

Report of the Head of Planning, Sport and Green Spaces

Address 110 GREEN LANE NORTHWOOD

Development: Demolition of existing property and outbuildings, and erection of 7 x two-bed flats, with associated access, parking and landscaping.

LBH Ref Nos: 46543/APP/2013/3568

Drawing Nos: 13032-A(SV)S0-000
13032-A(SV)S0-001
13032-A(SV)S0-002
13032-A(SV)S0-003
13032-A(20)S0-001
13032-A(20)A0-100
13032-A(20)A0-101
13032-A(20)A0-102
13032-A(20)A0-200
13032-A(20)A0-201
13032-A(20)A0-202
13032-A(20)A0-203
13032-A(20)A0-300
13032-A(20)S0-200
13032-A(95)S0-700
Design and Access Statement - November 2013

Date Plans Received: 02/12/2013 **Date(s) of Amendment(s):**
Date Application Valid: 03/12/2013

1. SUMMARY

The proposal seeks planning permission for the construction of a part three part four-storey detached building with habitable roof space to provide 7 x two-bedroom self-contained flats with associated access and parking, involving the demolition of the existing dwelling and ancillary buildings.

For the reasons outlined below, the proposal is considered to comply with the policies of the adopted Hillingdon Local Plan (2012), as such this application is recommended for approval.

2. RECOMMENDATION

That delegated powers be given to the Director of Planning and Community Services to grant planning permission, subject to the following:

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

1. **Education: a contribution in the sum of £8,169.**
2. **Highways: to secure all necessary works**
3. **Project Management and Monitoring Fee: a financial contribution equal to 5% of**

the total cash contributions towards the management and monitoring of the resulting agreement.

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

C) That officers be authorised to negotiate and agree the detailed terms of the proposed agreement and conditions of approval.

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

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

1 COM3 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 COM4 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 13032-A(SV)S0-000; 13032-A(SV)S0-001; 13032-A(SV)S0-002; 13032-A(SV)S0-003; 13032-A(20)S0-001; 13032-A(20)A0-100; 13032-A(20)A0-101; 13032-A(20)A0-102; 13032-A(20)A0-200; 13032-A(20)A0-201; 13032-A(20)A0-202; 13032-A(20)A0-203; 13032-A(20)A0-300; 13032-A(20)S0-200; 13032-A(95)S0-700, 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 COM7 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 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

4 COM9 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 (secure and covered)

2.b Cycle Storage (secure and covered for at least 7 cycles)

2.c Means of enclosure/boundary treatments

2.d Car Parking Layouts (including the provision of at least one accessible car parking space, and demonstration that 5% of all parking spaces are served by electrical charging points)

2.e Hard Surfacing Materials

2.f External Lighting

2.g 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

5. Other

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

5.b Existing and proposed ground levels and the proposed finished floor levels of all proposed buildings

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

REASON

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

5 COM8 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 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

6 COM10 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 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

7 COM15 Sustainable Water Management

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 proceed in accordance with the approved scheme.

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.

8 H3 Vehicular access - construction

The building hereby permitted shall not be occupied until details of the the vehicular means of access has been submitted to and approved in writing by the Local Planning Authority. The access shall be constructed in accordance with the approved plans, and thereafter, the vehicular means of access shall be retained and kept open for users of the building.

REASON

To ensure the provision of a safe and convenient access for vehicular traffic, prior to occupation in accordance with policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 6 of the London Plan (July 2011).

9 NONSC Lifetime Homes

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 policies 3.1, 3.8 and 7.2 of the London Plan (2011).

10 NONSC Secured by Design

The buildings 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 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 policies 7.1 and 7.3 of the London Plan (2011).

11 RES16 Code for Sustainable Homes

The dwellings 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 in accordance with policies 5.1 and 5.3 of the London Plan (July 2011).

12 NONSC Non Standard Condition

All imported soils used for landscaping purposes including soils shall be clean and free of contamination.

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.

AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes

	(iii) Convenient parking spaces
	(iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
LPP 2.6	(2011) Outer London: vision and strategy
LPP 2.8	(2011) Outer London: Transport
LPP 3.1	(2011) Ensuring equal life chances for all
LPP 3.3	(2011) Increasing housing supply
LPP 3.4	(2011) Optimising housing potential
LPP 3.8	(2011) Housing Choice
LPP 3.9	(2011) Mixed and Balanced Communities
LPP 5.1	(2011) Climate Change Mitigation
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 5.7	(2011) Renewable energy
LPP 5.10	(2011) Urban Greening
LPP 5.13	(2011) Sustainable drainage
LPP 6.1	(2011) Strategic Approach
LPP 6.5	(2011) Funding Crossrail and other strategically important transport infrastructure
LPP 6.9	(2011) Cycling
LPP 6.10	(2011) Walking
LPP 6.13	(2011) Parking
LPP 7.1	(2011) Building London's neighbourhoods and communities
LPP 7.2	(2011) An inclusive environment
LPP 7.3	(2011) Designing out crime
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
LPP 7.8	(2011) Heritage assets and archaeology
LPP 7.15	(2011) Reducing noise and enhancing soundscapes

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 **111** **The Construction (Design and Management) Regulations 1994**

The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994, which govern health and safety through all stages of a construction project. The regulations require clients (ie. those, including developers, who commission construction projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Further information is available from the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (telephone 020 7556 2100).

5 **113** **Asbestos Removal**

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

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

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

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

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

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

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

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

7 **118** **Storage and Collection of Refuse**

The Council's Waste Service should be consulted about refuse storage and collection arrangements. Details of proposals should be included on submitted plans. For further information and advice, contact - the Waste Service Manager, Central Depot -

Block A, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB8 3EU (Tel. 01895 277505 / 506).

8 13 Building Regulations - Demolition and Building Works

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

9

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

3. CONSIDERATIONS

3.1 Site and Locality

The site is located on the southern side of Green Lane, to the west of Northwood Station. The site is comprised of a two-storey dwelling with hardstanding to the front, and a large garden to the rear.

Detached dwellings are located to the east of the site with flatted blocks in Cevantes Court to the west. Additional flatted dwellings lie to the south of the site, and St Helen's School is opposite the site to the north.

3.2 Proposed Scheme

The proposal seeks planning permission for the construction of a part three part four-storey detached building with habitable roof space to provide 7 x two-bedroom self-contained flats with associated access and parking, involving the demolition of the existing dwelling and ancillary buildings.

The proposed dwelling would be of a similar design to that previously allowed at appeal in 2007, and renewed in 2010, and then granted permission in 2013. Six car parking spaces would be provided to the front of the site, and a communal garden would be provided to the rear of the building. An area of private amenity space would be retained at the rear of the site for one of the flats.

3.3 Relevant Planning History

46543/A/93/0676

110 Green Lane Northwood

Erection of two detached two storey blocks accommodating six one bedroom flats and one two

bedroom maisonette (Block A - 4 flats Block B - 3 flats) with associated access and parking facilities

Decision: 21-12-1993 Refused

46543/APP/2000/746 110 Green Lane Northwood

ERECTION OF A BLOCK OF 6 ONE-BEDROOM FLATS (INVOLVING DEMOLITION OF NO.110 GREEN LANE)(OUTLINE APPLICATION)

Decision: 26-01-2001 Approved

46543/APP/2005/2697 110 Green Lane Northwood

ERECTION OF A THREE STOREY BUILDING, CONTAINING 5 TWO-BEDROOM FLATS AND 1 ONE-BEDROOM FLAT WITH ASSOCIATED PARKING SPACES, VEHICULAR CROSSOVER AND LANDSCAPING (INVOLVING DEMOLITION OF EXISTING DWELLING).

Decision: 21-07-2006 Refused **Appeal:** 09-11-2007 Allowed

46543/APP/2006/3314 110 Green Lane Northwood

ERECTION OF A THREE STOREY BUILDING CONTAINING 4, TWO-BEDROOM FLATS AND 1, ONE-BEDROOM FLAT WITH ASSOCIATED PARKING SPACES, VEHICULAR CROSSOVER AND LANDSCAPING (INVOLVING DEMOLITION OF EXISTING DWELLING)

Decision: 19-01-2007 Refused

46543/APP/2010/664 110 Green Lane Northwood

Renewal of planning permission ref: 46543/APP/2005/2697 allowed at appeal on the 09/11/2007: Erection of 6 flats (5 two-bedroom and 1 one-bedroom), involving demolition of existing detached house).

Decision: 02-08-2010 Approved

46543/APP/2012/3025 110 Green Lane Northwood

Construction of three-storey, detached building with habitable roof space to include 6 x two-bedroom self-contained flats with associated access and parking involving demolition of existing dwelling and associated buildings.

Decision: 28-03-2013 Approved

46543/B/94/1817 110 Green Lane Northwood

Erection of two-storey block of six one-bedroom flats plus access road and parking and erection of six garage block (outline application)

Decision: 28-07-1995 Approved

Comment on Relevant Planning History

The relevant planning history is listed above.

4. Planning Policies and Standards

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
London Plan (July 2011)
National Planning Policy Framework
Hillingdon Supplementary Planning Document - Residential Layouts
Hillingdon Supplementary Planning Document - Residential Extensions
Hillingdon Supplementary Planning Document - Accessible Hillingdon
Hillingdon Supplementary Planning Document - Noise
Hillingdon Supplementary Planning Document - Planning Obligations; and Revised Chapter 4, Education Facilities: September 2010.
Hillingdon Supplementary Planning Guidance - Air Quality
Hillingdon Supplementary Planning Guidance - Community Safety by Design

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment
PT1.EM1 (2012) Climate Change Adaptation and Mitigation
PT1.EM8 (2012) Land, Water, Air and Noise
PT1.H1 (2012) Housing Growth
PT1.HE1 (2012) Heritage

Part 2 Policies:

AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7 Consideration of traffic generated by proposed developments.
AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -
(i) Dial-a-ride and mobility bus services
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5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **17th January 2014**

5.2 Site Notice Expiry Date:- **20th January 2014**

6. Consultations

External Consultees

Consultation letters were sent to 12 local owner/occupiers on 16/12/13. The application was also advertised by way of site and press notices. Two letters of objection have been received, including one from the Northwood Resident's Association, which raise the following concerns:

- i) Traffic congestion
- ii) Lack of parking

Internal Consultees

HIGHWAYS:

This development is proposing to provide 6 parking spaces instead of 7 car parking spaces, which Highways would consider to be a minimum requirement for a 7 unit 2-bed flatted development; in an area of with a PTAL index 3. However, because of the location of bus stops for Bus routes 331&282 within 5/6mins walk to the site and the Northwood Underground Station 12 minutes walking distance away, Highways is prepared to accept this level of car parking provision. Also Highways requires that for this development the applicant should provide 7 no. cycle storage/parking spaces in a covered and secure location.

Highways have no objection to the above application provided the applicant provides the Local Planning Authority with detail scaled dimensioned drawings for approval satisfying the following:-

- i) That the proposed crossover complies with the current London Borough Hillingdon's current design standards and specifications. The width of the crossover at back of the public footway should be 2.5m. This should increase to 4.6 metres at the kerb line. Also the existing crossover should be reinstated to current highway design standards.
- ii) That the access for the proposed car parking shall be provided with those parts of 2.4m x 2.4m pedestrian visibility splay 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 adjoining highway. This is required in the interest of highway and pedestrian safety in accordance with policy AM7 of the Hillingdon Unitary Development plan saved Policies(September 2007).

Officer Comment: It is considered that the provision of a suitable access can be controlled via conditions on any grant of permission.

CONSERVATION AND URBAN DESIGN:

This proposal lies between the Northwood, Frithwood, Conservation Area and the Old Northwood Area of Special Local Character (ASLC) - heritage assets.

I have no comment to make on this application. Please ensure that the proposal does not adversely harm the significance of the heritage assets.

TREES AND LANDSCAPING:

Tree Preservation Order (TPO) / Conservation Area: N/A

Significant trees / other vegetation of merit in terms of Saved Policy BE38 (on-site):

There is a middle-aged Lawson Cypress in the front garden that will need to be removed to facilitate the new parking area. The tree is not particularly valuable and there is no objection to its removal.

Recommendations:

The plans should be amended to show the existing Yew hedge along the western boundary as retained; and the species of the 6 new trees shown along the site's frontage should be shown.

Conclusion (in terms of Saved Policy BE38):

Acceptable, subject to condition RES9 (1, 2, 4)

Officer Comment: It is considered that the protection of the hedges and the new tree planting can be controlled via conditions on any grant of permission.

ACCESS OFFICER:

This application is for the development of 7 flats, including external works, a new access road, car parking and landscaping. The existing site has residential use and is understood to be within easy reach of transport services. Whilst the Design & Access Statement states that the design is compliant with the 2010 Lifetime Home Standards ('the Standards'), the requisite specifications have not been shown on plan, and therefore the proposal is deemed not to be compliant with the 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 May 2013. Compliance with all 16 Lifetime Home standards (as relevant) should be shown on plan.

Also, level access shall be provided to and into the dwelling houses to ensure adequate access for all, in accordance with London Plan policy 3.8, is achieved and maintained, and to ensure an appropriate standard of accessibility in accordance with the Building Regulations.

Officer Comment: It is considered that the requirements for lifetime homes can be controlled via conditions on any grant of permission, and would be covered by the provisions of the Building Regulations.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of the residential redevelopment of the site to provide additional residential units is considered appropriate to this site and location.

7.02 Density of the proposed development

The London Plan requirements for this site, which is considered to be an urban site with a PTAL of 3, would be 70-170 u/ha and 200-450 hr/ha. The scheme proposes 7 units with 21 habitable rooms. This equates to a density of 70 u/ha and 210 hr/ha. The proposed quantum of residential units is falls within the London Plan guidelines, as such the density of development is considered to be acceptable in this location.

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

Policy BE4 requires any new development within or on the fringes of a Conservation Area to preserve or enhance those features that contribute to its special architectural and visual qualities, and to make a positive contribution to the character or appearance of the conservation area. The site lies opposite the Northwood, Frithwood Conservation Area.

As stated above, given the previous approvals and extant permission on the site, the Council's Conservation and Design Officer raises no objections to the scale, height and massing of the proposed buildings. It is considered that the proposed building would not appear unduly prominent within the street scene and would be compatible with the scale of surrounding development.

7.04 Airport safeguarding

Given the location of the site, and the small scale of development proposed, it is not considered that the proposal would impact on the safe operation of any airport.

7.05 Impact on the green belt

The site is not located within or near to the Green Belt. As such, it is considered that the scheme would not impact on the Green Belt.

7.07 Impact on the character & appearance of the area

Policies BE13, BE21, and BE22 seek to ensure that new development complements or improves the character and amenity of the area. Policy BE38 seeks the retention of topographical and landscape features, and provision of new planting and landscaping in developments proposals. London Plan policy 7.1 sets out a series of overarching design principles for development in London, and policy 7.6 seeks to promote world-class, high quality design and design-led change in key locations. In addition to Chapter 7, London Plan policies relating to density (3.4) and sustainable design and construction (5.3) are also relevant. The application site itself has no particular designation, forming part of the 'developed area'.

Given the previous approvals and extant permission on the site, the Council's Conservation and Design Officer raises no objections to the scale, height and massing of the proposed buildings. It is considered that the proposed building would not appear unduly prominent within the street scene and would be compatible with the scale of surrounding development.

Whilst there is no objection to the overall design of the proposal, the application should use a high quality pallet of materials to ensure it does not impact on the street scene or opposite Conservation Area. It is considered that a condition should be imposed on any permission requiring the submission of external details to improve the appearance of the building.

Subject to this condition, it is considered that the scheme is compliant with Policies BE13, BE21 and BE22 of the UDP, relevant London Plan policies and design guidance.

7.08 Impact on neighbours

Policies BE20 and BE24 seek to ensure that new development does not generate adverse impacts in respect to sunlight and privacy. Because of the orientation of the site, and the size and siting of the proposed building, no significant loss of daylight and sunlight to adjoining properties would result from this development. It is not therefore considered that the proposal would result in an over dominant form of development which would detract from the amenities of neighbouring occupiers, in compliance with Local Plan policies.

In relation to outlook, policy BE21 requires new residential developments to be designed to protect the outlook of adjoining residents. The design guide 'Residential Layouts' advises that for two or more storey buildings, adequate distance should be maintained to avoid over dominance. A minimum distance of 15m is required, although this distance will be dependent on the extent and bulk of the buildings. This distance is achieved across the site. With regard to privacy, the site layout indicates that adequate separation distances would be provided between the proposed buildings and neighbouring residential properties in accordance with the guidelines in the HDAS 'Residential Layouts' Supplementary Planning Document and policy BE24.

It is not considered that there would be a material loss of daylight or sunlight to neighbouring properties, as the proposed buildings would be sited a sufficient distance

away from adjoining properties. It is also considered given its layout that there will be a good level of day lighting for the proposed development.

It should be noted that the bulk, siting and footprint of the building is predominantly the same as the previously approved building. As such, the proposed development is considered to be consistent with policies BE20, BE21 and BE24 of the Local Plan.

7.09 Living conditions for future occupiers

The communal amenity space required for this proposal is 175sqm (2-bed x 7 x 25sqm).

175sqm of rear garden is proposed as communal amenity space, which is in line of the requirement. In addition to this, private amenity space for one of the flats is to be provided to the rear of the site. As such, the amenity space proposed is in line with the size requirement. In addition, the layout and location of the amenity space is considered to be of sufficient quality commensurate to the size and layout of the proposal.

The proposed flat sizes and internal room sizes and layouts meet the requirements of the Mayor of London's Housing SPG.

7.10 Traffic impact, car/cycle parking, pedestrian safety

It is considered that the vehicle trip generation resulting from this proposal is not likely to significantly impact on the capacity of the highways network.

The proposal provides 6 car parking spaces for the 7 units proposed. This results in a ratio of marginally less than one space per dwelling. Given that the site is under 400m (a 5 minute walk) from Northwood Hills Underground Stations, and the facilities in the Green Lane town centre, no objection is raised to this level of parking. One disabled car parking space would also be provided, in accordance with requirements.

The existing access to the front of the site would be used to access the car parking, which is considered to be sufficient, subject to a condition requiring it is constructed to Council standard, with the rear access not being used. Cycle parking is proposed at ground floor level, but minimal details are provided. It is recommended that this be secured via condition should permission were granted.

7.11 Urban design, access and security

The design and access aspects of this proposal are addressed in other sections of this report.

The Council would expect scheme to adhere to the principles of Secured by Design, and a condition to ensure this would be imposed on any grant of planning permission.

7.12 Disabled access

The scheme appears to be in compliance with Lifetime Homes standards. However, this would be ensured via a condition on any permission. No units are shown to wheelchair standard, however, given the size of the units, modifications could easily be made to ensure they are accessible.

7.13 Provision of affordable & special needs housing

The proposed scheme falls below the threshold for the provision of affordable housing. As such, this is not relevant to this application.

7.14 Trees, Landscaping and Ecology

The application site does not contain any individual trees of outstanding merit, and none are protected by Tree Preservation Order or Conservation Area designation. However, it is considered that the collective value of the established boundary hedges, trees and

shrubs contribute the verdant quality and visual amenity of the area.

Four trees / large shrubs are to be removed as part of the development. The front and side boundary hedges are to be retained, as are three trees in the rear garden. The Council's Tree Officer states that subject to the submission of more detailed information regarding the protection of those trees and hedges to be retained there is no objection to the removal and retention strategy. As such the proposal does not have any implications with regard to tree retention or removal.

However, it is considered that trees around the boundary of the site, including those off-site, should to be protected via condition. Additional conditions are also recommended to ensure future landscaping arrangements are acceptable. The Council's Trees and Landscape Officer has raised no objections to the proposal which would achieve appropriate outcomes in terms of policy BE38.

7.15 Sustainable waste management

The plans indicate that refuse storage facilities will be provided for the residential properties at ground floor level. The proposed facilities are considered to be acceptable in this instance, and would be controlled via a condition on any grant of permission.

7.16 Renewable energy / Sustainability

Policies within Chapter 5 of the London Plan require developments achieve sustainable construction in line with Code for Sustainable Homes Level 4.

In terms of sustainability, minimal details have been provided to demonstrate that a sustainable construction can be achieved. As such, it is recommended that an appropriate condition be attached to any grant of planning permission to ensure that the building be built to Code Level 4.

7.17 Flooding or Drainage Issues

The site does not fall within a flood zone and no issues relating to flooding have been identified.

London Plan policy 5.13 states that development proposals should use sustainable urban drainage systems (SUDS) unless there are good reasons for not doing so. This can be secured by way of an appropriate condition.

7.18 Noise or Air Quality Issues

As the proposal is for a residential use, there is not likely to be any significant increase in noise over and above that already experienced in a residential area. The site is currently used as a dwelling, so the proposal is unlikely to cause further noise nuisance than the permitted use of the site.

7.19 Comments on Public Consultations

The objections raised during the public consultation are addressed in the report above.

7.20 Planning Obligations

In accordance with saved policy R17 of Part Two of the Local Plan and the Financial Contributions SPD, the Council would seek a contribution towards the additional or improved educational facilities to be provided to accommodate the nursery, primary and secondary school child yield arising from the proposed development, should permission be granted. The contribution sought in this instance would be £8,169.

In addition to S106 contributions and other requirements, the Mayor of London's Community Infrastructure Levy (CIL) has introduced a charging system within Hillingdon of £35 per square metre of gross internal floor area to be paid to the GLA to go towards

the funding of Crossrail. This application is CIL liable with respect to new floorspace being created (650sqm - 167sqm = 483sqm), and the sum calculated for this application based on the floor area proposed is £17,996.30.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

No other issues are application to this application.

8. Observations of the Borough Solicitor

GENERAL

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

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

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

PLANNING CONDITIONS

Members may decide to grant planning consent subject to conditions. Planning consent should not be refused where planning conditions can overcome a reason for refusal. Planning conditions should only be imposed where Members are satisfied that imposing the conditions are necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects. Where conditions are imposed, the Council is required to provide full reasons for imposing those conditions.

PLANNING OBLIGATIONS

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

EQUALITIES AND HUMAN RIGHTS

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

The requirement to have "due regard" to the above goals means that members should consider whether persons with particular "protected characteristics" would be affected by a proposal when compared to persons who do not share that protected characteristic. Where equalities issues arise, members should weigh up the equalities impact of the

proposals against the other material considerations relating to the planning application. Equalities impacts are not necessarily decisive, but the objective of advancing equalities must be taken into account in weighing up the merits of an application. The weight to be given to any equalities issues is a matter for the decision maker to determine in all of the circumstances."

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

9. Observations of the Director of Finance

None.

10. CONCLUSION

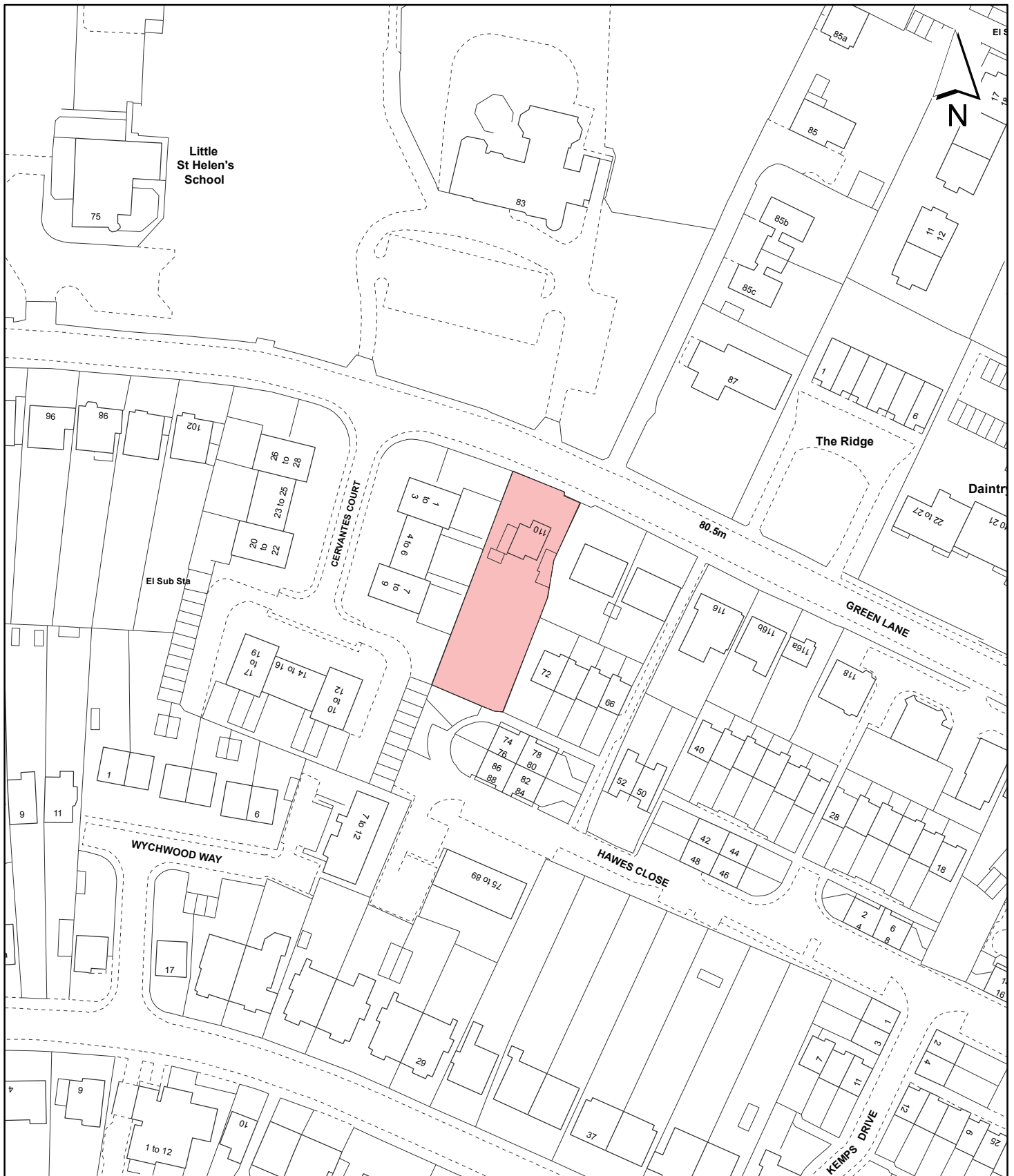
For the reasons provided throughout this report, the application is considered to be appropriate and acceptable and to comply with the relevant policies and planning guidance for the site. Therefore, the application is recommended for approval.

11. Reference Documents

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
London Plan (July 2011)
National Planning Policy Framework
Hillingdon Supplementary Planning Document - Residential Layouts
Hillingdon Supplementary Planning Document - Residential Extensions
Hillingdon Supplementary Planning Document - Accessible Hillingdon
Hillingdon Supplementary Planning Document - Noise
Hillingdon Supplementary Planning Document - Planning Obligations; and Revised Chapter 4, Education Facilities: September 2010.
Hillingdon Supplementary Planning Guidance - Air Quality
Hillingdon Supplementary Planning Guidance - Community Safety by Design

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Notes



Site boundary

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Site Address

**110 Green Lane
 Northwood**

Planning Application Ref:

46543/APP/2013/3568

Planning Committee

North Application

Scale

1:1,250

Date

March 2014

**LONDON BOROUGH
 OF HILLINGDON
 Residents Services**

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