

Report of the Head of Planning, Sport and Green Spaces

Address 226 SWAKELEYS ROAD ICKENHAM

Development: Two storey building to include habitable roofspace to provide 2 x 1-bed, 3 x 2-bed and 4 x 3-bed self contained flats with associated parking and amenity space involving installation of crossover to front and demolition of existing dwelling house

LBH Ref Nos: 21277/APP/2014/889

Drawing Nos: LOCATION PLAN
Design and Access Statement
1731/1
1731/2 REV D
1731/3 REV B
1731/4 REV E

Date Plans Received: 14/03/2014 **Date(s) of Amendment(s):** 10/06/2014
Date Application Valid: 27/03/2014 14/03/2014

2. RECOMMENDATION

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

A. That the Council enters into an agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or Section 278 of the Highways Act 1980 (as amended) and/ or other appropriate legislation to secure:

i) A contribution of £20,454 for capacity enhancements in local schools;

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

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

D) That if any of the heads of terms set out above have not been agreed and the legal agreement has not been finalised before the 31st of July 2014, or any other period deemed appropriate by the Head of Planning, Green Spaces and Culture, then the application be refused for the following reason:

'The development is likely to give rise to a significant number of children of school age that would require additional educational provisions, due to the shortfall of places in schools serving the area. Given that a legal agreement or unilateral undertaking has not been offered and the applicants are not willing to enter into or provide any such agreement, to address this issue, the proposal is considered to be contrary to Policy R17 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's Planning Obligations, Supplementary

Planning Document (July 2008).'

E) That subject to the above, the application be deferred for determination by the Head of Planning, Green Spaces and Culture under delegated powers, subject to the completion of the legal agreement with the applicant.

F) That if the application is approved, the following conditions be imposed subject to any changes negotiated by the Head of Planning, Green Spaces and Culture prior to issuing the decision.

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 1731/2 Rev C, 1731/3 Rev A, 1731/4 Rev D and 639-01 (Tree Protection Plan) 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 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:

- Design and Access Statement
- Arboricultural Impact Assessment
- Tree Protection Plan (639-01)
- Transport Statement

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 6. Specify

5 RES7 Materials (Submission)

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

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

REASON

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

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

3. Details of Landscape Maintenance
 - 3.a Landscape Maintenance Schedule for a minimum period of 5 years.
 - 3.b Proposals for the replacement of any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

4. Schedule for Implementation

5. Other
 - 5.a Existing and proposed functional services above and below ground
 - 5.b Proposed finishing levels or contours

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 Policy 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(s) 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 (or after) construction, or is found to be seriously diseased or dying, another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'

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

REASON

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

8 RES12 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing No. 228 Swakeleys Road and No. 224 Swakeleys Road.

REASON

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

9 RES13 Obscure Glazing

The first floor window(s) facing No. 228 Swakeleys Road and No. 224 Swakeleys Road shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

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

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

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

REASON

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

12 RES22 Parking Allocation

No unit hereby approved shall be occupied until a parking allocation scheme has been submitted to, and approved in writing by, the Local Planning Authority. Thereafter the parking shall remain allocated for the use of the units in accordance with the approved scheme and remain under this allocation for the life of the development.

REASON

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (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 dwellings 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.

INFORMATIVES

1

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 £10,185.00 from Section 8 of Spreadsheet which is due on commencement of this development. The actual Community Infrastructure Levy will be calculated at the time your development is first permitted and a separate liability notice will be issued by the Local Planning Authority. Should you require further information please refer to the Council's Website www.hillingdon.gov.uk/index.jsp?articleid=24738

2 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.

3 115 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.

4 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.

5 124 Works affecting the Public Highway - General

A licence must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the public highway. This includes the erection of temporary scaffolding, hoarding or other apparatus in connection with the development for which planning permission is hereby granted. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW

6 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 - Residents Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

7 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).

8 147 Damage to Verge - For Council Roads:

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).

9 152 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).

10 153 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.

AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
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.
H3	Loss and replacement of residential accommodation
H4	Mix of housing units
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 3.4	(2011) Optimising housing potential

LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 5.3	(2011) Sustainable design and construction
LPP 6.13	(2011) Parking
LPP 6.9	(2011) Cycling
LPP 7.3	(2011) Designing out crime
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
OE1	Protection of the character and amenities of surrounding properties and the local area

11 I6 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.

3. CONSIDERATIONS

3.1 Site and Locality

The application relates to a large two storey detached dwelling located on the north western side of Swakeleys Road. The dwelling is set approximately 15 metres back from the road by an area of hard landscaping which provides off-street parking for the occupiers of the property. To the rear of the property is a large soft landscaped garden with outbuildings. The property is of a generous scale with a high number of rooms and an indoor swimming pool. There is evidence that the property has not been fully utilised as a residential property for some time, including a general lack of maintenance.

Opposite the site is a grassed island site with mature trees which forms the junction with Woodstock Drive and Roker Park Avenue. To the south of the application site is a planted bed which marks the siting of the Gospel Oak, an ancient tree.

The application site is sited to the north of a dip in the road, with ground levels rising gently to the north. Adjoining the site to the south is No. 228, previously a detached house but has recently been demolished and construction work is underway to erect a block of 7no. flats. Immediately in front of the application site, on the boundary with No.228 is a bus stop. To the north is No. 224, a large detached residential property.

There are numerous mature trees within the site's boundary. The site is covered by Tree Protection Order 621, has a PTAL score of 1 and is situated within a Developed Area as identified in the policies of the Hillingdon Local Plan.

3.2 Proposed Scheme

The proposed scheme involves the demolition of the existing large detached dwelling and the construction of a new two storey building with habitable rooms in the roofspace. The building would provide 9 flats as follows: 2 x 1 bedroom, 3 x 2 bedroom and 4 x 3 bedroom. Also proposed are 12 parking spaces, cycle parking, bin/recycling storage and external amenity space.

The proposed building would have a staggered footprint which is similar to the existing

building on the site. The building would be set further from the highway towards the southern boundary and nearer to the highway to the north. The building would have a central two storey projecting gable in the principal elevation with three bay windows at ground floor level and two small partial dormer windows in the southern recessed section of the principal elevation. The roof form of the building would consist of traditional pitched roofs, with a maximum height above ground level of 10 metres.

The land in front of the application site would provide space to park 12 cars, including the provision of one disabled space (No.7). A cycle store and bin store would also be provided. A new access point will be created centrally within the front boundary of the site to provide access to the highway. Gates are proposed with a width of 5.2m and the access would be 6.8m wide at the highway. Permeable paving is proposed within hardstanding areas.

To the rear of the building would be a communal garden area which would provide shared amenity space for the occupiers of the proposed flats. Private sections of garden area/defensible space are proposed to the rear of the ground floor units in order to protect their privacy from overlooking within the shared amenity space.

3.3 Relevant Planning History

21277/75/1827 226 Swakeleys Road Ickenham
Res.development - House conversion (Full) (P)

Decision: 02-03-1976 Approved

21277/A/76/0645 226 Swakeleys Road Ickenham
Householder development - residential extension(P)

Decision: 29-06-1976 Approved

21277/B/79/2325 226 Swakeleys Road Ickenham
Householder dev. (small extension,garage etc) (P)

Decision: 11-02-1980 Approved

21277/C/80/2120 226 Swakeleys Road Ickenham
Householder dev. (small extension,garage etc) (P)

Decision: 06-03-1981 Approved

Comment on Relevant Planning History

The site has been the subject of a small number of historical applications for householder extensions. In 2006 a request was made for pre-application advice regarding the conversion of the property to a residential care home, however no subsequent application was submitted.

The adjoining site to the south has recently been granted consent for the demolition of the previous detached two storey residential property and the construction of a property containing 7 no. flats (ref. 11246/APP/2013/827).

4. Planning Policies and Standards

No additional policies.

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

- AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -
(i) Dial-a-ride and mobility bus services
(ii) Shopmobility schemes
(iii) Convenient parking spaces
(iv) Design of road, footway, parking and pedestrian and street furniture schemes
- AM14 New development and car parking standards.
- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- AM7 Consideration of traffic generated by proposed developments.
- BE13 New development must harmonise with the existing street scene.
- 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.
- H3 Loss and replacement of residential accommodation
- H4 Mix of housing units
- HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
- LDF-AH Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
- LPP 3.4 (2011) Optimising housing potential
- LPP 3.5 (2011) Quality and design of housing developments
- LPP 3.8 (2011) Housing Choice
- LPP 5.3 (2011) Sustainable design and construction
- LPP 6.13 (2011) Parking
- LPP 6.9 (2011) Cycling
- LPP 7.3 (2011) Designing out crime
- LPP 7.4 (2011) Local character

LPP 7.6 (2011) Architecture
OE1 Protection of the character and amenities of surrounding properties and the local area

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

8 neighbouring occupiers and the Ickenham Residents Association were consulted on the proposal on the 31/03/14 and a site notice was displayed that expired on the 03/05/14. By the end of the 21 day consultation period two comments or letters of objection had been received:

1 - I state against, but would be willing to re-consider if I can be advised on what consideration is being given to traffic. The proposal will increase the amount of cars entering / leaving this site. I am a regular user of public transport and have regularly found it to be a struggle to cross the road for the bus stop outside of 226. This proposal, I believe, will make this even more difficult during both the build and consequently through additional residence. I would also like there to be parking permits between my home 227 and my neighbour 229 to ensure that no "overflow" parking occupies these spaces outside my home.

2 - Our property shares a small overlap with this plot. Tree T9 is right on the boundary of our property. We consider that it is dangerously high, and could fall on our house if uprooted by the type of high winds we have seen recently. Also, it appears to be rotting, as many rotten branches routinely drop onto our property. We would like the work therefore to include reducing this tree to a much smaller height and spread. We feel this is required for safety. Tree T10 possibly needs reduction as well. Otherwise we have no objection to this plan.

Officers Comments: The Councils specialist consultees in Highways and Landscaping have been consulted on this development and have raised no objections. The elements of the proposal relating to highways and trees/landscaping and considered later in this report.

Internal Consultees

HIGHWAYS OFFICER:

The site has a PTAL of 1b with bus stops outside the property. The existing dwelling has a hard paved front garden that can accommodate 12 cars. The 2 existing accesses off the highway, one with a bus cage in front of it, are to be closed and a new central access is proposed clear of the bus cage.

The proposal is for 2 x 1 bed, 3 x 2 bed, and 4 x 3 bed flats with 12 car parking spaces. One space per flat is being allocated to each flat with 3 for visitors. Two other developments of a comparable scale on the single carriageway part of Swakeleys Road, one next door, have previously been approved. The peak hour trip generation from the proposed development is not likely to have a material additional impact on the highway network.

One cycle parking space per unit is being provided which is required to be in a covered and secure location.

No objections are raised on highway grounds.

TREES AND LANDSCAPING:

Tree Preservation Order (TPO) / Conservation Area: This site is covered by TPO 621.

Significant trees / other vegetation of merit in terms of Saved Policy BE38: There is a large, protected Oak and Norway Maple (T7 & T6 on TPO 621 respectively) situated at the front, southern corner of the existing/proposed building, with a smaller, non-protected Hawthorn between them. There is a pair of Sycamores situated close to the front, eastern corner of the existing / proposed building; however it is not clear whether these two trees are on or off-site. There is also a large, mature (apparently non-protected) Oak close to the northern corner of the rear garden (off-site). Apart from the small Hawthorn, all of the above trees are high value, significantly contribute to the amenity and arboreal character of the area and have high amenity values; all constrain development. A very basic tree survey (not in accordance with BS 5837:2012) has been provided, which shows the locations of the trees and some basic protection; however this limited information does not convince me that the trees will be adequately protected during construction.

Scope for new planting (yes/no): A protected Silver Birch (T5) has been removed but not replaced from the front, southern corner of the site. This scheme should show a new Silver Birch to be replaced in this location.

Recommendations: In accordance with BS 5837:2012, the following information is required to demonstrate that this scheme can make provision for the protection and long-term retention of the several high value trees on and off site: A tree survey, tree constraints plan, tree protection plan and arboricultural method statement.

Conclusion (in terms of Saved Policy BE38): As it stands, this scheme is unacceptable. Please re-consult on receipt of the requested information.

Officer's Comments: The above information was requested from the applicant and received on the 12/05/14. Following a review of this information the Council's Landscape Officer determined that the proposal was now acceptable.

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 Design & Access Statement reports that the accommodation has been designed to comply with the Lifetime Homes Standards in terms of layout, room sizes, and circulation. It further states that level access would be achieved to and into the main entrance, with ramped pathways leading to the front entrance. It is understood that one accessible parking bay would be provided for use by disabled people.

As a lift would be provided to serve the first and second floor attic, all the flats, bar one, could be reached by a wheelchair user. However, it is considered that the internal layout of the flats would not achieve the desired objective to comply with the Lifetime Home Standards and the following observations should be incorporated into revised plans:

The following access observations are provided:

1. 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 and rear 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 bathroom in every flight should be designed in accordance with the Lifetime Home Standards details on page 27 of the SPD referred to above. 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.

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

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Paragraph 17 of the National Planning Policy Framework states that one of the core principles of the document is the "effective use of land by reusing land that has been previously developed (brownfield land)."

Policy H3 of the Hillingdon Local Plan states that the loss of residential accommodation will only be permitted if it is replaced within the boundary of the site. An increase in residential accommodation will be sought.

The development proposes the demolition of the existing large family dwelling and the erection of a two storey building with accommodation in the roof space for 9 flats. The development is considered an acceptable reuse of a brownfield site and would represent an increase in residential accommodation, in accordance with the NPPF and Policy H3 of the Hillingdon Local Plan (November 2012). Therefore, the development is considered acceptable in principle.

7.02 Density of the proposed development

Table 3.2 of the London Plan (July 2011) recommends that developments on suburban sites with a PTAL score of 1 should be within the ranges of 35 - 55 u/ha or 150 - 200 hr/ha. The application proposes 1 x 2 bedroom, 3 x 2 bedroom and 4 x 3 bedroom units, with the site area being approximately 1884 sqm. This equates to a development density of 48 units per hectare and 207 habitable rooms per hectare which is within the density range for dwelling numbers and marginally above the habitable room density thresholds. The density matrix contained in Table 3.2 is intended as a guide, and therefore as the density of units is within the set parameters the number of habitable rooms is deemed acceptable in this instance.

It is considered that the density of the development is acceptable and the site can accommodate the proposed level of development whilst maintaining a satisfactory environment within and around the site.

Given the proposed siting and layout, it is considered that the scheme would harmonise with the surrounding area and achieve good environmental conditions for future residents of the site, in accordance with London Plan Guidelines, the Mayor's Housing Supplementary Planning Guidance and Council policies.

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

Not applicable to this application.

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 building would have a staggered footprint which is similar to the existing building on the site. The building would be set further from the highway towards the southern boundary and nearer to the highway to the north. This approach helps to maintain a consistent building line within the wider streetscene as the proposed building will relate to the existing buildings to the north and the proposed building to the south in terms of location within the separate plots.

The design of the scheme is also similar in terms of architectural detailing to the approved scheme on the adjacent plot. Strong architectural features which are present in the locality such as pitched, hipped roofs and bay windows are included in the development. As such the architectural style is considered to be appropriate in this location. Further details regarding the proposed materials, front boundary treatments, bin and cycle stores etc will be required by condition. The proposal intends to retain the existing important trees on the site which are deemed to contribute significantly to the character of the area. The development is therefore deemed to have an acceptable impact on the visual amenities of the surrounding area. Therefore, the development is considered to comply with Part 1 Policy BE1 and Part 2 Policies BE13 & BE19 of the Hillingdon Local Plan (November 2012).

7.08 Impact on neighbours

The application site is flanked to the north by No.228 Swakeleys Drive, a large detached dwelling and to the south by No.224 Swakeleys Drive a detached family dwelling.

The site of No. 224 is currently under development. The approved plans for this site incorporate no side windows which would adversely affect the development of the current application site. Two side windows have been approved however these are conditioned to remain obscure glazed and fixed shut. There are no habitable room windows within the side elevation of the current proposal that would adversely affect the amenity of future occupiers of the adjacent development. All proposed side windows of the current application facing No. 224 are obscure glazed and/or non-opening below 1.7m above internal floor level.

No. 228 has an attached garage on the boundary adjoining the application site. All proposed side windows of the current application facing No. 228 are also obscure glazed and/or non-opening below 1.7m above internal floor level. The proposed development would not encroach upon the 45 degree sightline from windows in the rear elevation of each of these neighbouring properties. Therefore, the development is considered to have an acceptable impact on the residential amenity of occupiers of these neighbouring dwellings in terms of loss of light, loss of outlook and overshadowing, in accordance with Policies BE20 & BE21 of the Hillingdon Local Plan (November 2012).

There are three properties that front Highfield Drive which adjoin the application site at the rear, Nos. 47, 49 and 51 Highfield Drive. The nearest proposed window in the rear elevation of the proposed block would be sited some 23m from the nearest part of the rear elevation of No. 51. This distance is adequate to ensure that the proposal would be sufficiently remote from this neighbouring property to ensure that the minimum 15m and 21m distances recommended by the Council's Design Guide 'Residential Layouts' would be satisfied to ensure the proposal did not appear unduly dominant or result in an unacceptable loss of privacy from the property. There are also many mature trees and shrubs along the rear boundary that would assist in the screening of the proposal from these neighbouring properties, particularly in the summer months when gardens are more

intensively used. Therefore, the development is considered to comply with Policy BE24 of the Hillingdon Local Plan (November 2012).

7.09 Living conditions for future occupiers

Amended plans have been requested and received to alter the fenestration arrangement for the flat within the roof slope. Following these alterations to lower and enlarge the forward facing window in the second bedroom all the habitable rooms of the proposed dwellings would face to the front or rear of the new building and as such would have an adequate outlook. In addition all the facilities for the individual units would be self-contained. The proposed flats would have internal floor areas in compliance with the requirements of table 3.3 of the London Plan and the Mayor's Housing Supplementary Planning Guidance. It is therefore considered that the units would provide internal floor space to achieve adequate living conditions for their future occupiers.

The HDAS Residential Layouts requires 1 bedroom, 2 bedroom and 3 bedroom flats to be provided with at least 20, 25 and 30 square metres of garden space respectively. Therefore, the 2 x 1 bedroom, 3 x 2 bedroom and 4 x 3 bedroom flats would be required to be provided with 235 square metres of external amenity space. The plans show that a communal garden would be provided in excess of 620 square metres of communal garden space for the occupiers of the flats, in accordance with Policy BE23 of the Hillingdon Local Plan (November 2012) and HDAS Residential Extensions.

The plans indicate that small rear gardens/defensible space would be used to the rear of the building to ensure the privacy of the occupiers of the ground floor flats 1, 3 and 8 at the rear of the building from users of the communal garden. The plans also show that landscaping would be used between the shared hardstanding in front of the principal elevation and habitable room windows of flats 1, 2 and 8 in order to ensure other users of the site would not be able to stand directly in front of these flats and look into the habitable rooms. Subject to conditions relating to landscaping plans and boundary treatments, the privacy of the occupiers of these dwellings is considered to be secured.

7.10 Traffic impact, car/cycle parking, pedestrian safety

TRAFFIC IMPACT

The highways officer has reviewed the proposal and raised no objection in terms of traffic generation. A neighbouring occupier has noted the proximity of the site to the adjacent bus stop. Whilst buses waiting at the bus stop may cause issues with the free flow of traffic, this would occur if the development was granted consent or not. The key issue relates to whether the development would cause further harm in this regard and the highway officer raises no objection to the development in this regard. Therefore, the development is considered to comply with Policy AM2 of the Hillingdon Local Plan (November 2012).

CAR PARKING

The development proposes the creation of 12 car parking spaces to service the 9 flats. The highways officer has reviewed the proposal and considers that the provision of more than 1 space per flat is acceptable in this location and in accordance with Policy AM14 of the Hillingdon Local Plan (November 2012) and the Council's adopted car parking standards.

CYCLE STORAGE

The submitted block plan shows the creation of a cycle store with space for 9 bicycles.

This provision is considered acceptable given the scale of the development. Details relating to how the cycle storage will be covered and secured are recommended to be required by condition.

7.11 Urban design, access and security

SECURITY

Should the application be approved, a condition is also recommended to ensure that the scheme meets all Secured By Design Criteria.

7.12 Disabled access

The proposed development states that it will be in compliance with Lifetime Homes standards. To ensure this requirement is met it is recommended to be covered by way of a condition.

7.13 Provision of affordable & special needs housing

Only 9 residential units are proposed as part of this development and therefore a requirement for affordable housing is not applicable to this development.

7.14 Trees, Landscaping and Ecology

The Council's Landscape Officer has reviewed the proposal and requested additional information. These details were provided by the developer. An arboricultural report has been submitted along with proposed tree protection measures.

Saved policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate. Therefore it is considered appropriate that landscape conditions should be imposed on any approval to ensure that the proposals preserve and enhance the character and local distinctiveness of the surrounding natural and built environment.

7.15 Sustainable waste management

The proposal makes adequate provision for refuse/recycling storage, the details of which are recommended to be required by condition attached to any approval.

7.16 Renewable energy / Sustainability

Policy 5.3 of the London Plan 2011 requires the highest standards of sustainable design and construction to be achieved. To ensure the development complies with this policy a condition will be added for the development to be built to Code for Sustainable Homes Level 4, with an interim certificate and specification provided before the commencement of works.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

No further comments with regards to the public consultation or the responses received.

7.20 Planning Obligations

Policy R17 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the Local Planning Authority will, where appropriate, seek to supplement the provision of recreational open space, facilities to support arts, cultural and entertainment activities, and other community, social and educational facilities through planning obligations in conjunction with other development proposals.

The applicant has submitted a unilateral undertaking for the required sum of £20,454

Community Infrastructure Levy:

The Mayoral Community Infrastructure Levy for the proposed development is calculated to be £10,185.

7.21 Expediency of enforcement action

None applicable to this development.

7.22 Other Issues

No further issues for consideration.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

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

9. Observations of the Director of Finance

None

10. CONCLUSION

This scheme seeks planning permission to demolish the existing two storey detached residential property and the erection of a two storey detached building of nine flats with associated parking, landscaping and external amenity space.

It is considered that the proposed development would provide housing of an acceptable standard for future occupiers and conforms with the requirements of the Hillingdon local Plan (2012) and the London Plan (2011).

The application is therefore recommended for approval.

11. Reference Documents

Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

National Planning Policy Framework.

Hillingdon Design and Access Statement 'Residential Layouts'.

Supplementary Planning Document 'Accessible Hillingdon'.

Supplementary Planning Document Noise.

Supplementary Planning Guidance Planning Obligations.

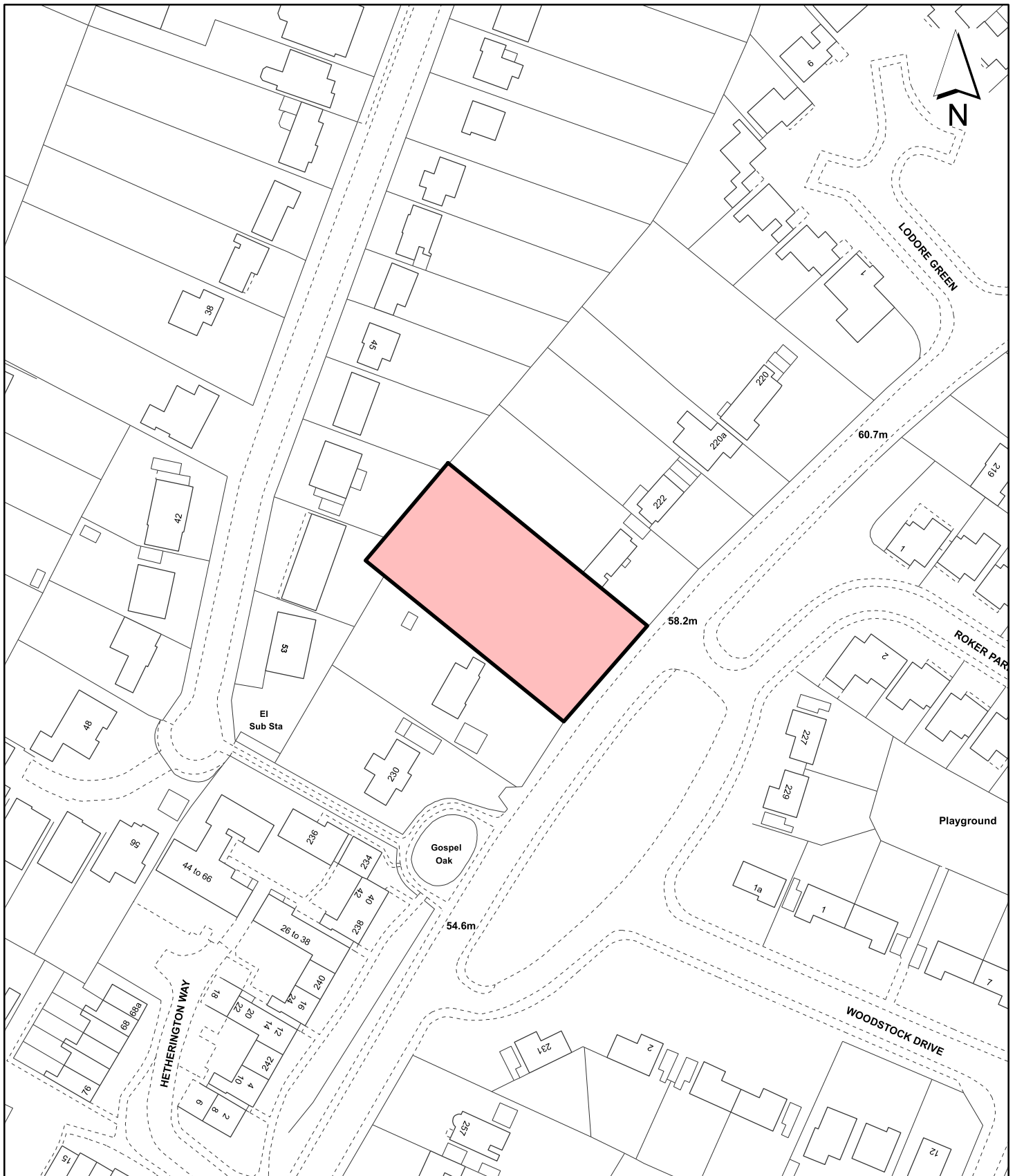
Supplementary Planning Guidance Planning Obligations - Revised Chapter 4 Education Contributions.

The London Plan 2011.


GLA's Supplementary Planning Guidance - Housing.

Contact Officer: Ed Laughton

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Notes

 Site boundary

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Site Address

**226 Swakeleys Road
 Ickenham**

Planning Application Ref:

21277/APP/2014/889

Planning Committee

North

Scale

1:1,250

Date

June 2014

**LONDON BOROUGH
 OF HILLINGDON**

**Residents Services
 Planning Section**

Civic Centre, Uxbridge, Middx. UB8 1UW
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