

Report of the Head of Planning, Sport and Green Spaces

Address 6 LINKSWAY NORTHWOOD

Development: Two storey, 6-bed, detached dwelling with habitable basement and roofspace involving demolition of the existing dwelling (Resubmission)

LBH Ref Nos: 5380/APP/2014/2288

Drawing Nos: 1174-P2-1
1174-P2-3
1174-P2-4
1174-P2-5
1174-P2-6
1174-P2-7
Tree Protection Plan Rev D
1174-P2-8
1174-P2 TREE IMPACT SHADOW STUDY (MARCH)
1174-P2-SHADOW STUDY (SEPT).
APPENDIX A - PHOTOGRAPHS
1174-P2 TREE IMPACT SHADOW STUDY (JUNE).
ECOLOGY ASSESSMENT: ASW/SK/013/17/2013
CEADA - CfSH CODE LEVEL 4 PRE-ASSESSMENT REPORT
5243/01
DESIGN AND ACCESS STATEMENT 27-6-2014
ARBORICULTURAL REPORT GHA/DS/17760:14a
1174/P2/2A
Soil Engineering report 14208E
Chelmer Site Investigations for No. 9E
1174-P2-9
Proposed Front elevation showing railings
Proposed sectional elevation

Date Plans Received: 30/06/2014 **Date(s) of Amendment(s):** 05/08/2014
Date Application Valid: 08/07/2014 22/12/2014

1. SUMMARY

This application seeks consent for the erection of a 6-bed, detached dwelling with habitable roofspace and basement. The scheme is a resubmission of a withdrawn scheme 5380/APP/2013/2046. This application was withdrawn following concerns raised from officers with regards to the design, bulk, scale and style of the house proposed, its impact on the trees within and adjacent to the site, and the substandard quality of accommodation created from its siting within the plot and proposed internal layout. The scheme has been reduced considerably in its bulk and scale and the design altered in an attempt to overcome the previous concerns.

The proposed scheme by reason of its acceptable design, scale, siting, form and proportions is not considered to have a detrimental impact on the character and appearance of the surrounding Area of Special Local Character and would not have an adverse impact on the amenities of adjacent occupiers, protected trees, groundwater and general highway conditions. As such, the scheme is considered to comply with policies

BE5, BE6, BE13, BE15, BE19, BE22, BE23, BE38, BE39 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and HDAS: Residential Layouts.

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, numbers 1174-P2-9; 1174-P2-5; 1174-P2-6; 1174-P2-7; 1174-P2-8; 5243/01; 1174-P2-4; 1174-P2-3; 1174-P2-1; 1174-P2-2; Tree Protection Plan Rev D

REASON

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

3 RES5 General compliance with supporting documentation

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

Code for Sustainable Homes Certificate to Level 4 [CEADA CfSH Level 4 Pre-assessment]

Soil Engineering Report [142088]

Design and Access Statement

Ecological Assessment [ASW/SK/013/17/2013]

Arboricultural Report [GHA/DS/17760:14a]

Tree Impact Shadow Plans March, June, September [1174-P2]

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 the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (July 2011).

4 RES7 Materials (Submission)

No development shall take place until details of all materials and external surfaces, including details of balconies have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

Details should include information relating to make, product/type, colour and photographs/images.

REASON

To ensure that the development presents a satisfactory appearance in accordance with

Policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

5 RES19 Ecology

No development shall take place until a scheme to protect and enhance the nature conservation interest of the site has been submitted to and approved by the Local Planning Authority.

REASON

In order to encourage a wide diversity of wildlife on the existing semi-natural habitat of the site in accordance with policy EC5 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (July 2011) Policy 7.19.

6 RES15 Sustainable Water Management (changed from SUDS)

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

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

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

REASON

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

7 RES8 Tree Protection

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

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

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

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

2.a There shall be no changes in ground levels;

2.b No materials or plant shall be stored;

2.c No buildings or temporary buildings shall be erected or stationed.

2.d No materials or waste shall be burnt; and.

2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

REASON

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

8 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 Means of enclosure/boundary treatments including position, design and materials

2.b Hard Surfacing Materials

2.c External Lighting

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13 and BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

9 RES10 Tree to be retained

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

should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'

Remedial work should be carried out to BS BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

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

10 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 facing 4 and 8 Linksway.

REASON

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

11 HO6 Obscure Glazing

The first floor window facing 8 Linksway 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).

12 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).

13 RES16 Code for Sustainable Homes

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

The development must be completed in accordance with the principles of the design stage certificate and the applicant shall ensure that completion stage certificate has been

attained prior to occupancy of each dwelling.

REASON

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

14 RES18 Lifetime Homes/Wheelchair Units

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

REASON

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

15 RES24 Secured by Design

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

REASON

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

16 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 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

INFORMATIVES

1 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.

2 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).

3 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.

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.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
BE39	Protection of trees and woodland - tree preservation orders
BE5	New development within areas of special local character
BE6	New development within Gate Hill Farm and Copsewood Estates areas of special local character
AM14	New development and car parking standards.
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.18	(2011) Education Facilities
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 5.13	(2011) Sustainable drainage
LPP 5.3	(2011) Sustainable design and construction
LPP 5.7	(2011) Renewable energy
LPP 8.2	(2011) Planning obligations
LPP 8.3	(2011) Community infrastructure levy

4 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.

5 I2 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.

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 should only be carried out between the hours of 08.00 hours 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 and Public Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

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

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) 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 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).

8 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.

9 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.

10 147 Damage to Verge - For Council Roads:

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

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

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

11

To discharge the condition as recommended within the report there should be further investigation to determine the level of groundwater in the area. The Council would expect to see as a minimum an additional borehole undertaken at a time when groundwater levels are considered highest (as groundwater levels can often be very seasonal) and to a much greater depth to find the level of groundwater and determine the feasibility of a deep borehole soakaway.

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises a 37 metres wide plot with a two-storey detached house, located on the western side of Linksway and two dwellings south of the junction with Copse Wood Way. This is an attractive house, set at an angle away from the highway behind a dense screen of trees. The property is finished in brickwork at ground floor level and white render at first floor. The ground floor has a front projection finished in brick with a flat roof and houses the main entrance which comprises a large timber door. The property is screened on all four sides by dense mature trees and shrubs.

The dwelling is set within a 2,000 square metre plot and has a sizeable garden to the rear of the existing dwelling, which provides the private amenity space for the occupiers of the dwelling.

Directly north of the site is No.4 Linksway and south of the site is No.8 Linksway. The rear of the site backs on to Nos. 5 and 7 Copsewood Way.

The site forms part of Copsewood Estate Area of Special Local Character as set out within the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), and is also covered by Tree Preservation Order 391.

3.2 Proposed Scheme

The application seeks planning permission for the erection of a large 6-bed, detached

dwelling with habitable roofspace and basement. The scheme would include the installation of a vehicular crossover, railings to front.

The building would measure 10.12m high and 28.3m wide and 17m deep. The property would be located 4.1m away from the southern boundary of the site and 4.9m away from the northern boundary. The property would also be set back 14.25m from the front boundary line of the site at its nearest point. The basement proposed would be excavated to a depth of 3.58 metres and is located beneath the footprint of the main proposed house.

The proposed dwelling would have a hipped roof design with a two storey gable in the principal elevation of the dwelling. The house has been designed to have a subordinate side addition to the main house to simulate an extension to the main building. This element is set back approximately 3.2 metres from the main front elevation and sits 600mm lower than the main ridge. An integral garage is incorporated within this two storey addition.

At the rear, the dwelling would incorporate two staggered rear wings with hipped roofs, which would be separated by a first floor balcony.

Wrought iron railings are proposed measuring 1.8m high along the front elevation of the building.

3.3 Relevant Planning History

5380/APP/2013/2046 6 Linksway Northwood

Two storey, 6-bed, detached dwelling with habitable roofspace, installation of vehicular crossover to front and fence and gate to front involving demolition of existing dwelling

Decision: 28-10-2013 Withdrawn

Comment on Relevant Planning History

There has been one previous application on this site (5380/APP/2013/2046) which was withdrawn by the applicants.

Planning permission was sought on the 19 July 2013, application reference 5380/APP/2013/2046 for the erection of a two storey, 6-bed, detached dwelling with habitable roofspace, installation of vehicular crossover to front and fence and gate to front involving demolition of existing dwelling. The scheme was recommended for refusal and was due to be determined at Planning Committee, however the scheme was subsequently withdrawn. The draft refusal reasons were as follows:

1. The proposed house, by reason of its size, scale, bulk, siting, design and appearance would result in an overdevelopment of the site that would fail to satisfactorily integrate into the streetscene and the Copsewood Estate Area of Special Local Character. The proposal is therefore contrary to Policies BE5, BE6, BE13 and BE19 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

2. The proposed development by reason of its design in respect of its architectural style, detailing would result in an incongruous and intrusive form of development that would be detrimental to the character, appearance and the visual amenities of the street scene and the wider Copsewood Estate Area of Special Local Character. It would therefore be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies

(November 2012), Policies BE5, BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies 3.5 and 7.4 of the London Plan (2011) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

3. The proposed metal gates and railings, would by reason of their height and location on the front boundary would result in an overbearing and visually intrusive form of development, and as a result have an adverse effect on the character and appearance of the street scene and the wider Copsewood Estate Area of Special Local Character. Therefore the proposal would be contrary to policies BE5, BE13 and BE19 of the of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

4. It has not been sufficiently demonstrated that the development could be undertaken with adequate provision for the protection and long-term retention of the trees (including protected trees) within the vicinity of the site, all of which contribute to the streetscene and the character of the Copsewood Estate Area of Special Local Character. The proposal would therefore be contrary to Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

5. The development is estimated to give rise to a number of children of school age and additional provision would need to be made in the locality due to the shortfall of places in schools serving the area. Given that a legal agreement at this stage has not been offered or secured, the proposal is considered to be contrary to Policy R17 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), and the adopted London Borough of Hillingdon Planning Obligations Supplementary Planning Document (July 2008) and updated Education Chapter 4 (August 2010).

6. The proposal would provide habitable rooms with inadequate natural lighting, by virtue of the relationship between the new house and proximity to protected trees thus providing an unsatisfactory living environment for future occupiers. The proposal would therefore give rise to a substandard form of living accommodation for future occupiers contrary to Policies BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), and the Council's Design Guide 'Residential Layouts'.

This current submission has altered from the withdrawn scheme and the main changes between this and the withdrawn scheme are:

- a) Parapet wall at eaves level has been removed
- b) Metal gates have been removed;
- c) The twin span roof previously proposed has been removed and the two equal side additions have been replaced with one offset side addition;
- d) The depth of the building has been reduced by approximately 1.5 metres;
- e) The width of the main structure has been reduced by approximately 1.4 metres;
- f) The large central feature window has been omitted and replaced by two smaller windows;
- g) The front porch has been altered and scaled down to remove some of the stone columns and replace these with brickwork;
- h) The stone quoin detail has been removed from the elevations.
- i) Overall height of the building has been reduced by approximately 0.5 metres.

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:

- 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.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- BE39 Protection of trees and woodland - tree preservation orders
- BE5 New development within areas of special local character
- BE6 New development within Gate Hill Farm and Copsewood Estates areas of special local character

- AM14 New development and car parking standards.
- HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

- LPP 3.18 (2011) Education Facilities
- LPP 3.4 (2011) Optimising housing potential
- LPP 3.5 (2011) Quality and design of housing developments
- LPP 5.13 (2011) Sustainable drainage
- LPP 5.3 (2011) Sustainable design and construction
- LPP 5.7 (2011) Renewable energy
- LPP 8.2 (2011) Planning obligations
- LPP 8.3 (2011) Community infrastructure levy

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

6 neighbouring residents and Northwood Residents Association have been notified of the application. A site notice was erected at the site.

Two letters were received in response, 1 objecting and 1 in support.

The objection letter raised the following concerns:

1. The scheme fails to harmonise with the styles in the predominant area or existing street scene;
 2. The scheme fails to complement/improve the amenity or character of the area;
 3. The bulk of the proposal would result in a significant loss of residential amenity;
- No hydrological or geotechnical survey has been submitted so it is difficult to determine if the basement will have an unacceptable impact on drainage or flood risk

The support letter submitted comments that the scheme presents a beautiful design that complements the road.

A petition in objection with 60 signatories was received. The petition objected to the scheme on the following grounds:

1. The orientation of the house on the plot means that it looks directly onto 3, 5 and 7 Copse Wood Way;
2. The scheme would be obtrusive in the street and worse than the previous because of its basement and size;
3. The proposal would destroy the wooded aspect of the front;
4. The scheme would be twice as large as 4 and 8 Linksway and six times bigger than the existing;
5. The scale, width, proportions and architectural style would be detrimental to the visual amenities of the street scene and Copse Wood Area of Special Local Character;
6. The roofline would fill the large open skyline between 4 and 8 and would be higher than No. 4;
7. The design of the front would be out of keeping;
8. Object to the construction of crown roof, which occupies much of the width of the building;
9. The scheme contrasts to houses either side and opposite that have variable roof pitches;
10. The balconies will result in a loss of privacy;
11. The TPO has been ignored and the removal of the mentioned trees should not be permitted as they are important to the character of the area;
12. No details have been provided for rainwater disposal;
13. No geotechnical survey has been submitted for the basement;
14. Proposed development could have a detrimental impact on the services in the road, the house opposite is suffering from sewage problems as a result of a development in the Linksway.

OFFICER COMMENTS: The concerns and comments raised will be considered within the main body of the report.

Internal Consultees

HIGHWAYS

No change to the level of on site parking or to the existing crossovers, therefore no objection raised on highways grounds.

TREES

TREE & LANDSCAPE PLANNING OBSERVATIONS - RE. 6 LINKSWAY, NORTHWOOD (Ref: 5380/APP/2014/2288) Tree Preservation Order (TPO)/Conservation Area: This site is covered by TPO 391 and also within the Copse Wood Estate Area of Special Local Character (which is characterised by mature woodland type trees). Significant trees/other vegetation of merit in terms of Saved Policy BE38 (on-site): The existing site is made up from of a belt of mature, protected trees completely surrounding a modest sized house and large garden. As it stands, the house is hidden from view by the various trees at the front of the site (mainly Silver Birch, Hornbeam and Cedar). The important trees have been identified on the supporting tree survey and are shown to be retained. In general, a good level of tree protection has been provided. Significant trees/other vegetation of merit in terms of Saved Policy BE38 (off-site): There is a mature, protected Oak in the rear garden of the neighbouring property (at 8 Linksway), however it is far enough away to not be affected. The footprint of the proposed dwelling is smaller than the previous and so my concerns about shading and size of amenity space have been addressed. Recommendations: None.

Conclusion (in terms of Saved Policy BE38): Acceptable subject to conditions RES8, RES9 (1 & 2) and RES10.

ACCESS

The design demonstrates accordance with the Lifetime Homes Standards.

FLOOD WATER MANAGEMENT OFFICER

A Soil Engineering report has been submitted by Palladium Consulting Engineers dated July 2014 Report Ref 142088.

This included a site investigation a four boreholes to a depth of 3.5m and no groundwater was found in any of the boreholes. As the basement excavation will not exceed 3m the report considers that the proposal will not have a detrimental effect on groundwater in the area. In addition as the basement is a small proportion of the overall site area it is considered that there would be sufficient space for water for water to move across the site. Therefore there are no objections to the proposed development.

However the drainage arrangements for the appropriate disposal of surface water are not fully detailed and therefore a condition is appropriate to secure the proper control of surface water on site to National Standards.

Prior to commencement, a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it incorporates sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan and will:

i. provide information on all Suds features including the method employed to delay and control the 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).

For information to the applicant to discharge the condition as recommended within the report there should be further investigation to determine the level of groundwater in the area. I would expect to see as a minimum an additional borehole undertaken at a time when groundwater levels are considered highest (as groundwater levels can often be very seasonal) and to a much greater depth to find the level of groundwater and determine the feasibility of a deep borehole soakaway.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site is currently in residential use therefore the principle of a new residential development is acceptable provided that it accords with the Council's policies and enhances the characteristics of the local area.

Any planning proposal would need to accord with the design policies set out within Hillingdon Local Plan: Part One - Strategic Policies (November 2012), and the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and relevant design guidance contained within HDAS Residential Layouts.

7.02 Density of the proposed development

Paragraph 4.1 of HDAS Residential Layouts specifies that in new developments numerical densities are considered to be more appropriate to larger sites. The density scores for this proposal are 5 units per hectare and 70 habitable rooms per hectare. Whilst these scores are below the density ranges of Policy 3.4 of the Hillingdon Local Plan (November 2012), this is to be expected of a plot of this size, where large gardens are the key characteristic of the area. The key consideration is therefore whether the development sits comfortably within its environment rather than a consideration of the density of the proposal.

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

As detailed elsewhere in this report (Section 7.07) it is not considered that the proposal would adversely impact on the character of the Copse wood Estate Area of Special Local Character.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Policy 3.5 of the London Plan states that the design of all new housing developments should enhance the quality of local places, taking into account physical context and local character and Policy 7.4 states that buildings, should provide a high quality design response that has regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass and allows existing buildings and structures that make a positive contribution to the character of a place to influence the future character of the area is informed by the surrounding historic environment.

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seek to ensure that new development complements and improves the character and amenity of the area. Policy BE5 requires new developments within Areas of Special Local Character to harmonise with the materials, design features, architectural style and building heights predominant in the area.

Policies BE6 and BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) apply specifically to development within the ASLC at Copsewood estate. These policies seek to ensure that two-storey developments in the Copsewood Estate are set-in 1.5 metres from the side boundary. Further, there is a requirement for these to be constructed on building plots of a similar average width as surrounding residential development, be constructed on a similar building line (formed by the front main walls of existing houses), be of a similar scale, form and proportion as adjacent houses, and reflect the materials, design features and architectural style predominant in the area.

In terms of the layout and siting of the building proposed, the predominant character within this part of Linksway, is for the dwellings to be set a substantial distance from the front boundary, to ensure a meaningful frontage is maintained. The proposed building has been sited over 14 metres from the front boundary to the site, which aligns with other properties within the road. Further, the existing house was orientated at an angle within the site, which did appear incongruous and out of keeping with the general pattern of development within this part of the road, where houses are predominantly sited parallel to the road. The siting of the building parallel to the road, is therefore considered acceptable in the context of the site, and in keeping with the general pattern of development within the surrounding area.

Within the surrounding area, there are a wide variety of house designs within the Copsewood Estate, which as Policy BE6 states, is characterised by large, individually designed houses. It is noted that a number of properties have been built relatively recently and these now form part of the character of the area. This is an important consideration when assessing the detailed design of the replacement dwelling and it is important for officers to give weight to the design and appearance of other redeveloped houses along Linksway. This point was highlighted by the Inspector in the consideration of the scheme at 36 Linksway (44603/APP/2013/960).

Within the previous scheme, concerns were raised in relation to the overall size, scale and massing of the proposed building. This scheme has been revised accordingly to reduce the width, height and overall massing of the proposed dwelling. This has been achieved through the addition of a subordinate side addition on the southern elevation, which is set back from the main front elevation of the proposed building. Given the width of the plot, significant set-ins proposed from the side boundaries (4.1 metres from south and 4.9 metres from north), and design of the building, incorporating a subordinate element, set back from the front elevation, the proposed design is not considered to dominate the plot or its setting to an unacceptable degree. As has been mentioned previously, in the Linksway, there are a number of examples of similarly re-developed dwellinghouses that occupy similar plot widths, and propose/have constructed dwellings of a similar size, scale and design (Nos 9A, 11, 36, 38, 40, 44 Linksway). The scheme would therefore not appear out of character with the design, scale and detailing of development approved and constructed in the road.

In terms of the design of the proposed building, it is considered that the proposed dwelling would complement the general standard of new design evident in Linksway. The incorporation of hipped roofs on the side elevations, in conjunction with the reduced roof level to the south, are considered to succeed in mitigating the effects of otherwise excessive bulk at the side boundaries. Concerns were raised by residents to the presence of a large crown roof on the building, however, the scheme does not include a crown roof, and the roof design is considered acceptable.

Wrought iron railings are proposed along the front elevation of the building that are

proposed at 1.8m in height. Although the height of the proposed railings exceeds the maximum stated in the HDAS guidance their size, scale and design are considered more suitable and harmonise better with the appearance of the surrounding street scene. Furthermore, a large amount of shrubbery is proposed to be planted in the area immediately behind the proposed railings thus reducing their visual impact and creating a green and attractive frontage, which is an important characteristic of the properties located in the Copsewood Estate Area of Special Local Character.

It is also important to note that a number of properties along Linksway have existing gates and fencing similar to those being proposed at part of this application erected along their front boundary lines, most notably No.29a and 11 Linksway. Further, an appeal was allowed for the development at No.11 where the Inspector acknowledged that the road presented a variety of front boundary treatments, which include fences, railings, piers and walls, some of low brick or stone and others, more substantial. The Inspector concluded in this appeal that the proposed railings would be relatively light and open in appearance, and to therefore not appear out of keeping or unduly obtrusive. The railings proposed to No. 6 extend along the front entrance, with gaps for the two accesses into the site. The overall design and detailing of the railings is considered acceptable and subject to suitably worded conditions to secure appropriate landscaping behind the railings, this part of the proposal is not considered to have a detrimental impact on the verdant character and appearance of the area.

Overall, the scheme is considered acceptable and to comply with policies BE5, BE6, BE13, BE15, BE19, and BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and BE1 of Hillingdon Local Plan: Part One Strategic Policies (November 2012).

7.08 Impact on neighbours

Paragraph 4.11 of HDAS Residential Layouts states that the 45° principle will be applied to new development to ensure the amenity of adjoining occupiers and future occupiers are protected. Paragraph 4.9 states that a minimum acceptable distance to minimise the negative impact of overbearing and overshadowing is 15m. Paragraph 4.12 requires a minimum of 21m distance between facing habitable room windows to prevent overlooking and loss of privacy. Policy BE21 states that planning permission will not be granted for new buildings which by reason of their siting, bulk and proximity would result in significant loss of residential amenity.

The proposed development would be sited approximately 12m away from the side flank wall of No. 8 to the south, and the nearest part of the proposal would project approximately 0.9m beyond No.8's main rear building line. The front building line of the proposed development would be sited behind the rear building line of No. 4 to the north, however this is not dissimilar to the existing arrangement. Furthermore, the proposed development would be fully screened by the trees and mature shrubs on the northern and southern boundaries which would prevent any visual intrusion and loss of daylight or sunlight.

A single first floor window is proposed on the side elevation, which would be a secondary window serving a dressing area. The proposed balcony would be inset within a recess and would be sited between 25m away from the adjoining occupiers to the north and south, preventing any overlooking and loss of privacy. The adjoining occupiers on Copsewood Way to the west would be sited over 40m away from the rear wall of the proposed development.

Overall, it is considered that the proposed development would not constitute an un-

neighbourly development and would accord with Policies BE19, BE21, BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

HDAS Paragraph 4.7 states that consideration will be given to the ability of residential developments to provide high standards of interior qualities to guarantee satisfactory indoor living spaces and amenities.

DAYLIGHT AND OUTLOOK

The withdrawn scheme included several concerns with regards to the amount of daylight and sunlight that would be able to get into the proposed dwelling, and it was concluded in this application that the surrounding trees would give rise to a sub-standard levels of natural daylight to the windows on the rear elevation.

The scheme has been revised to alter the siting of the new house on the site, orientating this to be south more to enable the rear habitable rooms to gain more sunlight. Further the application has been accompanied shading diagrams which demonstrate the impact of the trees within the garden on shading to the proposed house. These demonstrate that the revisions to the scheme reduce the impact of shading on the new house, and show that the only part of the house likely to experience shading, would be left hand side of the site. The garage is proposed at ground floor level and a rear dressing room window at first floor level. Given that these are not main habitable room windows, the impact of shadowing from the trees on the proposed building is considered acceptable.

Overall, the quality of the internal residential accommodation proposed is considered acceptable and the scheme is considered to comply with Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and HDAS Residential Layouts.

INTERNAL FLOOR AREA

Paragraphs 4.6 to 4.8 and Table 2 of the Council's SPD HDAS: Residential Layouts advises that 5 plus bedroom two-storey units should have a minimum floor area of 101 square metres. Furthermore, London Plan Policy 3.5 and Table 3.3 states that houses of the size proposed should have a minimum size of 107 square metres. The proposed development meets the minimum standards providing 871 square metres of gross internal floor area. The Mayor's Housing Supplementary Planning Guidance (November 2012) requires the minimum area for a single bedroom to be 8 square metres and a minimum floor area for a double bedroom to be 12 square metres. The proposed dwelling complies with these standards with bedrooms being between 18-83 square metres of floor area in accordance with Policy 3.5 of the London Plan (July 2011).

OUTDOOR AMENITY SPACE

HDAS advises in Paragraph 4.15 that four bedroom plus houses should have a minimum private amenity area of 100 square metres. The proposed development exceeds amenity standards by providing approximately 880 square metres. It is therefore considered that the proposed development would be in accordance with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.10 Traffic impact, car/cycle parking, pedestrian safety

Two parking spaces would be provided within the garage on the site as existing as per Policy 6.13 of the London Plan and in compliance with Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The proposed double garage would be of sufficient size to store two cars and two bicycles,

in accordance with the adopted parking standards. The Highways Officer has also reviewed the accesses to the site, and given that these are both existing, no objection is raised to utilising both of these.

7.11 Urban design, access and security

Please refer to section 7.09

7.12 Disabled access

The proposed development is for a significant dwelling. Given the room sizes, the Lifetime Homes Standards could easily be accommodated and secured by way of condition.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires the retention of landscape features of merit and new landscaping and planting where possible.

This site is covered by TPO 391 and also within the Copse Wood Estate Area of Special Local Character (which is characterised by mature woodland type trees).

The existing site is made up from of a belt of mature, protected trees completely surrounding a modest sized house and large garden. As it stands, the house is hidden from view by the various trees at the front of the site (mainly Silver Birch, Hornbeam and Cedar). The important trees have been identified on the supporting tree survey and are shown to be retained and the Councils Arboricultural Officer considers that a good level of tree protection has been provided.

There is a mature, protected Oak in the rear garden of the neighbouring property (at 8 Linksway), however it is far enough away to not be affected. The footprint of the proposed dwelling is smaller than the previous and so previous concerns about shading and size of amenity space have been addressed.

Overall, the scheme is not considered to have a detrimental impact on the trees within and adjacent to the site and is compliant with policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Policy EC5 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that on site ecology features to be retained and enhanced where possible. Policy 7.19 of the London Plan requires biodiversity and natural heritage to be conserved and enhanced for the benefit of current and future Londoners within new developments. The applicant has undertaken an ecological survey, which concludes that there is little evidence of bat activity on the site or roosts, however there site has potential for breeding birds and bats. A condition is advised to ensure that opportunities to encourage ecology within the site is provided i.e bat boxes.

7.15 Sustainable waste management

Not applicable to the consideration of this application.

7.16 Renewable energy / Sustainability

Policy 5.3 of the London Plan requires the highest standards of sustainable design and construction in all developments to improve the environmental performance of new developments and to adapt to the effects of climate change over their lifetime. The applicant has proposed to meet Code for Sustainable Homes level 4. A condition is recommended to ensure that the building achieves Code Level 4.

7.17 Flooding or Drainage Issues

A Soil Engineering report has been submitted by Palladium Consulting Engineers dated July 2014 Report Ref 142088.

This included a site investigation a four boreholes to a depth of 3.5m and no groundwater was found in any of the boreholes. As the basement excavation will not exceed 3m the report considers that the proposal will not have a detrimental effect on groundwater in the area. In addition as the basement is a small proportion of the overall site area it is considered that there would be sufficient space for water for water to move across the site. Therefore there are no objections to the proposed development.

Whilst no concerns are raised in relation to the addition of a basement at the site, the drainage arrangements for the appropriate disposal of surface water are not fully detailed. Therefore a condition is recommended to secure the proper control of surface water on site to National Standards.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

These have been considered within the main body of the report.

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

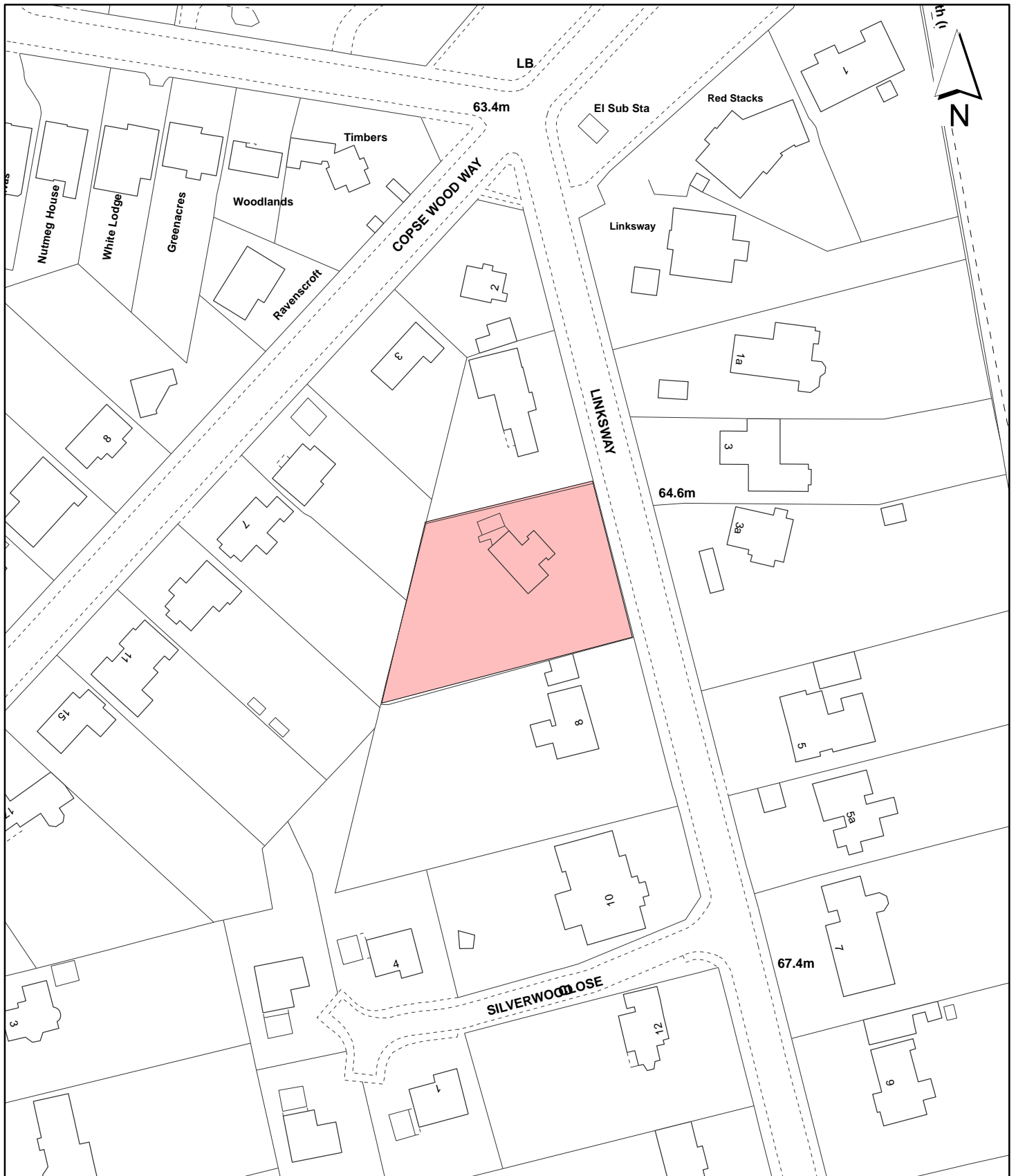
The scheme by reason of its acceptable design, scale, siting, form and proportions is not considered to have a detrimental impact on the character and appearance of the surrounding Area of Special Local Character and would not have an adverse impact on the amenities of adjacent occupiers, protected trees, groundwater and general highway conditions. As such, the scheme is considered to comply with policies BE5, BE6, BE13, BE15, BE19, BE22, BE23, BE38, BE39 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and HDAS: Residential Layouts.

11. Reference Documents


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

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Notes

 Site boundary

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Site Address

**6 Linksway
 Northwood**

**LONDON BOROUGH
 OF HILLINGDON**

**Residents Services
 Planning Section**

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

Planning Application Ref:
5380/APP/2014/2288

Scale
1:1,250

Planning Committee
North

Date
January 2015



HILLINGDON
 LONDON