

Report of the Head of Planning, Sport and Green Spaces

Address COTTESMORE HOUSE PERKINS GARDENS ICKENHAM

Development: Alteration of parking layout to create 10 additional spaces

LBH Ref Nos: 71579/APP/2016/402

Drawing Nos: Design and Access Statement
PL.001
PL.005
PL.003
PL.002
PL.004

Date Plans Received: 02/02/2016

Date(s) of Amendment(s):

Date Application Valid: 11/02/2016

1. SUMMARY

The application seeks planning permission to provide an addition of 10 car parking spaces to Cottesmore House, at the front and back of the existing block of flats.

Both areas currently provide some parking spaces, as well as soft landscaping, however the proposal seeks to increase the current parking space spaces provided in these areas.

The proposal represents an appropriate development, and having considered all material considerations it is recommended that this application be approved.

2. RECOMMENDATION

APPROVAL subject to the following:

1 HO1 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 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers: PL.004, PL.005 and the Design and Access Statement.

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).

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.

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.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

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).

3. CONSIDERATIONS

3.1 Site and Locality

The application relates to Cottesmore House, which comprises of 48, 1 and 2 bedroom

flats with 24 hour professional care on site. The additional car parking spaces will be provided within the areas to the front and rear of the existing block of flats.

Area 1 (South) is located between Coyle Drive and Cottesmore House, in front of the South facade and currently contains 7 parking bays while the remainder of the area is soft landscaping which provides recreational space for the residents.

Area 2 (North) is located between West Ruislip tube station and Cottesmore House, in front of the North facade. Area 2 currently contains 4 parking bay, while the majority of the area is covered in soft landscaping, which is not used y residents.

The site is located in a developed area as identified in the Hillingdon Local Plan (November 2012).

3.2 Proposed Scheme

The application seeks planning permission for the alteration of the parking layout to create 10 additional spaces. The alterations will take place to Area 1 and Area 2 of Cottesmore House.

The proposal seeks to add 3 new car parking spaces to Area 1 and an increase to the pedestrian area in front of the block of flats.

The proposal also includes alterations to Area 2, which consists of removing 3 existing parking spaces in order to increase the parking area and add 10 new parking spaces. The 3 existing spaces that will be removed will be replaced in Area 2, hence the reason why the proposed plan for Area 2 shows 10 parking bays, as oppose to 7.

3.3 Relevant Planning History

Comment on Relevant Planning History

None.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

BE24 Requires new development to ensure adequate levels of privacy to neighbours.

HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

A total of 99 neighbouring occupiers along with the Ickenham Residents Association (2), were consulted on the application on 15th February 2016. By the close of the consultation period on 7th March 2016, 5 comments were received from the neighbouring occupiers, 4 of which were against the proposed development while 1 was in support of the proposed development. Furthermore a petition with signatures against the proposed development was submitted.

The comments raised from the neighbouring occupiers against the proposed development, are summarised in bullet point format below:

- No problem with the provision of car parking spaces in Area 2 (North)
- Against the proposed 3 car parking spaces to the front in Area 1 (South)
- Allocating all parking to the rear of the building will keep disruption to a minimum as there are currently 3 building sites operating in our small area
- The 3 car parking spaces to Area 1 will result in the reduction of the small garden area to the front of the building. Residents in the extra care only use the front garden and not the green at the rear of the building, so it makes sense to put all parking to the rear.
- If the 3 car parking spaces to the front are approved, it would result in the residents in extra care, sitting right by the car fumes as they are ill and have not got good health this is not a good thing.

OFFICER NOTES: The comments raised from the objections have been discussed in the report.

The comments raised from the neighbouring occupier, in support of the proposed development are summarised in bullet point format below:

- These parking places are desperately needed.
- Not only visitors but health professionals, tradesmen and outreach carers have the almost impossible task of finding parking for this building.
- If one dares to park in front of the adjoining building a tirade of abusive language is immediately forthcoming from residents there.
- I find it astounding that only 4 publicly available spaces are provided
- Double parking is a constant problem with cars being blocked in until the owners can be traced.
- The proposal doesn't inconvenience other residents in the area and I am sure that the house owners beside Cottesmore will be only too pleased to have their rented parking spaces left open for their own use, instead of coping with the running battle they presently face from trades and visitors alike.

Internal Consultees

The Council's Transport and Highway's Officer was consulted on the application on 15th February 2016. Their comments have been summarised in bullet point format below:

- The car parking spaces will be of standard size and have adequate turning space.
- There is no objection from the highways viewpoint.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Paragraph 6.4 of the NPPF states 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".

Policy 7.4 of the London Plan states, "Development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. It should improve an area's visual or physical connection with natural features. In areas of poor or ill-defined character, development should build on the positive elements that can contribute to establishing an enhanced character for the future function of the area".

Policy BE1 of the Local Plan: Part 1 - Strategic Policies (November 2012) advises that new development, in addition to achieving a high quality of design, should enhance the local distinctiveness of the area, contribute to community cohesion and sense of place and make a positive contribution to the local area in terms of layout, form, scale and materials and seek to protect the amenity of surrounding land and buildings, particularly residential properties.

Policy R4 of the Hillingdon Local Plan; Part Two - Saved UDP Policies (November 2012) states, "the local planning authority will not normally grant planning permission for proposals which involve the loss of land used (or where the last authorised use was) for recreational open space, (including publicly accessible open space and playing fields, private or school playing fields, private or public allotments), particularly if there is (or would be) a local deficiency in accessible open space".

Areas 1 and 2 are currently the only recreational areas that specifically serve Cottesmore House. Currently, the amount of recreational space that the site contains is approximately 740.97sq.m (Area 1 and Area 2 combined). The plans show that approximately 470.44sq.m of recreational space will be lost to create the proposed parking spaces.

The proposed plans show that the majority of Area 2 will be taken over for the proposed car parking spaces, as approximately 97.05sq.m will be retained following the proposed development. With regards to Area 1, which is currently approximately 267.44sq.m, following the placement of 3 additional spaces to this area, approximately 173.48sq.m will be retained.

Although the majority of recreational space at Area 2 and almost half the recreational space in Area 1 will be lost to parking, it is not considered to have a detrimental impact upon the residents of Cottesmore House, as there are other open spaces in the vicinity. The area to the south of Area 1, on the junction between Josiah Drive and Perkins Gardens, is a large area of soft landscaping which consists of a play area and seating area. This area is a larger area than Area 1, and is considered as the main recreational area within the vicinity. Therefore there will still be a sufficient amount of recreational space for the residents.

As a result, there are in principle, no objections to the development.

7.02 Density of the proposed development

Not applicable to this type of development.

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

The proposals are not located within and would not impact upon any designated heritage assets.

7.04 Airport safeguarding

The proposal would not conflict with aircraft safeguarding criteria.

7.05 Impact on the green belt

Not applicable, site is not located in the Green Belt.

7.07 Impact on the character & appearance of the area

The proposed additional car parking spaces will be located to both the front and rear of Cottesmore House.

Although the 3 proposed car parking spaces to Area 1 will encroach onto the soft landscaping area, which is used as a recreational area for the residents, it is not considered to have a detrimental impact upon the character and appearance of the street scene, as the majority of the recreational area will still remain.

The proposed 10 additional car parking spaces to Area 2 is not considered to have any significant impact upon the character and appearance of the street scene, as it is located to the rear of Cottesmore House, which will not be visible from the street scene.

Therefore the proposed development complies with Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

The proposed car parking spaces would not cause a loss of residential amenity to the occupiers of the neighbouring properties, in terms of loss of light, loss of outlook and overshadowing.

Therefore the proposed development is in accordance with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Objections were raised regarding the proposed 3 additional car parking spaces to Area 1, resulting in the increase of noise and car fumes from the additional vehicle movements. However, it is considered that given that Area 1 is partially an existing car park and it will provide no more than 3 additional car parking spaces, it is not considered to be a detrimental increase and will not result in any significant harm over and above the existing situation.

7.09 Living conditions for future occupiers

Not applicable, the proposal would not create additional residential occupiers.

7.10 Traffic impact, car/cycle parking, pedestrian safety

It is considered that the proposed development would not result in a level of additional traffic which would have significant detrimental impacts on the operation of the highway network. Nor would the scheme result in unacceptable arrangements in respect of pedestrian and vehicular safety. The Council's Highway Officer has also raised no objection to the proposals.

7.11 Urban design, access and security

Design issues are addressed within the 'Impact on the character & appearance of the area' sections of this report.

7.12 Disabled access

No concerns relating to accessibility are raised given the nature of the proposal. All existing wheelchair ramps will be retained as existing.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

The proposed development is not considered to have a detrimental impact upon the landscaping of the area. Although the majority of Area 2 will be occupied by the proposed car parking spaces, Area 1 will still mainly be untouched, as only approximately 93.96sq.m will be lost to the 3 proposed car parking spaces. Furthermore the proposed car parking spaces at Area 1, will extend onto the existing parking area, and as a result will not change the landscape of the area considerably.

Furthermore there are no TPO's on site that will be impacted upon by the proposed car parking spaces.

Approximately 97.05sq.m of recreational area will be retained at Area 2, due to the proposed 7 additional car parking spaces being proposed in the area. This is not considered to have a detrimental impact upon the landscape of the area, as the proposed parking in this area will be an extension to the existing parking area. Furthermore it is considered that this area is not necessarily used by the residents of Cottesmore House as it is overshadowed by the adjacent building.

7.15 Sustainable waste management

The proposed use is not considered to have any implications with respect to waste management.

7.16 Renewable energy / Sustainability

The nature of the proposal would not require the provision of sustainable design.

7.17 Flooding or Drainage Issues

The site is not located within an area designated as being at risk of flooding. Accordingly, the proposal does not give rise to concerns relating to flooding and drainage.

7.18 Noise or Air Quality Issues

In respect of noise, in principle the extent of use would not give rise to noise or activity which would be sufficient to result in harm to the nearby residential occupiers.

It is not considered that the proposal would give rise to unacceptable impacts on local air quality.

7.19 Comments on Public Consultations

All comments received have been addressed within the body of this report.

7.20 Planning Obligations

The proposed development would not result in any impacts which would require mitigation by way of planning obligations. Nor would the proposal create any buildings which would be liable to pay the Community Infrastructure Levy.

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 planning permission to provide an addition of 10 car parking spaces

to Cottesmore House, at the front and back of the existing building.

Currently both areas provide some parking spaces as well as soft landscaping.

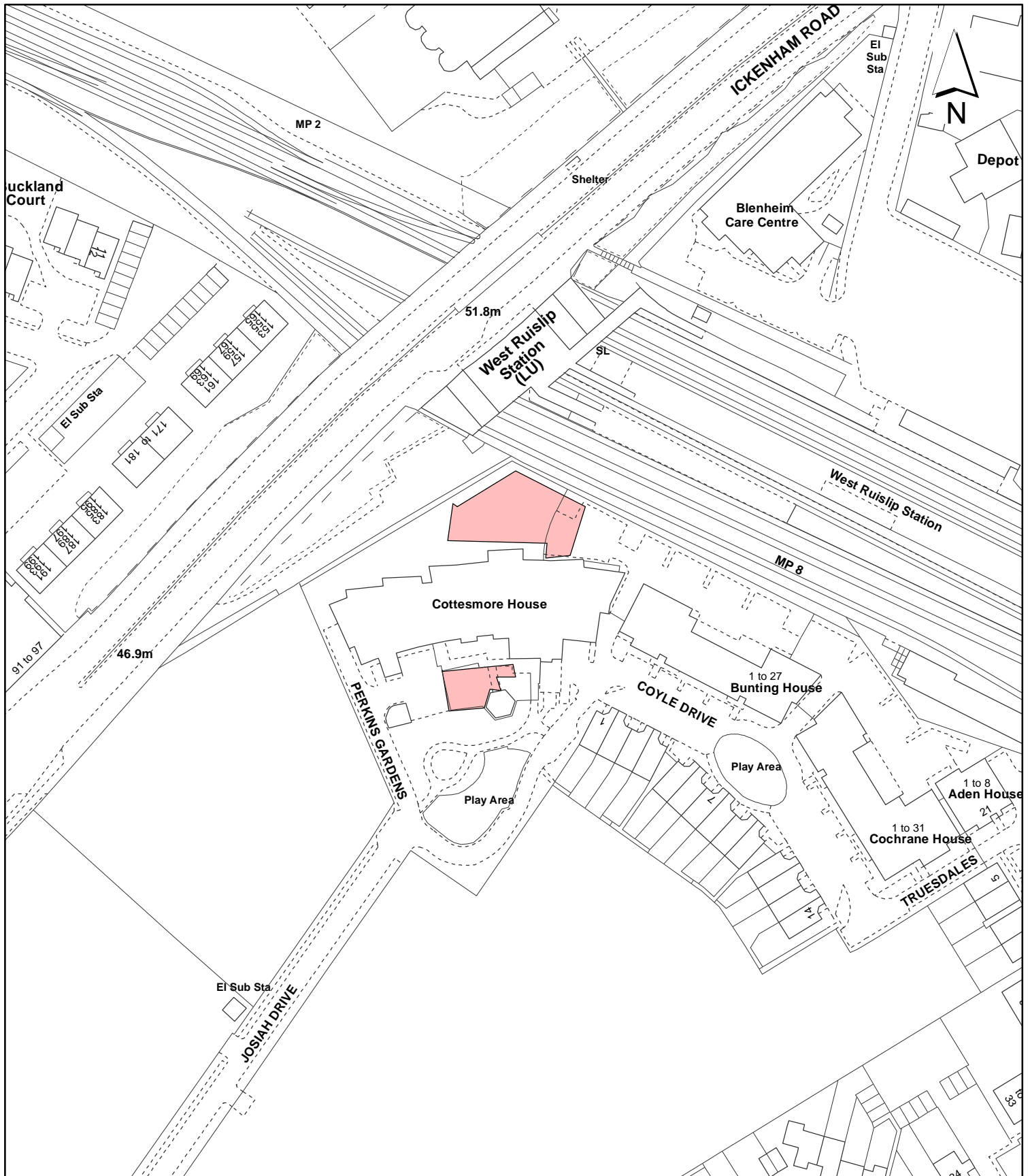
It is considered that the proposal represents an appropriate development, and having considered all material considerations it is recommended that this application be approved.

11. Reference Documents

Hillingdon Local Plan Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
Supplementary Planning Document HDAS: Residential Extensions (December 2008)
National Planning Policy Framework (March 2012)

Contact Officer: Ayesha Ali

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**Cottesmore House
 Perkins Gardens**

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

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

Planning Application Ref:

71579/APP/2016/402

Scale:

1:1,250

Planning Committee:

North

Date:

May 2016



HILLINGDON
 LONDON