

Report of the Head of Planning, Sport and Green Spaces

Address 61 & 61A HIGH ROAD ICKENHAM

Development: 3 x two storey, 3-bed and 3 x two storey, 4-bed terraced dwellings with habitable roofspace with bin store and associated parking, landscaping and amenity space involving demolition of existing office and residential buildings.

LBH Ref Nos: 51656/APP/2014/4334

Drawing Nos: 13-023-E01
Tree Report
Design and Access Statemen
Ecology Report
Access and Servicing Statemen
P-3.1
R508TCP
R508TPP
13-023-E02
13-023-P01 Rev C
13-023-P02 Rev C
13-023-P03 Rev C
13-023-P04 Rev C
13-023-P05 Rev C
13-023-P06 Rev C
13-023-P07 Rev C
13-023-P08 Rev C
13-023-P09 Rev C

Date Plans Received: 09/12/2014 **Date(s) of Amendment(s):** 09/12/2014
Date Application Valid: 21/01/2015 17/12/2014

1. SUMMARY

The application seeks planning permission for the erection of 3 x two storey, 3-bed and 3 x two storey, 4-bed terraced dwellings with habitable roofspace, with bin store and associated parking, landscaping and amenity space, involving demolition of the existing office and residential buildings.

The proposed scheme is considered to be of an acceptable design which would be compatible within the local context and result in an adequate standard of amenity for future occupiers. The proposal would not detrimentally impact on the residential amenity of neighbouring occupiers and would provide an acceptable area of amenity space for the benefit of future occupiers.

No objections are raised to the loss of the locally listed 'Old Chapel' building and the proposed scheme would not result in an unacceptable impact on the visual amenities of the wider area in general. It is not considered that the development would lead to such a significant increase in traffic that refusal could be justified on highway grounds.

Accordingly, the application is recommended for approval.

2. RECOMMENDATION

a) That the Council enters into an agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or Section 278 of the Highways Act 1980 (as amended) and/ or other appropriate legislation to secure:

1. Highways and Park Access works scheme (to secure appropriate measures relating to safe access to the open space during construction (for both pedestrians and maintenance vehicles) and to ensure that the final specification and detailing of this area is appropriate (including hard/soft landscaping, lighting, fencing, gates and if appropriate other security measures such as CCTV)

2. Maintenance of Highways and Park Access works (to address liabilities for long term maintenance)

B) That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in preparation of the Section 106 and 278 Agreements and any abortive work as a result of the agreement not being completed.

C) That officers be authorised to negotiate and agree the detailed terms of the proposed agreement and conditions of approval.

D) If the Legal Agreement/s have not been finalised within 3 months, delegated authority be given to the Head of Planning and Enforcement to refuse planning permission for the following reason:

'The applicant has failed to deliver a necessary scheme to ensure appropriate and continued access to Ickenham Green, the neighbouring public open space, both during and post construction. Accordingly, it is considered the proposal would prejudice the accessibility, use and maintenance of this public open space contrary to the intentions of policy R4 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), EM4 of the Hillingdon Local Plan: Part One Strategic Policies (November 2012), Policy 7.18 of the London Plan (March 2015) and Section 8 of the National Planning policy Framework.'

E) That subject to the above, the application be deferred for determination by the Head of Planning and Enforcement under delegated powers, subject to the completion of the legal agreement under Section 106 of the Town and Country Planning Act 1990 and other appropriate powers with the applicant.

F) That if the application is approved, the following conditions be imposed subject to any changes negotiated by the Head of Planning and Enforcement prior to issuing the decision:

1 COM3 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 COM4 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 numbers 13-023-P02 Rev C, 13-023-P04 Rev C, 13-023-P09 Rev C, 13-023-P01 Rev C, 13-023-P05 rev C, 13-023-P07 Rev C, R509TPP, P-3.1, and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2015).

3 COM7 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).

4 COM31 Secured by Design

The building(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 building shall be occupied until accreditation has been achieved.

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in excising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with London Plan (2015) Policies 7.1 and 7.3.

5 COM15 Sustainable Water Management

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:

- a) Manages Surface Water. The scheme shall demonstrate ways of controlling the surface water on site.
 - i. incorporates sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan. Where the proposal does not utilise the most sustainable solution, justification must be provided.
 - ii. provide information on all Suds features including the method employed to delay and control the water discharged from the site to Greenfield run off rates 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).
- iii. Demonstrates capacity and structural soundness in the receptors of Thames Water network and receiving watercourse as appropriate.
- iv. During Construction
 - a. measures taken to prevent pollution of the receiving groundwater and/or surface waters;
 - b. how they or temporary measures will be implemented to ensure no increase in flood risk from commencement of construction.
- b) Foul water
 - i. The Scheme shall demonstrate capacity in the receiving foul sewer network or provides suitable upgrades agreed by Thames Water.
- c) Ground water
 - i. Where infiltration techniques (soakway) or a basement are proposed a site investigation must be provided to establish the risk of groundwater flooding on the site, and to demonstrate the suitability of infiltration techniques proposed on the site. (This should be undertaken at the appropriate time of year as groundwater levels fluctuate).
- d) Minimise water use. The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:
 - i. incorporate water saving measures and equipment.
 - ii. provide details of water collection facilities to capture excess rainwater;
 - iii. provide details of how rain and grey water will be recycled and reused in the development.
- e) Long Term Management and Maintenance of the drainage system.
 - i. 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. Where there is overland flooding proposed, the plan should include the appropriate actions to ensure the safety of the users of the site should that be required.
 - ii. Where the maintenance will not be the responsibility of an individual householder, the details of the body legally responsible for the implementation of the management and maintenance plan must be provided.

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 or Jan 2014), and conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (July 2011).

6 DIS5 Design to Lifetime Homes Standards & Wheelchair Standards

All residential units within the development hereby approved shall be built in accordance with 'Lifetime Homes' Standards. Further 10% of the units hereby approved shall be designed to be fully wheelchair accessible, or easily adaptable for residents who are

wheelchair users, as set out in the Council's Supplementary Planning Document 'Accessible Hillingdon'.

REASON

To ensure that sufficient housing stock is provided to meet the needs of disabled and elderly people in accordance with London Plan (2015) Policies 3.1, 3.8 and 7.2.

7 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)

8 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)

9 RES9 Landscaping (car parking & refuse/cycle storage)

No development shall take place until a landscape scheme has been submitted to and

approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping
 - 1.a Planting plans (at not less than a scale of 1:100),
 - 1.b Written specification of planting and cultivation works to be undertaken,
 - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

2. Details of Hard Landscaping
 - 2.a Refuse Storage
 - 2.b Cycle Storage
 - 2.c Means of enclosure/boundary treatments
 - 2.d Car Parking Layouts (including demonstration that 25% of all parking spaces are served by electrical charging points)
 - 2.e Hard Surfacing Materials

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

4. Schedule for Implementation

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

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (2015).

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)

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 (2015) and national guidance.

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE1	Development within archaeological priority areas
BE13	New development must harmonise with the existing street scene.
BE18	Design considerations - pedestrian security and safety
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.
EM6	(2012) Flood Risk Management
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
NPPF1	NPPF - Delivering sustainable development
NPPF10	NPPF - Meeting challenge of climate change flooding coastal
NPPF11	NPPF - Conserving & enhancing the natural environment
NPPF7	NPPF - Requiring good design
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
LPP 3.4	(2015) Optimising housing potential

LPP 3.5	(2015) Quality and design of housing developments
LPP 3.8	(2015) Housing Choice
LPP 5.12	(2015) Flood risk management
LPP 5.13	(2015) Sustainable drainage
LPP 5.2	(2015) Minimising Carbon Dioxide Emissions
LPP 5.3	(2015) Sustainable design and construction
LPP 6.13	(2015) Parking
LPP 6.3	(2015) Assessing effects of development on transport capacity
LPP 7.1	(2015) Lifetime Neighbourhoods
LPP 7.14	(2015) Improving air quality
LPP 7.2	(2015) An inclusive environment
LPP 7.3	(2015) Designing out crime
LPP 7.4	(2015) Local character
LPP 7.6	(2015) Architecture

3 159 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 (2015). 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.

3. CONSIDERATIONS

3.1 Site and Locality

The application relates to two detached buildings, part of which is locally listed, located on the south western side of High Road Ickenham. The external walls of the properties are covered by a traditional gable and hipped roofs.

The site is broadly a trapezium in shape and is bordered by the Ickenham High Road to the southeast. The adjoining property to the west of the site is the Soldiers Return public house, whilst the nearest residential properties are situated on Oak Avenue, approximately 45 metres southwest of the site. The site also backs onto the designated Metropolitan Green Belt.

The site which has been used as part office and part plant hire and has an area of approximately 0.14ha and is located within the developed area as identified in the Hillingdon Local Plan (November 2012).

3.2 Proposed Scheme

This application seeks consent for the construction of 3 x two storey, 3-bed and 3 x two storey, 4-bed terraced dwellings with habitable roofspace, bin store and associated parking, landscaping and amenity space involving demolition of existing office and residential buildings. The buildings would have traditional pitched roof.

3.3 Relevant Planning History

51656/APP/2014/192 61a High Road Ickenham
Demolition of former chapel (Application for Prior Notification of Demolition)

Decision: 18-02-2014 Refused

51656/APP/2014/622 61a High Road Ickenham
Demolition of former chapel (Application for Prior Notification of Demolition)

Decision: 27-03-2014 PRN

51656/PRC/2014/106 61 & 61a High Road Ickenham
Redevelopment of the Brownfield site for residential use

Decision: 20-10-2014 OBJ

51656/PRC/2014/28 61 & 61a High Road Ickenham
Redevelopment of the Brownfield site for residential use

Decision: 17-07-2014 OBJ

Comment on Relevant Planning History

Planning application reference 51656/APP/2014/622 for demolition of former chapel (Application for Prior Notification of Demolition) was deemed 'Prior Approval not required'.

Planning application reference 51656/APP/2014/192 for the proposed demolition of No.61a High Road does not constitute permitted development by virtue of the provisions of Schedule 2, Part 31, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) as the applicant has failed to demonstrate that a site notice has been displayed on or near the land on which the building to be demolished is sited, for a period of not less than 21 days in the period of 28 days beginning with the date on which the application was submitted to the Local Planning Authority.

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.CI1 (2012) Community Infrastructure Provision
- PT1.EM1 (2012) Climate Change Adaptation and Mitigation
- PT1.EM11 (2012) Sustainable Waste Management
- PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains

- PT1.EM3 (2012) Blue Ribbon Network
- PT1.EM8 (2012) Land, Water, Air and Noise

Part 2 Policies:

- AM7 Consideration of traffic generated by proposed developments.
- AM14 New development and car parking standards.
- BE1 Development within archaeological priority areas
- BE13 New development must harmonise with the existing street scene.
- BE18 Design considerations - pedestrian security and safety
- 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.
- EM6 (2012) Flood Risk Management
- HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
- LDF-AH Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
- NPPF1 NPPF - Delivering sustainable development
- NPPF10 NPPF - Meeting challenge of climate change flooding coastal
- NPPF11 NPPF - Conserving & enhancing the natural environment
- NPPF7 NPPF - Requiring good design
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE3 Buildings or uses likely to cause noise annoyance - mitigation measures
- OE8 Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
- OL1 Green Belt - acceptable open land uses and restrictions on new development
- OL4 Green Belt - replacement or extension of buildings
- LPP 3.4 (2015) Optimising housing potential
- LPP 3.5 (2015) Quality and design of housing developments
- LPP 3.8 (2015) Housing Choice

LPP 5.12	(2015) Flood risk management
LPP 5.13	(2015) Sustainable drainage
LPP 5.2	(2015) Minimising Carbon Dioxide Emissions
LPP 5.3	(2015) Sustainable design and construction
LPP 6.13	(2015) Parking
LPP 6.3	(2015) Assessing effects of development on transport capacity
LPP 7.1	(2015) Lifetime Neighbourhoods
LPP 7.14	(2015) Improving air quality
LPP 7.2	(2015) An inclusive environment
LPP 7.3	(2015) Designing out crime
LPP 7.4	(2015) Local character
LPP 7.6	(2015) Architecture

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

19 neighbouring owners/occupiers were consulted on this application on 19th December 2014 and reconsulted on 7th May 2015. Four responses (2 from the same neighbour) had been received by the time of writing this report, raising objection in relation to the following:

1. I live at 4 Oak Avenue which is on the south-eastern side of Oak Avenue and backs onto the proposed development site. Properties along the south-eastern side of Oak Avenue currently benefit from privacy as there is no over-looking into the rear gardens/houses from the south-east. The proposed plan incorporates roof terraces at the rear of the development which will create new overlooking into my rear garden/house and will have an adverse impact on my residential amenity and privacy. If the plan was revised and the roof terraces were to be replaced with standard windows (not juliet balconies) then I would not have an objection to the revised planning application.

2. I live at 4A Oak Avenue, which backs onto the proposed development site. I do not have a problem with the proposed development, apart from the roof terraces at the rear of the development which will overlook my rear garden/house. This obviously will affect the current privacy my family benefits from. If the plan was amended to standard windows, as opposed to balconies with ample trees blocking this view, then we would not have any objection.

3. The loss of the old chapel 61a and the shop building 61 along with the old outbuildings that stretch behind would be a great loss of "old Ickenham's" heritage. These old buildings need to be preserved to show the next generation where Ickenham has evolved from. 2, The access road to Ickenham Green has been included into the "site plan" I always understood that this land was under the ownership of LBH?

Ickenham Residents Association:

This above proposal is an entirely new scheme creating two separate blocks with habitable space in the roof, effectively building two 3-storey dwellings with a flat roof, and we are surprised that this is carried forward as 'amendment' under the original p/a number.

The height of the flat roof appears to be slightly lower than before.

With the two proposed units incorporating 4-bedrooms flats we have concerns over parking provisions as only two spaces currently provided for a family unit of this size would not be sufficient.

We are completely in the hands of your Planning Team with their greater expertise and facilities, and trust they will take our points into consideration to arrive at the correct decision.

Officer comments: All the concerns raised are considered in the assessment of this application.

Internal Consultees

Highways:

Highway comments have been addressed and the proposed access / parking layouts are now acceptable.

Conservation and Urban Design:

design issues raised have now been addressed and proposed layouts and elevations are now acceptable subject to conditions of submission of materials.

Access Officer:

In assessing this application, reference has been made to London Plan July 2011, Policy 3.8 (Housing Choice) and the Council's Supplementary Planning Document "Accessible Hillingdon" adopted May 2013. Compliance with all 16 Lifetime Home standards (as relevant) should be shown on plan.

The following access observations are provided:

1. Details of level access to and into the proposed dwelling should be submitted. A fall of 1:60 in the areas local to the principal entrance incorporated to prevent rain and surface water ingress. In addition to a levels plan showing internal and external levels, a section drawing of the level access threshold substructure, and water bar to be installed, including andrainage, should be submitted.
2. The designs do not include provision of a downstairs WC compliant with the Lifetime Home requirements. To this end, a minimum of 700 mm should be provided to one side of the toilet pan, with 1100 mm in front to opposite.
3. A minimum of one bathroom on the first floor should be designed in accordance with Lifetime Home standards. At least 700mm should be provided to one side of the WC, with 1100 mm provided between the front edge of the toilet pan door or wall opposite.
4. The designs do not include provision of a downstairs WC compliant with the Lifetime Home requirements.
5. The plans should indicate the location of a future 'through the ceiling' wheelchair lift.

Officer comment - These matters could be appropriately addressed through the imposition of an appropriate condition.

Flood & Water Management Officer:

The submitted plans have since been amended. The comments are noted and taken into account in the assessment of the application.

The application red line boundary appears to be different on different plans. The initial location plan appears to extend to the edge of the river boundary, however subsequent plans do not appear to include this area? I believe the Council own the ditch line here unless we have sold it? If it is part of the development I would require a management and maintenance plan for this area to ensure that the flood risk is managed.

Although the flood extents show that flooding would appear to remain in bank and the site is in a area of little or no risk according to the Environment Agency Maps. it is important that any development controls surface water appropriately as this ultimately discharges to the nearby ditch.

This is particularly important as this area has suffered from surface water flooding recently.

I therefore request the following condition:

'Prior to commencement, a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it:

a) Manages Surface Water. The scheme shall demonstrate ways of controlling the surface water on site.

i. incorporates sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan. Where the proposal does not utilise the most sustainable solution, justification must be provided.

ii. provide information on all Suds features including the method employed to delay and control the water discharged from the site to Greenfield run off rates 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).

iii. Demonstrates capacity and structural soundness in the receptors of Thames Water network and receiving watercourse as appropriate.

iv. During Construction

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

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

b) Foul water

i. The Scheme shall demonstrate capacity in the receiving foul sewer network or provides suitable upgrades agreed by Thames Water.

c) Ground water

i. Where infiltration techniques (soakway) or a basement are proposed a site investigation must be provided to establish the risk of groundwater flooding on the site, and to demonstrate the suitability of infiltration techniques proposed on the site. (This should be undertaken at the appropriate time of year as groundwater levels fluctuate).

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

i. incorporate water saving measures and equipment.

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

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

e) Long Term Management and Maintenance of the drainage system.

i. 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. Where there is overland flooding proposed, the plan should include the appropriate actions to ensure the safety of the users of the site should that be required.

ii. Where the maintenance will not be the responsibility of an individual householder, the details of the body legally responsible for the implementation of the management and maintenance plan must be provided.

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 or Jan 2014), and conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (July 2011).

Officer Comment - there does appear to be a level of overlap between Council owned land and the application site, but the Council have been notified as landowner (e.g. the correct certificates have been served). The applicant would need to obtain the land or permission to undertake any development on it and the ownership is therefore not a planning matter. The proposed condition includes management and maintenance and would cover all necessary matters.

Trees & Landscape Officer:

LANDSCAPE CHARACTER / CONTEXT:

Site description:

- The 1,349 hectare site is situated on the west side of High Road and to the north of Oak Avenue.
- The front of the plot is currently occupied by a two-storey detached property (number 61) which is in commercial use, fronting onto High Road.
- 61A is a former chapel and locally listed building, currently used as a store, situated in the south-east corner of the site.
- The rear of the site is an open storage yard, which is accessed via an unmade up track along the northern boundary which also provides access to the public open space.
- There is a small open green space between the access track and the Soldiers Return pub to the north.
- The tree-lined boundary of Ickenham Village Green is situated to the rear of the site.
- There are a number of trees, including off-site trees, which contribute to the setting of the site, some of which are close enough to influence the site
- There is a watercourse running along the edge of the southern boundary.

Landscape Planning designations:

- There are no Tree Preservation Orders and no Conservation Area designations affecting the site.
- The land to the west of the site is designated Green Belt.

PROPOSAL:

The proposal is to demolish the existing office and residential buildings and build 3 x two storey, 3-bed and 3 x two-storey, 4-bed terraced dwellings with habitable roofspace with bin store and associated

parking, landscaping and amenity space.

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 Survey, by Tree Ventures, has assessed the condition and value of 18No. trees which are close enough to influence the site.
- No 'A' grade (good) trees have been identified.
- 6No. 'B' grade (fair) trees are present: T7, T8, T9, T11, T14 and T17 on the schedule. The quality and value of these trees indicates that they have a safe useful life expectancy and merit protection and retention on a development site.
- There are 3No. 'U' grade trees whose condition justifies removal on the grounds of good arboricultural management.
- The remaining trees are graded 'C' (poor). The removal of this category of tree may be justified. However, they may have enough collective landscape / ecological value to justify their retention if feasible.
- The report concludes that the proposed layout of the development minimizes the impact on existing trees and provides scope and opportunity for safeguarding most of the trees and establishing new tree planting.
- The report also provides a Tree Constraints Plan, Arboricultural Implications Assessment, Method Statement and a Tree Protection Plan.
- The Tree Protection Plan indicates that T6, a 'U' grade sycamore in the south-east corner of the site will be removed. A total of 7No. new trees are proposed on plan.
- At 4.3.1, the report recommends that the arboricultural consultant carries out site supervision at specified stages of the project on site. This should be conditioned.
- There is no objection to the findings of the report.
- The Design & Access Statement explains the hard and soft landscape strategy in section 9.0, supported by illustrative details, indicating the quality of materials envisaged.
- A Phase 1 Habitat Survey has been submitted. In Appendix F, a range of protection and enhancement measures are suggested. Most of these relate to tree protection and species selection which will be captured through the landscape conditions.
- 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:

This site has been subject to pre-application discussions and the proposed tree retention and landscape proposals reflect the outcome of the discussions.

No objection, subject to the above observations and RES6, RES7, RES8 (to include site monitoring by the tree consultant), RES9 (parts 1,2,4,5, and 6).

Officer comments: Noted and taken into account in the consideration of this application. The appropriate planning conditions are recommended.

CONSERVATION & URBAN DESIGN

Design advice was provided to overcome concerns relating to the original designs which did not respond to the local vernacular. No objections are raised to the current proposals.

GREEN SPACES

Having discussed the application with the planning officer no objections are raised subject to adequate provisions being put in place for the short and long term access to the Ickenham Green including for maintenance vehicles.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The proposed site is located within the 'Developed Area' as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). The site is not located in a conservation area although it abuts a Metropolitan Green Belt it does not fall in it. However the ('Old Chapel') part of the existing building is locally listed and is proposed to be demolished. As the locally listed part has already been granted permission for demolition, no objection is raised in respect of the loss of the 'old chapel.'

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

7.02 Density of the proposed development

The site currently has a Public Transport Accessibility Level of 3. The proposal is for 6 units with a total of 27 habitable rooms, which equates to 4.5 habitable rooms per unit. The proposed scheme would have a density of 42.8 units/hectare or 192.8 habitable rooms per hectare. This is in line with the London Plan 2015 Density Matrix, which states that a density of 35-65 units per hectare or 150-250 habitable rooms per hectare would be appropriate in this location. No objection is raised in this regard.

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

The site does not fall within a conservation area. However, Council's Conservation and Urban Design Officer has reviewed the proposal and determined that the scheme is acceptable in principle.

There are no conservation and 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 application site does adjoin the neighbouring Metropolitan Green Belt. Policy OL5 of the Hillingdon Local Plan: Part Two UDP Policies advises that proposals adjacent to or conspicuous from the Green Belt should not injure its visual amenities. The Council's Tree and Landscape Officer has raised no objection and given the recommended trees to be retained and be planted along this rear boundary there would be some screening of the buildings from the Green Belt which has been conditioned. It is considered that the proposal is not likely to have a significant impact on the Green Belt and would comply with the aims of the NPPF and Policy OL5.

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. Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that development will not be permitted if the layout and appearance fails to harmonise with the existing street scene, whilst Policy BE19 seeks to ensure that new development within residential areas compliments or improves the amenity and character 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.

The design approach of the proposed houses, has been informed by the design of the three storey terraced houses adjacent (Santry House) and the neighbouring properties surrounding it. The houses will comprise of render brick facades, brick boundary walls, stone concrete cills, composite windows and pitched roofs. The rear gardens will be located at ground floor level, to correspond with the ground level gardens at Oak Avenue.

The original plans submitted with the application proposed a mansard form of roof with flat top. However, the plans have since been amended to take into account conservation & urban design comments to propose new buildings which have a largely traditional appearance with pitched roof and are of a modest scale at 3 storeys in height. They would sit comfortably with the existing buildings along the High Road and are of a simple architectural style, that would compliment the overall character and appearance of the development site.

Subject to conditions to secure appropriate landscaping/materials, it is considered that the scheme is compliant with saved Policies BE13, BE21 and BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), and relevant London Plan policies.

7.08 Impact on neighbours

Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two-Saved Policies seek to ensure that new development does not generate adverse impacts in respect to sunlight and privacy. Because of the orientation of the site, and the size and siting of the proposed buildings, no significant loss of daylight and sunlight to adjoining properties would result from this development.

In relation to outlook, policy BE21 requires new residential developments to be designed to protect the outlook of adjoining residents. The Supplementary Planning Document (SPD) HDAS: Residential Layouts advises that for two or more storey buildings, adequate distance should be maintained to avoid over dominance. The proposal is located across open space between the adjoining public house, and the ground level of the site sits a significant distance from the rear of the dwellings along Oak avenue. As such, the new dwellings would be a minimum of 45m metres from the rear building line of the nearest property, which will ensure there is no impact on the privacy of the existing residential units.

In addition, the siting and orientation of the proposed additional dwellings, would not result in significant loss of light to existing and proposed neighbouring properties. It is not therefore considered that the proposal would result in an over dominant form of development which would detract from the amenities of neighbouring occupiers, in compliance with policy BE21 of the Hillingdon Local Plan: Part Two-Saved Policies.

Overall, it is not considered that there would be a material loss of daylight or sunlight to neighbouring properties, as the proposed buildings would be sited a sufficient distance away from adjoining buildings. It is also considered given its layout that there will be a good level of day lighting for the proposed development. The proposed development is considered to

be consistent with policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two-Saved Policies.

7.09 Living conditions for future occupiers

AMENITY SPACE

Each of the proposed houses will have their own private rear garden, ranging in size from between 50sqm and 60sqm. The proposed gardens fall below the Council's standards which seek to achieve a minimum of 60sqm for 3 bed units and 100sqm for 4 bed units. However, gardens of a similar size are within the Summer Gardens, the Cotton Drive and the wider surroundings. It is considered that given the size and nature of the site, achieving an appropriate form of development, together with the minimum garden sizes would not be possible or viable. It is considered unreasonable for the Council to object to the size of the amenity space in this case.

On balance, whilst a number of the houses have private amenity space below the Council's requirements, the overall amenity space provision and the landscape Masterplan for the site is considered to result in sufficient amenity provision for the future occupiers of the site and are considered to result in an acceptable living environment.

INTERNAL LAYOUT

In terms of internal space standards and the quality of accommodation provided, the Hillingdon Design and Accessibility Statement (HDAS) 'Residential Layouts' requires all new residential units to be built to lifetime home standards and 10% of units designed to wheelchair accessible standards. Further guidance is also provided in the London Plan on floor space standards for new residential development to ensure sound environmental conditions are provided on site. As a guide, the recommended minimum standards for residential units are:

3-bed 6-person house - 102sqm

4-bed 6-person house - 113sqm

The floor space information provided by the applicant indicates that all the proposed units within the development exceed the recommended floor space standards for all of the units.

The applicant has confirmed that Lifetime Home standards will be met for all the units, and this will be secured via a condition on any grant of permission.

OUTLOOK

In terms of outlook for future residents, Policy BE21 of the Unitary Development Plan Saved Policies seek to ensure that new development would not have a significant loss of residential amenity, by reason of the siting, bulk and proximity of new buildings.

In this regard, it is considered that the proposed site layout would provide a high standard of amenity for future occupiers. The layout will result in a satisfactory outlook from the proposed units in the buildings and reduce the potential for nuisance and disturbance to the future occupiers. As such, the development is considered to be consistent with relevant design guidance and policies BE21 and OE1 of the Hillingdon Local Plan: Part Two-Saved Policies.

All of the units would benefit from an acceptable level of privacy and light, in compliance with the Council's standards given in The Hillingdon Design and Accessibility Statement (HDAS) 'Residential Layouts'.

SUSTAINABILITY

The proposed houses have been designed to reduce energy demand and carbon dioxide emissions through incorporation of a number of measures.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Policy AM7 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) considers whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety. Policy AM14 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seeks to ensure that all development is in accordance with the Council's adopted Car Parking Standards.

It is considered that the vehicle trip generation resulting from this proposal is not likely to significantly impact on the capacity of the highways network.

The proposal includes two car parking spaces for each of the dwellings. It is noted that the PTAL index within the area of the site is 3, which is classified as good. As a result, it is considered that the proposed car parking provision is acceptable to serve the site.

Access to the site will remain as existing from Ickenham High Road. It is considered that the development would not be contrary to the Policies of the adopted Hillingdon Local Plan, 2012, Part 2, and an objection is not raised in relation to the highway and transportation aspect of the proposals.

7.11 Urban design, access and security

The design and access aspects of the proposal are addressed in other sections of this report.

The Council would expect the scheme to adhere to the principles of Secured by Design, and a condition to ensure this would be imposed on any grant of planning permission.

The scheme is in compliance with Lifetime Homes standards and this would be ensured via a condition on any permission. No units are shown to wheelchair standard, however, given the size of the units, modifications could easily be made to ensure they are accessible and a condition to this end is recommended.

7.12 Disabled access

The scheme has been reviewed by the Council's Access Officer, who raises no objection to the proposed development subject to conditions to meet all lifetime Homes requirements. This could be secured by planning conditions if planning permission is granted.

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 assesses the condition of individual trees, planting and management plan and tree protection method.

The Council's Tree Officer has raised no objection and recommends a number of conditions

which are incorporated 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. In the past, to ensure the development complies with this policy a condition would have been 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. However, Code for Sustainable Homes is no longer applicable, as these matters are now covered under the Building Regulations.

7.17 Flooding or Drainage Issues

The Council's Flood & Water management Officer raises no objection to the scheme and recommends that a management and maintenance plan for this area to ensure that any flood risk is managed, which would be applied.

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

The proposed schemes access arrangement would be shared with that of the Ickenham Green which is a public open space managed by the Council's Green Spaces Team and the access road is also owner by that team.

In these circumstances it is considered necessary to ensure a planning obligation is in place to secure appropriate measures relating to safe access to the open space during construction and to ensure that the final specification and detailing of this area is appropriate (including hard/soft landscaping, lighting, fencing, gates and if appropriate other security measures such as CCTV).

It is also considered necessary that the obligation sets out the responsibilities and liabilities in terms of maintenance of these works.

The scheme has a Hillingdon CIL liability of £ 49,307.00 and Mayoral CIL liability of £ 19,306.19

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 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. 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.

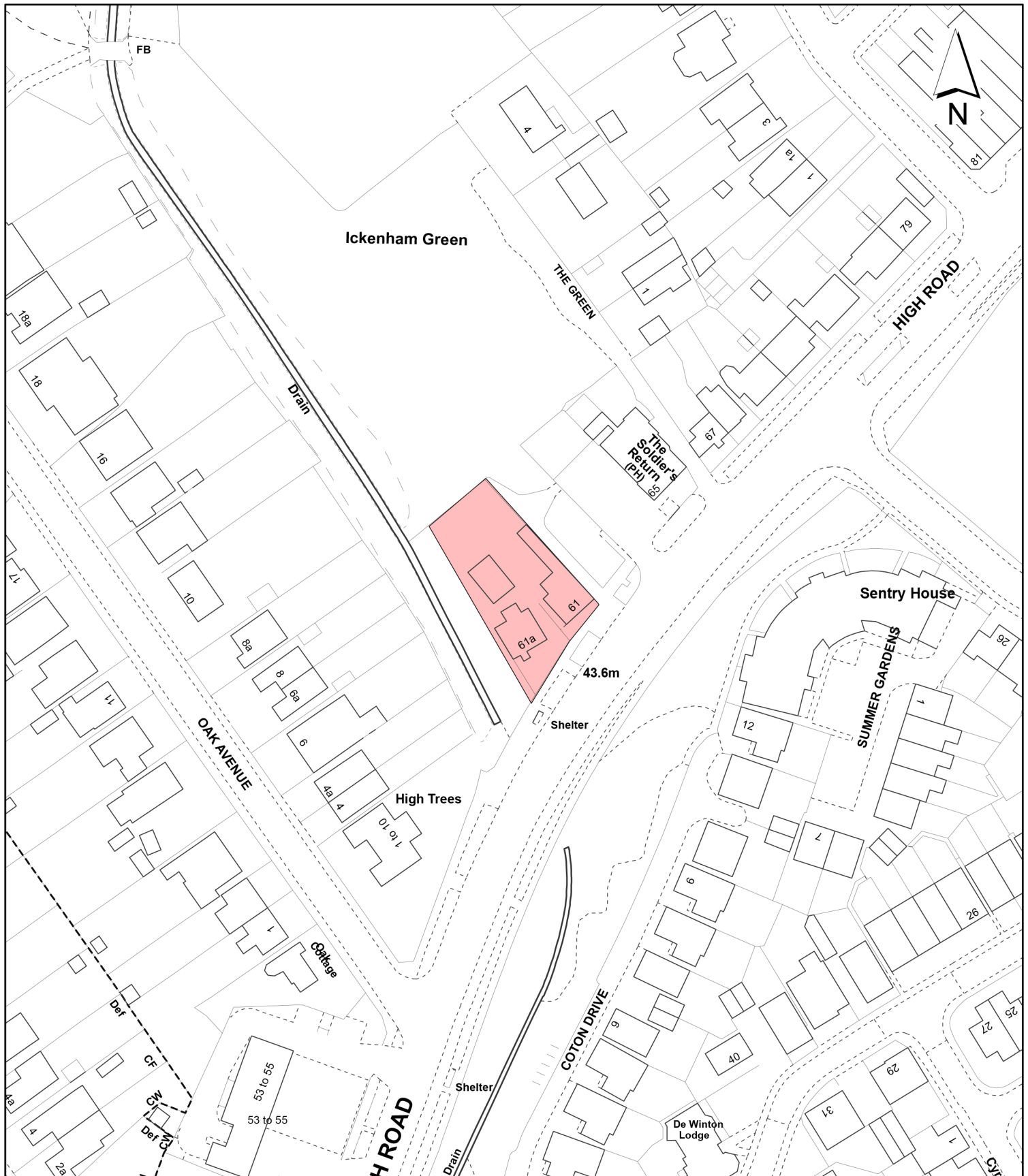
The scheme is thereby considered to comply with the relevant policies of the London Plan, Hillingdon Local Plan: Part Two - Saved UDP Policies and Supplementary Planning Documents.

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: Peter Korankye-Gyabong

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Notes:

 Site boundary

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Site Address:

**61 & 61A High Road
 Ickenham**

**LONDON BOROUGH
 OF HILLINGDON**

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

Planning Application Ref:
51656/APP/2014/4334

Scale:
1:1,250

Planning Committee:
North

Date:
July 2015



HILLINGDON
 LONDON