

Report of the Head of Planning, Sport and Green Spaces

Address 61 WENTWORTH DRIVE EASTCOTE

Development: 4 x two storey 1-bed back to back dwellings with habitable roofspace, associated parking, amenity space, installation of additional vehicular crossover to front involving demolition of existing detached dwelling house

LBH Ref Nos: 70234/APP/2014/2907

Drawing Nos: Tree Report
Supporting Photo 1
Design and Access Statement
Supporting Photo 2
Supporting Photo 3
Supporting Photo 4
Supporting Photo 5
Supporting Photo 6
Location Plan
PINN1401 Rev A
Sectional Elevation
Proposed Front Elevation Showing Railings:
14/3322/2 Rev C
14/3322/3 Rev.A
14/3322/4 Rev.A
14/3322/1 Rev.D

Date Plans Received: 14/08/2014 **Date(s) of Amendment(s):** 22/12/2014
Date Application Valid: 01/09/2014 14/08/2014

1. SUMMARY

The application proposes to demolish the existing bungalow and to erect four, two-storey houses with habitable accommodation in the roof space, one bedroom, together with a parking spaces as well as installation of a new vehicular crossover. Each house would have its own private amenity space.

It is considered that the design of the proposal would be in keeping with the character and appearance of the surrounding area and that it would not be harmful to the amenity of nearby residents or future occupiers. The proposal would be of low density and the internal floor space would provide an adequate level of amenity for future occupants. As such, the proposal is considered acceptable and is recommended for approval subject to conditions.

2. RECOMMENDATION

APPROVAL subject to the following:

1 HO1 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 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, Tree Report, Supporting Photo 1, Design and Access Statement, Supporting Photo 2, Supporting Photo 3, Supporting Photo 4, Supporting Photo 5, Supporting Photo 6, Location Plan, PINN1401 Rev A, 14/3322/2 Rev C, 14/3322/3 Rev.A, 14/3322/4 Rev.A, 14/3322/1 Rev.D, Proposed Front Elevation Showing Railings and Sectional Elevation.

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 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:

Amenity space (Plan No.14/3322/1 Rev.D)

Parking (Plan No.14/3322/1 Rev.D)

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

REASON

To ensure that the development complies with the objectives of Policies AM14 and AM23 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

5 HO5 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).

6 HO6 Obscure Glazing

The first floor side windows in the roofspace shall be glazed with permanently obscured

glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

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

7 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 Means of enclosure/boundary treatments
 - 2.c Car Parking Layouts (including demonstration that 1 electrical charging point)
 - 2.d Hard Surfacing Materials
 - 2.e External Lighting
 - 2.f Other structures (such as play equipment and furniture)

4. Details of Landscape Maintenance
 - 4.a Landscape Maintenance Schedule for a minimum period of 5 years.
 - 4.b Proposals for the replacement of any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

5. Schedule for Implementation

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

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

REASON

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

8 RES10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or

shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' Remedial work should be carried out to BS BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

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

9 RES23 Visibility Splays - Pedestrian

Notwithstanding the plans hereby approved, revised plans showing the access for the proposed car parking being provided with those parts of 2.4m x 2.4m pedestrian visibility splays which can be accommodated within the site in both directions and shall be maintained free of all obstacles to the visibility between heights of 0.6m and 2.0m shall be submitted to and approved in writing by the Local Planning Authority before development commences.

Thereafter the development shall be completed in accordance with the approved visibility splays.

REASON

In the interests of highway and pedestrian safety in accordance with Policy AM7 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

10 RES18 Lifetime Homes/Wheelchair Units

All residential units within the development hereby approved shall be built in accordance with 'Lifetime Homes' Standards.

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 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.

12 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.

13 NONSC Non Standard Condition

Prior to commencement of development an ecological enhancement scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall set out the measures to provide specific wildlife habitat and features that will support protected species and bird populations. The use of habitat walls, bat and bird boxes and small water features would be encouraged as part of the scheme. The development must proceed in accordance with the approved scheme.

REASON

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

14 RES15 Sustainable Water Management (changed from SUDS)

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

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. include a timetable for its implementation; and
- iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:
- iv. provide details of water collection facilities to capture excess rainwater;
- v. provide details of how rain and grey water will be recycled and reused in the development.

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

REASON

To ensure the development does not increase the risk of flooding in accordance with Policy OE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (July 2011) Policy 5.12.

15 COM6 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 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

16 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 the dwellinghouse 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).

17 NONSC Non Standard Condition

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

REASON

To ensure that the occupants of the development are not subject to any risks from soil contamination in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007 of the Hillingdon Local Plan: Part 2 - 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 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.

3 13 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 - Planning & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

4 15 Party Walls

The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:

carry out work to an existing party wall;

build on the boundary with a neighbouring property;

in some circumstances, carry out groundworks within 6 metres of an adjoining building.

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning & Community Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

5 16 Property Rights/Rights of Light

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

6 115 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.

7

Building Techniques - It is recommended that the house including the basement is designed and constructed to prevent/minimise the possible entry of any migrating radon or possible ground gas. Please contact the Building Control Inspector and/or the Environmental Protection Unit on 01895 250155 if you require any advise.

8 147 **Damage to Verge**

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

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

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

9 123 **Works affecting the Public Highway - Vehicle Crossover**

The development requires the formation of a vehicular crossover, which will be constructed by the Council. This work is also subject to the issuing of a separate licence to obstruct or open up the public highway. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW.

10

You are advised that you will need to make an application to the Council's Highways Department, 4 North, Civic Centre, High Street, Uxbridge, UB8 1UW for the relocation of the street lighting column.

11

All tree work should be carried out in accordance with the recommendations of BS3998:2010 'Tree Work-Recommendations'.

12

You are advised that the development hereby approved represents chargeable development under the Mayor's Community Infrastructure Levy. At this time the Community Infrastructure Levy is estimated to be £42,031.74 which is due on commencement of this development. The actual Community Infrastructure Levy will be calculated at the time your development is first permitted and a separate liability notice will be issued by the Local Planning Authority. Should you require further information please refer to the Council's Website www.hillingdon.gov.uk/index.jsp?articleid=24738.

13

The Wildlife and Countryside Act 1981: Note that it is an offence under the Wildlife and Countryside Act 1981 to disturb roosting bats or nesting birds or other species. It is advisable to consult your tree surgeon/consultant to agree an acceptable time for carrying out any work.

14 I59 Councils Local Plan : Part 1 - Strategic Policies

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

15 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).

16 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.

AM7	Consideration of traffic generated by proposed developments.
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.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings

BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H4	Mix of housing units
H5	Dwellings suitable for large families
OE1	Protection of the character and amenities of surrounding properties and the local area
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.3	(2011) Increasing housing supply
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 5.3	(2011) Sustainable design and construction
LPP 6.9	(2011) Cycling
LPP 6.13	(2011) Parking
LPP 7.3	(2011) Designing out crime
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
LPP 8.2	(2011) Planning obligations
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the corner of Wentworth Drive and Fore Street and comprises a detached bungalow with a forward projection, set within a spacious plot. To the north lies No.59 Wentworth Drive, a two storey end of terrace property. To the rear of the site lies No.96 Fore Street, a residential property.

The street scene is residential in character and appearance comprising terraced houses of varied designs within the 'Developed Area' as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). The application site is also in an archaeological priority area.

3.2 Proposed Scheme

The application proposes to demolish the existing bungalow and erect four, two-storey houses with habitable accommodation in the roof space to provide one bedroom houses, together with a one parking spaces to the front, landscaping, installation of a wider vehicular crossover and bin and recycling store.

The proposed building would be approximately 12m wide, 12m deep and 8.6m high. The building would have a hipped roof with a small crown roof. The building would have front bays with gabled roofs set down from the main roof of the house. The building would have single storey extensions on either side with hipped roofs and a single storey rear extension. The roof would have velux windows to the front and dormer windows with flat roofs on the rear elevation.

The buildings would maintain a minimum 1m distance from the side boundaries. The buildings would be set back from the highway by a minimum 6m and approximately in line with the building line of the adjacent property. One parking space is provided per dwelling. The parking spaces would be located to the front of the property with a 6m distance between cars to be able to reverse and leave the site in forward gear. The existing crossover would be extended measuring 6m reduced to 4.88m at the back of the footway. The property would retain approximately 60.5sq.m to 69.9sq. metres of private amenity space. The floor area of the proposed houses would be approximately 83sq.m to 134sq.m.

The elevations of the building would comprise brick and the roof would be of tiles. Windows and doors would be of timber.

The submitted tree report makes adequate provision for the protection and long-term retention of the high value mature trees on-site.

Revised plans have been submitted reducing the height of the building and subsequently reducing the crown roof. The parking to the rear of the site including the proposed crossover on Fore Street has been omitted from the plans thereby increasing the size of the gardens. The crossover to the front of the site has been extended and the parking layout to the front has been amended. The proposal has also reduced in size from two bedroom houses to one bedroom houses with a small study in the loft.

3.3 Relevant Planning History

Comment on Relevant Planning History

There is no relevant planning history.

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:

AM7 Consideration of traffic generated by proposed developments.

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.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
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5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

14 neighbouring properties have been consulted on 3rd September 2014 and a site notice was

displayed on 9th September 2014.

The application has been requested by a Councillor to be determined at committee.

Six letters of representations have been received with the following summarised objections:

- (i) Out of character and appearance with the surrounding area.
- (ii) The area is already becoming extremely busy, particularly at drop off and pick up school times.
- (iii) Parking problems.
- (iv) The loss of these parking spaces together with the additional 8 cars from the new properties will cause a danger to the schoolchildren who cross the road on this busy and hazardous corner.
- (v) The proposed off street parking at the rear of the property combined with the recently added second driveway at the front of the property will remove 3 of the current parking spaces available for residents and also parents dropping off and collecting children from Coteford and Grangewood schools opposite.
- (vi) Overlook No.59 Wentworth Drive.
- (vii) Increase in noise pollution.
- (viii) Loss of sunlight.
- (ix) Overshadowing.
- (x) Loss of privacy.
- (xi) What would the property border/boundary look like running from the corner of Wentworth Drive into Fore street, as this is currently formed of attractive shrubbery, fruit trees and planting.
- (xii) Location of bin stores will generate smells and are unsightly.
- (xiii) For many years bats have been sighted on the property but it appears that no survey has been done to ascertain whether the bats are actually roosting on the property or using it for feeding. This may be difficult now as some trees have already been cut-down on the property and therefore habitat may have already been destroyed.
- (xiv) Demands on existing drainage facilities.

OFFICER COMMENTS ON OBJECTIONS:

Point (i) is discussed in section 7.07.

Points (ii) to (v): Revised plans were submitted reducing each property to a one-bed and subsequently reducing the parking to one parking space per dwelling. The proposed crossover accessed from Fore Street has been removed. All cars will be able to leave the site in forward gear to ensure there is no highway safety concerns.

Points (vi) to (x) are addressed in section 7.08.

Point (xi) is discussed in section 7.14.

Point (xii): The bins store would be set in from the boundary and covered by a 1.2m high trellis screen and planting.

Point (xiii) A bat survey has been submitted as part of the application and considered acceptable.

Point (xiv) Issues regarding drainage are considered by building control.

EASTCOTE VILLAGE CONSERVATION PANEL:

This proposal is over dominant on this corner site, will not afford a suitable standard of living accommodation for future occupants.

1. This block of back to back dwellings is not two storey but 2.5 as the second bedroom is in the roof space.

2. The rear elevation extends beyond the rear of number 59 and will overshadow the private amenity space and the rear of this dwelling.

3. Parking and road conditions:

3.1 Four vehicles will be parked on the front garden, which will give the appearance of a parking lot and will be detrimental to the streetscene.

3.2 The space allowed at the rear for a further four vehicles is not a practical design. The vehicles will be parking one behind the other, meaning for the most part at least two vehicles will be parked on the road. Should two vehicles be parked side by side, is there actually enough room to be able to open to vehicle doors?

3.3 Another vehicular exit onto this part of Fore Street is not acceptable. Photograph 1 submitted with the application shows how narrow Fore Street is, basically a country lane, with poor visibility around the nearby bend. There are two school entrances opposite the proposal, Grangewood and Coteford Junior schools, with Coteford Infant School just a short distance away. The three schools cause a large volume of traffic in this very narrow roadway.

3.4 Next to the application site is a terrace of four houses, with very large limited parking space, four extra dwellings in this vicinity will cause congestion and be a hazard so close to the junction with Fore Street.

4. The second storey of each dwelling has one bedroom, these bedrooms have only one small roof light or dormer. This is not a very satisfactory arrangement for either admittance of daylight or for a view.

5. This proposal has a very large roof the shape and style of which is not in keeping with the rest of the area.

ENGLISH HERITAGE:

No objection.

Internal Consultees

ACCESS OFFICER:

The existing derelict detached dwelling is to be demolished to make way for a pair of semi-detached houses that would then be internally subdivided to form four, two-bedroom houses with off street parking. In assessing this application, reference has been made to London Plan July 2011, Policy 3.8 (Housing Choice) and the Council's Supplementary Planning Document "Accessible Hillingdon" adopted May 2013. The Design & Access Statement refers to the development having been designed to comply with Approved Document and the Lifetime Home Standards.

The following access observations are provided:

1. Level access should be achieved. Entry to the proposed dwelling appears to be stepped, which would be contrary to the above policy requirement. Details of level access to and into the proposed dwelling should be submitted. A fall of 1:60 in the areas local to the principal entrance and rear entrance should be incorporated to prevent rain and surface water ingress. In addition to a levels plan showing internal and external levels, a section drawing of the level access threshold substructure, and water bar to be installed, including any necessary drainage, should be submitted.
2. A minimum of one bathroom on the first floor should be designed in accordance with Lifetime Home standards. At least 700mm should be provided to one side of the WC, with 1100 mm provided between the front edge of the toilet pan and a door or wall opposite.
3. To allow the entrance level WC and first floor bathroom to be used as a wet room in future, plans should indicate floor gulley drainage.

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

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

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

SUSTAINABILITY COMMENTS:

I have no objections to the proposed development.

Bats

The ecology report has considered the presence of bats and found that the site is of negligible value for bats. Although no activity surveys were carried out, the initial inspections are sufficient to satisfy the Council that the likely presence of bat roosts or resting places is low. The information in relation to bats is therefore sufficient.

The site has some potential for foraging bats. However, the location of this development site needs to be considered in the context of the wider area. The extensive woodland to the west of the development site is prime bat habitat and is known to support significant quantities of bats. The value of this relatively small development site has to be put into the context of the hundreds of hectares of appropriate habitat to the west.

In summary, I am satisfied that the likely absence of bats has been established and that the loss of vegetation would have no bearing on the foraging activities of bats. The proposed development would therefore not be contrary to the requirements of the Habitat Regulations.

General Comments on Ecology

The ecological report and survey is commensurate with the scale and nature of the development. Whilst the site is acknowledged to be of limited value for protected species, its wider role as an ecosystem will be of value at a local level. The NPPF requires no net loss in ecological value from new development and strives for a net gain.

The following condition is therefore necessary:

CONDITION

Prior to commencement of development an ecological enhancement scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall set out the measures to provide specific wildlife habitat and features that will support protected species and bird populations. The use of habitat walls, bat and bird boxes and small water features would be encouraged as part of the scheme. The development must proceed in accordance with the approved scheme.

REASON

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

TREES AND LANDSCAPE COMMENTS:

The site is occupied by a derelict bungalow situated within a generous area at the junction of Fore Street and Wentworth Drive. There are various styles of housing in this area and the character is enhanced by mature gardens and the hedges and woodland associated with the land to the west of Fore Street. The established garden of number 61 contains a number of trees and shrubs which re-inforce the visual amenity of the area.

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

Any new development should retain and enhance the verdant character of the area.

Saved Policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate.

A Tree Survey, by John Cromar, has assessed 23No. Individual trees and hedges on the site and close to it. 'A' and 'B' graded have such quality and useful life expectancy that new development should seek to retain them.

In this case, the tree data table (Appendix 08) concludes that all of the trees are 'C' and 'U' grade trees, with the exception of H7, a clipped Laurel hedge, which is considered to be 'B2' (fair quality and condition with some landscape value).

This hedge defines the boundary on the corner of Wentworth Drive / Fore Street and has the potential to be retained where it will provide immediate screening.

According to the Tree Works Schedule (Appendix 09) most of the poor grade trees and shrubs will be removed, together with their roots, to accommodate the new development. A small part of the hedge, T7, will be removed to accommodate new car parking. The report explains how T1, ash (off-site) can and will be protected using 'no dig' construction.

Tree Retention and Protection Measures are indicated on dwg. ref.1-38-3559/P2 showing T1, most of H7, T19, H20 and T21 to be retained.

In Para 05.08 the survey recommends suitable replacement planting for the location. At Para 05.09 the survey confirms that supervision by the arboriculturist will take place with the site agent at key stages in the development. This is good practice.

The Design & Access Statement confirms that many of the affected trees are of poor quality and that the design allows for new soft landscaping, which includes tree planting, as indicated on Macleod drawing No., 14/3332/1.

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.

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

Informatives

All tree work should be carried out in accordance with the recommendations of BS3998:2010 'Tree Work-Recommendations'.

The Wildlife and Countryside Act 1981: Note that it is an offence under the Wildlife and Countryside Act 1981 to disturb roosting bats or nesting birds or other species. It is advisable to consult your tree surgeon/consultant to agree an acceptable time for carrying out any work.

EPU COMMENTS:

Contamination land and air quality:

There is no information on ground conditions for this site, and I am not aware of former contaminative uses (appears to have been farmers field or open space). As additional sensitive receptors are being introduced the following condition is advised where the standard contaminated land condition may be too onerous.

Condition to minimise risk of contamination from garden and landscaped area:

Before any part of the development is occupied, site derived soils and imported soils shall be independently tested for chemical contamination, and the results of this testing shall be submitted and approved in writing by the Local Planning Authority. All soils used for gardens and/or landscaping purposes shall be clean and free of contamination. REASON: To ensure that the occupants of the development are not subject to any risks from soil contamination in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

Some parts of the borough being identified now as having 1-3% of properties being above the action level for radon, which is thought to apply to this area. The following informative may be worth including.

GAS/RADON INFORMATIVE ONLY (This is NOT a planning condition)

Building Techniques - It is recommended that the house including the basement is designed and constructed to prevent/minimise the possible entry of any migrating radon or possible ground gas. Please contact the Building Control Inspector and/or the Environmental Protection Unit on 01895 250155 if you require any advise. REASON: The Council is aware some parts of the London Borough of Hillingdon have been identified as having 1-3 per cent of properties above the action level for radon. As the property includes a basement level a check for radon and ground gas is advised as a precaution.

DESIGN OFFICER COMMENTS:

The character of the area is derived from a number of short terraces, semi-detached and detached two storey properties and a few bungalows, mostly located on corner plots. The majority seem to date from the 1930s, with the terraced properties, in particular, having quite a distinctive architectural identity. There also appear to be some slightly later properties along Fore Street, which are generally of a fairly ordinary design.

In this case, there would be no objection in principle to the demolition of the existing very modest bungalow and to its replacement with a two storey structure, however, it is important that this "fits" into the established townscape of the immediate area.

Generally the development is acceptable, but revisions to the roof form are recommended.

Officer Comment: The Conservation Officer did clarify that the size of the crown roof was a concern and the crown was subsequently reduced through revised plans.

HIGHWAYS COMMENTS:

The revised car parking layout with a single access is considered to be acceptable, subject to a minimum of 6m turning space between spaces.

I recall that there is a street lighting lamp column in front of the site, which together with any existing infrastructure needs be accurately shown on revised plans.

(OFFICER COMMENT: Revised plans have since been submitted showing the position of the lamp post. The scheme is for 1 bed houses only with a box room study. Overall, the units are of sufficiently small size that 4 parking spaces is considered acceptable.)

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The proposed site is located within the 'Developed Area' as identified in the Hillingdon Local

Plan: Part Two - Saved UDP Policies (November 2012). The site is not located in a Conservation Area and the building is not Listed. There are no policies which prevent the demolition of the existing building, in principle.

7.02 Density of the proposed development

It should be noted that on a development of the scale proposed, density in itself is of limited use in assessing such applications and more site specific considerations are more relevant

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

The property lies within a Developed area and does not fall within a Conservation Area or Area of Special Local Character and is not a Listed Building. However, the site lies within an Archaeological Priority Area. This development would be too small-scale and is largely on an existing building footprint to be of concern. English Heritage conclude that the proposal is unlikely to have a significant effect on heritage assets of archaeological interest.

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

The site is located within a Developed Area where there is no objection in principle to houses on the site subject to the proposal satisfying other policies in the plan and supplementary planning documents.

Local Plan Policies BE13 and BE15 resist any development which would fail to harmonise with the existing street scene or would fail to safeguard the design of existing and adjoining sites.

The street scene is characterised by a number of short terraces, semi detached and detached two storey properties and a few bungalows, mostly located on corner plots. The majority seem to date from the 1930s, with the terraced properties, in particular, having quite a distinctive architectural identity. There also appear to be some slightly later properties along Fore Street, which are generally of a fairly ordinary design.

The proposed houses would be well designed, symmetrical in design with a small crown roof. It is proposed that the buildings would follow the existing front building line of the adjacent properties and it would provide parking on the frontage, and would still entail a small level of soft landscaping. As many of the existing houses have large areas of hard surfacing along the main street frontages, the four proposed parking spaces on Wentworth Drive would not have a negative impact on the overall appearance of the street.

The proposed building would also be set in from the side boundaries by a minimum of 1m. The siting of the property and its overall footprint is thus considered to be in character with the existing character of the road. The design of the roof has been revised addressing comments received from the urban design officer.

Overall, it is considered that the proposed development, in terms of its siting, size, scale, bulk and design would be in keeping with the character and appearance of the surrounding area and that its visual impact is acceptable, in accordance with Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012).

7.08 Impact on neighbours

Sections 4.9 of the SPD: Residential Layouts, in relation to new dwellings, states all residential developments and amenity space should receive adequate daylight and sunlight, including habitable rooms and kitchens. The daylight and sunlight available to adjoining properties should be adequately protected. Where there are two or more storey building abuts a property or its garden, adequate distance should be maintained to overcome possible over-dominance, and 15m will be the minimum acceptable distance. The application would comply with this advice as there are rear gardens situated to the rear. The proposed dwelling would be the same depth to the front in relation to the existing property to which it would be applied and would not project beyond a 45 degree line of sight from the nearest first floor habitable room window of that dwelling and as such, is considered not to be over-dominant in relation to the same. Furthermore, due to the orientation of the site the proposal would not result in a loss of light or outlook to the adjacent property (No.59) to the north. The first floor side window proposed would serve landings and could be conditioned to be obscure glazed and fixed shut below 1.8m from FFL to prevent any overlooking to adjoining properties. Therefore the proposal would comply with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the guidance within the SPD: Residential Extensions.

7.09 Living conditions for future occupiers

London Plan Policy 3.5 seeks to ensure that all new housing development is of the highest quality, both internally and externally and in relation to their context.

The London Plan sets out the minimum internal floor space required for new housing development in order to ensure that there is an adequate level of amenity for existing and future occupants. Table 3.3 requires a 2 storey, 1 bedroom, 2 person dwelling, to have a minimum size of 61 sq.m. The proposed new dwellings would be approximately 83sq.m to 134sq.m and would comply with the required standard resulting in a satisfactory residential environment for future occupiers, in compliance with Policy 3.5 and Table 3.3 of the London Plan and Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Section four of the Council's HDAS: Residential Layouts states that developments should incorporate usable attractively laid out and conveniently located garden space in relation to the dwellings they serve. It should be of an appropriate size, having regard to the size of the houses and the character of the area.

The minimum level of amenity space required for a one bedroom house is 50sq.m of amenity space to meet the standard. The scheme provides some 60-69sq. metres each and would thus far exceed these standards.

The proposed bedrooms would have windows that face the front and rear of the property and would therefore not be overlooked by adjoining properties.

It is also considered, that all the proposed habitable rooms would maintain an adequate outlook and source of natural light, therefore complying with Policy 3.5 of the London Plan (2011).

7.10 Traffic impact, car/cycle parking, pedestrian safety

The proposal includes four parking spaces to the front accessed by a double crossover. The crossover measures 6m to 4.88m at the back of the footway. One parking space would be provided per one-bedroom dwelling whilst retaining a minimum of 6m turning space between spaces allowing cars to leave the driveway in forward gear. This arrangement is considered

to be acceptable and would satisfy the Council's car parking standards which requires a maximum of 1 space per dwelling.

Cycle parking could be provided within the curtilage of each house.

There is a lamp post in front of the site, which would need to be moved. It is considered that the scheme complies with Policies AM7 and AM14 of the Hillingdon Local Plan: Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7.11 Urban design, access and security

Urban design issues have been covered elsewhere in the report and with regard to access and security, conditions would ensure compliance with these requirements.

7.12 Disabled access

See section 7.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

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 Design & Access Statement confirms that many of the affected trees are of poor quality and that the design allows for new soft landscaping, which includes tree planting, as indicated on Macleod drawing No. 14/3332/1. 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. As such, the proposal would comply with Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.15 Sustainable waste management

Although there is no requirement for proposals for residential houses with their own curtilages to show the provision to be made for refuse and recycling storage, the submitted plans do show hardstanding area for bins with 1.2m high trellis screen and planting. This provision is considered adequate.

7.16 Renewable energy / Sustainability

The redevelopment of the site allows the opportunity to significantly improve the energy efficiency of the property and accordingly reduce energy demand and CO2 emissions. A condition requiring that the development meets Level 4 of the Code for Sustainable Homes is recommended.

7.17 Flooding or Drainage Issues

The site does not fall within a Flood Zone and therefore the proposed development is not at potential risk of flooding.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

Consultation comments have been addressed in the main body of the report.

7.20 Planning Obligations

The Council adopted its own Community Infrastructure Levy (CIL) on August 1st 2014 and the Hillingdon CIL charge for residential developments is £95 per square metre of additional floorspace. This is in addition to the Mayoral CIL charge of £35 per sq metre.

Therefore the Hillingdon & Mayoral CIL Charges for the proposed development of 364sq metres of additional floorspace are as follows:

Hillingdon CIL = £30,210.00

Mayoral CIL = £11,821.74

Total = £42,031.74

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

10. CONCLUSION

It is considered that the principle of four new houses on this site is acceptable, and that the proposed building and use would not be harmful to the character and appearance of the street scene, nor the amenities of nearby residents. Parking and highway safety matters are also satisfactory. The application accords with the Council's planning policies and is therefore recommended for approval, subject to appropriate conditions.

11. Reference Documents

Hillingdon Local Plan (November 2012)

London Plan (July 2011)

National Planning Policy Framework

HDAS: Residential Layouts

Supplementary Planning Guidance - Community Safety by Design

Supplementary Planning Guidance - Noise

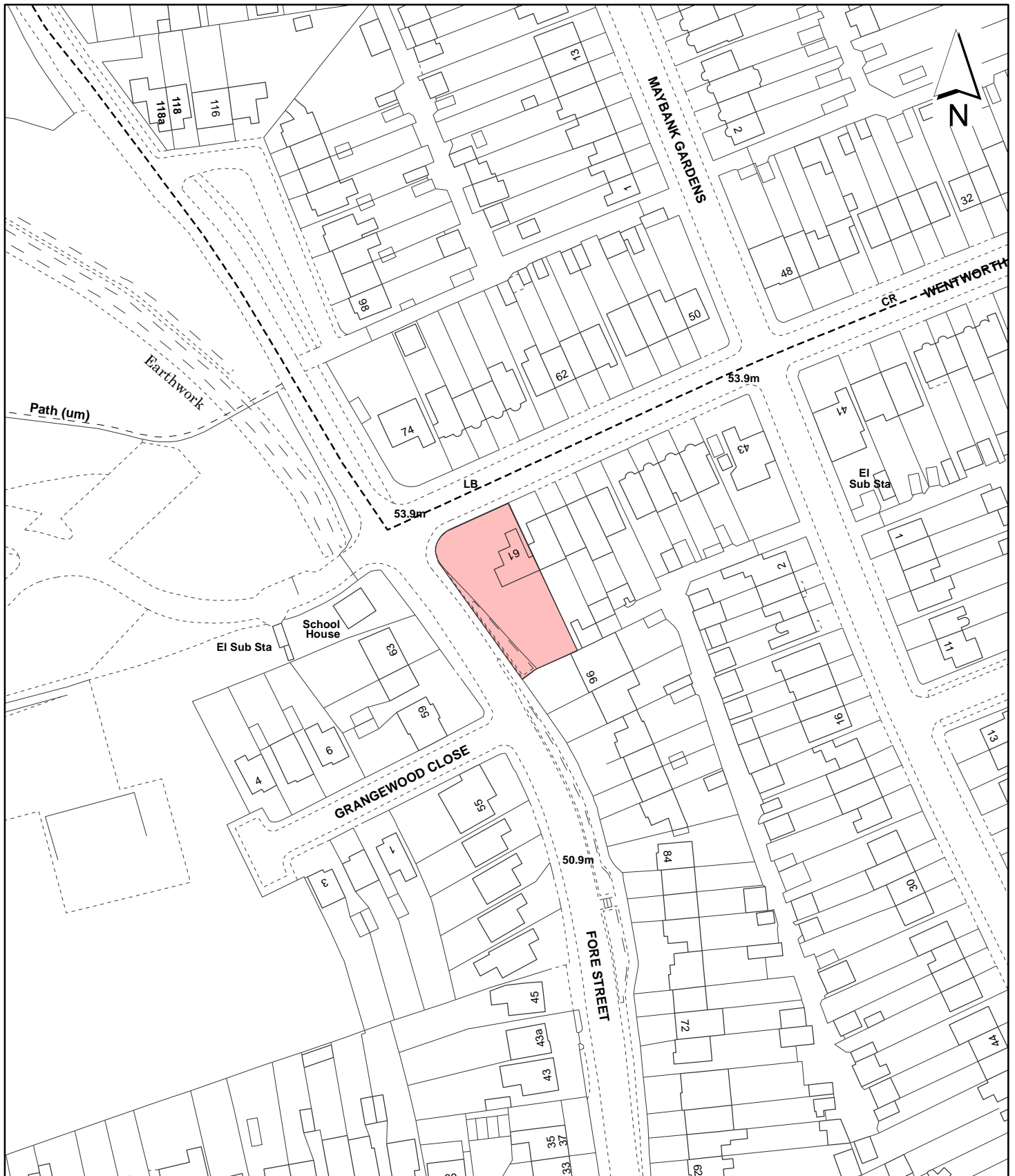
Supplementary Planning Guidance - Air Quality

HDAS: Accessible Hillingdon


Hillingdon Planning Obligations Supplementary Planning Document July(2008) and updated chapter 4 Education (August 2010).

Contact Officer: Mandeep Chaggar

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Notes

 Site boundary

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Site Address

**61 Wentworth Drive
 Eastcote**

**LONDON BOROUGH
 OF HILLINGDON**

**Residents Services
 Planning Section**

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

Planning Application Ref:

70234/APP/2014/2907

Scale

1:1,250

Planning Committee

North

Date

January 2015



HILLINGDON
 LONDON