

Report of the Head of Planning, Sport and Green Spaces

Address 57 COPSE WOOD WAY NORTHWOOD

Development: Two storey, 5-bedroom, detached dwelling with habitable roofspace to include 2 front dormers, 1 rear dormer, integral garage, parking and amenity space involving demolition of existing detached dwelling (Additional information received).

LBH Ref Nos: 24862/APP/2015/3571

Drawing Nos: Location Plan
Site Layout Trees
Location Plan (1)
Design and Access Statement
Tree Survey
Bat Survey Report
15503-S1
15503-F1
669/03 Rev A
669/01 Rev C
669/02 Rev D
669/11 Rev D
Shadow Analysis prepared by Right of Light Consulting dated 20/07/16
669/15 (Street Elevations Existing and Proposed)
Overshadowing to Gardens and Open Spaces Study, prepared by Right of Light Consulting dated 17/06/16

Date Plans Received:	24/09/2015	Date(s) of Amendment(s):	21/07/2016
Date Application Valid:	05/10/2015		05/10/2015
			23/06/2016
			24/09/2015
			13/07/2016

DEFERRED ON 31st May 2016 FOR SITE VISIT .

This application was deferred from the Council's North Planning Committee on 31st May 2016 to enable a site visit to be carried out by Members and to allow an overshadowing diagram to be provided to inform the Committee's future deliberations.

The applicant has now provided an 'Overshadowing to Gardens and Open Spaces Study' and a 'Shadow Analysis.' Furthermore, the street elevation drawings have been provided at a larger scale to enable them to be more clearly presented to Committee. These further drawings merely seek to better explain the proposed development and no alterations have been made to the proposal.

The late objections highlighted in the 31st May Committee addendum sheet are now summarised in part 6 of this report. Furthermore, since that Committee an additional 40 signature petition and four additional responses have been received, which are also summarised in part 6 of this report. Residents have been consulted on the additional information which has been provided and the consultation period expires on 31st July. Any further comments received will be reported to Committee by way of an addendum.

1. SUMMARY

This application proposes the demolition of the existing dwelling on the site and the erection of a replacement two storey, 5-bedroom, detached dwelling in similar siting with habitable roofspace (to include 2 front dormers and 1 rear dormer), integral garage, parking and amenity space to the rear.

The application has been referred to the Planning Committee because of the receipt of a petition and representations from neighbouring residents.

The proposed development, by reason of its design, scale, siting, form, proportions and footprint, is not considered to have a detrimental impact on the character and appearance of the Copse Wood Way streetscene and surrounding Copse Wood Estate Area of Special Local Character. It is considered that the proposed development would not have an adverse impact on the residential amenities of adjacent occupiers or on general highway/pedestrian safety. As such, the proposal is considered to comply with Policies BE5, BE6, BE13, BE19, BE20, BE21, BE22, BE23, BE24, BE38 and AM14 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 approval.

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 669/01 Rev C, 669/02 Rev D, 669/03 Rev A and 669/11 Rev D (revised and received on 7 April 2016).

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 any 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 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November

2012).

4 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 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

5 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 Means of enclosure/boundary treatments
 - 2.b Car Parking Layout
 - 2.c Hard Surfacing Materials
3. Details of Landscape Maintenance
 - 3.a Landscape Maintenance Schedule for a minimum period of 5 years.
 - 3.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes

seriously damaged or diseased.

4. Schedule for Implementation

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 and BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

6 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.

7 RES15 Sustainable Water Management (changed from SUDS)

No development approved by this permission shall be commenced until a scheme for the provision of sustainable water management has been submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate that sustainable drainage systems (SUDS) have been incorporated into the designs of the development in accordance with the hierarchy set out in accordance with Policy 5.15 of the London Plan and will:

i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;

- ii. include a timetable for its implementation; and
 - iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:
 - iv. provide details of water collection facilities to capture excess rainwater;
 - v. provide details of how rain and grey water will be recycled and reused in the development.
- Thereafter the development shall be implemented and retained/maintained in accordance with these details for as long as the development remains in existence.

REASON

To ensure the development does not increase the risk of flooding in accordance with Policy OE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and London Plan (2015) Policy 5.12.

8 RES14 Outbuildings, extensions and roof alterations

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order revoking and re-enacting that Order with or without modification); no garage(s), shed(s) or other outbuilding(s), nor extension or roof alteration to any dwellinghouse(s) shall be erected without the grant of further specific permission from the Local Planning Authority.

REASON

To protect the character and appearance of the area and amenity of residential occupiers in accordance with Policies BE13, BE21, BE23 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

9 NONSC Non Standard Condition

The dwelling hereby approved shall be designed to Category 2 M4(2), 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 is achieved and maintained in accordance with Policy 3.8 of The London Plan 2015.

10 HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing Nos. 55 and 59 Cope Wood Way.

REASON

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

11 HO6 Obscure Glazing

All windows in the north elevation facing No. 55 Cope Wood Way and all windows in the south elevation facing No. 59 Cope Wood Way shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished

floor levels for so long as the development remains in existence.

REASON

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

12 HO7 No roof gardens

Access to the flat roof over the single storey side to rear addition of the dwelling hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, balcony, patio or similar amenity area.

REASON

To prevent overlooking to adjoining properties in accordance with Policy BE24 of the 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.
BE5	New development within areas of special local character
BE6	New development within Gate Hill Farm and Copsewood Estates areas of special local character
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
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
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 3.3	(2015) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2015) Quality and design of housing developments
LPP 3.8	(2015) Housing Choice
LPP 7.4	(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), then London Plan Policies (2015). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

4 147 Damage to Verge - For Council Roads:

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

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

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

5 12 Encroachment

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

6 15 Party Walls

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

- carry out work to an existing party wall;
- build on the boundary with a neighbouring property;
- in some circumstances, carry out groundworks within 6 metres of an adjoining building.

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further

information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Residents Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

7 115 Control of Environmental Nuisance from Construction Work

Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.

D. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

3. CONSIDERATIONS

3.1 Site and Locality

This application relates to a very spacious plot (No. 57 Copse Wood Way) with a site area of 0.114 hectares. It is located on the eastern side of Copse Wood Way.

The site comprises a detached two storey dwelling, which has a main cat-slide pitched roof with crown ridge and low sloping ends. The dwelling has white-rendered and tile-hung external finish, a central front gable projection, two side dormers, integral garage (to the southern end of the front elevation) and single storey infill and projecting rear extensions. The site is located within the designated Copse Wood Estate Area of Special Local Character (ASLC), and the very spacious plot and detached context of the dwelling are characteristic features of neighbouring dwellings in the ASLC. The front garden comprises an 'in and out' carriage-style driveway. The rear garden forms an extensive landscaped/wooded area that comprises dense screens of mature/protected trees and high hedges.

The streetscene and immediate locality are characterised by large detached two storey dwellings set within very spacious plots, which are interspersed with mature and protected trees. The application site is covered by Tree Preservation Order (TPO) reference 398 and it lies within the 'Developed Area' as identified in the policies of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

3.2 Proposed Scheme

This application proposes the demolition of the existing dwelling and erection of a replacement two storey, 5-bedroom, detached dwelling in similar siting with habitable roofspace (to include 2 front dormers and 1 rear dormer), integral garage, parking and amenity space to rear.

Revised plans/drawings have been submitted to show that the southern end of the front elevation of the proposed dwelling would be recessed, and would comprise an integral garage at ground floor. The first floor of the proposed dwelling would be stepped in three narrower sections from the front elevation to the rear elevation, and it would have a main hipped roof with crown apex/section. The main crown roof would also be stepped at the same ridge height to align with the narrower side elevations from front to rear at first floor level. The dwelling would feature a central front porch, two small front dormers and a rear dormer. The set-back of the first floor from the rearmost limit of the ground floor is such that the ground floor would feature two single storey side to rear projections with a gap of 2.9m between them.

The proposed dwelling would have a roof eaves height of 5.55m and ridge height of 9.4m. The dwelling would have an overall stepped depth of 15.5m and overall stepped width of 15m at ground floor level. The dwelling would have an overall stepped depth of 14.3m at first floor, and it would have stepped widths of 15m, 12.9m and 7.2m at first floor (from front elevation to rear elevation). The recessed front elevation at the southern end would be 3.5m wide and it would be set back from the main projecting frontage by 1.33m at ground floor and 2.45m at first floor. The single storey side to rear projections, which would essentially form ground floor infill additions, would each be 3.6m high and 5.6m wide. There would be a gap of 2.9m between the rear projections. The front porch would be 3.15m wide, 1.2m deep and 3.2m high. The front dormers would be set in from the northern roof side and southern roof side by 1.9m and 5.4m respectively. The front dormers would each be 1.5m high, 1.3m wide and 1.4m deep. There would be a gap of 2.4m between them and they would be set down from the roof ridge by 0.85m and set up above the roof eaves by 1.3m. The rear dormer would be 2.5m high, 2.1m wide and 2.1m deep. The rear dormer would be set down from the roof ridge by 0.85m and set up above the roof eaves by 0.4m.

The proposed dwelling would be constructed with traditional red multi-stock facing brickwork, brown clay plain tiles, white painted timber frames (doors/windows) and coping stone detailing to the edges of the front, side and rear elevations.

3.3 Relevant Planning History

24862/78/0403 57 Copse Wood Way Northwood
Householder development - residential extension (P)

Decision: 06-07-1978 Refused

24862/A/78/1799 57 Copse Wood Way Northwood
Householder development - residential extension (P)

Decision: 09-01-1979 Approved

24862/APP/1999/2683 57 Copse Wood Way Northwood
ERECTION OF A SINGLE STOREY REAR EXTENSION AND INSTALLATION OF SIDE

DORMER WINDOWS AND A PITCHED ROOF TO SIDE GARAGE

Decision: 17-02-2000 Approved

24862/B/83/0231 57 Copse Wood Way Northwood
Householder development - residential extension (P)

Decision: 19-04-1983 Approved

24862/D/85/1854 57 Copse Wood Way Northwood
Householder development (small extension, garage etc.)(P)

Decision: 14-02-1986 Approved

24862/F/93/1530 57 Copse Wood Way Northwood
Tree surgery to one Oak in front garden in area A1 on TPO 398, including the removal of one limb (lowest) on south side facing the house

Decision: 01-11-1993 Approved

24862/TRE/2003/62 57 Copse Wood Way Northwood
TO FELL ONE OAK (A1) ON TPO 398

Decision:

24862/TRE/2014/27 57 Copse Wood Way Northwood
To carry out tree surgery, including a crown reduction by up to 20%, to two Oaks and three Hornbeams in Area A1 on TPO 398.

Decision: 19-03-2014 Approved

Comment on Relevant Planning History

24862/APP/1999/2683 - Erection of a single storey rear extension and installation of side dormer windows and a pitched roof to side garage
Decision: Approved on 17/02/2000

24862/D/85/1854 - Householder development (small extension, garage)
Decision: Approved on 14/02/1986.

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.
- AM14 New development and car parking standards.
- BE5 New development within areas of special local character
- BE6 New development within Gate Hill Farm and Copsewood Estates areas of special local character
- 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
- 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
- LDF-AH Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
- LPP 3.3 (2015) Increasing housing supply
- LPP 3.4 (2015) Optimising housing potential
- LPP 3.5 (2015) Quality and design of housing developments
- LPP 3.8 (2015) Housing Choice
- LPP 7.4 (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

7 neighbouring properties (Nos. 51, 52, 53, 54, 55 & 59 Copse Wood Way and Toowoomba, Oak Glade) and the Northwood Residents Area were consulted on the application by letter on 07/10/2015. A site notice was also displayed in the area on 16/10/2015.

A petition containing 56 signatures and objecting to the application has been received from neighbouring residents. Four letters of objection have also been received from two adjacent neighbouring properties. The grounds of the objections are summarised below:

- Impact on neighbouring amenities by reason of loss of sunlight, outlook, overlook, overshadowing of rear gardens, loss of privacy and over-bearing and over-dominating impact.
- Loss of views to woodlands to rear from streetscene.
- Excessive increase in height, width, scale, massing and footprint resulting in over-development.
- Dominating appearance on streetscene because of projection beyond front building line
- Overall design is not in keeping with character and appearance of neighbouring properties and surrounding Area of Special Local Character.
- Loss of protected tree and hedge screening along side boundaries with neighbouring properties.
- All windows in the side of the proposed dwelling should be obscure glazed and non openable.
- This is a special area not because of the individual houses but how they fit together in their setting.
- The side wall is not parallel to the boundary - it is 1.6m away at the maximum.
- The hedging along the shared boundary does not provide a continuous screen.
- Surveillance from No. 55's ground floor side window would be blocked.

Case Officer comments: It is instructive to note that the objections received (petition and letters) were in respect of the original and revised drawings submitted with the application. The lead petitioner and previously consulted neighbours have had knowledge of the receipt of the revised drawings, and a number of them have made further representations in respect of the revised drawings.

Following deferral of the application from the Council's 31st May North Planning Committee, a second 40 signature petition has been received. This does not raise any new issues.

Four additional responses have also been received from and on behalf of neighbouring residents, which raise the following concerns:

- i) Residents should be reconsulted and given 21 days to comment on the new information provided.
- ii) Residents should be informed of when the Members site visit will take place.
- iii) The Overshadowing Study submitted is inadequate as it only assesses the impact on rear gardens and fails to fully assess the impact on no.55. An alternative shadowing diagram similar to those accepted for other developments in the area should be requested.
- iv) The Council should insist that the front corner of the new property is no nearer the highway than the existing.
- v) The rear french lounge window and upstairs bedroom windows of no.55 will be overshadowed.
- vi) The new building, particularly the central two-storey rear element, will encroach on the 45 degree line from the rear lounge window of no.55. This is contrary to BRE guidelines.

Officer's requested additional overshadowing information, which better demonstrated the impact on the development on adjacent buildings. The applicant agreed to carry out a study similar to that which was accepted and approved for a nearby development at 37 Copse Wood Way and this was provided on 21/07/16. Residents have been reconsulted for a period of 10 days. Comments received will be reported at Committee.

Internal Consultees

Trees Officer:

This site is covered by TPO 398. There are several mature, protected trees within and adjacent to this site that significantly contribute to the amenity and arboreal / wooded character of the Copse Wood Estate Area of Special Local Character. The submitted tree report outlines a good level of detail and outlines the proposed protection.

A final Tree Protection Plan (also confirming foundation design and no-dig driveways) is still required, but this matter can be dealt with by condition.

Recommendations: In order to show that this scheme makes adequate provision for the protection and long-term retention of valuable tree/s, the following detail is required (in accordance with BS 5837:2012):

- A tree protection plan to show how the trees (to be retained) will be protected during development;
- Final specification of foundation design and no-dig driveway
- Details of how the tree protection measures will be assessed before demolition / construction starts and how the tree protection (and any procedures described within approved arboricultural method statements) will be supervised during construction.
- A landscape scheme that conforms to HDAS guidelines to retain at least 25% soft landscaping.

Conclusion: Acceptable subject to the addition of conditions in respect of the submission and approval of a method statement (outlining the sequence of development on the site including demolition, building works and tree protection measures prior to site clearance or construction work) and a hard/soft landscaping scheme before any development takes place (Condition codes RES8, RES9 and RES10).

7. MAIN PLANNING ISSUES

7.01 The principle of the development

In terms of the principle of the proposed development, there is no material objection to the replacement of an already established residential use on the site, which is within an established residential area.

Subject to normal development control criteria and having regard to The London Plan (March 2015) and the Council's policies and guidelines, it is considered that the proposal would provide a family sized dwelling in accordance with the aims of Policy H5 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.02 Density of the proposed development

Policy 3.4 of the London Plan (2015) states that development proposals should 'take 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 relevant density range shown in Table 3.2. Development proposals which compromise this policy should be resisted.'

Paragraph 4.1 of the Council's adopted HDAS SPD: Residential Layouts (July 2006) 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. However, density is only one indicator for the acceptance of the scheme, and other considerations such as impact to the character of the area, internal floor areas and external amenity space would carry far more weight. The key consideration is therefore whether the development sits comfortably within its environment rather than a consideration of the density of the proposal.

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

The application site is located within the Copse Wood Estate Area of Special Local Character (ASLC).

A detailed assessment of the visual impact of the proposed development on the Copse Wood Way streetscene and surrounding ASLC is provided below in the 'Impact on the character & appearance of the area' section of this report.

It has been considered that the design, scale, siting, form, proportions and footprint of the proposed replacement dwelling are acceptable, and that the proposed development would not have a detrimental impact on the preservation of the character and appearance of the Copse Wood Way streetscene and surrounding Copse Wood Estate ASLC.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application. 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.

Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seek to ensure that new development complements and improves the character and amenity of the area. Policy BE5 of the Local Plan (Part Two) requires new developments within Areas of Special Local Character (ASLC) to harmonise with the materials, design features, architectural style and building heights predominant in the area.

Policies BE6 and BE22 of the Hillingdon Local Plan (Part Two) apply specifically to developments within the Copse Wood Estate. These policies seek to ensure that two-storey developments in the Copse Wood Estate are set in 1.5m from the side boundary. Further, there is a requirement for these to be constructed on building plots of a similar average width as surrounding residential development, be constructed on a similar building line (formed by the front main walls of existing houses), be of a similar scale, form and proportion as adjacent houses, and reflect the materials, design features and architectural style predominant in the area.

The grounds of objection from local residents in respect of loss of views to woodlands to rear, excessive increase in width, scale, massing, footprint, over-development, dominating appearance on streetscene (because of projection beyond front building line), increase in storey height, overall design and loss of protected tree and hedge screening along neighbouring side boundaries are noted.

With regards to the objection in respect of the loss of views to the woodlands to the rear from the streetscene, it is instructive to note that the woodlands in the rear garden of the application site are on private land, and there is no 'right to views' over private properties. As such, this ground of objection does not constitute a material planning consideration.

In terms of the layout and siting of the proposed dwelling, the predominant character within this part of the Copse Wood Estate is for the dwellings to be set back a substantial distance from the front boundaries with the highway, to ensure that a sizeable frontage is maintained. The front building line of the existing dwelling and adjacent dwellings on the immediate section of the eastern side of Copse Wood Way addresses a bend on the highway and is established with slight variations in a curved arrangement and not in a linear form. It is noted that the proposed dwelling would be built further forward of the front

building line than the existing dwelling on the site by 1.5m. However, the projecting front elevation of the proposed dwelling would extend beyond the front building line of the adjacent dwelling to the north, No. 55 Copse Wood Way, by 0.3m. This projection is considered very marginal. The projecting front elevation of the proposed dwelling would extend beyond the furthest point of the front elevation (front gable projection) of the adjacent dwelling to the south, No. 59 Copse Wood Way by approximately 2m. However, there would be a distance of 12.4m between the projecting front wall of the proposed dwelling and the front gable projection of No.59. This separation distance is considered adequate to offset the visual impact arising from the 2m projection beyond the front building line at No.59. Furthermore, the front elevation of the proposed dwelling would be set back from the site's front boundary (with the highway) by approximately 14.7m at the nearest point (front porch), and as such, it would maintain the varied building line established with the neighbouring properties along the curve on the bend on the eastern side of the Copse Wood Way highway.

Within the surrounding area, there is a wide variety of house designs in the Copse Wood Estate, which as Policy BE6 of the Local Plan specifies, is characterised by large, individually designed houses. It is noted that a number of properties in the wider Estate and along Copse Wood Way have been built relatively recently, and these now form part of the character of the area. This is an important consideration when assessing the detailed design of the replacement dwelling and it is important to give weight to the design and appearance of other redeveloped houses along Copse Wood Way.

In terms of the overall size, scale and massing of the proposed dwelling, it would be higher than the existing dwelling by 0.2m, which is considered very marginal. The proposed dwelling would be 0.5m higher than the dwelling at No.55 and 1.8m higher than the dwelling at No.59. It is acknowledged that the cat-slide roof of the existing dwelling, which has a crown ridge width of 2.7m, creates a considerable degree of upper level spaciousness to the sides as the roof slopes steeply away from the side boundaries. The proposed dwelling would be vertically built up with a less steep hipped roof, but it is not considered that it would result in an unacceptable loss of spaciousness to the side boundaries. The proposed dwelling would be set-in 1.6m from the boundary with No.55, which represents a reduction of 1m (2.6m) from the existing separation distance. However, this 1.6m set-in marginally exceeds the required minimum of 1.5m separation distance of buildings from side boundaries (as required by Policy BE6 of the Local Plan). The adjacent dwelling to the south at No.59 is built up to the shared boundary given that it has an attached side garage abutting that boundary. The existing dwelling on the application site is set-in 0.35m from the boundary with No.59. However, the proposed dwelling would be set-in from the boundary by a greater distance of 1.3m, which is marginally less than the required minimum separation distance of 1.5m. Even though the proposed dwelling would not steeply slope away from the boundary as it would be vertically built-up, it is considered that this 1.3m set-in from the boundary is such that the proposed dwelling would not result in the creation of a 'terracing effect' with the adjacent dwellings at both Nos. 55 and 59. It is important to note that several properties in the immediate locality have been built up to their side boundaries in the form of side extensions and attached garages, so it is considered that the proposed dwelling would maintain a degree of spaciousness to the side boundaries relative to neighbouring properties in the immediate locality.

It is considered that the stepping of the proposed dwelling in narrower sections towards the rear elevation would not result in a contrived and awkward appearance. It is considered that the stepped form of the dwelling is such that it would ensure a break-up of the massing of the building, and ensure it does not result in an unduly dominating appearance in relation to

the adjacent dwellings at both Nos. 55 and 59. The footprint of the existing dwelling is 192 sq.m and even though the proposed property would be sited on the same position as that of the existing dwelling, it would have a resultant footprint of 243 sq.m. This new footprint would exceed the existing by 51 sq.m and account for a percentage increase of 26.5% on the existing. This percentage increase is considered modest and not excessive, as asserted by the objectors. The application site is not narrow and the overall massing of the dwelling would sit comfortably within the context of what is a very spaciouly sized plot measuring 1,140 sq.m. The proposed dwelling would be wider and deeper than the existing dwelling by 0.4m (at the widest point) and 1.6m (at the deepest point) respectively. It is considered that the increase in width and depth is not excessive, and that they would not be excessive or disproportionate relative to the proportions of the adjacent and neighbouring properties on the streetscene. The proposed dwelling would be 3.1m wider than the dwelling at No.55 to the north, and 2.3m wider than the dwelling at No.59 to the south. The width of the dwelling at No.59 excludes the attached side garage for the purposes of the measurement.

Given the above considerations, the proposed dwelling would not appear dominating, incongruous, obtrusive or cramped within the plot or its setting to an unacceptable degree. As has been mentioned above, on Copse Wood Way and in the wider Copse Wood Estate ASLC, there are several examples of similarly re-developed dwellinghouses that occupy similar plot widths and have similar sizes, scales and proportions. The proposed dwelling would therefore not appear out of character with the scale and massing of the prevailing development in the streetscene and wider area.

In terms of the design and detailing of the proposed development and with regard to the objections about design and appearance, it is considered that the proposed dwelling would complement the general standard of new design evident in Copse Wood Way and the wider Copse Wood Estate ASLC. The proposed dwelling would have features that are characteristic of the area such as the front and rear dormers, coping stone detailing on the edges of the front, side and rear walls and front porch. These additions would be subordinate in scale and add architectural interest to the proposed dwelling. The front dormers and front porch in particular would not constitute precedents in the streetscene. The proposed use of traditional red-brick finish and clay roof tiles is such that they would be in keeping with the prevalent use of red brick in the external finishes of properties in the immediate locality. The creation of a relatively large crown section of the hipped roof as a result of the width of the proposed dwelling is noted. However, it is considered that the incorporation of hipped pitches for the roof over the side elevations would mitigate the effects of the bulk of the dwelling to the sides. The roof design is therefore considered acceptable in this regard.

The objection in respect of loss of protected tree and hedge screening along the side boundaries with neighbouring properties is noted. The Trees Officer has recommended the imposition of suitable conditions for the protection of trees in the rear garden as well as for the implementation of a soft/hard landscape scheme. It is considered that as part of any submitted landscape scheme, appropriate and complementary permeable materials would be required for the proposed re-surfacing of the driveway in the front garden. Even though the existing driveway in the front garden would be retained, it is not proposed to displace any significant area of soft landscaping in the front garden, which is an attractive feature that positively contributes to the appearance of the Copse Wood Way streetscene.

Given the above, the objections from local residents has been addressed and the proposed development is considered acceptable, as it would comply with Policies BE5, BE6, BE13,

BE19, BE22 and BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy BE1 of Hillingdon Local Plan: Part One - Strategic 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 objections from the local residents in respect of adverse impact on neighbouring amenities by reason of loss of sunlight, outlook, overlook, overshadowing of rear gardens, loss of privacy, over-bearing and over-dominating impact are noted.

With regards to the impact of the proposal on the property to the north at No.55, the proposed dwelling would be sited on a marginally lower ground level from that at No.55, given that the ground levels on that section of Copse Wood Way slope downwards in a north to south direction. The proposed dwelling would have two ground floor windows and two first floor windows in the northern side elevation looking out to the boundary with No.55. One of the first floor windows would have a floor to ceiling height and serve a landing. The other first floor window would be a secondary opening for a dressing rooms. The submitted plans detail that the first floor windows would be obscure-glazed, so as to prevent any views from them towards windows in the southern side wall of the dwelling at No.55 and its rear garden. Even though the size of the first floor side windows are such that they could result in a perception of overlooking of the dwelling at No.55, it is considered that the imposition of a condition, requiring the windows to be permanently obscure-glazed and fixed shut above a height of 1.7m from the floor, would be sufficient to ensure there is no intrusive overlooking and/or loss of privacy to that neighbouring dwelling. There is a high and dense screen of hedging along the shared boundary with No.55, which it is considered would completely screen off the ground floor side windows and 3.6m high single storey side to rear projection of the proposed new property from views at the dwelling and rear garden at No.55. The applicant has proposed to retain this hedge on the side boundary. The nearest edge of the stepped rear wall of the proposed dwelling would project 0.5m beyond the rear wall of No.55, and the rearmost stepped rear wall of the proposed dwelling would not intersect a 45 degree line of sight from the nearest edge of the closest first floor rear window at No.55. The size and rearward projection of the proposed dwelling in relation to No.55 is therefore considered acceptable. It is noted that the proposed dwelling would be sited closer to the boundary than the existing dwelling. However, the increase in roof height of the proposed dwelling from that of the existing is a marginal 0.2m, and given that it would be 0.5m higher than the dwelling at No.55, it is considered that this increase is such that the proposed dwelling would not appear unduly overbearing or over-dominating to the occupiers at No.55, or adversely overshadow the rear garden at that property.

With regards to the impact of the proposal on the dwelling to the south at No.59, the proposed house would be sited on a marginally higher ground level. The proposed dwelling

would not have any first floor windows in the southern side elevation looking out to the boundary with No.59. There would however be a ground floor side window, which would be a secondary opening for a kitchen. Given that the ground floor side window would only be 0.8m set in from the shared boundary, it is considered that the imposition of a condition, requiring the window to be permanently obscure-glazed and fixed shut above a height of 1.7m from the floor, would be sufficient to ensure there is no overlooking and/or loss of privacy to the rear garden of that neighbouring dwelling. There is hedge screening along the shared boundary with No.59, which is not as high as that on the boundary with No.55. The 3.6m height of the flat-roof single storey rear projection is noted. However, there is a single storey side to rear garage extension at No.59, which has a similar roof height and which would screen off a great section of the single storey rear projection from the rear openings at No.59. The nearest edge of the stepped first floor rear wall of the proposed dwelling would project 1.1m beyond the rear wall of No.59, and the rearmost stepped rear wall of the proposed dwelling would not intersect a 45 degree line of sight from the nearest edge of the closest first floor rear window at No.59. The size and rearward projection of the proposed property in relation to No.59 is therefore considered acceptable. It is noted that the proposed dwelling would be sited farther away from the boundary than the existing, which would help to offset any visual impact from the increase in roof height of the proposed dwelling relative to No.59. It is therefore considered that the proposed dwelling would not appear unduly overbearing or over-dominating to the occupiers at No.59, or adversely overshadow the rear garden at that property.

It is however considered expedient to impose a condition that restricts the use of the flat roof of the single storey side to rear addition of the proposed dwelling as an external balcony or as any other form of amenity use, to prevent direct overlooking of the neighbouring rear gardens at Nos. 55 and 59, and resultant loss of privacy to those properties. Subject to the imposition of this condition, it is considered that the proposal would not have any detrimental impact on the residential amenities of the occupiers of the neighbouring properties in terms of increased overshadowing, loss of sunlight, loss of outlook and visual intrusion.

The proposed dwelling would be set away from the rear boundary with neighbouring properties on Oak Glade by 38m, and the distance away from the properties on the opposite side of Copse Wood Way is considered sufficient to ensure that the proposed development would not have a detrimental impact on the amenities of the adjacent occupiers.

Notwithstanding the above, following deferral of the application from Committee on 31st May, the applicant submitted an 'Overshadowing to Gardens and Open Spaces Study.' The report, which is based on Building Research Establishment (BRE) guidelines, focuses on the impact of the proposed dwelling on the gardens of adjoining properties rather than specifically on the houses themselves. It confirms that the development will not result in an unacceptable loss of daylight to adjoining gardens and complies with BRE guidelines in this respect.

At officer's request, a more detailed shading study has subsequently been provided, which considers the impact of the development on the adjoining properties, and not just the gardens. The study provided assessed the overshadowing which would occur throughout the day in mid-July. This is considered to be acceptable as it represents a time of year when most sunlight would be expected. It shows that no overshadowing would occur to neighbouring properties during the morning but that some overshadowing would occur during mid-afternoon. Notably, later in the day properties would overshadow themselves

and so very limited additional overshadowing would occur. Overshadowing would also occur to ground floor windows from the existing tall boundary hedge between the properties. Taking this into consideration, and notwithstanding the strong objections which have been received relating to overshadowing, on balance, it is not considered that the proposed development would result in such an unacceptable loss of daylight to no.55 Copse Wood Way that refusal could be justified.

The proposal would therefore be compliant with the objectives of Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE20, 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).

7.09 Living conditions for future occupiers

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

These new standards came into effect on 1 October 2015. The Mayor of London intends to adopt the new national technical standards through a minor alteration to The London Plan. This alteration is in the form of the Housing Standards Policy Transition Statement and it sets out how the existing policies relating to Housing Standards in The London Plan should be applied from October 2015. Appendix 1 of the Transition Statement sets out how the standards stemming from the policy specified in the 2012 Housing SPG should be interpreted in relation to the national standards.

The proposed dwelling would comprise five bedrooms, which would all be double sized. The maximum occupancy level of the dwelling would therefore be ten persons. 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 three-storey (including the habitable roofspace), five-bedroom/eight-person plus house should be 134 sq.m. The nationally described space standards defines 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 gross internal floor space area of the proposed dwelling across the ground, first and roofspace floors would be approximately 481.63 sq.m, which significantly exceeds the minimum required area. It is therefore considered that the proposed dwelling would result in the provision of satisfactory internal accommodation of an adequate size for future occupiers. The gross internal floor area of the dwelling is such that it provides floor space areas for the bedrooms that significantly exceed the minimum required nationally described space standard of 11.5 sq.m for a double bedroom. The new national standards have removed the previous standard for minimum areas for combined living/kitchen and dining areas. 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 dwelling 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.

Given that the separation distances of the proposed dwelling to the front, side and rear boundaries are considered acceptable, it is considered that the habitable rooms to the front and rear elevation of the dwelling would have an adequate and acceptable level of outlook and entry of daylight/sunlight. As a result, the proposal would be compliant with the

guidance contained in the standards in the Mayor's Transition Statement, 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 private usable external amenity space, the HDAS SPD guidelines require a minimum of 100 sq.m of rear garden amenity space for a four bedroom plus dwelling. The very expansive and spaciouly sized plot is such that a usable area of approximately 630 sq.m would be retained in the rear garden following development. This significantly exceeds the required minimum and, as such, the proposed amenity spaces would be adequate to provide satisfactory standards of amenity for the future occupiers of the proposed dwelling. The proposal therefore complies 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 proposed dwelling would benefit from the sufficient parking spaces on the driveway in the front garden, which would be retained as part of this proposal. A new integral garage would be provided in the proposed replacement dwelling, and it is considered that there is adequate scope within the curtilage for the provision of secure cycle storage, to help service the sustainable transport requirements of the proposed dwelling, and to satisfactorily offset the site's poor Public Transport Accessibility Level (PTAL) score of 1a.

Given the above considerations, the proposal would provide adequate and sustainable transport/parking facilities within the site, and it would not be detrimental to highway/pedestrian safety, thereby compliant with Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted car parking standards.

7.11 Urban design, access and security

It has been considered that the proposed development would incorporate a level of design that would not detract from the preservation of the character and appearance of the Copse Wood Way streetscene and the Copse Wood Estate ASLC.

The proposed development would incorporate an acceptable level of accessibility and it would feature entrances and openings to the primary front elevation, which look out towards the Copse Wood Way highway, and ensuring that natural surveillance of the proposed dwelling from the highway is maintained.

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 new additional 'optional' Building Regulations on water and access, substitute this Lifetime Homes requirement. From October 2015, the new national standards specify that the requirement should be interpreted as 90% of homes to meet Building Regulation M4(2) - 'accessible and adaptable dwellings'.

Policy 3.5(d) of The London Plan requires ten per cent of new housing to be designed to be wheelchair accessible or easily adaptable for residents who are wheelchair users. From October 2015, the new national standards specifies that this should be interpreted as requiring ten per cent of new housing to meet Building Regulation M4(3) - 'wheelchair user dwellings'.

The proposal incorporates only one new replacement dwelling and as such, it does not constitute a 'Wheelchair User dwelling'. The requirements of Part M4(3)4 is therefore not

applicable in this regard. Even though the submitted plans show the provision of adequate corridor/lobby/door opening widths and bathroom furniture layouts, which can enable bathrooms to be used as wet rooms in future, the plans show the provision of a stepped route access to the primary ground floor front entrance door. Given that level access is required to all entrances (primary and secondary) to enable inclusive access into the dwelling, it is recommended that a condition be imposed, requiring the provision of a step-free route and level access threshold to all primary and secondary entrances, including accessibility to and into the amenity area of the dwelling. The condition is such that it would enable the dwelling be designed to Part M4(2)3, as set out in Approved Document M to the Building Regulations 2015, and 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) in this regard.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

The Trees Officer has commented that suitable landscape conditions should be imposed with any approval to ensure the protection of mature and high-amenity value trees on the site. In this respect, additional landscape conditions are recommended to be imposed, requiring the submission and approval of tree protection measures and soft/hard landscape details in the front and rear gardens.

It is expected that any hardsurfacing materials for the re-surfacing of the existing driveway in the front garden should be of traditional and permeable form, to ensure they complement the landscaped setting of the site and wider ASLC.

7.15 Sustainable waste management

The proposal incorporates a residential development for a single family occupancy, and there would be adequate scope within the curtilage and rear garden of the site for the secure storage of domestic waste (refuse and recycling).

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

The application site is not situated within any flood zone so it is not shown as being at risk of surface water flooding. However, it is considered expedient to impose a condition requiring that prior to commencement of the development, a scheme for the provision of sustainable water management and control of surface water on the site should be submitted for approval and implementation.

This would help ensure compliance with the requirements of Policy OE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy 5.12 of The London Plan (March 2015).

7.18 Noise or Air Quality Issues

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

The proposed development would not result in an over-intensification of the established residential use of the application site.

7.19 Comments on Public Consultations

The originally raised representations (objections) from local residents have been discussed extensively above in the main section of this report.

Further to receipt of the 'Overshadowing to Gardens and Open Spaces Study,' which was produced following the deferral of the application from the 31st May North Planning Committee, three additional comments have been received.

Point (i) suggests residents should be reconsulted. The submitted report raises no new issues. Accordingly, there is no statutory requirement to reconsult residents.

Point (ii) asks that residents be informed of when the Member's site visit will take place. The visit is to enable Members to familiarise themselves with the site and its surrounds. It is not an opportunity for debate or discussion of the scheme, which must take place in public at the relevant Planning Committee. As such, it would not usually be open to members of the public to attend. However, this decision is ultimately at the discretion of Members.

Points (iii) to (vi) raise concerns over overshadowing. This issue is discussed in part 7.08 of the report.

7.20 Planning Obligations

None.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

COMMUNITY INFRASTRUCTURE LEVY

The total CIL liability has been calculated as £45,754.85

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

The proposed development, by reason of its acceptable design, scale, siting, form, proportions and footprint, is not considered to have a detrimental impact on the character and appearance of the Copse Wood Way streetscene and surrounding Copse Wood Estate Area of Special Local Character.

It is considered that the proposed development would not have an adverse impact on the residential amenities of adjacent occupiers, and general highway/pedestrian safety.

As such, the proposal is considered to comply with Policies BE5, BE6, BE13, BE15, BE19, BE20, BE21, BE22, BE23, BE24, BE38 and AM14 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)

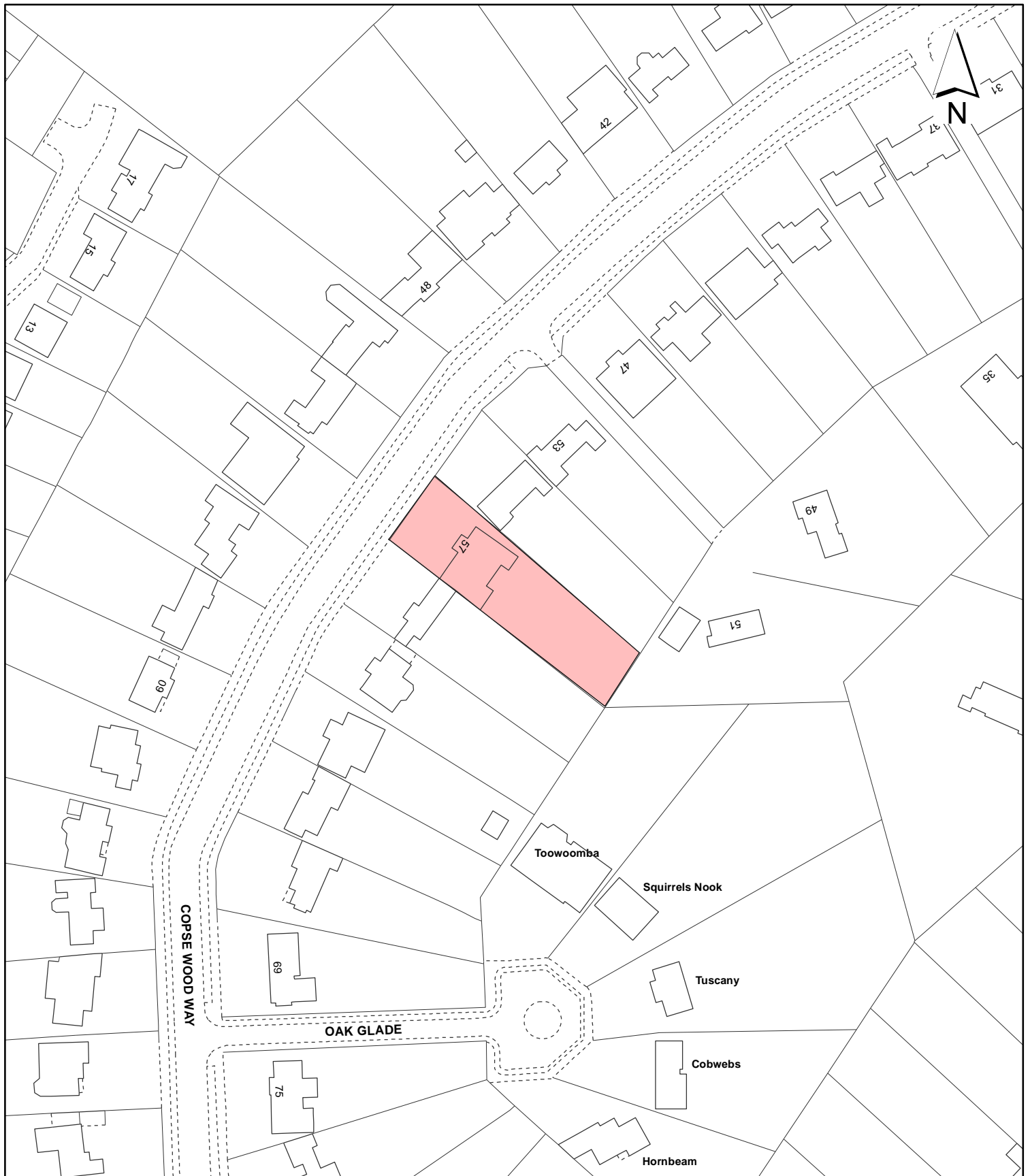
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

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: Johanna Hart

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**57 Copse Wood Way
 Northwood**

Planning Application Ref:

24862/APP/2015/3571

Planning Committee:

North

Scale:

1:1,250

Date:

August 2016

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

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



HILLINGDON
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