

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

**Address** 57 COPSE WOOD WAY NORTHWOOD

**Development:** Variation of condition 2 (approved plans) of planning permission ref: 24862/APP/2015/3571 dated 08/08/16 (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) to add a third dormer window to the front elevation and re-position the two approved dormers.

**LBH Ref Nos:** 24862/APP/2016/4057

**Drawing Nos:** 699/03 Rev.B (Block Plan)  
669/11 Rev.E (Proposed Tree Protection Site Plan)  
669/15 Rev.A (Street Elevations Existing and Proposed)  
669/01 Rev.D (Proposed Site Plan)  
Letter dated 05/11/16  
669/02 Rev.E (Plans and Elevations)

**Date Plans Received:** 07/11/2016

**Date(s) of Amendment(s):**

**Date Application Valid:** 07/11/2016

### 1. SUMMARY

Planning permission (ref: 24862/APP/2015/3571) was approved on 07/06/16 for the demolition of the existing dwelling at 57 Copse Wood Way and the erection of a replacement two storey, 5-bedroom, detached dwelling with habitable roofspace (to include 2 front dormers and 1 rear dormer), integral garage, parking and amenity space to the rear.

This application seeks to vary that consent to include the provision of a third front dormer window, including repositioning of the two approved front dormers.

The changes now sought would not detrimentally impact on the residential amenity of neighbouring occupiers and they would have no significant impact on the visual amenities of the surrounding area.

The proposal is considered to comply with current local, London Plan and national planning policies relating to residential development and, 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.D, 669/02 Rev.E, 669/03 Rev.B, 669/11 Rev.E & 669/15 Rev.A.

**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 (2016).

**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 of the 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 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).

**8 RES15 Sustainable Water Management (changed from SUDS)**

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

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. include a timetable for its implementation; and
- iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:
- iv. provide details of water collection facilities to capture excess rainwater;
- v. provide details of how rain and grey water will be recycled and reused in the development.

Thereafter the development shall be implemented and retained/maintained in accordance with these details for as long as the development remains in existence.

REASON

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

**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 Copse 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 Copse Wood Way and all windows in the south elevation facing No. 59 Copse 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 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).

### **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 (2016). 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 may have to be submitted. The validity of this planning permission may be challengeable by third parties if the development results in any form of encroachment onto land outside the applicant's control for which the appropriate Notice under Article 13 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 has not been served.

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

### **3. CONSIDERATIONS**

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

This application site relates to no.57 Copse Wood Way, a detached two storey dwelling which occupies a spacious plot located on the eastern side of Copse Wood Way.

The existing house is characterised by a main cat-slide pitched roof with crown ridge and low sloping ends. The dwelling has a 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 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 spacious plots, which are interspersed with mature and protected trees

The application site falls within the Copsewood Estate, Northwood, Area of Special Local Character (ASLC) as designated in the Hillingdon Local Plan. Trees on site are protected by way of Tree Preservation Order (TPO) number 398.

#### **3.2 Proposed Scheme**

This application seeks the variation of condition 2 of planning permission ref: 24862/APP/2015/3571 to add a third front facing dormer window. The two approved front facing dormers would be repositioned to maintain the symmetry of the approved design. The dormers would continue to serve a games room.

No other alterations are proposed.

### 3.3 Relevant Planning History

24862/APP/2015/3571 57 Copse Wood Way Northwood

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

**Decision:** 03-08-2016 Approved

#### Comment on Relevant Planning History

Planning permission (ref: 24862/APP/2015/3571) for the demolition of the existing property and the redevelopment of the site to provide an enlarged dwelling was approved earlier this year. Details of the application are summarised above.

### 4. Planning Policies and Standards

National Planning Policy Framework  
London Plan (2015)

Hillingdon Local plan: Part 1 - Strategic Policies (November 2012)

Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)

Hillingdon Supplementary Planning Document: Accessible Hillingdon

Hillingdon Supplementary Planning Document: Residential Layouts

#### 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:

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
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
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	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 3.8	(2016) Housing Choice
LPP 7.4	(2016) 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

Consultation letters were sent to eight local owner/occupiers and the Northwood Residents' Association. A site notice was also posted. One letter of objection has been received, which raises the following concerns:

- i) Residents are surprised and disappointed that the original application was approved given the strong objections and in view of Council guidelines.
- ii) Dormer windows are not characteristic of the area, with very few properties having them.
- iii) This would be contrary to the Copsewood Area of Special Local character guidelines, which confirm there should be a presumption in favour of retaining buildings and features that make a positive contribution to the character and appearance of the area and that extensions to the side, rear or roof will only be permitted where they are appropriate to the building and would cause no harm to the street scene and the character of the area.
- iv) The additional dormer does not make a positive contribution to the character and appearance of the area, it will exaggerate the incongruity of the development with the rest of the estate and add to the bulk of the house.
- v) The proposal will impact on the light of the upstairs bedroom window of No 55 Copsewood Way.

### Internal Consultees

URBAN DESIGN & CONSERVATION OFFICER

No objection.

TREES/LANDSCAPE OFFICER

No objection.

## 7. MAIN PLANNING ISSUES

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

The principle of the development was established through the granting of the original planning permission (ref: 24862/APP/2015/3571). Accordingly, the key consideration in the assessment of this application is the impact of the proposed alterations on the visual amenity of the Area of Special Local Character.

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

The density of the proposed development was considered to be acceptable at the time of the original planning application (ref: 68164/APP/2015/4167). No changes to the density are proposed as part of this application.

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

The site does not fall within an Archaeological Priority Area or Conservation Area and there are no listed buildings within the vicinity. However it does fall within the Copsewood Estate, Northwood, Area of Special Local Character (ASLC).

Policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) requires all new development to improve and maintain the quality of the built environment. Policies BE5 and BE6 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seek to preserve the character, appearance and local distinctiveness of ASLCs, which BE6 being specific to the Copse Wood Estate. Policies BE13 and BE19 seek to ensure that the layout and appearance of new buildings harmonises with the existing street scene and the character and appearance of the surrounding area. In order to safeguard visual and residential amenity, Local Plan: Part 2 policy BE22 confirms that buildings of two-or more storeys in height should be set back a minimum of 1.5m from the side boundary of the property for the full height of the building in this locality.

The visual impacts of the proposed development and its impacts on the character, appearance and local distinctiveness of the Copsewood Estate ASLC were considered and deemed to be acceptable in the Council's determination of the original planning permission for the redevelopment of the site. The key matter for consideration in the determination of this application therefore relates to the acceptability of any additional visual impact caused by the proposed additional dormer window and the minor repositioning of the approved dormer windows.

Residents' strong views that the proposal would be visually unacceptable are noted. However, the provision of dormers as a feature of the development has already been accepted in the allowing of the original consent. The proposed additional dormer would be of the same size, scale and design as those previously approved and the realignment of the approved dormers would ensure that the original symmetry of the design is maintained.

Whilst, as residents suggest, front dormer windows are not a predominant characteristic of the area, there are nevertheless a limited number of examples, including the property opposite at no.54, where these do exist such that they are not totally out of keeping with the local vernacular. Indeed, the local area is generally characterised by large detached properties of varying styles and designs, located on spacious landscaped plots set back from the road frontage, such that, notwithstanding the lack of such features on the majority of immediately surrounding properties, it is not considered that the proposed additional dormer would appear as an overly dominant or incongruent feature within the streetscene, particularly when taking into consideration the approved design.

The Council's Urban Design and Conservation Area has notably raised no objections to the

proposal. The development is therefore considered to comply with the above mentioned policies and it is not considered that refusal could be justified on grounds of visual impact.

**7.04 Airport safeguarding**

Not applicable. There is no requirement to consult the aerodrome safeguarding authorities on this application.

**7.05 Impact on the green belt**

Not applicable. There is no green belt land within the vicinity of the application site.

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

This matter is addressed in part 7.03 of the report.

**7.08 Impact on neighbours**

Policies BE20, BE21, BE23 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seek to safeguard the residential amenity of future and neighbouring occupants. The Council's Supplementary Planning Document (SPD) on Residential Layouts sets out more detailed guidance aimed at avoiding developments which are overdominant or which cause unacceptable levels of overlooking or overshadowing.

The impact of the development on residential amenity was assessed and considered to be acceptable at the time of the original application. It is not considered that the proposed alterations to the original scheme would give rise to any new issues which could impact on residential amenity or have any greater impact in terms of overlooking, overshadowing or overdominance such that refusal could be justified. The proposals is therefore considered to comply with the above mentioned policies.

**7.09 Living conditions for future occupiers**

The proposal would have no detrimental impact

**7.10 Traffic impact, car/cycle parking, pedestrian safety**

No changes to the approved scheme (ref: 68164/APP/2015/4167) are proposed in respect of traffic, carparking or access arrangements.

**7.11 Urban design, access and security**

- Urban Design

Matters pertaining to urban design have been addressed in part 7.03 of the report.

- Security

No changes to the approved scheme (ref: 68164/APP/2015/4167) are proposed in respect of security matters.

**7.12 Disabled access**

No changes to the approved scheme (ref: 68164/APP/2015/4167) are proposed in respect of accessibility.

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

Not applicable. There is no

**7.14 Trees, Landscaping and Ecology**

No changes to the approved scheme (ref: 68164/APP/2015/4167) are proposed in respect of landscaping.

**7.15 Sustainable waste management**

No changes to the approved scheme (ref: 68164/APP/2015/4167) are proposed in respect of refuse provision.

**7.16 Renewable energy / Sustainability**

No changes to the approved scheme (ref: 68164/APP/2015/4167) are proposed in respect

of renewable energy or sustainable build measures.

#### **7.17 Flooding or Drainage Issues**

No changes to the approved scheme (ref: 68164/APP/2015/4167) are proposed in respect of drainage.

#### **7.18 Noise or Air Quality Issues**

No changes to the approved scheme (ref: 68164/APP/2015/4167) are proposed which would give rise to any significant increase in noise or pollution.

#### **7.19 Comments on Public Consultations**

The concerns raised by residents have been addressed in the body of the report.

#### **7.20 Planning Obligations**

None.

#### **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**

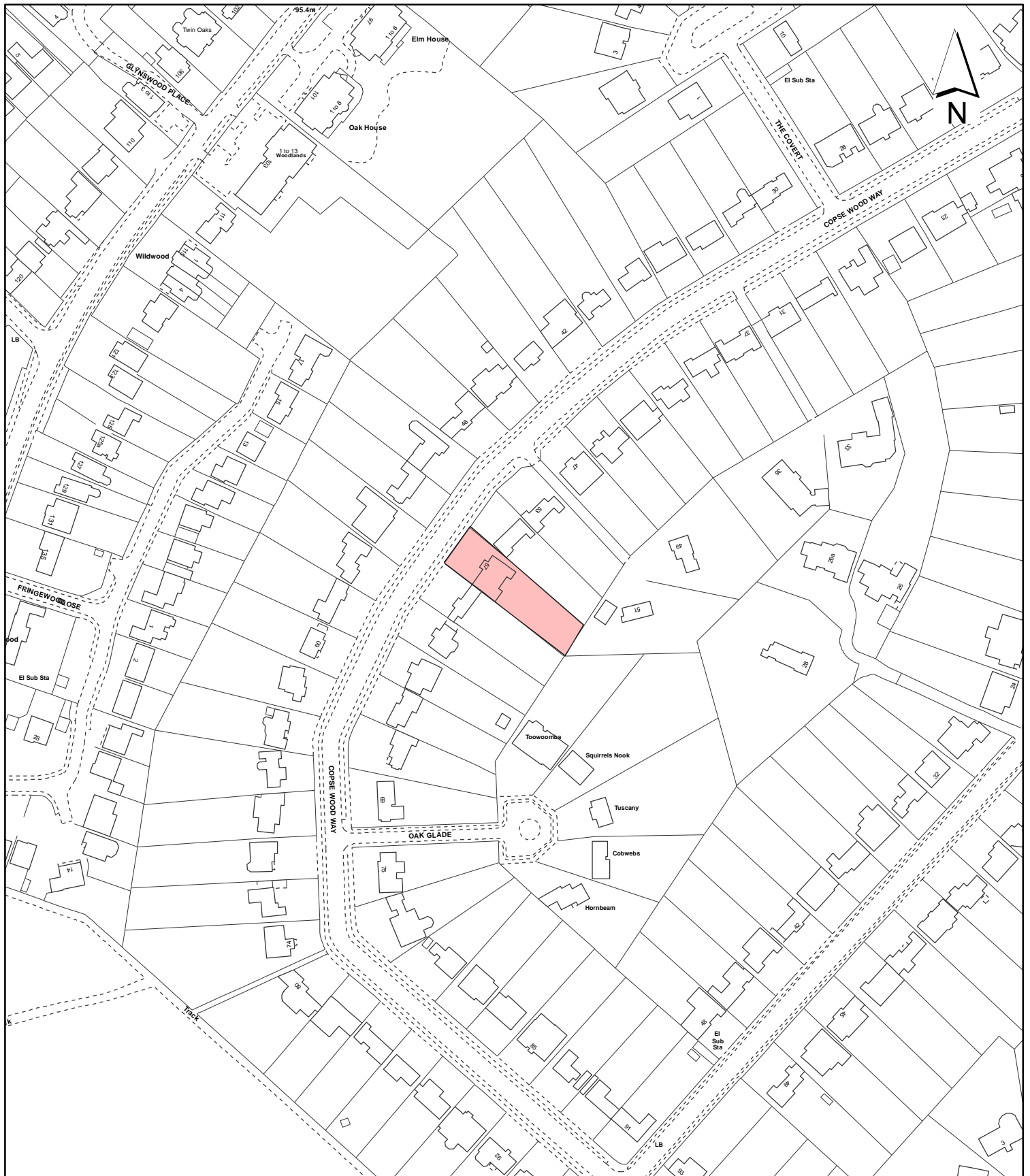
No objections are raised to the principle of the development in this location, which has already been established through the grant of planning permission ref: 24862/APP/2015/3571. The proposal is considered to be visually acceptable in this location and it would have no significant detrimental impact on residential amenity. The development is considered to comply with relevant current local, London Plan and national planning policies and, accordingly, approval is recommended.

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

National Planning Policy Framework  
London Plan (2015)  
Hillingdon Local plan: Part 1 - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)  
Hillingdon Supplementary Planning Document: Accessible Hillingdon  
Hillingdon Supplementary Planning Document: Residential Layouts

**Contact Officer:** Johanna Hart

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

For identification purposes only.  
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).  
 Unless the Act provides a relevant exception to copyright.  
 © Crown copyright and database rights 2016 Ordnance Survey 100019283

Site Address:

**57 Copse Wood Way  
 Northwood**

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

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

Planning Application Ref:

**24862/APP/2016/4057**

Scale:

**1:2,250**

Planning Committee:

**North**

Date:

**January 2017**



**HILLINGDON**  
 LONDON