

Report of the Head of Planning, Sport and Green Spaces

Address LAND ADJACENT TO 18 HIGHFIELD CRESCENT HIGHFIELD CRESCENT NORTHWOOD

Development: Two storey, 4-bed, detached dwelling with associated amenity space and parking involving installation of vehicular crossover to front

LBH Ref Nos: 69582/APP/2013/3351

Drawing Nos: 2013/D121/P/04 Rev. A
2013/D121/P/03 Rev. B
2013/D121/P/02
Design and Access Statement
Arboricultural Impact Survey
2013/D121/P/01
2013/D121/P/05
2013/D121/P/06

Date Plans Received: 11/11/2013 **Date(s) of Amendment(s):** 29/11/2013

Date Application Valid: 02/12/2013 11/11/2013
25/11/2013

1. SUMMARY

Planning permission is sought for the erection of a two storey four bedroom house on land adjacent to No.18 Highfield Crescent.

The site is located within the Developed Area as identified in the Hillingdon Local Plan: Part Two -UDP Saved Policies (November 2012) and therefore as a result it is considered that the principle of the proposal would be acceptable.

In addition, the development would not be harmful to the character and appearance of the area nor would it harm the amenity of nearby residents and occupants. The scheme can meet lifetime homes standards which can be secured by a suitable planning condition.

The proposed scheme, as confirmed by the relevant Council Officers is not harmful to important trees or interests of highway safety.

Accordingly the application is recommended for approval.

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 applicant being the local authority and being the only legal entity with an interest in the land which is the subject of this application, and hence being unable to enter into a section 106 Agreement with the local planning authority, completes a Statement of Intent (Statement) to make provision for the following matters as would a third party developer under a section 106 planning obligation:

(i) i) Educational facilities contribution of £14,029.

2. That the applicant meets the Council's reasonable costs in the preparation of the Statement and any abortive work as a result of the agreement not being completed.

3. That the officers be authorised to negotiate the terms of the proposed Statement.

4. That if the Statement of Intent is not finalised within a period of 6 months from the date of this resolution, or any other period deemed appropriate by the Head of Planning, Green Spaces and Culture, that the application may be referred back to the Committee for determination.

5. That subject to the above, the application be deferred for determination by the Head of Planning, Green Spaces and Culture under delegated powers.

6. 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 2013/D121/P/01, 2013/D121/P/02, 2013/D121/P/03 Rev. A, 2013/D121/P/04 Rev. A, 2013/D121/P/05, 2013/D121/P/06 and Arboricultural Impact Survey 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 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)

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 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

5 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)

6 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 Means of enclosure/boundary treatments
 - 2.b Hard Surfacing Materials
 - 2.c Cycle Parking

3. Schedule for Implementation

4. Other

4.a Existing and proposed functional services above and below ground

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

7 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 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.

8 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 No.18 Highfield Crescent.

REASON

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

9 RES13 Obscure Glazing

The side window facing No.18 Highfield Crescent specify 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 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

10 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 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

11 RES16 Code for Sustainable Homes

The dwelling 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.

12 RES18 Lifetime Homes/Wheelchair Units

The development hereby approved shall be built in accordance with Lifetime Homes Standards, including Level or ramped access to and into the dwelling house.

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

13 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)

RES24

The dwelling(s) shall be 'Secured by Design' 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.

15 RES26 Contaminated Land

(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 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.

(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.

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

(iii) All works which form part of the remediation scheme shall be completed and a verification report 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 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).

2 153 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	
NPPF6	
NPPF7	
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE18	Design considerations - pedestrian security and safety
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.
H5	Dwellings suitable for large families
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
LPP 3.1	(2011) Ensuring equal life chances for all
LPP 3.3	(2011) Increasing housing supply
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 5.3	(2011) Sustainable design and construction
LPP 5.13	(2011) Sustainable drainage
LPP 6.13	(2011) Parking
LPP 7.2	(2011) An inclusive environment
LPP 7.4	(2011) Local character
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

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

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 £5,435.52 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 www.hillingdon.gov.uk/index.jsp?articleid=24738

5 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.

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 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.

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

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as -

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

9 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.

10 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.

11 147 Damage to Verge

The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

3. CONSIDERATIONS

3.1 Site and Locality

The proposed site comprises a triangular piece of land on the west side of Highfield Crescent at its junction with Rickmansworth Road. The site is currently mainly laid to grass with mature trees and vegetation and provides an area of open space between No. 18 Highfield Crescent and Rickmansworth Road. It is in an elevated position above Rickmansworth Road being some 1.5m higher than road level.

The wider area comprises detached properties on relatively spacious plots. The dwellings vary in size and design along Highfield Crescent and Rickmansworth Road being a mix of bungalows and two storey properties. No. 18 Highfield Crescent is a bungalow. South of No.18 are allotments.

The site is located within the Developed Area as identified in the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012).

3.2 Proposed Scheme

The proposed scheme comprises a two storey, 4-bed, detached dwelling with associated amenity space and parking involving installation of vehicular crossover to front.

The proposed dwelling would measure 13 metres in width by 8 meters in depth and would have a main two storey section with a hipped roof design. Adjacent the southwestern side elevation would be an attached garage forming a single storey element to the house.

A garden area of 175 square metres would be created to the rear of the building with a new vehicular crossover provided to Highfield Crescent at the southwestern corner of the plot.

3.3 Relevant Planning History

Comment on Relevant Planning History

No relevant planning history.

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:

NPPF1

NPPF6

NPPF7

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

BE18 Design considerations - pedestrian security and safety

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.
H5	Dwellings suitable for large families
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
LPP 3.1	(2011) Ensuring equal life chances for all
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LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 5.3	(2011) Sustainable design and construction
LPP 5.13	(2011) Sustainable drainage
LPP 6.13	(2011) Parking
LPP 7.2	(2011) An inclusive environment
LPP 7.4	(2011) Local character
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

5. Advertisement and Site Notice

- 5.1 Advertisement Expiry Date:- Not applicable
- 5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

15 adjoining occupiers, including the Northwood Residents Association consulted. 5 individual response and a petition with 30 received, objecting on the following grounds:

1. Covenant on the land restricting any building on the land;
2. The proposed building is not in keeping with the existing mature buildings i.e. two bungalows and cottage type buildings opposite and it also seems to be very tight on the plot;
3. The house will also overlook the adjoining bungalow which may well cause loss of light as well as privacy;
4. Parking issues;
5. Harmful to interests of highway safety;
6. Pockets of unexpected greenery and this plot of land is one of these features. Its loss would be very tangible to the whole locality;
7. Loss of trees;
8. Impact of driveway on flooding issues;
9. Precedent for other sites.

Internal Consultees

HIGHWAYS OFFICER

Highways have reviewed this proposal and have no objection to the above application provided the proposed crossover complies with Hillingdon's domestic standard crossover design standards, and provides adequate pedestrian visibility for vehicles and pedestrian close to the crossovers. Highways would expect the applicant to meet Hillingdon's parking requirements of 2no. car parking spaces and 2no. cycle spaces for this development.

The applicant should ensure that the width of the crossover at the back of the public footway is 2.5 metres increasing at the kerblineline to about 4.6 metres. It is also essential to provide at least 1.2 metres upstand between the existing and proposed crossover for pedestrian refuge.

To facilitate safe access and egress to/from the property, Highways would expect the Applicant to provide pedestrian visibility splays of 2.4m x 2.4m in both directions from the back of the footway and within it, there should be no obstruction above 0.6m within the visibility envelope. Shrubs and foliage within close proximity of the crossover should be cut or pruned to improve vehicular and pedestrian inter-visibility in that area.

During the construction works, the applicant should ensure that no equipment or materials obstructs the pedestrians who may use the footway fronting the property

Case Officer Comments: An amended plan has been submitted to show the crossover being in accordance with the Council's standards.

TREES AND LANDSCAPING OFFICER

Saved policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate.

- This proposal has been the subject of pre-application discussion with officers regarding the tree and landscape issues affecting the site.
- The Design & Access Statement confirms (at 3.5) that a Tree Survey has been undertaken and that three trees will be removed to facilitate the development. Three removed trees (T15, T16 and T17) are indicated on drawing No. 2013/D/121/P/03, Proposed Site Plan.
- The survey includes an Arboricultural Impact assessment which has considered the quality and value (non-financial) of 17No. individual specimens and 1No. group of trees.
- The assessment concludes that there are no grade 'A' trees (good quality which merit retention on a development proposal). There are 9No. 'B' grade trees (moderate) and 8No. 'C' (poor, which would not normally be considered a constraint on development).
- While the Proposed Site Plan indicates that three trees are to be removed, it is understood that three additional trees on the Highfield Road frontage are also to be removed, T1, T2 and T3 to facilitate the development. In Appendix 2 Recommended Tree Works, a total of 11No. trees are recommended for removal, of which 7No. will be removed due their poor quality/short useful life expectancy.
- There is no objection to conclusions of the tree survey. However, there is no single plan (existing or proposed) which accurately conveys the strategy for tree removal and retention. Nevertheless, the site will benefit from the remaining retained (better quality) trees around the boundaries. There will also be space and opportunity for tree replacements as part of a comprehensive landscape proposal.
- If the application is recommended for approval, landscape conditions should be imposed to ensure that the proposals preserve and enhance the character and appearance of the area.

Recommendations: No objection subject to the above observations and conditions RES6, RES8, RES9 (parts 1, 2, 5 and 6) and RES10.

ACCESS OFFICER

The Council's Access Officer originally raised some concerns that the development would not be built in accordance with Lifetime Homes Standards, due to issue with the downstairs WC and level access.

The applicant has submitted amended plans which has addressed these issues and the scheme is now in accordance with Lifetime Homes Standards.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application site lies within an established residential area albeit the site is not previously developed. Given its location within the developed area it is considered that the proposed development for a residential use is acceptable in principle and it is the scale and form of the development and its impact on the character and appearance of the area and adjoining properties which are matters for consideration. It is noted that third parties have raised the issue of a restrictive covenant on the land. This, however, is not a material planning consideration and the grant of planning permission does not override other property rights.

7.02 Density of the proposed development

Paragraph 4.1 of HDAS Residential Layouts specifies that in new developments numerical densities are considered to be more appropriate to larger sites and will not be used in the assessment of schemes of less than 10 units, such as this proposal. The key consideration is therefore whether the development sits comfortably within its environment rather than a consideration of the density of the proposal.

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

Not Applicable to this application.

7.04 Airport safeguarding

Not Applicable to this application.

7.05 Impact on the green belt

Not Applicable to this application.

7.07 Impact on the character & appearance of the area

Any proposal would need to accord with the design policies set out within the Built Environment section of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012) and relevant design standards contained within the Supplementary Planning Document (SPD) HDAS: Residential Layouts. In particular Policy BE13 requires that the layout and appearance of developments harmonise with the existing street scene and other features of the area.

The proposed development for a four bedroom detached house is not out of keeping with the other properties in the locality. Although No. 18 is a bungalow and there are allotments further south, there is a range, in terms of size and design, of two storey properties on the eastern side of Highfield Crescent and the nearby Rickmansworth Road. There are also examples of single storey properties adjacent to two storey properties on Highfield Crescent, the most obvious being opposite on the eastern junction of the roads. Therefore, this relationship is also considered acceptable.

The proposed dwelling has its two storey to the north, closest to Rickmansworth Road and has been designed to have a single storey section closest to No.18, which provides for a garage and utility room. Therefore there is a transition within the design to reflect the single storey nature of the adjoining development.

With regard to the position of the house within the site, it is noted, that the proposed dwelling is set behind the front building line of No.18. However, the site has two frontages

with another onto Rickmansworth Road. Highfield Crescent meets Rickmansworth Road at an angle, such that the properties on the eastern side of Highfield Crescent and Rickmansworth Road are forward of the application site. The siting also preserves an open feel on the immediate frontage onto Rickmansworth Road. Therefore, it is considered that the proposed development is sited in an appropriate position and is not harmful to the character of the area.

Materials would complement the existing properties adjacent to the application site but should be subject to a suitable planning condition for approval.

As such it is considered that the proposed development is in accordance with policy BE13 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012) and the adopted Supplementary Planning Document (SPD) HDAS: Residential Layouts.

7.08 Impact on neighbours

Policy BE20 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012) requires new development to be laid out so that adequate daylight and sunlight can pass between the new building and the neighbouring properties. This is required to ensure the protection of the residential amenity of both the occupiers of the proposed development and the neighbouring properties. Policy BE24 requires new development to protect the privacy of occupiers and their neighbours.

There are no neighbouring properties to the rear of the proposed dwelling and it would thus comply with the standard set out in the SPD HDAS: Residential Layouts. The adjacent dwelling, No.18 Highfield Crescent, has 3 windows on the side elevation serving at least one habitable room. The proposed dwelling is single storey in its closest position to the neighbouring property and has no windows in its side elevation. The proposed side elevation is 1.4m off the boundary with No.18 and the side elevation of No.18, with the windows is a further 3m off the boundary. In addition, there is at least a 2m high close boarded fence and trellis along the boundary. At present there is also a mature tree close to the boundary, to be removed, which would impact upon the the windows in No. 18. These separation distances are not out of keeping with the separation distances of the properties on the east side of Highfield Crescent and thus this relationship is considered to be acceptable.

The proposed dwelling does not extend beyond the rear building line of No. 18 and would therefore, not breach the 45 degree guideline when taken from the rear windows of No.18, ensuring no significantly harmful loss of light would occur. There would be some overlooking from the first floor rear windows of the garden area of No.18 but this is considered to be similar to any arrangement in such a suburban location and the level of harm from overlooking would not warrant a refusal of the planning application.

Therefore the proposal is not considered to be significantly harmful to the amenity of adjoining occupiers due to overlooking, loss of light or loss of outlook. Accordingly the proposed development complies with Policies BE19, BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012) and the adopted Supplementary Planning Document (SPD) HDAS: Residential Layouts.

7.09 Living conditions for future occupiers

Amenity Space

Policy BE23 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012) states that new residential buildings should provide or maintain external amenity space which is sufficient to protect the amenity of the occupants of the proposed and

surrounding buildings and which is usable in terms of its shape and siting.

The adopted Supplementary Planning Document (SPD) HDAS: Residential Layouts requires residential developments to provide a minimum of 100 sq metres of amenity space for a four bedroom house. The proposal provides approximately 140 sq metres of useable private amenity space in the form of a rear garden, together with additional garden area to the side of the house and front. The proposed scheme thus meets the minimum requirements of amenity space for a four bedroom house.

Internal Floor Space

In terms of internal space standards and the quality of accommodation provided, the Hillingdon Design and Accessibility Statement (HDAS) 'Residential Layouts' requires all new residential units to be built to lifetime home standards. Furthermore all units must comply with the minimum floor space standards as set out in the London Plan (July 2011). For a 2 storey 4 bed 6 person house the London Plan requires a minimum floor area of 107sq.m. The proposed house would have a floor area of some 184sq. metres which meets the standards of the London Plan.

Outlook

In terms of outlook for future residents, Policy BE21 seeks to ensure that new development would not have a significant loss of residential amenity, by reason of the siting, bulk and proximity of new buildings.

In this regard, it is considered that the proposed site layout and room sizes would afford the future occupiers with a sufficient level of outlook and amenity.

Accordingly the proposed scheme complies with policies BE21 and BE23 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012) and London Plan Policy 3.5.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The proposal shows 2 parking spaces are to be provided. No objection is raised by the Council's Highways Officer and it is considered that the proposal complies with policy AM14 Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012).

No cycle parking is shown but this could be subject to a suitable planning condition.

No objection is raised by the Highways Officer in relation to highway safety, as detailed above, subject to suitable planning conditions. Accordingly it is considered that the proposed development accords with Policy AM7 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012).

7.11 Urban design, access and security

Urban design and access are considered elsewhere in the report. The applicant has submitted, a Secured by Design Statement which meets the Council's guidance on such matters.

7.12 Disabled access

London Plan Policy 3.8 requires all new housing to be built to Lifetime Homes standards. The Council's Supplementary Planning Document HDAS: Accessible Hillingdon also requires all new housing to be built to Lifetime Homes standards.

The proposed scheme complies with all the requirements to meet Lifetime Homes Standards.

7.13 Provision of affordable & special needs housing

Not Applicable to this application.

7.14 Trees, Landscaping and Ecology

The site benefits from mature vegetation and trees, a number of trees are indicated to be removed to accommodate the development. The applicant has submitted a tree report to accompany the application. The implications of the loss of trees has been considered by the Council's Trees and Landscape Officer who has not raised objection to the proposal, subject to the imposition of conditions. Thus, whilst the loss of some trees is considered regrettable, these trees are mainly of poor quality and there is sufficient space within the site, including on the frontage to ensure that new trees of a suitable size and species are provided as part of a landscape scheme required by condition.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

The application has not identified specific means of ensuring sustainability of the development. However, it is felt that the imposition of a suitable condition to require the scheme to meet code level 4 of the Code for Sustainable Homes would address this matter and ensure the proposal would meet the requirements of Policies 5.1, 5.2 and 5.3 of the London Plan (July 2011).

7.17 Flooding or Drainage Issues

Not Applicable to this application.

7.18 Noise or Air Quality Issues

Not Applicable to this application.

7.19 Comments on Public Consultations

The majority of the points raised are considered within the main body of the report. Matters such as restrictive covenants and precedent are not material planning considerations as the grant of planning permission does not override property rights and each application needs to be considered on its own merits.

7.20 Planning Obligations

Policy R17 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012) states: '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, planning obligations should be sought to mitigate the impact of the development of education provision requiring a contribution of £14,029.

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 which is currently £5435.52, but could change depending on when construction commences.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

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

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

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

The internal size of the proposed house would be approximately 184sq.m, which would meet the requirements of paragraph 4.6 of the Hillingdon Design & Accessibility Statement: Residential Layouts and London Plan Policy for four or more bedroom houses.

With regard to amenity space, some 140sq.m plus the side garden would be retained for the proposed house which would meet the recommended standards of 100sq.m for four (or more) bedroom houses as advised at paragraph 4.15 of the Hillingdon Design & Accessibility Statement: Residential Layouts.

It is therefore considered that the proposal would provide an adequate standard of accommodation for future occupiers. The proposal would provide adequate parking and is not considered harmful to interests of highway Safety.

The proposed scheme will not, subject to suitable conditions lead to the loss of important trees.

Accordingly the application is recommended for approval.

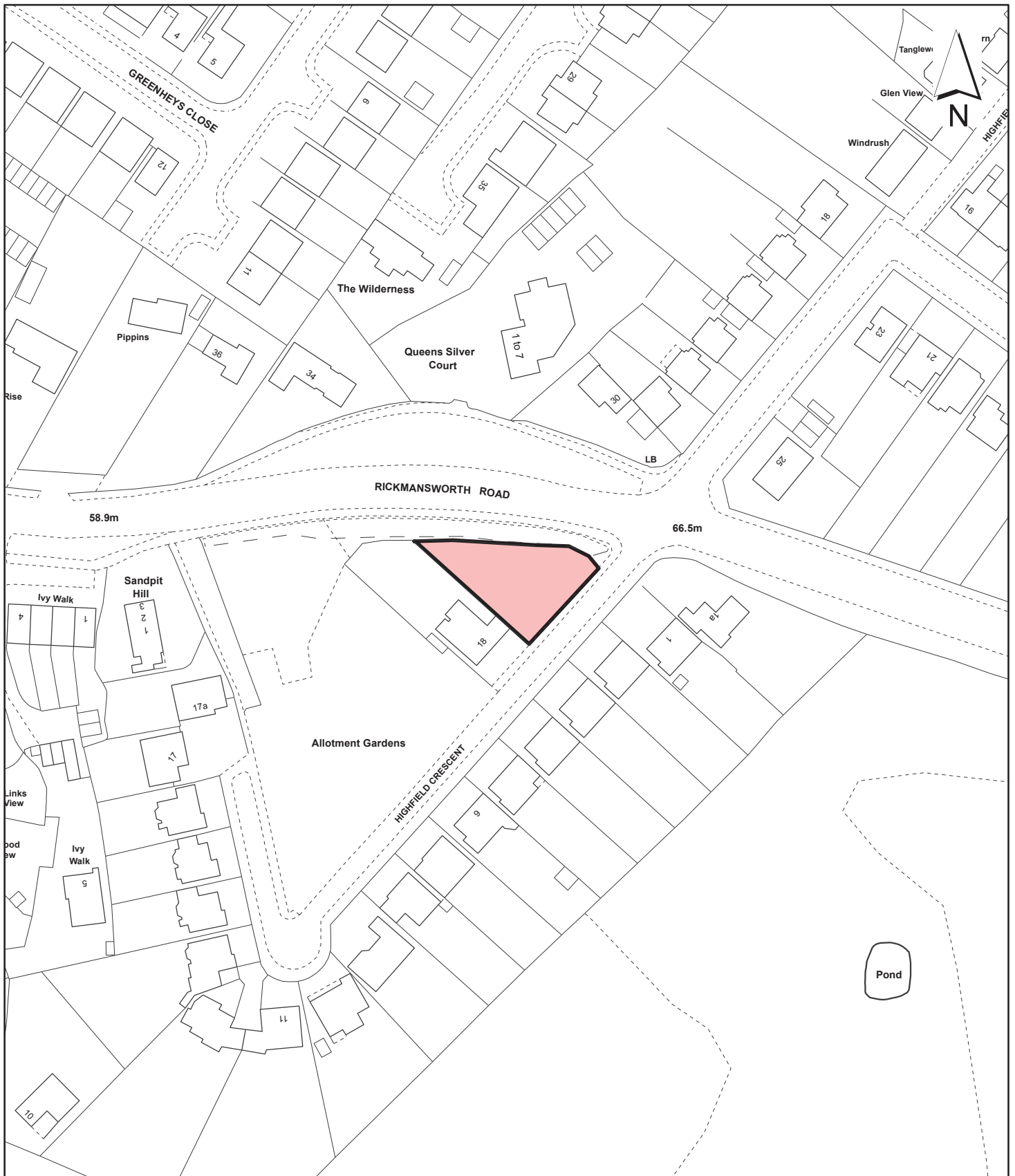
11. Reference Documents

National Planning Policy Framework.

London Plan (July 2011).
Hillingdon Local Plan Part 1 2012.
Hillingdon Local Plan Part 2 Saved Policies (November 2012).
HDAS : Residential Layouts

Contact Officer: Mark Jones

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>Land adjacent to 18 Highfield Crescent 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>69582/APP/2013/3351</p>	<p>Scale</p> <p>1:1,250</p>	
	<p>Planning Committee</p> <p>North Application</p>	<p>Date</p> <p>February 2014</p>	
		 HILLINGDON LONDON	