

Report of the Head of Planning, Sport and Green Spaces

Address 33-37 BELMONT ROAD UXBRIDGE

Development: Reserved matters (Landscaping) in compliance with conditions 2 and 7 of permission 45222/APP/2009/379 (Additional two storeys to existing building to provide 9 residential units, three storey side stairwell extension and alterations to existing detached outbuilding, involving demolition of part front entrance/gyr (Outline application for approval of access, appearance, layout and scale.)

LBH Ref Nos: 45222/APP/2015/1005

Drawing Nos: 8007-P24 Landscaping Plan
Location Plan

Date Plans Received: 18/03/2015

Date(s) of Amendment(s):

Date Application Valid: 18/03/2015

1. SUMMARY

The proposal seeks approval of reserved matters of landscaping in respect of outline planning permission 45222/APP/2009/379 dated 29 March 2012 as it relates to the site at 33-37 Belmont Road.

The outline permission allowed the erection of 9 residential units in a two storey addition to the existing premises at 33-37 Belmont Road, incorporating alterations to an existing detached gym. Matters relating to access, appearance, layout and scale were approved as part of the outline permission. The outline application was for consideration of 'Means of Access', 'Layout', 'Scale' and 'Appearance' of the Development. The single matter which was reserved was 'Landscaping'.

The landscaping details have been reviewed by the Council's Trees and Landscape Officer and he has advised that these are acceptable, whilst noting that due to the site constraints and need for cycle storage there is no practicable opportunity for soft landscape enhancement. Accordingly, the proposals are considered acceptable.

2. RECOMMENDATION

APPROVAL subject to the following:

1 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 plan (Landscaping Plan) 8007-P24 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 (March 2015).

INFORMATIVES

1 I52 Compulsory Informative (1)

The decision to APPROVE these reserved matters 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 APPROVE these reserved matters has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

BE1	Development within archaeological priority areas
BE13	New development must harmonise with the existing street scene.
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.

3

The applicant's attention is drawn to the fact that as part of this application no details of external lighting have been specified and additional permission will be necessary if external lighting is required within the site.

3. CONSIDERATIONS

3.1 Site and Locality

The site comprises an area of approximately 0.08ha and is located on the north-west side of Belmont Road on the corner of Redford Way. A two storey flat roofed building located at the front of the site comprising a vacant video hire shop and betting office on the ground floor and offices above. There is very little external space within the site and to the rear of the site is a single storey building used as a health and fitness studio.

The site has a frontage to Belmont Road of approximately 27 metres and a depth of approximately 27.8 metres and lies within Uxbridge Town Centre and an Archaeological Priority Area as designated on the Proposals Map of the Hillingdon Unitary Development Plan Saved Policies. The site lies outside the primary and secondary shopping areas.

The area immediately surrounding the site is mixed in character comprising commercial premises to the south-east and north-east in Belmont Road and residential properties to the rear in Bennett's Yard.

Also to the rear of the site is Christ Church located in Redford Way. The site has a Public Transport Accessibility Level (PTAL) score of 6 on a scaled of 1 to 6, where 6 represents the highest level of accessibility.

3.2 Proposed Scheme

The proposal seeks approval of reserved matters of landscaping in respect of outline planning permission 45222/APP/2009/379 as it relates to the site at 33-37 Belmont Road.

The outline permission allowed the erection of 9 residential units in a two storey addition to the existing premises at 33-37 Belmont Road, incorporating alterations to an existing detached gym.

Matters relating to access, appearance, layout and scale were approved as part of the outline permission.

3.3 Relevant Planning History

45222/APP/2009/379 33-37 Belmont Road Uxbridge

Additional two storeys to existing building to provide 9 residential units comprising of 5 x one-bedroom, 3 x two-bedroom and 1 x three-bedroom flats, three storey side stairwell extension and alterations to existing detached outbuilding, involving demolition of part front entrance/gym (Outline application for approval of access, appearance, layout and scale.)

Decision: 24-11-2009 Approved

Comment on Relevant Planning History

The most relevant planning history for the application site is the Outline Planning Permission (LBH Ref: 45222/APP/2009/379 granted 29 March 2012), reserving matters of Landscaping

Condition 2 of this consent relate to the approval of Landscaping 'Reserved Matters' whilst Condition 7 requires the approval of the details and information of the landscaping of the development.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.

Part 2 Policies:

BE1 Development within archaeological priority areas

BE13 New development must harmonise with the existing street scene.

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.

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **23rd April 2015**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

The application was advertised in a local newspaper on the 02nd April 2015. In addition to this, some 109 neighbouring households, amenity groups, and local businesses were notified of the proposal on 31st March 2015, by the close of the consultation period, one objection has been received on the grounds of additional parking demand. Two comments have been received concerning parking and adherence to the "Considerate Builders' Code of Practice".

Case Officer Comment: The parking impacts were considered under the grant of the outline application and are not relevant to this application for reserved matters approval. Construction matters, such as working hours, are subject to control under separate legislation.

Internal Consultees

TRESS AND LANDSCAPING

Cassidy+ Ashton's drawing No.8007-P24, Landscaping Plan, specifies a buff coloured tarmac and bike storage lockers for the restricted external space between the converted building and the existing gym.

Due to the site constraints and need for cycle storage there is no practicable opportunity for soft landscape enhancement. No external lighting has been specified unless this has been presented elsewhere?

No objection.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of the development was established under the grant of outline planning permission.

7.02 Density of the proposed development

Matters relating to residential density were considered under the grant of the outline application and are not relevant to this application for reserved matters approval.

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

Matters relating to archaeology, and other heritage assets were considered under the grant of the outline application and are not relevant to this application for reserved matters approval.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Matters relating to green belt are not relevant to this application for reserved matters approval.

7.07 Impact on the character & appearance of the area

Matter relating to appearance, layout and scale were considered under the grant of the outline application. The landscape issues will be addressed within the Trees, landscaping and Ecology section of this report.

7.08 Impact on neighbours

Matters relating to neighbour impacts were considered under the grant of the outline application and it is noted that there are no residential occupiers in the vicinity of the site. Accordingly, these matters are not relevant to the consideration of this reserved matters application.

7.09 Living conditions for future occupiers

The appropriateness of the design and layout of the flats were considered under the outline

consent.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Matters relating to highway impacts and pedestrian safety were considered under the grant of the outline application and should not be revisited as part of this application. It is noted that the landscaping proposals accord with the outline consent in respect of highways layout, parking provision and in all other respects.

7.11 Urban design, access and security

Issues relating to design, layout and access were considered under the grant of the outline permission and the proposed landscaping details do not raise any concerns in these respects.

The proposed landscaping is not considered to give rise to any security concerns.

7.12 Disabled access

Issues relating to accessibility were considered under the grant of the outline permission and the proposed landscaping details do not raise any concerns in these respects.

7.13 Provision of affordable & special needs housing

Issues relating to affordable housing and special need housing were considered under the grant of the outline permission and the proposed landscaping details do not raise any additional issues in these respects.

7.14 Trees, landscaping and Ecology

This application seeks approval of the landscaping which was part of the reserved matters under condition 2 of the original planning permission. Approval of the details of the landscaping and appearance of individual aspects of the development were required as part of condition 7, which also prescribed the extent of the information required.

The proposed landscaping proposals are considered to fully comply with the concepts and design objective indicated at outline stage. Opportunities for tree planting and soft landscaping are very limited due to the size of the site, as such the proposal consists of hardstanding which is primarily buff tarmac.

Overall, the development would provide for an appropriate landscape setting. The Council's Trees/Landscape Officer considers the proposed landscaping to be acceptable.

7.15 Sustainable waste management

Matters relating to waste management were considered under the grant of the outline application and should not be revisited as part of this application.

7.16 Renewable energy / Sustainability

Matters relating to renewable energy and general sustainability were considered under the grant of the outline application and should not be revisited as part of this application.

7.17 Flooding or Drainage Issues

Matters relating to flooding and drainage and general sustainability were considered under the grant of the outline application and should not be revisited as part of this application.

7.18 Noise or Air Quality Issues

Matters relating to noise and air quality and general sustainability were considered under the grant of the outline application and should not be revisited as part of this application.

7.19 Comments on Public Consultations

None.

7.20 Planning obligations

Necessary planning obligations were secured in granting outline planning permission for the development. Accordingly, no further obligations are necessary to mitigate development impacts.

7.21 Expediency of enforcement action

Not applicable.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

The requirement to have due regard to the above goals means that members should consider whether persons with particular protected characteristics would be affected by a proposal when compared to persons who do not share that protected characteristic. Where equalities issues arise, members should weigh up the equalities impact of the proposals

against the other material considerations relating to the planning application. Equalities impacts are not necessarily decisive, but the objective of advancing equalities must be taken into account in weighing up the merits of an application. The weight to be given to any equalities issues is a matter for the decision maker to determine in all of the circumstances.

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

9. Observations of the Director of Finance

10. CONCLUSION

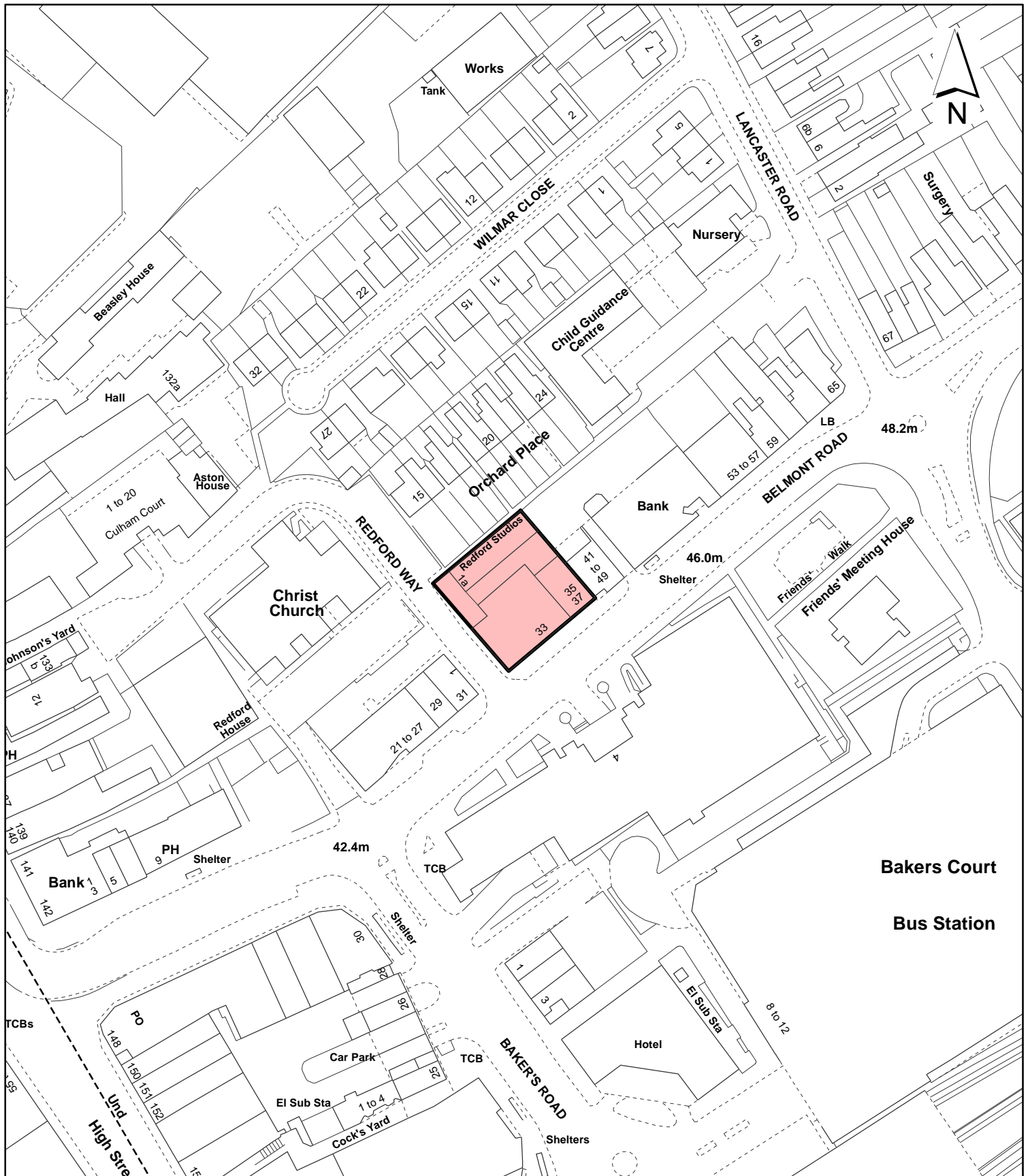
Conditions 2 and 7 of the outline planning consent (ref: 45222/APP/2009/379) required the provision of details of the landscaping of the development. This Reserved Matter application considers the Landscaping to be acceptable, and in compliance with the relevant policies and planning guidance for the site. Therefore, the application is recommended for approval

11. Reference Documents

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
The London Plan (March 2015)
National Planning Policy Framework 2012

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Notes:

 Site boundary

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Site Address:

**33-37 Belmont Road
 Uxbridge**

**LONDON BOROUGH
 OF HILLINGDON**
 Residents Services
 Planning Section
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111

Planning Application Ref:

45222/APP/2015/1005

Scale:

1:1,250

Planning Committee:

Major

Date:

May 2015



HILLINGDON
 LONDON