

Report of the Head of Planning, Sport and Green Spaces

Address 2 LINKSWAY NORTHWOOD

Development: Two storey, 5-bed, detached dwelling with habitable roofspace involving demolition of existing dwelling.

LBH Ref Nos: 36910/APP/2013/2338

Drawing Nos: Proposed Perspectives
12/102/2 - Tree Report
12/120/2 Rev b
1440 P201 REV D
1440 P102 REV B
1440 P202
Design and Access Statement
1440 P101

Date Plans Received: 15/08/2013 **Date(s) of Amendment(s):** 13/02/2014
Date Application Valid: 04/09/2013 04/09/2013
15/08/2013

1. SUMMARY

The application seeks planning permission for the erection of a two storey, detached, 5-bedroom, dwelling involving the demolition of the existing detached dwelling and detached garage.

The site is a triangular corner plot which separates Copsewood Way (to the west) from Linksway (to the east), located at the northern end of Linksway. Contained within the site is an existing two-storey detached residential property and side/rear garage addition, which is set back from the main highway by approximately 15.5 metres. The site forms part of Copsewood Estate Area of Special Local Character as set out within the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), and is also covered by Tree Preservation Order 391, with a number of large, mature trees on the boundary lines of the site.

The amended design of the proposed scheme is considered to have an acceptable impact on the character and appearance of the Copse Wood Estate Area of Special Local Character. Sufficient details have been provided to show that the scheme would ensure the protection of the protected trees within the site and also the protection of the residential amenity of the neighboring occupiers.

At the time of writing the amended plans consultation had not expired, any further submissions received before the committee meeting on the 6th March 2014 will be reported via the addendum.

It is considered that overall the scheme is in compliance with the Policies of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), HDAS Residential Layouts and the London Plan (2011). The application is therefore recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

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 1440 P201 REV D & 1440 P202 and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3 RES5 General compliance with supporting documentation

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

Car Parking [1440 P201 REV D]

Cycle Storage [1440 P201 REV D]

Amenity Space [1440 P201 REV D]

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 the development complies with the objectives of Policies AM14 & BE23 of the Hillingdon Local Plan (November 2012).

4 RES6 Levels

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

REASON

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

5 RES7 Materials (Submission)

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

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

REASON

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

6 RES8 Tree Protection

No site clearance or construction work shall take place until the details have been submitted to, and approved in writing by, the Local Planning Authority with respect to:

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

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

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

REASON

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

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

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

1. Details of Soft Landscaping
 - 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 (including demonstration that 5% of all parking spaces are served by electrical charging points)
 - 2.d Hard Surfacing Materials
 - 2.e External Lighting
 - 2.f Other structures (such as play equipment and furniture)

3. Details of Landscape Maintenance

3.a Landscape Maintenance Schedule for a minimum period of 5 years.

3.b Proposals for the replacement of any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

4. Schedule for Implementation

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (July 2011)

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.3 Copse Wood Way or No.4 Linksway.

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 first floor window serving the en-suits and bathrooms and the second floor games room/cinema room windows in the rear elevation facing No.3 Copse Wood Way and the first floor window and roof light facing No.4 Linksway 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 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 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (July 2011) Policy 5.12.

12 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.

13 RES18 Lifetime Homes/Wheelchair Units

All residential units within the development hereby approved shall be built in accordance with 'Lifetime Homes' Standards.

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

14 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)

15 RES24 Secured by Design

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

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in 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.

16 NONSC Non Standard Condition

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 gate, fence, wall or other means of enclosure shall be erected within 5 metres of the front boundary line of the site shared with the highway of Linksway

REASON

To protect the character and appearance of the area in accordance with Policies BE5, BE13 & BE19 of the 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) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.

BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
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.
BE5	New development within areas of special local character
BE6	New development within Gate Hill Farm and Copsewood Estates areas of special local character
AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
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
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 5.3	(2011) Sustainable design and construction
LPP 5.7	(2011) Renewable energy
LPP 8.2	(2011) Planning obligations
LPP 8.3	(2011) Community infrastructure levy

3 I59 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 £8,257.80 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 www.hillingdon.gov.uk/index.jsp?articleid=24738.

5 I47 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).

6 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.

7 115 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.

8 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.

9 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).

10 14 Neighbourly Consideration - include on all residential exts

You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).

11 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.

12 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.

13 19 Community Safety - Designing Out Crime

Before the submission of reserved matters/details required by condition [], you are advised to consult the Metropolitan Police's Crime Prevention Design Advisor, Planning & Community Services, Civic Centre, Uxbridge, UB8 1UW (Tel. 01895 250538).

14

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

3. CONSIDERATIONS

3.1 Site and Locality

The site is a triangular corner plot which separates Copse Wood Way (to the west) from Linksway (to the east), located at the northern end of Linksway. Contained within the site is an existing two-storey detached residential property and side/rear garage addition, which is set back from the main highway by approximately 15.5 metres.

This is one of the original dark red brick houses on the estate, designed to face the corner of Linksway and Copse Wood Way, of modest size, vernacular design and surrounded by mature trees.

The site has an existing vehicular access located at the southern end of the curtilage, with access taken from Linksway. A large grass verge is located immediately north of the site at the junction between Linksway and Copse Wood Way.

To the south of the site is No.4 Linksway, a two storey detached property with a width of 23.5 metres. To the rear of the site is No.3 Copse Wood Way which is also a two storey detached dwelling.

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

3.2 Proposed Scheme

The application seeks planning permission for the erection of a two storey, detached, 5-bedroom, dwelling involving the demolition of the existing detached dwelling and detached garage within the site.

The proposed building would have a cranked design and would be 23.3 metres wide at its widest point. The building would be orientated to have its main frontage facing Linksway with a maximum depth of 9.6 metres. The property would be located 1.5 metres away from the southern boundary of the site shared with No.4 Linksway and would be set 9.5 metres from the front boundary line of the site. The building would be 9.9 metres in height with a dormer in the principal roof slope and two dormer windows in the rear roof slope. An integral garage and driveway would provide off-street parking within the site and a garden space would be created to the rear of the building.

3.3 Relevant Planning History

36910/A/97/1948 2 Linksway Northwood
Erection of a single storey side extension and a detached double garage and workshop

Decision: 02-04-1998 Approved

36910/APP/2012/1981 2 Linksway Northwood
Two storey, detached, 7-bed dwelling with habitable roofspace and detached single storey garage involving the demolition of the existing detached dwelling and detached garage

Decision: 18-10-2012 Withdrawn

36910/APP/2013/107 2 Linksway Northwood
Two storey, detached, 6-bedroom, dwelling involving the demolition of the existing detached dwelling and detached garage

Decision: 26-06-2013 Withdrawn

36910/B/97/1954 2 Linksway Northwood
Tree surgery to two Oak trees in Area A1 on TPO 391

Decision: 25-03-1998 NFA

36910/C/98/0598 2 Linksway Northwood
To fell sixteen Thuja trees in area A1 on TPO 391

Decision: 17-08-1998 Approved

36910/D/98/1816 2 Linksway Northwood
Tree surgery to 3 Oaks in area A1 on TPO 391

Decision: 27-09-2001 NFA

36910/E/99/1387 2 Linksway Northwood
Tree surgery to three Oak trees in Area A1 on TPO 391, including branch reduction of two Oak trees (Nos.26 and 27) to give a 1 metre clearance from the house and removal of three lowest branches and one small branch growing towards the house from Oak (No.15)

Decision: 22-10-1999 Approved

Comment on Relevant Planning History

The applicant entered pre-application discussions with the Council's Planning Department and advice was provided regarding design and other planning matters, especially with regards to the design, detailing and siting of the proposed development.

It should be noted that the design of the dwelling proposed within the current application differs substantially from the designs within the previously withdrawn applications. Significant amendments have been made by the applicant in order to seek a scheme which addresses previous concerns.

On the 26 June 2013, a planning application ref. 36910/APP/2013/107 was withdrawn for a development comprising a two storey, 5-bed, detached dwelling with habitable roofspace involving demolition of existing dwelling.

On the 18 October 2012, a planning application ref. 36910/APP/2012/1981 was withdrawn for a development comprising a two storey detached 7 bedroom house.

On the 2 April 1998, planning permission was granted for the erection of a single storey side extension and a detached double garage and workshop application reference 36910/A/97/1948

Between 1997-1999 permission has been sought and approved to prune and reduce the crown spread of protected trees within the property. Application references:

36910/E/99/1387, 36910/D/98/1816, 36910/C/98/0598 and 36910/B/97/1954.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.

- BE23 Requires the provision of adequate amenity space.
- 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.
- BE5 New development within areas of special local character
- BE6 New development within Gate Hill Farm and Copsewood Estates areas of special local character
- AM14 New development and car parking standards.
- AM7 Consideration of traffic generated by proposed developments.
- 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
- 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 5.3 (2011) Sustainable design and construction
- LPP 5.7 (2011) Renewable energy
- LPP 8.2 (2011) Planning obligations
- LPP 8.3 (2011) Community infrastructure levy

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

3 neighbours and Northwood Residents Association were notified by way of Letter on 6th September 2013. A site notice was erected 6 individual representations objecting to the scheme were received for the following reasons:

1. The development would adversely affect the street scene in that the existing house is one of two matching properties (one on either side of Copsewood Way) that represent "gatehouses" to the Copsewood estate;
2. Detrimental to the visual cohesion of the entrance to the estate;
3. Detracts from the open character and appearance of the Copse Wood Area of Special Local Character;
4. This is a very sensitive site and its loss will be dramatic;
5. The present front elevation face of the 3 bedroom gate house will be replaced by an ugly North facing side elevation dominated by 2 large chimneys;
6. The rear of the proposed house, due to its new orientation would look directly on the back of 3 Copse Wood and appears to break the 45 degree rule;
7. The dormers in the rear roof elevation would look directly onto No 3 Copse Wood;
8. There are serious flaws in the site plans;
9. Overdevelopment of the site;
10. Harm to the protected Trees within the site;
11. No details provided of the boundary treatments;

One response in support of the application was also received on the ground that it would be in keeping with the surrounding area.

CASE OFFICER COMMENTS: The above comments will be addressed in the main body of the report.

Northwood Residents Association:

A petition with 69 signatories has been received objecting on the following grounds:

1. The scale, width, architectural and proportions are out of keeping;
2. The roof line would fill the skyline;
3. There are anomalies in the site plan and design statement;
4. Loss of privacy to No.3;
5. Detrimental to the trees on the site;
6. Symmetrical design contrasts with the asymmetrical design of adjoining property in Linksway;

CASE OFFICER COMMENT: The above will be considered in the main body of the report.

During the course of the application process the applicant submitted amended plans and tree surveys and reports in support of the application. A 14 day reconsult was started on 14th February 2014, with no further responses received by 24th February 2014. Any further responses received will be reported to committee in the addendum.

Internal Consultees

TREES AND LANDSCAPING OFFICER:

Tree Preservation Order (TPO) / Conservation Area: This site is covered by TPO 391 Significant trees / other vegetation of merit in terms of Saved Policy BE38: There are several, large, mature protected trees (Oak and Western Red Cedar) along the site's eastern, northern and north-western boundaries. These trees provide a green screen, and also significantly contribute to the arboreal / wooded character of the Copse wood Estate Area of Special Local Character. These trees do not appear to have been surveyed or taken into consideration (in this current application). Therefore, a detailed tree survey, tree report and tree protection plan (in accordance with BS5837:2012) is required, and it is also necessary to provide details of proposed underground services.

Scope for new planting: N/A

Does scheme conform to HDAS: This matter can be dealt with by condition.

Does scheme conform to SUDS: This matter can be dealt with by condition.

Recommendations: In order to show that this scheme provides adequate protection for the various protected trees on-site, in accordance with BS 5837:2012, a tree survey, tree report and tree protection plan should be provided, along with a plan showing the location of the proposed services.

Conclusion (in terms of Saved Policy BE38): As it stands, this application is unacceptable because it does not make adequate provision for the protection and long-term retention of the important, protected trees on-site. Please re-consult on receipt of the requested information.

CASE OFFICER COMMENT: The applicant has provided the required Tree Report and this has been reviewed by the Trees and Landscaping Officer who is satisfied that the proposed development would ensure the protection of the trees within the site.

HIGHWAYS OFFICER:

The development proposals are for the demolition of the existing dwelling and reconstruction, to provide a two storey, 6 bedroom detached dwelling at the site. There are no changes in relation to the existing or proposed parking provision or the means of access.

Therefore, it is considered that the development would not be contrary to the adopted Hillingdon Local Plan, 2012, (Part 2) and an objection is not raised in relation to the highway aspect of the proposals.

ACCESS OFFICER:

The proposal seeks demolition of an existing 3 bedroom detached dwelling and detached garage and the erection of a new 5 bedroom detached dwelling with integral garage. The Design & Access Statement has no real information on disabled accessibility; it does state that the internal spaces within the property have been designed to comply with Lifetimes Homes Standards.

In assessing this application, reference has been made to London Plan July 2011, Policy 3.8 (Housing Choice) and the Council's Supplementary Planning Document "Accessible Hillingdon" adopted January 2010. Compliance with all 16 Lifetime Home standards (as relevant) should be shown on plan.

The following access observations are provided:

1. Level access should be achieved. Entry to the proposed dwelling appears to be stepped, which would be contrary to the above policy requirement. Should it not be possible, due to topographical constraints, to achieve level access, it would be preferable to gently slope (maximum gradient 1:21) the pathway leading to the ground floor entrance door.
2. Details of level access to and into the proposed dwelling should be submitted. A fall of 1:60 in the areas local to the principal entrance should be incorporated to prevent rain and surface water

ingress. In addition to a levels plan showing internal and external levels, a section drawing of the level access threshold substructure, and water bar to be installed, including any necessary drainage, should be submitted.

3. The scheme does not include provision of a downstairs WC, compliant with the Lifetime Home requirements. To this end, a minimum of 700 mm should be provided to one side of the toilet pan, with 1100 mm in front to any obstruction opposite.

4. A minimum of one bathrooms/ensuite facility should be designed in accordance with Lifetime Home standards. At least 700mm should be provided to one side of the WC, with 1100 mm provided between the front edge of the toilet pan and a door or wall opposite.

5. To allow bathrooms to be used as wet rooms in future, plans should indicate floor gully drainage. #

6. The plans should indicate the location of a future 'through the ceiling' wheelchair lift.

Conclusion: revised plans should be requested as a prerequisite to any planning approval.

CASE OFFICER COMMENT: The applicant has submitted amended plans which show that the building will comply with the Lifetime Homes Standard and has overcome the objections of the Access Officer

7. MAIN PLANNING ISSUES

7.01 The principle of the development

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

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

7.02 Density of the proposed development

In terms of the density of the proposed development, the proposal is replacing 1 residential unit within the site for another, therefore, the units per hectare density would not change. Whilst the provision of 11 units per hectare would be below the standards required by Policy 3.4 of the London Plan (July 2011), density is only an indicator of acceptability of a scheme and the density of the development is similar to the surrounding residential pattern of the Copse Wood Estate.

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

As detailed Section 7.07 of this report it is considered that the proposal would have an acceptable impact on the character of the Copse wood Estate Area of Special Local Character.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seek to ensure that new development complements and improves the character and amenity of the area. Policy BE5 requires

new developments within Areas of Special Local Character to harmonise with the materials, design features, architectural style and building heights predominant in the area. Policy BE6 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires two-storey developments in the Copsewood Estate to be 1.5m set-in from the side boundary.

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

This is a prominent key site at the entrance to the Estate, one of the original dark red brick houses on the Estate, designed to continue the building line of Links Way, whilst turning the corner into Copse Wood Way. The proposed siting of the property is such that it seeks to address its unique and established orientation. The building has been designed with a cranked appearance in order to provide a design which compliments the layout of the site. The design of the building with a centralised gable in the main front element of the building is typical of the design of dwellings on Linksway. The size of the building at 23.3 metres in width is larger than the typical dwelling on Linksway, however, it is noted that the unit sits comfortably within the plot, which is wider than a typical property in Linksway and that the adjacent property, No.4 Linksway, also has a width of approximately 25 metres. The overall depth of building at 9.5 metres is shallower than other recently completed developments on Linksway. The depth of the building has also allowed for a traditional pitched roof to be used in the design of the building, which is again in keeping with the character of the original estate. A number of residents have objected to the overall height of the building, citing that it would be out of character with the estate. The height of 9.9 metres is taller than the existing building. However, the height of the dwelling would be similar to other developments approved on the estate and given the set back from the front boundary line, the level of harm from any increased visual dominance would not be so great as to warrant a refusal of the application. It is noted that some residents also objected to the scheme on the grounds of the loss of one of the original gatehouses to the estate. Whilst the loss of this building is regrettable, the building is not listed and there is no Policies within the Local Plan which prohibit the demolition of this building, subject to its replacement according with the Policies of the Local Plan. The overall size, height and design of the building is considered to relate satisfactorily to the surrounding area and the overall plot. The building is set 1.5 metres from the boundary line shared with No.4 Linksway, ensuring a sufficient distance separation is maintained to provide a visual gap between the buildings.

The proposed development will ensure the protection of all the major trees within the site, ensuring the protection of one of the key features on the Copse Wood Estate. The plans show the existing front boundary treatment will be retained and a condition will be added requiring details of all boundary treatments. Neighbours have expressed concern over the potential for gates to be added to the front of the site which will be out of character with the estate. Therefore, a condition would be added to remove permitted development rights for boundary treatments at the site.

Therefore, it is considered that the proposed development would have an acceptable impact on the Character and Appearance of the Copse Wood Estate Area of Special Local Character, in accordance with Policies BE5, BE13, BE15, BE19 & BE38 of the

Hillingdon Local Plan (November 2012).

7.08 Impact on neighbours

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

The proposed development would decrease the separations distances between the existing and adjoining properties. The property would be located 11.86m away from the side flank wall of No. 3 Copse Wood Way to the west of the site. This property has a window in the side flank wall which is not a primary window to a habitable room, therefore, the proposed development would not result in significant harm to the residential amenity of this neighbouring occupier. The proposed development would not breach the 45 degree guideline when taken from the rear elevation of No.4 Linkway, ensuring that no significant harm would occur to the residential amenity of this neighbouring occupier.

No.3 Copsewood Way has windows in the side elevation which face towards the rear elevation of the proposed dwelling. However, these windows are obscure glazed and serve a bathroom and staircase. Therefore, no significantly harmful overlooking of these windows would occur from the proposed development.

During the course of the application concerns were raised that the proposed new dwelling would provide oblique views from the rear elevation of the building into the windows in the rear elevation of No.3 Copsewood Way. The windows in question were the windows in the rear gable end at the southern side of the proposed building. The applicant has submitted amended plans with the upper floor windows in question in the rear elevation being obscured glazed, therefore, with a condition attached for these windows and the upper floor windows in the side elevation facing No.4 Linkway being obscure glazed, the proposed development is considered to have an acceptable impact on the residential amenity of the neighbouring occupiers in terms of loss of privacy. Therefore, the proposed development is considered to comply with Policies BE20, BE21 & BE24 of the Hillingdon Local Plan (November 2012).

7.09 Living conditions for future occupiers

Paragraphs 4.6 to 4.8 and Table 2 of the Council's SPD HDAS: Residential Layouts advises that 5 plus bedroom two-storey units should have a minimum floor area of 101 square metres. Furthermore, London Plan Policy 3.5 and Table 3.3 states that 5 bedroom two-storey houses should have a minimum size of 107 square metres. The proposed development meets minimum standards providing over 400 square metres of gross internal floor area. The Mayor's Housing Supplementary Planning Guidance (November 2012) requires the minimum area for a single bedroom to be 8 square metres and a minimum floor area for a double bedroom to be 12 square metres. The proposed dwelling exceeds these standards.

HDAS advises in Paragraph 4.15 that four bedroom plus houses should have a minimum private amenity area of 100 square metres. The proposed development exceeds amenity standards by providing approximately 282 square metres. This calculation takes into account the side and rear amenity space due to the siting of the proposed development. It is therefore considered that the proposed development would be in accordance with

Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy 3.5 and Table 3.3 of the London Plan (2011).

7.10 Traffic impact, car/cycle parking, pedestrian safety

2 parking spaces are proposed on the site as existing as per Policy 6.13 of the London Plan and in compliance with Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). The proposed development would make use of the existing crossover at the site and the Council's highways officer has raised no objection to the proposed development.

The proposed garage would be of sufficient size to provide space to park 1 car and at least 2 bicycles. Therefore, the proposed development is considered to comply with Policy AM9 of the Hillingdon Local Plan (November 2012).

7.11 Urban design, access and security

The proposed development would raise no issues with regards to urban design. A condition will be added to any approval to ensure the proposed development would be design in line with the principles of Secure By Design.

7.12 Disabled access

The Access Officer raised a number of objections to the original floor plans and elevations as the scheme was not compliant with the lifetime homes standards. The applicant has submitted amended plans which demonstrate compliance with the lifetime home standards, ensuring the proposed development complies with Policy 3.8 of the London Plan (July 2011) and the Council's SPD Accessible Hillingdon.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

This site is covered by Tree Preservation Order 391. There are several, large, mature protected trees (Oak and Western Red Cedar) along the site's eastern, northern and north-western boundaries. These trees provide a green screen, and also significantly contribute to the arboreal/wooded character of the Copse wood Estate Area of Special Local Character. Further to the Tree Officer comments, a Tree Survey and Arboricultural Report was submitted by the applicant. The Tree Officer has reviewed the plan and is satisfied that no significant harm will occur to the protected trees.

The Tree which would be most impacted upon is tree number 18, a category B Oak Tree. The existing house takes up about 7m² of the RPA, which increases to about 22m² with the proposed one, which is about 4.6 and 14% of the RPA respectively. The additional incursion is well away from the trunk at the edge of the RPA, where large roots are less likely to be present. This tree has some evidence of die back, but the lower growth is reasonably healthy and root growth in other directions is not as constrained as with the others on the eastern side of the garden, so that is well within what it would tolerate. Ground in the working space round the new house would need to be protected, but there would be no direct disturbance of roots there. The applicant hasn't provided any significant detail as to tree protection measures during building work, therefore, conditions relating to this and landscaping will be required by pre-commencement condition.

The proposed scheme would not result in the loss or unacceptable harm to the protected trees at the site, therefore, the proposed development is considered to comply with Policy BE38 of the Hillingdon Local Plan (November 2012).

7.15 Sustainable waste management

Policy 5.6 of the London Plan requires development to have regard to and contribute to a

reduction in waste produced. The applicant has shown the location of a bin store adjacent the side boundary line shared with No.4 Linksway. This location would allow for the bins to be presented to adjacent the highway on bin collection days and would have an acceptable impact on the visual amenities of the streetscene, given that they would be screened by the proposed boundary treatment.

7.16 Renewable energy / Sustainability

Policy 5.3 of the London Plan requires the highest standards of sustainable design and construction in all developments to improve the environmental performance of new developments and to adapt to the effects of climate change over their lifetime.

The applicant has provided only very basic details of the sustainable measures or renewable energy sources being proposed for the building with some reference water conservation measures within the building. Whilst this level of information is not adequate to determine the carbon dioxide reduction, a suitable condition requiring the building to be design to Code for Sustainable Homes Level 4 would ensure that the proposed development would comply with Policies 5.1, 5.2 & 5.3 of the London Plan (July 2011).

7.17 Flooding or Drainage Issues

The application site is not within a Flood Risk Area or a Critical Drainage Area. The applicant has provided some basic details in the design and access statement as to water conservation measures and the plans appear to show porous paving being used for the driveway. However, a SUDS condition will be added to any approval to reduce any potential for an increase in surface water flooding caused by the proposed development.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

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

7.20 Planning Obligations

The proposed development would exceed 100sq.m and therefore there would be a requirement to make a CIL contribution, which has been acknowledged by the applicant for a sum of £8,257.80.

The proposed development would provide a net total of 5 habitable rooms which would not trigger the requirement for Educational Contributions in accordance with Policy R17 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

The neighbouring residents have expressed concern that the land shown in the site forms part of the public highway and is not in the applicant's ownership. This has been reviewed by the Council's highways department and Planning Officers, who are satisfied that the land shown within the red line of the site is in the ownership of the applicant and not the Council.

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

None received.

10. CONCLUSION

The amended design of the proposed scheme is considered to have an acceptable impact on the character and appearance of the Copse Wood Estate Area of Special Local Character. Sufficient details have been provided to show that the scheme would ensure the protection of the protected trees within the site and also the protection of the residential amenity of the neighboring occupiers.

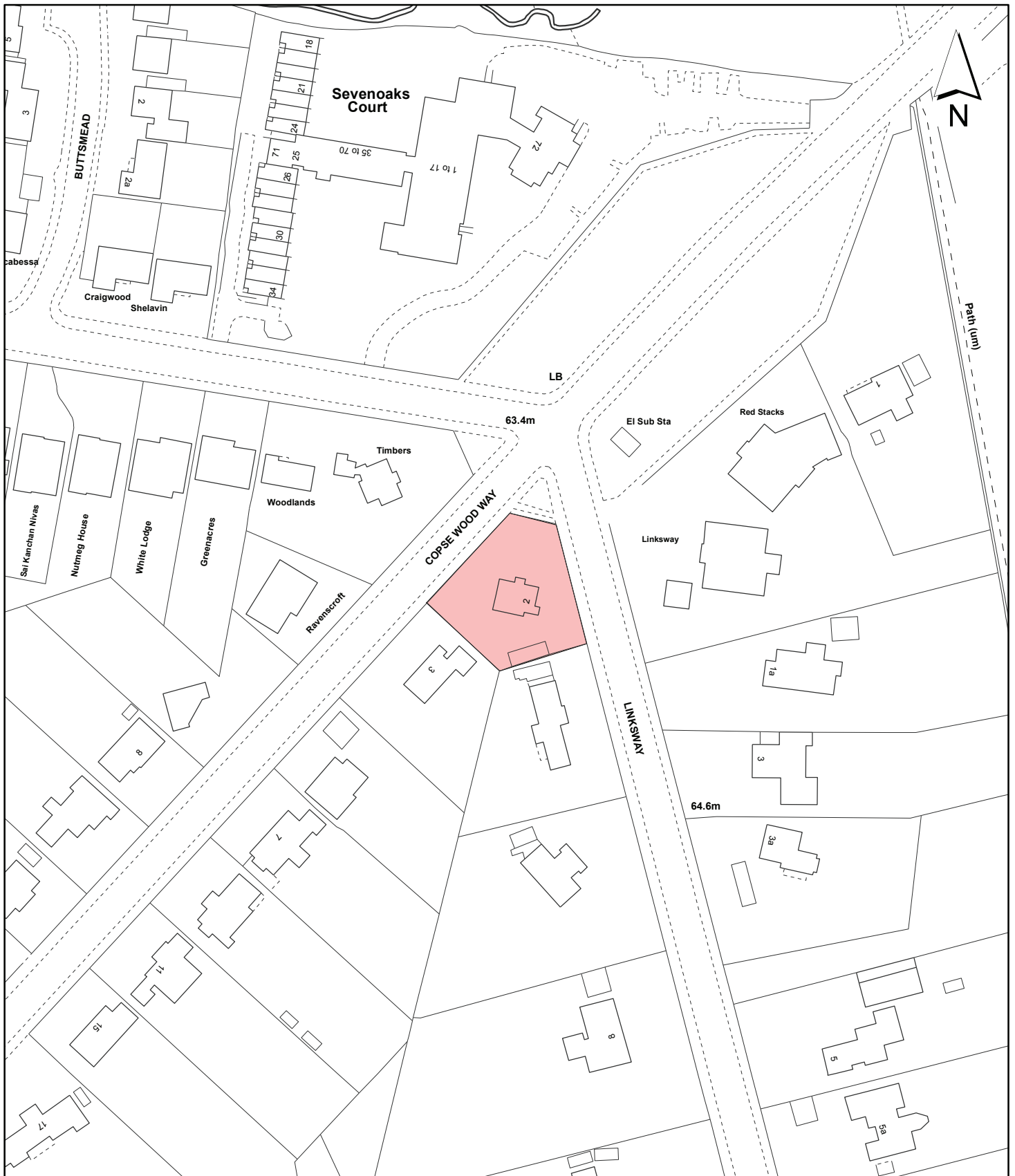
It is considered that overall the scheme is in compliance with the Policies of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), HDAS Residential Layouts and the London Plan (2011). The application is therefore recommended for approval.


11. Reference Documents

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

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<p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).</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;">2 Linksway 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;">36910/APP/2013/2338</p>	<p>Scale</p> <p style="text-align: center;">1:1,250</p>	 <p>HILLINGDON LONDON</p>
	<p>Planning Committee</p> <p style="text-align: center;">North Application</p>	<p>Date</p> <p style="text-align: center;">March 2014</p>	