

Report of the Head of Planning, Sport and Green Spaces

Address 66 LONG LANE ICKENHAM

Development: Two storey detached building with habitable roofspace for use as 8 x 2 bed and 1 x 3 bed flats with associated amenity space and parking, involving demolition of existing dwelling.

LBH Ref Nos: 39319/APP/2014/53

Drawing Nos: 06/2405/100 REV Q
06/2405/9 REV G
349.12.4
06/2405/8 REV A
TREE SURVEY, ARBORICULTURAL IMPACT ASSESSMENT AND
METHOD STATEMENT
Location Plan (1:1250)
06/2405/10 REV J

Date Plans Received: 08/01/2014 **Date(s) of Amendment(s):** 04/03/2014
Date Application Valid: 15/01/2014 25/03/2014
08/01/2014

1. SUMMARY

Planning permission is sought for the erection of a two storey building with habitable accommodation in the roofspace with associated amenity space and parking. In light of the previous decision the principle of a flatted development is considered to be acceptable. Information in relation to lifetime homes has been submitted. The site is located within the Ickenham Village Conservation Area; however, following amendments to the application the Council's Conservation Officer advises that the proposed building is considered to be acceptable and would safeguard the heritage asset. It is not considered that the scheme is harmful to the residential amenity of adjoining occupiers. In addition, it is considered that the proposed parking arrangements are acceptable and that adequate measures have been put forward for tree protection, some of which are subject to preservation orders, which can be controlled by a planning condition. Consequently, the proposals would comply with Policies AM7, AM14, BE4, BE13, BE19 and BE38 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

2. RECOMMENDATION

That delegated powers be given to the Head of Planning, Green Spaces and Culture to grant planning permission, subject to the following:

1. That the Council enter into a legal agreement / Deed of Variation to secure:

(i) A contribution of £19843.00 to be used towards capacity enhancements in near by educational facilities made necessary by the development.

(ii) 10 Year Green Travel Plan in accordance with TfL guidance.

(iii) Project Management and Monitoring Fee: A financial contribution equal to 5% of the total cash contributions is to be secured to enable the management and

monitoring of the resulting agreement.

2. That the applicant meets the Council's reasonable costs in the preparation of the S106 Agreement and any abortive work as a result of the agreement not being completed.

3. If the Legal Agreement/s have not been finalised within 3 months, delegated authority be given to the Head of Planning, Green Spaces and Culture to refuse planning permission for the following reason:

'The applicant has failed to provide contributions towards the capacity enhancements in nearby educational facilities and improvement of the environment as a consequence of demands created by the proposed development. The proposal therefore conflicts with Policy R17 of the Hillingdon Local Plan and the Council's Planning Obligations SPD'

4. That officers be authorised to negotiate and agree the detailed terms of the proposed agreement.

5. That if the application is approved, the following conditions be attached:

1 RES3 Time Limit

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

REASON

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

2 RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 06/2405/8 REV A, 06/2405/9 REV G, 06/2405/10 REV J, 06/2405/100 REV Q & 349.12.4 and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3 RES5 General compliance with supporting documentation

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

Amenity Space [06/2405/100 REV Q]

Car Parking [06/2405/100 REV Q]

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 of the Hillingdon Local Plan (November 2012).

4 RES6 Levels

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

REASON

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

5 RES7 Materials (Submission)

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

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

REASON

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

6 RES8 Tree Protection

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

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

Thereafter, the development shall be implemented in accordance with the approved details. The fencing shall be retained in position until development is completed.

The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

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

REASON

To ensure that trees and other vegetation can and will be retained on site and not

damaged during construction work and to ensure that the development conforms with policy BE38 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

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

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

1. Details of Soft Landscaping

1.a Planting plans (at not less than a scale of 1:100) that include a replacement tree for the Silver Birch which will be removed,

1.b Written specification of planting and cultivation works to be undertaken,

1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

2. Details of Hard Landscaping

2.a Means of enclosure/boundary treatments

2.b Hard Surfacing Materials

2.c External Lighting

2.d Cycle Stores

2.e Bin Stores

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

REASON

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

8 RES10 Tree to be retained

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

Remedial work should be carried out to BS 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.

9 RES12 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the side walls or roof slopes of the development hereby approved facing Nos.35-45 Pepys Close or No.64 Long Lane.

REASON

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

10 RES13 Obscure Glazing

The kitchen windows in Flats B, C, F and G facing 64 Long Lane 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 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

11 RES15 Sustainable Water Management (changed from SUDS)

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

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

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

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

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

REASON

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

12 RES16 Code for Sustainable Homes

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

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

REASON

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

13 RES18 Lifetime Homes/Wheelchair Units

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

REASON

To ensure that sufficient housing stock is provided to meet the needs of disabled and elderly people in accordance with London Plan (July 2011) Policies 3.1, 3.8 and 7.2

14 RES24 Secured by Design

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

REASON

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

15 NONSC Additional Details

Notwithstanding the submitted plans, no development shall take place until detailed drawings of the following have been submitted to the Local Planning Authority and approved in writing:

- i) Balconies;
- ii) Rooflights (to be Conservation Style Rooflights);
- iii) Downpipes and Gutters;

Thereafter, the scheme shall be completed in strict accordance with the approved details.

REASON

To ensure the protection of the character and appearance of the Conservation Area in accordance with Policy BE4 of the Hillingdon Local Plan (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.

AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
BE4	New development within or on the fringes of conservation areas
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.
LPP 3.3	(2011) Increasing housing supply
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 5.7	(2011) Renewable energy
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
LPP 7.8	(2011) Heritage assets and archaeology
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

3 I15 **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.

4 143 Keeping Highways and Pavements free from mud etc

You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act 1980.

5 147 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).

6 159 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.

7

You are advised that the development hereby approved represents chargeable development under the Mayor's Community Infrastructure Levy. At this time the Community Infrastructure Levy is estimated to be £26224.10 which is due on commencement of this development. The actual Community Infrastructure Levy will be calculated at the time your development is first permitted and a separate liability notice will be issued by the Local Planning Authority. Should you require further information

please refer to the Council's Website www.hillingdon.gov.uk/index.jsp?articleid=24738

8 125A The Party Wall etc. Act 1996

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

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

- 1) carry out work to an existing party wall;
- 2) build on the boundary with a neighbouring property;
- 3) in some circumstances, carry out groundworks within 6 metres of an adjoining building.

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations or planning controls. Building Control will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by Building Control should be taken as removing the necessity for the building owner to comply fully with the Act.

9

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. A minimum of one bathrooms/ensuite facility should be designed in accordance with the Lifetime Home Standards. At least 700mm should be provided to one side of the WC, with 1100 mm provided between the front edge of the toilet pan and a door or wall opposite. The bathroom furniture layout and all other specifications should concur with those details on page 27 of the SPD referred to above.

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises a large detached property currently in use as single dwelling house on the west side of Long Lane, Ickenham. The property is constructed of brick beneath a tiled roof. The property is sited on a large spacious plot. To the front there is a gravel/pea shingle surface for parking and a detached garage, to the rear there is a large garden area, part is currently fenced off and is heavily overgrown. The front and rear gardens benefit from mature landscaping and boundary treatments. Access is direct onto Long Lane.

The property is located within the Ickenham Village Conservation Area and also some of the trees on the site are subject to preservation orders. The site is located within the developed area as identified in the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

The wider area comprises similar sized properties on large plots although the design of these properties do vary. The character of the area is affected by the busy road.

3.2 Proposed Scheme

The proposed scheme comprises a two storey detached building with habitable roofspace for use as 8 x 2 bed and 1 x 3 bed flats with associated amenity space and parking, involving demolition of existing dwelling.

The proposed building has been designed to provide a double gable to the front and is 3 storeys high with a crown roof and measures 21.3m deep (max), 20.5m wide (max) and 6.5m high to eaves and 9.7m high to ridge level (max).

Materials would be red brick and brown tiles.

Parking for 10 cars is shown and a communal garden area of approximately 930sq.m is proposed.

Following comments and a meeting with Officers the scheme has been amended to provide some design changes requested by the Council's Conservation Officer and a revised access has been provided in line with the Highways Officer's comments. In addition, an additional window has been added in the top flat bedroom and a hedge proposed at ground floor rear garden that provides a private amenity space for the occupiers of the ground floor flat and minimises any potential overlooking of these units from users of the communal amenity space.

3.3 Relevant Planning History

39319/A/96/1644 66 Long Lane Ickenham
Erection of a two storey side extension

Decision: 07-02-1997 Approved

39319/APP/2002/2259 66 Long Lane Ickenham
ERECTION OF 12 TWO-BEDROOM AND 2 ONE-BEDROOM FLATS (IN TWO BLOCKS)
WITH ASSOCIATED CAR PARKING AND LANDSCAPING (INVOLVING DEMOLITION OF
EXISTING DWELLINGHOUSE AND GARAGE)

Decision: 12-08-2003 Withdrawn **Appeal:** 12-08-2003 Withdrawn

39319/APP/2002/2368 66 Long Lane Ickenham
DEMOLITION OF DWELLINGHOUSE (APPLICATION FOR CONSERVATION AREA
CONSENT)

Decision: 19-03-2003 Refused **Appeal:** 26-09-2003 Dismissed

39319/APP/2002/2884 66 Long Lane Ickenham
DEMOLITION OF DWELLINGHOUSE (APPLICATION FOR CONSERVATION AREA
CONSENT)

Decision: 12-08-2003 Refused

39319/APP/2002/2885 66 Long Lane Ickenham
ERECTION OF 12 TWO-BEDROOM FLATS (IN TWO BLOCKS) WITH ASSOCIATED CAR

PARKING AND LANDSCAPING (INVOLVING DEMOLITION OF EXISTING HOUSE)

Decision: 26-09-2003 Not Determined **Appeal:** 26-09-2003 Dismissed

39319/APP/2003/1293 66 Long Lane Ickenham

ERECTION OF 12 TWO-BEDROOM FLATS (IN TWO BLOCKS) WITH ASSOCIATED CAR PARKING AND LANDSCAPING (INVOLVING DEMOLITION OF EXISTING HOUSE)

Decision: 12-08-2003 Refused

39319/APP/2003/1505 66 Long Lane Ickenham

ERECTION OF 12 TWO-BEDROOM FLATS (IN TWO BLOCKS) WITH ASSOCIATED CAR PARKING AND LANDSCAPING (INVOLVING DEMOLITION OF EXISTING HOUSE)

Decision: 12-08-2003 Refused

39319/APP/2004/1665 66 Long Lane Ickenham

ERECTION OF 6, TWO-BEDROOM FLATS AND 2, FOUR-BEDROOM HOUSES WITH GARAGES AND COURTYARD PARKING (INVOLVING DEMOLITION OF EXISTING PROPERTY)

Decision: 05-08-2004 Refused **Appeal:** 30-01-2006 Dismissed

39319/APP/2004/1666 66 Long Lane Ickenham

DEMOLITION OF EXISTING HOUSE AND GARAGE (IN CONNECTION WITH PROPOSAL TO REDEVELOP SITE FOR 6, TWO-BEDROOM FLATS AND 2, FOUR-BEDROOM HOUSES) (APPLICATION FOR CONSERVATION AREA CONSENT)

Decision: 05-08-2004 Refused **Appeal:** 30-01-2006 Dismissed

39319/APP/2005/11 66 Long Lane Ickenham

ERECTION OF 6, TWO-BEDROOM FLATS AND 2, FOUR-BEDROOM HOUSES WITH GARAGES AND PARKING COURTYARD (INVOLVING DEMOLITION OF EXISTING HOUSE AND GARAGE)

Decision: 31-01-2005 Refused **Appeal:** 30-01-2006 Dismissed

39319/APP/2005/13 66 Long Lane Ickenham

DEMOLITION OF EXISTING HOUSE AND GARAGE (IN CONNECTION WITH PROPOSAL TO REDEVELOP SITE FOR 6, TWO-BEDROOM FLATS, AND 2, FOUR-BEDROOM HOUSES WITH GARAGES AND PARKING COURTYARD) (APPLICATION FOR CONSERVATION AREA CONSENT)

Decision: 31-01-2005 Refused **Appeal:** 30-01-2006 Dismissed

39319/APP/2007/171 66 Long Lane Ickenham

ERECTION OF A TWO STOREY BUILDING WITH HABITABLE ACCOMMODATION IN THE ROOFSpace CONTAINING 7 TWO-BEDROOM FLATS, INCORPORATING 3 REAR DORMERS, ASSOCIATED PARKING AND LANDSCAPING AND WIDENING OF THE EXISTING VEHICULAR CROSSOVER (INVOLVING DEMOLITION OF THE EXISTING DWELLING).

Decision: 10-12-2007 Approved

39319/APP/2007/3862 66 Long Lane Ickenham

DETAILS OF DEMOLITION IN COMPLIANCE WITH CONDITION 8 OF PLANNING PERMISSION REF. 39319/APP/2007/171 DATED 10/12/2007: ERECTION OF A TWO STOREY BUILDING WITH HABITABLE ACCOMMODATION IN THE ROOFSpace CONTAINING 7 TWO-BEDROOM FLATS, INCORPORATING 3 REAR DORMERS, ASSOCIATED PARKING AND LANDSCAPING AND WIDENING OF THE EXISTING VEHICULAR CROSSOVER (INVOLVING DEMOLITION OF EXISTING DWELLING).

Decision: 03-07-2008 Approved

39319/APP/2007/615 66 Long Lane Ickenham

DEMOLITION OF EXISTING HOUSE AND GARAGE (IN CONNECTION WITH PROPOSAL TO REDEVELOP SITE FOR 7 TWO-BEDROOM FLATS) (APPLICATION FOR CONSERVATION AREA CONSENT).

Decision: 10-12-2007 Approved

39319/APP/2008/1276 66 Long Lane Ickenham

Details in compliance with conditions 14 (site survey) 15 (tree retention), 16 (tree protection), 20 (method statement in compliance with planning permission Ref 39319/APP/2007/171 granted 28/2/2007 for the erection of a two storey building with habitable accommodation in the roofspace for 7 two bedroom flats

Decision: 25-07-2008 Refused

39319/APP/2008/144 66 Long Lane Ickenham

Details of condition 2 (materials) in compliance with planning permission ref: 39319/APP/2007/171 dated 10 December 2007 for 'The erection of a two storey building with habitable accommodation in the roof space containing 7 two bedroom flats incorporating 3 rear dormers, associated parking and landscaping and widening of the existing vehicular crossover (involving demolition of the existing dwelling)'.

Decision: 03-07-2008 SD

39319/APP/2010/1601 66 Long Lane Ickenham

Erection of two storey building with habitable accommodation in the roof space, containing 7 two bedroom flats (amendment to previously approved scheme 39319/APP/2007/171 dated 10-12-2007 to include 2 new rear dormers)(INVOLVING DEMOLITION OF THE EXISTING DWELLING).

Decision: 08-10-2010 Approved

39319/APP/2010/1602 66 Long Lane Ickenham

Demolition of existing house and garage (in connection with proposal to redevelop site for 7 x 2-bedroom flats) (Application for Conservation Area Consent)

Decision: 08-10-2010 Approved

39319/APP/2012/689 66 Long Lane Ickenham

Installation of vehicular crossover and 2 parking spaces

Decision: 17-05-2012 Approved

39319/APP/2013/2880 66 Long Lane Ickenham

Two storey detached building with habitable roofspace for use as 8 x 2 bed and 1 x 3 bed flats with associated amenity space and parking, involving demolition of existing dwelling.

Decision: 02-12-2013 Refused

Comment on Relevant Planning History

There has been a long history on the site with a number of applications refused. However, planning permission for the erection of a two storey building with habitable accommodation in the roofspace containing 7 two-bedroom flats, incorporating 3 rear dormers, associated parking and landscaping and widening of the existing vehicular crossover (involving demolition of the existing dwelling) was granted on 10 December 2007. An application for conservation area consent to demolish the existing house was approved at the same time.

Subsequently an application for a two storey detached building with habitable roofspace for use as 8 x 2 bed and 1 x 3 bed flats with associated amenity space and parking, involving demolition of existing dwelling reference 39319/APP/2013/2880 was refused on 2 December 2013 for the following reasons:

1. The proposed development by reason of its size, scale, bulk, design and appearance, would be detrimental to the visual amenity of the street scene and would fail to preserve or enhance the character and appearance of the wider Ickenham Village Conservation Area. As such the proposal would be contrary to Policy BE1 (Built Environment) of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE4, BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies 3.5 and 7.4 of the London Plan (2011) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

2. The proposed development fails to provide sufficient off street parking provision which meets the council's approved parking standards to service the proposed dwellings. The development would therefore lead to additional on street parking to the detriment of public and highway safety and is therefore contrary to Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted

Supplementary Planning Document HDAS: Residential Layouts.

3. In the absence of an up to date tree survey, showing the proposed development, in accordance with BS 5837(2012), the proposed scheme has failed to demonstrate that the development will safeguard existing trees on the site and further fails to demonstrate protection for and long-term retention of the trees. The proposal is therefore contrary to Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

4. The applicant has failed to provide contributions towards the improvements of services and facilities as a consequence of demands created by the proposed development in respect of education. The scheme therefore conflicts with Policy R17 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Planning Obligations as amended by Revised Chapter 4 (September 2010).

The 2007 planning permission is a significant material consideration in the determination of the current application, as the Council's development management policies have not been changed since this approval.

The current application has sought to address the reasons of refusal from the 2013 application. As detailed below the design has been amended in line with comments from the Council's Conservation Officer, an extra 2 car parking spaces and access improvements are proposed, an up to date tree survey has been provided and the financial contributions can be addressed by means of a Section 106 agreement.

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

PT1.HE1 (2012) Heritage

Part 2 Policies:

AM14 New development and car parking standards.

AM7 Consideration of traffic generated by proposed developments.

BE4 New development within or on the fringes of conservation areas

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.
LPP 3.3	(2011) Increasing housing supply
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 5.7	(2011) Renewable energy
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
LPP 7.8	(2011) Heritage assets and archaeology
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **19th February 2014**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

27 letters were sent to local residents and the Residents Association on 27 January 2014, the site notice was posted on 23 January 2014 and the development was advertised on 29 January 2014. 3 responses in objection were received from neighbouring occupiers representations were received in response to the public consultation. One of these was a previous objector who confirmed their objections still applied and the previous comment was also confirmed.

In addition, two responses in objection were received from the Ickenham Residents Association.

The objections were from members of the public were as follows:

"This latest application for 66 Long Lane claims to have overcome the reasons for refusal on Dec 2nd 2013 ref 39319/APP/2013/2880. I would suggest that at best this is no more than wishful thinking. A new central gable feature does not address "the size, scale, bulk, design and appearance would be detrimental to the visual amenity of the street scene and would fail to enhance the character and appearance of the wider Ickenham Conservation Area". Increasing the off street parking from 10 to 11 plus 1 disabled for 9 homes is only tinkering with the problem. On street parking is now becoming quite dangerous and a major problem. Whatever is finally rebuilt on this land I would urge you to ensure any first floor windows overlooking my home are frosted and fixed - not as shown on these plans."

"What is the position now with this application, noting 'undecided' comment? Has it been noted in

the decision process that the fence bordering flat 68 and the Pepys Close flats has not ever been maintained at all and is collapsed along a large section. Given Ickenham is a conservation area the owner should be compelled to maintain the fence, both for appearance and safety!"

The Ickenham Residents Association objected as follows

- The Association could only detect little differences from the approved application 2010/1601, borne out by the Design & Access Statement, identifying small changes, apart from the fact that this is now for 8 x 2 bed plus 1 x 3 bed flats, making 9 in total instead of only 7 x 2 bed flats previously (2007/171 and 2010/1601 - both approved).

- 10 Parking spaces proposed for 9 flats plus 2 Disabled Persons parking spaces, which would allow one parking area per flat and one for visitors or small trades vehicles, which we consider to be inadequate, encouraging on street parking on a very busy part of Long Lane.

- As stated previously, the Association's concerns are still centred on the sheer bulk and visual impact of the proposed building, which would be out of character with properties at this central location within the Ickenham Village Conservation Area.

- According to the Design & Access Statement "access to the rear amenity area will be provided to all flats via a passage way at the side of the building for which there is more than adequate scope in the layout, i.e. past windows of ground floor flats A and D. Is this a desirable/acceptable situation?

-Due to lack of dimensions it is very difficult to ascertain from the drawings submitted how much higher the proposed elevations will be compared with the existing dwelling (to be demolished) and neighbouring residences although reference is made in the D&A Statement of the heights being "similar to the house and flats to the North & South of the proposal".

- Considering all previous applications (approved and refused) over the last 10 years or so, this has been such a long drawn out process of submitted proposals that we are completely in the hands of your Planning Team with their greater expertise and facilities and trust they will take our points into consideration to arrive at the correct decision.

The second letter from the Ickenham Residents Association was as follows:

1. The issue of overdevelopment has been addressed. If the Committee and Ickenham Residents Association considered the development to be fit under proper circumstances then it should be determined accordingly.

- Following the consultation on the amended plans further representations were received from the Ickenham Residents Association. The footprint of the proposal has not changed since the January 2014 plans, although there have been some changes to the side elevations and a dormer added in the front plus a balcony at the rear.

- We wish to repeat that the Association's concern are still centred on the sheer bulk and visual impact of the proposed building, and all our comments submitted in our letter dated. 03.02.14 still apply (copy enclosed). One safety question has to be raised: Will a single width front door be regarded as sufficient for any possible emergencies to vacate 9 flats in an emergency? We cannot see any alternative means of escape at the rear (apart from the patio doors in one of the ground-floor flats) or on the sides of the building.

- To avoid any ambiguity in the future we feel the 'Location Map' should show the whole site / plot bordered Red and not part red / part blue, which was the map used for an earlier application for a

detached house in the blue bounded part of the overall site which was rejected.

Internal Consultees

TREES AND LANDSCAPING OFFICER

This site is covered by TPO 5 and also within the Ickenham Village Conservation Area. Significant trees / other vegetation of merit in terms of Saved Policy BE38: There is a group of mature trees (some protected by the TPO) at the front of the site which provide a good, green screen between the proposed house and the road. Some are due to be removed, but the important trees are to be retained. It appears that many of these trees' root protection areas (RPA's) could be affected by the conversion of the front garden into a parking area, however the submitted tree protection plan proposes ground protection and new surfacing. Compared to a previously approved scheme, the proposed side (south-west) of the proposed house has been moved about 3m further towards two Silver Birch trees (one protected, one not) and it now appears to sit within their RPA's. The non-protected Birch is smothered in ivy and is due to be removed; an attempt could be made to sever and remove the ivy, however this process would almost certainly cause the crown severe damage. I therefore have no objection to the removal of this tree subject to a suitable replacement being planted. The submitted tree report states that replacement planting is shown at appendix I (on the tree protection plan); however I did not note any tree planting details on this plan. With regards to the protected Silver Birch, adequate protection has been proposed. Recommendations: The tree protection plan should be amended to show the details of replacement tree planting or a separate landscape scheme should be provided. Conclusion (in terms of Saved Policy BE38): Acceptable subject to conditions RES8 (implementation), RES9 (1) and RES10.

HIGHWAYS OFFICER

The proposals are for the demolition of an existing dwelling and the construction of 8 x 2 bedroom and 1 x 3 bedroom apartments within the site. As part of the development, 12 car and 9 cycle parking spaces will be provided for the use of residents and visitors. Access will be provided via a vehicle crossover along the adjacent highway.

When undertaking assessment of the development, it is noted that the PTAL index within the surrounding area is rated as 2, which is classified as poor. As a result, the maximum parking provision of 1.5 car parking spaces per dwelling is normally required to be provided. However, it is noted that the site is located adjacent to public transport facilities (bus stops) that would serve residents and visitors, and just within the recommended walking distance to Hillingdon train station as stated by Transport for London.

Therefore, it is considered that the development would not be contrary to the Policies of the adopted Hillingdon Local Plan, 2012, (Part 2) and an objection is not raised in relation to the highway and transportation aspect of the proposals provided that the following details are made conditional to the planning consent.

Conditions

The proposed access to the site shall be provided with those parts of 2.4m x 2.4m pedestrian visibility splays, which shall be accommodated within the site boundary in both directions. The visibility splays shall be maintained free of obstructions, including planning at all times.

Notwithstanding the submitted plans, details of the proposed bin and cycle stores shall be submitted and approved in writing by the Local Planning Authority before commencement of works at the site.

CONSERVATION OFFICER

The Council's Conservation Officer raised objections to the initial scheme in relation to the design of the proposed building. However, following a meeting with the applicant and his agent, revised plans were received.

The Conservation Officer has confirmed that he is generally happy with the overall revisions. The roof form and the elevations have been revised following the meeting, although some detailing amendments are still required, namely:-

On the West Elevation, the tiles to the gable should also cover the first floor to reach the string course. This would give it more articulation. The string course is then not necessary. The rooflight (next to the dormers) should be realigned with the windows below.

The curved brick arch can be removed from the second floor windows on the North elevation and the top frame of the window should be extended to meet the timber eaves fascia (as East elevation).

All downpipes and gutters should be shown on the plans.

Finally, further detail will be required for the boundary treatment, hard landscaping and the bike/bin stores

Further plans have been submitted addressing the minor points above. The Conservation Officer has confirmed, "This appears to address most of my concerns outlined in my observation dated 27/02/2014 apart from - all downpipes and gutters should be shown on the plans. This should be subject to a planning condition.

Other Conditions:

All materials should be subject to samples as a condition of approval.

Rooflights to be flush conservation types.

Further detail of balcony treatment to the rear.

Further detail of the bike store/bin store/recycle store.

All paving, hard landscaping and boundary treatment should be subject to sample materials and detailed drawings as a condition of approval.

ACCESS OFFICER

The proposal is for a flatted development comprising 8 two bedroom flats and 1 three bedroom penthouse. Twelve car parking spaces would be provided, with access to the flats from the parking area be via a level threshold to facilitate accessibility. One accessible parking space would be achieved.

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.

Plans indicate that a lift would be provided within the block, but there is no evidence to suggest that the Lifetime Home Standards have been considered and incorporated.

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

furniture layout and all other specifications should concur with those details on page 27 of the SPD referred to above.

CASE OFFICER COMMENT: A condition to secure compliance with the Lifetime Homes Standards is recommended.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application would provide a new building containing 9 flats on the site of the previous house and garage, the site therefore constitutes previously developed land. The site is located within an established residential area and within the developed area as identified in the Hillingdon Local Plan Part Saved Policies (November 2012).

Therefore, there is no objection to the principle of a residential development on the site.

7.02 Density of the proposed development

The proposed scheme provides a density of approximately 42 dwellings per hectare. This is considered to be acceptable in relation to the surrounding form of development and would ensure an appropriate level of development that makes best use of the previously developed land and respects the character of the area. The proposal therefore complies with London Plan Policy 3.4 and NPPF guidance.

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

The site is located within the Ickenham Village Conservation Area. However, as detailed in the internal consultees response the amended scheme is considered acceptable by the Council's Conservation Officer and is considered to safeguard the heritage asset. In addition, the principle of flat development has been accepted by the previous planning permission. Therefore, the proposal, subject to suitable planning conditions, is considered to comply with policy BE4 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

7.04 Airport safeguarding

Not Applicable to this application.

7.05 Impact on the green belt

Not Applicable to this application.

7.07 Impact on the character & appearance of the area

The proposed development is set back from the road and is partially screened by existing landscaping. However, views are gained into the site from the proposed access area. It is also accepted that the area benefits from a range of styles and sizes of houses and that permission has been granted for demolition of the building and the erection of a new building containing 7 flats. A significant consideration is the fact that the site is located within a conservation area, where there is a requirement to safeguard the heritage asset. Therefore, the views of the Council's Conservation Officer are of paramount importance.

The Conservation Officer has confirmed above that there are no objections to the amended scheme. The proposed development is considered to safeguard the heritage asset of the conservation area.

The site's planning history is also relevant with a relatively similar block of flats having been approved previously on this site. The key difference between the earlier scheme and the current scheme is that the current proposal has 2 additional flats, is larger, less balanced and proportioned than the previous scheme (although on balance, not to an extent which warrants refusal, particularly in light of the positive views of the scheme made by the Conservation Officer).

In particular, the Conservation Officer advises that:-

'It is important to achieve a design which is appropriate to its context. The development proposed is a traditional design and will be finished in robust traditional materials - bricks, clay roof tiles and timber detailing. It will integrate with, and complement, the neighbouring buildings and local area in terms of scale, density, layout and access. The design of the building and the fenestration is proportionate in nature and it is positioned well within the plot. It therefore meets the National Planning Policy Framework's core principles; particularly that planning should be seeking to ensure high quality design and seeking to conserve heritage assets in a manner appropriate to its significance.'

Therefore, it is considered that the proposed development would not have an adverse impact upon the streetscene and character of the area, it would preserve the character and appearance of the Ickenham Village Conservation Area. As such the proposal would comply with Part 1 Policy BE1 and Part 2 Policies BE4, BE13 & BE19 of the Hillingdon Local Plan (November 2012).

7.08 Impact on neighbours

The proposed development would be sited closer to the boundary with No. 64 and closer to the boundary with No. 68. With regard to the siting in relation to No.64 the proposed development steps down to two storey at this end. The proposed development is also of a similar depth as the approved scheme. Therefore, it is not considered that the proposed development will have a detrimental impact (any worse than the previously approved scheme) upon the amenity of the occupiers of No.64 due to loss of outlook or be unduly dominant upon them. With regard to the flats in the adjoining buildings to the south a similar conclusion is reached despite the property being three storey at this side the separation distance and the boundary treatment are sufficient to safeguard the amenity of the occupiers of adjoining flats to the south.

With regard to potential overlooking, the proposed scheme provides four windows in the north elevation facing No. 64 Long Lane. These windows provide light and outlook to the kitchens in Flats B and C on the ground floor and Flats F and G on the first floor. The two at first floor level are reduced in size. However, these windows would result in a degree of overlooking to No.64 from these windows. As such, these windows should be obscure glazed and non-opening below a height of 1.8m to ensure the scheme does not cause unacceptable overlooking to No 64 Long Lane. This can be dealt with by way of a condition on any consent granted. With regard to the south elevation facing the adjoining flats these do contain bedroom windows at first floor level and also the amended dormer window to bedroom 1, at second floor level, but due to the landscape treatment and distance and angle of outlook to the adjoining flats these are not considered to lead to an unacceptable degree of overlooking.

The proposed scheme is, therefore, in accordance with policies BE20, BE21 and BE24 of the adopted Hillingdon Local Plan Saved Policies (November 2012).

7.09 Living conditions for future occupiers

Policy 3.5 of the London Plan 2011 requires an internal area of 61 sq.m for 2 bed 3 person flat and 70 sq.m for a 2 bed 4 person flat. With regard to 3 bed flats the policy requires between 74 sq.m and 90 sq.m, depending on number of occupants. The proposed 2 bed flats would be between 72 sq.m and 77 sq. m and the 3 bed flat is 167 sq.m. Therefore, the proposed development would comply with minimum space standards given in Table 3.3 of Policy 3.5 of the London Plan 2011.

The proposed windows in all the flats would provide an adequate outlook and natural light to the rooms they would serve. Originally bedroom 1 in the second floor flat was only served by two rooflights following discussions with Officers this has been amended to provide a dormer window, following the design of the other dormer windows, this provides a more satisfactory living environment. Therefore, the proposed scheme is in accordance with London Plan policy 3.5

Around 1080 sq.m of private amenity space would be provided for the proposed flats. Therefore the proposed amenity space would meet the requirements of paragraph 4.15 of the Hillingdon Design & Accessibility Statement: Residential Layouts, which requires 25 sq.m per 2 bed unit and 30 sq.m per 3 bed unit, requiring a total of 230 sq.m Therefore, the proposal would be in accordance with policy BE23 of the adopted Hillingdon Local Plan Saved Policies (November 2012). With regard to the ground floor flats a hedge is proposed that will create private amenity space for the occupiers of these flats and to minimise any potential overlooking of these units from the users of the communal garden area. It is noted that the hedge appears to be open on one side, however, full details of the hedge and fencing can be secured as part of the landscaping conditions.

Therefore, it is considered that the proposed development would provide a satisfactory residential living environment.

7.10 Traffic impact, car/cycle parking, pedestrian safety

No objection is raised by the Council's Highways Officer with regard to the amended access arrangements which have addressed his initial concerns and would allow for safe vehicular movement. Appropriate planning conditions are suggested to safeguard this aspect of the scheme. Accordingly, it is considered that the proposed scheme would comply with policy AM7 of the Hillingdon Local Plan Part 2 Saved Policies (November 2102).

The proposed scheme provides 12 car parking spaces which is 2 more than the previous refused scheme. One disabled space is proposed. Given the access to public transport close by, this is considered by the Highways Officer to be adequate for the proposed development. Cycle parking would be secured by means of a suitable planning condition. Therefore, the proposed scheme is considered to comply with policy AM14 of the Hillingdon Local Plan Part 2 Saved Policies (November 2102).

7.11 Urban design, access and security

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

The applicant has provided details that the scheme would comply with the Lifetime Homes Standards. The Council's Access Officer has suggested two points in relation to lifetime homes which it is felt could be addressed by means of a planning condition.

The proposed development would therefore comply with London Plan Policy 3.8 and the Hillingdon Council SPD Accessible Hillingdon.

7.12 Disabled access

It is considered that the scheme, subject to the planning conditions mentioned previously, would meet the appropriate requirements for disabled access.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

The applicant has submitted an up to date tree assessment with the current proposal. There are a number of trees including some which are subject to a preservation order in close proximity to the development. However, the Council's Trees Officer, as detailed above, has raised no objection to the principle of the development. Further details of tree planting and protection measures for the protected trees should be required. These can be the subject of a suitable planning condition.

As such the proposed scheme complies with Policy BE38 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

7.15 Sustainable waste management

An amended plan has been submitted confirming that the required bin facilities can be accommodated on site. Further details of the refuse facilities can be secured by way of a suitable planning condition. Therefore, the proposed scheme is in accordance with policy BE19 of the adopted Hillingdon Unitary Development Plan (November 2012) and paragraphs 4.40 of the Hillingdon Design & Accessibility Statement: Residential Layout.

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

A suitable planning condition is proposed in relation to sustainable urban drainage. Therefore, this matter is considered satisfactory.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

The points raised have been addressed in the planning assessment above.

7.20 Planning Obligations

A contribution of £19843 will be required towards education.

A CIL payment of £26224.10 would be required for the development.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None

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

Not applicable to this application.

10. CONCLUSION

In light of the previous decision the principle of a flat scheme is considered to be acceptable. Information in relation to lifetime homes has been submitted. The site is located within the Ickenham Village Conservation Area however, following amendments to the application the proposed building is considered to be acceptable and safeguard the heritage asset. It is not considered that the scheme is harmful to the residential amenity of adjoining occupiers. In addition, it is considered that the proposed parking arrangements are acceptable and that adequate measures have been put forward for tree protection, some of which are subject to preservation orders, which can be controlled by a planning

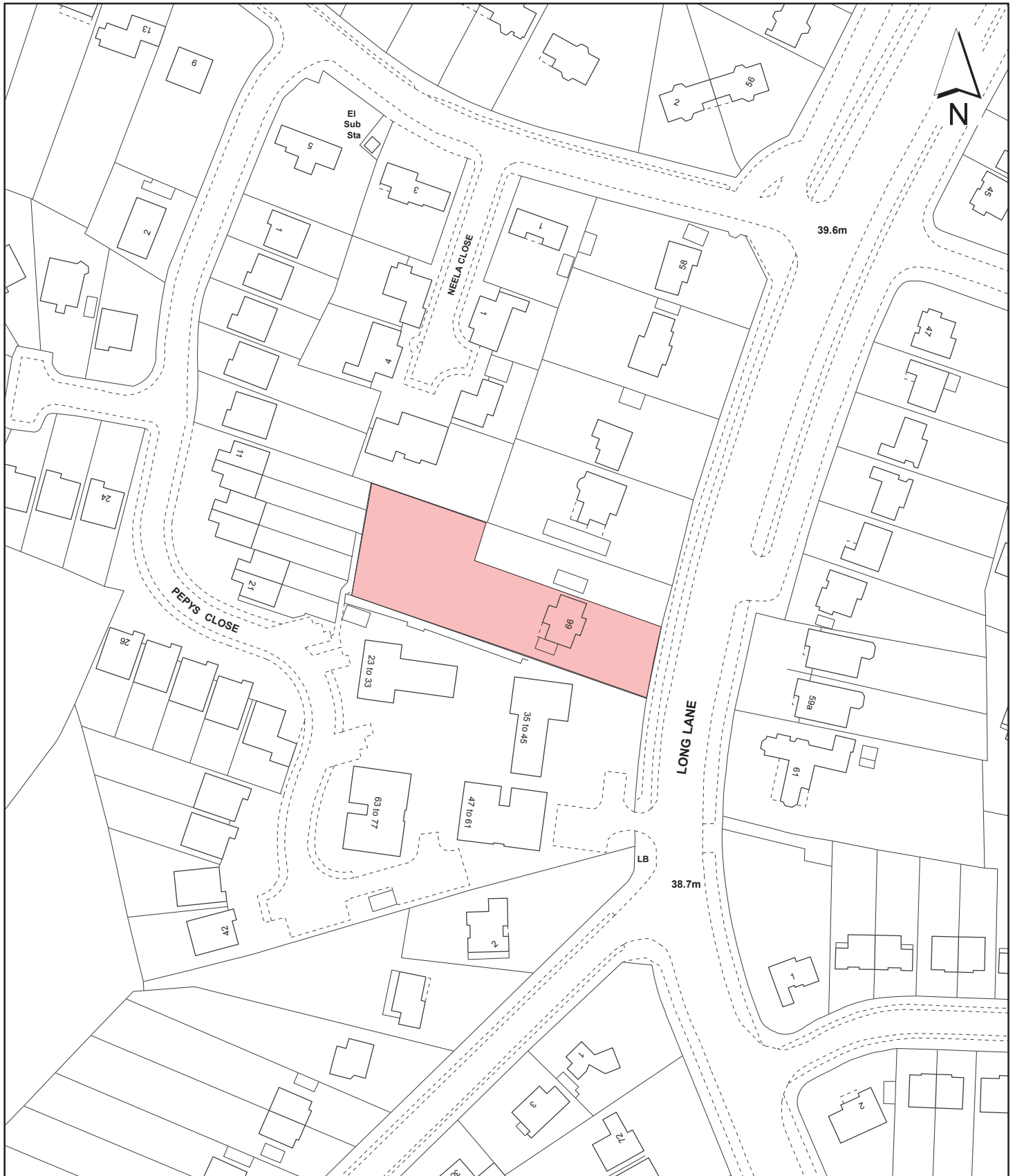
condition. Consequently, the proposals would comply with Policies AM7, AM14, BE4, BE13, BE19 and BE38 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

11. Reference Documents

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

Contact Officer: Mark Jones

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

**66 Long Lane
 Ickenham**

Planning Application Ref:
39319/APP/2014/53

Planning Committee
North Application

Scale
1:1,250

Date
April 2014

**LONDON BOROUGH
 OF HILLINGDON
 Residents Services**

Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111



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