

Report of the Head of Planning, Sport and Green Spaces

Address 1A RAVENSWOOD PARK NORTHWOOD

Development: Two storey 3 bed detached dwelling with habitable roofspace and installation of vehicular crossover, involving demolition of existing shed

LBH Ref Nos: 40455/APP/2013/3472

Drawing Nos: KH/RH/HOUSE/PLNG/1113/4B
Example Threshold Details
Accessible Threshold Detail
Design and Access Statement
TREE SURVEY REPORT
KH/RH/HOUSE/PLNG/1113/5
KH/RH/HOUSE/PLNG/1113/2A
KH/RH/HOUSE/PLNG/1113/3A
KH/RH/HOUSE/PLNG/1113/1B

Date Plans Received:	22/11/2013	Date(s) of Amendment(s):	22/11/2013
Date Application Valid:	09/12/2013		20/02/2014
			21/02/2014
			17/02/2014
			19/02/2014

1. SUMMARY

The application seeks planning permission for a two storey, 3 bed detached dwelling with habitable roofspace and installation of vehicular crossover, involving demolition of existing shed.

The proposed house would provide a dwelling with sufficient off-street parking, internal floor areas and external amenity space and would have an acceptable impact on the residential amenities of the neighbouring occupiers. There is a previous planning permission for the erection of an additional dwelling on the site albeit a semi detached property, created by extending the existing house, approved in 2012 and the current proposal is considered a better alternative, in terms of its impact on the streetscene.

It should be noted that a Members site visit took place on the 20th March 2014.

Therefore, the application is recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 RES3 Time Limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990

2 RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers KH/RH/HOUSE/PLNG/1113/1B, KH/RH/HOUSE/PLNG/1113/2A, KH/RH/HOUSE/PLNG/1113/3A, KH/RH/HOUSE/PLNG/1113/4B and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3 RES6 Levels

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

REASON

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

4 RES7 Materials (Submission)

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

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

REASON

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

5 RES5 General compliance with supporting documentation

The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting plans and/or documents:
Amenity Space [KH/RH/HOUSE/PLNG/1113/4B]

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

REASON

To ensure that the development complies with the objectives of Policies AM14 & BE23 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

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

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

1. Details of Soft Landscaping
- 1.a Planting plans (at not less than a scale of 1:100),

- 1.b Written specification of planting and cultivation works to be undertaken,
- 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

2. Details of Hard Landscaping

- 2.a Refuse Storage
- 2.b Cycle Storage
- 2.c Means of enclosure/boundary treatments
- 2.d Car Parking Layouts (for 2 cars)
- 2.e Hard Surfacing Materials

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

REASON

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

7 RES10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plan (include the hedgerow not being shown as removed on the front boundary line of the site) shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'

Remedial work should be carried out to BS BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

8 RES13 Obscure Glazing

The rooflight in the side roofslope facing No.1a Ravenswood Park 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)

9 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)

10 RES15 Sustainable Water Management (changed from SUDS)

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

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

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

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

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

REASON

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

11 RES16 Code for Sustainable Homes

The dwelling(s) shall achieve Level 4 of the Code for Sustainable Homes. No development shall commence until a signed design stage certificate confirming this level has been received. The design stage certificate shall be retained and made available for inspection by the Local Planning Authority on request.

The development must be completed in accordance with the principles of the design stage certificate and the applicant shall ensure that completion stage certificate has been attained prior to occupancy of each dwelling.

REASON

To ensure that the objectives of sustainable development identified in London Plan (July 2011) Policies 5.1 and 5.3.

12 RES20 Traffic Arrangements - submission of details

Development shall not begin until details of proposed vehicle crossover measuring 4.8 metres at the kerbline has been submitted to and approved in writing by the Local Planning Authority. The approved development shall not be occupied until all such works have been constructed in accordance with the approved details. Thereafter, crossover must be permanently retained for as long as the approved dwelling remains in existence.

REASON

To ensure pedestrian and vehicular safety and convenience and to ensure adequate off-street parking, and loading facilities in compliance with Policies AM7 & AM14 of the adopted Hillingdon Local Plan (November 2012) and Chapter 6 of the London Plan (July 2011).

13 RES23 Visibility Splays - Pedestrian

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

REASON

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

14 RES24 Secured by Design

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

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in excising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with London Plan (July 2011) Policies 7.1 and 7.3.

15 NONSC Non Standard Condition

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification); no gate, fence, wall or other means of enclosure shall be erected within 2 metres of the front boundary line of the site shared with the highway of Ravenswood Park.

REASON

To protect the character and appearance of the area in accordance with policies BE13 & BE19 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

INFORMATIVES

1 152 **Compulsory Informative (1)**

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

2 153 **Compulsory Informative (2)**

The decision to grant planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
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.
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

3 159 **Councils Local Plan : Part 1 - Strategic Policies**

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies.

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

4 147 **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).

5 11 Building to Approved Drawing

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

6 115 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

7 12 Encroachment

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

8 123 Works affecting the Public Highway - Vehicle Crossover

The development requires the formation of a vehicular crossover, which will be constructed by the Council. This work is also subject to the issuing of a separate licence to obstruct or open up the public highway. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW.

9 13 Building Regulations - Demolition and Building Works

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to

demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

10 14 Neighbourly Consideration - include on all residential exts

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

11 15 Party Walls

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

carry out work to an existing party wall;

build on the boundary with a neighbouring property;

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

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

12 16 Property Rights/Rights of Light

Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

13 19 Community Safety - Designing Out Crime

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

14

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

3. CONSIDERATIONS

3.1 Site and Locality

The application relates to the garden area surrounding a detached two storey dwelling located on the western side of Ravenswood Park. The building is located adjacent an s-shaped bend in the highway at the entrance to the cul-de-sac road. The ground level of the site is sloped, rising uphill from southwest to northeast, with the highway of Elgood Avenue and dwellings to the south of the application site being on lower ground level. The site is located just outside the Gatehill Farm Estate Area of Special Local Character, with the first dwellings within the Area of Special Local Character being No.49 Ravenscourt Park and No.14 Elgood Avenue.

The property is set 6.1 metres back from the footway by an area of front garden, with a driveway providing access to a detached garage adjacent the northern side elevation. The building has been erected from red bricks with a hipped roof made from brown concrete tiles.

The site has a small area of garden to the rear of the building with the larger section of the garden running away from the southern side elevation of the property. The garden provides private amenity space for the occupiers of the dwelling.

The site is situated within a Developed Area as identified in the policies of the Adopted Hillingdon Local Plan Saved Policies (November 2012).

3.2 Proposed Scheme

The proposed scheme comprises a two storey 3 x bed detached dwelling with habitable roofspace and installation of vehicular crossover, involving demolition of existing shed.

The proposed dwelling would have a width of 9.5 metres and a depth of 5.8 metres. The design would be a hipped roof with its ridgeline centrally pitched along its depth. The appearance would match the design of No.1a Ravenswood Park and the building would be set 6.7 metres from this building at its closest point. The dwelling would also be set 3.6 metres from the front boundary line and 3.1 metres from the rear boundary line at its closest points

A new vehicular crossover would provide access to a driveway and parking area which would provide space for two cars. To the side and rear of the building would be an external garden.

The original scheme has been amended to remove the proposed vehicle gates.

3.3 Relevant Planning History

40455/APP/2012/1376 1a Ravenswood Park Northwood

Two storey side extension and single storey side extension to allow for conversion of detached dwelling to 2 x two storey, 2-bed, semi-detached dwellings with associated parking and amenity space involving the installation of vehicular crossover to front

Decision: 24-08-2012 Approved

Comment on Relevant Planning History

Planning permission for a two storey side extension and single storey side extension to allow for conversion of detached dwelling to 2 x two storey, 2-bed, semi-detached dwellings with associated parking and amenity space involving the installation of vehicular crossover to front, reference 40455/APP/2012/1376 was approved on 24 August 2012.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.H1 (2012) Housing Growth

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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.

HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

15 letters were sent to local residents and the Residents Association on 11 December 2013 and the site notice was posted on 23 December 2013. 3 letters of objection were received, their objections were as follows: and a petition of 20 signatures was also received.

1.This property already has planning permission to develop the current detached house into 2

semi-detached houses. Need confirmation that this proposal is instead of ref.49455/APP/2012/1376 rather than in addition to.

2. We are worried about the traffic safety on a dangerous sharp bend, as cars exiting the property could be unsighted to cars coming out of Ravenswood Park.

Officer Comment: If permission is granted for the proposed scheme it will not be possible to build both.

The Highway issues are addressed in the planning assessment.

Furthermore, a 20 signature petition opposing the development was submitted by the Northwood Hills Residents Association on the following grounds:

The proposed development is contrary to saved policies BE13, BE19 and NPPF para 53 as well as being detrimental to BE5 in respect of the Gatehill Farm Estate.

Officer Comment: Para 53 of the NPPF states, "Local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area".

It is considered that the NPPF does not prohibit development of garden areas but requires an assessment of the impact on the local area. These matters and the Local Plan policies are addressed in the planning assessment.

It has also been requested by the local Councillor that the application be reported to the Planning Committee for determination.

CASE OFFICER COMMENT: It is noted that amended plans were submitted to address the concerns of the access officer. This resulted in a small nib being provided in the side elevation of the building to accommodate a future location of a through the ceiling lift. Whilst the design and size of the dwelling has been altered marginally, the level of change did not trigger the need for a further round of public consultation. Given the petition, it is considered that the expedient course of action for all parties involved was for the application to be presented to committee at the next available opportunity.

Internal Consultees

The Council's Tree and Landscape Officer

No trees, protected or otherwise, will be affected by this proposal. Recommendations: None
Conclusion (in terms of Saved Policy BE38): Acceptable, subject to condition RES9 (1, 2).

The Council's Conservation Officer

BACKGROUND: The present property is a symmetrical, Georgian style house, on a triangular garden plot. It was constructed, along with other properties in the area, in the post-War period. Although the site is not within the Gate Hill Area of Special Local Character (ASLC), it does adjoin it, and part of the garden has been included within it. The street is characterised by such detached family dwellings with spacious front gardens. The immediate area has an open, green and meandering aspect. The ASLC is a heritage asset and therefore it is important that any development sustains and enhances its significance as well as the immediate environs.

COMMENTS: The construction of a property on this garden site is unacceptable in principle. It is against the advice given in the Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document - Residential Layouts (page 5) which at 3.4 considers the

construction of new dwellings within the garden area of existing properties. Indeed 'This type of development must seek to enhance the local character of the area. The plot should be of sufficient depth to accommodate new housing in a way which provides a quality residential environment for new and existing residents.' In my view, the proposal does not achieve these objectives.

The proposed property would be squeezed onto this site. Because of the inclined nature and exposed location of the site, the proposed property would be a dominant building within the streetscape and would draw attention to itself. The resulting structures in context, with cramped appearance and reduced garden areas, would also be out of keeping with the street scene, and that of the Gate Hill Estate as a whole, which is characterised by individual, detached houses set in generous mature gardens. Furthermore, the liberal views through to streets and trees beyond would be lost. And although the proposed property would match the existing, it would appear more as a progeny of the original rather than anything integral to the Estate.

The proposal would therefore be detrimental to the overall local character and appearance of the area as well as to the adjoining heritage asset. It is therefore unacceptable.

CONCLUSION: Unacceptable as proposed. The proposal will not sustain and enhance the significance of the adjoining heritage asset or the street scene.

CASE OFFICER COMMENT: The Conservation Officer has confirmed that the above comments relate purely to the submitted plans on their individual merit and do not take into account the extant planning permission.

Highways Officer:

Two car parking spaces will be retained for the existing dwelling. The hardstanding area for the proposed dwelling is considered to be adequate to accommodate two parking spaces in a tandem style, which is acceptable.

A new vehicle access is proposed to serve the new dwelling. This access does not appear to have adequate pedestrian visibility splays of 2.4m x 2.4m, however this issue can be covered by way of a suitable planning condition.

An informative should be attached with any permission, informing the developer to contact the Council's Highways department for the construction of crossover.

Although the gate previously proposed at the vehicular access has been removed in the revised drawing, the text still mentions a metal gate. A condition is recommended to be applied to cover that no gates should be fitted at the vehicle access or within the driveway.

Subject to the above issues being covered, no objection is raised on the highways aspect of the application.

Access Officer:

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.

The following access observations are provided:

1. Level access should be achieved. Details of level access to and into the proposed dwelling should be submitted. A fall of 1:60 in the areas local to the principal entrance should be incorporated to prevent rain and surface water ingress. In addition to a levels plan showing internal

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

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

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

Conclusion: revised plans should be requested as a prerequisite to any planning approval. In any case, an additional level access Condition, should be attached to any planning permission.

CASE OFFICER COMMENT: Amended plans have been received to demonstrate the above requirements.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application would provide a dwelling on the land to the side of an existing property. This area is currently in use as garden space for No.1a Ravenswood Park, however, sufficient garden space would be retained to the rear of this dwelling after the erection of the proposed dwelling and the layout of the proposal would be consistent with that of the current streetscene. Therefore, it is considered that this would not compose a backland development of a residential garden and would not be considered 'garden grabbing'. The site is within the developed area as identified in the Hillingdon Local Plan Part 2 Saved Policies (November 2012). The site is also located within an established residential area. Furthermore, the Council have previously approved a further dwelling on the site albeit a semi detached property to the existing property. Therefore the principle of development is considered acceptable.

7.02 Density of the proposed development

The proposed scheme provides a density of 35 dwellings per hectare. This is broadly comparable to the surrounding form of development. It is noted that density on small sites can be misleading and it is more relevant to consider the impact upon the amenity of adjoining occupiers and the character of the area to assess the acceptability of a proposed scheme. Therefore, this is acceptable to ensure an appropriate level of development that makes best use of the land and respects the character of the area.

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

See section 7.07 of the report.

7.04 Airport safeguarding

Not Applicable

7.05 Impact on the green belt

Not Applicable

7.07 Impact on the character & appearance of the area

The application dwelling is a detached 1950s house of symmetrical appearance, with the exception of the shed on the southern elevation. The building is adjacent to, but outside of, the Gatehill Farm Estate Area of Special Local Character (ASLC) which is characterised by its individual buildings, boundary treatments and its road layout. The layout of Ravenswood Park follows the established residential pattern in Gatehill Farm Estate.

The Council's Conservation Officer has raised concerns with the proposal stating that: 'The proposed property would be squeezed onto this site. Because of the inclined nature and exposed location of the site, the proposed property would be a dominant building within the streetscape and would draw attention to itself. The resulting structures in

context, with cramped appearance and reduced garden areas, would also be out of keeping with the street scene, and that of the Gate Hill Estate as a whole, which is characterised by individual, detached houses set in generous mature gardens. Furthermore, the liberal views through to streets and trees beyond would be lost. And although the proposed property would match the existing, it would appear more as a progeny of the original rather than anything integral to the Estate.'

However, the proposal cannot be examined in isolation and must be considered with respect to the planning history of the site which already has an extant permission for the erection of an additional dwelling. Albeit attached to the existing dwelling rather than being detached and of a slightly different orientation. This extant permission would already to some extent increase the built up appearance of the site from Elgood Drive and reduce the area of garden surrounding the building and needs to be taken into account when reaching a decision on this application.

In terms of the plot size the proposal would result in there being two plots with areas of around 350sq.m, however the other properties in the area have plots ranging between 320sq.m and 450sq.m. As such, officers do not on balance agree with the view that the proposal would result in cramped plots with an appearance out of character with the urban grain of the area.

Further the design and appearance of the proposed dwelling is almost identical to the existing dwelling at no. 1a Ravenswood Park and no. 1 Elgood Road. Both of which also sit at an elevated position which makes them appear much taller from Elgood Road. It is accepted that the set back of the proposed property from Elgood Road is slightly less than that of no. 1 which would make it slightly more prominent, but it does respect the general building line and natural layout and symmetry of the estate and overall it is not considered that the effect would be such that it would be harmful to the street scene.

Part of the existing hedgerow would be lost to accommodate the proposal, however the majority of it would be maintained and there is adequate scope for further enhancement of the hedgerow and soft landscaping. This would serve to soften the appearance of the site and reduce the prominence of the building, particularly in summer months.

The proposed dwelling would reflect the character of the area by proposing a detached dwelling. Therefore, it is considered that the proposed development is sited in an appropriate position and is not harmful to the character of the area.

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

While the comments of the Council's Conservation Officer are noted and taken into account, it is considered that overall and having regard to the extant planning permission, the proposed dwelling would have an acceptable impact on the visual amenities of the surrounding area and neighbouring Area of Special Local Character, the existing detached dwelling and the character of the area, in compliance with Policies BE13, BE15 and BE19 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

7.08 Impact on neighbours

The proposed two storey house would be built to the south of the host dwelling and would retain a distance separation of 22 metres and 25 metres to Nos.48 Ravenswood Park and No.4 Elgood Avenue respectively. At this distance of separation the proposed two storey property would cause no significant loss of light, loss of outlook, sense of dominance or

unacceptable overlooking of any neighbouring occupier. It is noted that the proposed building would be on higher ground level than No.4 Elgood Avenue, however, the distance separation provided a considered adequate, even with the changes in levels considered. With regard to the existing property at 1A there is a separation distance of 7.5 m between side elevations there are no windows in the side elevation of the proposed property and this separation distance is not different to the separation distance between existing properties on Ravenswood Park and is not considered harmful to the amenity of the occupiers of 1A Ravenswood Park. It is noted that a rooflight is proposed in the side roofslope facing No.1A, therefore, a condition will be added to ensure this window is retained as obscure glazed, to protect the privacy of the future occupiers of this dwelling.

Therefore, the proposal would have an acceptable impact on the residential amenity of this neighbouring occupier and the development is considered to comply with Policies BE20, BE21 & BE24 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

7.09 Living conditions for future occupiers

Amenity Space

Policy BE23 of the Hillingdon Local Plan Part 2 Saved Policies states that new residential buildings should provide or maintain external amenity space which is sufficient to protect the amenity of the occupants of the proposed and surrounding buildings and which is usable in terms of its shape and siting.

The Hillingdon Design and Accessibility Statement (HDAS) 'Residential Layouts' require residential developments to provide a minimum of 60 sq metres of amenity space for a three bedroom house. The proposal provides approximately 75 sq metres of useable private amenity space in the form of a rear garden, with a further 40 sq.m to the side of the property which would also provide private amenity space, giving a total of approximately 115sq. m. Even taking into account areas taken up by the hedge and changes to levels there would be amenity space in excess of our standards. The proposed scheme thus meets the minimum requirements of amenity space for a three bedroom house and would be acceptable.

Internal Floor Space

Hillingdon Design and Accessibility Statement (HDAS) 'Residential Layouts' requires all new residential units to be built to lifetime home standards. Furthermore all units must comply with the minimum floor space standards as set out in the London Plan (July 2011). For 2 storey houses these are set out below:

3 bed 4 person house = 87 sq m

3 bed 5 person house = 96 sq m

The proposed house would have a floor area of approximately 98 sq metres, which meets the standards of the London Plan.

Outlook

In terms of outlook for future residents, Policy BE21 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012) seeks to ensure that new development would not have a significant loss of residential amenity, by reason of the siting, bulk and proximity of new buildings.

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

As such the proposed scheme complies with policy BE21 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012) and HDAS; Residential Extensions.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The proposed development would create a new crossover to access the driveway and parking area for the southern semi-detached dwelling. The proposed crossover is proposed to have a width of 4.2 metres at the kerbline, which is 0.4 metres substandard for a single width crossover. It is noted that the Highways Officer has raised an objection in this regard. However, the previously approved scheme for a dwelling showed the crossover to be substandard by 0.6m. In this case it was considered that the additional 0.6 metres "could easily be accommodated without prejudicing highway safety and secured by condition. Therefore, no objection to the proposal is raised on these grounds." It is considered that a similar conclusion is applicable in this case. As such the proposed scheme accords with Policy AM7 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012).

The Car Parking Standards contained within the Hillingdon Local Plan Part 2 Saved Policies (November 2012) require two off-street parking spaces to be provided for each dwelling. The proposed and existing driveway which would service each dwelling would meet the required standard and the development is considered to comply with Policy AM14 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

7.11 Urban design, access and security

Urban design issues are addressed within the other sections of this report.

7.12 Disabled access

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

The access officer raised concerns over development not being compliant with the Lifetimes Homes Standards due to the lack of level access, the failure to provide an acceptable downstairs WC and no indication of the future position of a through the ceiling lift.

The applicant has provided a detailed schedule which confirm that the development would comply with all 16 of the Lifetime Homes Standards, with level access, a suitable downstairs WC and a future lift position shown and it is clear that subject to an appropriate condition the development would comply with these standards. Therefore, the proposed development would comply with Policy 3.8 of the London Plan (July 2011).

7.13 Provision of affordable & special needs housing

Not Applicable

7.14 Trees, Landscaping and Ecology

The Council's Tree Officer has confirmed that the proposed house would not have an adverse impact on any trees. Subject to the imposition of a suitable planning condition it is considered that the proposal will comply with policy BE38 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

7.15 Sustainable waste management

Not Applicable

7.16 Renewable energy / Sustainability

The application has not identified specific means of ensuring sustainability of the development. However, it is felt that the imposition of a suitable condition to require the scheme meets code level 4 of the Code for Sustainable Homes would address this matter.

7.17 Flooding or Drainage Issues

The applicant has provided no details of the sustainable drainage systems being proposed within the site. Given the increase in hardstanding to accommodate the new dwelling, a suitable condition will be attached to reduce the risk of surface water flooding in the surrounding area.

7.18 Noise or Air Quality Issues

Not Applicable

7.19 Comments on Public Consultations

No further comments required.

7.20 Planning Obligations

Policy R17 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012) states: 'The Local Planning Authority will, where appropriate, seek to supplement the provision of recreation open space, facilities to support arts, cultural and entertainment activities, and other community, social and education facilities through planning obligations in conjunction with other development proposals'. However, as the proposed house has less than 6 habitable rooms no contribution is required.

The development would be liable for payments under the Mayor's Community Infrastructure Levy Charging Schedule.

7.21 Expediency of enforcement action

None required.

7.22 Other Issues

No further issues for discussion.

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 internal size of the proposed house would be approximately 100sq.m, which would meet the requirements of paragraph 4.6 of the Hillingdon Design & Accessibility Statement: Residential Layouts and London Plan Policy for three bedroom houses.

With regard to amenity space, some 100sq.m plus the side garden would be retained for the proposed house which would meet the recommended standards of 60sq.m for three bedroom houses as advised at paragraph 4.15 of the Hillingdon Design & Accessibility Statement: Residential Layouts.

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

The proposed house would respect the character of the wider area and is considered a more appropriate solution to the previously approved semi detached property.

The proposed scheme will not lead to the loss of important trees.

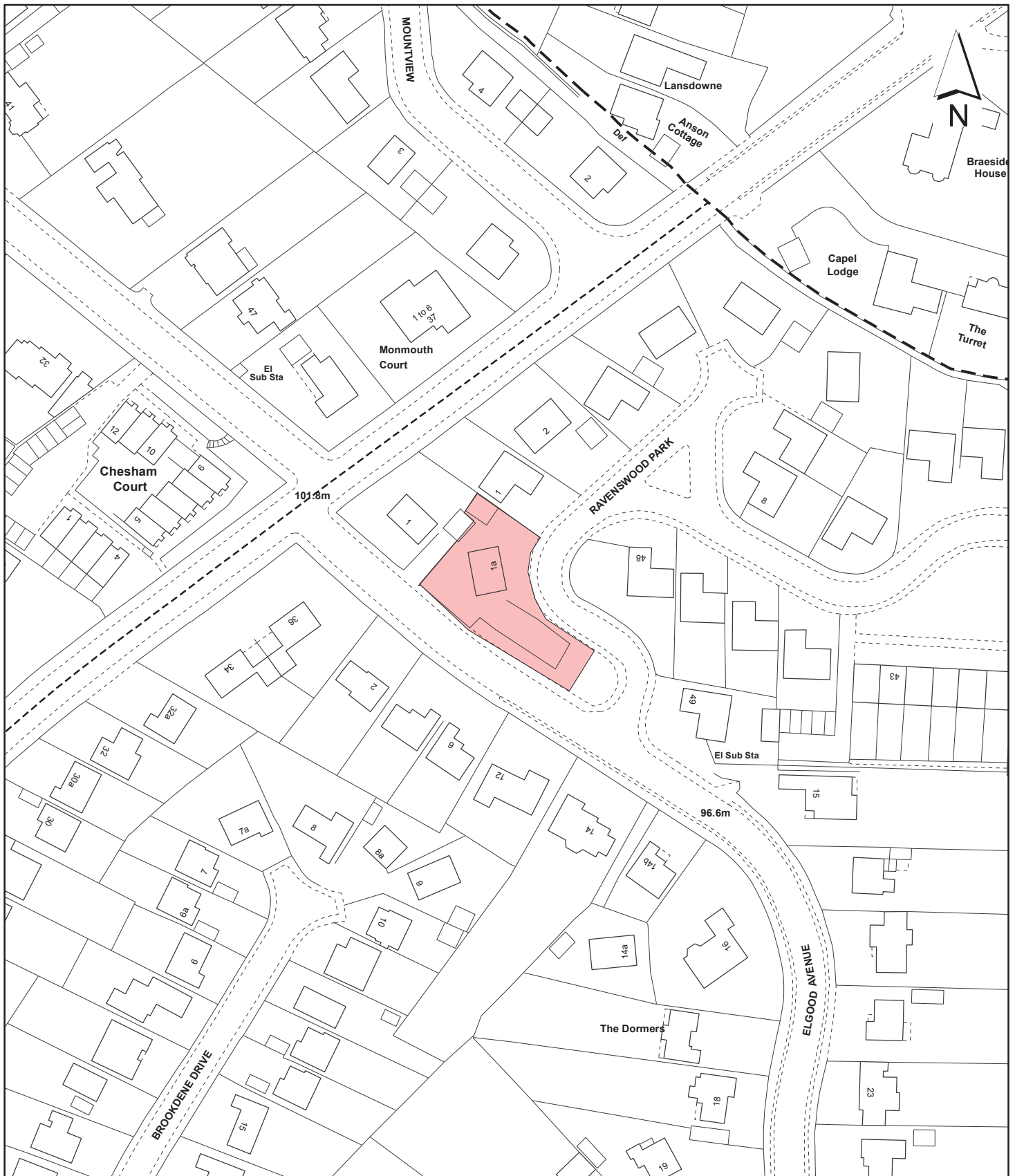
Accordingly the application is recommended for approval.

11. Reference Documents

Hillingdon Local Plan Saved Policies (November 2012).
Hillingdon Design and Access Statement 'Residential Layouts' (July 2006).
Supplementary Planning Document 'Accessible Hillingdon'(January 2012)
Supplementary Planning Document Planning Obligations (July 2008).
Supplementary Planning Document Planning Obligations: Revised Chapter 4 (September 2010).
The London Plan (July 2011).
National Planning Policy Framework

Contact Officer: Mark Jones

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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 align="center">1A Ravenswood Park Northwood</p>		<p align="center">LONDON BOROUGH OF HILLINGDON</p> <p align="center">Residents Services</p> <p align="center">Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p align="center">40455/APP/2013/3472</p>	<p>Scale</p> <p align="center">1:1,250</p>	
	<p>Planning Committee</p> <p align="center">North Application</p>	<p>Date</p> <p align="center">April 2014</p>	



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