

Report of the Head of Planning, Sport and Green Spaces

Address 81 FIELD END ROAD EASTCOTE PINNER

Development: Erection of three storey, detached building to contain Doctors surgery and pharmacy at ground floor level with associated parking and 6 x 2-bedroom and 3 x 1-bedroom self contained flats over the three floors with two roof terraces, associated parking in basement and installation of vehicular crossover to front.

LBH Ref Nos: 363/APP/2015/3827

Drawing Nos: 239:06 Rev A
239:12
239:02 Rev A
239:04 Rev A
Design and Access Statement
Tree Survey
Planning Statement
239:00
P1003-S150 Rev A
239:05
239:03
239:07
239:08
239:V1
239:V2
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239:V7
239:V8
239:V9
239:V10
239:11 Rev B
239:21 (Urban Grain of Local Area)
239:22 (Urban Grain of Wider Context)
239:01 Rev B

Date Plans Received:	14/10/2015	Date(s) of Amendment(s):	27/10/2015
Date Application Valid:	28/10/2015		14/10/2015
			16/12/2015

1. SUMMARY

This application proposes the demolition of the existing single storey flat-roofed building on the site (which houses the Eastcote Surgery Medical Centre), and erection of a three storey detached building, which would consist of a Doctors surgery and pharmacy at ground floor level with associated parking, 6 x 2-bedroom and 3 x 1-bedroom self-contained flats over the three floors with two roof terraces, associated parking in a new basement and installation of a new vehicular crossover off the Deane Croft Road frontage.

The application had been referred to the Planning Committee because of a call-in from a Ward Councillor, the receipt of two petitions objecting to the application and one petition in support of the application from local residents. The applicant was given opportunities to make representations in response to initial and additional consultation comments from the Council's Conservation Officers, before and after the expiration of the application on 23 December 2015. The applicant was also given the opportunity to provide information in respect of a site investigation to establish groundwater levels in the site. The information was required to enable the Council's Drainage/Flood Officers assess whether the development, particularly the basement element, would have any adverse implications for localised flood risk in the area. However, the applicant did not provide the requested information, nor did they respond to the additional comments from the Conservation Officers. The applicant subsequently lodged an appeal (reference APP/R5510/W/16/3143034) on 15 February 2016 against the non-determination of the application. As a result, this Committee report sets out Officers assessment of, and recommendation for the proposal, if the Council had the opportunity to make a formal decision.

It is considered that the proposed development, by reason of its contrived and unacceptable design, height, scale, form and excessive footprint, would constitute over-development and loss of a prominent open-space characteristic of the site, thereby resulting in a detrimental impact on the setting of the nearby Grade II listed buildings at Field End Farmhouse (No. 86 Field End Road) and the Barn House (No. 38 Meadow Way), and the character, appearance and visual amenities of the streetscene and the surrounding area.

The extensive projection of the proposed development beyond the front and rear building lines of Walsh Lodge is such that it would result in an overbearing and unduly dominating impact on that neighbouring property, with a resultant loss of visual and residential amenities.

It is considered that in the absence of a site investigation to establish groundwater levels for the the basement element, the applicant has not demonstrated whether the proposed development would result in additional surface water run-off and generation of localised flood risk in the surrounding area. In the absence of such information, it is therefore considered that the proposed development would form a potential adverse risk for localised flooding in the area.

As such, the proposal is considered to be contrary to the objectives of Policies BE13, BE19, BE21, BE22, BE24, EM6 and OE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and the adopted HDAS SPD: Residential Layouts (July 2006).

Accordingly, the application is recommended for refusal.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed development, by reason of its contrived and unacceptable design, storey height, scale, form and excessive footprint, would constitute over-development and loss of a prominent open-space characteristic of the site, thereby resulting in a detrimental impact on the setting of the nearby Grade II listed buildings at Field End Farmhouse (No. 86 Field End Road) and the Barn House (No. 38 Meadow Way), and the character,

appearance and visual amenities of the streetscene and the surrounding area. The proposed development would therefore not accord with the design objectives of Policy BE1 of Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted HDAS SPD: Residential Layouts (July 2006).

2 NON2 Non Standard reason for refusal

The proposed development would feature an extensive projection beyond the front and rear building lines of the neighbouring property to the east, Walsh Lodge (1A Deane Croft Road). This would result in an overbearing and unduly dominating impact on that neighbouring property, with a resultant loss of visual and residential amenities, contrary to Policy BE1 of Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE21, BE22 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted HDAS SPD: Residential Layouts (July 2006).

3 NON2 Non Standard reason for refusal

Sufficient information in the form of a site investigation to establish groundwater levels for the the basement element has not been provided to the Council, to demonstrate whether the proposed development would result in additional surface water run-off and generation of localised flood risk in the surrounding area. In the absence of such information, the proposed development would form a potential adverse risk for localised flooding in the area, contrary to the objectives of Policies EM6 and OE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), and Policy 5.12 of The London Plan (2015).

INFORMATIVES

1 I52 Compulsory Informative (1)

The decision to REFUSE 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 REFUSE 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.
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.

BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
EM6	(2012) Flood Risk Management
H4	Mix of housing units
H8	Change of use from non-residential to residential
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
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 5.12	(2015) Flood risk management
LPP 7.4	(2015) Local character
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), the 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

Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), should an application for appeal be allowed, the proposed development would be deemed as 'chargeable development' and therefore liable to pay the London Borough of Hillingdon Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). This would be calculated in accordance with the London Borough of Hillingdon CIL Charging Schedule 2014 and the Mayor of London's CIL Charging Schedule 2012.

For more information on CIL matters please visit the planning portal page at: www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

3. CONSIDERATIONS

3.1 Site and Locality

The application site is a prominent triangular-shaped plot on the eastern corner of the junction between Field End Road and Deane Croft Road. To the western corner of the junction is Meadow Way, and to the south, adjacent to the site on the opposite side of Deane Croft Road, is the boundary of the Secondary Shopping Area of the Eastcote Town Centre.

The site is currently occupied by a single storey flat-roofed building, which is set back approximately 15m from the front boundary with Deane Croft Road. The building houses the Eastcote Surgery Medical Centre and is served by a central hardsurfaced car park with 8 parking bays, and which is accessed from a vehicle crossover off Deane Croft Road. There is a pedestrian access to the site off Deane Croft Road.

There is a thin strip of grass verge and line of established trees along the western side boundary with Field End Road, which partly screen the site from the streetscene. On the opposite side of the site to the west are two Grade II Listed properties, Field End Farmhouse at No. 86 Field End Road and the Barn House at No. 38 Meadow Way. The site is bounded to the north by the Eastcote War Memorial, associated memorial garden and mature trees.

Immediately adjacent to the eastern side of the site is a two storey residential property, Walsh Lodge - 1A Deane Croft Road, which comprises five apartments. The application site building and the adjacent property at Walsh Lodge have similar front building lines, and both buildings are significantly set back from the established front building line of the neighbouring two storey residential dwellings farther to the northern side of Deane Croft Road.

Field End Road is a Local Distributor road and the immediate locality has a moderate Public Transport Accessibility Level (PTAL) score of 3. The adjacent Town Centre to the south is mainly characterised by terraced three storey properties in the 'Metroland' style, and which mainly comprise mixed use developments with retail/commercial units at ground floor level and residential units above.

3.2 Proposed Scheme

This application proposes the demolition of the existing single storey flat-roofed building on the site (which houses the Eastcote Surgery Medical Centre), and erection of a three storey detached building, which would consist of a Doctors Surgery and Pharmacy at ground floor level with associated parking, 6 x 2-bedroom and 3 x 1-bedroom self-contained flats over the three floors with two roof terraces, associated parking in a new basement and installation of a new vehicular crossover off the Deane Croft Road frontage.

The proposed building would have a triangular shape incorporating three elevations (western, southern and eastern) which would mirror the shape of the site. The proposed building, which would have bricked facings, a sedum green flat roof and deeper angled front projection to the eastern side of the southern elevation (fronting Deane Croft Road), would consist of two blocks linked by a central glazed atrium. The atrium, which consists of a projecting lift/stair core, would project above the flat roof at a width of 5.7m and height of 2m, and provide access to two enclosed roof terraces.

Due to the triangular shape of the building, the proposed building would have a width that varies between 4.7m at the northern end to 24.5m at the stepped southern elevation. The building would be 22.3m deep along the western and eastern elevations. The building

would be 9m high and comprise three upper floor projecting bays to the eastern elevation. It would also comprise projecting external balconies (to form private amenity areas) to the southwestern, southeastern and northeastern elevations for the 8 flats across the first and second floors. The Doctor's Surgery and Pharmacy would have separate glazed accesses, and there would be a 1-bedroom flat positioned to the rearmost part of the ground floor. The ground floor flat would have a projecting external balcony for private amenity and would be accessed from a separate entrance to the northwestern elevation of the building. This would also form the main access for the upper floor flats. A new pedestrian access would be provided from the western side boundary.

Revised site layout and basement plans show the provision of a repositioned car park adjacent to the existing crossover off Deane Croft Road, which would consist of 7 parking spaces (including 2 wheelchair accessible spaces). These spaces would service the parking needs of the Doctor's Surgery and Pharmacy. The proposed basement would be accessed from a new 4.1m wide crossover to the eastern side of the frontage off Deane Croft Road, and it would comprise of 14 parking spaces for the residential flats (including 2 wheelchair accessible spaces).

3.3 Relevant Planning History

Comment on Relevant Planning History

There is no relevant planning history for the site.

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:

AM7 Consideration of traffic generated by proposed developments.

AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -
(i) Dial-a-ride and mobility bus services
(ii) Shopmobility schemes
(iii) Convenient parking spaces
(iv) Design of road, footway, parking and pedestrian and street furniture schemes

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

BE19 New development must improve or complement the character of the area.

BE20 Daylight and sunlight considerations.

BE21 Siting, bulk and proximity of new buildings/extensions.

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
EM6	(2012) Flood Risk Management
H4	Mix of housing units
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OE1	Protection of the character and amenities of surrounding properties and the local area
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LPP 3.8	(2015) Housing Choice
LPP 5.12	(2015) Flood risk management
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

10 neighbouring properties (Nos. 83 x 2, 83A & 86 Field End Road; Barn House - Nos. 38 Meadow Way; Flats 1, 2, 3, 4 & 5 Walsh Lodge, 1A Deane Croft Road), the Eastcote Residents Association and the Eastcote Village Conservation Panel were consulted by letter on 30/10/2015. A site notice was also displayed in the area on 10/11/2015.

A petition from the Eastcote Conservation Panel containing 35 signatures and objecting to the application proposal has been received.

A petition from the Eastcote Residents Association containing 20 signatures and objecting to the proposal has also been received. The grounds of objection are summarised below:

- Over-development of the site and out of keeping with the adjacent war memorial and properties.
- Purports to be a development to improve the medical centre but the increase in size is very marginal. No need for a pharmacy as the adjacent Eastcote shopping centre has several pharmacies and also unfortunately empty shops.
- A smaller, more sensible development would likely be acceptable.

A petition containing 65 signatures and supporting the application proposal has been received. The grounds of support are summarised below:

- Redevelopment of the surgery. The new building will be up to date with increased internal space for staff, provision of increased clinical services and patient access.
- Improved surgery will benefit local community and help area with additional housing.

An objection from the Eastcote and East Ruislip Ward Councillors and 9 objection letters from neighbouring residents have also been received, the grounds of which are summarised below:

- The proposed three-storey building will be at odds with the streetscene, over-dominant, visually intrusive and out of keeping with the architecture in the local area
- The proposed building will be out of keeping with the two storey pitched roof buildings on Deane Croft Road and Meadow Way.
- The building would overshadow and endanger both nearby listed buildings.
- The building would dominate the view of those who visit Eastcote's War Memorial.
- Loss of open aspect of the corner site.
- Proposed balconies will overlook the bedrooms of houses in Deane Croft Road including adjacent Walsh Lodge to the east.
- The building will block out sunlight to side windows at adjacent Walsh Lodge.
- It will result in over-concentration of Pharmacies in the area.
- It will reduce parking space for patients and they cannot park in surrounding roads
- Increase in car traffic and noise and danger to pedestrian's safety.
- The application does not supply any form of documentation to show that the underground water flows of the area in respect of the underground car park have been considered.
- The construction of basement for parking will cause various bad effects to the neighbours and instability of the ground.

EASTCOTE CONSERVATION PANEL:

81, Field End Road is a triangular plot situated at the cross road junction of Field End Road with Deane Croft Road and Field End Road with Meadow Way. The appearance of this area is an open, tree lined space the focal point being the Grade II listed buildings and the War Memorial Garden. It is adjacent to the Eastcote War Memorial Garden, which is surrounded by a yew hedge. This hedge is now nearly 100 years old and will need protection during any building works on this site. Eastcote Town centre is classed a Metroland development, mostly built between the two World Wars. The architecture being based on the original 1920s Arts & Crafts development [Eastcote Conservation Area - Morford Way]. One small area, which includes Eastcote Library on the corner of Field End Road/Meadow Way, being built post WWII, but retaining the same style as the rest of the Town. The cut off point for these three storey pitched roof buildings is this cross road. Opposite to the proposed development site stand two Grade II listed buildings. The Barn and Field End Farm. Both timber framed buildings of considerable note. Each set back from the road with complimentary landscaping. The status of these buildings is not acknowledged within the application.

The two storey pitched roof buildings on Deane Croft Road and Meadow Way are again inter war development architecturally in keeping with the town centre. Walsh House, recently built, follows the general architectural style of the area, being two storey with a pitched roof. The dwellings on Deane Croft Road are next to Walsh House, not further down the road as stated in the D&AS. This proposal will be over dominant and totally out of keeping with the street scene. In fact it could be described as a carbuncle on the face of Eastcote. The proposal is for a three storey flat roof block. On top of the third storey is a building to house the lift. Equivalent in height to another storey. The roof garden will intrude into the privacy of the surrounding dwellings. The large protruding balconies will be intrusive into the street scene.

The amount of parking for the Doctor's surgery will be reduced from 8 spaces to three. There are three Doctors registered, so there is no parking for patients. This is not acceptable as the

surrounding roads have Residents parking schemes in place. The Pharmacy will require deliveries, no provision has been made for deliveries within the parking layout. The drawing showing access to the underground car park does not show any gradients to prove that this idea is feasible. The D&AS refers to the waste storage area being hidden from view. It is so well hidden that it does not appear on any of the drawings. A bat survey has not been carried out. The area has many large trees that could provide roosts for bats, especially those near to the War Memorial Garden, a wild life survey should be carried out before any determination is made. Hillingdon's Local Plan acknowledges the 'Metroland' developments as important to the Borough. It must also be noted that Hillingdon will more than fulfill its housing quota during the next 15 years. This area is not included in the Local Plan's Site Allocations. This proposal is an over development of the site, by it's size, height and mass it will be totally out of keeping with this part of Eastcote.

We ask that the application be refused.

RUISLIP, NORTHWOOD & EASTCOTE LOCAL HISTORY SOCIETY

The Society has many concerns about this application to demolish an existing surgery and replace it with a much larger three storey building.

The site is on the corner of Field End Road and Deane Croft Road. It is located at the end of Eastcote town centre which is an excellent example of a small scale Metroland shopping area with attractive brickwork buildings all with pitched roofs. It is also at the end of a residential road where all the properties are two storey houses of a suburban character in the Arts and Crafts style. The nearby new building Walsh House complements these architectural styles.

But the proposed development will not be in sympathy with these surroundings. It will be too high and bulky and obtrusive. The flat roof and the over prominent lift equipment on the top will be detrimental to the suburban character of the area.

On the opposite side of Field End Road are two listed timber framed buildings; Field End Farm and The Barn. These will be compromised by having such an unsuitable development just across the road. The site is adjacent to the war memorial and a three storey building with a roof garden will be over dominant and inappropriate.

The Society is not against a like for like replacement of the doctor's surgery. But this proposal represents an over development of the site and is totally unsuitable and we request that it be refused.

Internal Consultees

CONSERVATION OFFICER:

Recommendation: Unacceptable.

The site is located on the corner of Field End Road and Deane Croft Road. It is a prominent corner plot situated opposite two, Grade II Listed properties, Field End Farm House and the Barn to the south. Adjacent to this is the Eastcote War Memorial and associated memorial garden. The site currently comprises of a small single storey building situated to the rear of the site. Whilst there are no objections to the demolition of this building, any new building must respect the scale, character and architectural style of the surrounding buildings in the area. The site itself has a modest area of hard standing for use as a car park, however the bulk of the site is characterised by significant grassed areas, which provide a sense of openness. The site boundary facing directly towards Field End Road and the War Memorial is bounded by mature trees. The greenery allows the space to act as a transition/ gateway from the character of the High Street, to a well defined residential area beyond. Access to the site is via Deane Croft Road; however the site is visible from both Deane

Croft Road and Field End Road.

COMMENTS: Whilst there is potential for development on the site, it is important any new building appropriately respects the setting and significance of the adjacent War Memorial and the Grade II Listed properties opposite. As proposed the scheme would be considered in principle unacceptable. Its overall height, bulk, scale, massing, materiality and form would be considered visually obtrusive; it would not respect, relate or respond to the area's established local character or distinctiveness.

The plan form of the proposed building responds to the shape of the site; however the design of the building should relate to the established street scene. The proposed building's positioning on the site and general form does not follow the defined front building line of Deane Croft Road. It would project considerably forward of the neighbouring building, Walsh Lodge, making it highly visible and dominant in the streetscene. Therefore it would be considered in principle unacceptable. It is recommended that the overall footprint of the building is significantly reduced and the proposed building follows the front building of neighbouring properties.

The close proximity of the building to the site's boundary, between the site and Walsh Lodge would be considered in principle unacceptable, particularly at first and second floor. The proposed building would need to be further set in for its full height to ensure a significant gap is maintained between the buildings.

The overall bulk and height of the building would be considered out of scale in relation to the surrounding buildings. The proposed 3 storey building would significantly dwarf the neighbouring 2 storey building. Whilst the mature trees provide some screening the proposed building would still be highly visible from Field End Road.

Taking into account the orientation, bulk, massing and height of the building and site, the rear flank elevation of the proposed building would be highly visible from Field End Road and the War Memorial, which would have a detrimental impact on the wider setting of the War Memorial and context of the Grade II listed buildings.

Taking into account the visible nature of the site and the plot size, the proposed building would not be considered proportionate or appropriately positioned on the general site.

Significant revisions to the design of the development are required, which should incorporate the following:

- The building would need to appropriately address the existing pedestrian paths/ access routes.
- The assortment of fenestration styles creates complicated, cluttered elevations. The fenestration pattern would need to be cohesively designed relating to the surrounding styles. This may be achieved by incorporating glazing bars to windows and creating a singular window style for the flats to provide a clear distinction between the split use of the building (the doctor's surgery and residential accommodation above).
- The proposed balconies are not a known feature to the area. The positioning of the balconies would not be considered appropriate in relation to the street scene and surrounding vegetation.
- The flat roof form and overall height would be considered in principle unacceptable. Whilst the building heights along the main shopping parade are 3 storeys, the neighbouring building is 2 storeys in height. The character of the area takes a significant change at this point along Field End Road to be predominantly residential; therefore the proposed building would need to be designed to respond to such a change. The neighbouring building is relatively low in height therefore it is recommended the proposed building is reduced to 2 storeys in height ideally with a pitched roof form. This would significantly reduce the bulk and height of the overall building.

Case Officer comments:

In response to the initial comments of the Conservation Officer, the applicant provided two Urban Grain drawings of the local and wider contexts of the surrounding area, as well as a rebuttal letter.

The Conservation Officer provided additional comments to address the representation in the applicant's rebuttal letter. The comments are outlined below in the 'Impact on the character and appearance of the area' section of this report.

HIGHWAYS OFFICER:

- a. The site has moderate public transport accessibility (PTAL=3).
- b. The ramp to the underground car park should include a central separation strip between inbound and outbound lanes. In addition, vehicular swept paths with 300mm error margins are required to demonstrate adequacy of lane widths along the ramp.
- c. The layout of car park bays at the base of the ramp would be amended to allow each bay to operate independently when other bays are occupied.
- d. The headroom should be confirmed to be a minimum of 2.1m.
- e. Location of Cycle parking should be clearly shown on plans.
- f. Location of proposed refuse storage / collection arrangements should be provided.
- g. The applicant will be responsible for cost of making good any redundant / amended and construction of proposed new vehicular crossovers.
- h. Pedestrian visibility splays 1.5m x 1.5m and vehicular sightlines measuring 2.4m x 43m should be provided with no obstruction over 0.6m high, at each vehicular access.
- i. Car parking should include 20% active and 20% passive provision for electric vehicles.

Subject to resolution of the above comments, there are no highway objections.

Case Officer comments:

The applicant submitted revised site layout and basement level drawings to address the issues raised by the Highways Officer. The Highways Officer has been re-consulted on the revised drawings, and their comments will be reported in the Addendum to follow this report.

DRAINAGE OFFICER:

Any basement proposal should have a site investigation accompanying it. The Drainage Officers should be consulted if there are findings that show groundwater.

A site investigation for the site is required and the investigation should include boreholes to establish groundwater levels in the site.

Case Officer comments:

The applicant was contacted by Officers to provide information in respect of a site investigation to establish groundwater levels in the site. However, at the time of writing this report and the lodging of the appeal, the applicant had not provided the requested information.

TREES OFFICER:

The site is a prominent corner plot at the junction of Field End Road and Deane Croft Avenue, at the north end of the Field End Road shopping parade.

The site is currently occupied by a single-storey flat-roofed building in the north corner, which houses Eastcote Surgery Medical Centre. The centre of the site is occupied by a car park for visitors to the surgery, accessed from Dean Croft Road. The site benefits from a soft landscaped strip of grass verge along the west boundary (with Field End Road) with a line of established trees which partly screen the site. It is noted that the above tree screen has recently been thinned, with selected trees removed. This has significantly reduced the quality of the tree screen - and left some very poor specimens. There are no Tree Preservation Orders and no Conservation Area designations affecting trees within the site.

The Design & Access Statement (D&AS) refers to the landscape and in particular the existing trees. It states that 'very careful consideration has been given to the established trees on the site'.

- However, no tree survey or analysis (to BS5837:2012) has been submitted. Trees of some stature have recently been removed and some of the remaining trees are not worthy of retention.
- There is little supporting information regarding a landscape masterplan. The belt of trees along the west boundary should be properly surveyed and assessed, in accordance with BS5837:2012. It is likely that further tree removal will be necessary.
- The landscape plan should ensure that appropriate planting (including replacement trees) is provided along the west boundary, facing Field End Road.
- The Deane Croft Road frontage will also require landscaping along the front boundary of the site.
- According to the D&AS there will be an accessible hard-surfaced roof garden for the benefit of residents with a sedum roof strip around the edges. It is unlikely that a paved area will provide an attractive amenity space for residents. These areas tend to be bleak and draughty.
- If the roof is to be used as a roof garden it should be carefully designed to accommodate large shrubs / small trees, hedges and ornamental plants to provide sheltered and usable areas for seating and passive recreation.
- 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 above observations and the submission and approval of soft / hard landscape schemes, replacement tree planting scheme and tree protection measures - tree protection will need to be informed by a tree survey (Condition codes RES6, RES7, RES8, RES9 (parts 1,2,3,4,5, and 6) and RES10).

ACCESS OFFICER:

The Design & Access Statement makes no specific reference to accessibility standards, however one unit is said to have been designed to be accessible with an enlarged bathroom and wide doorways. The D & A Statement further states that level access would be achieved to each apartment via lift access to every storey.

In assessing this application, reference has been made to the Minor Alterations to the London Plan 2015, Policies 3.8 (Housing Choice), and Approved Document M to the Building Regulations 2015 (ADM 2015). The proposal is required to meet the standards for a Category 2 M4(2) dwelling - accessible and adaptable, as set out in ADM 2015.

The following access observations are provided:

- To comply with the above policy requirements and the relevant Technical Housing Standards as prescribed in M4(2) Approved Document M to the Building Regulations 2015, a minimum of one bathroom in every flat should comply with dimensions as per diagram 2.7 in Approved Document M (2015, Volume 1).

Conclusion: revised plans should be submitted to demonstrate that an appropriate bathroom layout can be incorporated into every flat.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The National Planning Policy Framework (NPPF) emphasises the role of the planning system in enabling the provision of homes and buildings which are consistent with the principles of sustainable development.

Policy 3.4 of The London Plan (2015) promotes the optimisation of housing output within different types of location. Policy 3.8 of The London Plan also encourages the Council to provide a range of housing choices in order to take account of the various different groups who require different types of housing. Consideration will also be given to the accessibility of the site to services and amenities.

Policy H4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) also seeks to encourage additional housing in and adjacent to Town Centres. The supporting text states:

"The Council recognises the importance of residential accommodation in and adjacent to town centres as a part of the overall mix of uses, which is necessary to ensure their vitality and attractiveness. Such housing offers particular advantages in terms of accessibility to town centre facilities, employment opportunities and public transport. In order to maximise the residential potential of town centre sites, residential development within them should comprise predominantly of one or two-bedroom units".

The site is located within a 'Developed Area' and primarily residential area, as defined in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012). Whilst general policies are supportive of residential development in principle, this is subject to compliance with a number of detailed criteria, including the consideration of the loss of any existing use of the site.

The objection received from the residents in respect of the proposed Pharmacy and over-concentration in the area is noted. The site comprises an existing long standing and established Use Class D1 Doctor's Surgery, so there is no material objection to the provision of a new larger ground floor Surgery in the proposed three storey building on the site. The Pharmacy would fall within Use Class A1 and it is considered that it would be related and complementary to the Doctor's Surgery use. The Doctor's Surgery would have a floor area of 111 sq.m and the Pharmacy would have a floor area of 54 sq.m. Both uses would have a dedicated parking area and a turning area for servicing in the forecourt. There would therefore be no unreasonable impact to the residential character of the immediate locality and the retail frontage of the adjacent Eastcote Town Centre as a result of the operation of the uses.

Having regard to The London Plan and the Council's policies and guidelines, it is considered that in general, there is no objection to the principle of the proposed mixed use on the site incorporating retail/commercial and residential uses. It is considered that the proposal would provide an increase in smaller housing stock within the Borough and is acceptable in principle, as it would provide additional housing within an area of moderate public transport accessibility.

The proposal is therefore considered to be in compliance with the outlined policies above.

7.02 Density of the proposed development

Paragraph 4.1 of the Residential Layouts HDAS SPD specifies that in new developments, numerical densities are considered to be more appropriate to larger sites and will not be used in the assessment of schemes of less than 10 units, such as this proposal. The key consideration is therefore whether the development sits comfortably within its environment rather than a consideration of the density of the proposal.

The application site is located within an area with a Public Transport Accessibility Level (PTAL) of 3 (PTAL has a range between 1 and 6, with 1 being low levels of public transport accessibility and 6 being high).

Policy 3.4 of The London Plan (2015) stipulates that for such urban areas with moderate PTAL scores, a range of residential units between 45 and 120 units per hectare would be appropriate. The application site is approximately 0.0894 ha (894 sq.m) in area, and with 9 residential units proposed, this represents approximately 64 Units per hectare.

As such, the density is considered appropriate given the location.

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

The application site is not sited within a Conservation Area, Area of Special Local Character and/or Archaeological Priority Zone.

However, the site is within 20m (across Field End Road) of two Grade II Listed properties, Field End Farmhouse at No. 86 Field End Road and the Barn House at No. 38 Meadow Way. These listed buildings are directly opposite the site across the Field End Road highway to the west. The distance is such that the application site is within the setting of these listed buildings.

It is considered that the proposed development, by reason of its contrived and unacceptable flat-roof design, three storey height, scale, massing, form and excessive footprint, would constitute an obtrusive and unsympathetic addition on the site, which would have a detrimental impact on the preservation of the setting of the nearby Grade II listed buildings.

The discussion in respect of the detrimental impact of the proposed development on the setting of the nearby Grade II listed buildings is provided in the 'Impact on the character and appearance of the area' section below.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application as the site is not situated within the Green Belt.

7.07 Impact on the character & appearance of the area

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design and the preservation/enhancement of sites with heritage assets such as listed buildings.

Furthermore, Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seek to ensure that new development complements, improves and/or harmonises with the character and visual amenity of a streetscene and surrounding residential area in which it is situated.

Paragraph 4.14 of the Council's adopted HDAS SPD: Residential Layouts (July 2006) specifies that developments should incorporate usable, attractively laid out and private garden space conveniently located in relation to the property or properties it serves. It should be of an appropriate size, having regard to the size of the dwelling and character of the area. Paragraph 4.27 of the HDAS SPD gives advice that building lines within a new development should relate to the street pattern of the surroundings whilst the height of the development is best determined by reference to the proportions, siting and lines of surrounding buildings.

The objection from local residents in respect of the visual impact of the proposed development on the streetscene and general visual amenities of the locality is noted. The

initial Conservation Officer's comments recommended enhancements and improvements to ensure that the proposed development relates to the established character and distinctiveness of the wider Eastcote area. This is because it is important that the proposed building becomes a positive asset within the area's townscape, and contribute to the unique and defined streetscape of both Field End Road and Deane Croft Road.

Whilst there are no objections to the principle of re-developing the site, it is considered that the proposed development would have a considerable impact on the general streetscape and townscape of Eastcote, as the application site is prominently positioned at the northern end of the Secondary Shopping Area of the Eastcote Town Centre, and on a visible corner plot. The existing building on the site is significantly set back (15m) from the Deane Croft frontage, and as such, the site comprises a distinctive open space characteristic. The Conservation Officer has advised that it is therefore important that any new development on the site does not become an overly dominant structure and detract from the existing streetscape and adjacent townscape. It is instructive to note that the recent removal of some mature trees on the site has increased the visibility of the site from the Field End Road streetscene.

The Conservation Officer has provided a character analysis and development of Eastcote. The individual character of Eastcote as a place and how it has developed overtime. The immediate surroundings of the site are characterised by a suburban setting. The nearby Grade II Listed Buildings to the west, Field End Farmhouse and the Barn House are notable reminders of Eastcote's agricultural, rural past; it is imperative that new development on this site should not detract from their significance and respect their setting. The surrounding residential areas and the shopping parade form part of the 'Metroland' development that occurred during the 1920s/1930s, developing into present day Eastcote. The Conservation Officer has commented that the suburban nature of the Eastcote townscape and streetscape should be enhanced through new development; it should aim to relate to established local character and distinctiveness.

The adjacent War Memorial to the north was built in the 1920s, prior to the 'Metroland' development. The surrounding memorial garden forms the context for the War Memorial monument. It is instructive to note that the War Memorial is a significant, locally important feature, and comprises of more than just the monument itself. The principle of Remembrance is respected by the open nature of the site and distance to the surrounding buildings. Historically, the area of the War Memorial was a pond associated to the Listed Building (Field End Farmhouse). In this regard, the Conservation officer has commented that the sensitive nature of the War Memorial in relation to its position and the impact of developing the application site should be considered, and that the development of the application site should aim to be an extension of the public realm, thereby maintaining a sense of openness.

It should be noted that historically, on the adjacent site to where the closest residential property to the east - Walsh Lodge (1A Deane Croft Road) is now positioned, there was previously an individual building, prior to the 1930s development of Eastcote. Therefore the design of Walsh Lodge may relate to the previous building. Whilst Walsh Lodge predominantly comprises flats, its design replicates a detached dwelling, which relates to the rest of the residential character of Deane Croft Road.

In relation to the consideration of footprint of the proposed development, the Conservation Officer has commented that the Urban grain studies submitted by the applicant cannot be interpreted inclusively. The studies take into account the spatial arrangement of the

buildings, the density of the area's development and building footprints. The footprint of a building should take into account the size of the site and in turn be proportionate to the space available and fit within the wider grain of the area. Even though the submitted urban grain study shows the residential area of Eastcote (north, east and west of the site), it does not however explore the southern end of Field End Road (comprising the shopping parade in the Town Centre). The application site can be defined as a transition gateway between Eastcote's Town Centre and its residential area(s). The application site is unique in its distinctiveness, as there are no other triangular formed sites within the surrounding area. In this instance, it would be wrong to assume that it is in character with the surrounding area based on this approach. The footprint of the proposed building as noted in the initial Conservation Officer comments follows the triangular shape of the site. The proposed building would not be considered proportionate to the size and nature of the site. The existing building on the site has a footprint of 110 sq.m and the proposed building would have an approximate footprint of 546 sq.m. The proposed footprint is overly excessive and unacceptable as it represents an increase on the existing by almost 500%. Furthermore, the depth and width of the proposed building would be more than double the 11m width and 10m depth of the existing building on the site. As such, the proposed building would result in an unacceptable over-development, unduly excessive scale and massing. Even though the building appears to have a roof height that is similar to the adjacent buildings to the east, its three storey height and flat roof, combined with the excessive scale, are such that it would result in a significant loss of the sense of openness already established on the site.

With regards to the positioning and set-in of the proposed building from the Field End Road and Deane Croft Road front boundaries, the building line along the Deane Croft Road frontage is almost in line with the building line established by the residential houses farther to the east. However, the Conservation officer has commented that ideally, the proposed front building line should follow that set by the existing building or the adjacent building, Walsh Lodge, or a positioning in between the 2 notable building lines. There is no defined orientation to the application site and whilst the applicant indicates the 'primary frontage' as Field End Road, the proposal does not address the road as such. The proposed building does not adequately respond to the sense of openness currently characterising this frontage, and it predominantly addresses the 'secondary frontage', Deane Croft Road with the presence of the main entrance to the building and access to the site situated off this road. The proposed building features a projecting element to the eastern end of the frontage along Deane Croft Road, which is set-in 4.5m from that front boundary. The projecting element would contain the proposed Pharmacy element, and it would create a book end effect along Deane Croft Road, thereby creating a flank elevation facing onto the adjacent Walsh Lodge, and obscuring the view of that neighbouring property from the junction of Field End Road and Deane Croft Road.

The western elevation of the building facing Field End Road, would look out towards the War Memorial, and it would be a long stark elevation with a dominant negative characteristic. As such, the overall substantial bulk would not be in keeping with the streetscene. The residential flats located in Winslow Close to the north (after the War memorial), are not clearly visible from the site and/or from the streetscene. Winslow Close is a 'set piece' development. The buildings are appropriately located within an enclosed site within a spacious plot, so therefore they are proportionate to the size of that neighbouring site. The height of the Winslow Close development is well screened by mature vegetation, so it would not be appropriate in this instance use it as a precedent and compare the openness of the application site to this precedent. The three storey height of the proposed building, with attached central 2m high atrium would dominate the streetscape of the area. It is instructive to note that the Conservation Officer recommended that the building should

be significantly reduced in height, and that a two and a half storey building would respect the established two storey height of the residential area and three storey height of the adjacent Town Centre shopping parades, thereby contributing to the transitional character of this site. The Conservation Officer also commented that an alternative roof form would allow the building to relate to an established hipped/pitched roofscape style evident along the existing streetscene.

Taking into account the orientation, design, excessive bulk, massing, footprint, storey height and coverage of the proposed building, the proposed building would be prominently visible from the Field End Road streetscene and the War Memorial, and would constitute a visually intrusive, obtrusive and unduly dominating addition on the site, which would have a detrimental impact on the wider setting of the War Memorial and context of the nearby Grade II listed buildings to the west.

If the application proposal had been considered acceptable in all aspects, suitable conditions would have been recommended in respect of the submission of suitable soft and hard landscape schemes, as well as the submission of details for protective measures for the established mature trees on the site.

It is therefore considered that the proposed development, by reason of its contrived and unacceptable design, storey height, scale, form and excessive footprint, would constitute over-development and loss of a prominent open-space characteristic of the site, thereby resulting in a detrimental impact on the setting of the nearby Grade II listed buildings at Field End Farmhouse (No. 86 Field End Road) and the Barn House (No. 38 Meadow Way), and the character, appearance and visual amenities of the streetscene and the surrounding area. The proposed development would therefore not accord with the design objectives of Policy BE1 of Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted HDAS SPD: Residential Layouts (July 2006).

7.08 Impact on neighbours

Paragraph 4.11 of the Council's adopted HDAS SPD: Residential Layouts (July 2006) gives advice that the 45 degree line of sight principle will be applied to new development, to ensure the amenity of adjoining occupiers and future occupiers are protected.

Paragraph 4.9 of the HDAS SPD specifies that a minimum acceptable distance to minimise the negative impact of overbearing and overshadowing is 15m. Paragraph 4.12 of the HDAS SPD requires a minimum of 21m distance between facing habitable room windows to prevent overlooking and loss of privacy.

Policy BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) specifies that planning permission will not be granted for new buildings, which by reason of their siting, bulk and proximity would result in a significant loss of residential amenity.

The objection from residents in respect of the intensification of use of the site as a result of the proposed Pharmacy and Doctor's Surgery is noted. It is acknowledged that the Pharmacy use would result in a number of comings and goings of persons who may not necessarily want to access the Surgery. There are no records of any opening hours for the established existing Surgery on the site, and the applicant has not provided any details of opening hours for both proposed uses. The proposed Pharmacy use is a retail use that falls within Use Class A1, and such uses would normally not have opening hours restrictions. It is considered that both the uses would have closing hours before the start of the conventional resting hour of 2300 for residential occupiers. Nevertheless, if the

application had been considered acceptable in all aspects, a condition would have been recommended to restrict the daily closing hour of the Doctor Surgery and Pharmacy uses to 2100 hours.

The closest adjacent residential property to the application site is the two-storey Walsh Lodge (1A Deane Croft Road), which is sited adjacent to the eastern side boundary. The submitted plans show that the proposed building would have a height that is similar to that of Walsh Lodge. The existing building on the site has similar front and rear building lines with Walsh Lodge. However, the eastern flank of the proposed building would be set in from the western flank wall of Walsh Lodge by approximately 3.3m, and it would project beyond the rear building line of Walsh Lodge by 1m, and project beyond the front building line by 11m. Even though the applicant has indicated on the submitted plans that the proposed building would not intersect 45 degree lines of sight taken from the nearest edges of the front and rear walls of Walsh Lodge, this is a tool used to help assess the impacts on light. The 11m front projection and associated height of the building in relation to Walsh Lodge in particular is considered unduly excessive. Notwithstanding that it wouldn't dissect the 45 degree line, it would be a prominent feature in the outlook available and it would result in the building having an overbearing and unduly dominating impact on that neighbouring property with a resultant loss of visual amenities for the occupiers of that property.

The external upper level balconies to the rear of the building would project 3.3m beyond the rear wall of Walsh Lodge, and the orientation of the building in relation to that neighbouring property is such that the roof terraces and external balconies would offer direct and oblique views of the rear garden of that property. However, it is recognised that this is a communal garden area which is already overlooked by the windows of the different flats. As a consequence the proposed development would not result in a significant change of a loss of privacy to the rear garden at Walsh Lodge.

As such, the proposal is considered to be contrary to the objectives of Policies BE21, BE22 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and the adopted HDAS SPD: Residential Layouts (July 2006).

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.

Policy 3.5 and Table 3.3 of The London Plan (March 2015), which is substituted by Table 1 of the nationally described space standard, specify that the minimum internal floor space area/standard for a two-bedroom, four person flat should be 70 sq.m, and a one-bedroom, two person flat should be 50 sq.m. The nationally described space standards define the Gross Internal Area (GIA) or internal floor space area of a dwelling as 'the total floor space measured between the internal faces of perimeter walls that enclose a dwelling. This includes partitions, structural elements, cupboards, ducts, flights of stairs and voids above

stairs.

The proposed 9 flats would all have internal floor areas that exceed the minimum required areas. It is therefore considered that the proposed flats would result in the provision of satisfactory internal accommodation of adequate sizes for future occupiers. All 9 flats would have double sized bedrooms with areas that exceed the minimum required nationally described space standard of 11.5 sq.m for a double bedroom. The living and kitchen/dining area on the ground floors would have combined areas that exceed the minimum required space standards specified in The London Plan. However, it should be specified and noted here that the new nationally described standards have removed the standards for combined living/kitchen and dining areas in residential developments. The new nationally described space standards specify that plans for new dwellings should demonstrate that all homes are provided with adequate space and services to be able to work from home. Given that the proposed flats in the new building would have adequate widths and areas for living areas, it is considered that there would be adequate scope for the provision of services to enable occupiers to work from home.

It is considered that the habitable rooms to the front and rear elevations of the proposed building would have adequate and acceptable levels of outlook and entry of daylight/sunlight. A low-level planter would be provided in front of the rear-facing ground floor flat, which would constitute an adequate defensible buffer for that flat. As a result, the proposal would be compliant with the related guidance contained in The London Plan (2015), Policy BE20 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Residential Layouts HDAS SPD (July 2006).

With regards to the provision of adequate usable external communal amenity space, paragraph 4.17 of the HDAS SPD requires a minimum of 25 sq.m for a two bedroom flat and 20 sq.m for a one bedroom flat. As a result, the required minimum for the proposed 9 flats is 210 sq.m. The proposed communal amenity area in the roof terraces on top of the building would have an area of 185 sq.m, and the combined area of the external balconies and ground floor private terrace would be 48 sq.m. The total communal area to be provided would therefore be 233 sq.m, which would significantly exceed the required minimum. As such, the proposed amenity spaces would be adequate to provide satisfactory standards of amenity for the future occupiers of the proposed flats, thereby compliant with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies and the guidance contained in the HDAS SPD: Residential Layouts (July 2006).

7.10 Traffic impact, car/cycle parking, pedestrian safety

The Highways Officer has not raised any objection to the proposed number of parking spaces to serve the ground floor Surgery and Pharmacy uses and the residential flats.

As stated above in the 'Internal Consultees' section, the applicant has submitted revised site layout and basement level plans that show indicative refuse and cycle storage areas, and which contain details to address concerns of the Highways officer in respect of the ramp to the basement car park, vehicular swept paths, the layout of the basement car park, headroom height, pedestrian visibility splays and active/passive provision for electric vehicles.

The Highways Officer has been re-consulted on the revised drawings, and their comments will be reported in the Addendum to follow this report.

7.11 Urban design, access and security

It has been considered that the proposed development would not represent a high quality of design and would have a detrimental impact on the character, appearance and visual

amenities of the streetscene and surrounding area.

In terms of access and security, the proposed building would be accessed from vantage points from the Field End Road and Deane Croft, which act as natural surveillance points for the building and site.

7.12 Disabled access

Policy 3.5(c) of The London Plan requires all new homes to be built to Lifetime Homes standards. However, the new national standards, which comprise of new additional 'optional' Building Regulations on water and access, substitute this Lifetime Homes requirement. From October 2015, the new national standards specifies that the requirement should be interpreted as 90% of homes to meet Building Regulation M4(2) - 'accessible and adaptable dwellings'.

The Access Officer has recommended that revised plans should be submitted to demonstrate that an appropriate bathroom layout can be incorporated into every flat. If the application had been considered acceptable in all aspects, a condition would have been recommended to that effect, to ensure that the proposed development is designed to Part M4(2), as set out in Approved Document M to the Building Regulations 2015, and to comply with the requirements of Policy AM13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policies 3.5 and 3.8 of The London Plan (March 2015).

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

The Trees Officer has not raised any objection to the proposed development, and has commented that in the event of an approval recommendation, suitable landscape conditions should be imposed with any approval to ensure the protection of the TPO birch and copper beach trees on the site. In this respect, additional landscape conditions are recommended to be imposed, requiring the submission and approval of soft and hard landscape details in the front and rear gardens. It is expected that any hardsurfacing materials for the parking area and turning space should be of traditional and permeable form, to ensure they complement the landscaped setting of the site and wider conservation area.

7.15 Sustainable waste management

Although it is considered that the proposed ground floor Pharmacy/Doctor's Surgery and upper floor residential uses would not generate significant quantities of clinical and other associated waste, it is important that the Hazardous Waste Regulations 2005 are complied with.

If the application was considered acceptable in all aspects, an informative to that effect would have been recommended.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

With regards to the generation of the additional surface water run-off on the site as a result of the creation of the basement parking area, it is instructive to note that the adjacent War Memorial Garden to the north was until the 1920s a pond. It is also instructive to note that there are working wells within the curtilage of the Grade II listed building (Field End Farm) opposite the site to the west.

The Drainage Officer has commented that in the absence of a site investigation to

establish groundwater levels for the the basement element, the applicant has not demonstrated whether the proposed development would result in additional surface water run-off and generation of localised flood risk in the surrounding area. In the absence of such information, it is therefore considered that the proposed development would form a potential adverse risk for localised flooding in the area.

As such, the proposal is considered to be contrary to the objectives of Policies EM6 and OE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.18 Noise or Air Quality Issues

There are no adverse noise or air quality issues to address as part of this application proposal.

7.19 Comments on Public Consultations

The representations (objection and support petitions) from local residents, Eastcote Residents Association, Eastcote Conservation Panel and ward Councillors, in respect of the traffic implications, impact of the proposed use on neighbouring residential amenity and visual impact on the surrounding area and heritage assets have been discussed in the main section of this report above.

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

It is considered that the proposed development, by reason of its contrived and unacceptable design, height, scale, form and excessive footprint, would constitute over-development and loss of a prominent open-space characteristic of the site, thereby resulting in a detrimental impact on the setting of the nearby Grade II listed buildings at Field End Farmhouse (No. 86 Field End Road) and the Barn House (No. 38 Meadow Way), and the character, appearance and visual amenities of the streetscene and the surrounding area.

The extensive projection of the proposed development beyond the front and rear building lines of Walsh Lodge is such that it would result in an overbearing and unduly dominating impact on that neighbouring property, with a resultant loss of visual and residential amenities.

It is considered that in the absence of a site investigation to establish groundwater levels for the the basement element, the applicant has not demonstrated whether the proposed development would result in additional surface water run-off and generation of localised flood risk in the surrounding area. In the absence of such information, it is therefore considered that the proposed development would form a potential adverse risk for localised flooding in the area.

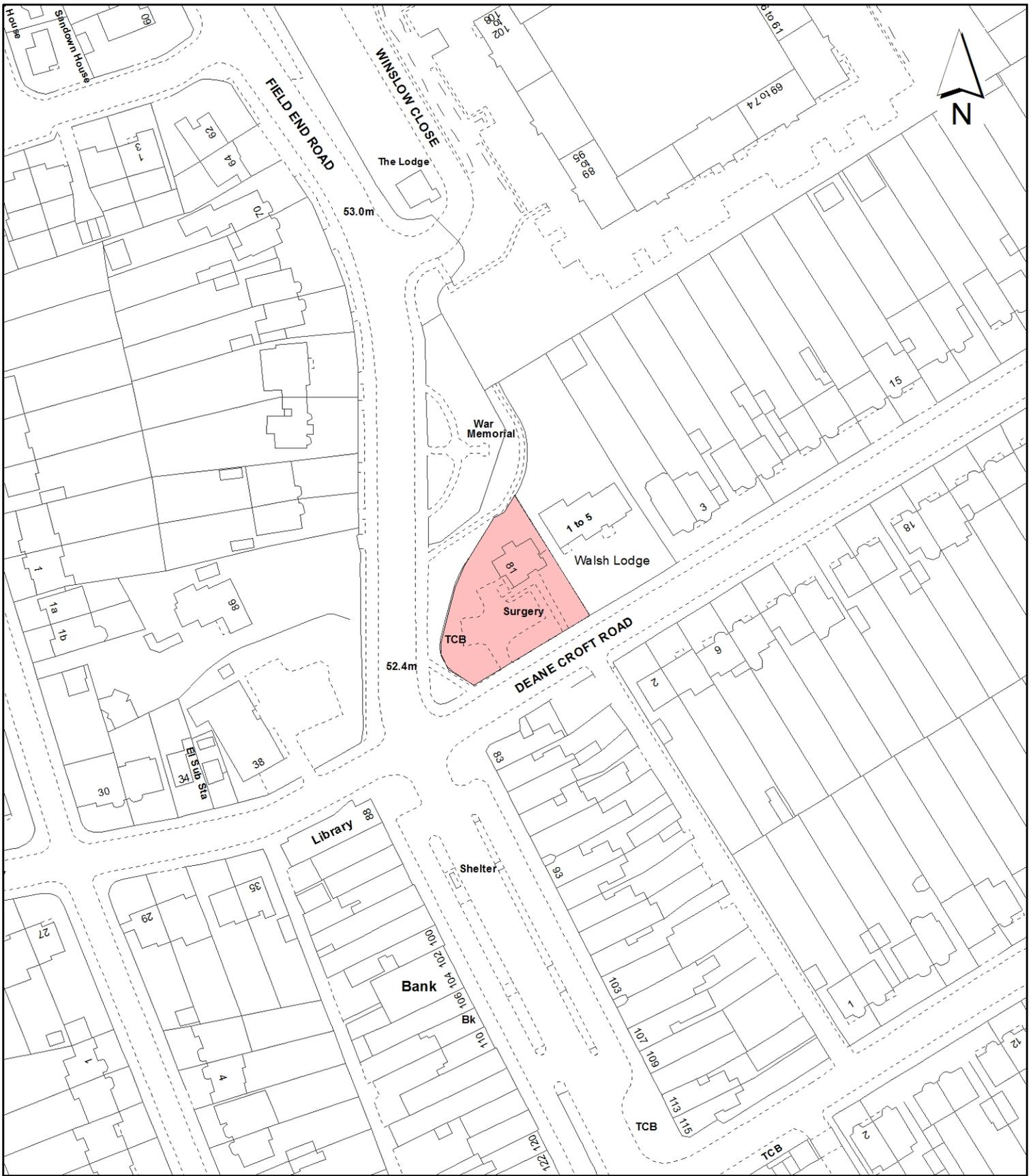
As such, the proposal is considered to be contrary to the objectives of Policies BE13, BE19, BE21, BE22, BE24, EM6 and OE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and the adopted HDAS SPD: Residential Layouts (July 2006).

11. Reference Documents

The London Plan (2015)
Hillingdon Local Plan Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
Mayor of London's Housing Supplementary Planning Guidance (November 2012)
Mayor of London's Housing Standards Policy Transition Statement (October 2015)
Supplementary Planning Document HDAS: Residential Layouts (July 2006)
Supplementary Planning Document HDAS: Residential Extensions (December 2008)
Supplementary Planning Document HDAS: Accessible Hillingdon (January 2010)
National Planning Policy Framework (March 2012)

Contact Officer: Victor Unuigbo

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Notes:

 Site boundary

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Site Address:

**81 Field End Road
 Eastcote
 Pinner**

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

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

Planning Application Ref:

363/APP/2015/3827

Scale:

1:1,250

Planning Committee:

North

Date:

March 2016



HILLINGDON
 LONDON