

Report of the Head of Planning, Sport and Green Spaces

Address 32 CRANBOURNE ROAD NORTHWOOD

Development: 2 x two storey, 4-bed, dwellings with habitable roofspace and associated parking and amenity space involving installation of bin stores to front and demolition of existing dwelling

LBH Ref Nos: 31949/APP/2014/1197

Drawing Nos: Lifetimes Homes Statement
Demolition and Construction Management Plan
Design and Access Statement
CRAN32-13
CRAN32-14
CRAN32-15
CRAN32-16
CRAN32-12
CRAN32-1 Rev. A
CRAN32-2 Rev. A
CRAN32-3 Rev. A
CRAN32-4 Rev. A
CRAN32-5 Rev. A
CRAN32-6 Rev. A
CRAN32-7 Rev. A
CRAN32-8 Rev. A
CRAN32-9 Rev. A
CRAN32-10 Rev. A
CRAN32-11 Rev. A
EXCRAN32-1 Rev. A
EXCRAN32-2 Rev. A
EXCRAN32-3 Rev. A
EXCRAN32-4 Rev. A
EXCRAN32-5 Rev. A
JDDCR-E1
JDDCR-E2
JDDCR-E3
JDDCR-E4

Date Plans Received: 04/04/2014

Date(s) of Amendment(s):

Date Application Valid: 16/04/2014

1. SUMMARY

The proposal relates to the erection of a pair of semi-detached dwellings, involving the demolition of the existing bungalow on this site. 4 off-street parking spaces would be provided on the frontage, two for each dwelling. The application is a resubmission of a previously approved scheme reference 31949/APP/2010/2474, approved 22 December 2010. This permission is a significant consideration in the determination of this application.

It is considered that the new dwellings would retain sufficient gaps with the boundaries to either side and the design is considered to reflect that of the existing properties in the

street scene, including the size, shape, roof form and the proposed fenestration details. No objection has been raised by the Highway Engineer and therefore it is considered that the proposed on-site parking provision is acceptable.

The proposal is considered to be in-keeping with the appearance of the surrounding area and as such would comply with policies BE13 and BE19 of the Hillingdon Local Plan Part two UDP Saved Policies (November 2012) and advice contained the Supplementary Planning Documents HDAS: Residential Layouts and HDAS: Residential Extensions.

2. RECOMMENDATION

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

EITHER:

A)(1) That prior to the Council's Community Infrastructure Levy coming into force, the Council enters into an agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or other appropriate legislation to secure:

i) A contribution of £13,432 for capacity enhancements in local schools;

OR:

A)(2) That following the Council's Community Infrastructure Levy coming into force, 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.

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 CRAN32-1 Rev. A, CRAN32-2 Rev. A, CRAN32-3 Rev. A, CRAN32-4 Rev. A, CRAN32-5 Rev. A, CRAN32-6 Rev. A, CRAN32-7 Rev. A, CRAN32-8 Rev. A, CRAN32-9 Rev. A, CRAN32-10 Rev. A, CRAN32-11 Rev. A, CRAN32-12, CRAN32-13, CRAN32-14, CRAN32-15, CRAN32-16, Lifetimes Homes Statement, Demolition and Construction Management Plan and Design and Access Statement and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3 RES5 General compliance with supporting documentation

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

Brick details

Roof Tile Details

Refuse and Recycling Storage

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 2. Specify

4 RES13 Obscure Glazing

The windows facing 30 and 34 Cranbourne 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)

5 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 30 and 34 Cranbourne Road.

REASON

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

6 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)

7 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.

8 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.

9 RES18 Lifetime Homes/Wheelchair Units

All residential units within the development hereby approved shall be built in accordance with Lifetime Homes Standards as set out in the Council's Supplementary Planning Document HDAS: Accessible Hillingdon.

REASON

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

10 RES22 Parking Allocation

No unit hereby approved shall be occupied until the parking allocation hereby approved has been implemented. 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).

11 RES24 Secured by Design

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

REASON

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

12 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 Landscape Maintenance

2.a Landscape Maintenance Schedule for a minimum period of 5 years.

2.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.

3. Schedule for Implementation

4. Other

4.a Existing and proposed functional services above and below ground

4.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 and BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

INFORMATIVES

1 152 **Compulsory Informative (1)**

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

2 153 **Compulsory Informative (2)**

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

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals. Mix of housing units

H4	
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.3	(2011) Increasing housing supply
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 7.4	(2011) Local character
LPP 7.5	(2011) Public realm
LPP 7.6	(2011) Architecture

3 159 Councils Local Plan : Part 1 - Strategic Policies

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

4 147 Damage to Verge - 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).

5

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 £6,265 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

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 15 Party Walls

The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement

from, any adjoining owner, where the building owner proposes to:
carry out work to an existing party wall;
build on the boundary with a neighbouring property;
in some circumstances, carry out groundworks within 6 metres of an adjoining building.
Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Residents Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

8 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.

9 115 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.

3. CONSIDERATIONS

3.1 Site and Locality

The site is located on the south west side of Cranbourne Avenue and comprises a bungalow. The surrounding area is characterised predominantly by semi-detached dwellings, although there are examples of detached properties in the street scene. The locality is sloped, with the land rising up as you move through the street in a northwesterly direction, this is shown with a number of the semi-detached properties having a split ridge

line, in order to accommodate the changing levels. The existing site comprises a single storey detached property, of simple design with a hipped roof and attached garage to the side. To the front the area is mainly laid to hardstanding with two vehicular access points to the site. The application site lies within a developed area as identified in the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012).

3.2 Proposed Scheme

The application seeks planning permission to erect a pair of semi detached 4-bedroom properties. The dwellings would be identical, but handed. With each unit being 6m wide, and 11.1m deep, although 1m of this depth would comprise a single storey element to the rear. The dwellings would be finished with hipped roofs and rear facing dormer windows, 5.3m high at the eaves and 8.8m high at the ridge (average heights used due to differing ground levels). Each property would be provided with two parking spaces on the frontage.

3.3 Relevant Planning History

31949/82/0639 32 Cranbourne Road Northwood
Householder development - residential extension(P)

Decision: 09-06-1982 Approved

31949/APP/2010/2474 32 Cranbourne Road Northwood
Erection of 2, two storey, four-bedroom, semi- detached dwellings with habitable roofspace (involving demolition of existing dwelling.)

Decision: 23-12-2010 Approved

31949/APP/2011/965 32 Cranbourne Road Northwood
Repositioning of front door and ground floor windows on front elevations. Repositioning of door and windows on rear elevations. (Application for non-material amendment following grant of planning permission ref: 31949/APP/2010/2474 dated 23/12/2010; Erection of 2, two storey, four-bedroom, semi- detached dwellings with habitable roofspace (involving demolition of existing dwelling.)

Decision: 05-05-2011 Refused

Comment on Relevant Planning History

Planning permission was granted for the erection of 2, two storey, four-bedroom, semi-detached dwellings with habitable roofspace (involving demolition of existing dwelling) on 22 December 2010. The current application is an identical resubmission of this scheme.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.H1 (2012) Housing Growth

Part 2 Policies:

- AM7 Consideration of traffic generated by proposed developments.
- AM14 New development and car parking standards.
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE18 Design considerations - pedestrian security and safety
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.

- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

- H4 Mix of housing units
- HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

- LPP 3.3 (2011) Increasing housing supply
- LPP 3.4 (2011) Optimising housing potential
- LPP 3.5 (2011) Quality and design of housing developments
- LPP 3.8 (2011) Housing Choice
- LPP 7.4 (2011) Local character
- LPP 7.5 (2011) Public realm
- LPP 7.6 (2011) Architecture

5. Advertisement and Site Notice

- 5.1 Advertisement Expiry Date:- Not applicable
- 5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

7 letters were sent to local residents and the Residents Association on 22 April 2014 and the site notice was posted on 28 April 2014. No representations have been received.

Internal Consultees

Highways Officer:

The proposal provides 2 off street parking spaces per dwelling accessed off existing crossovers. No objections are raised on highway grounds.

Access Officer:

Planning permission is sought to demolish the existing property and erect two, four bedroom, semi-detached houses, each with two car parking spaces.

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 HDAS: 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 dwelling appears to be stepped, which would be contrary to 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 compliant with the Lifetime Home requirements. To this end, a minimum of 700mm should be provided to one side of the toilet pan, with 1100mm in front to any obstruction opposite.
3. A minimum of one bathroom 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 1100mm provided between the front edge of the toilet pan and a door or wall opposite.
4. To allow the entrance level WC and first floor bathroom to be used as a wet room in future, plans should indicate floor gulley drainage.
5. The plans should indicate the location of a future 'through the ceiling' wheelchair lift.

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

ADDITIONAL CONDITION

Level access shall be provided to and into the dwelling houses, designed in accordance with technical measurements and tolerances specified by Part M to the Building Regulations 2010 (2004 edition, incorporating 2010/13 amendments), and shall be retained in perpetuity.

REASON: to ensure adequate access for all, in accordance with London Plan policy 3.8, is achieved and maintained, and to ensure an appropriate standard of accessibility in accordance with the Building Regulations.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application site lies within an established residential area. Given its location within the developed area it is considered that the proposed development for a residential use is acceptable in principle and it is the scale and form of the development and its impact on the character and appearance of the area and adjoining properties which are matters for

consideration.

7.02 Density of the proposed development

Paragraph 4.1 of HDAS Residential Layouts specifies that in new developments numerical densities are considered to be more appropriate to larger sites and will not be used in the assessment of schemes of less than 10 units, such as this proposal. The key consideration is therefore whether the development sits comfortably within its environment rather than a consideration of the density of the proposal.

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

Policy BE22 states development of two or more stories should be set away a minimum of 1m from the side boundary for the full height of the building. This is to protect the character and appearance of the street scene and protect the gaps between properties, and the proposal is considered to comply with this advice showing distances of 1m to both side boundaries. Section 4.27 of the SPD Residential Layouts states, careful consideration should be given to building lines, and these should relate well to the existing street pattern, although in some instances varied building lines can achieve diversity and interest. The main frontage of the dwellings would form a fluid building line between the two properties to either side, although they would not protrude in front of either property, and in relation to their design it is considered that the proposed dwellings would reflect the design characteristics of the existing properties in the street, and would be of a similar size and shape, together with roof form, and fenestration details. The proposed materials are considered in keeping with the area and are acceptable. In addition the details of the proposed levels indicate that the development will not be harmful to the character of the area. Therefore, the proposal is considered to be in-keeping with the appearance of the surrounding area and would comply with policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012) and the Supplementary Planning Document HDAS: Residential Layouts.

With regard to the proposed frontage parking for the existing property. Section 4.37 of the SPD HDAS: Residential Layouts, states careful consideration should be given to the boundary treatment and the retention of mature and semi-mature trees, and that car parking at the front will not always be achievable, as a result of retaining and enhancing the local character of the area. There are no Tree Preservation Orders on, or close to, the site, nor does it fall within a designated Conservation Area. 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. No landscape features of merit will be removed as part of this proposal and some (minimal) indicative planting is proposed. However, HDAS (Residential extensions, chapter 11.2) recommends that, where parking space is increased in front gardens at least 25% of front garden space is retained for soft landscaping therefore subject to conditions relating to suitable drainage and the submission of a landscaping plan the proposal is considered to accord with Policy BE38 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012) and the Supplementary Planning Document HDAS: Residential Layouts.

7.08 Impact on neighbours

With regard to the impact of the amenities on the adjoining occupiers, Sections 4.9 of the SPD HDAS: Residential Layouts, in relation to new dwellings, states all residential

developments and amenity space should receive adequate daylight and sunlight, including habitable rooms and kitchens. The daylight and sunlight available to adjoining properties should be adequately protected. Where a two or more storey building abuts a property or its garden, adequate distance should be maintained to overcome possible overdomination, and 15m will be the minimum acceptable distance. This proposal would comply with this advice with over 22m to the rear boundary line. Furthermore, the proposed dwellings would use a similar front building line to the two properties to either side and whilst a deeper (2-storey) building line would be used at the rear, this would not compromise a 45 degree line of sight from any of the rear facing windows of the neighbouring properties (Nos. 30 and 34). As such, it is not considered a material loss of residential amenity would arise by loss of light or overdominance and the proposal would comply with Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012).

With regard to loss of privacy, the windows shown in the flank elevations at first floor level are to serve bathrooms and therefore are conditioned to be obscure glazed and non-opening to avoid any future overlooking concerns. Any ground floor openings could be dealt with by screen fencing on these boundaries. Therefore subject to conditions the proposal is not considered to result in a material loss of privacy and as such would comply with policy BE24 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012) and the SPD HDAS: Residential Layouts: Section 4.12.

7.09 Living conditions for future occupiers

Amenity Space

Policy BE23 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012) states that new residential buildings should provide or maintain external amenity space which is sufficient to protect the amenity of the occupants of the proposed and surrounding buildings and which is usable in terms of its shape and siting.

The adopted Supplementary Planning Document (SPD) HDAS: Residential Layouts requires a minimum of 100 sq metres of amenity space for a four bedroom house. The proposal provides approximately 160 sq metres of useable private amenity space, per unit, in the form of a rear garden, together with additional garden area to the side of the house and front. The proposed scheme thus meets the minimum requirements of amenity space for a four bedroom house.

Internal Floor Space

In terms of internal space standards and the quality of accommodation provided, the Hillingdon Design and Accessibility Statement (HDAS) Residential Layouts requires all new residential units to be built to lifetime home standards. Furthermore all units must comply with the minimum floor space standards as set out in the London Plan (July 2011). For a 2 storey 4 bed 6 person house the London Plan requires a minimum floor area of 107sq.m. The proposed houses would have a floor area of some 125 sq. metres which meets the standards of the London Plan.

Outlook

In terms of outlook for future residents, Policy BE21 seeks to ensure that new development would not have a significant loss of residential amenity, by reason of the siting, bulk and proximity of new buildings.

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

Accordingly the proposed scheme complies with policies BE21 and BE23 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012) and London Plan Policy 3.5.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The proposal shows 2 parking spaces are to be provided for each dwelling. No objection is raised by the Council's Highways Officer and it is considered that the proposal complies with policy AM14 Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012).

No objection is raised by the Highways Officer in relation to highway safety, as detailed above, subject to suitable planning conditions. Accordingly it is considered that the proposed development accords with Policy AM7 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012).

7.11 Urban design, access and security

Urban design and access are considered elsewhere in the report. The applicant has submitted, a Secured by Design Statement which meets the Council's guidance on such matters

7.12 Disabled access

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

The Council's Access Officer has raised issues however, it is considered that the proposed scheme is comparable to the approved scheme it also shows a level access to the front of the properties. When considering the previous application it was considered that the layout plans show the provision of WC facilities at ground floor which could be redesigned to accommodate disabled spaces in the future, should the need arise. With regard to the other requirements it is considered that a condition is added to any permission issued requiring the development to comply with lifetime homes standards. Therefore the proposal is considered to comply with Policy 3.8 of the London Plan and the Council's HDAS: Accessible Hillingdon

7.13 Provision of affordable & special needs housing

Not Applicable to this application.

7.14 Trees, Landscaping and Ecology

As confirmed on the previous planning application there are no tree preservation orders present on the site and the proposal is not harmful to any existing trees. A suitable landscaping condition would be imposed on the grant of planning permission.

7.15 Sustainable waste management

Not Applicable to this application.

7.16 Renewable energy / Sustainability

The application has not identified specific means of ensuring sustainability of the development. However, it is felt that the imposition of a suitable condition to require the scheme to meet code level 4 of the Code for Sustainable Homes would address this matter and ensure the proposal would meet the requirements of Policies 5.1, 5.2 and 5.3 of the London Plan (July 2011).

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

None received.

7.20 Planning Obligations

As the proposed scheme proposes more than 6 habitable rooms a contribution of £13,432 is required for education provision.

7.21 Expediency of enforcement action

Not Applicable to this application.

7.22 Other Issues

A CIL payment of £6,265 will be required.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

The requirement to have due regard to the above goals means that members should consider whether persons with particular protected characteristics would be affected by a proposal when compared to persons who do not share that protected characteristic. Where equalities issues arise, members should weigh up the equalities impact of the proposals against the other material considerations relating to the planning application. Equalities impacts are not necessarily decisive, but the objective of advancing equalities must be taken into account in weighing up the merits of an application. The weight to be given to any equalities issues is a matter for the decision maker to determine in all of the circumstances.

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

9. Observations of the Director of Finance

Not Applicable to this application.

10. CONCLUSION

The proposal relates to the erection of a pair of semi-detached dwellings, involving the demolition of the existing bungalow on this site. 4 off-street parking spaces would be provided on the frontage, two for each dwelling.

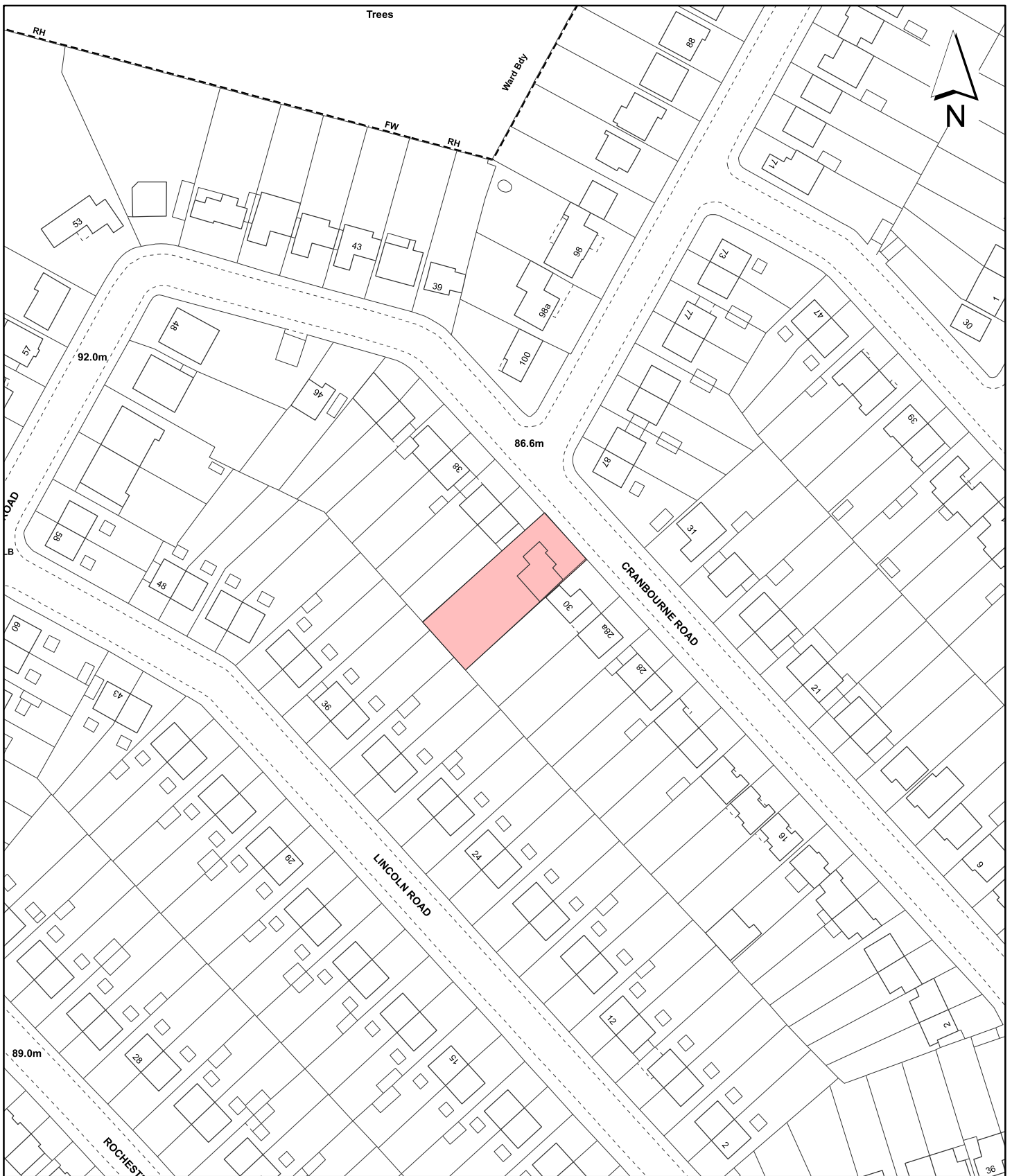
It is considered the new dwellings would retain sufficient gaps with the boundaries to either side and the design is considered to reflect that of the existing properties in the street scene, including the size, shape, roof form and the proposed fenestration details. No objection has been raised by the Highway Engineer and therefore it is considered that the proposed on-site parking provision is acceptable. The proposal is considered to be in-keeping with the appearance of the surrounding area and in light of the previous approval it would comply with policies BE13 and BE19 of the Hillingdon Local Plan Part Two - UDP Saved Policies (November 2012) and the Supplementary Planning Documents HDAS: Residential Layouts and HDAS: Residential Extensions.



11. Reference Documents

Hillingdon Local Plan Part 1 November 2012
Hillingdon Local Plan Part 2 Saved Polices November 2012
Accessible Hillingdon
HDAS: Residential Layouts
The London Plan (2011)
Supplementary Planning Guidance: Educational Facilities

Contact Officer: Mark Jones

Telephone No: 01895 250230



<p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).</p> <p>Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2014 Ordnance Survey 100019283</p>	<p>Site Address</p> <p align="center">32 Cranbourne Road Northwood</p>		<p align="center">LONDON BOROUGH OF HILLINGDON</p> <p align="center">Residents Services Planning Section</p> <p align="center">Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref: 31949/APP/2014/1197</p>	<p>Scale 1:1,250</p>	 <p align="center">HILLINGDON LONDON</p>
	<p>Planning Committee North</p>	<p>Date July 2014</p>	