

## Report of the Head of Planning, Sport and Green Spaces

**Address** 15 KING EDWARDS ROAD RUISLIP

**Development:** Erection of two detached houses with dormers and integral garages, new crossovers and associated external works (involving demolition of the existing house)

**LBH Ref Nos:** 43419/APP/2014/3879

**Drawing Nos:** Arboricultural Impact Survey (Ref: 2014 D 141/P/08)  
2014D141/P/05 Rev. B  
2014D141/P/04 Rev. C  
2104D141/P/09 Rev. B  
2014D141/P/07 Rev. B  
2014D141/P/03 Rev. B  
2014D141/P/01  
Design and Access Statement (Ref: 2014D141/P)  
Heritage Statement  
2014D141/P/08 Rev. A  
2014D141/P/06 Rev. C  
2014D141/P/02

<b>Date Plans Received:</b>	31/10/2014	<b>Date(s) of Amendment(s):</b>	31/10/2014
<b>Date Application Valid:</b>	31/10/2014		17/11/2014
			06/01/2015

### 1. SUMMARY

This application seeks consent for the demolition of the existing building and its replacement with two four bed detached dwellinghouses.

It is considered that the existing building by reason of its style, design and location, provides only a neutral contribution to the surrounding Conservation Area. Whilst the demolition of this building is regrettable, officers consider that this is acceptable in the context of the site given the acceptable design, scale and siting of the proposed replacement buildings. The proposed replacements are not considered to have a detrimental impact on the overall character and appearance of the surrounding conservation area and would preserve its character through their complementary design and form. The scheme will not have a detrimental impact on the amenities of the surrounding occupants nor have an adverse impact on pedestrian or highway safety.

The scheme is thereby considered to comply with the relevant policies of the London Plan, Hillingdon Local Plan: Part Two - Saved UDP Policies and Supplementary Planning Documents.

### 2. RECOMMENDATION

**APPROVAL subject to the following:**

#### 1 RES3 Time Limit

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

REASON

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

**2 RES7 Materials (Submission)**

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

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

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

**3 RES4 Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 2014D141/P/01; 2014D141/P/02; 2014D141/P/03 Rev. B; 2014D141/P/06 Rev. C; 2014D141/P/08 Rev. A; 2014D141/P/07 Rev. B; 2104D141/P/09 Rev. B; 2014D141/P/04 Rev. C; 2014D141/P/05 Rev. B and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

**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:  
Arboricultural Impact Survey [2014D141/P/08]

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

**5 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 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.

#### **6 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)

#### **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 Cycle Storage
  - 2.c Means of enclosure/boundary treatments
  - 2.d Hard Surfacing Materials
  - 2.e External Lighting
  - 2.f Other structures
3. Schedule for Implementation
4. Other
  - 4.a Existing and proposed functional services above and below ground
  - 4.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 Policy 5.17 (refuse storage) of the London Plan (July 2011)

#### **8 RES12 No additional windows or doors**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 13 King Edwards Road.

#### REASON

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

#### **9 RES13 Obscure Glazing**

The window(s) facing 13 King Edwards Road shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

#### REASON

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

#### **10 RES14 Outbuildings, extensions and roof alterations**

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

#### REASON

To protect the character and appearance of the area and amenity of residential occupiers in accordance with policies BE13, BE21, BE23 and BE24 Hillingdon Local Plan: Part Two

Saved UDP Policies (November 2012)

**11 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.

**12 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

**13 RES6 Levels**

No development shall take place until plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and known datum point. Thereafter the development shall not be carried out other than in accordance with the approved details.

**REASON**

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

**14 RES23 Visibility Splays - Pedestrian**

The access for the proposed car parking shall be 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 above the level of the adjoining highway.

**REASON**

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

**15 LB6 Inspection of the building prior to demolition**

Prior to alteration or demolition, the building should be recorded to English Heritage Level 1 and following agreement with LBH and where appropriate English Heritage, copies of the document sent to the Uxbridge Local History Library archive and English Heritage for inclusion in the London Heritage Environment Record.

## REASON

To safeguard the historic interest of the building in accordance with Policy BE4 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

## INFORMATIVES

### 1 I52 **Compulsory Informative (1)**

The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

### 2 I53 **Compulsory Informative (2)**

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

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.
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.
BE4	New development within or on the fringes of conservation areas
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
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 3.14	(2011) Existing Housing - Efficient use of stock

LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 5.7	(2011) Renewable energy
LPP 6.13	(2011) Parking
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
LPP 7.8	(2011) Heritage assets and archaeology
LPP 8.3	(2011) Community infrastructure levy
NPPF	National Planning Policy Framework
OE1	Protection of the character and amenities of surrounding properties and the local area

### **3            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.

### **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 Residents 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](http://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 I23 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.

#### **8 I23A Re-instatement of a Vehicle Access.**

You are advised by London Borough of Hillingdon, Highways Management, that any works on the Highway, in relation to the reinstatement of any existing vehicle access, must be carried out with approval from the Highway Authority. Failure to reinstate an existing vehicle access will result in the Highway Authority completing the works, and the developer may be responsible for the costs incurred. Enquiries should be addressed to: Highways Maintenance, 4W/07, Civic Centre, Uxbridge, UB8 1UW.

### **3. CONSIDERATIONS**

#### **3.1 Site and Locality**

The application site is located on the southern side of King Edwards Road which is located to the west of the High Street, Ruislip. The site is located within Ruislip Village Conservation Area.

King Edward's Road is laid out with mainly detached houses of varied building plot sizes. Residential building began in 1906 and the current road pattern was well established by 1938.

Much of the housing in this area was developed in the "Garden Suburb" tradition and the street contains mainly detached buildings of generally good architectural quality set on spacious green and leafy plots. As noted in the appraisal, the eastern section of the road from Church Street is more tightly developed than the area to the west.

The street is defined by narrow grass verges, mature garden trees and well established hedges. Many of the houses are of good architectural quality, are well detailed and retain original features, such as gables, porches and distinctive chimney stacks. The buildings on this section of the road vary widely in age, size and style, although overall, the appearance of the street reflects a very strong Arts and Crafts design influence. The surrounding area is characterised by predominantly residential dwellinghouses, and most within the immediate area are detached, set within modest plots. The houses within this area display a mix of styles and design, characterised by inter-War properties either in a mock-Georgian or 'olde worlde' style. They feature tall projecting front gables, brown brickwork, vertical clay tile hanging, tall chimneys and multi-paned windows.



No 15 King Edwards Road, is however, plainer and provides a 'neutral' contribution to the area. There is also infill post-War development to the side and behind in this part of the conservation area.

### **3.2 Proposed Scheme**

This application seeks consent for the demolition of the existing building and the erection of two four bed detached dwellinghouses. The buildings would be set back from the highway, in line with the building line of the adjacent properties. Parking for a minimum two cars to the front and an integral single garage would be provided. Two new crossovers would be provided along the front of the site.

Revised plans were received on the 23rd December 2014 which sought to alter and improve the design, scale and detailing of the buildings proposed. Neighbours were reconsulted on these amendments.

### **3.3 Relevant Planning History**

#### **Comment on Relevant Planning History**

There is no relevant planning history for this site.

## **4. Planning Policies and Standards**

### **UDP / LDF Designation and London Plan**

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

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.

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.
BE4	New development within or on the fringes of conservation areas
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
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 3.14	(2011) Existing Housing - Efficient use of stock
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 5.7	(2011) Renewable energy
LPP 6.13	(2011) Parking
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
LPP 7.8	(2011) Heritage assets and archaeology
LPP 8.3	(2011) Community infrastructure levy
NPPF	National Planning Policy Framework
OE1	Protection of the character and amenities of surrounding properties and the local area

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **10th December 2014**

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

20 residents and Ruislip Residents Association were notified of the application and a site notice erected to advertise the application. 6 responses were received to this consultation which raised the following concerns:

#### Ruislip Conservation Panel

- The Conservation panel objects to the demolition of the building as it is a family house with interesting architectural details set in a useable garden.
- The house is characteristic of the Conservation Area but different from earlier houses by the same architect.
- The replacement of one house with two smaller houses would detract from the area and set an unfortunate precedent.

Residents objections:

1. The development is inappropriate and the demolition of a period property does not conserve;
2. The two replacement houses would affect the spacious and green character of the street;
3. The scheme is an overdevelopment of the site;
4. The high metal railings proposed to the front elevation are also inappropriate to the character of the street which is open in aspect;
5. Concern over disruption from noise and spoil at the site and inconvenience to narrow road during construction;
6. Query raised over distances to the boundary with No.13 and fence location;
7. Scheme will result in a loss of light to No. 13;
8. Garage space is impractical as the driver would be unable to exit the car.

#### OFFICER COMMENTS

The comments raised are addressed within the main body of the report.

#### Internal Consultees

##### CONSERVATION OFFICER:

This is a modest inter-War detached house within the Ruislip Village Conservation Area. The road is characterised by substantial detached properties in differing styles and dates, but of a regular scale. This part of the conservation area was designated in 2008 and includes later housing development following the introduction of the railways in 1904 and a proposed urban expansion of the area, in 1908, by Kings College which proposed a plan for a 'Garden Suburb'. This was only partially built, but the resultant residential development in the area was much influenced by the principles of the Garden Suburb movement and the area includes many buildings of architectural quality set in spacious green landscaping. A Conservation Area Appraisal has been prepared for this area and was agreed in 2010.

COMMENTS: This proposal involves the demolition of 15 King Edwards Road. Part of the immediate surrounding area to the site is characterised by inter-War properties either in a mock-Georgian or 'olde worlde' style. They feature tall projecting front gables, brown brickwork, vertical clay tile hanging, tall chimneys and multi-paned windows. However, this property is somewhat plainer and provides a 'neutral' contribution to the area. There is also infill post-War development to the side and behind and this part of the conservation area is not of the highest quality compared to other parts. It provides a limited contribution towards the areas overall appearance and whilst its demolition is regretted, it could be accepted provided any new proposal sustains and enhances the appearance of the area.

The proposed properties have been designed to reflect the prevailing street scale and pattern of development. They have also been designed to pick up on some of the existing architectural detailing within the street such as bay windows, brick quoins and tall chimneys. Overall the proposed new properties would sustain and enhance and contribute positively to the appearance of the area. The proposal also generally adheres to the advice given in Hillingdon's Design and Accessibility Statement (HDAS) Supplementary Planning Document - Residential Layouts (para. 5.1) which suggests that 'New residential development should reflect the typology of the area.'

From my observations, subject to the revisions and clarification of materials below, I consider that the proposed development would contribute to the conservation area as it reflects the typology of the area and is of a sufficient architectural design quality. Furthermore, the proposals meet the NPPF's core principles; particularly that planning should be seeking to ensure high quality design and seeking to conserve heritage assets in a manner appropriate to their significance.

It is important that any new development sustains and enhances the significance and cohesion within the Ruislip Village Conservation Area and revisions are required:

- a) House Adj 17: The porch needs to be omitted and a simply designed flat roof canopy with chains (as No. 18 opposite) should be substituted.
- b) House Adj 13: The front dormer needs lowering slightly so that it relates more appropriately to the roof slope.
- c) To both properties: all window and door apertures within the rendered elevations should have a bellmouth detail/drip (not soldier course).
- d) To both properties: Clay tiles to all roofs (not concrete).
- e) To both properties: timber windows.
- f) To both properties: all eaves fascias in timber and cast metal gutters and downpipes.
- g) To both properties: The front boundary should be of a traditionally designed brick dwarf wall and stone coping rising to brick piers and wooden gate (as No. 18 opposite), not metal blunt top fencing. Planting behind.

The Design and Access Statement needs updating to include all revisions and policies.

All materials and samples, hard landscaping and boundary treatment should be conditioned.

Remove all Permitted Development rights.

CONCLUSION: Revisions required.

OFFICER COMMENTS: Revisions have been received amending the scheme in line with the comments of the Conservation Officer.

HIGHWAYS OFFICER:

The proposed dwellings will be provided with two car parking spaces each in a tandem style. Although the dimensions for the proposed garages are considered to be practically acceptable, the Council's standards require garages to have a minimum width of 3m.

Cycles can be stored within the rear gardens of the proposed dwellings.

The proposed vehicular accesses are considered to be acceptable. A condition should be attached requiring pedestrian visibility splays of 2.4m x 2.4m to be provided and maintained.

The existing vehicular access shall be stopped up and the footway reinstated and any associated works required to create the proposed crossovers should be undertaken at the developer's expense.

Subject to the above issues being adequately covered within any planning permission, there is no objection to the proposals from the highways viewpoint.

OFFICER COMMENTS: The plans have been amended to increase the size of the garages so that these are now 3 metres in width.

TREES AND LANDSCAPE OFFICER:

LANDSCAPE CHARACTER/CONTEXT:

Site description:

- The site is occupied by a two-storey detached house in a wider than average plot on the south side of King Edwards Road, close to Ruislip High Street.
- This residential area is characterised by inter-war detached houses in a mix of styles.
- The front boundary of this property is defined by a hedge and the garden contains established trees and shrubs, features which are typical of this area.

Landscape Planning designations:

- There are no Tree Preservation Orders on the site or affecting it. (Tree Preservation Order No. 274 protects selected off-site trees to the south and east)
- The site lies within the Ruislip Conservation Area - a designation which protects trees.

Landscape constraints/opportunities:

- Trees which are worthy of retention should be retained and replacement trees specified where appropriate as part of a comprehensive landscape proposal.

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

- A Tree Report, dated 6 November 2014, has been submitted. The report supersedes the design of the proposed layout and has, therefore, not been used to influence or inform the proposals, thereby missing the point of a 'survey'.
- The survey assesses the condition and value of 13No. individual and a group.
- It concludes that there are no 'A' category (good condition and value) trees. There is one 'B' (fair) tree, T4 an ash in the south-west corner of the site, which is worthy of retention, if feasible.
- The remaining trees are 'C' (poor) or 'U' (needs to be removed). While the 'C' grade trees are not a constraint on development, their group or other value means that they could be retained if feasible.
- The report concludes that the silver birch tree (T1) in the front garden should be felled, although it is shown to be retained on the proposed site plan.
- T8, a cherry, will be removed to accommodate one of the new buildings. The survey recommends its removal on arboricultural grounds.
- It also recommends that the ash (T4) will require pollarding every 3-5 years in order to control its growth. It is a potentially too large a tree for a small garden.
- Otherwise, the summary (section 1.0) suggests that the development will have a low to moderate impact on the other trees, subject to tree protection and good working practice which should be specified in a method statement.
- Hillingdon's drawing No. 2014D141/P/103 indicates that selected trees can, and will, be retained as part of the proposed layout. The birch tree (T1) is among those trees shown to be retained, despite its poor quality and the fact that it will not survive the proposed building work.
- This aside, there will be space for tree retention and new/replacement planting as part of a comprehensive landscape proposal.
- If the application is recommended for approval, landscape conditions should be imposed to ensure that the proposals preserve and enhance the character and local distinctiveness of the surrounding natural and built environment.

RECOMMENDATIONS: As noted, the plan layout does not accurately reflect which trees can/should be retained, because the tree report was prepared after the scheme was designed. Nevertheless, there is no objection, subject to the above observations and RES6, RES8, RES9 (parts 1, 2, 5 and 6) and RES10.

AMENDED PLAN: (received 5 January 2014)

Drawing No. 2014D141/P/03 Rev. A is almost identical to the previous plan. According to the annotation, the building footprint has been reduced to provide better access between the buildings. The Tree Report does not appear to have been re-submitted. However, the previous comments attached below remain applicable, in as much that specific trees indicated on plan are not worthy of retention and should be removed and replaced as part of the landscape proposals.

RECOMMENDATIONS: As noted, the plan layout does not accurately reflect which trees can/should be retained, because the tree report was prepared after the scheme was designed. Nevertheless, there is no objection, subject to the above observations and RES6, RES8, RES9 (parts 1, 2, 5 and

6) and RES10.

#### ENVIRONMENTAL PROTECTION UNIT:

No objection to the planning application subject to the Control of environmental nuisance from construction work informative.

#### ACCESS OFFICER:

Pre-application discussions were held and amendments were made prior to this formal planning submission. The application is therefore deemed to be acceptable from an accessibility point of view

## **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 also located in a conservation area and the building is not listed. Policy BE4 states that development should avoid the demolitions or loss of those features which contribute to their special architectural and visual qualities, and there is a general presumption in favour of retaining buildings which make a positive contribution to the character and appearance of the Conservation Area.

In terms of the detailed design and appearance of No. 15 King Edwards road, this is a much plainer building than those immediately adjacent and provides a 'neutral' contribution to the area. There is also infill post-War development to the side and behind, and this part of the conservation area is not of the highest quality compared to other parts. It is considered that the building provides a limited contribution towards the areas overall appearance and whilst the demolition of the building is regretted, it could be accepted given the acceptable design and scale of the proposed replacement buildings.

Redevelopment of the site is therefore not opposed and the opportunity to enhance this part of the Conservation Area is welcomed.

### **7.02 Density of the proposed development**

In terms of density of the proposed development, this is approximately 200 hr/ha and 28 units/ha. Whilst this does fall short of the London Plan density requirements, given the character of the area, the scheme presenting a suitable standard of accommodation, no objection is raised to these figures.

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

The site lies within the Ruislip Village Conservation Area, however the existing building on the site is plainer in style, and presents a neutral contribution to the surrounding area. The Councils Conservation and Urban Design Officer has reviewed the proposal and determined that the scheme is acceptable in principle, and that it would be difficult to argue that the building makes a significant contribution to the Conservation Area as required by policy.

The proposed development is therefore deemed to be in accordance with Policy BE4 of the Hillingdon Local Plan (November 2012).

There are no archaeological issues associated with the proposed development.

### **7.04 Airport safeguarding**

There are no safeguarding issues associated with this application.

### **7.05 Impact on the green belt**

The site is not located within the Green Belt.

#### **7.07 Impact on the character & appearance of the area**

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. Furthermore policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) 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.

As the site is located within a Conservation Area, policy BE4 applies and this policy seeks to ensure that new development preserves or enhances those features which contribute to their special architectural and visual qualities.

The proposed dwellings have been designed to reflect the prevailing street scale, pattern and layout of development. The detailed design, proportions and form of the buildings, picks up on some of the existing architectural detailing and proportions visible within the street such as bay windows, brick quoins and tall chimneys. Overall it is considered that the proposed new properties would sustain, enhance, and contribute positively to the character and appearance of the area and not appear so out of keeping that the Council could justify refusal on design grounds.

The proposal also adheres to the advice given in Hillingdon's Design and Accessibility Statement (HDAS) Supplementary Planning Document - Residential Layouts (para. 5.1) which suggests that 'New residential development should reflect the typology of the area.'

It is therefore considered that the proposed development would contribute to the conservation area as it reflects the typology of the area and is of a sufficient architectural design quality. Furthermore, the proposals meet the NPPF's core principles, particularly that planning should be seeking to ensure high quality design and seeking to conserve heritage assets in a manner appropriate to their significance.

#### **7.08 Impact on neighbours**

The Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to safeguard the amenities of neighbouring residents in three principal ways. The effect of the siting, bulk and proximity of a new building on the general outlook and residential amenity of these adjoining occupiers are considered under Policy BE20, whilst potential impacts on daylight/sunlight (Policy BE21) and privacy (Policy BE24) are also assessed.

Paragraph 4.9 of the Hillingdon Design & Accessibility Statement: Residential Layouts (July 2006) further advises that all residential developments and amenity spaces should receive adequate daylight and sunlight and that new development should be designed to minimise the negative impact of overbearing and overshadowing. It goes on to advise that 'where a two storey building abuts a property or its garden, adequate distance should be maintained to overcome possible domination'. Generally, 15m will be the minimum acceptable back to back distance between buildings whilst a minimum of 21m overlooking distance should be maintained.

Given the residential nature of the surrounding area, there are a number of properties in close proximity to the application site. To the east of the application site is No. 13 King Edwards Road which is a detached single family dwellinghouse. This property has its main entrance on the eastern elevation facing the application site, and there is one window at first floor level. Given the presence of the garage at this property, there is a gap of approximately 6 metres between the main flank walls of No. 13 and the proposed house.

The siting of the building in relation to No. 13 is considered acceptable in the context of the site and surrounding area. Given that the development respects the building line of No. 13 to the front and rear, the proposed building is not considered to appear unduly overbearing or visually obtrusive to this occupier. Concern has been raised by the occupant that the proposal would result in a loss of light to the property. It is understood that the first floor window serves a non habitable space and given the distance between the first floor flank walls of the proposed building and No. 13, the proposal meeting the 25 degree test from the openings in this side elevation, and orientation/relationship of the buildings, the proposal is not considered to give rise to an unacceptable loss of light. Windows are proposed in the side elevation of the proposed building, however two will be at ground level where views would be obscured by the proposed boundary treatment, and the first floor window would serve a bathroom. The first floor window is indicated to be obscurely glazed and non opening and a condition is recommended on any consent to control the addition of further openings in this elevation and ensure that the windows are obscurely glazed and non opening.

To the west of the application site is an office building. This building extends along the full length of the application boundary. Given such and the commercial nature of this site, the scheme is not considered to have a detrimental impact on the amenities of these occupants.

To the rear (south) of the site are the rear elevations of the properties in Monarchs Way. The proposed buildings maintain a 21 metre separation distance between the rear elevations of the proposed and existing properties in Monarchs Way. Given the distances between the properties and overall acceptable design and scale of the buildings proposed, the scheme is not considered to have a detrimental impact on the amenities of these occupiers.

#### **7.09 Living conditions for future occupiers**

##### **FLOOR SPACE AND QUALITY OF PROPOSED ACCOMMODATION**

The proposed internal floor areas of the buildings proposed are approximately 148sq.m and 155sq.m which are in excess of the London Plan standards for four bed dwellinghouses. The proposed layout of the accommodation is considered acceptable and to maximise natural light to the rooms and create a suitable standard of accommodation.

The proposal provides an acceptable standard of living accommodation in accordance with Policy 3.5 of the London Plan.

##### **EXTERNAL AMENITY SPACE**

The Council is committed to ensuring that new residential developments provide an acceptable standard of living accommodation for future occupiers, including the provision of acceptable levels of external amenity space. Council standards normally require 100sq.m of amenity space for 4 bedroom dwellinghouses.

The proposed development includes 107 sq.m of external garden space for each property, which is secure, accessible and useable. The proposal is therefore deemed to be in accordance with Policy BE23 of the Hillingdon Local Plan (November 2012) and the Hillingdon Design and Accessibility Statement: Residential Layouts SPD.

#### **7.10 Traffic impact, car/cycle parking, pedestrian safety**

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



parking and access to public transport.

The highways officer has reviewed the proposal and raised no objection in terms of traffic generation. Therefore, the development is considered to comply with Policy AM2 of the Hillingdon Local Plan (November 2012).

Two off street car parking spaces are proposed for the each of the dwellinghouses. The dimensions of the garage meet with the Councils required standards and the provision of the car parking spaces is considered acceptable in the context of the site and surrounding area. The highways officer has reviewed the proposals and raises no objection to the addition of the crossovers or parking arrangement proposed.

#### **7.11 Urban design, access and security**

See Section 7.07.

#### **7.12 Disabled access**

The scheme has been designed in accordance with Lifetime Homes standards and has been reviewed by the Councils Access Officer, who raises no objection to the proposed development.

#### **7.13 Provision of affordable & special needs housing**

Not applicable to the consideration of this application.

#### **7.14 Trees, Landscaping and Ecology**

A Tree Report has been submitted with the application which assess the condition of 13 individual trees and a group.

The report concludes that there are no 'A' category (good condition and value) trees. There is one 'B' (fair) tree, T4 an ash in the south-west corner of the site, which is worthy of retention, if feasible. The remaining trees are 'C' (poor) or 'U' (needs to be removed). While the 'C' grade trees are not a constraint on development, their group or other value means that they could be retained if feasible.

The report concludes that the silver birch tree (T1) in the front garden should be felled, although it is shown to be retained on the proposed site plan. T8, a cherry, will be removed to accommodate one of the new buildings. The survey recommends its removal on arboricultural grounds. It also recommends that the ash (T4) will require pollarding every 3-5 years in order to control its growth as it is too large a tree for a small garden.

Overall, the development, subject to tree protection and good working practice, will have a low to moderate impact on the other trees.

Selected trees can, and will, be retained as part of the proposed layout and there is ample space within the site for new/replacement planting which is recommended as part of a comprehensive landscape proposal.

The Council's Tree Officer has reviewed the application and raises no objection subject to a number of conditions to secure a suitable landscape proposal for the site and ensure protection for the existing trees.

#### **7.15 Sustainable waste management**

No refuse or recycling storage are shown on the submitted plans, however given the size of the site, there is ample space within the curtilage and building for such to be provided and a condition is recommended for any consent to secure such.

#### **7.16 Renewable energy / Sustainability**

Policy 5.3 of the London Plan 2011 requires the highest standards of sustainable design and construction to be achieved. To ensure the development complies with this policy a condition would be added to any approval for the development to be built to Code for Sustainable Homes Level 4, with an interim certificate and specification provided before the commencement of works.

A condition is recommended to ensure that the buildings are constructed to Code Level 4.

**7.17 Flooding or Drainage Issues**

There are no flooding or drainage issues associated with this application.

**7.18 Noise or Air Quality Issues**

There are no noise or air quality issues resulting from this development.

**7.19 Comments on Public Consultations**

The comments raised by residents have been addressed within the report.

**7.20 Planning Obligations**

Not relevant to the consideration of this application.

**7.21 Expediency of enforcement action**

Not relevant to the consideration of this application.

**7.22 Other Issues**

There are no other issues for consideration with this application.

**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 the consideration of this application.

#### **10. CONCLUSION**

Overall, Officers consider that the existing building by reason of its style, design and location, provides only a neutral contribution to the surrounding Conservation Area. Whilst the demolition of this building is regrettable, officers consider that this is acceptable in the context of the site given the acceptable design, scale and siting of the proposed replacement buildings. The proposed replacements are not considered to have a detrimental impact on the overall character and appearance of the surrounding conservation area and will preserve its character through their complementary design and form. The scheme will not have a detrimental impact on the amenities of the surrounding occupants nor have an adverse impact on pedestrian or highway safety.

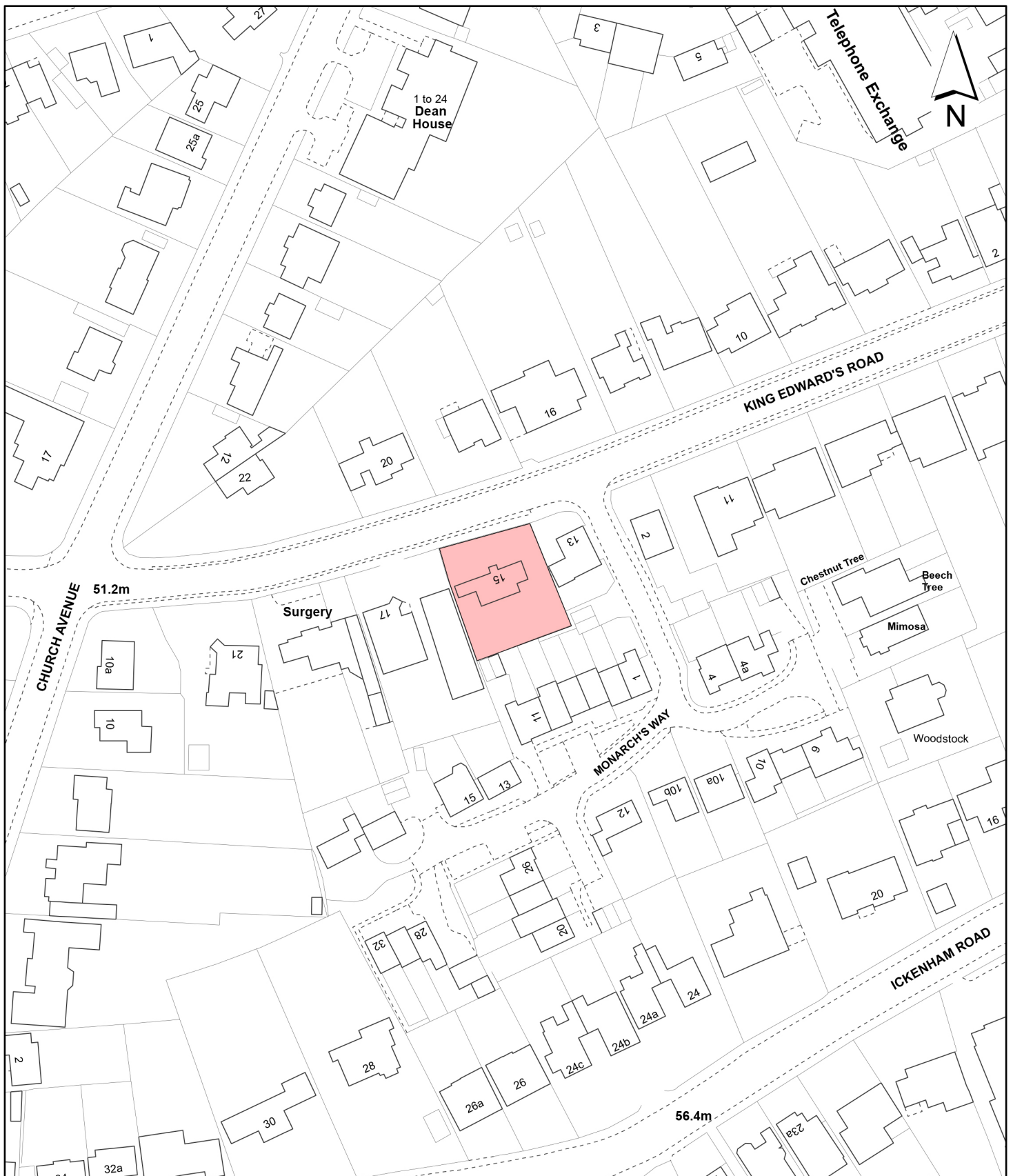
The scheme is thereby considered to comply with the relevant policies of the London Plan, Hillingdon Local Plan: Part Two - Saved UDP Policies and Supplementary Planning Documents.

#### **11. Reference Documents**

Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).  
National Planning Policy Framework.  
Hillingdon Design and Access Statement 'Residential Layouts'.  
Supplementary Planning Document 'Accessible Hillingdon'.  
Supplementary Planning Document Noise.  
The London Plan 2011.  
GLA's Supplementary Planning Guidance - Housing.

**Contact Officer:** Charlotte Bath

**Telephone No:** 01895 250230



**Notes**



Site boundary

For identification purposes only.  
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).  
 Unless the Act provides a relevant exception to copyright.

© Crown copyright and database rights 2015 Ordnance Survey 100019283

Site Address

**15 King Edwards Road  
 Ruislip**

Planning Application Ref:

**43419/APP/2014/3879**

Planning Committee

**Major**

Scale

**1:1,250**

Date

**January 2015**

**LONDON BOROUGH  
 OF HILLINGDON**

**Residents Services  
 Planning Section**

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



**HILLINGDON**  
 LONDON