

Report of the Head of Planning, Sport and Green Spaces

Address 11A WOODSTOCK GARDENS HAYES

Development: Erection of a two storey building to provide 1 x 3-bed, 2 x 1-bed and 1 x studio self contained flats with associated parking and amenity space involving demolition of existing bungalow

LBH Ref Nos: 6670/APP/2015/1036

Drawing Nos: E/A1/01 Rev. A (Proposed Front and Rear Elevations) Received 15-12-2015
E/A1/01 Rev. D (Proposed Ground Floor Plan) Received 15-12-2015
E/A1 (Proposed First Floor Plan) Received 15-12-2015
E/A1/01 (Proposed Side Elevations) Received 15-12-2015
E/A1/01 Rev. C (Location/Block Plan)
Ecology Report

Date Plans Received: 19/03/2015 **Date(s) of Amendment(s):** 19/03/2015
Date Application Valid: 29/04/2015

1. SUMMARY

The application seeks full planning permission for the erection of a two storey building to provide 1 x 3-bed and 3 x 1-bed self contained flats with associated parking and amenity space involving demolition of existing bungalow.

The amended proposal is considered acceptable in principle, would have an acceptable impact upon the street scene, would not detract from highway safety and would not unacceptably detract from the residential amenities of occupants of nearby dwellings. As such the application is recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 RES3 Time Limit

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

REASON

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

2 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 E/A1/01 Rev. A (Proposed Front and Rear Elevations) Received 15-12-2015, E/A1/01 Rev. D (Proposed Ground Floor Plan) Received 15-12-2015, E/A1 (Proposed First Floor Plan) Received 15-12-2015, E/A1/01 (Proposed Side Elevations) Received 15-12-2015 and E/A1/01 Rev. C (Location/Block Plan) 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 (2015).

3 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)

4 NONSC Non Standard Condition

Notwithstanding the details shown on the submitted plan reference E/A1 01 Rev. C, the development hereby approved shall not commence until full details of the car parking layout, including the allocation of the car parking spaces, have been submitted to and approved in writing by the Local Planning Authority and the development shall not be occupied until the approved layout is implemented. 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 adequate facilities are provided in accordance with Policies AM14, AM7 and parking standards as set out in the adopted Hillingdon Local Plan - Saved UDP Policies (November 2012).

5 HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved.

REASON

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

6 HO6 Obscure Glazing

The windows facing east and west 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 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

7 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 (2015) Policy 5.12.

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

No development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping

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

2. Details of Hard Landscaping

- 2.a Refuse Storage
- 2.b Cycle Storage
- 2.c Means of enclosure/boundary treatments
- 2.d Hard Surfacing Materials
- 2.e External Lighting

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 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and

Policy 5.17 (refuse storage) of the London Plan (2015).

INFORMATIVES

1 I47 Damage to Verge - For Council Roads:

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

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

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

2 I52 Compulsory Informative (1)

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

3 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (2015) and national guidance.

BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H3	Loss and replacement of residential accommodation
H12	Tandem development of backland in residential areas
H5	Dwellings suitable for large families
LPP 3.3	(2015) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2015) Quality and design of housing developments
LPP 3.8	(2015) Housing Choice
LPP 7.2	(2015) An inclusive environment
LPP 7.4	(2015) Local character

4 159 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.

5 147 Damage to Verge - For Council Roads:

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

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

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

6 12 Encroachment

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

7 15 Party Walls

The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:

carry out work to an existing party wall;

build on the boundary with a neighbouring property;

in some circumstances, carry out groundworks within 6 metres of an adjoining building.

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Residents Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

8 16 Property Rights/Rights of Light

Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

9 115 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.

3. CONSIDERATIONS

3.1 Site and Locality

No. 11a Woodstock Gardens comprises a detached bungalow on a 0.09ha backland site which is located to the south of two storey terraced housing on Woodstock Gardens and to the north of a retail parade on Uxbridge Road, with various outbuildings at the rear. Lansbury Drive lies to the east of the site, with the more recent infill development of Regents Close to the west. The site has a narrow single width access located between Nos. 11 and 13 Woodstock Gardens which also serves an overgrown access road which runs along the rear of the adjoining terraced properties in Woodstock Gardens to the west and a private garage court to the rear of properties in Lansbury Drive, to the east. The outbuildings to the rear of the retail parade are mainly in commercial use.

The site forms part of an established residential area of mixed type and architectural style, although predominantly of two storey height.

There are trees and shrubs on and adjoining the site, particularly on the western boundary adjoining Regents Close, which is covered by Tree Preservation Order No.349. The site also has a Public Transport Accessibility Level of 3, on a scale of 1 to 6 where 1 represents the lowest level of public transport availability.

3.2 Proposed Scheme

The application seeks planning permission for the erection of a two storey building to provide 1 x 3-bed and 3 x 1-bed self contained flats with associated parking and amenity space involving demolition of the existing bungalow.

3.3 Relevant Planning History

70381/PRC/2014/109 11a Woodstock Gardens Hayes

Redevelopment to provide two and a half storey block comprise 3 x one-bedroom and 3 x two-bedroom flats with associate parking and landscaping

Decision: 09-02-2015 OBJ

Comment on Relevant Planning History

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

- BE13 New development must harmonise with the existing street scene.
- 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.
- H3 Loss and replacement of residential accommodation
- H12 Tandem development of backland in residential areas
- H5 Dwellings suitable for large families
- LPP 3.3 (2015) Increasing housing supply
- LPP 3.4 (2015) Optimising housing potential
- LPP 3.5 (2015) Quality and design of housing developments
- LPP 3.8 (2015) Housing Choice
- LPP 7.2 (2015) An inclusive environment
- LPP 7.4 (2015) Local character
- NPPF National Planning Policy Framework

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

22 neighbouring properties were consulted by letter dated 8.5.15 and a site notice was displayed which expired on 9.6.15.

6 letters and a petition of objection have been received raising concerns regarding:

1. Loss of privacy
2. Loss of light
3. Increased noise and disturbance
4. Inadequate access
5. Inadequate parking

Internal Consultees

Highways Officer:

The 6 parking spaces are acceptable. 5 to be allocated, one to each unit and one visitors space. 2 spaces for the existing dwellings, nos 11 and 13, should be shown on plans.

No objection subject to the plans being amended to confirm that the existing garages are to provide parking for the existing dwellings.

Officer comment: Amended plans have been received to confirm the above parking arrangement. The Council's Highways Officer has since confirmed no objection to the proposal.

Landscape Officer:

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.

- No trees or other landscape features of merit will be affected by the proposal.
- A Preliminary Ecology Assessment, by Icen Ecology, describes the trees and shrub planting on the site and recommends their retention for wildlife unless deemed to be unsafe
- The Design & Access Statement, and drawing No. 01 Rev A, confirm that the proposed front garden will provide parking spaces together 25% soft landscape in the front garden. There will also be soft landscaping within the communal garden to the rear.
- The plan indicates that the existing trees and shrubs will be removed. However, their removal will not be significant, provided that suitable replacements are provided as part of a detailed landscape plan.
- 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: No objection, subject to the a condition relating to details of soft landscaping and hard landscaping (including refuse storage, cycle storage, means of enclosure/boundary treatments, hard Surfacing materials, external lighting, and maintenance)

Access Officer:

The following access observations are provided:

1. Level access should be achieved. 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 and rear entrance should be 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 any necessary drainage, should be submitted.
2. The communal hallway is too narrow. Its width should be increased to ensure compliance with the Technical Housing Standards as prescribed in Approved Document M to the Building Regulations 2010 (2015 edition).

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The proposed development would make use of an existing brownfield site and the principle of a residential development in this location is considered acceptable. The NPPF (March 2012) at paragraph 53 advises that LPAs 'should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.'

The London Plan (2015) provides guidance on how applications for development on garden land should be treated within the London Region. The thrust of the guidance is that back gardens can contribute to the objectives of a significant number of London Plan policies and these matters should be taken into account when considering the principle of such developments. Policy 3.5 of the London Plan supports development plan-led presumptions against development on back gardens where locally justified by a sound local evidence base.

The Mayor's Housing Supplementary Planning Guidance, November 2012 provides further guidance on the interpretation of existing policies within the London Plan as regards garden development. Paragraph 1.2.23 advises that when considering proposals which involve the loss of gardens, regard should be taken of the degree to which gardens contribute to a communities' sense of place and quality of life (Policy 3.5), especially in outer London where gardens are often a key component of an area's character (Policies 2.6 and 2.7). The contribution gardens make towards biodiversity also needs to be considered (Policies 7.18 and 7.19) as does their role in mitigating flood risk (Policies 5.12 and 5.13). Gardens can also address the effects of climate change (Policies 5.9 - 5.11). Therefore, backland development involving the use of garden land can be supported, if considered appropriate and to this end, schemes need to be carefully considered in terms of the weight and balance given to the various factors. In this instance, the principle of replacing an existing dwelling in this backland location, adjacent to a number of properties in a backland location in Regent Close, is considered to be acceptable in principle.

7.02 Density of the proposed development

The London Plan (2015) in Table 3.2 suggests that an appropriate residential density for this site which has a PTAL score of 3 and a suburban setting would range from 150-250 habitable rooms per hectare (hr/ha) and 40-80 units per hectare (u/ha) for units with a typical size of 3.1-3.7 habitable rooms per unit (hr/u). The Council's HDAS: 'Residential Layouts' further advises that larger rooms over 20sqm and capable of subdivision should be counted as 2 rooms. The revised scheme equates to a density of 45 u/ha and 147 hr/ha which accords with the Mayor's guidance. However, density guidelines are of limited use on small infill sites as it will be more important to ensure that the scheme successfully

harmonises with its neighbours whilst still affording appropriate living conditions for its future occupants. This is dealt with in an other relevant sections of this report.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Policy BE1 of the the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) advises that new development, in addition to achieving a high quality of design, should enhance the local distinctiveness of the area, contribute to community cohesion and sense of place and make a positive contribution to the local area in terms of layout, form, scale and materials and seek to protect the amenity of surrounding land and buildings, particularly residential properties. Specifically, the policy advises that development should not result in the inappropriate development of gardens and green spaces that erode the character and biodiversity of suburban areas and increase flood risk.

The proposal would have a similar siting to that of the existing bungalow with an enlargement of the overall height, bulk and level of hardstanding. The proposal has been amended and reduced in bulk over that which was considered at the pre-application stage with a reduced level of hardstanding and increased landscaping. A minimum gap of 1m is shown to be retained to the side boundaries of the site with additional landscaping along these boundaries. It is considered, on balance, that the proposed two storey building, would not have a negative impact upon the visual amenity of the site or the surrounding area in compliance with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

The Council's policies BE20 and BE21 seek to the protect the residential amenity of adjacent neighbouring properties through spaces between them to allow for adequate sunlight and daylight. Furthermore Policy BE24 seeks to ensure that occupants of neighbouring properties do not suffer any loss of privacy.

New development needs to protect the amenities of surrounding residential occupiers and in the case of residential development, needs to provide accommodation of a suitable standard. The Council's Supplementary Planning Document HDAS: Residential Layouts provides further clarification in that it advises that buildings of two or more storeys should maintain at least a 15m separation distance from adjoining properties to avoid appearing overdominant and a minimum 21m distance between windows and private amenity space.

In the case of surrounding residential properties, it is considered that the siting of the two storey block would be acceptable in terms of the amenities of No. 26 Regents Close. A separation distance of approximately 4.5m would be retained between the two storey flank wall of the properties with the 15m line not being breached to both the front and rear elevations of 26 Regent Close. The submitted plans show that the principal windows serving habitable rooms will be located in both the front and rear elevations with obscure glazed, secondary windows (which are conditioned to be obscure glazed) being located in the flank elevations. The flank walls of the building will be set more than 1m off the side boundaries. The submitted plans have been annotated to show that the 45 degree angle is

not breached, demonstrating that the occupants of this property would not suffer an unacceptable loss of light or outlook. Furthermore in view of the separation distances involved and the obscure glazing to the windows in the side elevations of the proposed building, the proposal would not result in an unacceptable loss of privacy to occupants of nearby properties.

In summary it is considered that the proposed development would not constitute an un-neighbourly form of development in compliance with Policies BE19, BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two -Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

On 25 March 2015, the Government introduced new technical housing standards in England, which comprise of new additional 'optional' Building Regulations on water and access, and a nationally described space standard (referred to as "the new national technical standards"). These new standards came into effect on 1 October 2015. The Mayor of London intends to adopt the new nation technical standards through a minor alteration to The London Plan. This alteration is in the form of the Housing Standards Policy Transition Statement and it sets out how the existing policies relating to Housing Standards in The London Plan should be applied from October 2015. Appendix 1 of the Transition Statement sets out how the standards stemming from the policy specified in the 2012 Housing SPG should be interpreted in relation to the national standards.

The London Plan Transition Statement sets out the minimum internal floor spaces required for developments in order to ensure that there is an adequate level of amenity for existing and future occupants. The statement requires a 3 bedroom (5 person) flat to have a minimum internal floor area of 80m² and a one bedroom (2 person) flat to have a minimum internal floor area of 50m². The proposed layout would accords with this advice. New dwelling plans should also demonstrate that all homes are provided with adequate space and services to be able to work from home. Whilst the submitted plans do not include details of built in storage and work from home facilities, there is adequate space within each flat to provide such facilities. The plans have been amended throughout the course of the application to remove the proposed second floor flat following concerns raised in terms of the quality of the living space in the proposed second floor flat. The proposal is therefore considered to result in an acceptable standard of living environment for future occupants of the flats in accordance with Policy 3.5 of the London Plan 2015.

The Hillingdon Design and Accessibility Statement Residential Layouts, requires a 1 bedroom flat to be provided with at least 20 square metres of private or communal amenity space and a 3 bed flat to provide at least 25m². The proposal would provide a shared communal amenity area of 250 square metres, with an additional private garden area to each of the ground floor flats to the rear of the building. Planting is proposed to ensure there is some privacy to the ground floor flats which can be further reinforced and secured by condition. Therefore, sufficient outdoor private 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

Policy AM7 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan 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 states that new development will only be permitted where it is in accordance with the Council's adopted Car Parking Standards. These require a maximum provision of three off-street parking spaces for each dwelling.

The submitted plans show the provision of 6 parking spaces. The Highways Officer has raised no objection to use of the existing access and the proposed parking layout subject to 4 of the spaces being allocated, one to each unit and two visitor spaces. The proposed access driveway serves a number of properties and the increased use of the driveway is not considered to result in an unacceptable impact on highway safety. The Highways Officer has also requested that the parking spaces within the garages at numbers 11 and 13 Woodstock Gardens be annotated on the submitted plans. Amended plans have been submitted to address these comments and as such, the proposal is considered acceptable in accordance with Policies AM7 and AM14 of the Hillingdon Local Plan - Saved UDP Policies (November 2012).

7.11 Urban design, access and security

These issues are covered in other sections of the report.

7.12 Disabled access

Technical Housing Standards, as prescribed in Approved Document M to the Building Regulations 2010 (2015 edition) as reinforced by the Housing Standards Transition Statement, require the communal hallway to be no less than 1200mm. Amended plans have been received which confirm that the 1.2m hallway is achieved. As such the proposal is considered acceptable in respect of Policy 3.8 of the London Plan and the London Plan Housing Transition Statement (2015).

The issues relating to disabled access and lifetime homes is now covered under the building regulations and it is recommended that a condition requiring that the development meets the requirements of the Approved Document M to the Building Regulations 2015 (Category 2 M4(2) - accessible and adaptable dwelling) be added to any permission granted.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

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.

No trees or other landscape features of merit will be affected by the proposal and a minimum of 25% of the frontage would be laid to soft landscaping. The Council's Landscape Officer has advised that no objection is raised to the proposal subject to the imposition of landscape conditions to ensure that the proposals preserve and enhance the character and local distinctiveness of the surrounding natural and built environment. The application is therefore considered acceptable in accordance with Policy BE38 of the Hillingdon Local Plan - Saved UDP Policies (November 2012).

7.15 Sustainable waste management

The proposed layout plan indicates the provision of a bin storage area which could be conditioned accordingly.

7.16 Renewable energy / Sustainability

In March 2015 the Government removed the requirement for new dwellings with the exception of "legacy cases" to comply with the Code For Sustainable Homes. As such there would not be a requirement for the new dwellings to achieved a Code Level 4.

The proposal would be required to achieve appropriate standards of sustainable design and reduce water consumption in accordance with policies contained within section 5 of the London Plan. This is covered by proposed condition number 7.

7.17 Flooding or Drainage Issues

A requirement to provide suitable Sustainable Urban Drainage (SuDs) is proposed to be secured by condition.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

The comments raised by neighbours are addressed within the report above.

7.20 Planning obligations

The Council adopted its own Community Infrastructure Levy (CIL) on August 1st 2014 and the Hillingdon CIL charge for residential developments is £95 per square metre of additional floorspace. This is in addition to the Mayoral CIL charge of £35 per sq metre.

The proposal would attract a CIL Liability of:

CIL £26,840.51

Mayoral CIL £10,509.42

Total CIL £37,349.93

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

No other issues are raised.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

Members must be satisfied that any planning obligations to be secured by way of an

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

The application seeks full planning permission for the erection of a two storey building to provide 1 x 3-bed and 3 x 1-bed self contained flats with associated parking and amenity space involving demolition of existing bungalow.

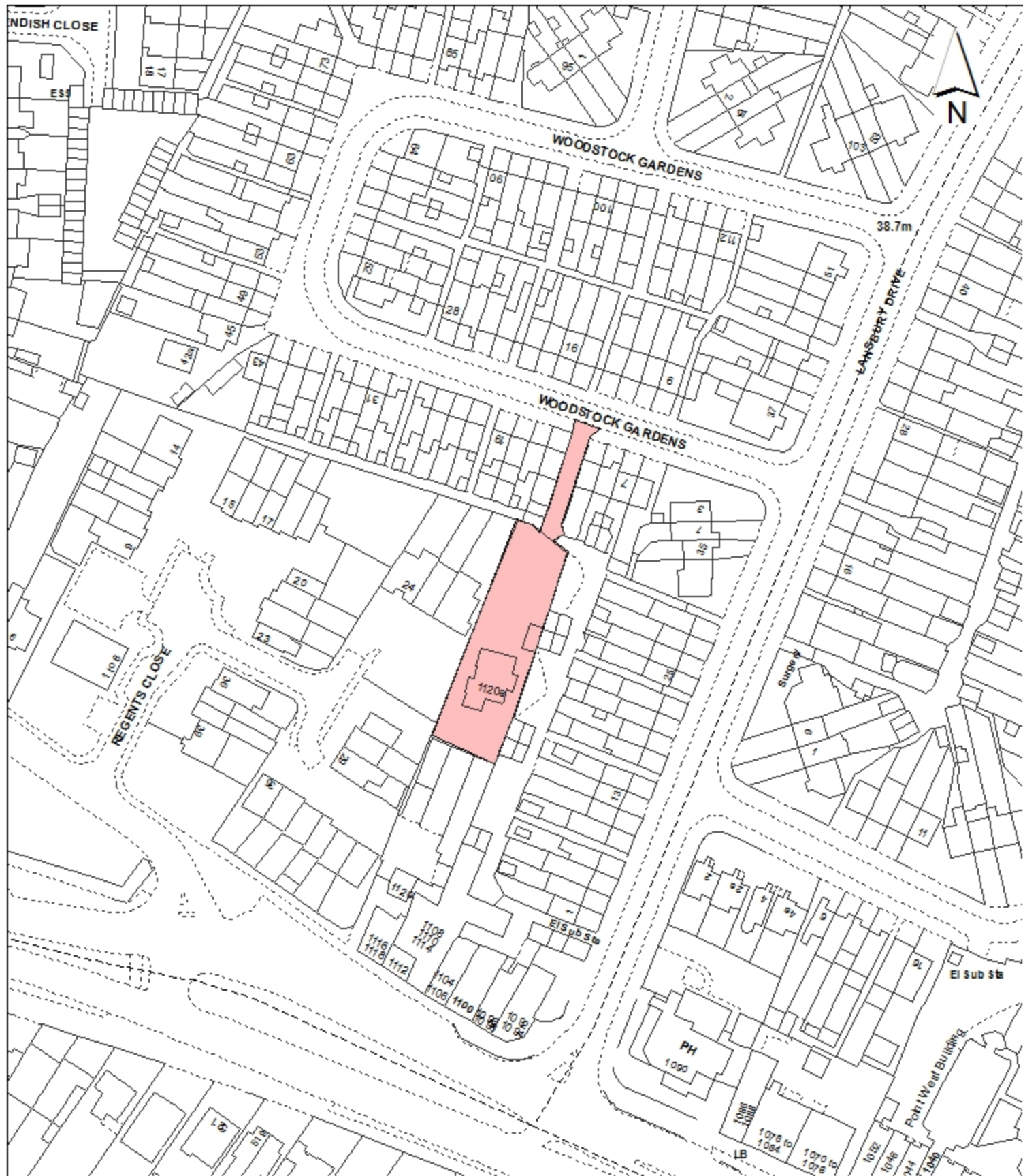
The amended proposal is considered acceptable in principle, would have an acceptable impact upon the street scene, would not detract from highway safety and would not unacceptably detract from the residential amenities of occupants of nearby dwellings. As such the application is recommended for approval.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
The London Plan (2015)
Mayor of London's adopted Supplementary Planning Guidance - Housing (November 2012)
Hillingdon Design and Accessibility Statement: Residential Layouts
Hillingdon Design and Accessibility Statement: Accessible Hillingdon
National Planning Policy Framework
The London Plan Housing Policy Transition Statement (May 2015)

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Notes:

 Site boundary

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Site Address:

**11A WOODSTOCK GARDENS
HAYES**

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

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

Planning Application Ref:

6670/APP/2015/1036

Scale:

1:1,250

Planning Committee:

C&S

Date:

January 2016



HILLINGDON
LONDON