

Report of the Head of Planning, Sport and Green Spaces

Address LITTLEHURST NORTHGATE NORTHWOOD

Development: Demolition of existing dwelling and erection of 2 x two storey, 5-bed detached dwellings with habitable roofspace, installation of vehicular crossover and retention of existing vehicular crossover

LBH Ref Nos: 31866/APP/2013/3686

Drawing Nos: 1159/P3/6
1159/P3/1
1159/P3/2
1159/P3/3
1159/P3/4
1159/P3/5
1159/P3/9 Rev. A
1159/P3/7
1159/P3/8
1159/P3/10 Rev. A
1159/P3/11
1159/P3/12
1159/P3/13
Design and Access Statement
Code for Sustainable Homes Report
CellWeb TRP Tree Protection System Details
Method Statement
13010
Tree Protection Plan Rev. B
Tree Constraints Plan Rev. A
Arboricultural Implications Assessment and Method Statement
Tree Sheets

Date Plans Received: 11/12/2013 **Date(s) of Amendment(s):** 11/12/2013
Date Application Valid: 18/12/2013 12/12/2013

1. SUMMARY

The application seeks planning permission for the demolition of the existing house and its detached side garage and the erection of two detached 5-bedroom dwellings, both with roofspace accommodation, integral single garages and associated access and landscaping.

The application site is located on the northern side of Northgate, some 85m to the east of its junction with Ducks Hill Road. Contained within the site is a detached two storey house with a detached side garage on a 0.15ha plot of land. A new detached house has recently been built to the rear of Littlehurst and Woodhurst on land which originally formed part of their rear gardens, with a further new dwelling also erected to the east.

A previous application was approved at the site under application reference 31866/APP/2012/2717 on 16th January 2013 for the erection of two detached dwellings.

The current scheme differs from the previous in the following ways:

Plot 1

- Front gable widths reduced by 300mm from 5400mm to 5100mm.
- Depth of rear two storey structure increased by 1994mm, reducing the extent of the single storey structure above the breakfast/family area.
- Back left rear gable introduced. Width to match approved right hand side gable at 5400mm wide.
- One rear dormers removed, and replaced with two high level roof lights.
- Roof span increased. Main roof pitch reduced by 2.5 degrees to compensate. Roof height increased by 174mm.
- Bedroom 1 window removed, and replaced with Juliet balcony.
- Additional roof lights added and dormer from rear roof slope removed to leave one dormer.

Plot 2

- First floor extended forward by 300mm at front above low level roofs and 1949mm at rear between rear gables, creating a back right rear gable to match the width of the existing at 5425mm wide.
- One rear dormers removed, and replaced with two high level roof lights.
- Extent of rear single storey structure reduced and covered by increased two storey structure 1355mm.
- Roof pitch front to back reduced to compensate for increase in span depth. The proposed ridge level has increased by 383mm.
- Bedroom 1 window removed, and replaced with Juliet balcony.
- Additional roof lights added.

The parking/access arrangement and rear amenity spaces would be unaffected.

The proposed development consists mainly of alterations to the appearance of the dwellings which were previously approved under application reference 31866/APP/2012/2717. These alterations are considered to have had an acceptable impact on the appearance of the dwellings, on the visual amenities of the wider Copse Wood Estate and on the residential amenity of the adjoining occupiers. Therefore, subject to a legal agreement being finalised for the required planning obligation, the application is recommended for approval.

2. RECOMMENDATION

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

i) That the Council enters into an agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or Section 278 of the Highways Act 1980 (as amended) and/ or other appropriate legislation to secure:

a) A contribution of ££12,796 towards capacity enhancements in local educational establishments made necessary by the development;

2.2 That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in preparation of the Section 106 Agreement and any abortive work as a result of the agreement not being completed.

2.3 That officers be authorised to negotiate and agree the detailed terms of the

proposed agreement.

2.4 That if any of the heads of terms set out above have not been agreed and the S106 legal agreement has not been finalised within 6 months of the date of this report, or any other period deemed appropriate by the Head of Planning, Green Spaces and Culture then delegated authority be granted to the Head of Planning, Green Spaces and Culture to refuse the application for the following reason:

'The development has failed to secure obligations relating to capacity enhancements in local educational establishments made necessary by the development. Accordingly, the proposal is contrary to policies R17 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's Planning Obligations SPD.'

2.5 That subject to the above, the application be deferred for determination by the Head of Planning, Green Spaces and Culture under delegated powers, subject to the completion of the legal agreement under Section 106 of the Town and Country Planning Act 1990 and other appropriate powers with the applicant.

2.6 That if the application is approved, the following conditions be imposed:

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 1159/P3/1, 1159/P3/2, 1159/P3/3, 1159/P3/4, 1159/P3/5, 1159/P3/6, 1159/P3/8, 1159/P3/9 Rev. A, 1159/P3/10 Rev. A and 1159/P3/12 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 adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the London Plan (July 2011).

3 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 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

4 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 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

5 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 facing Woodhurst and/or Drakes Hollow.

REASON

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

6 RES13 Obscure Glazing

The first floor windows within the side elevations of the dwellings hereby approved shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

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

7 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 adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

8 RPD6 Fences, Gates, Walls

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

REASON

To protect the open-plan character of the estate in accordance with policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

9 RES15 Sustainable Water Management (changed from SUDS)

No development approved by this permission shall be commenced until a scheme for the provision of sustainable water management has been submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate that sustainable drainage systems (SUDS) have been incorporated into the designs of the development in accordance with the hierarchy set out in accordance with Policy 5.15 of the London Plan and will:

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. include a timetable for its implementation; and
- iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

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

- iv. provide details of water collection facilities to capture excess rainwater;
- v. provide details of how rain and grey water will be recycled and reused in the development.

Thereafter the development shall be implemented and retained/maintained in accordance with these details for as long as the development remains in existence.

REASON

To ensure the development does not increase the risk of flooding in accordance with Policy OE8 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and London Plan (July 2011) Policy 5.12.

10 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.

11 RES5 General compliance with supporting documentation

The development hereby permitted shall not be occupied until the following has been completed in accordance with the approved plans:

- 1) Vehicular Means of Access into the site [1159/P3/1]
- 2) The parking areas including any driveways and garages [1159/P3/1]

3) Amenity Space [1159/P3/1]

Thereafter the development shall be retained/maintained in accordance with these details for as long as the development remains in existence.

REASON

To ensure that appropriate means of vehicular access and car parking is provided in accordance with Policy AM2, AM7 and AM14 of the adopted Hillingdon Local Plan: Part Two - Saved Policies (November 2012).

12 RES8 Tree Protection

No site clearance or construction work shall take place until the Tree Protection Measures contained within the Tree Constraints Plan Rev A, Tree Protection Plan Rev B and Arboricultural Implications Assessment have been implemented in strict accordance with the details contained within these approved documents and plans

Thereafter, 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)

13 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

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

2. Details of Hard Landscaping

- 2.a Refuse Storage
- 2.b Means of enclosure/boundary treatments
- 2.c Car Parking Layouts
- 2.d Hard Surfacing Materials
- 2.e External Lighting
- 2.f Other structures (such as play equipment and furniture)

3. Other

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

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 of Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policy 5.17 (refuse storage) of the London Plan (July 2011).

14 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 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

15 RES18 Lifetime Homes/Wheelchair Units

All residential units within the development hereby approved shall be built in accordance with Lifetime Homes, as set out in the Council's Supplementary Planning Document HDAS: 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

16 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 excising 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.

17 RES23 Visibility Splays - Pedestrian

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

REASON

In the interests of highway and pedestrian safety in accordance with policy AM7 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

AM7	Consideration of traffic generated by proposed developments.
AM8	Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
BE5	New development within areas of special local character
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours. Protection of the character and amenities of surrounding properties

OE1	and the local area
OE7	Development in areas likely to flooding - requirement for flood protection measures
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
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
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
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 5.1	(2011) Climate Change Mitigation
LPP 5.12	(2011) Flood risk management
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 6.13	(2011) Parking
LPP 6.9	(2011) Cycling
LPP 7.3	(2011) Designing out crime
LPP 7.4	(2011) Local character
LPP 8.3	(2011) Community infrastructure levy
NPPF	

3 159 Councils Local Plan : Part 1 - Strategic Policies

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

4 11 Building to Approved Drawing

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

5 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).

6 12 **Encroachment**

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

7 15 **Party Walls**

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

carry out work to an existing party wall;

build on the boundary with a neighbouring property;

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

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

8 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.

9 115 **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 should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank and Public Holidays.

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

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

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

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic

Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

10 I14C Compliance with Building Regulations Access to and use of

You are advised that the scheme is required to comply with either:-

- The Building Regulations 2000 Approved Document Part M 'Access to and use of buildings', or with
- BS 8300:2001 Design of buildings and their approaches to meet the needs of disabled people - Code of practice. AMD 15617 2005, AMD 15982 2005.

These documents (which are for guidance) set minimum standards to allow residents, workers and visitors, regardless of disability, age or gender, to gain access to and within buildings, and to use their facilities and sanitary conveniences.

You may also be required make provisions to comply with the Disability Discrimination Act 1995. The Act gives disabled people various rights. Under the Act it is unlawful for employers and persons who provide services to members of the public to discriminate against disabled people by treating them less favourably for any reason related to their disability, or by failing to comply with a duty to provide reasonable adjustments. This duty can require the removal or modification of physical features of buildings provided it is reasonable.

The duty to make reasonable adjustments can be effected by the Building Regulation compliance. For compliance with the DDA please refer to the following guidance:

- The Disability Discrimination Act 1995. Available to download from www.opsi.gov.uk
- Disability Rights Commission (DRC) Access statements. Achieving an inclusive environment by ensuring continuity throughout the planning, design and management of building and spaces, 2004. Available to download from www.drc-gb.org.
- Code of practice. Rights of access. Goods, facilities, services and premises. Disability discrimination act 1995, 2002. ISBN 0 11702 860 6. Available to download from www.drc-gb.org.
- Creating an inclusive environment, 2003 & 2004 - What it means to you. A guide for service providers, 2003. Available to download from www.drc-gb.org.

This is not a comprehensive list of Building Regulations legislation. For further information you should contact Building Control on 01895 250804/5/6 and 8.

11

You are advised that the development hereby approved represents chargeable development under the Mayor's Community Infrastructure Levy. At this time the Community Infrastructure Levy is estimated to be £22,996.41 from Section 8 of Spreadsheet which is due on commencement of this development. 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

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the north side of Northgate, some 85m to the east of its junction with Ducks Hill Road. Contained within the site is a detached two storey house with a detached side garage, on a 0.15ha plot of land. A new detached house has recently been built to the rear of Littlehurst and Woodhurst on land which originally formed part of their rear gardens, with a further new dwelling also erected to the east.

This is an established residential area which predominantly comprises large detached properties of varying design on spacious and green plots. The area forms part of the Copsewood Estate, Northwood Area of Special Local Character as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). The site together with neighbouring gardens contains many mature trees, many of which are protected by TPO 131.

3.2 Proposed Scheme

The application seeks planning permission for the demolition of the existing house and its detached side garage and the erection of two detached 5-bedroom dwellings, both with roofspace accommodation, integral single garages and associated access and landscaping. The houses would have a similar set back from Northgate as the existing and adjoining houses and would maintain gaps of approximately 1.5m to 1.9m to their side boundaries.

A previous application was approved at the site under application reference 31866/APP/2012/2717 on 16th January 2013. The current scheme differs from the previous in the following ways:

Plot 1

- Front gable widths reduced by 300mm from 5400mm to 5100mm.
- Depth of rear two storey structure increased by 1994mm, reducing the extent of the single storey structure above the breakfast/family area.
- Back left rear gable introduced. Width to match approved right hand side gable at 5400mm wide.
- One rear dormers removed, and replaced with two high level roof lights.
- Roof span increased. Main roof pitch reduced by 2.5 degrees to compensate. Roof height increased by 174mm.
- Bedroom 1 window removed, and replaced with Juliet balcony.
- Additional roof lights added and dormer from rear roof slope removed to leave one dormer.

Plot 2

- First floor extended forward by 300mm at front above low level roofs and 1949mm at rear between rear gables, creating a back right rear gable to match the width of the existing at 5425mm wide.
- One rear dormers removed, and replaced with two high level roof lights.
- Extent of rear single storey structure reduced and covered by increased two storey

structure 1355mm.

- Roof pitch front to back reduced to compensate for increase in span depth. The proposed ridge level has increased by 383mm.
- Bedroom 1 window removed, and replaced with Juliet balcony.
- Additional roof lights added.

The parking/access arrangement and rear amenity spaces would be unaffected.

3.3 Relevant Planning History

31866/82/0538 Littlehurst, 29 Northgate Northwood
Tree application (P)

Decision: 30-04-1982 Approved

31866/A/93/0289 Littlehurst, 29 Northgate Northwood
Erection of a two-storey side extension and rear dormer incorporating french windows

Decision: 31-03-1993 Approved

31866/APP/2010/23 Littlehurst And Land Forming Part Of Woodhurst Northgate Northwood
Erection of 2 five-bedroom two storey detached dwellings with integral garages and associated landscaping and erection of 1 five-bedroom, two storey detached dwelling including basement, 3 attic rooms, detached garage, associated landscaping and new access road (involving demolition of existing single storey side extension to adjacent existing dwelling 'Woodhurst'.)

Decision: 01-12-2010 **Appeal:** 03-12-2010 Withdrawn

31866/APP/2012/2717 Littlehurst Northgate Northwood
2 x two storey, 5-bed, detached, dwellings with habitable roofspace with associated parking and landscaping and installation of vehicular crossover to front involving demolition of existing dwelling

Decision: 16-01-2013 Approved

31866/APP/2013/3355 Littlehurst Northgate Northwood
Details pursuant to discharge conditions 3 (Ground and Floor Levels), 4 (Materials), 9 (Sustainable Urban Drainage), 10 (Code for Sustainable Homes), 12 (Site Survey), 13 (Tree Protection) and 16 (Educational Facilities) of planning permission ref: 31866/APP/2012/2717 dated 16/01/2013; 2 x two storey, 5-bed, detached, dwellings with habitable roofspace with associated parking and landscaping and installation of vehicular crossover to front involving demolition of existing dwelling

Decision: 03-01-2014 Refused

31866/B/93/0707 Littlehurst, 29 Northgate Northwood
Erection of a two-storey side extension (Variation of planning permission ref. 31866A/93/289 dated 31.3.93; Relocation of proposed window from rear to side elevation)

Decision: 07-06-1993 Approved

Comment on Relevant Planning History

A previous application for 2 x 5 bedroom detached dwellings was approved at the site under application reference 31866/APP/2012/2717 on 16th January 2013.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.H1 (2012) Housing Growth

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM8 Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes

AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities

AM14 New development and car parking standards.

BE5 New development within areas of special local character

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

BE24 Requires new development to ensure adequate levels of privacy to neighbours.

OE1 Protection of the character and amenities of surrounding properties and the local area

OE7 Development in areas likely to flooding - requirement for flood protection measures

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

R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
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
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 5.1	(2011) Climate Change Mitigation
LPP 5.12	(2011) Flood risk management
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 6.13	(2011) Parking
LPP 6.9	(2011) Cycling
LPP 7.3	(2011) Designing out crime
LPP 7.4	(2011) Local character
LPP 8.3	(2011) Community infrastructure levy
NPPF	

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

6 neighbouring occupiers and the Northwood Residents Association were notified of the proposed development on 20th December 2013 and a site notice was erected on 9th January 2014. No response received.

Internal Consultees

TREES AND LANDSCAPING

Tree Preservation Order (TPO)/Conservation Area: This site is covered by TPO 131

Significant trees/other vegetation of merit in terms of Saved Policy BE38: There are several trees on and close to the site, two of which are prominent features in the local landscape. These are the Copper Beech on the frontage of Littlehurst and the mature Ash in the rear garden, behind the house at Littlehurst. The submitted tree report and tree protection plan provide adequate protection for these trees.

Scope for new planting (yes/no): This matter can be dealt with by condition.

Conclusion (in terms of Saved Policy BE38): Acceptable, subject to conditions RES8 (implementation of submitted tree protection details); RES9 (1, 2, 6); and RES10.

ACCESS OFFICER

The Access Officer raised some initial concerns over the scheme with regards to level access, the downstairs WC and the provision of a potential future wet room. The applicant has submitted amended plans to address these issues, with the exception of level access to the rear. This cannot be achieved due to ground levels and the previous approval at the site did not accommodate this.

EPU

No objection subject to the addition of the control of environmental nuisance from construction work informative.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The proposal is for the re-use of an existing residential site to provide more residential dwellings. The principle of the residential development at the site was established by the previous approval in 2013 and the proposal is considered to comply with the National Planning Policy Framework and Policy H1 of the Hillingdon Local Plan (November 2012).

7.02 Density of the proposed development

The density matrix is only of limited value when looking at small scale infill development such as that proposed here. In such cases, it is often more appropriate to consider how the scheme harmonises with its surroundings. However, the site is located within a suburban area and has a Public Transport Accessibility Level (PTAL) of 1b (where 6 is the most accessible and 1 the least). Using the Mayor's guidance, taking the largest average habitable room unit size of 3.8 - 4.6, the matrix recommends a density of 35 - 55 u/ha and 150-200 hr/ha. This proposal equates to a density of 14 u/ha and 167 hr/ha. Although the number of units is below that recommended by the Mayor, given the predominance of large properties within the surrounding Copsewood Estate, Northwood Area of Special Local Character, the scheme does harmonise with the character of the area and no objections are raised on density grounds.

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

The size and siting of the proposed development has been largely established by the previous approval at the site. The dwellings would maintain a 1.95 metre distance separation to the side boundary lines shared with Drakes Hollow to the north and Woodhurst to the south and maintain a separation of 3 metres between the two proposed buildings, therefore, complying with Policy BE22 of the Hillingdon Local Plan (November 2012).

The proposed design alterations to the front of the building are minimal, with the reduction of the gable ends of plot 1 being a welcomed change to their appearance. The recessed sections of plot 2 have come forward by 0.3 metres, but this has made little impact to their appearance or the appearance of the principle elevation. To the rear, each building is proposed to have a twin set of gable ends with hipped roof, which is considered to have had an acceptable impact on the appearance of the buildings. The overall impact of the proposals, when compared to the previous approval, are considered to be proportionate amendments to the approved scheme and would have an acceptable impact on the appearance of the Copse Wood Estate, Area of Special Local Character, in accordance with Part 1 Policy BE1 and Part 2 Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan.

7.04 Airport safeguarding

The proposal would raise no airport safeguarding concerns.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

See section 7.03 of the report.

7.08 Impact on neighbours

DAYLIGHT AND SUNLIGHT

The impact on the neighbouring dwellings was considered acceptable under the previous approval at the site. The main difference between the approvals is the near two metre first floor additions to each of the proposed dwellings. The proposed enlargement to plot 1 would not breach the 45 degree guideline taken from Drakes Hollow to the north, given the garage block which is attached on the southern side of this building. Likewise, the first floor addition to unit 2 would not breach the 45 degree guideline from Woodhurst to south, given the proposed building lines and distance separation. Therefore, the proposed development would have an acceptable impact in terms of light and outlook, in accordance with Part 2 Policy BE20 and BE21 of the Hillingdon Local Plan (November 2012).

OUTLOOK

The rear elevations of the proposed dwellings would be set at least 24 metres from the principal elevation of the new dwelling to the north, ensuring sufficient distance to prevent harmful overlooking. There would be no first floor side facing windows which could not be obscure glazed, therefore, the proposed development would result in no significant overlooking of any adjacent occupier and would comply Part 2 Policy BE24 of the Hillingdon Local Plan (November 2012).

7.09 Living conditions for future occupiers

INTERNAL FLOOR AREA

The smallest unit would provide an internal floor area of over 375 square metres. This is well in excess of the minimum standard of 139 square metres for a 5 bedroom dwelling contained within Annex 4 of the Mayors Housing SPG. Therefore, the internal floor area would provide an acceptable living standard for future occupiers in accordance with Policy 3.5 of the London Plan (July 2011).

EXTERNAL AMENITY SPACE

Each dwelling would be provided with in excess of 185 square metres of external garden space, which would exceed the maximum standard for a 4+ bedroom dwelling of 100 square metres. Therefore, the external amenity space would provide an acceptable living standard for future occupiers in accordance with Policy BE23 of the Hillingdon Local Plan (November 2012).

LIGHT AND OUTLOOK

It is considered that all the proposed habitable rooms would have an adequate outlook and source of natural light, therefore complying with Policy BE20 of the Hillingdon Local Plan (November 2012) and Policy 3.5 the London Plan (2011).

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The parking arrangements are generally considered acceptable with each dwelling

benefiting from 1 garage space and driveway parking. Vehicular visibility splays of 2.4m x 43m should be demonstrated for the proposed access points to the new dwellings. However, the applicants have only proposed visibility splays of 33 metres.

The site is located on the northern side of Northgate approximately 110 metres to the southeast of its junction with Duck's Hill Road. This junction has a traffic regulation order on it restricting access turning from Ducks Hill Road into Northgate to local buses and cycles only. Just to the north of the site is a bend in Northgate which restricts the speed of traffic approaching from the northwest.

The traffic speed survey submitted with the application demonstrates that the 85th percentile speed over the survey period is 22.1 mph at the intervisibility point to the north-west of the site access. As such, the splays of 33 metres is considered acceptable in this instance and is the same as the previously approved scheme. The pedestrian visibility splays of 2.4m x 2.4m on land within the applicant's ownership can be secured via condition.

The bus stop to the front is shown to be retained and its siting midpoint between the two plots would ensure that the bus stop remain unaffected by the proposal. Therefore, the proposed development would comply with Part 2 Policies AM7, AM14 and BE19 of the Hillingdon Local Plan (November 2012).

Space for bicycles is shown in the garage, which is sufficient size to park a car and two bicycles. Therefore, the scheme is in accordance with Policy AM9 of the Hillingdon Local Plan (November 2012).

7.11 Urban design, access and security

The proposed development would not raise any urban design or access issues. A condition is recommended to ensure the scheme complies with the principles of Secure By Design.

7.12 Disabled access

The Access Officer raised some initial concerns over the scheme with regards to level access, the downstairs WC and the provision of a potential future wet room. The applicant has submitted amended plans to address these issues, with the exception of level access to the rear. This cannot be achieved due to ground levels and the previous approval at the site did not accommodate this. Therefore, the scheme is considered to be in accordance with Policy 3.8 of the London Plan (November 2012).

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

This site is covered by TPO 13. There are several trees on and close to the site, two of which are prominent features in the local landscape. These are the Copper Beech on the frontage of Littlehurst and the mature Ash in the rear garden, behind the house at Littlehurst. The submitted tree report and tree protection plan provide adequate protection for these trees in accordance with Policy BE38 of the Hillingdon Local Plan (November 2012). The Trees and Landscaping Officer has raised no objection to the scheme, subject to the appropriate landscaping and tree protection conditions.

7.15 Sustainable waste management

The application show a suitable location of a refuse storage area, which is close enough to the highways for collection.

7.16 Renewable energy / Sustainability

The applicant has submitted a Code for Sustainable Homes Pre-assessment as part of the application. This is dated from October 2012 and doesn't appear to be to Code for Sustainable Homes Level 4, which is the standard the Council now requires. Therefore, a condition for the dwellings to be designed to Code for Sustainable Homes Level 4 is recommended to ensure the scheme complies with Policies 5.1, 5.2 and 5.2 of the London Plan (2011).

7.17 Flooding or Drainage Issues

The site is not within a Flood Zone or within a Critical Drainage Area.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

None received.

7.20 Planning obligations

The proposed development would add additional residential accommodation which would provide more than 6 habitable rooms. Therefore, in accordance with with the Council's Supplementary Planning Document Planning Obligations (July 2008), Revised Chapter 4 of this document (September 2010) and Policy R17 of the Hillingdon Local Plan (November 2012) a planning obligation towards educational facilities is required. This has been calculated as £12,796 and the applicant has begun proceeding towards a unilateral undertaking being provided for this sum and this is the reason why the application is being present to committee.

The proposal would trigger a CIL liability which is calculated to be £22,996.41.

7.21 Expediency of enforcement action

None required.

7.22 Other Issues

No further issues for consideration.

8. Observations of the Borough Solicitor

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

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

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

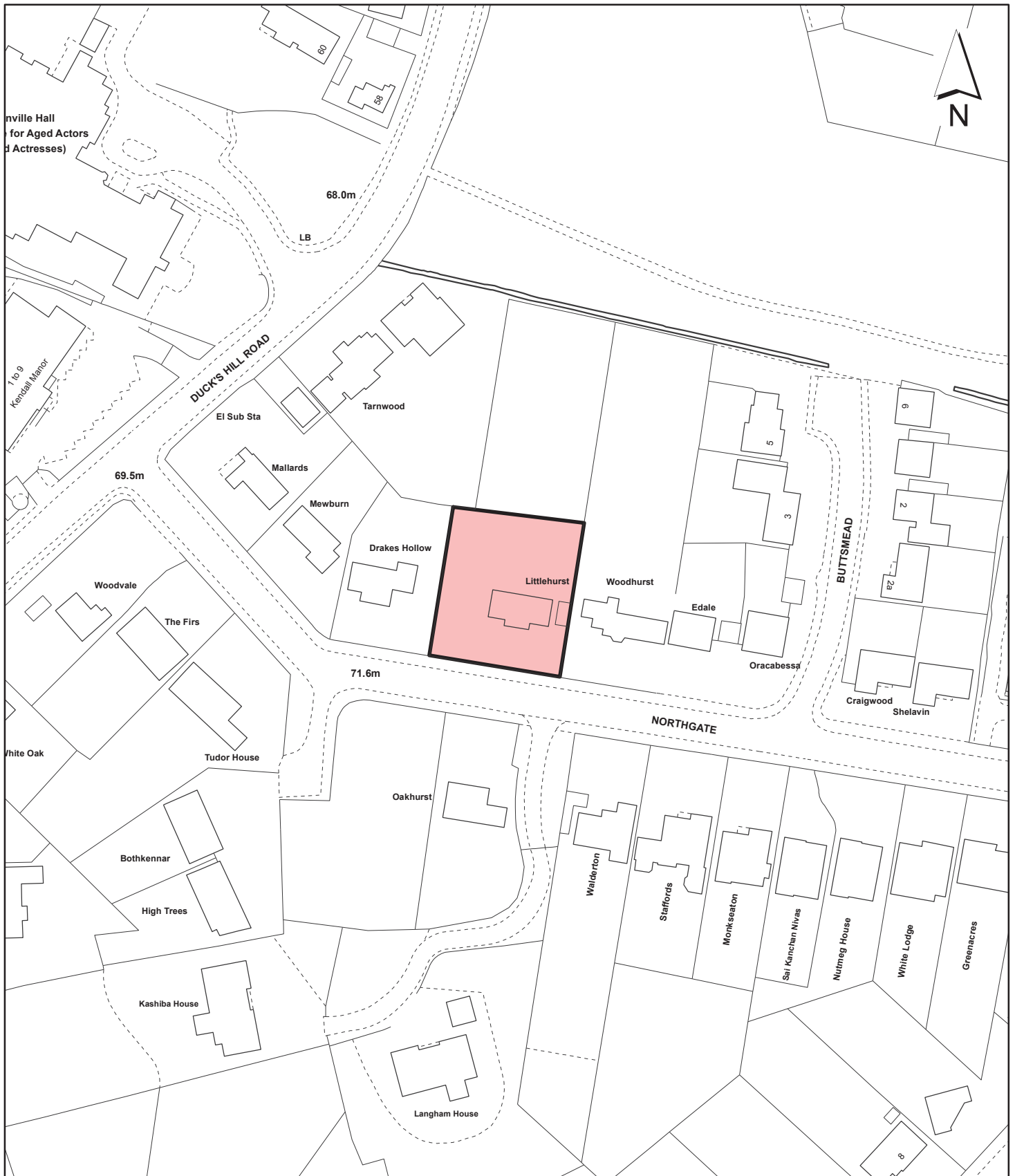
The proposed development consists mainly of alterations to the appearance of the dwellings which were previously approved under application reference 31866/APP/2012/2717. These alterations are considered to have an acceptable impact on the appearance of the dwellings, on the visual amenities of the wider Copse Wood Estate and on the residential amenity of the adjoining occupiers. Therefore, the application is recommended for approval.


11. Reference Documents

Hillingdon Local Plan (November 2012);
The London Plan (July 2011);
National Planning Policy Framework;
Hillingdon Supplementary Planning Document: Planning Obligations (July 2008) and Revised Chapter 4 (September 2010);
Hillingdon Design and Accessibility Statement: Residential Layouts (July 2006);
Hillingdon Design and Accessibility Statement: Accessible Hillingdon (May 2013);
GLA's Supplementary Planning Guidance - Housing.

Contact Officer: Alex Smith

Telephone No: 01895 250230



<p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).</p> <p>Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2013 Ordnance Survey 100019283</p>	<p>Site Address</p> <p style="text-align: center;">Littlehurst, Northgate 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 style="text-align: center;">31866/APP/2013/3686</p>	<p>Scale</p> <p style="text-align: center;">1:1,250</p>	
	<p>Planning Committee</p> <p style="text-align: center;">North Application</p>	<p>Date</p> <p style="text-align: center;">February 2014</p>	 <p style="text-align: center;">HILLINGDON LONDON</p>