

Report of the Head of Planning, Sport and Green Spaces

Address 20 LINKSWAY NORTHWOOD

Development: Erection of a detached 6 bedroom dwelling with habitable roof space and basement with associated parking and amenity space including the demolition of the existing detached house. (Resubmission)

LBH Ref Nos: 2203/APP/2013/1820

Drawing Nos: Ground Investigation Report
Ground Investigation Cover letter
Ground Water letter and appendices
Updated Structural Report from Elliot Wood
Flood Risk Letter
0933/200 Rev 2
5150-PL-03/B
5150-PL-01/A
5150-PL-02/A
5150-PL-04/A
5150-PL-05
5150-PL-06/A
MRP/0780/EXTG/04a
Design and Access Statement
Arboricultural Method Statement
SA5150/PL JARD 12K2
Building Assessment for Bats
Energy Statement and Daylighting Analysis
Energy and Day Lighting Analysis
Landscape Design Statement
SA5150/PL JARD COND 12K1
Extended Phase 1 Habitat Survey
SA5150/PL JARD 12K3
SA5150/PL ARD 12k4 (Part 1)
SA5150/PL JARD 12K5 (Part 2)
SA5150/PL/JARD 12K6
Planning Structural Report
Tree Survey Report
MRP/0780/EXTG/03a
MRP/0780/EXTG/05
MRP/0780/EXTG/01

Date Plans Received:	01/07/2013	Date(s) of Amendment(s):	25/12/2013
Date Application Valid:	11/07/2013		04/02/2014
			25/10/2013
			01/07/2013

1. SUMMARY

This application is for the demolition of the existing house and its replacement with a larger house of a more contemporary design. A similar application was approved in December 2012 however the applicant seeks to extend the roof on the northern extent of the approved scheme to provide additional accommodation. In addition, it is also proposed to increase the depth of the basement and make a number of minor changes to the

approved scheme.

The site lies within the Copse Wood Estate Area of Special Local Character and consideration has to be given to the impact that the development has on this area, in addition to the normal planning considerations relating to the impact on the streetscene, impact on neighbours, impact on trees and vegetation and the parking and highway implications.

It is considered that the proposed changes are acceptable and accord with the Local, Regional and National Policy.

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 Ground Investigation Report, Ground Investigation Cover letter, Ground Water letter and appendices, Updated Structural Report from Elliot Wood, Flood Risk Letter, 5150-PL-03/B, 5150-PL-01/A, 5150-PL-02/A, 5150-PL-04/A, 5150-PL-05, 5150-PL-06/A, MRP/0780/EXTG/04a, Design and Access Statement, Arboricultural Method Statement, SA5150/PL JARD 12K2, Building Assessment for Bats, Energy Statement and Daylighting Analysis, Energy and Day Lighting Analysis, Landscape Design Statement, SA5150/PL JARD COND 12K1, Extended Phase 1 Habitat Survey, SA5150/PL JARD 12K3, SA5150/PL ARD 12k4 (Part 1), SA5150/PL JARD 12K5 (Part 2), SA5150/PL/JARD 12K6, Planning Structural Report, Tree Survey Report, MRP/0780/EXTG/03a, MRP/0780/EXTG/05 & MRP/0780/EXTG/01 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 RES7 Materials (Submission)

No development shall take place until details of all materials and external surfaces, , including details of balconies 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)

4 RES8 Tree Protection

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)

5 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.

6 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 and No.22 Linksway.

REASON

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

7 RES13 Obscure Glazing

The first and second floor window(s) facing No.18 and No.22 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)

8 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)

9 RES15 Sustainable Water Management (changed from SUDS)

Prior to commencement, a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it follows the strategy set out in the Flood Risk Statement dated October 2013 by Water Environment and Updated Structural report by Elliot Wood September 2013 and Site Investigation produced by GEA dated June 2013 and incorporates sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan and will:

- i. provide information on all Suds features including the method employed to delay and control water discharged from the site and:
 - a. calculations showing storm period and intensity and volume of storage required to control surface water and size of features to control that volume;
 - b. any overland flooding should be shown, with flow paths depths and velocities identified as well as any hazards, (safe access and egress must be demonstrated);
 - c. measures taken to prevent pollution of the receiving groundwater and/or surface waters;
 - d. how they or temporary measures will be implemented to ensure no increase in flood risk from commencement of construction.
- ii. provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime, including appropriate details of inspection regimes, appropriate performance specification, remediation and timescales for the resolving of issues.
- iii. Where not an individual landowner, provide details of the body or bodies legally responsible for the implementation of the management and maintenance plan.

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

- i. incorporate water saving measures and equipment;

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

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

REASON:

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

10 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.

11 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

12 NONSC Non Standard Condition

Level or ramped access shall be provided to and into the dwelling houses, designed in accordance with technical measurements and tolerances specified by Part M to the Building Regulations 2000 (2004 edition), and shall be retained in perpetuity.

REASON

To ensure adequate access for all, in accordance with Policy 3.8 of the London Plan (2011), is achieved and maintained, and to ensure an appropriate standard of accessibility in accordance with the Building Regulations.

13 COM6 Levels

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

REASON

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

14 COM31 Secured by Design

The building 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 building 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 NONSC Non Standard Condition

No contaminated soils or other materials shall be imported to the site. All imported soils for landscaping purposes shall be clean and free of contamination. All imported soils shall be tested for chemical contamination, and the results of this testing shall be submitted to the Local Planning Authority for approval.

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

REASON: To ensure that the occupants of the development are not subject to any risks from soil contamination in accordance with policy OE11 of the Hillingdon 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
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
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 8.2	(2011) Planning obligations
LPP 8.3	(2011) Community infrastructure levy

3 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.

4 115 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.

5 125A The Party Wall etc. Act 1996

On 1 July 1997, a new act, The Party Wall etc. Act 1996, came into force.

This Act requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:-

- 1) carry out work to an existing party wall;
- 2) build on the boundary with a neighbouring property;
- 3) 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. Building Control will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by Building Control should be taken as removing the necessity for the building owner to comply fully with the Act.

6 147 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).

7 159 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.

8

It is recommended that the house including the basement is designed and constructed to prevent/minimise the possible entry of any migrating radon or possible ground gas.

Please contact the Building Control Inspector and/or the Environmental Protection Unit on 01895 250155 if you require any advice.

3. CONSIDERATIONS

3.1 Site and Locality

The application property is a substantial two storey, detached dwelling sited on the western side of Links Way. It is typical of one of the original 1930's houses on the Copse Wood Estate and comprises brick elevations with a hipped, tiled roof. Like the other houses in the area it is set within a substantial plot, with significant amounts of vegetation and trees that contribute to the setting of the building and the character of the area.

The existing house is set marginally above the road level, with a front garden laid to lawn and a semi-circular in/out driveway. The rear garden contains a number of trees and shrubs and rises to the rear.

The street scene is residential in character and appearance comprising substantial two storey detached houses set in spacious plots. There are a number of properties that have been replaced in recent years throughout the estate. The Conservation and Design Officer has encouraged a considered contemporary approach for replacement dwellings on the estate.

The application site lies within the Copsewood Area of Special Local Character and is within the developed area as identified in the Hillingdon Local Plan - Part 2.

3.2 Proposed Scheme

The application is for the demolition of the existing house and its replacement with a new detached six bedroom dwelling. A similar scheme was approved on the 28 December 2013 ref. 2203/APP/2012/2652, which the applicant now seeks to amend by undertaking the following:

- increasing the floor area of the top floor by extending the roof over by 3m nearest to No.18 to the north to provide additional accommodation comprising an en-suite bathroom for bedroom 4;

- the incorporation of a glass feature on the approved first floor and second floor to accommodate and encase the proposed staircase measuring 1.83m wide with 1.24m deep projection at second floor level;

- The lowering of the basement floor slab level by 400mm (to allow construction thickness of ground floor slab and ceiling void with no alteration to approved basement footprint);

- 4no skylights on the current approval have been omitted;

- the provision of a single sky light to the flat roof adjoining No.18 to the north;

- minor fenestrational changes (including the insertion of a additional window on the front elevation and each dormer window changed to sliding arrangement, & side elevation to No 22 ground floor large pane (as approved) changed to smaller single pane); and

- internal alterations

No changes would be made to the overall floor area of the basement.

The new dwelling would be of a contemporary design which has evolved through a number of pre-application discussions.

The replacement dwelling would have four storeys comprising a basement, ground and first floor, and loft accommodation. It would sit on the same part of the site and meet the front building line common to the street.

A traditional two storied form with pitched and tiled roof, brick walls and a gable end would comprise the main body and most assertive part of the dwelling visible from the streetscene. The span would be 10m deep into the site. Three box-style dormers are proposed on the rear roof slope. A single storey rear addition is proposed at the rear of the house, above which would be a green roof.

The boundary would comprise a low hedge and high, plain wrought iron gates fitted flush to the boundary, with brick piers, matching others in the street.

A contemporary approach to the design is proposed with external materials comprising red-brown bricks and coloured render, elements of clear glazing, clay roof tiles, and a "green" roof on the flat roofed elements.

The application is supported by a number of documents including a Landscape Statement and Masterplan, Arboricultural Implication Assessment and Method Statement, Energy Statement, Phase 1 Habitat Survey, and Bat Survey.

3.3 Relevant Planning History

2203/APP/2012/2645 20 Linksway Northwood

Erection of two-storey, 6 bedroom detached dwelling with habitable roofspace and basement with associated parking and amenity space involving the demolition of an existing detached house (Resubmission)

Decision: 28-12-2012 Approved

2203/APP/2012/2652 20 Linksway Northwood

Erection of two-storey, 6 bedroom detached dwelling with habitable roofspace and basement with associated parking and amenity space involving the demolition of an existing detached house

Decision: 28-12-2012 Approved

2203/APP/2012/585 20 Linksway Northwood

Erection of two-storey, 6 bedroom detached dwelling with habitable roofspace and basement with associated parking and amenity space involving the demolition of an existing detached house

Decision: 22-05-2012 Refused **Appeal:** 08-04-2013 Dismissed

2203/APP/2013/1387 20 Linksway Northwood

Approval of details reserved by various conditions (11.2, 11.2a, 11.2b, 11.2c, 11.2d & 11.2e,

12.1, 12.2a, 12.2e, 12.2g, 12.3,12.3a, 12.4b, 12.6b, 13 & 14.) of planning permission Reference 2203/APP/2012/2652 dated 28-12-2012 (Erection of two-storey, 6 bedroom detached dwelling with habitable roofspace and basement with associated parking and amenity space involving the demolition of an existing detached house (Resubmission)).

Decision: 16-08-2013 Approved

2203/APP/2013/1775 20 Linksway Northwood

Approval of details reserved by various conditions of planning permission Reference 2203/APP/2012/2652 dated 28-12-2012 (Erection of two-storey, 6 bedroom detached dwelling with habitable roofspace and basement with associated parking and amenity space involving the demolition of an existing detached house (Resubmission)).

Decision:

Comment on Relevant Planning History

2203/APP/2012/2652- 28 December 2012 a similar scheme was approved.

2203/APP/2012/2645 - 28 December 2012 a similar scheme was approved.

2203/APP/2012/585- an appeal was part allowed and part dismissed. The design, scale and massing of the scheme was considered appropriate, however the appeal was dismissed on the basis that it would have a potential detriment effect on protected species.

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
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
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LPP 3.5	(2011) Quality and design of housing developments
LPP 5.3	(2011) Sustainable design and construction
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

EXTERNAL

6 neighbouring properties and Northwood Association were notified of this application. A site notice was erected on the 19 July 2013. 3 objections were received as follows:

"The size of the underground structure seem to be enormous. There is very little if any documentation to show the exact depth, building process or most importantly the impact on water drainage. the property is on an incline and water travelling from Nicholas way will be stopped by this huge damage".

"This application 2203/APP/2013/1820 (dated 1st July 2013) shows a very deep basement which is some 6.5 metres deep ! There is no information submitted (that I can see) which shows how deep the corresponding excavation will have to be - but I guess that it's likely to be about 9 metres deep; the height of many a house ! According to the Hillingdon website, the previously approved application was 2203/APP/2012/2645 (dated 25th October 2012). This also has a basement - but in this case it is shown as having a different size and shape of swimming pool - and I cannot find an overall depth of the foundations (I don't think its shown anywhere) but from scaling up the relevant drawings it would appear to be about 4.8 to 5 metres depth. I cannot find any overall dimensions for the property within the drawings for the latest Planning Application 2203/APP/2013/1820 (dated 1st July 2013) but from scaling up the drawings I would estimate that the width of the basement is some 27 metres - and thus it will act as a very considerable dam (obstruction) across the direction of water flow down Copse Wood hill. There is no public information that I can find on this Hillingdon planning website regarding a professional geotechnical survey or a hydrological survey for any of the various planning applications at this site - so I have to assume that they weren't submitted (or

possibly not even carried out at all). There is an "Engineer's Statement" attached to an earlier application 2203/APP/2012/2652 (also confusingly dated 25th October 2012) but this Statement doesn't deal with geotechnical aspects or hydrological aspects (certainly as far as the surface and underground water flowing down the Copse Wood hill towards the basement is concerned). In recent months (if not years) I have had much correspondence with the Borough of Hillingdon about the unknown individual and especially cumulative effects of surface and underground water flowing down the Copse Wood slope towards basements along Linksway and Nicholas Way in particular. The principal point being that these basements lie perpendicularly across the flow of this water, where they thus act as underground dams - possibly leading to all sorts of water issues underground to neighbours' buildings (as the water flow is diverted) and more widely to the Copse Wood area in general (sodden gardens, sodden public footpaths, sodden golf course nearby). Thus it was pleasing to see the Borough of Hillingdon's very recent rejection of a proposed basement at 44 Linksway 12398/APP/2013/765 (dated 27th March 2013) and especially the water related reasons for rejection given in that Officer's Report. (I won't reproduce these reasons for rejection here, as they can be readily found elsewhere). I thus find it surprising that this particular planning application 2203/APP/2013/1820 (dated 1st July 2013) can have been submitted without full geotechnical and hydrological survey reports in order to address the very sort of points made to Hillingdon Council in my earlier correspondence (going back quite some time) and generally contained in Hillingdon Council's reasons for rejection of the basement proposed at 44 Linksway. For the above reasons I am against this Planning Application".

Northwood Residents' Association objects to this application on the following grounds: "the Association is concerned as to the effect of the proposed basement on the water table and natural water flows and on the stability of adjoining properties".

A petition with 20 signatories was received objecting to the scheme solely on the basis that the proposed basement would have impact on the surface water flows within the Copsewood Estate and would have both an immediate consequence to neighbouring occupiers and a cumulative impact.

A 14 day re-consultation process was carried out on the 4th February 2014 until the 18th February 2014 to inform residents about the amended/additional information in respect to the following documents:

1. Ground Investigation Report
2. Ground Investigation Cover letter
3. Ground Water letter and appendices
4. Updated Structural Report from Elliot Wood
5. Flood Risk Letter from Water Environment

OFFICER COMMENT: The additional information provides clarity on the depth of the proposed basement and any potential immediate and cumulative impacts. The information has been assessed by the Council's Flood and Water Management Officer.

Internal Consultees

INTERNAL

URBAN DESIGN AND CONSERVATION OFFICER:

This proposal is for a new build of contemporary design, which has been the subject of over a year of pre-application meetings and discussion. The challenge has been to shape the design so that it is able to incorporate the modern features and layout envisioned by the applicants, whilst respecting the traditional architectural parameters of the houses in this part of Linksway, namely

the pitched roofs, vertically orientated fenestration, brown/red palette of natural materials and organic growth through extensions.

FLOOD AND WATER MANAGEMENT OFFICER:

The site lies in Flood Zone 1, however surface water mapping in our Surface Water Management Plan indicates there is surface water ponding in this area. We are also aware of groundwater issues in this area, and the proposal includes a basement.

When determining proposals for basement and other underground development, the Council requires an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability, where appropriate.

The applicant has submitted the following:

1. Ground Investigation Report produced by GEA Jun 2013
2. Ground Investigation Cover letter
3. Ground Water letter and appendices
4. Updated Structural Report from Elliot Wood dated September 2013
5. Flood Risk Letter from Water Environment dated October 2013

The documents demonstrate that no groundwater was found during the site investigation on the 26th April 2012 on the site in 4 Boreholes, one of which was at a depth of 20m well below the proposed level of 7.6m of the basement. However further testing is proposed and any findings should be taken in account with the final design of the property.

Separate to any issues of groundwater flow it is important that any water falling on hard surfaces is collected and controlled on site so that flood risk is not increased. Indicative infiltration tests have shown that initial infiltration into the soil is poor for the use of soakaways and further test are recommended, to determine appropriate design.

Initial design proposes permeable paving which can control surface water, whether it is designed to infiltrate or simply hold back water. However the following condition is required to ensure that those further tests are undertaken and methods of control are sized appropriately to control water on site to meet as a minimum the National Standards for Sustainable Drainage design.

To provide clarity in the requirements for the discharge of this condition, the London Borough of Hillingdon requires all applicants for previously developed sites to provide an improvement to the situation and return the discharge from the site to green field run off rates.

The further site investigation testing proposed should also inform the future drainage design for the site, and be provided to discharge the condition.

Council support the proposed use of treated water being used for flushing toilets and washing, and additional excess water used for irrigation.

Recommendations:

Approval subject to Sustainable Drainage Condition:

Sustainable Water Management

Prior to commencement, a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it follows the strategy set out in Flood Risk Statement dated October 2013 by Water Environment and Updated Structural report by Elliot Wood September 2013 and Site Investigation produced by GEA dated June 2013 incorporates sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan and will:

- i. provide information on all Suds features including the method employed to delay and control water discharged from the site and:
 - a. calculations showing storm period and intensity and volume of storage required to control surface water and size of features to control that volume.
 - b. any overland flooding should be shown, with flow paths depths and velocities identified as well as any hazards, (safe access and egress must be demonstrated).
 - c. measures taken to prevent pollution of the receiving groundwater and/or surface waters;
 - d. how they or temporary measures will be implemented to ensure no increase in flood risk from commencement of construction.
- ii. provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime. Including appropriate details of Inspection regimes, appropriate performance specification, remediation and timescales for the resolving of issues.
- iii. Where not an individual landowner provide details of the body or bodies legally responsible for the implementation of the management and maintenance plan.
The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:
 - iii incorporate water saving measures and equipment.
- 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 that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012) Policy 5.12 Flood Risk Management of the London Plan (July 2011) and Planning Policy Statement 25. To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (July 2011), and conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (July 2011).

TREES AND LANDSCAPE OFFICER:

Two very similar schemes have already been approved, and it appears that this new application will not cause any further tree issues that have not already been resolved.

As previously, the tree protection and landscaping details are to a very high standard. The only tree / landscaping conditions that are required are that of implementation.

Conclusion (in terms of Saved Policy BE38): Acceptable, subject to conditions RES8 (No site clearance works or development shall be commenced until the protective fencing has been erected in accordance with the details approved. Thereafter, the development shall be implemented in accordance... and then verbatim), RES9 (The development shall be carried out and maintained in full accordance with the approved conditions) and RES10.

Note: This report is based on a previous inspection of the site and a desktop appraisal.

ENVIRONMENTAL PROTECTION UNIT:

It is understood a new residential property is replacing an existing property. If it is likely soil will be imported to the site as part of the development it is advisable to include the following condition for imports to ensure they are suitable for use. No contamination issues have been identified for the site.

As the application includes a basement a gas/radon informative is also advised due some parts of the borough being identified now as having 1-3% of properties being above the action level for

radon, which is thought to apply to this area.

Condition to minimise risk of contamination from Imported Materials

No contaminated soils or other materials shall be imported to the site. All imported soils for landscaping purposes shall be clean and free of contamination. All imported soils shall be tested for chemical contamination, and the results of this testing shall be submitted to the Local Planning Authority for approval.

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

Reason:

To ensure that the occupants of the development are not subject to any risks from soil contamination in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site is previously developed land in residential use, therefore there is no objection to the principle of the redevelopment of the site, indeed, this was established by the previous approval on the site.

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 should 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

As detailed in this report at Section 7.07 it is considered that the proposal would not adversely impact on the character of the Copsewood Estate Area of Special Local Character.

7.04 Airport safeguarding

Not applicable for this application.

7.05 Impact on the green belt

Not applicable for this application.

7.07 Impact on the character & appearance of the area

Policy BE13 of the Hillingdon Local Plan states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene and Policy BE19 states the Local Planning Authority will seek to ensure that new development within residential areas compliments or improves the amenity and character of the area. The adopted Supplementary Planning Document (SPD): Residential Layouts: Section 3.4 states this type of development must seek to enhance the character of the area. Furthermore in this case the property is within an Area of Special Local Character to which Policies BE5 and BE6 also apply.

The area is one of a special character, and the properties on this side of Linksway are defined by a traditional style with a clear building line that the proposed development not only is considered to respect, but also to contribute in providing a well-considered mix of traditional and contemporary references.

It was noted by the Planning Inspector from the last appeal that the overall bulk and

design of the scheme including the gable ended roof profile was acceptable. Given that an appeal Inspector has said the design of the house is acceptable and given the planning history of the site, it is not considered that an objection can be raised to the contemporary design of the dwelling.

It is considered that the proposed contemporary design of the proposed development would harmonise with the visual amenity of the surrounding area, by virtue of its height, roof form, massing and siting. The proposed additional glass feature would add to the articulation of the front elevation without detracting from the main front projection. It is considered that the extension of the roof profile would add minimal bulk to the property and would not unduly detract from the design and massing of the approved scheme. The proposed fenestrational changes are minor and considered to be acceptable. The proposed extension to the basement would not be visible at the front or rear of the property and is considered in detail within Section 7.17.

The proposed development would continue to provide a good quality of urban design in accordance with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and would harmonise with the form of development in the street scene and the Copsewood Estate Area of Special Character, according with Policies BE5, BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies 3.5 and 7.4 of the London Plan (2011) and the Supplementary Planning Document (SPD) HDAS Residential Layouts.

7.08 Impact on neighbours

Paragraph 4.9 of the Hillingdon Design & Accessibility Statement: Residential Layouts advises that all residential developments and amenity spaces should receive adequate daylight and sunlight and that new development should be designed to minimise the negative impact of overbearing and overshadowing.

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.

The proposal development would extend beyond the rear elevation of the existing house in the form of a basement area and a ground floor flat roofed element above. This is considered acceptable as this is a large plot and there are similar examples of such a rearward extent within the surrounding area. Given the large size of the plot and the relative distance to the adjoining properties, and given the siting and orientation of those properties to the proposal it is considered that there would not be any adverse impact in terms of loss of light, privacy or overlooking.

The proposed extension of the roof to the north of the site, would not impact detrimentally on No.18 due to the separation distance of 12.31m to the main flank and given the design of the roof.

As such, the application proposal would not represent an unneighbourly form of development and would thus meet the requirements of Policies BE20 and BE21 of the

adopted Hillingdon Local Plan and section 3.0 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions as well as the London Plan (2011) Policy 3.5.

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 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 approximately 1073 square metres of gross internal floor area. The Mayor's Housing Supplementary Planning Guidance (November 2012) requires the minimum area for a single bedroom to be 8 square metres and a minimum floor area for a double bedroom to be 12 square metres. The proposed dwelling complies with these standards.

HDAS advises in Paragraph 4.15 that four bedroom plus houses should have a minimum private amenity area of 100 square metres. The amount of amenity space retained in the rear garden would exceed minimum requirements and would be appropriate to this dwelling in accordance with paragraph 6.18 of the HDAS: Residential Extensions and policy BE23 of the Hillingdon Local Plan. The applicant has provided a considerable amount of detail to demonstrate the rationale behind the landscape proposals, which subject to appropriate conditions, could be acceptable. It would now result in maintaining the informal garden arrangements that are typical of the estate.

It is therefore considered that the proposed development would provide a high standard of living for future occupiers in accordance with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 3.5 and Table 3.3 of the London Plan (2011), the adopted SPD HDAS Residential Layouts and the Mayor's Housing Supplementary Planning Guidance (November 2012).

7.10 Traffic impact, car/cycle parking, pedestrian safety

The current scheme makes no changes to the access of parking arrangements in the approved scheme. As such it is considered that the proposal would not give rise to any concern regarding traffic impact or highway safety. The application proposal would include the provision of a double garage and off-street parking is available to the front of this substantial property so as to accommodate a least two off-street car parking spaces and some soft/hard landscaping. This would be in compliance with Policies AM14 and BE38 of the Hillingdon Local Plan.

7.11 Urban design, access and security

Adequate refuse and cycle storage can be accommodated within the property.

The issues relating to urban design have been covered in Section 7.07 of the report. Issues relating to security would be covered by the imposition of a secure by design condition in the event of any approval.

7.12 Disabled access

The scheme has been designed to be lifetime homes compliant. Level access is also provided throughout ground floor areas. A condition has been recommended to ensure that the scheme is built to lifetime home standards.

7.13 Provision of affordable & special needs housing

Not applicable for this application.

7.14 Trees, Landscaping and Ecology

The Council's Trees Officer has commented on the application, and finds it acceptable in

terms of the impact on Trees, subject to appropriate conditions. It is also noted that the applicant has provided a high standard of arboricultural and landscape proposals and as such conditions have been recommended relating to the implementation of the proposed landscaping scheme.

The application is supported by two reports relating to ecological matters, these being A Phase 1 Habitat Survey, and a Bat Survey. The reports have been undertaken by an appropriate ecological practice and conclude that the development proposal will have no adverse impact on the habitat of any protected species.

Accordingly, the scheme would have no adverse impacts on ecology or habitat and would comply with Policy EC5.

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 layout and design of the site would lend itself with the common arrangement within the borough for refuse to be stored within the rear garden and taken to the kerb on collection day.

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 a code for sustainable homes pre-assessment to demonstrate that the scheme would achieve Code Level 4 rating. This has been secured by way of a suitable condition.

7.17 Flooding or Drainage Issues

The applicant seeks to extend the basement to 7.6m deep and lowering of the basement floor slab level by 400mm, from the previously approved scheme. The site lies in Flood Zone 1, however as the scheme proposes a basement it was necessary to consider the potential impact upon the property and surrounding area in terms of flood risk. Furthermore, it has been identified that there is surface water ponding within the locality. It should be noted that the basement has already been approved as part of a previous application, however the applicant seeks to increase the depth of the basement by 400mm (to allow construction thickness of ground floor slab and ceiling void with no alteration to approved basement footprint). A Ground investigation report, flood risk report and structural report were submitted which confirms the risks and identifies how they would be mitigated, in particularly with regards to the groundwater which would impact on the surrounding area. The Council's Flood and Water Management Officer has reviewed and advised on the reports.

A condition is recommended to ensure that further tests are undertaken and methods of control are implemented to adequately control water on site to meet as a minimum the National Standards for Sustainable Drainage design, as requested by the Council's Flood and Water Management Officer. Therefore it is considered that the proposed development accords with the Council's Policies OE7, OE8, OE9 and OE10 of the Hillingdon Local Plan: Part Two - Saved Policies.

7.18 Noise or Air Quality Issues

Not applicable for this application.

7.19 Comments on Public Consultations

Not applicable for this application.

7.20 Planning Obligations

The proposed development is considered, on balance, to not result in an increase of more than 6 habitable rooms and would not fall within the threshold for seeking a contribution towards school places. The proposed development is therefore considered to meet Policy R17 of the Hillingdon Local Plan and the Council's Planning Obligations SPD.

The proposed development is CIL liable, the net additional gross internal floor area is 820 square metres. Therefore there would be a requirement to make a CIL contribution to the sum of £ 28,571.30.

7.21 Expediency of enforcement action

Not required.

7.22 Other Issues

No further issues for consideration.

8. Observations of the Borough Solicitor

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

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

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

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

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

9. Observations of the Director of Finance

None received.

10. CONCLUSION

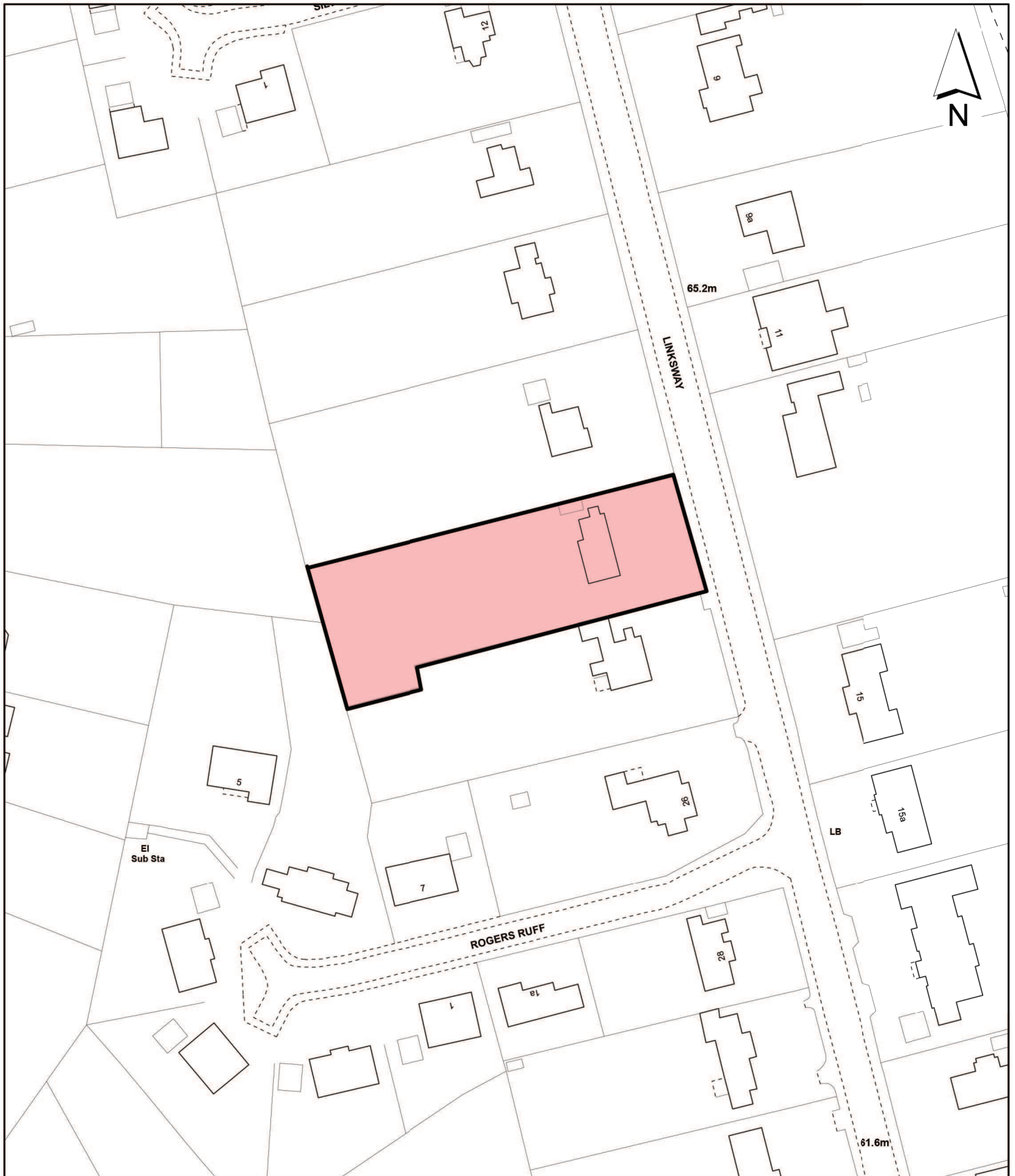
The proposed development does not depart from the design ethos and massing and bulk of the previously approved scheme, as such is considered that the scheme respects the established character of the area. It would be complementary to the Area of Special Local Character and would set an acceptable precedent for similar forms of development along this part of the road.



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 Housing Supplementary Planning Document (November 2012)
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;">20 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;">2203/APP/2013/1820</p>	<p>Scale</p> <p style="text-align: center;">1:1,250</p>	
	<p>Planning Committee</p> <p style="text-align: center;">North Application</p>	<p>Date</p> <p style="text-align: center;">March 2014</p>	
		 <p>HILLINGDON LONDON</p>	