



# HILLINGDON

LONDON

<b>Meeting:</b>	<b>North Planning Committee</b>	
<b>Date:</b>	<b>24/06/2014</b>	<b>Time: 7:00pm</b>
<b>Place:</b>	<b>Committee Room 5, Civic Centre, Uxbridge</b>	

## ADDENDUM SHEET

<b>Item: 8 Page: 27</b>	<b>Location: 226 Swakeleys Road</b>
<b><i>Amendments/Additional Information:</i></b>	<b><i>Officer Comments:</i></b>
Amend condition 12 as follows: 2.b Cycle Storage for 9 bicycles (which shall be covered and secure) 2.d Car Parking Layouts for 12 car (including disabled parking and 1 parking space served by an electrical vehicle charging point)	For clarity.
Add standard imported soils condition	To ensure imported soils are not contaminated.
Add standard Lifetime Homes condition	It is noted that the access officers comments within the committee report raise minor issues regarding aspects of internal layouts and fitting. These issues can be addressed at the building design stage and subject to a Lifetime Homes condition the proposal would necessarily comply with all relevant standards.

<b>Item: 10 Page: 47</b>	<b>Location: 51 &amp; 53 Pembroke Road</b>
<b><i>Amendments/Additional Information:</i></b>	<b><i>Officer Comments:</i></b>
Amend condition 13 add additional paragraph  Two parking spaces shall be allocated for the sole use of the occupiers and visitors of each residential units hereby approved for the life of the development and shall be used for no other purpose.	For clarity.
Add standard Lifetime Homes condition	To ensure the development complies with Lifetime Homes standards.

<b>Item: 11 Page: 75</b>	<b>Location: 13 and land forming part of 13 Linksway</b>
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<b><i>Amendments/Additional Information:</i></b>	<b><i>Officer Comments:</i></b>
P. 75 paragraph two replace '53509/APP/2008' with '53509/APP/2008/1787'.	To correct a typographical error.
Add standard Lifetime Homes condition	To ensure the development complies with Lifetime Homes standards.

<b>Item: 13 Page: 107</b>	<b>Location: 10 Hillside Rise</b>
<b><i>Amendments/Additional Information:</i></b>	<b><i>Officer Comments:</i></b>
An additional piece of correspondence from an objector has been received which largely restates concerns already noted in the committee report.  The correspondence requests that members defer the item and undertake a site visit.	The correspondence is noted.

<b>Item: 14 Page: 121</b>	<b>Location: The Ferns, Withy Lane Ruislip</b>
<b><i>Amendments/Additional Information:</i></b>	<b><i>Officer Comments:</i></b>

<p>Planning permission is sought to demolish an industrial building and to erect a pair of two bedroom, semi detached houses.</p> <p>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.</p> <p>The Design &amp; Access Statement reports that the design would meet the needs of disabled people, The document refers to the level access thresholds, and further states that the houses would otherwise be compliant with Approved Document M to the Building Regulations. Three standard dimensioned car parking spaces are proposed. Whilst the development is said to be capable of meeting the Lifetime Home Standards, the plans as presented fall below the standards required at the planning stage, and the following observation should be referred to the applicant in order that revised plans can be submitted:</p> <ol style="list-style-type: none"> <li>1. Details of level access to and into the proposed dwellings 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.</li> <li>2. A minimum of one bathroom on the first floor, in each dwellinghouse, 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.</li> </ol> <p>Conclusion: revised plans should be requested as a prerequisite to any planning approval.</p>	<p>The access Officers comments are noted, however the two issues raised are minor and are clearly capable of being addressed at the design stage of the development.</p> <p>Subject to a condition to ensure compliance with Lifetime Homes (as set out within the officers recommendation) the development would comply with the necessary standards.</p>