition to require the submission of a sustainable water management scheme is required.

ACCESS OFFICER:

All the details, including the level threshold details, are acceptable from an access point of view.

S106 OFFICER:

If the application is to be recommended favourably, then the following Heads of Terms are required:-

1. Affordable Housing - a Financial Viability Appraisal is required to be submitted and validated to demonstrate the level of affordable housing that the scheme can afford to deliver.
2. Education: in line with the SPD a contribution in the sum of £127,964 should be secured.
3. Health: in line with the SPD a contribution in the sum of £7,908.46 (£216.67 x 36.5) should be secured.
- 4 Libraries: in line with the SPD a contribution in the sum of £839.50 (£23 x 36.5) should be secured.
5. Construction Training: in line with the SPD either a financial contribution or an in kind scheme delivered equivalent to the formula of £2,500 for every £1m build cost + number of units /160 x £71,675= total contribution.
6. Project Management and Monitoring: in line with the SPD a contribution equal to 5% of the total cash contributions should be secured to enable the management and monitoring of the resulting agreement.
7. Highways: any and all highways works must be addressed and may need to be secured through the s106 agreement.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The existing buildings are of little architectural or historical merit and no objections are raised to their loss.

The NPPF (March 2012) at para. 53 advises that local planning authorities should consider formulating policy to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.

Policy 3.5 of the London Plan advises that housing developments should be of the highest standard possible and that Councils may introduce a presumption against back land development in their Local Development Frameworks where this is locally justified.

The Mayor's Housing Supplementary Planning Guidance (November 2012) provides further guidance, noting at para. 1.2.18 that gardens can play a number of important roles, namely defining local context and character; providing safe, secure and sustainable environments and play spaces; supporting biodiversity and protecting trees, green corridors and networks, abating flood risk and mitigating the impacts of climate change and enhancing the distinct character of suburban London.

Policy BE1 of the Hillingdon Local Plan: Part One - Saved UDP Policies (November 2012) states that all new development, amongst other criteria, should 'not result in inappropriate development of gardens and open spaces that erode the character and biodiversity of suburban areas and increase the risk of flooding through the loss of permeable areas'.

There is therefore no in principle objection to the re-development of garden land, only against its inappropriate re-development. This is assessed under normal development control criteria in the sections below and overall there is no objection to the principle of this particular development.

7.02 Density of the proposed development

The London Plan (July 2011) provides guidance on appropriate densities for residential development, depending upon the type of location and the Public Transport Accessibility Level (PTAL). This site has a PTAL of 1b (where 6 represents the highest level of public transport accessibility and 1 the lowest), and Table 3.2 in the London Plan advises that an appropriate residential density for the site would range from 150-200 habitable rooms per hectare (hr/ha) and 35-55 units per hectare (u/ha) for larger units with a typical size of 3.8 - 4.6 habitable rooms per unit (hr/u). The Council's HDAS: 'Residential Layouts' also advises that larger rooms over 20sqm and capable of subdivision should be counted as 2 rooms.

This scheme equates to a habitable room density of 215 hr/ha and is therefore marginally in excess of the Mayor's guidance, whereas it has a unit density of 21 u/ha, significantly below the Mayor's recommended range. No objections are raised to the shortfall in unit density, given that the surrounding area typically comprises low density development, with an open and spacious character. The high habitable room density is in part due to the size of these houses having over 10 habitable rooms, but again, large properties are predominant in the area. The Council's design guidance does state that numerical densities, whilst useful for undertaking an initial assessment should not be relied upon as the sole means of assessing housing proposals, and a more fuller assessment is required to assess the acceptability of proposed schemes. This is considered below.

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

The site does not form part of an archaeological priority area, nor does it form part of or is located on the fringe of a conservation area or an area of special local character. No. 58

Ducks Hill Road is a Grade II Listed building and Denville Hall is locally listed but as these buildings are sited some 70m to the south of the site, they are sufficiently distant and separated from the application site by adjoining residential properties so as not to be materially affected by the proposal. As such, no historical assets would be affected by the proposals.

7.04 Airport safeguarding

No airport safeguarding issues are raised by this application.

7.05 Impact on the green belt

The nearest green belt boundary lies some 30m to the west of the site, beyond Nos. 19 - 21 Cygnet Close. Given the screening afforded by these properties and the retention of mature trees at the rear of the application site, the proposal would not affect the openness of the Green Belt.

7.07 Impact on the character & appearance of the area

The proposed layout seeks to mimic the predominant existing residential pattern of individual houses fronting Ducks Hill Road whilst developing the site in depth from a centrally sited access road. No objections are raised to the in depth development of the site as this is characteristic of the surrounding area.

There is no uniform building line along this part of Ducks Hill Road, with the existing properties on site and those adjoining the site to the north being angled to the road and staggered in relation to each other. These properties do have generous set back distances from the road, with a distance of 15m being typical. The proposed house on Plot 1 would have a similar siting to the house it would replace (No. 42) and maintain a similar angled relationship as the adjoining property, No. 40. The closest properties, Plots 2 and 10 on either side of the new access road would only be set back approximately 6.5m from the road at their closest point. However, in the wider area, there are examples of properties being sited closer to the road, with some properties such as Nos. 9, 11 and the listed No. 58 being sited very close to their frontages. It is considered that the set back of the houses on Plots 2 and 10, although not ideal, would not be unduly out of keeping with the more mixed character along the road and would not justify a refusal of permission and the layout would allow for some new tree planting along the frontage to supplement the existing trees being retained outside No. 42.

The houses fronting the access road at the rear would be sited close to the road to give a tight, urban character with shallow front gardens with a typical depth of some 3m. However, there are surrounding housing developments that have higher residential densities and a tightly developed appearance, including the adjoining terraced housing on Cygnet Close and Mallards Way on the opposite side of Ducks Hill Road. In this context, it is considered that the proposed layout would not be unduly out of keeping with its surroundings. Further, the properties would maintain at least a minimum 1m gap to their side boundaries, with the majority of the properties being separated by the width of their garage/garden room buildings to allow longer views through to the surrounding area.

The scale and design of the individual buildings is appropriate in this location. In particular, the scheme has been revised as regards the houses on Ducks Hill Road in order to reduce the rather formal appearance to provide greater diversity and asymmetrical design which better reflects the informal character of the road whilst reducing the overall bulk of their roofs.

The car port on Plot 1 would not project significantly beyond the adjoining property, No. 40 and given its design and the fact that it would be screened by retained trees, it is considered that it would not appear unduly conspicuous within the street scene.

The Council's Urban Design Officer considers that on balance, the scheme would not have a sufficiently detrimental impact on the local townscape to warrant refusal on design grounds. The proposal is considered to comply with Policies BE13, BE19 and BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

The nearest residential properties to the application site are No. 40 Ducks Hill Road to the north, No. 19 Cygnet Close to the west and Nos. 48 and 50 Ducks Hill Road to the south.

As regards No. 40, the nearest proposed house on Plot 1 would be sited approximately 2m from the shared side boundary (4m from the flank elevation of No. 40) and its rear elevation would be sited approximately 9m beyond the rear elevation of No. 40. Although this relationship would breach the 45 degree line of sight from rear facing habitable room windows at No. 40, this relationship would be similar to the existing staggered relationship between Nos 40 and 42. Furthermore, although the eaves height would increase, an existing mature hedge on this boundary would be retained that would help to screen the bulk of the house on Plot 1. As such, it is considered that the proposal would not have a significant impact upon the amenity of No. 40 as compared to the current situation.

At the rear of the site, the nearest proposed house to No. 19 Cygnet Close would be that on Plot 6. The main two storey rear elevation of this proposed property would be sited some 16.5m from the private patio area at No. 19. However, No. 19 does not contain any first floor side windows facing the application site and has an existing car port and garage on the adjoining side boundary which extends along much of the depth of the rear garden. There is also a dense conifer hedge some 5 - 6m high on this boundary which provides an effective evergreen screen which would be retained. As such, there would be no loss of privacy from this property.

As regards Nos. 48 and 50 Ducks Hill Road, the adjoining properties to the south, the only proposed two storey rear elevation within 21m of these properties or their private amenity areas would be the projecting rear gables on Plots 8 and 9 which would be sited some 16.5m and 20.0m from the side elevation of No. 50 respectively. However, as this block only contains non-habitable room windows in its side elevation which would not be directly overlooked, this relationship is acceptable. The first floor gable windows would also overlook the private amenity space to the rear of No. 50 within 16.5m but as No. 50 is a flatted block, the amenity space at the rear is shared and therefore not particularly private.

The scheme is considered to safeguard the residential amenities of surrounding occupiers, in accordance with The proposal is therefore considered to comply with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

The proposed houses would have internal floor areas ranging from approximately 167m² in the case of the 5 bedroom, 7 person houses and floor areas ranging from 201m² to 219m² for the 5 bedroom, 9 person houses. These areas are adequate in order to satisfy the Mayor's 123 sqm. and 143 sqm. minimum standards for 5 bedroom, 3 storey houses for 7 and 9 persons respectively.

Design guidance also stipulates that 5+ bedroom houses should have a minimum rear amenity area of 100m² and the private amenity space provided for the new houses ranges from 111m² on Plot 10 to 290 m² on Plot 6. The rear gardens serving Plots 3 to 5 are all north facing and would therefore have restricted sunlight, but part of these gardens would have some sunlight throughout much of the day as measured on 21st March which would

increase significantly throughout the summer months. The houses have also been designed to ensure that each house would have a private patio area adjoining their rear elevations.

Design guidance requires development of two or more storeys to be separated by a minimum distance of 15m from habitable room windows. The houses on Plots 3 and 9 would marginally encroach upon this distance as measured from the rear elevations of the houses on Plots 2 and 10, but given the angled relationship between the properties, only part of the side elevations of these properties would marginally encroach.

The houses would face each other across the access road, separated by a typical distance of 10.5m. Habitable room windows which front a road do not afford the same degree of privacy as rooms at the rear where a minimum 21m separation distance from surrounding windows would normally be required to safeguard privacy. The houses have also been positioned so that they mainly face the undeveloped gaps between the houses on the opposite side of the road, or as is the case with Plot 6, face down the road so that although a 15m separation distance would not be maintained at the front, it is considered that the overall layout and spacing between properties, would ensure that an adequate standard of amenity would be provided for their future occupiers.

Following officer advice, the detached garages have now omitted their first floor ancillary accommodation accessed by external stairs and have had their roofs lowered and now have a pyramidal roof form. This change reduces the impact of these structures on their neighbours.

It is therefore considered that having regard to the need to make the best use of land, on balance, the scheme is considered to afford an appropriate level of amenity for future occupiers, in accordance with policies BE20, BE21 and BE24 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The proposal would involve the construction of a new shared surface access road that would serve 7 of the proposed new dwellings, with the remaining 3 houses fronting Ducks Hill Road served by 2 crossovers, the southern existing crossover being retained, with the northern access to No. 42 being consolidated to a single private driveway to serve 2 dwellings. As these would replace the existing 4 crossovers (No. 42 has a drive-through arrangement with two crossovers), there would not be an increase in the number of vehicular access points, in accordance with Policy BE7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

To enable the construction of the new access road, the carriageway of Ducks Hill Road adjacent to the site would be widened by approximately 1.0m and the footway along the eastern side of the highway setback within the adjacent verge. In addition, the existing pedestrian refuge adjacent to the site would be relocated approximately 25m to the north, along Ducks Hill Road. The submitted swept path analysis also demonstrates that refuse vehicles can enter and turn around within the site. As part of the proposals, 2 car parking spaces would be provided for each dwelling with direct access to the rear gardens allowing easy provision for cycle storage.

The Council's Highway Engineer advises that the Transport Statement submitted in support of the development demonstrates that adequate visibility can be provided from the proposed access along the adjacent highway. In addition, when considering access to plots 1 and 2, the visibility splays from the existing crossover along the adjacent highway

would be improved, by the removal of the boundary line between Nos. 42 and 44 Ducks Hill Road. In terms of access to plot 10, this is an existing access, which will continue to serve a single dwelling.

The Council's Highway Engineer advises that the site has a PTAL score of 1b, which is classified as very poor and therefore the maximum car parking provision of 2 parking spaces per dwelling is acceptable in this location.

On this basis, the Highway Engineer raises no objections to the proposals, subject to conditions to ensure that details of all the traffic arrangements are submitted to the Local Planning Authority and visibility splays are to be provided in accordance with Drw. No. M510-003 included within the submitted Highways Statement. Highway works would also need to be the subject of a S106/S278 Agreement.

7.11 Urban design, access and security

Design and access issues are addressed elsewhere in this report. Subject to a secure by design condition, the proposal raises no security concerns.

- Mix of units

Given the scale of the development and its location, the provision of large family housing is considered acceptable.

7.12 Disabled access

The submitted Design & Access Statement advises that the development would be compliant with Lifetime Home Standards and that level access would be achieved to permit wheelchair access, with one dwellinghouse achieving Wheelchair Home Standards. The Council's Access Officer provided detailed access comments on the originally submitted plans. Revised plans have now been received which have taken into account all of these detailed comments, including the submission of details of the level thresholds. On this basis, the Access Officer does not raise any objection to the proposal.

7.13 Provision of affordable & special needs housing

A financial viability assessment has been submitted with the application which has been independently assessed by a specialist third party contractor. He concludes that whilst the proposed development does not generate sufficient funds to support affordable housing, this situation may change if house prices continue to rise. A review mechanism is therefore recommended for the S106 so that the provision of affordable housing can be re-assessed at the time the scheme is implemented.

7.14 Trees, landscaping and Ecology

Trees and Landscaping

Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires landscape and topographical features of merit to be retained and new landscaping to be provided where appropriate.

The Council's Tree/Landscape Officer advises that a small part of this site lies adjacent to TPO 424, but no protected trees would be affected by the proposals. Furthermore, of the many trees situated within this site, only a few are visually important which include the mature Ash at the front of No. 42, the mass of trees at the end of the long rear garden of No. 42, and an early mature Blue Atlas Cedar in the centre of the rear garden of No. 44. These trees significantly contribute to the arboreal / wooded character of the area, and they have correctly been classified as high value trees within the tree report. The majority of these trees are to be retained and protected, and the proposed tree protection is

satisfactory.

The only exception to this is the Blue Atlas Cedar (T10 on the tree report) which is due to be removed, but it would be replaced, like-for-like with a new 3-4m Cedar tree nearby. The Council's Tree/Landscape Officer advises that there is no objection to the removal of the Cedar, subject to its appropriate replacement. The Tree Officer also advises that the landscaping scheme appears to be well thought out and is acceptable.

On this basis, the scheme is acceptable, subject to conditions regarding implementation of tree protection, implementation of a landscaping scheme and tree retention.

Ecology

An ecological appraisal has been submitted which identifies the habitats on site as being common and widespread. There is only limited opportunities provided on site for protected species, in the form of nesting bird habitat, low bat roosting potential and stag beetle habitat. No further surveys are recommended but a precautionary demolition approach is recommended for the buildings and areas of dense scrub and vegetation in the unlikely event that protected species would be present. Various enhancement measures are recommended, such as bat and bird boxes in the trees and wildlife friendly planting.

It is considered that an appropriate set of ecological enhancements could be provided on site to mitigate the impacts of the development and no objection is raised subject to an appropriate condition.

7.15 Sustainable waste management

Not applicable to a housing development with individual curtilages.

7.16 Renewable energy / Sustainability

An energy statement has been submitted with the application. The Council's Sustainability Officer raises no objections to the scheme, subject to a condition to ensure that the houses satisfy Code 4 for Sustainable Homes.

7.17 Flooding or Drainage Issues

The site is located within Flood Zone 1 and therefore has a low risk of flooding. A Flood Risk Statement & Drainage Strategy has been submitted with the application. This identifies residential development as being appropriate within Flood Zone 1 and there are no specific flooding issues raised by the proposal. Sustainable drainage would be secured by way of an appropriate condition.

7.18 Noise or Air Quality Issues

The site does not have any particular high exposure to noise, with the very front of the site being the most exposed to vehicular noise on Ducks Hill Road. The Council's Environmental Protection Officer does not raise any specific objection to the scheme and the recommended noise mitigation scheme condition has been attached.

7.19 Comments on Public Consultations

The comments in support of the application are noted (Points (i) and (ii)). As regards points (iii), (iv), (vi), (vii), (viii), (ix) and (x), these are dealt with in the main report. As regards points (v) and (xi) concerning flooding issues, the need for any mitigation would be assessed as part of the sustainable water management condition.

7.20 Planning obligations

Policy R17 of the Council's Unitary Development Plan states that: 'The Local Planning Authority will, where appropriate, seek to supplement the provision of recreation open space, facilities to support arts, cultural and entertainment activities, and other community,

social and education facilities through planning obligations in conjunction with other development proposals'.

Should the application be approved, a full range range of planning obligations should be sought to mitigate the impact of the development. These include a review mechanism to ensure that the provision of affordable housing is re-assessed, contributions towards education, health care, libraries, construction training and monitoring, together with the highway works on the public highway.

The applicant has agreed to these proposed Heads of Terms, which are to be secured by way of the S106 Agreement. Overall, it is considered that the level of planning benefits sought is adequate and commensurate with the scale and nature of the proposed development, in compliance with Policy R17 of the saved UDP.

The development would also be liable for the Mayoral CIL.

7.21 Expediency of enforcement action

There are no enforcement issues raised by this application.

7.22 Other Issues

A Desk Top Study has been submitted in support of the application. This recommends that a number of further studies are carried out, including further mining searches to determine whether there is a potential risk from chalk mining which occurred in the area.

The Council's EPU Officer does not raise any specific objections to the scheme, but does advise of the need for a land contamination condition as some low levels of methane and elevated carbon dioxide as well as elevated polycyclic aromatic hydrocarbons (PAHs) have been found nearby and a soil importation condition to ensure there is no contamination present within any soils brought onto the site. A condition has also been added to ensure that the scheme is carried out in accordance with the recommendations of the submitted documents, including the Desk Top Study.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

Members may decide to grant planning consent subject to conditions. Planning consent should not be refused where planning conditions can overcome a reason for refusal. Planning conditions should only be imposed where Members are satisfied that imposing

the conditions are necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects. Where conditions are imposed, the Council is required to provide full reasons for imposing those conditions.

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

10. CONCLUSION

This development would result in a fairly dense urban form sited in an urban fringe location. However, given the pattern and density of surrounding residential development, no objections are raised to the principle of the scheme.

The Council's Conservation/ Urban Design Officer also advises not although not ideal as regards the prominence of the houses on Plots 2 and 10 at the entrance into the site and the tight urban character of the development, given the surrounding character, the proposal is acceptable on design grounds.

Although space standards are generally met, the tight urban character also produces a close, intimate relationship of the properties facing each other across the access road. Habitable windows facing roads are not expected to maintain the same levels of privacy as rear facing windows and given that the properties would be set within suitable garden

spaces that allow views across the wider area, it is considered that the close relationship on the frontage is acceptable.

The scheme would not result in the loss of amenity from neighbouring properties and the level of off-street parking provision and proposed access arrangements, including works to the public highway are acceptable. The scheme also makes adequate provision for tree retention, with only one significant tree being removed which would be replaced and landscaping.

A financial viability appraisal has also been submitted which demonstrates that the scheme does not generate sufficient funds currently to make a contribution towards affordable housing, but the Council's independent assessor advises that a review mechanism is necessary to re-assess the situation in the future when the scheme is implemented when the economic circumstances may be different.

The scheme would provide a commensurate package of planning benefits to mitigate the impacts of the scheme.

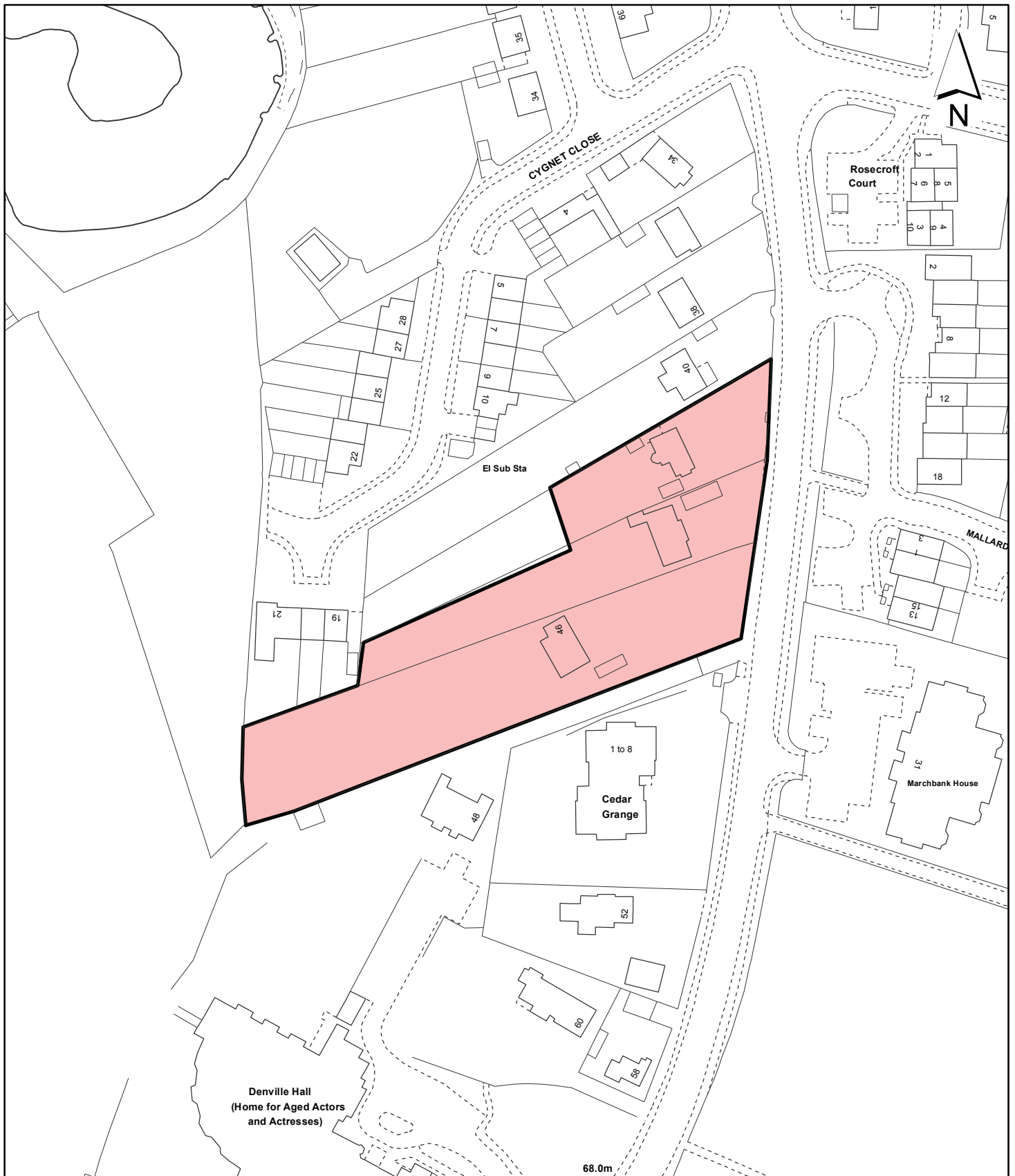
It is therefore considered that on balance, having regard to the need to make best use of land, the scheme is acceptable, subject to the recommended conditions and a S106/S278 Agreement.


11. Reference Documents

National Planning Policy Framework (March 2012)
London Plan (July 2011)
Mayor's Housing Supplementary Planning Guidance, November 2012
Hillingdon Local Plan (November 2012)
Consultation Responses

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<p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2013 Ordnance Survey 100019283</p>	<p>Site Address</p> <p>42-46 Ducks Hill Road Northwood</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p>Residents Services</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p>49987/APP/2013/1451</p>	<p>Scale</p> <p>1:1,250</p>	
	<p>Planning Committee</p> <p>Major Application</p>	<p>Date</p> <p>January 2014</p>	