

Report of the Head of Planning, Sport and Green Spaces

Address 10-14 SWAN ROAD WEST DRAYTON

Development: Erection of a building comprising 15 flats with associated parking, cycle storage, amenity areas and landscaping (Involving demolition of existing buildings).

LBH Ref Nos: 60960/APP/2014/2698

Drawing Nos: Energy and Sustainability Statement
Tree Protection Plan
14/3329/2 Proposed Floor Plans
14/3329/3 Proposed Elevations
14/3329/4 Street Scene/Site Section
14/3329/5 Cycle Store
14/3329/6 Existing Plans & Elevations Nos 10, 12 & 14
Location Plan
Planning, Design and Access Statement
Transport Statement
Arboricultural and Planning Integration Report Ref: GHA/DS/19960:14
14/3329/1 Rev B Proposed Site Layout
SK02 Rev B Swept Path Analysis

Date Plans Received: 30/07/2014 **Date(s) of Amendment(s):** 30/07/2014
Date Application Valid: 30/07/2014 17/10/2014

1. SUMMARY

Planning permission is sought of the erection of a three storey block of flats comprising 15 two-bed units, associated parking, cycle storage, amenity areas and landscaping. The scheme involves the demolition of the three existing residential properties.

It is considered that the proposed scheme would not have a detrimental impact on the character of the surrounding area or on the residential amenity of future occupiers of the site or neighbouring properties.

The proposal complies with Policies AM7, AM14, BE13, BE19, BE23, BE24 and BE38 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and the Residential Layouts HDAS. It is therefore recommended that the proposed scheme is recommended for approval.

2. RECOMMENDATION

1. 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) 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:

1. Review Mechanism: The legal agreement shall provide for the Council to review the finances of the scheme at set times, so that subsequent changes in financial

variables, in particular an improvement in sales values, trigger an additional financial contribution to be agreed by legal officers, in which the shortfall in contributions regarding affordable housing are wholly or partly reimbursed to the Council, up to a cap of a policy compliant scheme.

2. Construction Training: A contribution (or in-kind scheme delivered) is required to address training during the construction phase of the development. If the obligation is to be delivered as a financial contribution then the amount is to be based on the following formula: £2,500 for every £1m build cost + £9,600 = total contribution.

3. Project Management and Monitoring Fee: A contribution equal to 5% of the total cash contributions is required to ensure the adequate management and monitoring of the resulting agreement.

B) That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in preparation of the legal agreement 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) If the Legal Agreement/s have not been finalised within 3 months, delegated authority be given to the Head of Planning, Sport and Green Spaces to refuse planning permission for the following reason:

"The applicant has failed to provide measures to mitigate the impacts of the development through enhancements to services and the environment necessary as a consequence of demands created by the proposed development in respect of affordable housing and construction training. The proposal therefore conflicts with Policy R17 of the Hillingdon Local Plan: Part Two - Saved UDP Policies'.

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 subject to any changes negotiated by the Head of Planning, Green Spaces and Culture prior to issuing the decision:

1 RES3 Time Limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990

2 RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans,

Location Plan
14/3329/1 Rev B Proposed Site Layout
14/3329/2 Proposed Floor Plans
14/3329/3 Proposed Elevations
14/3329/4 Street Scene/Site Section
14/3329/5 Cycle Store
14/3329/6 Existing Plans & Elevations Nos 10, 12 & 14
Tree Protection Plan
SK02 Rev B Swept Path Analysis

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

4 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 final method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.

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

5 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

1.d Landscape planting, set at least 2.4m from the rear ground floor flats, of sufficient height and density to prevent overlooking.

2. Details of Hard Landscaping

2.a Refuse Storage

2.b Cycle Storage

2.c Means of enclosure/boundary treatments

2.d Car Parking Layouts (including demonstration that 2 parking spaces are served by electrical charging points)

2.e Hard Surfacing Materials

2.f External Lighting

2.g Other structures (such as play equipment and furniture)

3. Details of Landscape Maintenance

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

3.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

4. Schedule for Implementation

5. Other

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

5.b Proposed finishing levels or contours

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

REASON

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

6 RES10 Tree to be retained

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

Remedial work should be carried out to BS BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first

planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

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

7 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.

REASON

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

8 RES15 Sustainable Water Management (changed from SUDS)

No development approved by this permission shall be commenced until a scheme for the provision of sustainable water management has been submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate that sustainable drainage systems (SUDS) have been incorporated into the designs of the development in accordance with the hierarchy set out in accordance with Policy 5.15 of the London Plan and will:

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

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

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

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

REASON

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to Policy EM6 Flood Risk Management of the Hillingdon Local Plan: Part One - 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).

9 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.

10 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

11 RES22 Parking Allocation

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

REASON

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

12 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 excising 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.

13 NONSC Photovoltaic Panels

No photovoltaic panels shall be installed unless full details of the siting and design of the proposed photovoltaic panels have been submitted to and approved in writing by the Local Planning Authority. The panels shall be installed in accordance with the approved details and therefore permanently retained.

REASON

To ensure that the panels are not detrimental to the appearance of the building and street scene, in accordance with policy BE13 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

14 NONSC Non Standard Condition

Prior to the commencement of development, a detailed energy assessment shall be submitted to and approved in writing by the Local Planning Authority.

The assessment shall clearly set out the baseline energy performance of the development (to 2013 building regulations), and the detailed measures to reduce CO2 emissions by 35% from this baseline. The assessment shall provide detailed specifications of the measures and technology that will be used to reach the 35% target. The assessment shall include the impacts of each energy efficiency measure and/or form(s) of technology on the baseline emissions. The assessment shall include plans including elevations where necessary showing the inclusion of the relevant technology to reduce the CO2 emissions.

Finally, the assessment must include appropriate measuring and monitoring proposals and how the information will be submitted to the Local Planning Authority to demonstrate CO2 reductions are being met.

The development must proceed in accordance with the approved scheme.

REASON

To ensure appropriate carbon savings are delivered in accordance with London Plan Policy 5.2.

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.

AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H3	Loss and replacement of residential accommodation
H4	Mix of housing units
OE1	Protection of the character and amenities of surrounding properties and the local area
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

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.

4 143 **Keeping Highways and Pavements free from mud etc**

You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act 1980.

5 147 **Damage to Verge - For Council Roads:**

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

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

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

6

You are advised that the development hereby approved represents chargeable development under the Mayor's and Hillingdon's Community Infrastructure Levy (CIL). 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 application site is located on the northern side of Swan Road and comprises of a detached property (No 14) and two semi-detached properties (Nos 10 and 12). The site is bordered to the north-west by the rear gardens of 21-29 Ferrers Avenue, to the north-east by 1-11 Gainford Court and to the south-west by 16 Swan Road. West Drayton Baptist Church and 13-19 Swan Road are located on the opposite side of Swan Road.

3.2 Proposed Scheme

Planning permission is sought for the erection of a building comprising 15 two-bed flats with associated parking, cycle storage, amenity areas and landscaping. The three existing residential properties would be demolished. One of the existing vehicular crossovers would be retained and widened to allow access to the parking area at the rear, whilst the other two crossovers would be removed.

3.3 Relevant Planning History

60960/APP/2007/3074 10 - 14 Swan Road West Drayton

ERECTION OF A PART TWO STOREY PART THREE STOREY RESIDENTIAL BUILDING TO ACCOMMODATE 13 FLATS (INVOLVING DEMOLITION OF THREE EXISTING DWELLINGS) (OUTLINE APPLICATION).

Decision: 26-02-2008 Refused

Appeal: 10-09-2008 Dismissed

60960/APP/2008/674 10 - 14 Swan Road West Drayton

ERECTION OF A PART TWO STOREY, PART THREE STOREY RESIDENTIAL BUILDING TO ACCOMMODATE 13 FLATS (INVOLVING THE DEMOLITION OF EXISTING DWELLINGS) (OUTLINE APPLICATION).

Decision: 09-05-2008 Refused

60960/PRE/2005/110 10 -18 Swan Road West Drayton

T P PRE - CORRES: DEVELOPMENT OF SITE

Decision:

Comment on Relevant Planning History

Planning permission for a block of 13 flats (ref: 60960/APP/2007/3074) was refused in March 2008, as it failed to provide a sufficient flood risk assessment and failed to secure provision for educational, open space/recreational or community facilities through planning obligations. The application was dismissed at appeal (Planning Inspectorate ref: APP/R5510/A/08/2069317) in September 2008. The Planning Inspector upheld the Council's decision to refuse the application in regards to the lack of planning obligations.

A second application (ref: 60960/APP/2008/674) for a block of flats comprising 13 two-bed units, was refused in May 2008, as it failed to provide any affordable housing or a viability assessment demonstrating that such a provision would not be viable on site. The scheme also failed to secure provision for educational, open space/recreational or community facilities through planning obligations.

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

Part 2 Policies:

AM14 New development and car parking standards.

AM7 Consideration of traffic generated by proposed developments.

BE13 New development must harmonise with the existing street scene.

BE19 New development must improve or complement the character of the area.

BE20 Daylight and sunlight considerations.

BE21 Siting, bulk and proximity of new buildings/extensions.

BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H3	Loss and replacement of residential accommodation
H4	Mix of housing units
OE1	Protection of the character and amenities of surrounding properties and the local area
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **28th August 2014**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to 37 local owners/occupiers and a site notice was displayed. Seven responses have been received:

- i) disruption during building works
- ii) there are not enough facilities in the area to provide for current residents i.e. healthcare, nursery and school places
- iii) would add to existing traffic congestion/problems
- iv) insufficient parking
- v) the family homes should be retained
- vi) overdevelopment of the site
- vii) visual impact
- viii) already many blocks of flats in the area
- ix) impact on the character of the street
- x) increased waste disposal
- xi) the current proposal is for more flats and has a higher roof than the previous application
- xii) loss of light/privacy to neighbouring properties
- xiii) permeable paving will not prevent flooding
- xiv) noise and disturbance from future occupiers
- xv) safety of children playing in the front amenity space
- xvi) impact on the nearby Conservation Area
- xvii) anti-social behaviour from neighbouring block of flats
- xviii) who will occupy the proposed flats?

Internal Consultees

Floodwater Management Officer:

The opportunities presented by development should be taken to reduce flood risk to the surrounding area by controlling surface water on site, particularly as this site is partly shown within an area with potential for surface water flooding according to the Environment Agency Flood Map. Therefore the following condition is requested.

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 incorporates sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan and will:

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

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

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

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

REASON

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to Policy EM6 Flood Risk Management of the Hillingdon Local Plan: Part One - 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).

Highways:

Further to reviewing the above, can you request that the proposed disabled parking space at the front of the site is relocated to the rear adjacent to the main car parking area, in order to reduce the risk of vehicle conflicts. In addition, can you request swept paths to be provided of a large car entering and exiting parking spaces 10 and 11, while manoeuvring in order to exist the site in a forward gear. All swept paths are required to provide a 300mm margin of error.

Officer comments:

The applicant has provided a swept path analysis.

Highways:

As discussed, I am not happy with the excessive reversing required associated with parking spaces 10 and 11. As a result, and notwithstanding the previous parking layout, can you request that these spaces are relocated (next to spaces 9 and 12?). In addition, I will not accept the proposed disabled parking space in the front of the site due to the risk of vehicle conflicts. Therefore, this space is required to be relocated to the rear of the site as previously requested.

Officer comments:

The applicant has provided a revised parking layouts and a swept path analysis which demonstrate acceptable arrangements and address the Highways Engineer's concerns with the original plans.

Trees/Landscape Officer:

Site description:

The site is occupied by three bungalows (one detached, two semi-detached) situated within a residential area on the edge of West Drayton Town Centre. The dwellings are set in established gardens featuring a number of trees.

Landscape Planning designations:

There are no TPO or Conservation Area designations affecting the site.

Landscape constraints/opportunities:

Any development proposal should seek to retain significant vegetation, particularly good quality trees with a useful life expectancy.

PROPOSAL:

The proposal is to demolish the existing houses and erect a new building comprising 15 flats with associated parking, cycle storage, amenity areas and landscape.

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.

- The Tree Survey by GHA Trees assesses the quality and condition of 13No. individual, or groups, of trees which are on the site and off-site - but close enough to influence it.
- The survey concludes that most of the trees are 'C' grade trees with limited wider landscape value or potential.
- T5, a Spruce, is graded 'B' whose condition and quality merits retention. The only other 'B' grade tree is the off-site Sycamore (T8) in the northern corner of the site, in a rear garden behind Ferrers Avenue.
- The accompanying Tree Protection Plan confirms that these two trees will be retained within the site layout and protected prior to any demolition or building work on site. In addition to this, G12 (two Cypresses) and G6 and G7 (off-site Cypresses, Mountain Ash and Field Maple) will be retained and protected throughout the site development.
- The report confirms (6.8) that the proposed cycle store in the northern corner of the site (within the root protection area of the off-site Sycamore) will be a light weight timber structure whose installation will not damage the tree.
- The removal of the remaining 'C' grade trees is acceptable, subject to new/replacement tree planting as part of a comprehensive landscape scheme.
- Tree Protection Measures and a Preliminary Method Statement are set out in section 8 of the report.

- No trees or other landscape features of merit will be affected by the proposal.
- It is also noted that there will be on site supervision by a retained arboriculturalist at key stages of work on site.
- 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.

Amendments to Site Layout

- Highways requested the parking layout to be amended; spaces 10 and 11 will be located next to space 12 and space 15 will be re-located from the front garden to the rear garden, adjacent to space 14.
- No plan has been submitted and no assessment made by GHA trees. However, it appears possible that the addition of three spaces next to spaces 12-14, may be fitted in without breaching the root protection areas of T5 and T7.
- The removal of car space 15 from the front garden will create space for further soft landscape enhancement along the site frontage - albeit that part of the rear garden/amenity space will be lost to hard surfacing and parked cars.
- There is no objection to this arrangement; subject to a Final Method Statement by the GHA Trees to confirm what measures will be taken to safeguard the retained trees.

RECOMMENDATIONS:

No objection, subject to the above observations and COM8 (part 1), RES9 (parts 1, 2, 4, 5, and 6) and RES10.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of the demolition of the existing buildings and a replacement block of flats has been established by the previous planning applications (refs: 60960/APP/2007/3074 & 60960/APP/2008/674). There is no objection in principle to the proposed development provided the scheme complies with the relevant policies set out in the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

7.02 Density of the proposed development

Not applicable to this application.

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

The application site is located 150m north of the West Drayton Green Conservation Area. As such, the proposed scheme would not impact on the Conservation Area.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) require developments to harmonise with the existing street scene or other features in the area and ensure that oversized and badly located additions are avoided.

Paragraph 3.3 of the Council's HDAS: Residential Layouts refers to the redevelopment of large plots and infill sites currently used for individual dwellings into flats, and states that the redevelopment of more than 10% of properties on a residential street is unlikely to be acceptable, including houses which have been converted into flats or other forms of housing.

In relation to the application site, the two blocks of flats next to the site (Gainford Court and Denton Court) replaced five residential dwellings (Nos. 2, 4, 6, 6a and 8 Swan Road). The proposed development would increase this to a total of 8 residential units redeveloped for flats and would represent the redevelopment of approximately 13% of the houses on Swan Road.

However, whilst the proposed development would exceed the guideline threshold for redevelopment of houses into flats, the determining factor in these cases is whether the development would have an inappropriate cumulative impact on the character and amenity of the street scene.

At present, the three-storey Gainford Court to the east and the two-storey dwelling (16 Swan Road) to the west, dominate this section of the street scene due to the low ridge heights of the existing dwellings on the application site (10-14 Swan Road). As a result of this, the dwellings to be demolished provide an uncomfortable transition between the neighbouring properties.

The proposed block of flats would be three-storeys high and will have a pitched roof, with accommodation provided within the roof space. This would be similar to the roof form of the neighbouring block of flats. The proposed block would also incorporate a two-storey wing adjacent to the neighbouring two-storey dwelling (16 Swan Road). It is considered that the drop down in height from three-storey to two-storey of the roof ridge of the proposed building would create a more comfortable and appropriate transition between the two-storey dwellings to the south west and the three-storey blocks of flats to the north east, which would be beneficial to the character and appearance of the street scene.

The design and materials of the development would be in keeping with the neighbouring blocks of flats. The block would be set slightly in front of the building line of the neighbouring properties which would be acceptable. The visual impact of the proposed building on the street scene would be reduced through the use of soft landscaping and the locating of the car park at the rear of the site.

It is considered that the proposed development would be an acceptable form of development in the street scene and would not have a detrimental impact on the character and appearance of the area.

The proposal is therefore considered to comply with Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the HDAS: Residential Layouts.

7.08 Impact on neighbours

Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires the design of new developments to protect the privacy of neighbouring dwellings. Paragraph 4.12 of the HDAS 'Residential Layouts' requires a 21m distance separation between habitable rooms to ensure no loss of privacy would occur.

The proposal would comply with the 21m separation distance between the building and the properties located on the opposite side of Swan Road, and with the properties located at the rear of the application site. The rooflights on the side elevations would be high level rooflights, whilst the side windows would be obscure glazed; this would ensure there is no loss of privacy to the neighbouring properties.

It is considered that the proposal would not cause harm to the privacy of neighbouring

residents and there would not be excessive levels of overlooking. The scheme therefore complies with Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Paragraph 4.12 of the HDAS 'Residential Layouts'.

7.09 Living conditions for future occupiers

External Amenity Space:

Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires new developments to "provide or maintain external amenity space which is sufficient to protect the amenity of the occupants of the proposed and surrounding buildings, and which is useable in terms of its shape and siting." The HDAS 'Residential Layouts' SPD states that 25sq.m of external amenity space should be provided for two-bed flats. The proposed scheme should therefore provide a minimum of 375sq.m of external amenity space.

50sq.m of private amenity space would be provided through the use of patios and balconies whilst 294sq.m of communal amenity space would be provided. This would result in a total of 344sq.m of external amenity space. It is important to note that there are two easily accessible public open spaces within the area; The Green located 320m away, and The Closes located 650m away, which has a formal children's play area and sports pitches.

On balance it is considered that, although the amount of proposed on site external amenity space is slightly below the recommended standard, set out in the HDAS 'Residential Layouts' SPD, the proposed space would be usable in terms of its shape and siting and would provide adequate amenity space for future occupiers.

Internal Space Standards:

Policy 3.5 of the London Plan (July 2011) requires dwellings to provide an acceptable amount of internal floor space; the standard floor space for a two-bed three person dwelling is 61sq.m and 70sq.m for a two-bed four person dwelling. The proposed flats would exceed the recommended internal floor space standards set out in the London Plan and so would provide occupiers with an acceptable amount of internal floor space.

Daylight/Sunlight/Privacy & Overlooking:

Policies BE20 and BE21 of the Hillingdon Local Plan - Saved UDP Policies (November 2012) and HDAS: 'Residential Layouts' seek to ensure that new developments maintain and allow adequate levels of daylight and sunlight to penetrate into and between them. Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to protect privacy. Furthermore these policies state that planning permission will not be granted for new developments which by reason of their siting, bulk and proximity, would result in a significant loss of residential amenity.

The bulk of the building is considered to be acceptable and would not exceed the 45 degree principle. This would ensure that adequate levels of daylight/sunlight are provided to the proposed units. In regards to privacy and overlooking of the proposed residential units, the building has been designed so as to prevent direct overlooking between the individual units.

It is therefore considered that the proposed scheme would provide an acceptable level of residential amenity to future occupiers, and so complies with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan - Saved UDP Policies (November 2012) and HDAS: 'Residential Layouts'.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Policy AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) considers whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety.

There are currently three vehicle crossovers located in front of 10-14 Swan Road. Two of these crossovers will be removed whilst the remaining vehicular crossover would be widened. This crossover would be used to provide vehicular access to the parking area at the rear of the site. It is considered that the proposal would not detrimentally impact on highway and pedestrian safety and would not significantly impact on highways capacity.

Policy AM14 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seeks to ensure that all development is in accordance with the Council's adopted Car Parking Standards.

The proposed scheme would provide 15 parking spaces, one of which would be a disabled parking space; the scheme would comply with the Council's Car Parking Standards which requires the provision of one parking space per residential dwelling.

An electric charging point and a cycle store for 16 cycles would be provided in the rear parking area. Details of the cycle store can be provided by way of an appropriate condition on any consent granted.

The Council's Highways Engineer considers the proposal to be acceptable in regards to the proposed parking layout and raises no objection to the highways impact of the scheme.

The proposed scheme complies with Policies AM7 and AM14 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

7.11 Urban design, access and security

Urban Design:

See Section 7.07 of this report.

Access:

See Section 7.10 of this report.

Security:

The proposal would need to comply with the principles of Secure by Design. This can be dealt with by way of a Secure by Design condition on any consent granted.

7.12 Disabled access

A wheelchair unit would be provided on the ground floor and the remaining units would incorporate Lifetime Homes Standards. A disabled parking space would also be provided. The proposed scheme is considered to be acceptable in terms of accessibility.

7.13 Provision of affordable & special needs housing

Affordable Housing

London Plan Policies 3.11 and 3.12 require developments to provide 35% affordable housing on-site, taking into account individual circumstances including development viability. The previous application (ref: 60960/APP/2008/674) was refused due to the failure to provide any affordable housing or a viability assessment demonstrating that such a provision would not be viable on site.

The current application includes the provision of a financial viability appraisal to

demonstrate the feasibility of providing 35% on-site affordable housing. The outcome of this report was that it is not feasible for the development to provide any affordable housing units on the site.

The financial viability appraisal has been reviewed and it is recommended that the proposal can be supported from a financial appraisal perspective subject to the provision of a review mechanism, in which subsequent changes in financial variables, in particular an improvement in sales values, trigger an additional financial contribution to be agreed by legal officers, in which the shortfall in contributions regarding affordable housing are wholly or partly reimbursed to the Council, up to a cap of a policy compliant scheme.

7.14 Trees, landscaping and Ecology

Policy BE38 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seeks to retain and utilise topographical and landscape features of merit and provide new planting and landscaping when appropriate.

Existing trees along the site boundaries would be retained. A number of trees within the site would be removed to facilitate the development. Additional tree planting would be provided along the site boundaries, including at the front of the site, as well as within the communal amenity space. Additional landscaping would also be provided through the use of hedge planting.

The Council's Trees/Landscape Officer raises no objection to the proposed scheme subject to suitable landscape conditions on any consent granted.

The proposal therefore complies with Policy BE38 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

7.15 Sustainable waste management

Four 1,100l bins would be provided underneath the covered access to the car park at the rear of the site. The waste facilities are considered to be acceptable. Further details of the bin store can be provided by way of an appropriate condition on any consent granted.

7.16 Renewable energy / Sustainability

The applicant has submitted an Energy and Sustainability Statement as part of this application.

The proposal seeks to provide a 29.5% reduction in carbon dioxide emissions. This falls short of the London Plan standards, however having reviewed the assessment in detail, there appears to be no reason that the development could not achieve the necessary standards. In this case it is considered a grampian condition could secure that the final development was policy compliant.

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

7.17 Flooding or Drainage Issues

Although the application site is not located within a flood zone, according to the Environment Agency Flood Map, an area with potential for surface water flooding is located at the rear of the site.

The original planning application (ref: 60960/APP/2007/3074) was refused due to the failure to provide a sufficient flood risk assessment. A surface water drainage assessment

was included as part of a second planning application (ref: 60960/APP/2008/674). The surface water drainage assessment was considered to be acceptable at the time and was not a reason for refusal.

The surface water drainage assessment has been submitted as part of the current application (as an appendix to the Planning, Design and Access Statement). The Council's Floodwater Management Officer has assessed the application and considers that subject to the implementation of sustainable drainage measures to control surface water on site, the proposal would reduce the flood risk to the surrounding area. Details of sustainable urban drainage can be provided by way of a condition on any consent granted.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

Seven responses were received, raising a number of points.

Point i) relates to disruption during building works which is dealt with under separate legislation.

Point ii) raises concerns over the lack of existing facilities for current residents. Improvements to facilities would be covered under the Council's Community Infrastructure Levy (CIL).

Points iii), iv), v), vi), vii), viii), ix), x), xi), xii), xiii), xvi) and xvii) have been dealt with elsewhere in this report.

Point xv) raises concerns over safety of children playing in the front amenity space. Suitable boundary treatments would be provided at the front of the site.

In regards to point xvii), anti-social behaviour is dealt with under separate legislation.

Point xviii) asks who will occupy the proposed flats. The proposed development is for market housing.

7.20 Planning obligations

The proposed scheme would provide 15 new residential units and so would be Mayoral CIL Liable. The London Borough of Hillingdon falls within Charging Zone 2 of the Mayoral CIL which requires a flat rate fee of £35 per square metre for each net additional square metre added to the site as part of the development.

The proposal would also be liable under the London Borough of Hillingdon's Community Infrastructure Levy (CIL), which was introduced in August 2014. The charging schedule requires a fee of £95 per square metre for residential developments.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None

8. Observations of the Borough Solicitor

General

Members must determine planning applications having due regard to the provisions of the

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

Planning permission is sought of the erection of three storey block of flats comprising 15 two-bed units, associated parking, cycle storage, amenity areas and landscaping. The scheme involves the demolition of the three existing residential properties.

It is considered that the proposed scheme would not have a detrimental impact on the character of the surrounding area or on the residential amenity of future occupiers of the site or neighbouring properties.

The proposal complies with Policies AM7, AM14, BE13, BE19, BE23, BE24 and BE38 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and the Residential Layouts HDAS. It is therefore recommended that the proposed scheme is recommended for approval.

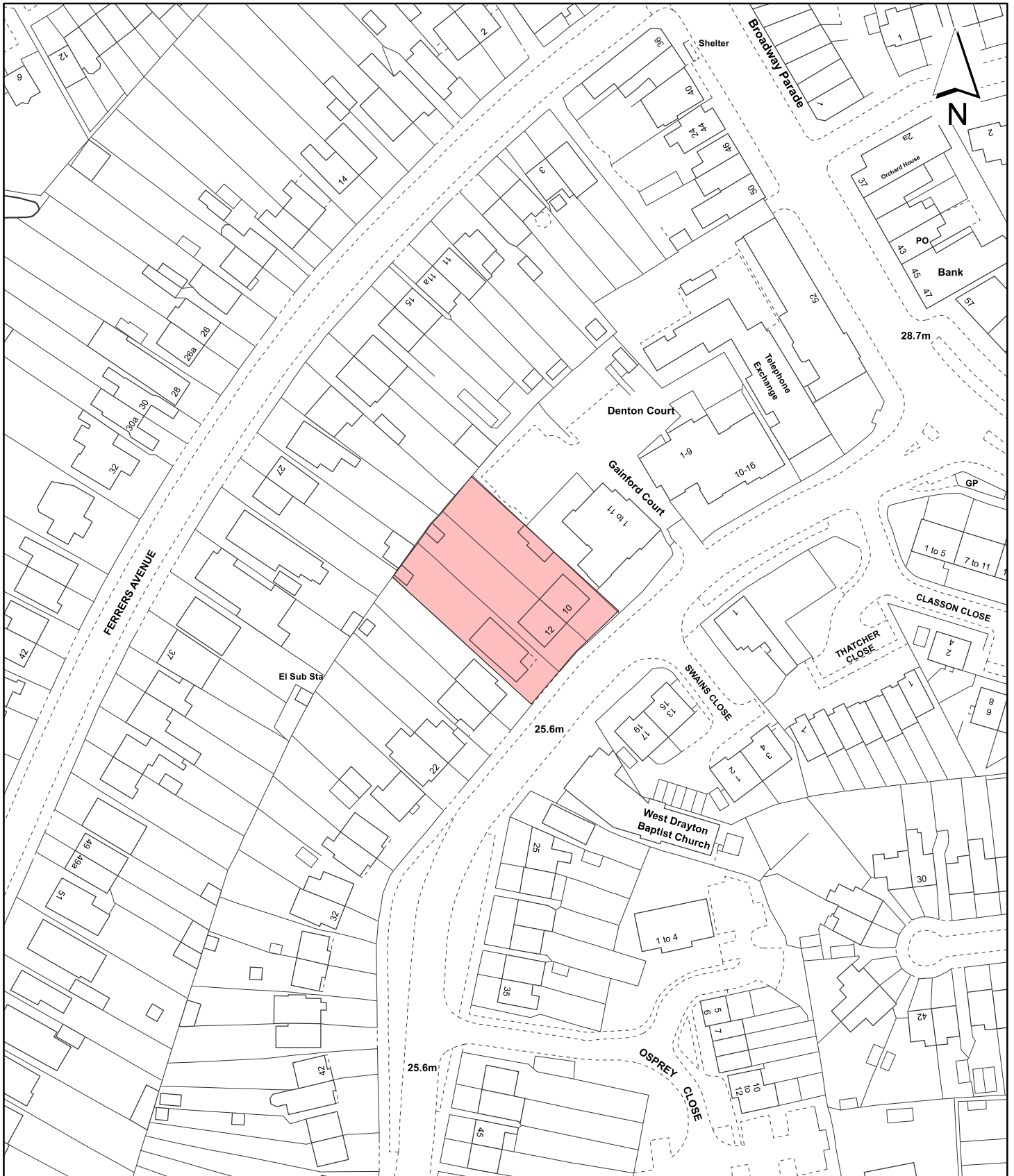
11. Reference Documents


Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)

Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)

Contact Officer: Katherine Mills

Telephone No: 01895 250230



<p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2014 Ordnance Survey 100019283</p>	<p>Site Address</p> <p align="center">10-14 Swan Road West Drayton</p>		<p align="center">LONDON BOROUGH OF HILLINGDON</p> <p align="center">Residents Services Planning Section</p> <p align="center">Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p align="center">60960/APP/2014/2698</p>	<p>Scale</p> <p align="center">1:1,250</p>	
	<p>Planning Committee</p> <p align="center">Major</p>	<p>Date</p> <p align="center">October 2014</p>	
		