

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

**Address** 219 SWAKELEYS ROAD ICKENHAM

**Development:** Two storey dwelling with habitable basement and roofspace to create 6 x 1-bed self-contained flats with associated parking, bin store and amenity space (Outline Planning Application with Some Matters Reserved).

**LBH Ref Nos:** 10215/APP/2016/1443

**Drawing Nos:** 2902-01 Rev A  
2902-02 Rev A  
2902-03 Rev C  
Planning Statement  
2902-04 Rev C  
2902-05 Rev C  
2902-06 Rev C  
2902-09 Rev C  
2902-SK1  
Arboricultural Survey

**Date Plans Received:** 13/04/2016                      **Date(s) of Amendment(s):**

**Date Application Valid:** 14/04/2016

### **DEFERRED ON 22nd February 2017 FOR SITE VISIT .**

This application was deferred from the 1st of February North Committee in order for members to visit the site and in order for the compliance with the 10% guideline set out in paragraph 3.3 of the HDAS 'Residential Layouts' SPD to be checked.

A site visit has been scheduled to take place on Friday 17th February at 14:00.

A plan setting out the number of properties that have been replaced by flatted development in Swakeleys Road will be included in the committee presentation for this application.

#### **1. SUMMARY**

This is an outline planning application for the demolition of the existing 4-bed detached house occupying the site and for the erection of a new 2-storey building comprising six 1-bed flats. Approval is sought for access, appearance, layout and scale, with landscaping reserved.

The overall design, size, scale, massing, proportions and form of the proposed building are considered acceptable in the context of the site and the surrounding area. In terms of the impact of the proposed building on the surrounding occupants, the overall scale and siting of the building is such that it is not considered to have a detrimental impact on the amenities of the surrounding occupants. The scheme is also considered acceptable in terms of its impact on the surrounding highway network.

Overall, the application is considered to comply with the councils adopted policies and guidance and therefore recommended for approval.

#### **2. RECOMMENDATION**

**APPROVAL subject to the following:**

**1 RES1 Outline Time Limit**

The development hereby permitted shall begin either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

**REASON**

To comply with Section 92 of the Town and Country Planning Act 1990 (As Amended).

**2 RES2 Outline Reserved Matters**

Details of the landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to the local planning authority before the expiry of three years from the date of this permission and approved in writing before any development begins. The submitted details shall also include details of:

(i) Any phasing for the development.

The development shall be carried out in accordance with the approved details.

**REASON**

To comply with Sections 91 and 92 of the Town and Country Planning Act 1990 (As Amended).

**3 OUT4 Reserved matters - submission and approval**

Plans and particulars of the reserved matters referred to in condition 2 shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

**REASON**

To comply with Section 91 of the Town and Country Planning Act 1990 (As Amended).

**4 RES4 Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers C16 Rev A; C15 Rev A; C14 Rev A; C13 Rev B; C12 Rev A; C22 Rev A; C21 Rev A and shall thereafter be retained/maintained for as long as the development remains in existence.

**REASON**

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (July 2011).

**5 RES12 No additional windows or doors**

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 additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing [specify]

**REASON**

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

**6 RES6 Levels**

No development shall take place until plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and known datum point. Thereafter the development shall not be carried out other than in accordance with the approved details.

**REASON**

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

**7 RES7 Materials (Submission)**

No development shall take place until details of all materials and external surfaces have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

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

**REASON**

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

**8 RES8 Tree Protection**

No site clearance or construction work shall take place until the details have been submitted to, and approved in writing by, the Local Planning Authority with respect to:

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.
2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres.

Thereafter, the development shall be implemented in accordance with the approved details. The fencing shall be retained in position until development is completed.

The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

- 2.a There shall be no changes in ground levels;
- 2.b No materials or plant shall be stored;
- 2.c No buildings or temporary buildings shall be erected or stationed.
- 2.d No materials or waste shall be burnt; and
- 2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

**REASON**

To ensure that trees and other vegetation can and will be retained on site and not

damaged during construction work and to ensure that the development conforms with policy BE38 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

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

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

1. Details of Soft Landscaping
  - 1.a Planting plans (at not less than a scale of 1:100),
  - 1.b Written specification of planting and cultivation works to be undertaken,
  - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
  
2. Details of Hard Landscaping
  - 2.a Refuse Storage
  - 2.b Cycle Storage
  - 2.c Means of enclosure/boundary treatments
  - 2.d Car Parking Layouts
  - 2.e 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

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

**REASON**

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (2015).

**10 RES13 Obscure Glazing**

The windows in the side elevations of the building facing No.217 Swakeleys Road and the rear gardens of properties in Roker Park Avenue shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

**REASON**

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

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

No development approved by this permission shall be commenced until a scheme for the provision of sustainable water management has been submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate that

sustainable drainage systems (SUDS) have been incorporated into the designs of the development in accordance with the hierarchy set out in accordance with Policy 5.15 of the London Plan and will:

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

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

#### REASON

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

### **12 RES23 Visibility Splays - Pedestrian**

The access for the proposed car parking shall be provided with those parts of 2.4m x 2.4m pedestrian visibility splays which can be accommodated within the site in both directions and shall be maintained free of all obstacles to the visibility between heights of 0.6m and 2.0m above the level of the adjoining highway.

#### REASON

In the interests of highway and pedestrian safety in accordance with policy AM7 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

### **13 RES22 Parking Allocation**

No unit hereby approved shall be occupied until a parking allocation scheme has been submitted to, and approved in writing by, the Local Planning Authority. Thereafter the parking shall remain allocated for the use of the units in accordance with the approved scheme and remain under this allocation for the life of the development.

#### REASON

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (March 2015).

### **14 RES24 Secured by Design**

The dwelling(s) shall achieve 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO). No dwelling shall be occupied until accreditation has been achieved.

#### REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in excising its planning functions; to promote the

well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with London Plan (2015) Policies 7.1 and 7.3.

## 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 (July 2011) and national guidance.

\*\*

Pt 1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area

Pt 1.16 To seek to ensure enough of new residential units are designed to wheelchair and mobility standards

Pt 1.17 To seek to ensure the highest acceptable number of new dwellings are provided in the form of affordable housing

Pt 1.26 To encourage economic and urban regeneration in the Hayes/West Drayton Corridor, designated Industrial and Business Areas (IBA's) and other appropriate locations

Pt 1.39 To seek where appropriate planning obligations to achieve benefits to the community related to the scale and type of development proposed.

AM13

AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -

(i) Dial-a-ride and mobility bus services

(ii) Shopmobility schemes

(iii) Convenient parking spaces

(iv) Design of road, footway, parking and pedestrian and street furniture schemes

AM14

New development and car parking standards.

AM2

Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity

BE16

New development on the northern frontage of the A4 (Bath Road)

BE17

Design and layout of new development at Heathrow Airport

BE18

Design considerations - pedestrian security and safety

BE19

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

BE20

Daylight and sunlight considerations.

BE13

New development must harmonise with the existing street scene.

BE38

Retention of topographical and landscape features and provision of

BE21	new planting and landscaping in development proposals.
BE22	Siting, bulk and proximity of new buildings/extensions. 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.
H4	Mix of housing units
H3	Loss and replacement of residential accommodation
H6	Considerations influencing appropriate density in residential development.
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
NPPF	National Planning Policy Framework
NPPF1	NPPF - Delivering sustainable development
NPPF4	NPPF - Promoting sustainable transport
NPPF7	NPPF - Requiring good design
OE5	Siting of noise-sensitive developments
OE1	Protection of the character and amenities of surrounding properties and the local area
OE7	Development in areas likely to flooding - requirement for flood protection measures
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 5.1	(2016) Climate Change Mitigation
LPP 5.2	(2016) Minimising Carbon Dioxide Emissions
LPP 5.3	(2016) Sustainable design and construction
LPP 6.13	(2016) Parking
LPP 6.9	(2016) Cycling
LPP 7.3	(2016) Designing out crime
LPP 7.6	(2016) Architecture

### **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. 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**

With regard to surface water drainage, it is the responsibility of a developer to make proper provision for drainage to ground water courses or a suitable sewer. In respect of surface water, it is recommended that the application should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where a developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required.

They can be contacted on 0800 009 3921. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

## **5**

Legal changes under The Water Industry (Scheme for the Adoption of Private Sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes, we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over/near to agreement is required. You can contact Thames Water on 0800 009 3921 or for more information please visit our website [www.thameswater.co.uk](http://www.thameswater.co.uk)

## **6**            11            **Building to Approved Drawing**

You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

## **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.

## **8**            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.

## **9**            13            **Building Regulations - Demolition and Building Works**

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as -



the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

#### **10            147            Damage to Verge**

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

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

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

### **3.            CONSIDERATIONS**

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

The application site is located on the eastern side of Swakeleys Road. It is currently occupied by a 4-bed room detached house occupying a large plot. 217 Swakeleys Road lies along the north-eastern site boundary whilst 11 Roker Park Avenue is located along the south-eastern boundary. Nos 1, 3, 5 and 7 Roker Park Avenue are located along the south-western site boundary. The surrounding area is residential in character and appearance.

#### **3.2            Proposed Scheme**

Guideline / Requirement:

The proposal is for the demolition of the existing dwelling and the redevelopment of the site to provide six one-bed flats.

The proposed building would be two-storeys with roof accommodation with a single storey flat roofed section at the rear of the building and a single storey pitched roof section at the side.

One flat would be provided on the lower ground floor, three flats on the ground floor, and two duplex apartments on the first floor and within the roof space.

The front of the building would be set back from the front boundary to allow parking for six cars, using the existing vehicle crossover.

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

10215/PRC/2015/87            219 Swakeleys Road Ickenham

Residential development of the site to provide seven one-bed flats involving demolition of the

existing dwelling.

**Decision:** 28-10-2015 OBJ

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

No Relevant Planning History.

### **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:

- \*\* Pt 1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area  
Pt 1.16 To seek to ensure enough of new residential units are designed to wheelchair and mobility standards  
Pt 1.17 To seek to ensure the highest acceptable number of new dwellings are provided in the form of affordable housing  
Pt 1.26 To encourage economic and urban regeneration in the Hayes/West Drayton Corridor, designated Industrial and Business Areas (IBA's) and other appropriate locations  
Pt 1.39 To seek where appropriate planning obligations to achieve benefits to the community related to the scale and type of development proposed.
- AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -  
(i) Dial-a-ride and mobility bus services  
(ii) Shopmobility schemes  
(iii) Convenient parking spaces  
(iv) Design of road, footway, parking and pedestrian and street furniture schemes
- AM14 New development and car parking standards.
- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- BE16 New development on the northern frontage of the A4 (Bath Road)
- BE17 Design and layout of new development at Heathrow Airport
- BE18 Design considerations - pedestrian security and safety
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE13 New development must harmonise with the existing street scene.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- 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.
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LPP 7.3	(2016) Designing out crime
LPP 7.6	(2016) Architecture

## **5. Advertisement and Site Notice**

**5.1** Advertisement Expiry Date:- Not applicable

**5.2** Site Notice Expiry Date:- Not applicable

## **6. Consultations**

### **External Consultees**

9 properties and the Ickenham Residents association were notified of the application and 8 objection letters were received in response, which made the following comments:

- i. Parking issues on Roker Avenue belonging to workers employed on Swakeleys Road developments
- ii. Lorries causing congestion
- iii. Damage to pavements
- iv. Loss of privacy
- v. Noise and Disturbance - applicable during the day when nearby resident is a night-worker
- vi. Ickenham Residents Association- Raised objection.
- vii. Exceeding 10% threshold
- viii. Over-development

- ix. Overbearing
- x. Excessive
- xi. flooding

A petition was received with 60 signatories, on the following grounds:

- i. Harm the character of the area and neighbouring amenity due to scale, bulk
- ii. Overbearing proximity down its side boundaries and depressing outlook
- iii. Loss of daylight and sunlight
- iv. Privacy and security issues
- v. Loss of trees and greenery
- vi. Potential surface run-off issues

Officer Comment:

These issues are dealt with in the main body of the report.

### **Internal Consultees**

#### **HIGHWAYS**

Pre-application advice was given in 2015 and a transport statement was not requested.

Six car parking spaces, including one disabled bay are provided for the six one bed-room flats and comply with standards. Eight cycle spaces in a covered location have been provided. Refuse bin store is located within 10 metres of the highway.

No objections are raised on highway grounds.

#### **ENVIRONMENTAL PROTECTION UNIT**

No objection.

Please attach the standard informative regarding control of environmental nuisance from construction work.

#### **TREE AND LANDSCAPING OBSERVATIONS**

There are several large, mature, protected trees on and adjacent to this site. Most of the trees appear to be far enough away from the proposals to be unaffected (directly); however, the trees could be indirectly affected by construction activities/storage of materials etc.

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

A Tree survey to categorise the trees on and off the site;

A Tree Protection Plan to show how the trees (to be retained) will be protected during the development;

An Arboricultural Method Statement to show any incursion into tree root protection areas (RPA,s) will be addressed.

## **7. MAIN PLANNING ISSUES**

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

Paragraph 17 of the National Planning Policy Framework states that one of the core principles of the document is the "effective use of land by reusing land that has been previously developed (brownfield land)."

Policy H3 of the Hillingdon Local Plan states that the loss of residential accommodation will only be permitted if it is replaced within the boundary of the site. An increase in residential accommodation will be sought.

The development proposes the demolition of the existing family dwelling and the erection of a building containing 6 flats. The development is considered an acceptable reuse of a brownfield site and would represent an increase in residential accommodation, in accordance with the NPPF and Policy H3 of the Hillingdon Local Plan (November 2012). Therefore, the development is considered acceptable in principle.

Of relevance to the consideration of the principle of redevelopment of the site is paragraph 3.3 of the HDAS 'Residential Layouts', which states that:

"The redevelopment of large numbers of sites in close proximity to each other is unlikely to be acceptable, including large numbers of redevelopments on any one street. The redevelopment of more than 10% of properties on a residential street is unlikely to be acceptable, including the houses which have been converted into flats or other forms of housing. On residential streets longer than 1km the proposed redevelopment site should be taken as the midpoint of a 1km length of road to be assessed."

Having regard to Swakeleys Road, the Council has assessed the number of houses that have been converted, over a 1km length (using the site as the mid point for analysis). The Council identified 7 properties (8 including the application site), where consent has been granted/implemented for the redevelopment of existing houses with replacement flatted development. There are 86 properties on Swakeleys Road within 500m each way of the application site. This proposal would result in just under 10% of the properties having been redeveloped. The proposal would therefore not exceed the 10% threshold sought by the policy. However it should be noted that any further redevelopments of houses along the stretch of Swakeleys Road would exceed the 10% threshold. Should permission be granted for the current application it is likely to be the last one to be considered acceptable in principle (unless there other material planning considerations which are of relevance).

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

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

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

The site is not a listed building, nor does it fall within a Conservation Area of other special designation.

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

Not applicable.

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

Policies BE13 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 3.5 of the London Plan states that the design of all new housing developments should enhance the quality of local places, taking into account physical context and local character and Policy 7.4 states that buildings, should provide a high quality design response that has regard to the pattern and grain of the existing spaces and streets in

orientation, scale, proportion and mass and allows existing buildings and structures that make a positive contribution to the character of a place to influence the future character of the area is informed by the surrounding historic environment.

The proposed scheme is relatively similar in style and appearance to other flatted developments along Swakeleys Road.

It is considered that the design of the proposed house reflects the materials, design features and building heights predominant in the locality whilst providing an element of architectural individuality. Further the proposed development would be set back at least 1.0m from the side boundaries in order to maintain key visual gaps between the properties. The lower ground floor area would not be visible from the front elevation and would be accessed internally or via the rear garden, nearest to the rear elevation, and would thus not affect the streetscene.

The elevational treatment would be in keeping with the surrounding properties., by virtue of its height, which would marginally exceed the current ridge height and would align with No. 217 Swakelys Road. The staggered front projections, and hipped roof would mimic details of surrounding properties whilst providing a degree of articulation.

Notwithstanding the above, it is considered that the proposed development by virtue of its design, layout, height, bulk and siting would harmonise with the surrounding area and would not be detrimental to the character and appearance the locality. The proposed development would therefore be in accordance with Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) Policies 3.5 and 7.4 of the London Plan (2016) and the Supplementary Planning Document (SPD) HDAS Residential Layouts.

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

Paragraph 4.11 of HDAS Residential Layouts states that the 45° principle will be applied to new development to ensure the amenity of adjoining occupiers and future occupiers are protected. Paragraph 4.9 states that a minimum acceptable distance to minimise the negative impact of overbearing and overshadowing is 15m. Paragraph 4.12 requires a minimum of 21m distance between facing habitable room windows to prevent overlooking and loss of privacy.

The proposed development would project beyond the rear building lines of the adjoining property at 217 Swakeleys Road, but would however not breach the the 45 degree line in relation to the nearest habitable rooms windows in the 2 storey rear extension currently under construction at that property.

The rear gardens of properties in Roker Park Avenue back on to the sites side boundary. The 2-storey flanks elevation of the proposed building facing toward the Roker Park Avenue Gardens occupies the same position as the existing properties 2-storey flank elevation. The proposal is therefore not considered to have any more significant impact on these properties than the existing situation.

Overall, it is considered that the proposed development would not cause any undue visual intrusion, loss of daylight or loss of sunlight by virtue of the siting and massing of the proposed development.

There are no 1st floor windows on the side elevation apart from a bathroom window which

would have obscured glazing. Secondary windows to habitable rooms are proposed on the flank elevations at ground floor, however these would be screened by fencing to the side boundaries and thus would not afford any overlooking of adjoining properties.

Habitable rooms are mainly served by front and rear facing windows which have adequate separation distances of 21m to the nearest facing windows. Secondary windows on the side elevation will be obscurely glazed, and where necessary high level and or fixed shut. The velux windows at roof level will allow adequate daylight and sunlight into bedroom areas and would be obscurely glazed in order to prevent any loss of privacy. Therefore, it is considered that the proposed development would not constitute an un-neighbourly form of development in compliance with Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Overall, it is considered that the proposed development would maintain adequate separation distances from the adjoining properties and would not cause an undue loss of daylight, sunlight, visual intrusion or loss of privacy; and would not constitute an un-neighbourly form of development in accordance with Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Section 4.0 of HDAS Residential Layouts.

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

London Plan Policy 3.5 and Table 3.3 sets out the minimum space standards for residential units. One-bed units require 50sq.m of internal floor space. The proposed units range in size from 50.5 sqm upto 69 sqm so would all meet or exceed the standard set out in the London Plan.

Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires residential developments to provide or maintain sufficient external amenity space to protect the amenity of residents, and for the amenity space to be usable in terms of its shape and siting.

The Council's HDAS: Residential Layouts SPD states that one-bed units should be provided with 20sq.m; the proposed scheme would require 140 sq.m of external amenity space. The scheme would provide 245sq.m of external amenity space at the rear of the site and so would comply with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's HDAS: Residential Layouts SPD.

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

Six car parking spaces, including one disabled bay are provided for the six one bed-room flats and comply with standards. Eight cycle spaces in a covered location have been provided. The refuse bin store is located within 10 metres of the highway.

#### **7.11 Urban design, access and security**

A secure by design condition is proposed.

#### **7.14 Trees, landscaping and Ecology**

Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires the retention of landscape features of merit and new landscaping and planting where possible.

A Tree Survey has been submitted. There are several large, mature, protected trees on and adjacent to this site. All those trees considered worth retaining are far enough away from the proposals to be directly affected. However, the trees could be indirectly affected by construction activities/storage of materials etc. A condition is proposed requiring the submission and approval of tree protection measures prior to the commencement of development.

#### **7.15 Sustainable waste management**

Policy 5.6 of the London Plan requires development to have regard to and contribute to a reduction in waste produced. This can be adequately achieved through the imposition of conditions on any consent granted.

#### **7.16 Renewable energy / Sustainability**

In March 2015 the Government removed the requirement for new dwellings, with the exception of 'legacy cases' to comply with the Code for Sustainable Homes. As such, the proposed development is not required to achieve Code for Sustainable Homes Level 4, however any application should be supported by information demonstrating how it has sought to achieve sustainable design.

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

The application site is not located within a Flood Zone. In accordance with Policy EM6 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), the principles of sustainable drainage should be used in any development of this site which should seek to manage storm water as close to its source as possible.

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

Policy 7.14 of the London Plan 2011 seeks to improve air quality in new developments to minimise public exposure to pollution, especially within Air Quality Management Areas.

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

The comments made by the individual responses are noted and are considered within the main report, or are dealt with by way of recommended condition or are not material planning considerations.

#### **7.20 Planning obligations**

The proposed development would exceed 100sq.m and therefore there would be a requirement to make a CIL contribution, which has been acknowledged by the applicant.

### **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.

## **10. CONCLUSION**

Overall, the application is considered to comply with the councils adopted policies and guidance and therefore recommended for approval.

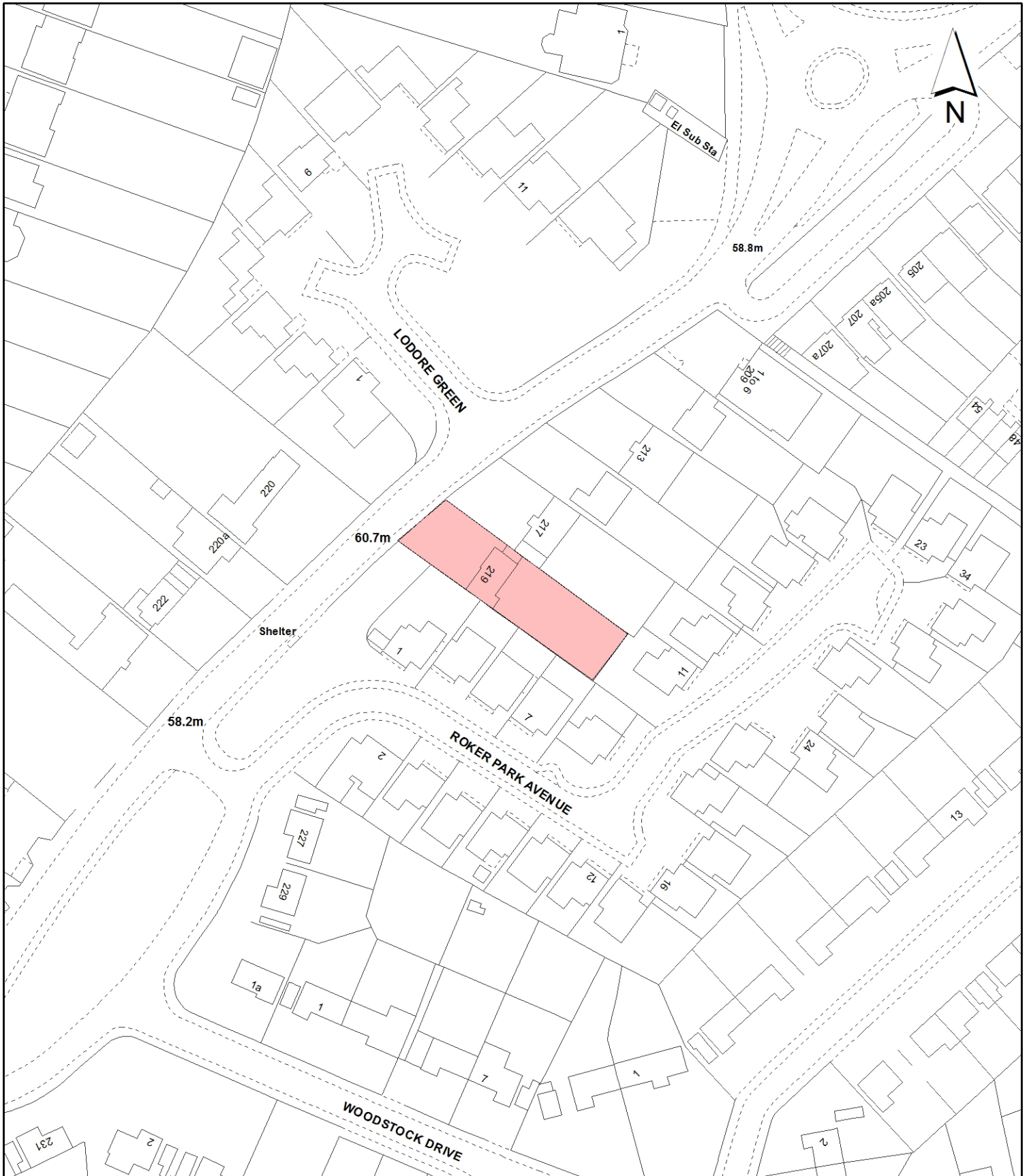
## **11. Reference Documents**

The London Plan 2011  
The Mayor's Housing Supplementary Planning Guidance (November 2012)  
HDAS: Accessible Hillingdon  
National Planning Policy Framework

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)  
HDAS: Residential Layouts  
The London Plan 2015  
The Mayor's London Housing Supplementary Planning Document  
HDAS: Accessible Hillingdon  
National Planning Policy Framework  
SPD 'Planning Obligations' July 2014

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**Notes:**

 Site boundary

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Planning Application Ref:  
**10215/APP/2016/1443**

Scale:  
**1:1,250**

Planning Committee:  
**North**

Date:  
**February 2017**

