

Report of the Head of Planning, Sport and Green Spaces

Address LAND AT GARAGES/NURSERY BRACKENBRIDGE DRIVE RUISLIP

Development: Demolition of existing lock up garages, erection of 6 x 2 storey, 3 bed houses with associated parking and landscaping and erection of 14 replacement lock up garages

LBH Ref Nos: 56805/APP/2014/3033

Drawing Nos: 001 Site Location Plan
038 002 Rev C Site Plan Existing
038 003 Rev H Ground Floor Proposec
038 011 Rev B Ground Floor Plan A Proposec
038 012 Rev B Ground Floor Plan B Proposec
038 014 Rev B First Floor Plan A Proposec
038 015 Rev B First Floor Plan B Proposec
038 016 Rev B Roof Plan A Proposec
038 017 Rev B Roof Plan B Proposec
038 018 Rev B Front Elevation Proposec
038 019 Rev B Rear Elevation Proposec
038 020 Rev B East Elevation Proposec
038 021 Rev B West Elevation Proposec
038 022 Rev A Street Elevations Proposec
038 023 3D Rev B Model Views Proposec
038 024 Rev B Location plan Proposec
038 025 Relocated Substation Proposed Elevation:
Design and Access Statement Rev E
Tree Survey
Flood Risk Assessmen

Date Plans Received: 22/08/2014 **Date(s) of Amendment(s):** 22/08/2014
Date Application Valid: 04/11/2014 04/11/2014

1. SUMMARY

This application is a resubmission of a scheme previously approved by the Local Authority for the erection of 6 No. 3 bedroom dwellings with associated landscaping and parking. The previous consent expired on the 25th May 2014 and was not implemented within the three year time frame.

This application seeks consent for the same scheme as previously consented and there are no notable differences between this and the previously approved scheme. Given such, the proposal, by reason of its acceptable design, scale, siting and design is considered acceptable in the context of the surrounding street scene and is not considered to result in any loss of amenity to adjoining occupiers. The proposed dwellings would meet all relevant Council standards in terms of car parking, unit size and amenity space provision and would, as such, afford future occupiers with adequate levels of amenity. As such approval is recommended subject to conditions.

2. RECOMMENDATION

APPROVAL subject to the following:

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 RES7 Materials (Submission)

No development shall take place until details of all materials and external surfaces, 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)

3 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 001; 038 003 Rev H; 038 011 Rev B; 038 012 Rev B; 038 014 Rev B; 038 015 Rev B; 038 016 Rev B; 038 017 Rev B; 038 017 Rev B; 038 018 Rev B; 038 019 Rev B; 038 020 Rev B; 038 021 Rev B; 038 022 Rev A; 038 024 Rev B; 038 025; 038 002 Rev C 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).

4 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:

Flood Risk Assessment by Nimbus received 4th November 2014

Design and access statement 3588_38DAS Rev E

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).

5 RES12 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 11 Brackenbridge Drive or 48 White Butts Road

REASON

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

6 RES13 Obscure Glazing

The windows facing 11 Brackenbridge Drive and 48 White Butts Road shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

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

7 RES14 Outbuildings, extensions and roof alterations

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

REASON

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

8 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 and Surface Water Drainage Strategy, produced by Nimbus Engineering Ref 1351, and incorporates sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan and will:

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

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

- iii) provide details of the body legally responsible for the implementation of the management and maintenance plan. The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will 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).

9 RES16 Code for Sustainable Homes

The dwellings 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 one 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 RES24 Secured by Design

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

REASON

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

well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with London Plan (July 2011) Policies 7.1 and 7.3.

12 RES25 No floodlighting

No floodlighting or other form of external lighting shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting that is so installed shall not thereafter be altered without the prior consent in writing of the Local Planning Authority other than for routine maintenance which does not change its details.

REASON

To safeguard the amenity of surrounding properties in accordance with policies BE13 and OE1 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

13 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) 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)

14 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)

15 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 Refuse Storage
 - 2.b Cycle Storage
 - 2.c Means of enclosure/boundary treatments
 - 2.d Car Parking Layouts (including demonstration that one of the parking spaces is served by electrical charging points)
 - 2.e Hard Surfacing Materials
 - 2.f Other structures

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 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)

16 NONSC Noise from sub station

The rating level of noise emitted from the plant and/or machinery within the sub-station hereby approved shall be at least 5 dB below the existing background noise level. The noise levels shall be determined at the nearest residential property. The measurements and assessment shall be made in accordance with British Standard 4142 'Method for rating industrial noise affecting mixed residential and industrial areas'.

REASON

To safeguard the amenity of the surrounding area in accordance with policy OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

INFORMATIVES

1 I1 Building to Approved Drawing

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

2 I12 Notification to Building Contractors

The applicant/developer should ensure that the site constructor receives copies of all drawings approved and conditions/informatives attached to this planning permission. During building construction the name, address and telephone number of the contractor (including an emergency telephone number) should be clearly displayed on a hoarding visible from outside the site.

3 I14C Compliance with Building Regulations Access to and use of

You are advised that the scheme is required to comply with either:-

- The Building Regulations 2000 Approved Document Part M 'Access to and use of buildings', or with
- BS 8300:2001 Design of buildings and their approaches to meet the needs of disabled people - Code of practice.

AMD 15617 2005, AMD 15982 2005.

These documents (which are for guidance) set minimum standards to allow residents, workers and visitors, regardless of disability, age or gender, to gain access to and within buildings, and to use their facilities and sanitary conveniences.

You may also be required make provisions to comply with the Disability Discrimination Act 1995. The Act gives disabled people various rights. Under the Act it is unlawful for employers and persons who provide services to members of the public to discriminate against disabled people by treating them less favourably for any reason related to their disability, or by failing to comply with a duty to provide reasonable adjustments. This duty can require the removal or modification of physical features of buildings provided it is reasonable.

The duty to make reasonable adjustments can be effected by the Building Regulation compliance. For compliance with the DDA please refer to the following guidance: -

- The Disability Discrimination Act 1995. Available to download from www.opsi.gov.uk
- Disability Rights Commission (DRC) Access statements. Achieving an inclusive

environment by ensuring continuity throughout the planning, design and management of building and spaces, 2004. Available to download from www.drc-gb.org.

- Code of practice. Rights of access. Goods, facilities, services and premises. Disability discrimination act 1995, 2002. ISBN 0 11702 860 6. Available to download from www.drc-gb.org.

- Creating an inclusive environment, 2003 & 2004 - What it means to you. A guide for service providers, 2003. Available to download from www.drc-gb.org.

This is not a comprehensive list of Building Regulations legislation. For further information you should contact Building Control on 01895 250804/5/6 and 8.

4 115 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.

5 119 Sewerage Connections, Water Pollution etc.

You should contact Thames Water Utilities and the Council's Building Control Service regarding any proposed connection to a public sewer or any other possible impact that the development could have on local foul or surface water sewers, including building over a public sewer. Contact: - The Waste Water Business Manager, Thames Water Utilities plc, Kew Business Centre, Kew Bridge Road, Brentford, Middlesex, TW8 0EE.

Building Control Service - 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

6 12 Encroachment

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

7 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.

8 I3 **Building Regulations - Demolition and Building Works**

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Residents Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

9 I46 **Renewable Resources**

To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO₂) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.

10 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).

11 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.
AM7	Consideration of traffic generated by proposed developments.
AM15	Provision of reserved parking spaces for disabled persons
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.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE7	Development in areas likely to flooding - requirement for flood protection measures
H4	Mix of housing units
H6	Considerations influencing appropriate density in residential development.
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 5.1	(2011) Climate Change Mitigation
LPP 5.12	(2011) Flood risk management
LPP 5.13	(2011) Sustainable drainage
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 5.7	(2011) Renewable energy
LPP 6.13	(2011) Parking
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
NPPF	National Planning Policy Framework
R5	Proposals that involve the loss of sports, leisure, community, religious, cultural or entertainment facilities

12 I6 **Property Rights/Rights of Light**

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

3. **CONSIDERATIONS**

3.1 **Site and Locality**

The site is located on the northwestern side of Brackenbridge Drive and comprises a former garage court, which has been partly demolished, with the remaining garages being disused. It is flanked by residential properties on three sides and faces a large open rectangular 'green' surrounded by other residential properties facing Brackenbridge Drive and Whitebutts Road.

The site includes a fenced section of land which was formerly occupied by a Nursery building. The building was demolished a number of years ago and this portion of the site has remained vacant since then. In addition the site contains a small fenced electricity substation. The surrounding area is residential in character featuring 2 storey red brick terrace housing with some semi-detached properties. The site is within the developed area as identified in the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

3.2 Proposed Scheme

It is proposed to demolish the existing lock up garages and to erect 6 two storey, two bedroom houses (in the form of two terraces of three houses) with associated parking and landscaping and the erection of 14 replacement lock up garages.

3.3 Relevant Planning History

56805/APP/2010/604 Land Between 11 Brackenbridge Drive And 48 Whitebutts Road Brack
Erection of 8 new dwellings and 15 garages and creation of a car parking area.

Decision: 13-05-2010 Withdrawn

56805/APP/2011/436 Land Between 11 Brackenbridge Drive And 48 Whitebutts Road Brack
Demolition of existing lock up garages, erection of 6 two storey, three bedroom houses with associated parking and landscaping and erection of 14 replacement lock up garages.

Decision: 25-05-2011 Approved

Comment on Relevant Planning History

56805/APP/2011/436 - Application for the demolition of the existing lock up garages, erection of 6 two storey, three bedroom houses with associated parking and landscaping and erection of 14 replacement lock up garages. This was approved on the 25th May 2011, however the scheme was not implemented within the three year time frame. The applicants are therefore applying again for the same development. No changes are proposed to the previously permitted scheme, and this is therefore a re-submission of the expired application.

56805/APP/2010/604 - An application for 8 new dwellings and 15 garages and creation of a car parking area was withdrawn on 13/05/2010.

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:

- 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.
- AM7 Consideration of traffic generated by proposed developments.
- AM15 Provision of reserved parking spaces for disabled persons
- 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.
- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE7 Development in areas likely to flooding - requirement for flood protection measures
- H4 Mix of housing units
- H6 Considerations influencing appropriate density in residential development.
- HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
- LDF-AH Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
- LPP 5.1 (2011) Climate Change Mitigation
- LPP 5.12 (2011) Flood risk management
- LPP 5.13 (2011) Sustainable drainage
- LPP 5.2 (2011) Minimising Carbon Dioxide Emissions
- LPP 5.3 (2011) Sustainable design and construction
- LPP 5.7 (2011) Renewable energy
- LPP 6.13 (2011) Parking
- LPP 7.4 (2011) Local character
- LPP 7.6 (2011) Architecture
- NPPF National Planning Policy Framework
- R5 Proposals that involve the loss of sports, leisure, community, religious, cultural or

entertainment facilities

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

A total of 21 neighbouring residents and South Ruislip Residents Association were notified of the application. Four objection letters have been received which raise the following concerns:

1. The scheme will result in a loss of privacy
2. The development will result in noise and disturbance during construction;
3. No provision made for the houses on The Fairway as area known for flooding;
4. Request for a higher fence for more security to the properties which has not been shown;
5. Against the erection of 14 garages, can't see why these are needed;
6. Road will become a rat race for cars being driven at high speeds in a loop.

NATS- No safeguarding objection.

HEATHROW SAFEGUARDING - No safeguarding objections.

ENVIRONMENT AGENCY - Environment Agency: We have assessed this application and have identified flood risk as the only constraint on this site. You should use our Flood Risk Standing Advice (FRSA) to determine if we need to be consulted directly on an application regarding flood risk.

In this case cell E5 of the consultation matrix applies and you did not need to consult us.

Internal Consultees

ENVIRONMENTAL PROTECTION UNIT OFFICER

No objection to the planning application.

Please note the highlighted comments below as informative

(1) INF 20 Control of environmental nuisance from construction work

Nuisance from demolition and construction work is subject to control under the Control of Pollution Act 1974, the Clean Air Act 1993 and the Environmental Protection Act 1990. You should ensure that the following are complied with:

(i) Demolition and construction works should only be carried out between the hours of 0800 and 1800 on Monday to Friday and between the hours of 0800 and 1300 on Saturday. No works should be carried out on Sundays, Public or Bank Holidays;

(ii) All noise generated during such works should be controlled in compliance with British Standard 5228, and use "best practicable means" as defined in section 72 of the Control of Pollution Act 1974;

(iii) Measures should be taken to eliminate the release of dust, odors and other emissions caused by the works that may create a public health nuisance. Guidance on control measures is given in "The

control of dust and emissions from construction and demolition: best practice guidelines", Greater London Authority, November 2006; and

(iv) No bonfires that create dark smoke or cause nuisance to local residents should be allowed at any time

You are advised to consult the Council's Environmental Protection Unit to seek prior approval under Section 61 of the Control of Pollution Act 1974 if you anticipate any difficulty in carrying out the works other than within the normal working hours set out above, and by means that would minimise disturbance to adjoining premises. For further information and advice, contact the Environmental Protection Unit, 3S/02 Civic Centre, High Street, Uxbridge, Middlesex UB8 1UW (tel. 01895 250155)

FLOODWATER MANAGEMENT OFFICER

Following the submission of the Flood Risk Assessment by Nimbus, which demonstrates the site is in Flood Zone 1 I have no objections to the proposed development subject to the use of sustainable drainage solution suggested such as rain gardens and permeable paving.

I therefore request the following condition:

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 and Surface Water Drainage Strategy, produced by Nimbus Engineering Ref 1351, and incorporates sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan and will:

i. provide information on all Suds features including the method employed to delay and control the surface water discharged from the site and:

a. calculations showing storm period and intensity and volume of storage required to control surface water and size of features to control that volume.

b. any overland flooding should be shown, with flow paths depths and velocities identified as well as any hazards, (safe access and egress must be demonstrated).

c. measures taken to prevent pollution of the receiving groundwater and/or surface waters;

d. how they or temporary measures will be implemented to ensure no increase in flood risk from commencement of construction.

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

iii. provide details of the body legally responsible for the implementation of the management and maintenance plan.

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

iii. incorporate water saving measures and equipment.

iv. provide details of water collection facilities to capture excess rainwater;

v. provide details of how rain and grey water will be recycled and reused in the development.

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

REASON

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012) Policy 5.12 Flood Risk Management of the London Plan (July 2011) and

National Planning Policy Framework (March 2012) and the Planning Practice Guidance (March 2014). To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (July 2011), and conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (July 2011).

ACCESS OFFICER

Conditions are required to secure lifetime homes standards and ensure 10% of units are wheelchair compliant.

HIGHWAYS OFFICER

Can you confirm if the existing garages are allocated to any specific property or are just offered for rent on a first come first served bases. Furthermore, can you confirm the current occupancy level.

In addition, I note from the application form that the existing and propose number of car parking spaces is specified as 40 and there will be no reduction in car parking at the site. Can you clarify this?

Finally, can you request that the proposed speed humps are removed and replaced with raised tables at the entrance points to the site, adjacent to the boundary of the adopted highway (an amended plan will be required to show this).

OFFICER COMMENTS: The applicant has confirmed that the existing garages are no longer in use and the previous occupants were offered alternative garaging some years ago. It was also confirmed that a total of 27 spaces are proposed within this application and the plans have been amended to show raised tables.

This information has been reviewed by the Councils Highways Officer who states that the comments of the highways team on the previous application are relevant to the consideration of this application. The Highways comments on the previous application state: "Application is acceptable, subject to condition covering carriageway width (4.5m min), no surface water to drain onto highway land and lighting"

TREES AND LANDSCAPE OFFICER

LANDSCAPE CHARACTER / CONTEXT:

Site description:

- The site is occupied by row of garages and a parking court to the north-west of the public open space adjacent to Brackenbridge Drive. This area is bleak and has no trees or other landscape features of character or merit.
- The surrounding area is characterised by a mix of post- war terraced housing and semi-detached properties, many of which overlook (and benefit from) the large open parkland, which also has a formal children's play area.

Landscape Planning designations:

- There are no Tree Preservation Order or Conservation Area affecting the site.

Landscape constraints / opportunities:

- Any redevelopment of this site should seek to improve the environment and its relationship with the adjacent open space.

PROPOSAL:

The proposal is to demolish the existing lock up garages, erect 6 x 2-storey, 3-bed houses with associated parking and landscaping and the erection of 14 replacement lock up garages.

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.

- No trees or other landscape features of merit will be affected by the proposal.
- A brief tree survey, dated August 2011, to BS5837:2005, indicates the location and assesses the quality and condition of nearby trees.
- This tree survey is now out of date (as is the methodology since the BS was amended and re-published in 2012). However, most of the trees are of limited individual value (as identified in the BS). Furthermore they are all off-site and none should be affected by the development.
- The Design & Access Statement confirms (3.1.11) that new trees will be provided as part of the comprehensive hard and soft landscape scheme. the entrance forecourt will feature hard and soft landscape, providing pedestrian access and two off-street parking spaces (including one disabled access space).
- DLG's drawing No. 038-003Rev h, Ground Floor Proposed, shows the proposed site layout with a new access road, six habitable units (with front and rear gardens), the replacement private / secure garages - all within a landscaped setting.
- 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 RES (parts 1,2,4,5, and 6).

7. MAIN PLANNING ISSUES

7.01 The principle of the development

One of the main issues for consideration with this application is the loss of the nursery and garages, and principle of the change of use of the land to residential.

Hillingdon UDP Policy R5 states that the Council will not grant planning permission which involve the loss of land or buildings used (or where the last authorised use was for) public or community meeting halls, or religious, cultural and entertainment activities unless adequate, accessible, alternative facilities are available.

The applicant has supplied information that the nursery/community building was demolished in December 2007 and had been vacant and derelict since 2004. Furthermore the applicant has provided a rationale explaining how the scheme complies with the objectives of Policy R5. The area is served well by sports and community facilities. These include Deane Park hall, which is approximately 350m from the site; St Mary's Church Hall approximately 550m from the site, a nursery and boy's club on the recreation ground at the end of Yeading Avenue, 650m from the proposal site. Furthermore a new youth and community centre has been approved on Victoria Road, nearby.

Given the length of time the site has been disused/vacant, and the community facilities available nearby, the loss of this small parcel of land is considered acceptable in accordance with Policy R5 of the Hillingdon Development Plan.

The principle of redeveloping this site for residential use has also been established through the previous permissions on the site, the latest of which expired on 25th May 2014. Given that the same scheme as previously approved is proposed, and there not being any significant changes to policy or the character of the surrounding area, the principle of residential development is considered acceptable in the context of the site.

7.02 Density of the proposed development

In terms of density of the proposed development, this is approximately 136 hr/ha and 27 units/ha. Whilst this does fall short of the London Plan density requirements, given the character of the area, the scheme presenting a suitable standard of accommodation, and that it was accepted at this density previously, no objection is raised in this respect.

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

Not applicable to the consideration of this application as the site is not located within an Archaeological Priority Area, Conservation Area or Area of Special Local Character.

7.04 Airport safeguarding

No objections are raised to the scheme in terms of airport safeguarding.

7.05 Impact on the green belt

Not applicable, the site is not located within the green belt.

7.07 Impact on the character & appearance of the area

The proposed dwellings are of a domestic height and massing, in keeping with the character and scale of the surrounding buildings and the area in general. The proposed external appearance of the buildings are considered to be a positive interpretation of traditional vernacular, that respect the building lines and built form of the adjacent dwellings. Overall, the scheme is not considered to have a detrimental impact on the streetscape.

7.08 Impact on neighbours

The site abuts properties and gardens on the northern, eastern and western boundaries.

The distance to the dwellings with facing windows to the north is approximately 35m. To the east, there is also a habitable room window (although this would not face another habitable room window), and whilst it is within 15m of the proposed development, it is only a small secondary window. There are large primary windows to the front and rear of the property which provide ample levels of light and outlook to the habitable rooms. There is a similar scenario at the opposite end of the development. To the east where there is a habitable room window in the flank wall of no. 48 White Butts Road, this again is only a secondary window with larger windows to the front and back of the property.

Overall, given the relationship with the surrounding properties and acceptable design and character of the buildings proposed, the scheme is not considered to result in any significant loss of amenity to neighbouring properties in accordance with policies BE20, BE21 and BE24 of the Hillingdon UDP saved policies.

7.09 Living conditions for future occupiers

The London Plan states that a 2 storey, 3 bedroom house should have a minimum floor area of 96sq metres. The proposal is for six dwellings each with a floor area of approximately 114sq metres which is in excess of the minimum standards and is as such considered acceptable.

The minimum requirement for private amenity space, as set out in the HDAS SPD, for a 3 bedroom house is 60sq metres. The proposed amenity space provision is between 77sq metres and 132sq metres, which is in excess of the minimum standards

The proposed habitable rooms would all have an adequate outlook and natural lighting, in accordance with policy BE20 of the saved UDP. The proposed dwellings are therefore considered to afford future occupiers with an acceptable level of amenity.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Policies AM2, AM7, AM14 and AM15 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) are concerned with traffic generation, road capacity, on site parking and access to public transport.

At present the only access from Brackenbridge Drive to Whitebutts Road is through the garage site itself. The proposal will extend the current road layout by joining the ends of Brackenbridge Drive and Whitebutts Road. This will allow access to the proposed houses and allow a through route through the site. The proposal retains 14 garages for use by local residents as well as providing 12 off street parking spaces (2 per dwellinghouse) in line with Hillingdon parking standards. In addition six of the bays would be easily adaptable to disabled bays.

In terms of the lock-up garages, the applicant is to re-provide 14 garages on site which is more than the number of garages that are currently let on site. In addition, the new garages will meet current garage size standards, whereas the existing ones do not. It is therefore considered that the re-provision of 14 garages would not have a significant impact on traffic and pedestrian flow in the immediate area. The proposal therefore accords with Policies AM2, AM7 and AM14 of the Hillingdon UDP Saved Policies.

Cycle storage facilities in accordance with the Council's Parking standards are also shown within the curtilage of each dwelling. These facilities can be secured by appropriate conditions in the event of planning permission being granted.

7.11 Urban design, access and security

These matters are dealt with elsewhere within the report.

7.12 Disabled access

The scheme has been designed to meet with all of the Lifetime Homes Standards in accordance with the London Plan and guidance within the Hillingdon Design and Accessibility Statement Residential Layouts and Accessible Hillingdon Supplementary Planning Documents. The integration of these features within the final design can be secured by an appropriate condition in the event of planning permission being granted.

7.13 Provision of affordable & special needs housing

Not applicable to the consideration of this scheme.

7.14 Trees, Landscaping and Ecology

The application site does not have any trees on it at present, as such the proposal does not have any implications with regard to tree retention or removal. The Council's Trees and Landscape Officer has raised no objections to the proposal which would achieve appropriate outcomes in terms of policy BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7.15 Sustainable waste management

The proposals indicate refuse storage areas within the curtilage of each dwelling. This is considered to provide an adequate level of refuse storage space for each house.

7.16 Renewable energy / Sustainability

A condition has been added to ensure that the houses achieve level 4 of the Code for Sustainable Homes in accordance with the London Plan policy 5.3.

7.17 Flooding or Drainage Issues

A Flood Risk Assessment has been submitted with the application, which demonstrates the site is in Flood Zone 1. The Assessment has been reviewed by the Council's Flood Water Management Officer who raises no objection to the scheme subject to the use of sustainable drainage solution suggested such as rain gardens and permeable paving.

7.18 Noise or Air Quality Issues

There are no noise or air quality issues associated with the proposed development.

7.19 Comments on Public Consultations

The objections received to the scheme have been addressed within the body of the report.

7.21 Expediency of enforcement action

Not applicable to the consideration of this application.

7.22 Other Issues

There are no other issues for consideration.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

The requirement to have due regard to the above goals means that members should consider whether persons with particular protected characteristics would be affected by a

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

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

9. Observations of the Director of Finance

Not applicable.

10. CONCLUSION

This application is a resubmission of a scheme previously approved by the Local Authority for the erection of 6 No. 3 bedroom dwellings with associated landscaping and parking. The previous consent expired on the 25th May 2014 and was not implemented within the three year timeframe.

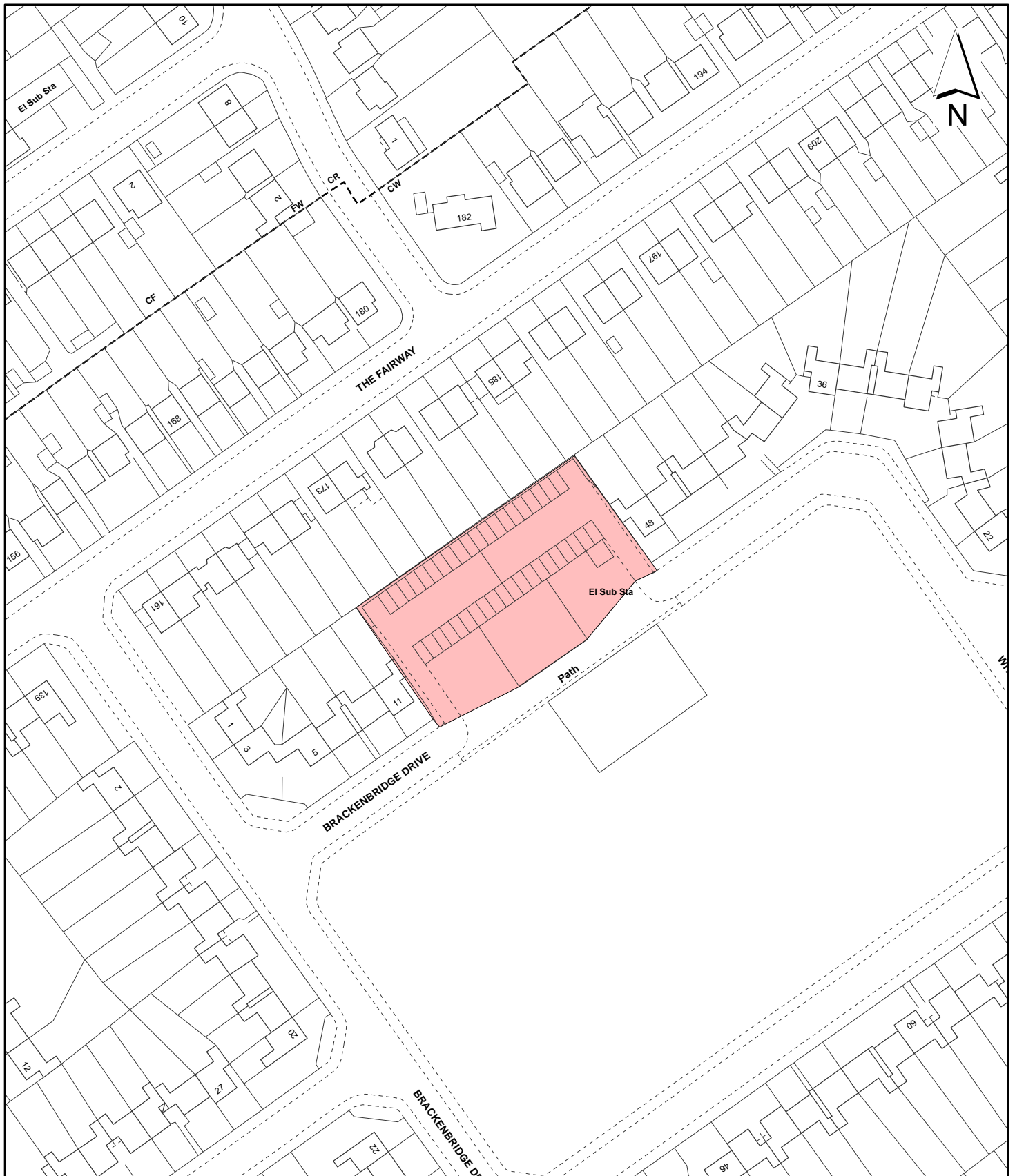
This application seeks consent for the same scheme as previously consented, and there are no notable differences between this and the previously approved scheme. Given such, the proposal, by reason of its acceptable design, scale, siting and design is considered acceptable in the context of the surrounding street scene, and is not considered to result in any loss of amenity to adjoining occupiers. The proposed dwellings would meet all relevant Council standards in terms of car parking, unit size and amenity space provision and would, as such, afford future occupiers with adequate levels of amenity. As such approval is recommended subject to conditions.



11. Reference Documents

Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).
National Planning Policy Framework.
Supplementary Planning Document 'Accessible Hillingdon'.
HDAS 'Residential Layouts'
The London Plan 2011.

Contact Officer: Charlotte Bath

Telephone No: 01895 250230



<p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).</p> <p>Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2014 Ordnance Survey 100019283</p>	<p>Site Address</p> <p style="text-align: center;">Land at Garages/Nursery Brackenbridge Drive Ruislip</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p>Residents Services Planning Section</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p style="text-align: center;">56805/APP/2014/3033</p>	<p>Scale</p> <p style="text-align: center;">1:1,250</p>	 <p style="text-align: center;">HILLINGDON LONDON</p>
	<p>Planning Committee</p> <p style="text-align: center;">Major</p>	<p>Date</p> <p style="text-align: center;">December 2014</p>	