

## Report of the Head of Planning, Sport and Green Spaces

**Address** LAND REAR OF CRESCENT PARADE UXBRIDGE ROAD HILLINGDON

**Development:** Erection of three storey building to create 6 x 2-bed and 3 x 1-bed self contained flats, with associated parking, cycle and bin stores, and landscaping involving demolition of existing builders yard.

**LBH Ref Nos:** 70895/APP/2015/4349

**Drawing Nos:** Transport Statement  
Appendix B: Photos of Builders Yarc  
Planning, Design and Access Statement  
Location Plan  
Tree Constraints Plan  
Arboricultural Survey  
Appendix A: Pre Application Drawings: Prelim 01 and Prelim 02  
15-3378-10  
15-3378-13  
15-3378-12  
15-3378-11

**Date Plans Received:** 26/11/2015

**Date(s) of Amendment(s):** 26/11/2015

**Date Application Valid:** 01/12/2015

### 1. SUMMARY

The application seeks permission for the erection of a three storey building to provide 3 x 1 bed and 6 x 2 bed self contained flats with associated parking, amenity space and bin store.

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 fail to harmonise with the existing street scene, and BE19 states the LPA will seek to ensure that new development within residential areas compliments or improves the amenity and the character of the area.

The principle of the proposed development is considered acceptable and the scheme is considered compatible with the character and appearance of the surrounding area and the amenities of the occupiers of neighbouring residential properties. The internal floor space provides an adequate level of amenity for future occupants as well as external amenity space. In addition, the scheme provides sufficient car and cycle parking in accordance with the Council's guidelines and would not prejudice highway safety. The proposal would support the local economy and economic prosperity of the Borough.

The application has been called in for committee determination by Ward Councillor.

### 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 15-3378-10; 15-3378-11; 15-3378-12 and 15-3378-13 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, including details of balconies have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

Details should include information relating to make, product/type, colour and photographs/images.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

**4 RES13 Obscure Glazing**

The flank wall windows shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

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

**5 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)

### **6 RES9 Landscaping (car parking & refuse/cycle storage)**

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

- 1. Details of Soft Landscaping
  - 1.a Planting plans (at not less than a scale of 1:100),
  - 1.b Written specification of planting and cultivation works to be undertaken,
  - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
  
- 2. Details of Hard Landscaping
  - 2.a Refuse Storage
  - 2.b Cycle Storage
  - 2.c Means of enclosure/boundary treatments
  - 2.d Car Parking Layouts (including demonstration that 5% of all parking spaces are served by electrical charging points)
  - 2.e Hard Surfacing Materials
  - 2.f External Lighting
  - 2.g Other structures (such as play equipment and furniture)
  
- 3. Details of Landscape Maintenance
  - 3.a Landscape Maintenance Schedule for a minimum period of 5 years.
  - 3.b Proposals for the replacement of any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.
  
- 4. Schedule for Implementation
  
- 5. Other
  - 5.a Existing and proposed functional services above and below ground
  - 5.b Proposed finishing levels or contours

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

#### REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and

AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (2015).

**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 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.

**9 RES17 Sound Insulation**

Development shall not begin until a scheme for protecting the proposed development from road traffic noise has been submitted to and approved in writing by the Local Planning Authority. All works which form part of the scheme shall be fully implemented before the development is occupied and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

**REASON**

To ensure that the amenity of the occupiers of the proposed development is not adversely affected by road traffic noise in accordance with policy OE5 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (2015) Policy 7.15.

**10 NONSC Non Standard Condition**

The development shall not begin until a scheme for the control of noise transmission between adjoining flats has been submitted to and approved in writing by the Local Planning authority. Thereafter the scheme shall be implemented and maintained in full compliance with the approved measures.

Reason: To ensure that the amenity of the occupiers of the proposed development is not adversely affected by noise in accordance with policy OE3 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (2015) Policy 7.15.

**11 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 c, is achieved and maintained.

**12 NONSC Non Standard Condition**

Prior to the commencement of any works details for the provision of one car park space to mobility standard and details for the proposed shared surface access works and the shared surface table should be submitted to and approved in writing by the Local Planning authority.

**Reason:**

To ensure that pedestrian and vehicular safety is not prejudiced in compliance with the requirements of Policy AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

**13 COM30 Contaminated Land**

(i) The development hereby permitted shall not commence until a scheme to deal with contamination has been submitted in accordance with the Supplementary Planning Guidance on Land Contamination and approved 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.
BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.

BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
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
OE5	Siting of noise-sensitive developments
LPP 3.3	(2015) Increasing housing supply
LPP 3.5	(2015) Quality and design of housing developments
LPP 3.8	(2015) Housing Choice
LPP 5.13	(2015) Sustainable drainage
NPPF	National Planning Policy Framework
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

### **3            I59                    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            I47                    Damage to Verge - For Council Roads:**

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

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

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

### **5            I15                    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](http://www.hillingdon.gov.uk/noise) Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

### **3. CONSIDERATIONS**

#### **3.1 Site and Locality**

The site is a triangular piece of land located to the rear (north) of Crescent Parade, a row of terraced retail properties with residential above that is located and set back from the junction of Uxbridge Road and Long Lane. To the north of the plot on Long Lane are residential properties and the site is accessed from the service road between Crescent Parade and 15 Long Lane. To the west of the site is an area of open land off Athol Way which is covered by TPO 78a and within the Hillingdon Village Conservation Area. The site itself is currently being used as a Builders Merchants and is enclosed within 2m high metal railing and comprises a mixture of single storey buildings and external storage.

The street scene was primarily commercial and residential in character and appearance.

The application site lies within the Developed Area as designated in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). The Hillingdon Village Conservation Area is situated to the west of the site.

#### **3.2 Proposed Scheme**

The proposal is for the demolition of the existing builders yard and replacement with a three storey building to create 6 x 2-bed and 3 x 1-bed self contained flats, with associated parking, cycle and bin stores, and landscaping.

#### **3.3 Relevant Planning History**

70895/APP/2015/3456 Land Rear Of Crescent Parade Uxbridge Road Hillingdon

Two new single storey buildings for use as a trade counter and a warehouse and installation of new loading bay, external storage racks and car parking involving demolition of 4 existing buildings.



**Decision:** 22-12-2015 Approved

70895/PRC/2015/68 Land Rear Of Crescent Parade Uxbridge Road Hillingdon  
Erection of 9 flats with car parking, bin and cycle store and amenity space

**Decision:** 09-07-2015 OBJ

#### **Comment on Relevant Planning History**

70895/APP/2015/3456 - Two new single storey buildings for use as a trade counter and a warehouse and installation of a new loading bay, external storage racks and car parking involving demolition of 4 existing buildings (approved)

70895/PRC/2015/68 - Erection of 9 flats (objection)

In consideration of the pre application submission there was no in principle objection to a residential development subject to an application demonstrating compliance with all relevant Development Plan policies. In the form submitted it was considered the scale and design of the proposal was unacceptable and the plans did not demonstrate that adequate private amenity space could be provided, including ensuring the protection of privacy for the ground floor flats.

#### **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

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

BE4 New development within or on the fringes of conservation areas

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
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
OE5	Siting of noise-sensitive developments
LPP 3.3	(2015) Increasing housing supply
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NPPF	National Planning Policy Framework
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **6th January 2016**

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

A total of 46 neighbours were consulted for a period of 21 days expiring on the 24 December 2015. Revised plans were subsequently submitted and an additional 14 day consultation was carried out for all consultees, with an expiry date of the 2 March 2016. One response was received from the nearby neighbours who raised the following issues:

- I don't think the infrastructure will cope with such a development
- The roads are already busy due to over population of the area
- Out of keeping with the area which is mainly houses

Hillingdon Residents Association:  
No response

Hillingdon Village Conservation Panel:

The proposal represents a dense development of 9 apartments with relatively compact outdoor amenity area. The open land surrounding the adjacent Highfield House represents a very peaceful area of ecological and amenity value. The character of the adjacent Conservation area arises principally from its extent of open space and is of great importance in the context of the widespread residential area. The proposed development would adversely affect this character. The proposed three storey building in close proximity to the properties in Long Lane would be obtrusive and over dominant. Poor access, which at times is congested and dangerous. The proposal does nothing to enhance the character of the Conservation Area.

Officer comments: There was no update received from the Panel to the revised design.

### **Internal Consultees**

Access Officer:

Step free access should be achieved and all nine flats should be compliant with dimensions for a Category 2, M4(2) dwelling. This should be conditioned.

Environmental Protection:

The site has been in use as a builder's yard for some time and the soil and concrete on site may have been contaminated. A contamination land survey is required. If approved I would recommend this be conditioned for submission.

Conservation and Urban Design:

Initial concerns were made regarding the design and impact of the proposed building on the character of the area and the adjacent Conservation Area. Amended plans have been submitted and the scheme is considered more appropriate for the location and an enhancement to the fringes of the Conservation Area. From a Conservation and Urban Design perspective there would be no objection in principle.

Highways:

The transport assessment should assess multi-modal trip generation using sites in London and demonstrate comparability of selected TRICS sites by reference to size of development, car parking provision and PTAL.

- If the range of trip rates has a wide range, both the average and 85%ile rates should be considered.
- Car parking should include 20% active and 20% passive provision for electric vehicles.
- Access to the service road does not allow two way traffic flow and also serves access to the rear of all properties on Crescent Parade.
- The transport assessment should consider proposals for improving the safety of residents and visitors, including pedestrian movements to the site. A shared access road of 4.1m is recommended.
- Surveys of existing traffic/travel movements should be undertaken including qualitative operational observations at the access and the road junction.

Officer Response: A Transport Statement was subsequently received. The Highway Officer advised the proposed shared surface should not impinge on the adopted highway and the applicants should satisfy themselves that the works can be delivered. A revised plan of shared surface works should be submitted. One car park space to mobility standard (required to meet Policy AM14) should be provided, please secure this provision via planning condition. Also a condition will be required to secure the proposed shared surface access works and details of the shared surface table should be agreed prior to start of construction.

There are no highway objections to the proposed development.

Trees/Landscaping:

No objection subject to landscape conditions to ensure the proposals preserve or enhance the character and local distinctiveness of the surrounding built and natural environment

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

National Planning Policy Framework states there is a presumption in favour of sustainable development which is described for decision taking as "approving development proposals which accord with the development plan." As a core planning principle the effective use of land is encouraged by reusing land that has been previously developed (brownfield land). The proposed site currently comprises of a builders yard and constitutes 'previously

developed land'. There is a presumption in favour of residential development on brownfield land subject to other material planning considerations as detailed below.

Policy H4 of the Hillingdon local plan states that wherever practicable a mix of housing units of different sizes should be provided including in particular, units of one or two bedrooms. H8 also advises that a change of use from non residential to residential will be permitted if:

- i. A satisfactory residential environment can be achieved;
- ii. The existing use is unlikely to meet demand for such accommodation in the foreseeable future; and;
- iii. The proposal is consistent with other objectives of this plan

The area is an established residential area and therefore the principle of residential development of the site is considered acceptable.

#### **7.02 Density of the proposed development**

Policy 3.4 of the London Plan (2015) seeks to ensure that the new development takes into account local context and character, the design principles in Chapter 7 and public transport capacity development should optimise housing output for different types of location within the relative density range shown in Table 3.2. Development proposals which compromise this policy should be resisted.

The proposed development would have a density of 35 units per hectare Policy 3.4 of the London Plan requires developments within areas suburban area with PTAL scores of 2-3 to be within 35-65 units per hectare. Therefore, the development would be at the lower end of the recommended density levels. The density matrix, however, is only of limited value when looking at small scale development such as that proposed with this application. In such cases, it is often more appropriate to consider how the development harmonises with its surroundings and its impact on adjoining occupiers.

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

Policy BE4 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states new development within or on the fringes of Conservation Areas will be expected to preserve or enhance those features which contribute to their special architectural and visual qualities.

A row of semi detached properties dating from the 1930's are located to the front of the site, set back from Long Lane behind a large grass verge. A slip road giving access to the site runs between these properties and the 3 storeys premises to the south and east of the site (comprising a shopping parade with residential above) fronting Uxbridge Road and Long Lane. The west of the site is bounded and well screened by mature, dense vegetation, which positively contributes to the character of the Conservation Area.

Initial concerns were raised over the design of the proposed building. The revised scheme has altered the proposed building to a more traditional design, which includes pitched roof elements obscuring the central flat roof part of the property and has changed to a two storey building with roof accommodation as opposed to a 3 storey style The Conservation Officer has advised that this scheme is considered to be more appropriate for the location and is an enhancement to the fringes of the Conservation Area. From a Conservation and Urban Design perspective there are no in principle objections.

#### **7.04 Airport safeguarding**

Not applicable to this application

#### **7.05 Impact on the green belt**

Not applicable to this application

#### **7.07 Impact on the character & appearance of the area**

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that all new developments should achieve a high quality of design in all new buildings and the public realm contributes to community cohesion and a sense of place. Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the layout and appearance of new development should "harmonise with the existing street scene or other features of the area." The NPPF (2011) notes the importance of achieving design which is appropriate to its context stating that 'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.'

There are a diverse range of styles, designs and materials in the makeup of the existing properties within the street scene. This comprises one, one and a half and two storey properties along Uxbridge Road and two storey properties along Long Lane. The Crescent forming the east and southern boundary of the site varies from two storey to two and a half storey in the centre of the Crescent where it faces the road junction. The area of open space to the west of the site is screened by large well established trees. The proposed building is of a traditional design with front and rear facing gable features and is set towards the rear of the plot, approximately 19.5m from the site access and 30m from the main road. It measures 20.15m in width by 11.9m in depth with a maximum height of 10.4m. The Conservation Officer has advised that from a urban design perspective the proposal would enhance the adjacent Conservation Area. It is therefore considered that the proposal would complement the character of the wider street scene and the adjacent Conservation Area. As such the proposal complies with Policies BE4, BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies.

#### **7.08 Impact on neighbours**

The Hillingdon Design and Accessibility Statement (HDAS) SPD: Residential Layouts paragraph 4.9 advises that buildings should avoid being over dominant from neighbouring properties and normally a minimum 15m separation distance should be maintained between habitable room windows and elevations of two or more storeys (taken from a 45 degree splay from the centre of habitable room windows). Paragraph 4.12 of the guidance also advises that where habitable room windows face each other, a minimum 21m distance is required to safeguard privacy. This also applies to an area of private amenity space or patio, normally taken to be the 3m depth of rear garden immediately adjoining the rear elevation of a residential property.

Policy OE1 and BE24 of the Hillingdon Local Plan (November 2012) require the design of new developments to protect the amenity and privacy of neighbouring dwellings. Also the proposed development should not breach the 45 degree guideline when taken from the rear elevation of the neighbouring dwelling, ensuring no significant loss of light, loss of outlook or sense of dominance in accordance with Policy BE20 and BE21 of the Hillingdon Local Plan (November 2012).

The proposed building is orientated with an east/west outlook with the principle living accommodation situated at the rear of the building overlooking the open park land. The proposed bedrooms are situated to the front of the building primarily overlooking the proposed parking area toward the access road between the buildings. All windows on the flank elevations are either secondary windows or serve non habitable rooms and as such could be conditioned to be obscure glazed and fixed shut below 1.8m in height. It is noted that the bedrooms of flats 6 and 9 will face the rear of no. 15 Long Lane, however at a

distance of 24m between their conservatory and the proposed building it is not considered there would be a significant loss of privacy as a result of this proposal.

The nearest residential unit is above no.1 Crescent Parade, which is set back approximately 15.75m from the side elevation of the proposed building and orientated at an angle facing north east. It is further noted that the windows of that property facing the rear are the bathroom and kitchen. It is therefore considered that the proposed building would not result in an unacceptably oppressive and overbearing outlook to the occupants of these properties.

The impact on the amenities of the neighbouring properties is therefore considered to be satisfactory. As such it is not considered that the proposal is an unneighbourly form of development and complies with the requirements of Policies BE20, BE21 & BE24 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

#### **7.09 Living conditions for future occupiers**

On 25 March 2015, the Government introduced new technical housing standards in England, which comprise of new additional 'optional' Building Regulations on water and access, and a nationally described space standard (referred to as "the new national technical standards"). These are now reflected in the Housing Standards MALP (2016).

The London Plan Housing Standards MALP sets out the minimum internal floor spaces required for developments in order to ensure that there is an adequate level of amenity for existing and future occupants. This identifies that the minimum space standards for a one bed 2 person flat is 50sqm plus 1.5sqm storage; a two bed and a three person flat requires 61sqm plus 2sqm of storage. The dimensions scaled from proposed plans show the proposed floors all exceed these respective requirements. It is therefore considered the proposed flats are of an adequate size for future occupiers and are acceptable.

It is considered that all the proposed habitable rooms, would have an adequate outlook and source of natural light, and therefore comply with the SPD: New Residential Layouts: Section 4.9.

With regards to external amenity space, the Council's HDAS guidelines require a minimum of 20sqm for a one bedroom flat and 25sq.m for a two bedroom flat. This would give an overall requirement of 210sqm. The proposal includes balcony space for all of the flats providing a total of 30.15sqm of private amenity space. The proposal also includes a communal garden providing additional amenity space of approximately 345sqm. As such, the proposal provides an acceptable level of amenity for the future occupiers of the proposed unit and the proposal complies with the requirements of Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies and the Council's (SPD) HDAS: Residential Layouts.

#### **7.10 Traffic impact, Car/cycle parking, pedestrian safety**

Policy AM7 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) considers whether the traffic generated by the proposed development is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety.

Policy AM14 states that new development will only be permitted where it is in accordance with the Council's adopted Car Parking Standards. These require a provision of 1.5 spaces per dwelling.

The application site has a PTAL rating of 2, which is considered poor for public transport

accessibility. However it is noted that there are existing bus stops by the access road on Long Lane and around the corner on Uxbridge Road. There is also a range of local shops and services all within easy walking distance. Therefore a potential reduction in the car parking standards to provide only one space per residential unit would be acceptable. The proposal includes 10 parking spaces including 1 disabled space and there is ample cycle parking provision. It is therefore considered that the proposal complies with the requirements of policy AM14 of the Hillingdon Local Plan (November 2012).

**7.11 Urban design, access and security**

Secured by Design is now covered by Part Q of the Building Regulations.

**7.12 Disabled access**

The Access Officer has advised that step free access should be achieved and all nine flats should be compliant with dimensions for a Category 2, M4(2) dwelling. These details can be conditioned if all other aspects of the proposal were considered acceptable..

**7.13 Provision of affordable & special needs housing**

Not applicable to this application.

**7.14 Trees, landscaping and Ecology**

The Tree/Landscape Officer has raised no objection to the proposal subject to landscape conditions to ensure the proposals preserve and enhance the character and local distinctiveness of the surrounding built and natural environment

**7.15 Sustainable waste management**

A sustainable water management condition is recommended.

**7.16 Renewable energy / Sustainability**

Not applicable to this application.

**7.17 Flooding or Drainage Issues**

Not applicable to this application.

**7.18 Noise or Air Quality Issues**

Not applicable to this application.

**7.19 Comments on Public Consultations**

The ability for the development to connect with existing infrastructure would be addressed through Building Regulations. Concern has also been raised regarding the potential impact of the development on the open character of the adjacent Conservation Area. In this regard it is noted that the site is currently used as a builder merchants, with materials stacked high over the majority of the site, including along the rear boundary with the Conservation Area. It is also noted that there was a recent approval for a storage building of 6.77m in height as well as a new prefabricated building to be used as a trade counter. Therefore although the proposed building will be higher, it will occupy less of the site and could visually enhance the character of the Conservation Area. With regard to the access, the current use as a builder yard generates a high volume of traffic movements both from suppliers and customers and the residential use of the site could reduce car movement and the improvements to the access would be beneficial to highway safety.

All other issues are addressed within the report.

**7.20 Planning obligations**

The proposal would not necessitate the provision of planning obligations, however based on the information before officers at this stage it would be liable for payments under the Community Infrastructure Levy.

The Council adopted its own Community Infrastructure Levy (CIL) on August 1st 2014 and

the Hillingdon CIL charge for additional floorspace for residential developments is £95 per square metre and office developments of £35 per square metre. This is in addition to the Mayoral CIL charge of £35 per sq metre.

Therefore the Hillingdon & Mayoral CIL Charges for the proposed development of additional floor space of 243sq metres are as follows:

Hillingdon CIL = £23,085.00

Mayoral CIL = £8,505.00

**7.21 Expediency of enforcement action**

Not applicable.

**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.

#### **10. CONCLUSION**

The application seeks permission for the erection of a three storey building to provide 3 x 1 bed and 6 x 2 bed self contained flats with associated parking, amenity space and bin store.

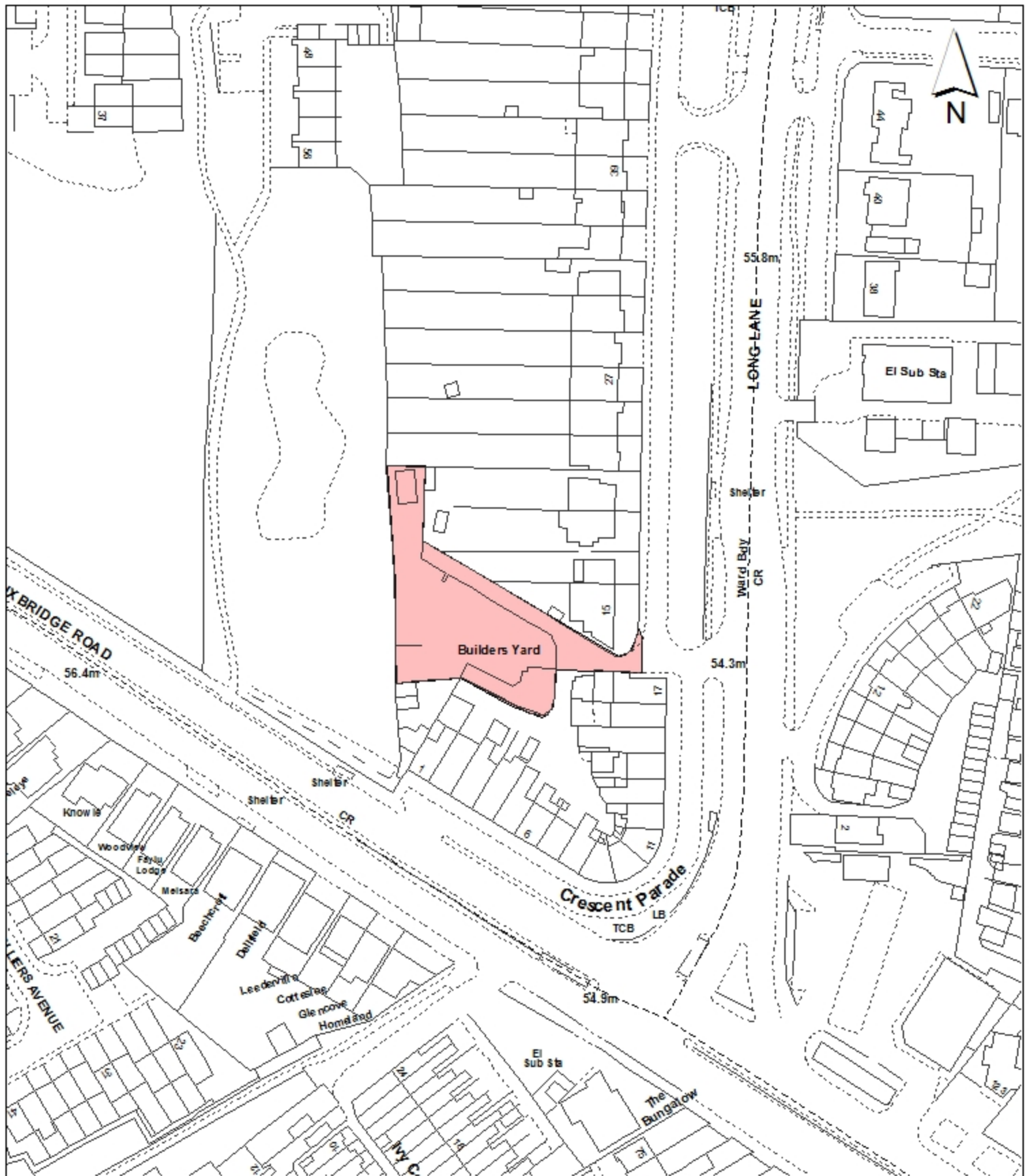
The principle of the proposed development is considered acceptable and the scheme is considered compatible with the character and appearance of the wider area and adjacent Conservation Area. It is also considered not to have a significant adverse impact the amenities of the occupiers of neighbouring residential properties. The internal floor space provides an adequate level of amenity for future occupants as well as external amenity space. In addition, the scheme provides sufficient car and cycle parking in accordance with the Council's guidelines and would not prejudice highway safety. The proposal would support the local economy and economic prosperity of the Borough.

#### **11. Reference Documents**

Hillingdon Local Plan Part 1 - Strategic Policies (November 2012)  
Hillingdon Local Plan Part 2  
The London Plan (2015)  
Supplementary Planning Document 'Accessible Hillingdon'  
National Planning Policy Framework

**Contact Officer:** Liz Arnold

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

For identification purposes only.

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Site Address:

**Land rear of Crescent Parade  
Uxbridge Road  
Uxbridge**

Planning Application Ref:

**70895/APP/2015/4349**

Planning Committee:

**Central & South**

Scale:

**1:1,250**

Date:

**March 2016**

**LONDON BOROUGH  
OF HILLINGDON**

**Residents Services  
Planning Section**

Civic Centre, Uxbridge, Middx. UB8 1UW  
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**HILLINGDON**  
LONDON