

Report of the Head of Planning, Sport and Green Spaces

Address BOURNE COURT SITE BOURNE COURT RUISLIP

Development: Demolition of all existing single/two storey buildings including outbuildings within the site and construction of residential development comprising of 49 residential units and 64 car parking spaces and associated works

LBH Ref Nos: 11891/APP/2014/91

Drawing Nos: 2013/D91/P/06 Rev B
2013/D91/P/07 Rev B
2013/D91/P/08 Rev A
2013/D91/P/10 Rev B
2013/D91/P/11 Rev A
2013/D91/P/12 Rev A
2013/D91/P/15 Rev B
2013/D91/P/04 Rev B
2013/D91/P/17 Rev B
2013/D91/P/09 Rev B
2013/D91/P/14
2013/D91/P/01 Rev A
2013/D91/P/03
Energy Statement
Code for Sustainable Homes Pre-assessment
Letter from John McKenna re Affordable housing provision
2013/D91/P/13
2011/D89/P/02
2013/D91/P/05 Rev A
2013/D91/P/16 Rev B
Flood Risk Statement
Arboricultural Impact Survey
Design and Access Statement
Noise Exposure Assessment
Transport Statement

Date Plans Received: 10/01/2014 **Date(s) of Amendment(s):** 17/07/2014

Date Application Valid: 10/04/2014 13/01/2014
10/04/2014

1. SUMMARY

Planning permission is sought for the demolition of the existing buildings on the site and redevelopment of the site to provide a residential development containing 49 units (18 x 1 bed flats, 21 x 2 bed flats and 10 x 3 bed houses), and associated parking and ancillary works.

The development of this site is considered acceptable in principle and would achieve an acceptable appearance within the street scene, provide a suitable landscape setting, appropriate living conditions for future occupiers and have no undue unacceptable impacts on the amenity of nearby residential occupiers.

Subject to conditions and planning obligations the development would be acceptable in all other regards and 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 relevant conditions set out below:

A) That following 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. Highways: S278/S38 agreement may need to be entered into to secure highways works subject to comments from the Highways Officer.

ii. Affordable Housing: The scheme to deliver 35% as Affordable Housing via an off site provision on site known as Former The Bridge and Early Years Centre, Acol Crescent, Ruislip, Planning reference 65847/APP/2014/427.

iii. Construction Training: £2500 for every £1m build cost + Coordinator costs= $49/160 \times £71,675$ or in kind scheme

B) That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in preparation of the Section 106 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 S106 legal agreement has not been finalised before 03/09/2014, or such other date as agreed by the Head of Planning, Green Spaces and Culture, delegated authority be given to the Head of Planning, Green Spaces and Culture to refuse planning permission for the following reason:

'The applicant has failed to provide contributions towards the improvement of services and the environment as a consequence of demands created by the proposed development (in respect of affordable housing, transfer construction training and highways works). The proposal therefore conflicts with Policy R17 of the adopted Local Plan and the Council's Planning Obligations SPD.'

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 under Section 106 of the Town and Country Planning Act 1990 and other appropriate powers with the applicant.

F) That if the application is approved, the following conditions be imposed:

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:2013/D91/P/03; 2013/D91/P/14; 2013/D91/P/10 Rev B; 2013/D91/P/07 Rev B; 2013/D91/P/08 Rev A; 2013/D91/P/01 Rev A; 2011/D89/P/02; 2013/D91/P/04 Rev B; 2013/D91/P/17 Rev B; 2013/D91/P/05 Rev A; 2013/D91/P/16 Rev B; 2013/D91/P/09 Rev B; 2013/D91/P/13; 2013/D91/P/15 Rev B;2013/D91/P/12 Rev A; 2013/D91/P/11 Rev A; 2013/D91/P/06 Rev B 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:

- Sustainable Construction measures (Energy Statement and Code for Sustainable Homes Pre-assessment)
- Noise Mitigation measures (Noise Exposure Assessment)

Thereafter the development shall be retained/maintained in accordance with these details 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).

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 NONSC PV Panel details

Prior to commencement of development a roof plan showing the inclusion of photovoltaic panels as set out in the approved energy strategy shall be submitted to and approved in writing by the Local Planning Authority. Any variation on the amount or recommended placement must be suitably justified with alternative provisions for reducing the required amount of CO2 presented. The development must proceed in accordance with the approved scheme.

REASON

To ensure the development reduces CO2 in accordance with London Plan Policy 5.2.

7 NONSC Ecological Enhancement scheme

Prior to commencement of development an ecological enhancement scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly detail measures to promote and enhance wildlife opportunities within the landscaping and the fabric of the buildings. These shall include, living screens against walls of the development, bat and bird boxes, habitat walls and a range of plants to encourage and support wildlife. The scheme shall aim to include an area of land dedicated to wildlife habitat. The development must proceed in accordance with the approved scheme.

REASON

To ensure the development contributes to ecological enhancement in accordance with Policy EM7 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policy 7.28 of the London Plan.

8 RES8 Tree Protection

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

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

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

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

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

written consent of the Local Planning Authority.

REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy BE38 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

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

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

1. Details of Soft Landscaping
 - 1.a Planting plans (at not less than a scale of 1:100),
 - 1.b Written specification of planting and cultivation works to be undertaken,
 - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

2. Details of Hard Landscaping
 - 2.a Covered and Secure Refuse Storage
 - 2.b Covered and Secure Cycle Storage
 - 2.c Means of enclosure/boundary treatments for 40 bicycles
 - 2.d Car Parking Layouts for 64 cars (including demonstration that 3% of all parking spaces are served by electrical charging points)
 - 2.e Hard Surfacing Materials
 - 2.f External Lighting
 - 2.g Other structures

3. Living Walls and Roofs
 - 3.a Details of the inclusion of living walls and roofs
 - 3.b Justification as to why no part of the development can include living walls and roofs

4. Details of Landscape Maintenance
 - 4.a Landscape Maintenance Schedule for a minimum period of 5 years.
 - 4.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.

5. Schedule for Implementation

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

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

REASON

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

10 RES10 Tree to be retained

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

Remedial work should be carried out to BS 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.

11 RES15 Sustainable Water Management (changed from SUDS)

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 Flood Risk Assessment, produced by Water Environment dated 23rd October 2013 ref 13080 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 to greenfield run off rates 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).

12 RES16 Code for Sustainable Homes

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

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

REASON

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

13 RES18 Lifetime Homes/Wheelchair Units

All residential units within the development hereby approved shall be built in accordance with 'Lifetime Homes' Standards. Further 10% of the units hereby approved shall be designed and constructed to be fully wheelchair accessible or easily adaptable for residents who are wheelchair users, as set out in the Council's Supplementary Planning Document '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

14 RES24 Secured by Design

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

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the

Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with London Plan (July 2011) Policies 7.1 and 7.3.

15 RES26 Contaminated Land

(i) The development hereby permitted shall not commence until a scheme to deal with contamination has been submitted in accordance with the Supplementary Planning Guidance on Land Contamination and approved by the Local Planning Authority (LPA). The scheme shall include all of the following measures unless the LPA dispenses with any such requirement specifically and in writing:

(a) A desk-top study carried out by a competent person to characterise the site and provide information on the history of the site/surrounding area and to identify and evaluate all potential sources of contamination and impacts on land and water and all other identified receptors relevant to the site;

(b) A site investigation, including where relevant soil, soil gas, surface and groundwater sampling, together with the results of analysis and risk assessment shall be carried out by a suitably qualified and accredited consultant/contractor. The report should also clearly identify all risks, limitations and recommendations for remedial measures to make the site suitable for the proposed use.

(c) A written method statement providing details of the remediation scheme and how the completion of the remedial works will be verified shall be agreed in writing with the LPA prior to commencement.

(ii) If during development or works contamination not addressed in the submitted remediation scheme is identified, an addendum to the remediation scheme must be agreed with the LPA prior to implementation; and

(iii) Any soils imported to the site shall be tested and certified as free from contamination.

(iv) All works which form part of the remediation scheme shall be completed and a verification report submitted to the Council's Environmental Protection Unit before any part of the development is occupied or brought into use unless the LPA dispenses with any such requirement specifically and in writing.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy OE11 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

16 NONSC Imported soils

No contaminated soils or other materials shall be imported to the site. All imported soils for landscaping purposes shall be clean and free of contamination. Before any part of the development is occupied, all imported soils, or reused onsite topsoils shall be independently tested for chemical contamination, and the results of this testing shall be submitted and approved in writing by the Local Planning Authority. All soils used for gardens and/or landscaping purposes shall be clean and free of contamination.

Note: The Environmental Protection Unit (EPU) must be consulted for their advice when using this condition.

REASON: To ensure that the occupants of the development are not subject to any risks from soil contamination in accordance with policy OE11 of the Hillingdon Unitary

Development Plan Saved Policies (November 2012).

17 RES13 Obscure Glazing

The first and second floor windows in the south west elevation of both the houses and Block A shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

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

18 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 Canfield Drive to the south west.

REASON

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

19 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 and ensure adequate amenity space is retained for the units in accordance with policies BE13, BE21, BE23 and BE24 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

20 RES22 Parking Allocation

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

REASON

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan. (July 2011).

INFORMATIVES

1 I52 Compulsory Informative (1)

The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act

incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

2 I53 **Compulsory Informative (2)**

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

AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
LPP 3.10	(2011) Definition of affordable housing
LPP 3.11	(2011) Affordable housing targets
LPP 3.12	(2011) Negotiating affordable housing (in) on individual private residential and mixed-use schemes
LPP 3.13	(2011) Affordable housing thresholds
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.7	(2011) Large residential developments
LPP 5.13	(2011) Sustainable drainage
LPP 5.17	(2011) Waste capacity
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.21	(2011) Contaminated land
LPP 5.3	(2011) Sustainable design and construction
LPP 5.7	(2011) Renewable energy
LPP 5.8	(2011) Innovative energy technologies
LPP 6.3	(2011) Assessing effects of development on transport capacity
LPP 6.5	(2011) Funding Crossrail and other strategically important transport infrastructure

LPP 7.4	(2011) Local character
LPP 7.5	(2011) Public realm
LPP 7.6	(2011) Architecture
LPP 8.2	(2011) Planning obligations
LPP 8.3	(2011) Community infrastructure levy
NPPF	National Planning Policy Framework
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
R11	Proposals that involve the loss of land or buildings used for education, social, community and health services
SPD-NO	Noise Supplementary Planning Document, adopted April 2006
SPG-AQ	Air Quality Supplementary Planning Guidance, adopted May 2002

3 115 Control of Environmental Nuisance from Construction Work

Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.

D. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

4 12 Encroachment

You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.

5 121 Street Naming and Numbering

All proposed new street names must be notified to and approved by the Council. Building names and numbers, and proposed changes of street names must also be notified to the Council. For further information and advice, contact - The Street Naming and Numbering Officer, Planning & Community Services, 3 North Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250557).

6 I25A **The Party Wall etc. Act 1996**

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

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

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

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

7 I47 **Damage to Verge**

The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

8 I59 **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.

9

You are advised that the Local Planning Authority will expect balcony details submitted in compliance with condition 5 to provide an appropriate solution with regard to the appearance of the building overall, both with respect to screening items which might be on the balcony and the overall appearance of the building. Consideration should be given to these matters prior to submitting any details in respect of this condition.

10

In relation to condition 20 - Parking Allocation, you are advised to ensure that the parking provision includes 10% provision for disabled users, and 20% active and 20% passive electric charging points.

You are advised that the development hereby approved represents chargeable development under the Mayor's and Hillingdons Community Infrastructure Levy (CIL). At this time the Hillingdon CIL is estimated to be £271,795.00 and Mayoral CIL, £106,421.50, 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"

3. CONSIDERATIONS

3.1 Site and Locality

The site is located at the end of Bourne Court and has mixed use facilities occupied by Bourne Lodge Care Home for people with learning difficulties, Phoenix Day Centre for people with physical mobility and learning difficulties and the Wren Centre with a multipurpose hall and ancillary facilities used by MENCAP Charity Organisation.

Bourne Lodge Care Home closed a number of years ago due to outdated accommodation and facilities which failed to meet with the current care home space standards. The site has remained vacant since this time. The Phoenix and Wren Centres are due to be relocated to new facilities (Summer 2014) which are currently under construction.

The site is surrounded by residential, offices and commercial buildings. The site adjoins south west to the rear gardens of the residential units on Canfield Drive. These are a two storey block of terrace houses with pitched roofs. To the north west of the application site is the Odyssey Business Park, comprising office buildings and associated parking areas and commercial buildings to the north east, and to the south east are the flats on Bourne Court.

3.2 Proposed Scheme

This application seeks consent for the erection of 49 residential units. The units are proposed in the form of 18 x 1 bed flats, 21 x 2 bed flats and 10 x 3 bed dwellinghouses.

The design of the proposed development is based on a two and three storey 'U' shaped block with green flat roofs. The dwellinghouses are proposed to the rear of the site and are two storey buildings with garden areas to the rear. 64 car parking spaces are proposed in total for the site set around the courtyard to the site and accessed via Bourne Court.

3.3 Relevant Planning History

Comment on Relevant Planning History

There is no relevant planning history for this site.

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.CI1 (2012) Community Infrastructure Provision
- PT1.EM11 (2012) Sustainable Waste Management
- PT1.H1 (2012) Housing Growth
- PT1.H2 (2012) Affordable Housing

Part 2 Policies:

- AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -
 - (i) Dial-a-ride and mobility bus services
 - (ii) Shopmobility schemes
 - (iii) Convenient parking spaces
 - (iv) Design of road, footway, parking and pedestrian and street furniture schemes
- AM14 New development and car parking standards.
- AM15 Provision of reserved parking spaces for disabled persons
- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- BE13 New development must harmonise with the existing street scene.
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.

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

- LPP 3.10 (2011) Definition of affordable housing
- LPP 3.11 (2011) Affordable housing targets
- LPP 3.12 (2011) Negotiating affordable housing (in) on individual private residential and mixed-use schemes
- LPP 3.13 (2011) Affordable housing thresholds
- LPP 3.5 (2011) Quality and design of housing developments
- LPP 3.7 (2011) Large residential developments
- LPP 5.13 (2011) Sustainable drainage
- LPP 5.17 (2011) Waste capacity
- LPP 5.2 (2011) Minimising Carbon Dioxide Emissions
- LPP 5.21 (2011) Contaminated land

LPP 5.3	(2011) Sustainable design and construction
LPP 5.7	(2011) Renewable energy
LPP 5.8	(2011) Innovative energy technologies
LPP 6.3	(2011) Assessing effects of development on transport capacity
LPP 6.5	(2011) Funding Crossrail and other strategically important transport infrastructure
LPP 7.4	(2011) Local character
LPP 7.5	(2011) Public realm
LPP 7.6	(2011) Architecture
LPP 8.2	(2011) Planning obligations
LPP 8.3	(2011) Community infrastructure levy
NPPF	National Planning Policy Framework
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
R11	Proposals that involve the loss of land or buildings used for education, social, community and health services
SPD-NO	Noise Supplementary Planning Document, adopted April 2006
SPG-AQ	Air Quality Supplementary Planning Guidance, adopted May 2002

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **7th May 2014**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

166 residents were notified of the application and a site notice erected at the site which expired on the 7th May 2014.

8 letters of objection were received from this consultation which raised the following concerns:

1. Bourne Court and Station Approach are already heavily congested with traffic, this will worsen the situation;
2. Parking is already difficult and the parking provision proposed is insufficient and will result in an overspill of cars onto Bourne Crescent;
3. The development will affect the privacy and restrict the open view from existing houses on Canfield Drive;
4. Bungalows would be a better development for the site in terms of their height;
5. Scheme will result in an increase in road accidents as a result of increased traffic;
6. The combination of the Acol Crescent development and this site is too much for the area and will overload an already crowded area;
7. Number of additional residents will add pressure to the doctors and education which are already at capacity;
8. Turning onto Station Approach at peak and off peak times is already difficult and with more cars, this will back up onto Bourne Court;
9. Construction noise and dirt will be problematic for residents of Bourne Court.

LONDON UNDERGROUND

No comments to make on the application.

HEATHROW

No safeguarding objections.

NATS

No safeguarding objections.

Internal Consultees

ENVIRONMENTAL PROTECTION UNIT

Regarding the above planning application, as new sensitive receptors are being introduced to the site, and no information has been submitted with regard to land contamination the standard contaminated land condition and soils condition is advised.

No industrial uses were identified on site based on Ordnance Survey historical maps, however the site to the east indicates a number of unidentified 'works'.

RES26 - Contaminated Land

(i) The development hereby permitted shall not commence until a scheme to deal with contamination has been submitted in accordance with the Supplementary Planning Guidance Document on Land Contamination and approved by the Local Planning Authority (LPA). The scheme shall include all of the following measures unless the LPA dispenses with any such requirement specifically and in writing:

(a) A desk-top study carried out by a competent person to characterise the site and provide information on the history of the site/surrounding area and to identify and evaluate all potential sources of contamination and impacts on land and water and all other identified receptors relevant to the site;

(b) A site investigation, including where relevant soil, soil gas, surface and groundwater sampling, together with the results of analysis and risk assessment shall be carried out by a suitably qualified and accredited consultant/contractor. The report should also clearly identify all risks, limitations and recommendations for remedial measures to make the site suitable for the proposed use; and

(c) A written method statement providing details of the remediation scheme and how the completion of the remedial works will be verified shall be agreed in writing with the LPA prior to commencement, along with details of a watching brief to address undiscovered contamination.

(ii) If during development works contamination not addressed in the submitted remediation scheme is identified, the updated watching brief shall be submitted and an addendum to the remediation scheme shall be agreed with the LPA prior to implementation; and

(iii) All works which form part of the remediation scheme shall be completed and a comprehensive verification report shall be submitted to the Council's Environmental Protection Unit before any part of the development is occupied or brought into use unless the LPA dispenses with any such requirement specifically and in writing.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

Imported Materials Condition

No contaminated soils or other materials shall be imported to the site. All imported soils for

landscaping purposes shall be clean and free of contamination. Before any part of the development is occupied, all imported soils, or reused onsite topsoils shall be independently tested for chemical contamination, and the results of this testing shall be submitted and approved in writing by the Local Planning Authority. All soils used for gardens and/or landscaping purposes shall be clean and free of contamination.

Note: The Environmental Protection Unit (EPU) must be consulted for their advice when using this condition.

REASON: To ensure that the occupants of the development are not subject to any risks from soil contamination in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (November 2012).

HIGHWAYS

The development is for the demolition of three existing buildings and the construction of 39 apartments and 10 houses within the site. As part of the proposals 64 car and 40 cycle parking spaces will be provided that will be allocated to residents of the proposed apartments. Access will be provided from directly from Bourne Court via the existing site access.

In order to assess the development, a Transport Statement (TS) has been submitted, which has considered the car and cycle parking provision within the site that will serve the proposals. This has demonstrated that the proposed parking provision is in accordance with the councils parking standards.

In addition, the TS has considered the likely vehicle trips associated with the existing and proposed uses at the site, which has been based, in part, on site observations and by comparing sample sites selected from within the TRAVL Database. However, no evidence has been submitted to support the existing traffic generation at the site and the specific details of the selected sample sites from within the TRAVL Database have not been provided. Nevertheless, given the existing uses at the site and the scale of the proposed development, the future trips associated with the development are unlikely to have a material impact along the adjacent highway network.

Furthermore, the TS, has undertaken an analysis of accidents along the adjacent highway network, along Station Approach and adjoining roads for a five year period, ending June 2013. As a result, it has been demonstrated that there are no established patterns identifying specific road safety issues within the immediate area of the site.

Therefore, provided that the details below are made conditional to the planning consent, the development proposals are not considered contrary to the policies of the adopted Hillingdon Local Plan, 2012, Part 2 and an objection is not raised in relation to the highway or transportation aspect of the development.

Conditions:

The parking provision within the site shall include a 10% allocation for disabled users, which shall be provided before first occupation of the development.

The parking provision within the site shall include 20% active and 20% passive electric charging points, which shall be provided before first occupation of the development.

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

A Traffic Management plan is required to be submitted and approved in writing by the LPA prior to commencement of any works at the site. The Traffic Management plan shall provide the details in

relation to access (vehicular and pedestrian) and the parking provision for contracting staff and the delivery of materials' during construction.

CONSERVATION

No objection in principle to the redevelopment of this site, there are a couple of design points:
Can the roofs of blocks A and B be enclosed with a more visually permeable enclosure - screen or handrail? As shown, the solid metal panels look very bulky at roof level. On a building of this type, being able to see the PVs at roof level is unlikely to detract from the overall appearance of the structure.

We suggest that the central pair of houses is given a different frontage treatment, or an additional design feature, to act as a focal point when viewed from the south and also to add more visual interest to the street frontage.

OFFICER COMMENTS:

The plans have been amended to reduce the height Blocks A and B, and thus the metal panels. This is considered to reduce the bulk at this level which the conservation officer considers acceptable.

Having regard to the surrounding area and the siting of the proposed dwellings, as these do not appear highly prominent in the area and in their current form, imitate the design and scale of housing within the immediate area, it was not considered necessary to ask for the central dwellings to be given a different frontage treatment. The materials and design of the buildings were considered acceptable in the form presented.

WASTE

I would make the following comments on the above application regarding waste management.

a) I would estimate the total weekly waste arising from the scheme would be 7,700 litres
Given such the number of bulk bins (1,100 litre capacity) required = 7

The above is a minimum figure and is based on the houses using the bulk bins in addition to the occupiers of the flats.

There are 8 bulk bins shown on the plan which is sufficient. Initially all bulk bins on site would be for residual waste; then some of these could be exchanged for recycling at a latter date, or an additional recycling bins added.

b) The bin enclosures must be built to ensure there is at least 150 mm clearance in between the bulk bins and the walls of storage area. The size and shape of the bin enclosures must also allow good access to bins by residents.

c) Arrangements should be made for the cleansing of the bin stores with water and disinfectant. A hose union tap should be installed for the water supply. Drainage should be by means of trapped gully connected to the foul sewer. The floor of the bin store area should have a suitable fall (no greater than 1:20) towards the drainage points.

d) The material used for the floor should be 100 mm thick to withstand the weight of the bulk bins. Ideally the walls of the bin storage areas should be made of a material that has a fire resistance of one hour when tested in accordance with BS 472-61.

e) The gate / door of the bin stores need to be made of metal, hardwood, or metal clad softwood and ideally have fire resistance of 30 minutes when tested to BS 476-22. The door frame should be rebated into the opening. Again the doorway should allow clearance of 150 mm either side of the

bin when it is being moved for collection. The door(s) should have a latch or other mechanism to hold them open when the bins are being moved in and out of the chamber.

f) The collectors should not have to cart a 1,100 litre bulk bin more than 10 metres from the point of storage to the collection vehicle (BS 5906 standard).

g) The gradient of any path that the bulk bins have to be moved on should ideally be no more than 1:20, with a width of at least 2 metres. The surface should be smooth. If the storage area is raised above the area where the collection vehicle parks, then a dropped kerb is needed to safely move the bin to level of the collection vehicle.

j) The vehicle carriageway must be able to withstand the load of a 26 tonne refuse collection vehicle and have a swept path sufficient for a 10.5 metre vehicle.

The client for the building work should ensure that the contractor complies with the Duty of Care requirements, created by Section 33 and 34 of the Environmental Protection Act.

FLOOD MANAGEMENT

The Flood Risk Assessment demonstrates that surface water will be attenuated to green field run off rates, reducing flood risk to the surrounding area which is important as there are often localised flooding issues on station approach.

Therefore I request the following condition to ensure those proposals are implemented:

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 Flood Risk Assessment, produced by Water Environment dated 23rd October 2013 ref 13080 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 to greenfield run off rates 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).

TREES

Landscape and character context:

The site is situated at the end of Bourne Court to the north of Station Approach. The site is occupied by several buildings including a former care home (now closed and redundant due to outdated accommodation and facilities), the Phoenix Day Centre and the Wren Centre (a multi-purpose hall) - both of which are to be re-located to a new site.

The site contains many trees/tall hedges which are a distinctive feature in the area. There are no Tree Preservation Orders or Conservation Area designations affecting trees on, or close to, the site.

Proposal:

The proposal is to demolish all of the existing single/two-storey buildings, including outbuildings, within the site and construct a residential development comprising 49 residential units and 64 car parking spaces and associated works. (Amended description regarding number of units.)

Landscape considerations:

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.

- Section 8.0 of the D&AS briefly describes the landscape proposals, with reference to drawing No. 2013/D91/P/04.
- 15No. individual specimens have been assessed and 5No. Leyland hedges.
- There are no 'A' category trees. There are 14No. 'B' category trees whose condition and value should normally be considered for retention as part of a new development. The remaining tree is a 'C' category which is not normally regarded as a constraint on development.
- Of the hedges, 4No. are 'B' category and one is 'C'.
- Trees recommended for removal to facilitate the development include all five hedges (H1,H2,H3,H4 and H5)and trees T2, T3, T4, T9.
- The report recommends that the remaining trees could be retained subject to selective tree surgery and appropriate Tree Protection Plans and Arboricultural Method Statements designed to safeguard the root protection areas (RPA's) during all demolition and construction works.
- Drawing No. 2013/D91/P/04 Proposed Site Plan, shows the existing/retained 'B' quality trees. Most of the retained trees are on the site boundaries and include a range of species, including T8 Birch, T10 Leyland Cypress, T12 Silver Maple, T13 Bean Tree, T14 Cider Gum and T15 Pillar Apple.
- In addition to the retained trees, the site masterplan/layout has space and opportunity to plant at least 30No. replacement trees as part of a comprehensive landscape proposal.
- Trees and soft landscaped areas have been used to good effect to reduce the impact of the car parking spaces.
- If the application is recommended for approval, landscape conditions should be imposed to ensure that the proposals preserve and enhance the character and local distinctiveness of the surrounding natural and built environment.

RECOMMENDATIONS:

No objection, subject to the above observations and conditions requiring an updated Tree Survey to include Tree Strategy / Constraints Plan/Tree Protection Plan/Arboricultural Method Statement and conditions RES6, RES7, RES8, RES9 (parts 1,2,4,5,4 and 6), RES10.

ACCESS

The site is located at the end of Bourne Court which was formerly occupied by Bourne Lodge Care Home until it closed some years ago. It is understood that the site is currently home to the Phoenix Day Centre and Wren Centre until they relocate to their new premises in summer 2014.

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.

It is stated within the Design & Access Statement that six of the 64 car parking spaces would comply with Part M of the Building Regulations. It is further stated that all access controls, footpaths, and approaches at entrances/exits are accessible in accordance S8300:2009+A1 2010.

Blocks A and B would provide two wheelchair accessible flats on the ground floor, in addition to one wheelchair accessible semi-detached house. The Design & Access Statement states that a 13 person lift would be provided within the blocks of flats, and further confirms that the bathrooms and shower rooms would be configured to meet the Lifetime Home Standards.

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. Should it not be possible, due to topographical constraints, to achieve level access, it would be preferable to gently slope (maximum gradient 1:21) the pathway leading to the ground floor entrance door.

2.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.

3.The scheme does not include provision of a downstairs WC compliant with the Lifetime Home requirements. To this end, a minimum of 700 mm should be provided to one side of the toilet pan, with 1100 mm in front to any obstruction opposite.

4.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 1100 mm provided between the front edge of the toilet pan and a door or wall opposite.

5.To allow the entrance level WC and first floor bathroom to be used as a wet room in future, plans should indicate floor gully drainage.

6.The plans should indicate the location of a future 'through the ceiling' wheelchair lift.

Conclusion: Acceptable.

S106 OFFICER

Proposal

10 x 3 bed houses

19 x 1 bed flats

20 x 2 bed flats

Resulting population: 88.79

Heads of Terms sought

1. S278/S38 for highways works

2. Affordable Housing: provided on Adjacent site - planning permission ref: 65847/APP/2014/427

3. Construction Training: £2500 for every £1m build cost + Coordinator costs= 49/160 x £71,675 or in kind scheme

4. Project Management & Monitoring: 5% of total cash contributions.

SUSTAINABILITY OFFICER

I have no objections to the proposed development subject to the following conditions:

ENERGY COMMENTS

The development suitably demonstrates a 40% reduction in CO2 largely through the use of PV panels. Therefore the development must be constructed in accordance with the approved energy strategy with the only the following energy condition required:

Prior to commencement of development a roof plan showing the inclusion of photovoltaic panels as set out in the approved energy strategy shall be submitted to and approved in writing by the Local Planning Authority. Any variation on the amount or recommended placement must be suitably justified with alternative provisions for reducing the required amount of CO2 presented. The development must proceed in accordance with the approved scheme.

Reason

To ensure the development reduces CO2 in accordance with London Plan Policy 5.2.

ECOLOGY COMMENTS

The proposed development results in the natural areas and although the site is unlikely to have significant value for wildlife, the national planning policy framework requires a net gain in biodiversity value. The general loss of wildlife value requires the final designs to demonstrate a net gain. The following condition is therefore necessary:

-Condition

Prior to commencement of development an ecological enhancement scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly detail measures to promote and enhance wildlife opportunities within the landscaping and the fabric of the buildings.

These shall include, living screens against walls of the development, bat and bird boxes, habitat walls and a range of plants to encourage and support wildlife. The scheme shall aim to include an area of land dedicated to wildlife habitat. The development must proceed in accordance with the approved scheme.

REASON

To ensure the development contributes to ecological enhancement in accordance with Policy EM7 (Local Plan) and Policy 7.28 of the London Plan.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site consists of three buildings used as a care home, day centre and hall used for

people with physical mobility and learning difficulties. Bourne Lodge Care Home for people with learning difficulties has been vacant for some time. The remaining two buildings to the west of the site are Phoenix Day Centre for people with physical mobility and learning difficulties and the Wren Centre with a multipurpose hall and ancillary facilities used by MENCAP Charity Organisation. Both users of these buildings are relocating to other premises within the borough, less than a kilometre from the current site.

Saved Policy R11 of the UDP is therefore considered relevant. This policy states:

The local planning authority will assess proposals which involve the loss of land or buildings used or whose last authorised use was for education, social, community and health services by taking into account whether:

(i) there is a reasonable possibility that refusal of permission for an alternative use would lead to the retention and continued use of the existing facility;

(ii) adequate accessible alternative provision is available to meet the foreseeable needs of the existing and potential users of the facility to be displaced;

(iii) the proposed alternative use accords with the other policies of this plan and contributes to its objectives

With regard to Saved Policy R11 (i) and (ii), the applicants have submitted a Planning Statement which provides a justification for the loss of the facilities from Bourne Court and the relocation of these elsewhere in the Borough. None of the current facilities that used the site are being displaced due to the proposed development.

Given the factors above, it is considered that the proposal satisfies the requirements of Policy R11 (i) and (ii).

With regard to Saved Policy R11 (iii), there is an identified need for additional housing within the borough. The proposed alternative use for the site supports the other policies in the UDP by providing much needed accommodation. No objections are therefore raised to the loss of the community use and redevelopment of the site for residential purposes.

7.02 Density of the proposed development

Policy 3.4 of the London Plan (2011) advises that Boroughs should ensure that development proposals achieve the highest possible intensity of use compatible with local context and the site's public transport accessibility. The London Plan provides a density matrix to establish a strategic framework for appropriate densities at different locations.

The site has a PTAL of 2 and is located within a suburban setting. The London Plan provides for a residential density between 50 - 95 u/ha and 150 - 250 hr/ha at an average of 2.7 - 3.0 hr/unit.

The proposed density for the site would be 291 hr/ha, which exceeds the London Plan requirements. However, given the predominance of one and two bedroom apartments, these being of an adequate size and standard for any future residents, and that good environmental conditions can be provided for surrounding and future occupiers, (issues of which are dealt with elsewhere in the report), the proposed density is considered appropriate in this case.

In terms of the number of units, the proposed density would be 70 units/ha, in line with the London Plan requirements.

Policies H4 and H5 seek to ensure a practicable mix of housing units are provided within residential schemes. One and two bedroom developments are encouraged within town centres, while larger family units are promoted elsewhere. In this case the scheme has been specifically designed to provide a mixture of units. As such, the proposed units are considered to be appropriate for their intended use and no objections are raised to the proposed mix.

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

There are no archaeological or historic issues associated with this site.

7.04 Airport safeguarding

Not applicable. There is no requirement to consult the aerodrome safeguarding authorities on this application.

7.05 Impact on the green belt

Not applicable. There is no green belt land within the vicinity of the site.

7.07 Impact on the character & appearance of the area

Policies BE13 and BE19 seek to ensure that new development complements or improves the character and amenity of the area, whilst Policy BE38 seeks the retention of topographical and landscape features and provision of new planting and landscaping in development proposals. The scale, bulk and siting of buildings are key determinants in ensuring that the amenity and character of established residential areas are not compromised by new development.

The flat units would be accommodated within a roughly U shaped building located at the entrance to the application site. The south eastern part of the building would be three storeys in height with a shallow pitched and flat roof. This would step down to a smaller two storey element with a flat roof as the building extends northwards into the site. The dwellinghouses sited adjacent to the northern boundary of the application site would step down further in height, and a row of two storey hipped roofed buildings are proposed along the rear boundary.

The layout of the buildings within the plot has attempted to follow the predominant building lines and scale of the surrounding buildings. The flats located along the frontage, continue the front building line of the adjacent three storey flats along Bourne Court, and maintain the visual gap from Station Approach. In respect of the dwellinghouses proposed to the rear, the siting of these buildings within the plot is considered acceptable and to not present a cramped form of development.

The surrounding area consists of buildings which vary in scale from single to three storey buildings. The proposed buildings have been designed so that the bulk of the height of the building remains to the southern part of the site, adjacent to the three storey flats within Bourne Court. The scale, height and massing of the buildings decreases as the buildings extend into the site. Whilst it is acknowledged that the replacement buildings are significantly larger than the existing buildings within the site, it is not considered that the overall height, scale and siting of the buildings is such that this would appear out of character with the surrounding buildings, or dominate the setting to an unacceptable degree. The overall scale and massing of both the flats and dwellinghouses are comparable to the other buildings within the surrounding area and would not appear out of character or incongruous in their setting.

In terms of the detailed design of the buildings, it is noted that in the surrounding area, there are a mix of building styles and designs. The buildings have drawn on features of these surrounding buildings, with the hipped roofs, building heights and detailed design.

In terms of the materials, the dwellinghouses to the rear will be covered with Marley Ecologic Ludlow Major tiles, which are of a similar colour and appearance to the buildings within Bourne Court and fronting Station Approach. The bricks to be used in the construction of the houses and flats are Windsor by Ibstock, which are similar in colour and appearance to the buildings within the surrounding area. Conditions are recommended to ensure the final materials are acceptable within the area.

The buildings at the entrance to Bourne Court are to be constructed out of brickwork with Trespa panels covering the parapet walls and entrance/staircase core of both buildings. These panels will be in Anthrocite Grey colour. No objection is raised to this design approach, which is considered acceptable in the context of the site and surroundings.

The car parking layout is considered acceptable in its location and is interspersed with soft landscaping. The layout is considered acceptable and to not detract from the design and layout of the site.

It is considered that overall the scheme would have an acceptable appearance within the street scene. As such, the development is considered to comply with Policies BE13 and BE19.

7.08 Impact on neighbours

OUTLOOK

Policy BE21 of the Unitary Development Plan Saved Policies states that planning permission will not be granted for new development, which by reason of its siting, bulk and proximity, would result in a significant loss of residential amenity of established residential areas. The Council's Supplementary Planning Document HDAS: Residential Layouts states that where a two or more storey building abuts a property or its garden, adequate distance should be maintained to overcome possible over domination. The distance provided will be dependent on the bulk and size of the building but generally 15m would be the minimum acceptable separation distance.

A distance of around 24 -39 metres is maintained between the proposed building and the rear elevations of the properties on with Canfield Drive to the west of the application site. Given the separation distances, design and layout of the building, and varying height, the scheme is not considered to appear unduly dominant or overbearing when viewed from the garden areas of these properties, nor affect their outlook to an unacceptable degree

With regard to the impact of the proposed development on occupiers to the south, the three storey element of the proposed building and the adjacent Bourne Court is separated by approximately 12m. The layout of the development is such that the building falls outside the 45 degree angle of vision from the rear windows of that block. There are no windows in the flank elevation of Bourne Court facing the application site. It is therefore considered that the proposal would not result in an over dominant form of development which would detract from the amenities of neighbouring occupiers, in compliance with Saved Policy BE21 of the UDP and relevant design guidance.

To the north and east of the site are commercial properties and given the nature of these sites, no objection is raised in terms of loss of outlook.

DAYLIGHT/SUNLIGHT

Policy BE20 of the Unitary Development Plan Saved Policies states that the Local Planning Authority will seek to ensure that buildings are laid out so that adequate daylight, sunlight and amenities of existing houses are safeguarded. Saved Policy BE21 states that planning permission will not be granted for new development, which by reason of its siting, bulk and proximity, would result in a significant loss of residential amenity of established residential areas.

The supporting text to saved Policies BE20 and BE21 states 'that while some proposals of substantial width, height and depth, may not cause loss of amenity by reason of daylight or sunlight, these may nonetheless still be over-dominant in relation to the adjoining property and/or its private amenity space. This in turn can result in a depressing outlook detracting from residential amenity'.

In respect of the properties on Canfield Drive, it is not considered that the proposal would result in a direct loss of daylight or sunlight to these occupiers. The distance of the buildings from these properties, layout and overall design, are not considered to give rise to unacceptable levels of overshadowing to the garden areas.

Having regard to the relationship of the proposed building with Bourne Court it is considered that there will be no loss of direct sunlight to any of the habitable windows serving Bourne Court as a result of the development.

It is also considered given its layout, that there will be a good level of day lighting for the proposed development. The proposal is therefore considered to be consistent with Policy BE20 of the Hillingdon Unitary Development Plan Part Two - Saved Policies UDP (November 2012).

PRIVACY

Policy BE24 of the UDP Saved Policies September 2007 seeks to ensure that the design of new buildings protects the privacy of the occupiers and their neighbours. The supporting text to this policy states that 'the protection of privacy, particularly of habitable rooms (including kitchens) and external private amenity space is an important feature of residential amenity'.

The Council's SPD also provides further guidance in respect of privacy, stating in particular that the distance between habitable room windows should not be less than 21m and at paragraph 4.12 states that 'new residential development should be designed so as to ensure adequate privacy for its occupants and that of the adjoining residential property from windows above ground floor, an angle of 45 degrees each side of the normal is assumed in determining facing, overlooking distances. This requirement has been adhered to so as to respect the residential amenity of existing residents.

To the rear of the proposed building, a minimum distance of 23 metres is maintained from the first and second floor windows to the sensitive part of the private amenity area adjacent to the back doors of the properties in Canfield Drive. Windows are proposed in the elevations of the houses and flats, however in all cases, these serve circulation areas or bathrooms, and given such, it would not be unreasonable for the Council to ensure that these windows are obscurely glazed and non opening to a specified height, by way of a condition to protect the privacy of surrounding occupants. Conditions could also ensure adequate screening is provided to any balconies, particularly those on block A, which offer

views to the west.

With regards to the impact on the residents of Bourne Court, the scheme by reason of its siting, gaps between the buildings and orientation to the windows in this block of flats, is not considered to give rise to unacceptable levels of overlooking.

Overall, the proposal is not considered to result in unacceptable levels of overlooking or loss of privacy to surrounding residents. The proposal is therefore considered to be consistent with Saved Policy BE24 of the Hillingdon Unitary Development Plan Part Two - Saved Policies UDP (November 2012).

7.09 Living conditions for future occupiers

All units comply with the Council's SPD and London Plan standards for minimum internal floor areas. With the one bedroom units ranging between 50sqm - 56sqm, and the two bedroom units providing 73sqm. The houses propose an internal floor area of 82sqm, which again meets the Council's SPD and London Plan standards. It is therefore considered that the proposed units would provide adequate internal floorspace.

Policy BE23 of the Unitary Development Plan Saved Policies September 2007 requires the provision of external amenity space which is sufficient to protect the amenity of the development and surrounding buildings and which is usable in terms of its shape and siting, for future occupiers. For one bedroom flats a minimum 20sqm per unit should be provided and for two bedroom flats a minimum of 25sqm per unit should be provided. In accordance with this standard, a total of 880sqm of amenity space is required.

The application identifies two communal amenity areas comprising 382sqm for Block B and 442sqm for Block A of shared amenity space. In addition, private gardens/balconies serving the flats totalling 318sqm are also provided. The amenity space provision is therefore in excess of the SPD requirements. It is proposed that the houses have garden areas varying in size from 70-200sqm in size. The gardens exceed the Council's requirements, and propose private spaces for each house.

Overall, it is considered that the proposed development would provide good living conditions for all of the proposed units in accordance with Policies BE23, BE24, OE1 and OE5 of the UDP, the SPD HDAS: Residential Layouts and the provisions of the London Plan.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

ACCESS

Vehicular and pedestrian access to the new development will utilise the existing entrance via Bourne Court.

Bin storage locations are shown within the blocks. The refuse stores are located a convenient distance from the residential units they serve and appropriate distance from the public highway to enable collection on waste days. The refuse storage for the houses is proposed within the rear gardens for each, and the houses have a side access allow occupiers to bring the bins to the front on collection days.

Overall, the Highway Engineer raises no objections to the access arrangements, and it is considered that adequate vehicular access to the site can be provided, and highway and pedestrian safety would not be prejudiced, in compliance with Policy AM7 of the Hillingdon Unitary Development Plan Part Two - Saved Policies UDP (November 2012).

PARKING

The development is for the demolition of existing buildings within the site and the construction of 19 x 1 bedroom and 20 x 2 bedroom apartments and 10 x 3 bed houses that will be allocated. 64 car parking spaces are provided in total, 19 for the 1 bed units, and 45 for the 2 and 3 bed units (6 of these will be disabled). The Council's Highways Engineer has raised no objection to the level of car parking and has confirmed that all parking spaces would be of sufficient dimensions and usable. As such, it is considered that the application complies with UDP Saved Policies AM14 and AM15 of the Hillingdon Unitary Development Plan Part Two - Saved Policies UDP (November 2012).

The plans indicate that 64 cycle parking spaces are provided. No objection is raised to the location of the proposed storage and further details will be sought by condition of the detailed design and layout of this, to ensure that this is sufficient. Overall the development is considered to comply with Policy AM9 of the Hillingdon Unitary Development Plan Part Two - Saved Policies UDP (November 2012).

7.11 Urban design, access and security

- Urban Design

Issues relating to design are addressed in section 7.07 of this report.

- Access

Issues relating to access are addressed in section 7.12 of this report.

- Security

The applicant's Design and Access Statement confirms that following pre-application discussions with the Metropolitan Police Crime Prevention Design Advisor, a number of security measures have been incorporated into the scheme, including provision of secure boundary treatment, lighting of common areas, secure cycle storage, etc. Should approval be granted a condition would be attached to ensure that the development meets the Metropolitan Police's 'Secured by Design' criteria.

7.12 Disabled access

The applicant's Design and Access Statement confirms that the development would fully comply with the requirements of BS 8300:2009: +A1:2010 and Part M of the Building Regulations.

Subject to appropriate conditions securing compliance with Lifetime Homes standards it is considered that the development would achieve an appropriate level of accessibility.

7.13 Provision of affordable & special needs housing

Policy H2 of the Hillingdon Local Plan: Part One seeks to ensure that 35% of all new units are delivered as Affordable Housing. In the context of this site, this would equate to 28 of the units being delivered as such.

Discussions have agreed that the affordable housing requirement for this site, can be met with off site provision on the adjoining site known as Acol Crescent. This site gained planning permission under reference 65847/APP/2014/427 for the redevelopment of the site to provide a residential block containing 28 units for social and supported housing, including parking and ancillary works (involving demolition of existing buildings). The scheme at Acol Crescent provided 100% affordable housing and meets the requirement of the Bourne Court application site.

A legal agreement will ensure that this off site provision is secured against the application site, and subject to this, the scheme is considered acceptable on such grounds.

7.14 Trees, landscaping and Ecology

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.

The details submitted indicate that there are no 'A' category trees, there are 14No. 'B' category trees whose condition and value should normally be considered for retention as part of a new development. The remaining tree is a 'C' category which is not normally regarded as a constraint on development. Of the hedges, 4No. are 'B' category and one is 'C'.

The scheme proposes to removed 4 trees and all the hedges within the site. The remaining trees are to be retained subject to selective tree surgery and appropriate Tree Protection Plans and Arboricultural Method Statements designed to safeguard the root protection areas (RPA's) during all demolition and construction works.

In addition to the retained trees, the site plan indicates that there is space to plant at least 30No. replacement trees as part of a comprehensive landscape proposal. The landscaping proposed for the site is considered acceptable in the context and successfully softens and reduces the impact of the car parking spaces.

Subject to landscape conditions, the communal and other green spaces shown on the plans could all be landscapes which would give the development an appropriate appearance within the area, and provide a high quality environment for future occupiers. Accordingly, the development is considered to comply with Policy BE38 subject to landscaping conditions.

7.15 Sustainable waste management

The plans indicate that refuse storage facilities will be provided in a number of stores within the site. Subject to a condition the stores would provide for an appropriate appearance and are located in a convenient location for use by residents and for refuse collection.

7.16 Renewable energy / Sustainability

Policy 5.2 of the London Plan (July 2011) requires development proposals to make the fullest contribution possible to reducing carbon emissions. Major development schemes must be accompanied by an energy assessment to demonstrate how a 40% target reduction in carbon dioxide emissions will be achieved, where feasible.

In accordance with this policy the applicant has submitted an Energy Statement, which sets out a number of measures such as ensuring the building is well insulated, energy efficient lighting and the inclusion of photovoltaic panels to reduce energy demand. This ensures that the proposed scheme achieves a 46.5% reduction in carbon dioxide emissions on the site.

A Code for Sustainable Homes Pre-assessment has been received which confirms that the scheme will achieve Code Level 4.

Accordingly, subject to conditions indicating the final layout and design of the solar panels and Design Stage Code Assessment, the development would comply with Policy 5.2 of the London Plan.

7.17 Flooding or Drainage Issues

The site does not fall within a flood zone and no issues relating to flooding have been identified.

London Plan policy 5.13 states that development proposals should use sustainable urban drainage systems (SUDS) unless there are good reasons for not doing so. In accordance with this requirement a Sustainable Drainage System would be provided. The Council's Flood Water Management Officer has confirmed that the scheme meets national standards for design as surface water is restricted to reduce the run off from the site and, therefore no objections are raised subject to a condition, which seeks further information on the detailed design.

7.18 Noise or Air Quality Issues

There are not considered to be any noise or air quality issues associated with this development.

7.19 Comments on Public Consultations

The comments arising from the public consultation are addressed within the External Consultees section of this report, by way of condition or are not material planning considerations.

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 Community Infrastructure Levy Regulation 2010 (Regulations issued Pursuant to the 2008 Act) and the NPPF have put three tests on the use of planning obligations into law. It is unlawful (since 6th April 2010) to request planning obligations that do not meet the following tests:

- i. necessary to make the development acceptable in planning terms
- ii. directly related to the development, and
- iii. fairly and reasonable related in scale and kind to the development

The effect of the Regulations is that the Council must apply the tests much more strictly and is only to ask for planning obligations that are genuinely necessary and directly related to a development. Should planning obligations be requested that do not meet the policy tests the Council would have acted unlawfully and could be subject to a High Court challenge.

On the basis of the NPPF and the Community Infrastructure Levy Regulation 2010, it is only considered reasonable to request contributions towards the following:

Non-monetary contributions:

. Affordable Housing: The scheme to deliver 35% as Affordable Housing via an off site provision on site known as Former The Bridge and Early Years Centre, Acol Crescent, Ruislip, Planning reference 65847/APP/2014/427.

. S278/S38 for highways works

Monetary contributions:

. Construction Training: £2500 for every £1m build cost + Coordinator costs= 49/160 x £71,675 or in kind scheme

. Project Management & Monitoring: 5% of total cash contributions.

As the decision on the scheme will be issued after the 1st August 2014, the development will be liable for Hillingdons CIL, which would offset the requirement for certain planning obligations.

Discussions have been initiated in this respect, and the applicant has confirmed that they will ensure a signed legally binding legal agreement will be submitted to the Council pending approval of the current application.

The proposal would be liable also for the Mayor of London's CIL, as the scheme provides 49 new residential units. This would be collected by the Council after implementation (if permission were to be granted) and could be subject to surcharges for failure to assume liability, submit a commencement notice and late payment, or and indexation in line with the construction costs index.

7.21 Expediency of enforcement action

Not applicable to this application

7.22 Other Issues

There are no other issues to discuss in relation to this site.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

Members must be satisfied that any planning obligations to be secured by way of an agreement or undertaking pursuant to Section 106 of the Town and Country Planning Act

1990 are necessary to make the development acceptable in planning terms. The obligations must be directly related to the development and fairly and reasonably related to the scale and kind to the development (Regulation 122 of Community Infrastructure Levy 2010).

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

None

10. CONCLUSION

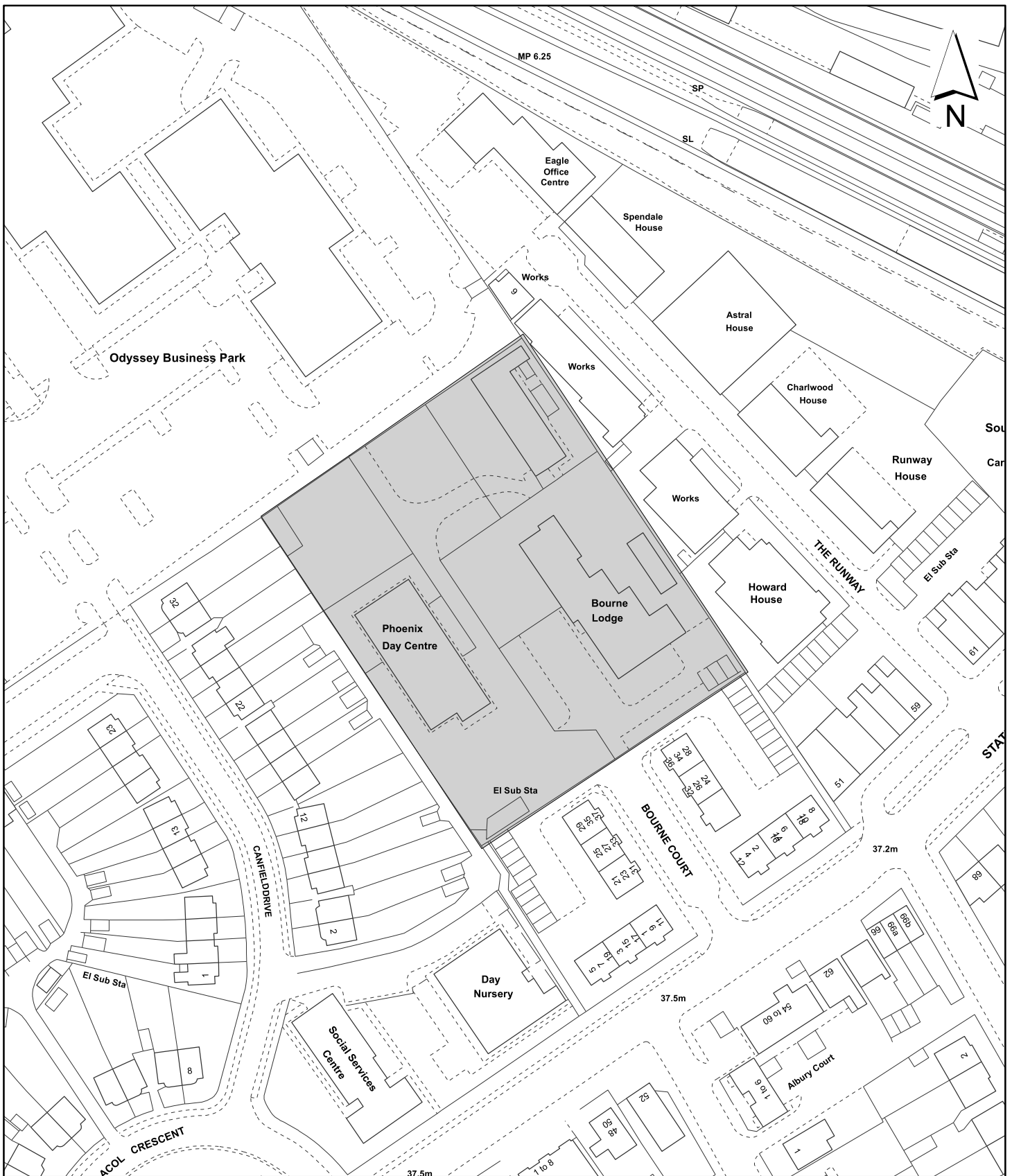
The proposed development by reason of its acceptable design, scale, size, siting and massing, is not considered to have a detrimental impact on the character, appearance and setting of the surrounding area. The scheme is considered acceptable on highway grounds and to provide a sufficient level of car parking for future residents. The proposed buildings are considered to be located a sufficient distance from neighbouring properties and of an acceptable design, that would not give rise to unacceptable amenity issues to the surrounding residential occupiers.

11. Reference Documents


Hillingdon Local Plan (November 2012);
The London Plan (July 2011);
National Planning Policy Framework;
Hillingdon Supplementary Planning Guidance: Noise;
Hillingdon Supplementary Planning Guidance: Noise Air Quality;
Hillingdon Design and Accessibility Statement: Residential Layouts (July 2006)
Hillingdon Design and Accessibility Statement: Accessible Hillingdon (January 2010)
GLA's Supplementary Planning Guidance - Housing;

Contact Officer: Charlotte Bath

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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). Unless the Act provides a relevant exception to copyright.

© Crown copyright and database rights 2014 Ordnance Survey 100019283

Site Address	
Bourne Court Site Bourne Court Ruislip	
Planning Application Ref:	Scale
11891/APP/2014/91	1:1,250
Planning Committee	Date
Major	August 2014

**LONDON BOROUGH
OF HILLINGDON**

**Residents Services
Planning Section**

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



HILLINGDON
LONDON