

Report of the Head of Planning, Sport and Green Spaces

Address 211-213 SWAKELEYS ROAD ICKENHAM

Development: Demolition of the existing 2no. detached dwellings and erection of a two storey residential development with a lower ground floor and accommodation within the roof space. The development comprises of 6 x 1 bed flats and 6 x 2 bed flats.

LBH Ref Nos: 70701/APP/2015/3026

Drawing Nos: Viability Assessment
C21 Rev A
C22 Rev A
Arboricultural and Planning Integration Report GHA/DS/1660:1:
C12 Rev A
C13 Rev B
C14 Rev A
C15 Rev A
C16 Rev A
1027-108_2D
1027-108
Herts and Essex Site Investigation Report Reference 15-17777 Issue 1
Tree Protection Plan
Design and Access Statement
S01
S11
S12
S13

Date Plans Received: 11/08/2015 **Date(s) of Amendment(s):** 10/08/2015

Date Application Valid: 27/08/2015

1. SUMMARY

The application seeks planning permission for the demolition of the two existing dwellings on these plots and the erection of a two storey building with habitable roofspace and basement accommodation to create 6 x 2-bedroom flats and 6 x 1-bedroom flats, with associated parking and amenity space.

The overall design, size, scale, massing, proportions and form of the proposed building are considered acceptable in the context of the site and the surrounding area. In terms of the impact of the proposed building on the surrounding occupants, the overall scale and siting of the building is such that it is not considered to have a detrimental impact on the amenities of the surrounding occupants. The scheme is also considered acceptable in terms of its impact on the surrounding highway network.

Overall, the application is considered to comply with the councils adopted policies and guidance and approval is recommended subject to the completion of a S106 agreement as set out within the recommendation section of the report.

2. RECOMMENDATION

1. That delegated powers be given to the Head of Planning and Enforcement to

grant planning permission, subject to the following:

A) That the Council enter into a Section 106 Agreement or other appropriate legislation to secure:

- i) An affordable housing review mechanism**
- ii) Air Quality Management contribution £12,500;**
- iii) Construction Training; Training Costs equal to £2500 per £1m build cost plus £9600 Coordinator costs or the delivery of an in-kind scheme by the developer.**
- iv) Project Management and Monitoring Sum: a financial contribution equal to 5% of the total cash contribution.**

B) That in respect of the application for planning permission, the applicant meets the Councils reasonable costs in preparation of the Section 106 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) That if any of the heads of terms set out above have not been agreed and the S106 legal agreement has not been finalised before the 8th January 2016, or any other period deemed appropriate that delegated authority be given to the Head of Planning and Enforcement to refuse the application for the following reason:

'The applicant has failed to provide contributions towards the improvement of services and facilities as a consequence of demands created by the proposed development (in respect of employment, construction training, air quality management, affordable housing review). The proposals therefore conflicts with Policy AM2, AM7 and R17 of the adopted Local Plan and the Councils Planning Obligations SPG.'

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 attached:-

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 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 C16 Rev A; C15 Rev A; C14 Rev A; C13 Rev B; C12 Rev A; C22 Rev A; C21 Rev A 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).

3 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)

4 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)

5 NONSC Balcony screening

Notwithstanding the details hereby approved, details of the balcony balustrade and privacy screen between balconies shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON

To protect the privacy of the future occupiers of the development and to ensure that the balconies have an appropriate appearance in accordance with Policies BE13 and BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

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 Car Parking Layouts
 - 2.e Hard Surfacing Materials
 - 2.f External Lighting
 - 2.g Other structures
- 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 surfacing/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

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).

8 RES13 Obscure Glazing

The windows in the side elevations of the building facing No.215 Swakeleys 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).

9 RES15 Sustainable Water Management (changed from SUDS)

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

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

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

REASON

To ensure the development does not increase the risk of flooding in accordance with Policy OE8 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (March 2015) Policy 5.12.

10 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)

11 RES22 Parking Allocation

No unit hereby approved shall be occupied until a parking allocation scheme has been submitted to, and approved in writing by, the Local Planning Authority. Thereafter the

parking shall remain allocated for the use of the units in accordance with the approved scheme and remain under this allocation for the life of the development.

REASON

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (March 2015).

12 RES18 Lifetime Homes/Wheelchair Units

All residential units within the development hereby approved shall be built in accordance with Part M4(2) of the Building Regulations 2010 (2015 Edition). Further 10% of the units hereby approved shall be designed and constructed in accordance with Part M4(3) of the Building Regulations 2010 (2015 Edition).

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 and the Mayor of London's Housing Standards Policy transition Statement May 2015 (Implementation: October 2015).

13 RES24 Secured by Design

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

REASON

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

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.

AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.

AM8	Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE7	Development in areas likely to flooding - requirement for flood protection measures
H3	Loss and replacement of residential accommodation
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2015) Quality and design of housing developments
LPP 5.1	(2015) Climate Change Mitigation
LPP 5.2	(2015) Minimising Carbon Dioxide Emissions
LPP 5.3	(2015) Sustainable design and construction
LPP 6.13	(2015) Parking
LPP 6.9	(2015) Cycling
LPP 7.3	(2015) Designing out crime
LPP 7.6	(2015) Architecture
NPPF	National Planning Policy Framework

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. 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.

4

With regard to surface water drainage, it is the responsibility of a developer to make proper provision for drainage to ground water courses or a suitable sewer. In respect of surface water, it is recommended that the application should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where a developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

5

Legal changes under The Water Industry (Scheme for the Adoption of Private Sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes, we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over/near to agreement is required. You can contact Thames Water on 0800 009 3921 or for more information please visit our website www.thameswater.co.uk

6 11 **Building to Approved Drawing**

You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

7 115 **Control of Environmental Nuisance from Construction Work**

Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.'

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

You are advised to consult the Council's Environmental Protection Unit

(www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

8 I2 **Encroachment**

You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.

9 I3 **Building Regulations - Demolition and Building Works**

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

10 I4 **Neighbourly Consideration - include on all residential exts**

You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).

11 I47 **Damage to Verge**

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

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

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

3. CONSIDERATIONS

3.1 Site and Locality

The application relates to an 1385 square metre, plot of land located on the southern side of Swakeleys Road. The site is situated approximately 70 metres to the southwest of the roundabout junction between Swakeleys Road and Harvil Road. To the northeast of the site is the ingress to a slip road which contains 8 residential properties, Nos. 197 - 207a Swakeleys Road.

The site relates to Nos. 211 and 213 Swakeleys Road which at present contain two detached dwellinghouses. Within both plots, the dwellinghouses are set approximately 15-17 metres back from the front boundary line at their closest point. The ground levels within the site are sloped running down hill from front to rear, with an overall drop of around 5 metres between the front and rear of the site.

At present, the areas to the front of each house are covered in hardstanding and used for parking by the current occupants. To the rear of each building is a garden area which provides the private amenity space for the occupiers of the property.

To the southwest of the application is No.215 Swakeleys Road, a two storey detached dwelling. The dwellings to the southwest of the application site have a stepped building line, with each property being set forward of the dwelling to the east. To the northeast of the application site is a two storey, detached dwelling, No.209 Swakeleys Road, whose front building line is behind that of the application property.

3.2 Proposed Scheme

The application seeks planning permission for the demolition of the two existing dwellings on these plots and the erection of a two storey building with habitable roofspace and basement accommodation to create 6 x 2-bedroom flats and 6 x 1-bedroom flats, with associated parking and amenity space.

The proposed building has been designed to replicate the appearance of two dwellings within the plot, although they are joined by a glazed link, set back from the front elevations of the buildings.

The proposal would provide 2 x 1 bedroom flats at lower ground floor level, 3 x 1 bedroom and 2 x 2 bedroom flats at ground floor level, 1 x 1 bedroom and 3 x 2 bed flats at first floor level (one of the two bed flats is a duplex unit with the bedrooms on the second floor) and 1 x 2 bedroom flats second floor level. A total of 12 parking spaces, including 1 disabled space, would be provided on the land in front of the principal elevation, with additional landscaping also being provided. To the rear of the site would be a terrace for each of the lower ground, ground and first floor flats with a rear aspect and a shared amenity space. The amenity space would be set below the ground floor level.

3.3 Relevant Planning History

Comment on Relevant Planning History

No.211 Swakeleys Road:

Consent 29591/A/95/1414 in October 1995 for the extension of existing vehicular crossover by 1.5 metres

No.213 Swakeleys Road:

Consent 24954/B/83/0608 in November 1983 for the residential extension

Consent 24954/A/81/0023 in March 1981 for a garage extension

Consent 24954/78/0496 in June 1978 for a residential extension

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

Part 2 Policies:

The following UDP Policies are considered relevant to the application:-
AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity

Part 1 Policies:

- AM7 Consideration of traffic generated by proposed developments.
- AM8 BE1 (2012) Sunlight and Daylight
Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
- PT1, H1
AM9 (2012) Housing Growth
Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
- AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -
(i) Dial-a-ride and mobility bus services
(ii) Shopmobility schemes
(iii) Convenient parking spaces
(iv) Design of road, footway, parking and pedestrian and street furniture schemes
- AM14 New development and car parking standards.
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.
- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE7 Development in areas likely to flooding - requirement for flood protection measures
- H3 Loss and replacement of residential accommodation
- HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
- LPP 3.4 (2015) Optimising housing potential
- LPP 3.5 (2015) Quality and design of housing developments
- LPP 5.1 (2015) Climate Change Mitigation
- LPP 5.2 (2015) Minimising Carbon Dioxide Emissions
- LPP 5.3 (2015) Sustainable design and construction
- LPP 6.13 (2015) Parking
- LPP 6.9 (2015) Cycling
- LPP 7.3 (2015) Designing out crime

LPP 7.6 (2015) Architecture
NPPF National Planning Policy Framework

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **22nd September 2015**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

16 properties were notified of the application and 6 letters (4 in support and 2 objecting) were received in response, which made the following comments:

Support:

1. Having previously been apprehensive of the flats being erected in Swakeleys Road, consider that they give a great entrance into the village and improve the run down buildings.
2. Still maintain the appearance of a large detached property and help in regenerating the road
3. Will provide more housing and enhance the area;
4. Support scheme as good standard of accommodation.

Objection:

1. The windows on the side between Nos. 213 and 215 on the first floor and above will invade the privacy of rear bedroom, lounge, patio and dining area.

ICKENHAM RESIDENTS ASSOCIATION

Here is yet another application for converting two residential houses into apartments next to no. 209 Swakeleys Road (already built). We are worried about this development trend along this main residential road in Ickenham and refer to M. Meghji Hirani's e-mail of 12.02.15 in connection with p/a 61646/APP/2014/4363 277 Swakeleys Road giving us some guidelines concerning flat redevelopments, i.e. "The redevelopment of more than 10% of properties on a residential street is unlikely to be acceptable, including the houses which have been converted into flats or other forms of housing. On residential streets longer than 1km the proposed redevelopment site should be taken as a midpoint of a 1km length of road to be assessed."

In our opinion it is a MASSIVE undesirable, inappropriate ribbon development of a succession of flats in an otherwise previously residential road of large detached houses, compounding the undesirable effect that Flats at No 209 have already had on the street scene in both Swakeleys Road and Roker Park Avenue.

We should also stress the importance of firm building Control aspects over the proposed basement developments for the safety and security of adjoining properties.

So far along this stretch of the street we have to our knowledge the following new apartments
209 Swakeleys Road 38490/APP/2013/3223 already built
226 Swakeleys Road 21277/APP/2014/889 already built
228 Swakeleys Road 11246/APP/2015/827 already built
227 Swakeleys Road 61646/APP/2015/1347 Various applications - all refused so far.

With regard to the proposed design of the new development, we are concerned about the large expanse of crown roof, which would not be a feature of the area nor an original roof, and also in general the design, scale and appearance of the proposed building(s).

We object to the proposal and 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.

THAMES WATER

Surface Water Drainage - With regard to surface water drainage, it is the responsibility of a developer to make proper provision for drainage to ground water courses or a suitable sewer. In respect of surface water, it is recommended that the application should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where a developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Legal changes under The Water Industry (Scheme for the Adoption of Private Sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes, we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over/near to agreement is required. You can contact Thames Water on 0800 009 3921 or for more information please visit our website www.thameswater.co.uk

Thames Water would advise that with regard to sewerage infrastructure capacity, we would not have any objection to the above planning application.

Water comments:

With regard to water supply, this comes within the area covered by the Affinity Water Company. For your information the address to write to is - Affinity Water Company The Hub, Tamblin Way, Hatfield, Herts, AL10 9EZ - Tel - 0845 782 3333.

Internal Consultees

TREES

Tree Preservation Order (TPO) / Conservation Area: NA

Significant trees / other vegetation of merit in terms of Saved Policy BE38: There are several mature trees within the vicinity of the proposals; the submitted tree report outlines an adequate level of protection however, further information is required to clarify how the change in levels between the no-dig construction and the surrounding land will be addressed.

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

Note: This report is based on a desktop appraisal.

HIGHWAYS

a. The site has very poor public transport accessibility (PTAL=1b).

b. 12 car parking spaces are proposed for the 12 units proposed comprising of 6 x 1bed and 6 x 2 bed dwellings. This level of car parking provision is acceptable.

c. Parking bay numbered 6 would conflict with the kerb build out at the entrance to the adjoining new building. It is recommended that parking bays 6-10 be re-sited away from the building to address this

matter.

d. The existing crossovers at No 211 and 213 should be reinstated as footway and the developer will be responsible for the cost of these works including the formation of a new centrally located vehicular crossover.

There are no highway objections to the proposals.

OFFICER COMMENTS: The plans have been amended to relocate parking spaces 6-10 further to the north west, so as to ensure that space 6 is not obstructed by the kerb around the building.

FLOODWATER MANAGEMENT

From our planning GIS browser I can see the development sits in Flood Zone 1.

From the submitted plans I can see the developers intend to use semi permeable hard standing to the front of the property, gravel paths, soft landscaping and plan to use an Aco channel to control surface water run off from site which is all really great.

I see from document: "Akaal Associates Ltd, 7th August 2015.010/JC Design and access statement Planning application" in Section 12.7 information on dual flush WC's, rainwater discharge for WC's, garden irrigation/external cleaning & info on Suds will be provided at the technical design stage, subject to a forthcoming planning consent."

For me to make an informed decision I would need to see that information or put on our Suds Condition 2

CONSERVATION

Whilst these two houses do not lie within a particularly sensitive location in terms of designated historic assets, there are a few design points that should be considered with regard to this proposal:

- lack of soft landscape and particularly tree planting within the proposed frontage parking area
- the western block needs to be set back behind the building line of no 215 to maintain the existing "stepped" building line of the street frontage
- the windows should have some sort of division, this seems to show on the CGI images but not on the drawings
- ideally, the 2 linked blocks should have some architectural differences in their street elevations, to create a level of design variety that reflects the existing character of the street and to make this look more like two buildings as opposed to one large structure, for example, a different porch design

OFFICER COMMENTS - The revised plans received do incorporate additional soft landscaping within the front of the site, and issues relating to this and the siting and design of the building will be addressed within the relevant sections of the report.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Paragraph 17 of the National Planning Policy Framework states that one of the core principles of the document is the "effective use of land by reusing land that has been previously developed (brownfield land)."

Policy H3 of the Hillingdon Local Plan states that the loss of residential accommodation will only be permitted if it is replaced within the boundary of the site. An increase in residential accommodation will be sought.

The development proposes the demolition of the existing family dwellings and the erection

of a building containing 12 flats. The development is considered an acceptable reuse of a brownfield site and would represent an increase in residential accommodation, in accordance with the NPPF and Policy H3 of the Hillingdon Local Plan (November 2012). Therefore, the development is considered acceptable in principle.

Of relevance to the consideration of the principle of redevelopment of the site is paragraph 3.3 of the HDAS 'Residential Layouts', which states that:

"The redevelopment of large numbers of sites in close proximity to each other is unlikely to be acceptable, including large numbers of redevelopments on any one street. The redevelopment of more than 10% of properties on a residential street is unlikely to be acceptable, including the houses which have been converted into flats or other forms of housing. On residential streets longer than 1km the proposed redevelopment site should be taken as the midpoint of a 1km length of road to be assessed."

Having regard to Swakeleys Road, the Council has assessed the number of houses that have been converted, over a 1km length (using the site as the mid point for analysis). The Council identified 3 properties (5 including the application site), where consent has been granted/implemented for the conversion of the buildings. There are 92 properties within 500m each way of the application site, and therefore, the redevelopment of this site, would not exceed the 10% threshold sought by the policy.

7.02 Density of the proposed development

The proposed development would have density scores of 87 units per hectare and 297 habitable rooms per hectares. Policy 3.4 of the London Plan (March 2015) requires developments in suburban areas with a PTAL score of 1 to have density scores of between 40 - 65 units per hectare and 150 - 200 habitable rooms per hectare. The proposed development is above the requirement for units per hectare and threshold for habitable rooms. However, density is only one indicator for the acceptance of the scheme and other considerations such as impact to the character of the area, internal floor areas and external amenity space would carry far more weight.

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

The site is not within a Conservation Area, Area of Special Local Character or archaeological priority area and the building is not Listed or Locally Listed.

7.04 Airport safeguarding

There would be no airport safeguarding concerns relating to the proposed development.

7.05 Impact on the green belt

Not applicable to this application.

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 complements 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 is informed by the surrounding historic environment.

In terms of the layout and siting of the development, whilst the development essentially consists of one building, the architect has retained the character of the built form in this area through the design, with two distinct buildings attached by a glazed link being proposed. The siting, design and form of the proposed building is such that the stepped front building line is maintained. The comments of the Conservation Officer in respect of the set back of the building adjacent to No. 215 are noted. However as the proposed building aligns with No. 215, the substantial setback of the development from the highway and stepped appearance of the remainder of the proposed building, it is considered in this instance that the siting of the building within the site is acceptable and would not have a detrimental impact on the pattern of development in the wider area.

The proposed building consists of an s-shaped building, which has allowed for traditional roof forms to be used over the building, and resulted in the removal of any crown roof section. The stepped building line has also reduced the overall bulk of the building.

The building has maintained a separation distance of 1.5 metres to the side boundary lines of the site to meet the requirements of Policy BE22 of the Hillingdon Local Plan (November 2012).

Whilst the width of the building has increased significantly compared to the existing dwellings on the site, the overall width of the building would be in keeping with other dwellings within Swakeleys Road and not appear so wide so as to dominate its setting to an unacceptable degree.

The depth of the building has been reduced from the initial submission so as to reflect the proportions and scale of the adjacent and existing buildings on the plot. Similarly, the proposed height and form of the roof would be comparable to those properties adjacent. It is considered that the overall scale and massing of the proposed building, although significantly larger than the existing buildings within the site, would not appear so large as to dominate or appear out of character with the scale and form of other buildings within the road.

In terms of the design approach towards these buildings, the scheme has been designed so that the buildings retain the appearance of two dwellinghouses within the site. Development within this road is very varied in its design, and the materials and finish proposed are not considered to appear out of keeping with general design approach within the road. The Conservation Officer has requested that the buildings retain some type of architectural differences. This has been considered in relation to the site, however as this is a redevelopment of the site to erect one building, and the materials and design, in keeping with development within the surrounding area, no objection is raised to this approach.

Overall the proposed development is considered to have an acceptable impact on the surrounding area and would comply with Part 1 Policy BE1 and Part 2 Policies BE13, BE15, BE19 & BE22 of the Hillingdon Local Plan (November 2012).

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 a number of ways. The effect of the siting, bulk and proximity of a new building on the 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 SPD, 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. Generally, 15m will be the minimum acceptable distance between buildings. Furthermore a minimum of 21m overlooking distance should be maintained.

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

To the southwest of the application site is No.215 Swakeleys Road, a two storey detached dwelling which is set forward of the location of the proposed building. The proposed two storey elements of the building and terraces would not breach the 45 degree guideline when taken from this neighbouring occupier. The neighbour has raised concern with regards to overlooking to the rear windows and garden of this dwelling. Whilst there are windows proposed in the side elevation of the proposed building, these are either secondary windows to habitable rooms or serve non habitable rooms. The Council would therefore recommend that a condition be added to any consent to ensure that these were obscurely glazed so as avoid undue levels of overlooking to this occupant.

The existing ground level does not drop significantly until after the rear elevation of the proposed building. Therefore, the single storey element would not be built on higher ground than the neighbouring dwelling. Whilst the single storey element would extend past the rear elevation of the neighbouring occupier, the proposed development would be sufficiently distance to ensure no significant harm would occur to this neighbouring occupier. It is also noted that the existing dwelling on the site at No. 213 has an existing single storey and first floor extension on the boundary with this neighbour that extends 2 metres at first floor level and a further 4 metres at ground floor level, beyond the rear elevation of No. 215. The proposed development is set 2 metres away from the party boundary and although extends marginally beyond what is existing at the site, the increased distance of the proposed building from the party boundary would reduce the bulk and massing of the building when viewed from No. 215. It should also be noted that the proposed development would be due north of No.215 Swakeleys Road, ensuring it would never block the daylight received into this neighbouring dwelling.

In terms of the impact of the development on No. 209 Swakeleys road, the proposed development would not extend past the rear elevation of the single storey rear extension on No.209. At first/second floor level, the proposed scheme does extend approximately 2.5 metres beyond the rear elevation of No. 209, however, the proposals would not breach the 45 degree guideline from this neighbouring occupier. The overall scale and massing of the building adjacent to this occupier has been reduced significantly from the original submissions and is not considered to appear unduly overbearing or visually intrusive when viewed from the flats within No. 209. Therefore, no significant loss of residential amenity

would occur to the occupiers of this neighbouring dwelling through loss of light or loss of outlook and the proposed development would comply with Policy BE20 & BE21 of the Hillingdon Local Plan (November 2012).

Terrace areas are proposed at first floor level to serve a number of the flats. The siting and size of these has been reduced significantly from the original submissions so as to ensure that no undue overlooking occurs to the adjacent occupiers. Subject to conditions to secure appropriate privacy screening to these balconies, the siting of these terraces is considered acceptable and to not result in an unacceptable level of overlooking to the adjacent occupiers.

7.09 Living conditions for future occupiers

INTERNAL FLOOR AREAS AND QUALITY OF ACCOMMODATION

The London Plan (March 2015) in Policy 3.5 sets out the minimum floor areas required for proposed residential units in order to ensure that they provide an adequate standard of living for future occupants. This scheme provides a mix of 1, 2 and 3 bed units, of varying sizes. The London Plan standards for the accommodation proposed is as follows:

1-bed 2-person 50m²
2-bed 3-person 61m²
2-bed 4-person 70m²

The floor areas of all of the flats have been checked and exceed the standards as set out above. The proposal would thereby be provided with sufficient internal floor area and would provide an acceptable living condition for future occupiers.

In terms of the quality of the accommodation proposed, the Council have sought a number of alterations to the internal layout so as to ensure that the flats have adequate outlook and privacy. The ground floor units have been reconfigured in such a way so as to ensure that the bedroom areas are not immediately adjacent to the main entrance to the flats and car parking spaces where possible. Defensive planting is also proposed so as to provide additional screening for these occupants, and further details of this will be sought by condition.

The ground floor windows to the rear would have private terraces and be set at a higher ground level than the ground floor amenity space, ensuring no loss of privacy would occur and the windows in the side elevation would be obscure glazed. The first floor terrace areas to the rear have been reduced in size and screening is proposed around parts adjacent to habitable room windows. The main outlook for these terraces is to the rear garden and therefore the relationship of these spaces with habitable rooms within the flats, is considered acceptable.

In terms of light and outlook from each of the flats, the revision of the scale and layouts of the flats has sought to improve and address Officers previous concerns. It is considered that the proposed development would have an adequate outlook and source of natural light, therefore complying with Policy BE20 of the Hillingdon Local Plan (November 2012) and Policy 3.5 the London Plan (2015).

EXTERNAL AMENITY SPACE

The HDAS Residential Layouts requires a 1 bedroom flat and 2 bedroom flat to be provided with 20 and 25 square metres of communal amenity space, respectively. A communal garden area of 285 square metres would be provided with a further 98 square metres provided in the form of private terraces. Therefore, more than the required 270 square metres of external amenity space would be provided, in accordance with Policy BE23 of

the Hillingdon Local Plan (November 2012).

7.10 Traffic impact, Car/cycle parking, pedestrian safety

London Plan policy 6.1 seeks to ensure that the need for car use is reduced and Table 6.2 sets out the parking requirements for developments.

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.

The proposed development would provide 12 parking spaces for the 12 flats, which would comply with the Council's adopted car parking standards. One crossover and access has been retained and will be realigned to ensure that sufficient space is provided for cars to exit and enter the site at the same time, to avoid traffic waiting on the highway. The increase in the number of units would not materially harm the traffic flows in the surrounding area. Therefore, the proposed development is considered to comply with Policies AM2, AM7 & AM14 of the Hillingdon Local Plan (November 2012).

The proposed development would provide a cycle store with space for 12 cycles in the rear garden of the site in accordance with the Council's standards and Policy AM9 of the Hillingdon Local Plan (November 2012).

7.11 Urban design, access and security

See sections 7.07 and 7.09.

7.13 Provision of affordable & special needs housing

The London Plan sets the policy framework for affordable housing delivery in London. Policies 3.10-3.13 requires that Boroughs should seek the maximum reasonable amount of affordable housing when negotiating on individual private residential and mixed-use schemes, having regard to their affordable housing targets.

The application exceeds the threshold of 10 units and above, and therefore on site provision of affordable housing would be expected on such a scheme. The applicants have not provided any on site affordable housing and a Financial Viability Report has been submitted with the application.

In order to establish the level of planning contributions and affordable housing that can be supported by the proposed development the Council will take into account the economic viability of a scheme and the most effective use of public subsidy, as well as any particular costs associated with the development of the site. In such cases, the Council will request that the developer provides a financial appraisal of the scheme so that a fair contribution can be agreed.

In this case, it is stated by the applicant that the provision of 35% affordable housing and Hillingdon and Mayoral CIL compared with the construction costs, would render the development 'unviable'. Overall, there is little doubt that this Financial Viability Appraisal presents a reasoned case for no affordable housing currently.

It is however recommended that a review mechanism is secured for the site. Firstly before the construction starts, if that does not occur within two years of consent, and secondly on occupation of 85% of the proposed units, at which time actual costs and values will be

available. Should value increases and/or cost savings arise, after a 20% profit margin is achieved, then additional financial contributions towards the shortfall in affordable housing would be required.

7.14 Trees, landscaping and Ecology

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

There are several mature trees within the vicinity of the proposals and the scheme has been accompanied by a tree report and tree protection plan. The submitted information has been reviewed by the Councils Tree Officer, who is satisfied that the submitted tree report outlines an adequate level of protection. However, further information is required to clarify how the change in levels between the no-dig construction and the surrounding land will be addressed.

There are also concerns with regards to the amount of hardstanding proposed within the front parking area. Whilst the plans have been amended to try and address these concerns, a landscaping condition is recommended for any consent to ensure that a suitable landscaping scheme is proposed for the site.

7.15 Sustainable waste management

Not applicable to the consideration of this application.

7.16 Renewable energy / Sustainability

The application has been accompanied by a detailed Sustainability Assessment which includes an Energy Statement. This outlines that the scheme will investigate the possibility of energy saving measures such as PV panels. The report also concludes that the scheme will comply with the London Plan policies in terms of the Carbon Dioxide emission reduction.

Overall, it is considered that the scheme will meet with the requirements and no objection is raised on sustainability grounds.

7.17 Flooding or Drainage Issues

The scheme incorporates the use of semi-permeable hard standing to the front of the property, gravel paths, soft landscaping, and plans to use an Aco channel to control surface water run off from site. No objection is raised to the scheme from a flooding or drainage perspective and a condition is recommended to secure further information on SUDs proposed.

7.18 Noise or Air Quality Issues

No noise or air quality issues for consideration.

7.19 Comments on Public Consultations

Ickenham Residents Association have raised concerns with regards to the addition of a basement within the development. Given the nature of the topography of the site, it naturally slopes from the front to the rear, and there is a difference of approximately 5 metres depth between the front and rear elevations. The lower ground floor of the property is therefore not akin to a standard basement development and involves marginal excavations to the site at the rear to utilise the natural drop in ground levels.

In terms of the safety and construction of the development, this would be overseen by an Approved Building Control Inspector and would therefore be covered under separate legislation.

7.20 Planning obligations

As of 1st August 2014, the Council's CIL would become effective which replaces a number of S106 requirements. Planning Obligations are still relevant for securing the provision of Affordable Housing, Air Quality Improvements, Employment training provision and open space and recreation.

Given the size of the development proposed, the scheme would be expected to provide 35% of the housing proposed as affordable housing. This provision is sought on site, except in exceptional circumstances.

Policy R17 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012), requires that where developments generate the need for additional facilities, financial contributions will be sought.

The proposed development is generates requirements for planning obligations in respect of:

- * Construction Training: Training Costs equal to £2500 per £1m build cost plus £9600 Coordinator costs or the delivery of an in-kind scheme by the developer.
- * Affordable Housing review mechanism
- * Air Quality Monitoring: £12,500
- * Project Management & Monitoring Fee: 5% of total cash contributions.

7.21 Expediency of enforcement action

Not applicable 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

The overall design, size, scale, massing, proportions and form of the proposed building are considered acceptable in the context of the site and the surrounding area. In terms of the impact of the proposed building on the surrounding occupants, the overall scale and siting of the building is such that it is not considered to have a detrimental impact on the amenities of the surrounding occupants. The scheme is also considered acceptable in terms of its impact on the surrounding highway network.

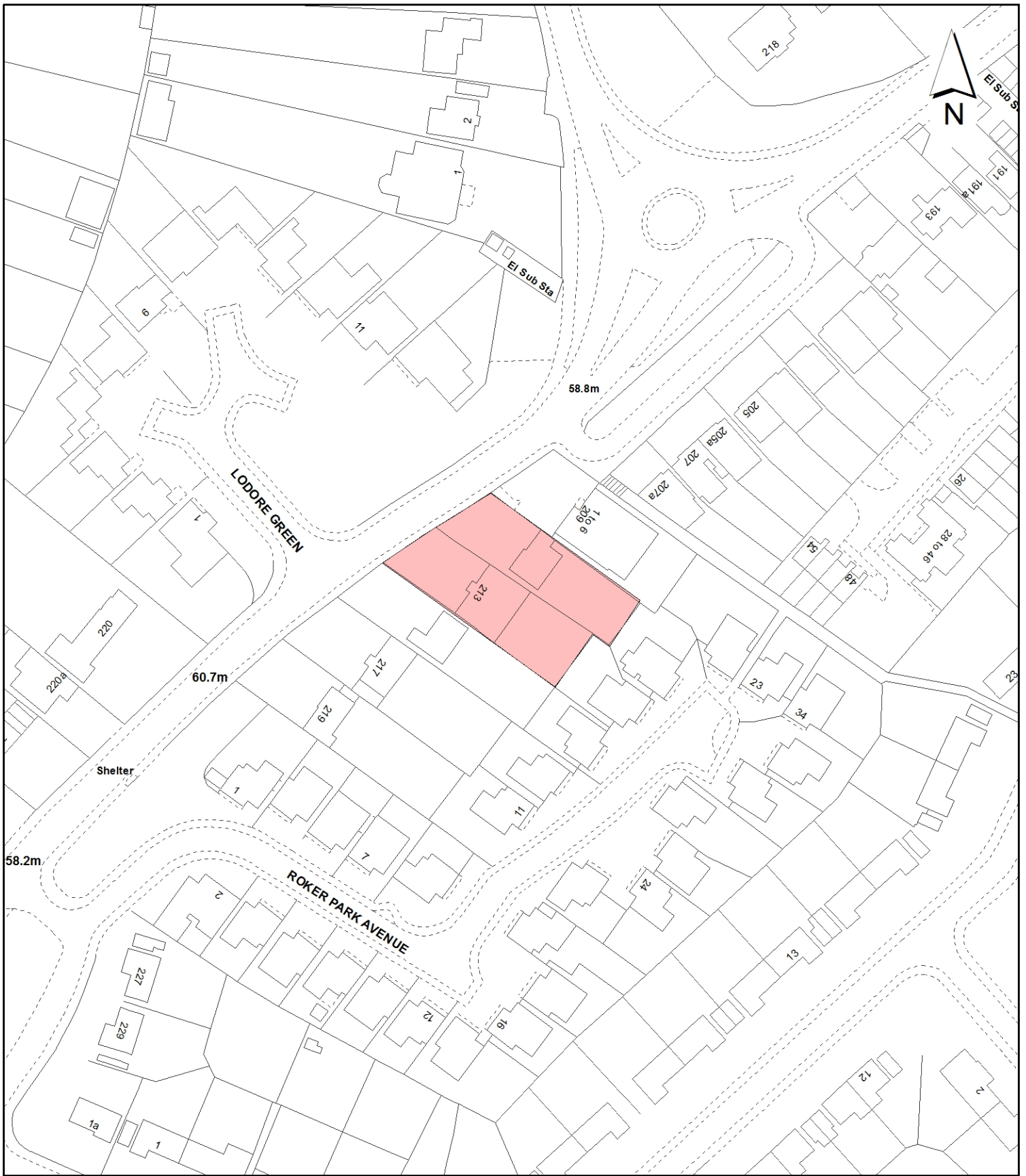
The scheme is thereby considered to comply with the Councils adopted policies and guidance.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
HDAS: Residential Layouts
The London Plan 2015
The Mayor's London Housing Supplementary Planning Document
HDAS: Accessible Hillingdon
National Planning Policy Framework
SPD 'Planning Obligations' July 2014

Contact Officer: Charlotte Goff

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Notes:

 Site boundary

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Site Address:

**211-213 Swakeleys Road
 Ickenham**

**LONDON BOROUGH
 OF HILLINGDON**
 Residents Services
 Planning Section

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

Planning Application Ref:

70701/APP/2015/3026

Scale:

1:1,250

Planning Committee:

Major

Date:

November 2015



HILLINGDON
 LONDON