

Report of the Head of Planning, Sport and Green Spaces

Address 13 AND LAND FORMING PART OF 13 LINKSWAY NORTHWOOD

Development: Two storey, 6-bed, detached dwelling with habitable roofspace and basement with associated parking and amenity space involving installation of vehicular crossover to front, relocation of existing crossover and relocation of existing detached garage

LBH Ref Nos: 53509/APP/2014/722

Drawing Nos: PL 001
PL 006 Rev B
PL 007 Rev A
PL 008 Rev A
PL 009 Rev A
PL 015 Rev A
PL 018 Rev A
14/348
Arboricultural Implication Assessment
PL 002
PL 003
PL 004
PL 005
PL 010 Rev A
PL 011 Rev B
PL 012 Rev A
PL 013 Rev A
PL 014 Rev A
PL016 Rev A
PL017 Rev B
PL020 Rev A
Arboricultural Impact Assessment
Hydrogeological Assessment
Arboricultural Impact Plan
Tree Protection Plan

Date Plans Received: 04/03/2014 **Date(s) of Amendment(s):** 04/03/2014
Date Application Valid: 17/03/2014 04/03/0014
08/05/2014

1. SUMMARY

The application seeks planning permission for the erection of a two storey, 6-bed, detached dwelling with habitable roofspace and basement with associated parking and amenity space involving installation of vehicular crossover to front, relocation of existing crossover and relocation of existing detached garage.

The proposed development is the same as previously approved under application reference 53509/APP/2011/823 which granted an extension of time for the original permission at the site which was granted under application reference 53509/APP/2008.

The development is the same as previously approved at the site in 2008 and 2011. The applicant has submitted updated information relating to landscaping, tree protection and

a site investigation for groundwater and the basement construction. All of the additional information is considered acceptable and the development is considered to comply with current, local, regional and national planning policy. Therefore, the application is recommended for approval.

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 £12,796 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 within 6 months of the date of this Committee resolution, 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 listed below and shall thereafter be retained/maintained for as long as the development remains in existence:

PL 006 Rev B
PL 007 Rev A
PL 008 Rev A
PL 009 Rev A
PL 011 Rev B
PL 012 Rev A
PL 013 Rev A
PL 014 Rev A
PL 015 Rev A
PL 016 Rev A
PL 017 Rev B
PL 018 Rev A

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:

Car Parking [PL 006 Rev B]
Amenity Space [PL 006 Rev B]
Vehicular Crossover [PL 006 Rev B]

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 AM7, AM14 & BE23 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 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 tree protection measures have been implemented in accordance with the details contained within the Tree Protection Plan, Arboricultural Impact Assessment & Arboricultural Impact Plan.

Thereafter, 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:

- 1.a There shall be no changes in ground levels;
- 1.b No materials or plant shall be stored;
- 1.c No buildings or temporary buildings shall be erected or stationed.
- 1.d No materials or waste shall be burnt; and
- 1.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 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 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 side walls or roof slopes of the development hereby approved facing No.13 or No.15 Linksway.

REASON

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

9 RES14 Outbuildings, extensions and roof alterations

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification); no garage(s), shed(s) or other outbuilding(s), nor extension or roof alteration to any dwellinghouse(s) shall be erected without the grant of further specific permission from the Local Planning Authority.

REASON

To protect the character and appearance of the area and amenity of residential occupiers in accordance with policies BE13, BE21, BE23 and BE24 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

10 RES15 Sustainable Water Management (changed from SUDS)

No development shall take place until, a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it follows the strategy set out in Ground Investigation Report, and incorporates sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan and will:

- i) provide information on all Suds features including the method employed to delay and control the surface water discharged from the site and:
 - a. calculations showing storm period and intensity and volume of storage required to control surface water and size of features to control that volume.
 - b. any overland flooding should be shown, with flow paths depths and velocities identified as well as any hazards, (safe access and egress must be demonstrated).
 - c. measures taken to prevent pollution of the receiving groundwater and/or surface waters;
 - d. how they or temporary measures will be implemented to ensure no increase in flood risk from commencement of construction.

- ii) Provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime. Including appropriate details of Inspection regimes, appropriate performance specification, remediation and timescales for the resolving of issues.

- iii) Provide details of the body legally responsible for the implementation of the management and maintenance plan.

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

- iv) Incorporate water saving measures and equipment.
- v) Provide details of water collection facilities to capture excess rainwater;
- vi) Provide details of how rain and grey water will be recycled and reused in the development.

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

REASON

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012) Policy 5.12 Flood Risk Management of the London Plan (July 2011) and National Planning Policy Framework (March 2012) and the Planning Practice Guidance (March 2014). To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (July 2011), and conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (July 2011).

11 RES16 Code for Sustainable Homes

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

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

REASON

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

12 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)

13 HO7 No roof gardens

Access to flat roof areas shall be for maintenance or emergency purposes only and flat roof areas shall not be used as roof gardens, terraces, balconies, patios or similar amenity areas.

REASON

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

INFORMATIVES

1 159 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.

2 152 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).

3 153 Compulsory Informative (2)

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

AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
BE5	New development within areas of special local character
BE6	New development within Gate Hill Farm and Copsewood Estates areas of special local character
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H3	Loss and replacement of residential accommodation
H4	Mix of housing units
OE1	Protection of the character and amenities of surrounding properties and the local area
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures

R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
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 5.1	(2011) Climate Change Mitigation
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 7.3	(2011) Designing out crime
LPP 7.6	(2011) Architecture
LPP 8.3	(2011) Community infrastructure levy

4

Building Techniques - It is recommended that the house including the basement is designed and constructed to prevent/minimise the possible entry of any migrating radon or possible ground gas. Please contact the Building Control Inspector and/or the Environmental Protection Unit on 01895 277018 if you require any advise. REASON The Council is aware some parts of the London Borough of Hillingdon have been identified as having 1-3 per cent of properties above the action level for radon. As the property includes a basement level a check for radon and ground gas, and/or installation of a suitable membrane as a precaution is advised.

5 11 **Building to Approved Drawing**

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

6 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.

7 123 **Works affecting the Public Highway - Vehicle Crossover**

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

8 13 **Building Regulations - Demolition and Building Works**

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

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

9 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).

10 147 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).

11 16 Property Rights/Rights of Light

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

3. CONSIDERATIONS

3.1 Site and Locality

The application site lies within the Copsewood Estate Area of Special Local Character as identified in the Hillingdon Local Plan (November 2012). The site comprises land around 13 Linksway a large detached house on the eastern side of Linksway. Contained within the site is a side garden with of a small water garden, an asphalt tennis court and a variety of trees. The western side towards the road is currently part of the driveway and includes a separate double garage block and gateway onto Linksway. The southern boundary with no.15 is defined by a chain link fence shielded by shrubs with a number of mature deciduous trees adjacent. The area immediately behind the garage block of no.15 is marked by a row of conifers, which act as a screen between the properties.

The houses within Linksway have a variety of architectural styles and materials consisting

of brick with tiled roofs. The houses within Linksway have a variety of footprints with a number of the dwelling redeveloped or with permission for redevelopment in recent years.

3.2 Proposed Scheme

The application seeks planning permission for the erection of a two storey, 6-bed, detached dwelling with habitable roofspace and basement with associated parking and amenity space involving installation of vehicular crossover to front, relocation of existing crossover and relocation of existing detached garage.

The proposed development is the same as previously approved under application reference 53509/APP/2011/823 which granted an extension of time for the original permission at the site which was granted under application reference 53509/APP/2008/1787.

The proposed new dwelling would be three storeys (includes rooms in roof) and would be 20m wide and 10m deep (14m at its deepest, to service a ground floor dining area), with an eaves height of 6.5m and a ridge height of 10.2 square metres. The new dwelling would comprise games room, home cinema, guest bedroom, and bathroom and plant and storage rooms at basement level. An open plan kitchen/dinning area and living area and bathroom will be located on the ground floor. The first floor would comprise of a master bedroom and two additional bedrooms, all with ensuites. The second floor would be contained within the roof and comprises of two bedrooms (one with ensuite), a bathroom and a study. The proposed house would have two allocated parking spaces at the front of the house and a rear garden area of approximately 1500 square metres.

3.3 Relevant Planning History

53509/98/2228 Forming Part Of 13 Linksway Northwood
Erection of a detached dwellinghouse (outline application)

Decision: 09-02-2000 Approved

53509/APP/2004/1605 Forming Part Of 13 Linksway Northwood
RENEWAL AND VARIATION OF CONDITION 1 OF OUTLINE PLANNING PERMISSION REF.
53509/98/2228 DATED 09.02.2000: ERECTION OF A DETACHED DWELLINGHOUSE
(APPLICATION MADE UNDER SECTION 73 OF THE TOWN AND COUNTRY PLANNING
ACT 1990)

Decision: 04-08-2004 Approved

53509/APP/2007/1260 Land Forming Part Of 13 Linksway Northwood
RENEWAL AND VARIATION OF CONDITION 1 ON OUTLINE PLANNING PERMISSION
REF.53509/ APP/2004/1605 DATED 04/08/2004 FOR FURTHER 2 YEARS (ERECTION OF A
DETACHED HOUSE AND A DETACHED GARAGE).

Decision: 09-08-2007 Approved

53509/APP/2007/2462 Forming Part Of 13 Linksway Northwood
ERECTION OF A FIVE-BEDROOM DETACHED DWELLINGHOUSE WITH BASEMENT AND
PARTIAL ROOF TERRACE, ASSOCIATED PARKING AND LANDSCAPING

Decision: 20-06-2008 Withdrawn

53509/APP/2008/1787 Forming Part Of 13 Linksway Northwood

ERECTION OF A SIX-BEDROOM DETACHED DWELLINGHOUSE COMPRISING BASEMENT, 3 FLOORS AND ASSOCIATED CAR PARKING AND LANDSCAPING.

Decision: 18-08-2008 Approved

53509/APP/2011/1053 Forming Part Of 13 Linksway Northwood

Amendment to the approved scheme (53509/APP/2008/1787) for the erection of a 6 bedroom detached dwellinghouse and associated car parking and landscaping. The alterations include changes to the external finish materials (render in lieu of brick), a re-configuration of the glazing pattern to the east elevation, the introduction of a first floor bay and entrance canopy to the west elevation and the removal of the external lift will some resulting minor re-configurations in the internal layout.

Decision: 18-07-2011 Approved

53509/APP/2011/823 Forming Part Of 13 Linksway Northwood

Application to replace extant planning permission ref: 53509/APP/2008/1787 dated 18/8/2008 : Erection of a six-bedroom detached dwelling house comprising basement, 3 floors and associated car parking and landscaping.

Decision: 06-06-2011 Approved

Comment on Relevant Planning History

The proposed development is the same as previously approved under application reference 53509/APP/2011/823 which granted an extension of time for the original permission at the site which was granted under application reference 53509/APP/2008/1787.

It is noted that a variation to the above scheme was granted under application reference 53509/APP/2011/1053, however, the current scheme has reverted back to the originally approved design.

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.EM6 (2012) Flood Risk Management

PT1.H1 (2012) Housing Growth

Part 2 Policies:

AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
BE5	New development within areas of special local character
BE6	New development within Gate Hill Farm and Copsewood Estates areas of special local character
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H3	Loss and replacement of residential accommodation
H4	Mix of housing units
OE1	Protection of the character and amenities of surrounding properties and the local area
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
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LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
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LPP 5.3	(2011) Sustainable design and construction
LPP 7.3	(2011) Designing out crime
LPP 7.6	(2011) Architecture
LPP 8.3	(2011) Community infrastructure levy

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

4 neighbouring occupiers and the Northwood Residents Association were notified of the proposed development on 20th March 2014. A further round of consultation was undertaken on 9th May 2014 after additional documentation was received relating to flood risk from the basement and tree protection.

By the close of the public consultation period, one response in support of the application had been received.

Internal Consultees

TREES AND LANDSCAPING

Tree Preservation Order (TPO) / Conservation Area: This site is covered by TPO 392.

Significant trees / other vegetation of merit in terms of Saved Policy BE38 (on-site): There are several, valuable protected trees on this site. The submitted (updated) tree report makes adequate provision for their protection and retention; and also makes provision for the re-planting of other non protected / lower value trees that need to be removed.

Recommendations: None

Conclusion (in terms of Saved Policy BE38): Acceptable subject to conditions RES8 (implentation of submitted details) and RES10.

FLOOD WATER MANAGEMENT OFFICER

I am satisfied with the submission of the ground investigation that the basement will not affect groundwater flows and therefore happy to remove my initial objection subject to a condition for sustainable drainage to be utilised on the site.

Prior to commencement, a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it follows the strategy set out in Ground Investigation Report, and incorporates sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan and will:

- i. provide information on all Suds features including the method employed to delay and control the surface water discharged from the site and:
 - a. calculations showing storm period and intensity and volume of storage required to control surface water and size of features to control that volume.
 - b. any overland flooding should be shown, with flow paths depths and velocities identified as well as any hazards, (safe access and egress must be demonstrated).
 - c. measures taken to prevent pollution of the receiving groundwater and/or surface waters;
 - d. how they or temporary measures will be implemented to ensure no increase in flood risk from commencement of construction.
- ii. provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime. Including appropriate details of Inspection regimes, appropriate performance specification, remediation and timescales for the resolving of issues.
- iii. provide details of the body legally responsible for the implementation of the management

and maintenance plan.

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

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

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

REASON

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012) Policy 5.12 Flood Risk Management of the London Plan (July 2011) and National Planning Policy Framework (March 2012) and the Planning Practice Guidance (March 2014). To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (July 2011), and conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (July 2011).

ACCESS OFFICER

In assessing this application, reference has been made to London Plan July 2011, Policy 3.8 (Housing Choice) and the Council's Supplementary Planning Document "Accessible Hillingdon" adopted May 2013. Compliance with all 16 Lifetime Home standards (as relevant) should be shown on plan.

The following access observations are provided:

1. Level access should be achieved. Entry to the proposed dwellinghouse is shown to be stepped, which would be contrary the above policy requirement. 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. The scheme does not include provision of a downstairs WC designed in accordance with the Lifetime Homes Standards. At least 1100 mm should be provided in front of the WC pan, with no less than 700mm provided to one side. Floor gulley drainage is also required within the facility and should be specified on plan.
3. A minimum of one bathrooms/ensuite on the first floor should be designed in accordance with 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.

CASE OFFICER COMMENTS: The comments of the Access Officer are noted, however, the layout of the building has not been amended since the previous approvals at the site.

HIGHWAYS OFFICER

Highways Comments The development is considered to be satisfactory from the parking viewpoint and the vehicular access arrangements are satisfactory subject conditions being attached with any permission requiring pedestrian visibility splays of 2.4mx2.4m at all of the vehicle accesses within the red line and the crossover and associated works on the highway being undertaken at the applicant's cost.

ENVIORNMENTAL PROTECTION UNIT

Please consider including the following informative for the above application. As the application includes a basement a gas/radon informative is also advised due some parts of the borough being identified now as having 1-3% of properties being above the action level for radon, which is thought to apply to this area. GAS/RADON INFORMATIVE ONLY (This is NOT a planning condition) Building Techniques - It is recommended that the house including the basement is designed and constructed to prevent/minimise the possible entry of any migrating radon or possible ground gas. Please contact the Building Control Inspector and/or the Environmental Protection Unit on 01895 277018 if you require any advise. REASON The Council is aware some parts of the London Borough of Hillingdon have been identified as having 1-3 per cent of properties above the action level for radon. As the property includes a basement level a check for radon and ground gas, and/or installation of a suitable membrane as a precaution is advised.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The erection of a dwelling at the site has been approved under three separate planning application since 2008. Therefore, the principle of a new residential dwelling at the site has been established under the previous planning applications and is considered acceptable.

7.02 Density of the proposed development

Policy 3.4 of the London Plan provides a table with the required density ranges for different locations throughout London. The application site has a PTAL score of 1 and is in a suburban location. Therefore, the required density range would be 35 - 55 units per hectare. The wider development of No.13 Linksway would have a density of 3.9 units per hectare. Whilst this is somewhat short of the required standard, density is only an indicator of acceptability and given the large gardens on the Copse Wood Estate, does not provide a good barometer for the determination of an application.

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

This application relates to the replacement of an extant planning permission 53509/APP/2011/823), for the erection of a six-bedroom detached house, comprising basement and habitable loft accommodation, and therefore this aspect of the development has already been established. The previous considerations were as follows -

The Council's Urban Design and Conservation Officer considered that the proposed design respects the traditional rules of the Estate and on balance could be supported. The proposal harmonises with design features, architectural styles and building heights predominant in the area. In this respect, the design incorporates brick, with pitched tiled roof and fenestration with vertical emphasis punctuating curtain walling. While the lift shaft echoes the traditional chimney feature, breaking the ridgeline, whilst the double height rectangular feature with glazing at right angles, echoes the traditional two storey bay. Further the front building line, frontage width and ridgeline of the roof of the new house would be consistent with the adjoining dwellings. As such the proposal would not appear visually intrusive in the streetscene. Accordingly the proposal is in accordance with policies BE5, BE13 and BE19 of the Hillingdon Local Plan (November 2012). Regarding distance to side boundaries, the Council requires two storey buildings within the Copsewood estate be set at least 1.5m from the side boundary. The subject dwelling is set-in 4m from the side boundary with no.13 and 6m from the side boundary with no.15. This is in accordance with Policy BE22 of the Hillingdon Local Plan (November 2012) and paragraph 5.1-5.2 of HDAS (SPD) Residential Extensions. With respect to the rear dormers, paragraph 7.8 of HDAS (SPD) Residential Extensions allows for rear dormers provided they are set-in 1m below the ridge level and 1m from the sides of the roof. The two dormers proposed are set-in 1m from the sides of the roof, 1.2m below the ridge of the roof and set above the eaves by 700mm. The dormers would have a width of 4m and

a height of 2.2m and are in proportion to the size of the roof plane and the dwelling house. In this respect it is considered that the subject dormers are acceptable and are in accordance with the above SPD.

7.04 Airport safeguarding

Not applicable to the current application.

7.05 Impact on the green belt

Not applicable to the current application.

7.07 Impact on the character & appearance of the area

See the 'Impact on archaeology/CAs/LBs or Areas of Special Character' section of this report.

7.08 Impact on neighbours

This application relates to the replacement of an extant planning permission (53509/APP/2011/823), for the erection of a six-bedroom detached house, comprising basement and habitable loft accommodation, and therefore this aspect of the development has already been established. The previous considerations were as follows -

Due to the siting, the proposed house would not result in additional overshadowing to the adjoining neighbours. The proposal does not breach the 25-degree line taken from the adjacent dwelling at no.13. Furthermore this house does not breach the 45-degree line taken from the first floor habitable room windows at no.13 and no.15. In this respect the proposal would comply with policy BE20 of the Hillingdon Local Plan (November 2012)

Amended plans were received during the original application which addressed initial concerns raised in respect to overlooking/ loss of privacy. In this regard the south facing side flank windows to the dormers were made solid, the window to the south flank elevation servicing the study was also removed. The flank windows servicing the dining area at ground floor were omitted as well as the rear balcony at first floor level (to ensure that no parts of the flat roof of the dwelling or garage are used as a balcony, it is recommended a condition be placed on the consent to this effect). With respect to the terrace at ground floor level this was reduced in size so as to relocate it further from the boundary with no.13. With respect to the enclosed glazed courtyard located in the southwesterly corner of the dwelling (part facing the street and part facing no.15) this is considered to be acceptable as the area glazed is to the first floor, which is not accessible by the occupiers of the dwelling. This glazing provides light to the courtyard area at ground floor, which is enclosed by full height screen walls, as such there will be no overlooking from this area. With respect to the flank glazing to the northern elevation, located towards the front of the site this is also considered acceptable as it services non-habitable rooms and although located within 21m of the dwelling with no.13, this area of glazing overlooks the blank facing flank wall of the dwelling house. With respect to the windows proposed on the front and rear walls these would not result in any overlooking. Thus, in this respect the proposal would comply with policies BE20, BE21 and BE24 of the Hillingdon Local Plan (November 2012).

7.09 Living conditions for future occupiers

Annex 4 of the Mayors Housing SPG requires a minimum of 103m² internal floor space, for a five-bedroom house. The internal floor area proposed for the new house is approx. 485m², which accords with the above policy. In this respect the subject proposal would provide an acceptable sized indoor living space for its future occupiers.

It is considered that all the proposed habitable rooms, and those altered by the development, would have an adequate outlook and source of natural light, therefore

complying with Policy BE20 of the Hillingdon Local Plan (November 2012) and Policy 3.5 the London Plan (2011).

Policy BE23 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) requires that within new residential developments adequate amenity space should be provided for the benefit of future residents. Paragraph 4.15 of HDAS (SPD) New Residential Layouts requires a minimum of 100m² of amenity space for five or more bedroom dwellings. The proposed garden is approx.1500m², which is in accordance with the above policies. Furthermore, the remaining garden area for no.13 Linksway is of an equal size, and as such would also comply with the above amenity area standards.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The Council's Highways Engineer has raised no objections to the proposed development and has advised that the parking provision including the proposed access are acceptable and in line with Council Policies AM7 (ii) and AM14 of the Hillingdon Local Plan (November 2012) This is subject to informatives recommending that the removal of any redundant crossovers and renewal of footways be carried out at the expense of the applicant. Further, the applicant will be required to maintain an unobstructed visibility above the height of 1m from the site access for vehicles at least 2.4m in both directions along the back edge of the footway.

7.11 Urban design, access and security

To comply with Policy 7.3 of the London Plan, a condition relating to compliance with Secure by Design will be added to any approval.

7.12 Disabled access

The Access Officer has asked for alterations to the scheme as it does not comply with all the lifetime homes standards. The scheme is the same as previously approved and the condition relating to the lifetime homes standards will be added to any approval.

7.13 Provision of affordable & special needs housing

Not applicable to the current application.

7.14 Trees, Landscaping and Ecology

The applicant has submitted additional Tree Protection and Arboricultural Impact Assessments to update the information submitted with the previous applications. The Trees and Landscaping Officer has reviewed this information and is satisfied that the development ensure the protection of the protected trees at the site and that the lower value trees will be suitably replaced. Therefore, the development would comply with Policy BE38 of the Hillingdon Local Plan (November 2012).

7.15 Sustainable waste management

Section 4.40 - 4.41 of the SPD: Residential layouts deals with waste management and specifies bin stores should be provided for, and wheelie bin stores should not be further than 9m from the edge of the highway. No details have been provided with regard to this issue, however it is considered this could be dealt with by a suitable condition.

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

The development includes the creation of a basement level within the development. The applicant has submitted a site investigation which was reviewed by the Council's Floodwater Management Officer who raised no objection. Therefore, the development is

considered to comply with Policy OE8 of the Hillingdon Local Plan (November 2012).

7.18 Noise or Air Quality Issues

Not applicable to the current application.

7.19 Comments on Public Consultations

No further comments relating to the public consultation.

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 proposed development would create more than six habitable rooms and the education contribution related to the development has been calculated at £12,796.

The proposed development would also incur a CIL of £21,574.44.

7.21 Expediency of enforcement action

None required

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 received.

10. CONCLUSION

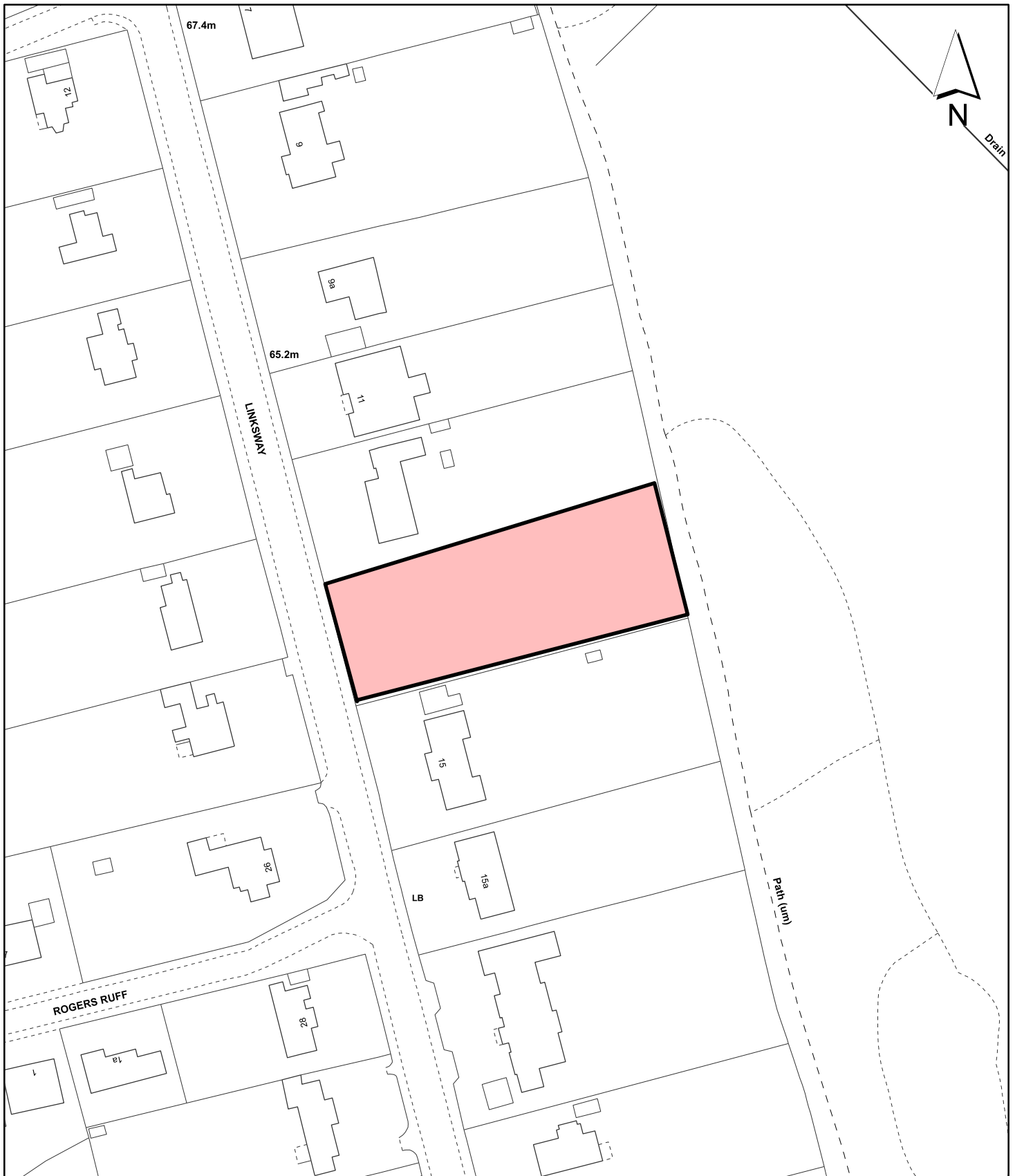
The development is the same as previously approved at the site in 2008 and 2011. The applicant has submitted updated information relating to landscaping, tree protection and a site investigation for groundwater and the basement construction. All of the additional information is considered acceptable and the development is considered to comply with current, local, regional and national planning policy. Therefore, the application is recommended for approval.

11. Reference Documents


Hillingdon Local Plan (November 2012);
The London Plan (July 2011);
National Planning Policy Framework;
Hillingdon Supplementary Planning Document: Planning Obligations (July 2008) and Revised Chapter 4 (September 2010)
Hillingdon Design and Accessibility Statement: Residential Layouts (July 2006);
Hillingdon Design and Accessibility Statement: Accessible Hillingdon (May 2013);
GLA's Supplementary Planning Guidance - Housing.

Contact Officer: Alex Smith

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

**13 Linksway
 Northwood**

**LONDON BOROUGH
 OF HILLINGDON**

**Residents Services
 Planning Section**

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

Planning Application Ref:

53509/APP/2014/722

Scale

1:1,250

Planning Committee

North

Date

June 2014



HILLINGDON
 LONDON