

Report of the Head of Planning, Sport and Green Spaces

Address CHAMBERS BUSINESS PARK SIPSON ROAD WEST DRAYTON

Development: 7 x two storey, 3-bed, dwellings with habitable roof space with associated parking and amenity space involving demolition of existing warehouse

LBH Ref Nos: 70376/APP/2015/3764

Drawing Nos: Planning, Design and Access Statemen
Energy Statement
Revised Tree Survey and Arboricultural Impact Assessment and Methc
Statement
Transport Statement
CBP/P15/01
CBP/P15/02
CBP/P15/03
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SIP/P15/10
SIP/P15/11
SIP/P15/12
SIP/P15/08
SIP/P15/14
SIP/P15/13
Archaeological Desk Based Assessmer

Date Plans Received: 09/10/2015

Date(s) of Amendment(s):

Date Application Valid: 09/10/2015

1. SUMMARY

The application seeks full planning permission for the erection of 7 x two storey, 3 bed dwellings with habitable roof space with associated parking and amenity space involving demolition of existing warehouse.

The proposal is considered acceptable in principle, would not detract from the openness of the Green Belt, 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. Furthermore, the future occupants of the properties would enjoy a satisfactory level of residential amenity and, subject to conditions, the proposal would be unlikely to have either a significant or widespread archaeological impact on the significant heritage asset.

The revised application is considered to have overcome the previous reasons for refusal and as such, 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 SIP/P15/05, SIP/P15/06, SIP/P15/07, SIP/P15/09, SIP/P15/10, SIP/P15/11, SIP/P15/12, SIP/P15/08, SIP/P15/14 and SIP/P15/13 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 RES12 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 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

5 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.

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 RES10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plan(s) shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during (or after) construction, or is found to be seriously diseased or dying, another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' Remedial work should be carried out to BS BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

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 Car Parking Layouts (including demonstration that 5% of all parking spaces are served by electrical charging points (20% active and 20% passive)) and one disabled space
- 2.c Hard Surfacing Materials

3. Details of Landscape Maintenance

- 3.a Landscape Maintenance Schedule for a minimum period of 5 years.
- 3.b Proposals for the replacement of any tree, shrub, or area of 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

6. Other

- 6.a Existing and proposed functional services above and below ground

6.b Proposed finishing levels or contours

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13 and BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

9 NONSC Non Standard Condition

No demolition or development shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

A. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. this part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI

REASON

To ensure that the archaeological interest will be conserved in accordance with the advice contained within the NPPF; Policy HE1 of the the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policy 7.8 of the London Plan (2015).

10 NONSC Non Standard Condition

The dwellings hereby approved shall be constructed to meet the standards for a Category 2 M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015, and all such provisions shall remain in place for the life of the building.

REASON:

To ensure an appropriate standard of housing stock in accordance with London Plan policy 3.8, is achieved and maintained.

11 RES26 Contaminated Land

(i) The development hereby permitted shall not commence until a scheme to deal with contamination has been submitted to and approved, in writing, by the Local Planning Authority (LPA). The scheme shall include all of the following measures unless the LPA dispenses with any such requirement specifically and in writing:

(a) A desk-top study carried out by a competent person to characterise the site and provide information on the history of the site/surrounding area and to identify and evaluate all potential sources of contamination and impacts on land and water and all other identified receptors relevant to the site;

(b) A site investigation, including where relevant soil, soil gas, surface and groundwater sampling, together with the results of analysis and risk assessment shall be carried out by a suitably qualified and accredited consultant/contractor. The report should also clearly identify all risks, limitations and recommendations for remedial measures to make the site

suitable for the proposed use.

(c) A written method statement providing details of the remediation scheme and how the completion of the remedial works will be verified shall be agreed in writing with the LPA prior to commencement.

(ii) If during development or works contamination not addressed in the submitted remediation scheme is identified, an addendum to the remediation scheme must be agreed with the LPA prior to implementation; and

(iii) All works which form part of the remediation scheme shall be completed and a verification report submitted to the Council's Environmental Protection Unit before any part of the development is occupied or brought into use unless the LPA dispenses with any such requirement specifically and in writing.

REASON:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy OE11 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
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.
BE38	Retention of topographical and landscape features and provision of

	new planting and landscaping in development proposals.
LE4	Loss of existing industrial floorspace or land outside designated Industrial and Business Areas
OE1	Protection of the character and amenities of surrounding properties and the local area
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
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 5.3	(2015) Sustainable design and construction
LPP 7.2	(2015) An inclusive environment
LPP 7.4	(2015) Local character
LPP 7.16	(2011) Green Belt
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 (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.

4 147 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).

5 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.

6 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.

7 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.

8 115 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.

9

The written scheme of investigation will need to be prepared and implemented by a suitably professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

3. CONSIDERATIONS

3.1 Site and Locality

The site is located on the eastern edge of Sipson Village between the row of terrace houses at 401-425 Sipson Road and the field which separates Sipson Village from the M4 motorway to the east. The site at present is occupied by light industrial/warehouse buildings positioned against the southern and eastern boundaries, with car parking and hardstanding covering the remainder of the site.

The existing buildings on the site are approximately 6.7 metres in height and occupy a footprint of approximately 743sqm with volume of 4960m3.

The land on which the buildings are proposed is designated as Green Belt.

3.2 Proposed Scheme

The application seeks full planning permission for the erection of 7 x two storey, 3 bed dwellings with habitable roof space with associated parking and amenity space involving demolition of existing warehouse.

3.3 Relevant Planning History

70376/APP/2015/1612 Chambers Business Park Sipson Road West Drayton

9 x two storey, 4 - bed, semi detached dwellings with habitable roof space with associated parking and amenity space involving demolition of existing warehouse

Decision: 24-07-2015 Refused

70376/PRC/2014/105 Land Rear Of 401 - 427 (Including Chambers Business Park) Sipson I
Erection of 9 houses

Decision: 20-02-2015 OBJ

Comment on Relevant Planning History

70376/APP/2015/1612 - 9 x two storey, 4 - bed, semi detached dwellings with habitable roof space with associated parking and amenity space involving demolition of existing warehouse was refused for the following reasons:

1. Having regard to the proposed height, massing, layout and spread of the development across the site, the proposal is considered to represent inappropriate development within the Green Belt which would have a detrimental impact on the openness and character of the Green Belt when compared to the existing structures on the site. The proposal is therefore in conflict with Policies OL1 and OL2 of the Hillingdon Local Plan, Policy 7.17 of the London Plan 2015 and the NPPF.

2. The applicant has failed to demonstrate that sufficient off street parking, manoeuvring, access arrangements would be provided, thereby leading to conditions which would be prejudicial to the operation of the highway network and pedestrian/highway safety to the detriment of public and highway safety and contrary to policies AM7 and AM14 of the Hillingdon Local plan - Saved UDP Policies (November 2012).

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.BE1 (2012) Built Environment
- PT1.HE1 (2012) Heritage
- PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains

Part 2 Policies:

- AM7 Consideration of traffic generated by proposed developments.
- AM14 New development and car parking standards.
- OE11 Development involving hazardous substances and contaminated land - requiremer for ameliorative measures
- 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.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- LE4 Loss of existing industrial floorspace or land outside designated Industrial and Business Areas
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OL1 Green Belt - acceptable open land uses and restrictions on new development
- OL2 Green Belt -landscaping improvements
- HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
- 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 5.3 (2015) Sustainable design and construction
- LPP 7.2 (2015) An inclusive environment
- LPP 7.4 (2015) Local character
- LPP 7.16 (2011) Green Belt

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

21 neighbouring properties were consulted by 14.10.15 and a site notice was displayed which expired on 13.11.15.

Heathrow Villages Conservation Areas Advisory Panel: The proposal would detract from the openness of the Green Belt. The Advisory Panel have advised that whilst the proposal has less massing than that which was previously refused, it would still detract from the openness of the Green Belt. Concerns are also raised about the design of the houses and the likelihood of the parking area becoming a car park.

Historic England

No objection raised subject to a condition requiring a written scheme of investigation (WSI) to be submitted to and approved by the local planning authority in writing.

Internal Consultees

Landscape Officer

There are no Tree Preservation Orders and no Conservation Area designations affecting the site. The site lies within the designated Green Belt. No objection, subject to Landscaping conditions

Highways Officer

The existing car parking on this development site is 34 standard car parking spaces and 10 light goods vehicle spaces.

This proposal includes a total of 14 standard car parking spaces. The Highways officer has confirmed that this level of provision is acceptable subject to an amendment to the parking layout to convert one of the standards spaces to a disabled space.

In order to comply with the London Plan's Policy 6.13, the 20% active and 20% passive Electric Charging Points (EVCP), of all spaces are required for this type of development.

In total, 16 cycle parking spaces are proposed to be provided which is considered acceptable.

No objection Subject to a condition requiring parking layout and 20% EVCP.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The main issues for consideration in relation to the principle of development are the loss of the business use on the site and secondly whether the principle of residential development in this location would be appropriate.

- LOSS OF BUSINESS USE

Policy LE4 states that proposals which involve the loss of the existing industrial floorspace or land outside designated industrial and business area will normally only be permitted if:

- i) The existing use seriously affects amenity, through disturbance to neighbours, visual intrusion or an adverse impact to the character of the area;
- ii) The site is unsuitable for industrial redevelopment because of its size, shape or lack of vehicular access;
- iii) There is no realistic prospect of the land being used for industrial or warehousing purposes in the future;
- iv) They are in accordance with the Councils regeneration policies for an area.

One of the main considerations with regards to the principle of this development is whether the loss of the light industrial/business use on the site is acceptable. The general character of the surrounding area is predominantly residential dwellinghouses and the existing premises are used mainly for car repairs and MOT. Given the proximity of the site to the residential dwellinghouses, there are concerns as to whether a continued industrial/business use on the site would be the most appropriate use long term for the units.

In its current uses, the existing MOT, car repair and traffic management operations are understood to cause undue noise and disturbance to residents by virtue of the nature of the work and frequency of traffic associated with the operations. Further the existing building on the site is visually incongruous to the character, scale and design of the surrounding buildings.

Therefore given the issues associated with the existing uses on the site, it is considered that the redevelopment of this area for a residential use would be more appropriate for the residential character of the surrounding area and Green Belt setting.

- PRINCIPLE OF RESIDENTIAL DEVELOPMENT IN THE GREEN BELT

Policy EM2 of the Hillingdon Local Plan Part 1 - Strategic Policies (November 2012) states that any proposals for development in Green Belt will be assessed against national and London Plan policies, including the very special circumstances test and these issues are covered in section 7.05.

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 1 and a suburban setting would range from 120-200 habitable rooms per hectare (hr/ha) and 35-55 units per hectare (u/ha). At a density of 17.5 units per hectare, the proposal is below the recommended density. However, density is only one indicator of whether development is appropriate or not and other considerations such as impact to the character of the area, internal floor areas and external amenity space are more relevant considerations in this case.

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

The application site lies within in an area of archaeological interest with moderate to high potential for prehistoric, Roman and Anglo-Saxon remains. The National Planning Policy Framework (Section 12) and the London Plan (2015) emphasise that the conservation of archaeological interest is a material consideration in the planning process. Paragraph 128 of the NPPF says that applicants should submit desk-based assessments, and where appropriate undertake field evaluation, to describe the significance of heritage assets and

how they would be affected by the proposed development. This information should be supplied to inform the planning decision. If planning consent is granted paragraph 141 of the NPPF says that applicants should be required to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence publicly available.

The applicant has submitted a Desk-top Study which concludes on the basis of the available evidence, the proposed development is unlikely to have either a significant or widespread archaeological impact, although unknown archaeological remains of purely local importance could be encountered.' Historic England have been consulted on this additional information and have concluded that no objection is raised to the development subject to a condition requiring a written scheme of investigation (WSI) to be submitted to and approved by the local planning authority in writing.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Policy OL1 of the Hillingdon Local Plan Part 2 defines the types of development considered acceptable within the Green Belt. These are predominantly open land uses including agriculture, horticulture, forestry, nature conservation, open air recreational activities and cemeteries. It states that planning permission will not be granted for new buildings or changes of use of existing land or buildings which do not fall within these uses.

Policy OL2 of the Hillingdon Local Plan Part 2 states that, where development proposals are acceptable within the Green Belt, in accordance with Policy OL1, the Local Planning Authority will seek comprehensive landscaping improvements to enhance the visual amenity of the Green Belt.

London Plan policy 7.16 reaffirms that the strongest protection should be given to London's Green Belt, in accordance with national guidance, and emphasises that inappropriate development should be refused, except in very special circumstances.

The NPPF reiterates that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. It states that:

When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. A Local Authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:

- i) Buildings for agriculture and forestry;
- ii) Provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries
- iii) The extension or alteration of a building provided that it does not result in disproportionate additions and above the size of the original dwelling;
- iv) The replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- v) Limited infilling in villages;
- vi) Limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt

The NPPF indicates that limited infilling or the partial or complete redevelopment of previously developed sites does not amount to inappropriate development, provided that the new built development would not have a greater impact on the openness of the Green Belt. The framework also indicates that the replacement of buildings may not be inappropriate provided that the replacement building is not materially larger than the one it replaces and is in the same use.

The footprint of the building to be demolished is approximately 749sq.m and the proposed buildings would occupy a footprint of approximately 483m²sq.m. The proposed buildings would occupy, a lesser area within the site and be lower in height and would also have a significantly lower volume (2976m³) which represents 59% of the existing building volume. The previously refused scheme involved two separate terraces of properties which was considered to have a much greater impact on the openness than the existing industrial building. The current proposal overcomes this concern with the development being restricted to the area of the existing building and as such, is considered to be appropriate development given that it would not have a negative impact upon the openness of the Green Belt.

7.07 Impact on the character & appearance of the area

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

The general design approach for the scheme is considered acceptable. The scheme proposes two storey dwellinghouses with small dormers to the rear elevations. Within the surrounding roads there are a mix of semi detached and terraced properties, of varying styles and designs. As a result it is considered that it 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 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (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. It goes on to advise that 'where a two storey building abuts a property or its garden, adequate distance should be maintained to overcome possible domination'. Generally, 15m will be the minimum acceptable distance between buildings. Furthermore a minimum of 21m overlooking distance should be maintained.

In this respect, the proposed dwellings would be separated by approximately 38 metres when measured from flank wall to the rear elevation containing habitable room windows of the properties in Sipson Road. Given this distance, it is not considered that the proposed development would appear unduly overbearing or visually obtrusive to the surrounding occupiers, nor result in an unacceptable loss of light or privacy.

It is proposed to utilise the existing vehicular access into the site for any future residents. Given that the residential use proposed would be less intensive and noise generating than the existing, the retention and use of this route is not considered to give rise to unacceptable noise disturbance to the surrounding occupants.

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 national 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 Housing Standards Transition Statement requires a three storey 3 bedroom (5 person) house to provide a minimum internal floor area of 99m² with an additional 2.5m² of built in storage. Each of the proposed dwellings, at an internal floor area of 125m² significantly exceeds this minimum standard and as such would provide the future occupants with an acceptable standard of residential amenity in accordance with Policy 3.5 of the London Plan 2015.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

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

The PTAL of this site location is 1b. The proposed layout shows the provision of 14 parking spaces which, the Highways officer has considered acceptable. The Highways Officer has suggested that one of the spaces should be altered to a disabled parking space which could be secured by way of condition. In order to comply with the London Plan's Policy 6.13, the 20% active and 20% passive Electric Charging Points (EVCP), of all spaces are required for this type of development. The Highways Officer has advised that this requirement could be dealt with by way of condition. The submitted application form advises that improvements will also be made to the access onto Sipson Road. Thus, the access onto the highway and the number of parking spaces proposed is considered acceptable and in compliance with council requirements.

7.11 Urban design, access and security

- CONTAMINATION

Policy 0E11 of the Hillingdon Local Plan - Saved UDP Policies (November 2012), advises that planning permission will not be granted for proposals which involve the use by the public of contaminated land which is to remain untreated. The Council's EPU Officer, in connection with the previously refused application advised that the business park was identified under the contaminated land strategy as an old joinery works. EPU visited the site in 2006 and found a number of uses such as a courier, a vehicle repair garage and a plastic moulding company. The site therefore has some potential contamination issues for a change

of use to housing where there will be gardens and/or amenity space. If the application were considered acceptable in all other respects a contaminated land condition including the requirement for testing any clean imported soils could be imposed.

7.12 Disabled access

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 issues relating to disabled access will therefore be addressed under the Building Regulations.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

- LANDSCAPING

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.

Saved policy OL1 and 2, and the National Planning Policy Framework seek to restrict inappropriate development and retain the openness, character and appearance of the Green Belt.

A Tree Survey, with Arboricultural Impact Assessment and Method Statements, by Challice Consulting, has been submitted with the application. The Council's Landscape Officer has advised that there is no objection to the conclusions of the report or the recommended tree loss. The Design & Access Statement confirms that the existing landscaped bund will be retained to the north-east.

All boundaries to the site will continue to be visually screened to a large extent by the tree belts around the perimeter. Furthermore, the D&AS also notes (8.1.7) that the development will result in a reduction of the building footprint, volume and area of hard surfacing, introducing the opportunity for enhanced planting and opportunities for the restoration of soft landscape across the site. The Landscape Officer has concluded that no objection is raised 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.

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. However the advice contained within the The London Plan Housing Policy Transition Statement (May

2015) requires development to be built in accordance with the London Plan energy hierarchy and should meet the minimum targets for carbon dioxide emissions reduction.

An Energy Statement has been submitted with the application by Maven Sustainability. The report demonstrates that the required carbon emission reductions will be achieved through the provision of 2 photovoltaic panels on the south facing roof slope of 4 of the 7 houses. The report also notes that the use of sustainable urban drainage systems are proposed and the disposal of all surface water will be managed within the site if feasible, details of which would be submitted as a condition of consent. Water efficient appliances are also proposed to be installed such that the houses will use less than 105 litres of potable water per person per day. It is considered that a condition requiring the submission of an energy report to demonstrate compliance with the London Plan Energy Hierarchy should be imposed.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not relevant to the consideration of this application.

7.19 Comments on Public Consultations

The comments are addressed in 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 £7058.06

Mayoral CIL £2763.59

Total CIL £9821.65

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

No other issues 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 7 x two storey, 3 bed dwellings with habitable roof space with associated parking and amenity space involving demolition of existing warehouse. The proposal is considered acceptable in principle, would not detract from the openness of the Green Belt, 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. Furthermore, the future occupants of the properties would enjoy a satisfactory level of residential amenity and, subject to conditions, the proposal would be unlikely to have either a significant or widespread archaeological impact on the significant heritage asset. The revised application

is considered to have overcome the previous reasons for refusal and as such, 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

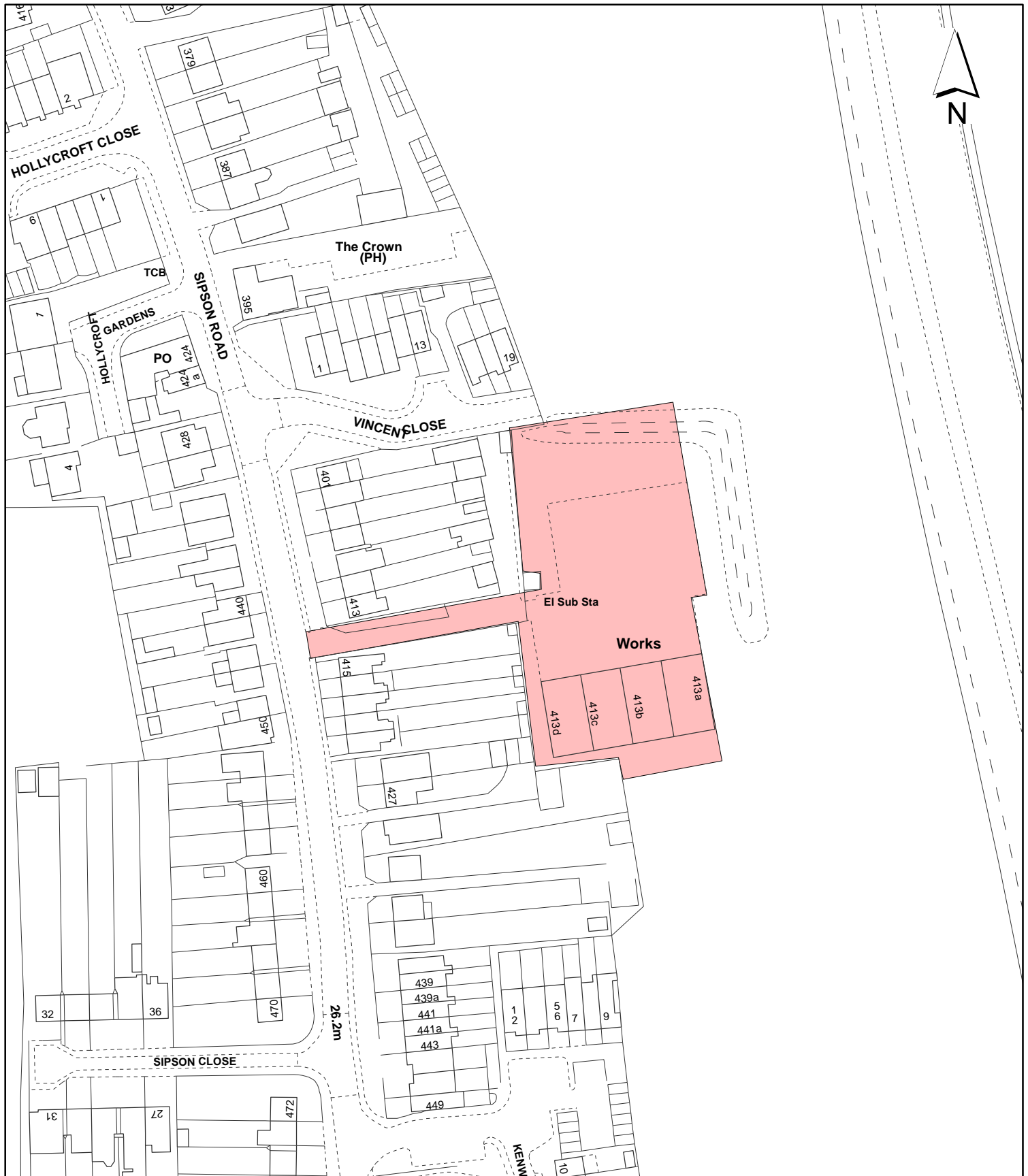
Hillingdon Design and Accessibility Statement: Accessible Hillingdon

National Planning Policy Framework

The London Plan Housing Policy Transition Statement (May 2015)

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Notes:

 Site boundary

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Planning Application Ref:
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Scale:
1:1,250

Planning Committee:
C&S

Date:
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