

Report of the Head of Planning, Sport and Green Spaces

Address 10 JACKETS LANE NORTHWOOD

Development: Redevelopment of site to provide 4no detached single family dwellings with associated car parking, access and landscaping.

LBH Ref Nos: 70543/APP/2017/1650

Drawing Nos: Planning Design and Access Statement.
1300/PLN/401 Rev B
1300/PLN/408 Rev A
1300/PLN/411
1300/PLN/403
1300/PLN/402
1300/PLN/404
1300/PLN/407
1300/PLN/406
1300/PLN/414
1300/PLN/412
1300/PLN/413
1300/PLN/410
1300/PLN/409
Site Location Plan
Cover letter
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Date Plans Received: 05/05/2017

Date(s) of Amendment(s):

Date Application Valid: 12/05/2017

1. SUMMARY

This application is being reported to committee due to the history of applications and appeals for similar proposals and the site's sensitive location.

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene, and BE19 states the LPA will seek to ensure that new development within residential areas compliments or improves the amenity and the character of the area.

The proximity of the proposed dwellings to existing dwellings and the proposed flat roofed garage on plot 3 is not in keeping with the prevailing character of Hurst Place or surrounding area, nevertheless overall the proposal is not considered have a detrimental impact upon the visual amenity of the site, the surrounding area, the adjacent Listed Building or the nearby Green Belt. It is also considered that the proposal would not result in a significant loss of residential amenity to neighbouring occupiers and would provide a satisfactory level of residential amenity to future occupiers. The provision of 3 off street car parking spaces is considered contrary to the requirements of the London Plan, however the proposal for 2 and 3 off street parking spaces for each residential unit in this location is accepted and the proposed the crossover is not considered to detract from pedestrian or highway safety. The application is on balance recommended for approval.

2. RECOMMENDATION

1. That delegated powers be given to the Head of Planning and Enforcement to grant planning permission subject to:

A) Entering into an agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or S278 of the Highways Act 1980 (as amended) and/or other appropriate legislation to secure:

Non-monetary contributions:

i) Highways Works secured under S278/S38 to comprise:

- Resurfacing and associated works to the highway outside no. 8 to no. 12 Jackets Lane to provide a shared surface arrangement;**
- Installation of lighting column on Jackets Lane;**
- Creation of footways on Hurst Place;**
- Trim back hedging on Jackets Lane.**

Full details to be submitted to the Council which must be agreed in writing by highways and conservation officers for approval.

B) That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in preparation of the Section 106 and/or 278 Agreements and any abortive work as a result of the agreement not being completed.

C) That the Head of Planning and Enforcement be authorised to negotiate and agree the detailed terms of the proposed agreement and conditions of approval.

D) If the Legal Agreements have not been finalised by 2nd September 2017 (or such other timeframe as may be agreed by the Head of Planning and Enforcement), delegated authority be given to the Head of Planning and Enforcement to refuse planning permission for the following reason:

'The applicant has failed to provide measures to mitigate the impacts of the development through enhancements to services and the environment necessary as a consequence of demands created by the proposed development (in respect of highways works). The proposal therefore conflicts with Policies AM7 and R17 of the adopted Local Plan and the Council's Planning Obligations SPD and the London Plan (2015).'

E) That subject to the above, the application be deferred for determination by the Head of Planning and Enforcement under delegated powers, subject to completion of the legal agreement under Section 106 of the Town and Country Planning Act 1990 and other appropriate powers with the applicant.

F) That if the application is approved the following conditions be imposed, subject to any changes negotiated by the Head of Planning and Enforcement, prior to issuing the decision:

1 RES3 Time Limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990

2 RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:

1300/PLN/401 Rev B
1300/PLN/408 Rev A
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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 (2016).

3 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details and mitigation shown in the submitted documents:

- Planning, Design and Access Statement (dated May 2017);
- Heritage Statement by Heritage Collective (dated April 2017);
- Overshadowing Assessment (dated May 2017);
- Drainage Statement (dated October 2015);
- Icen Transport Statement (dated May 2017); and
- Arboricultural Impact Assessment (dated May 2017).

and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2016).

4 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)

5 RES13 Obscure Glazing

The ground and first floor side elevation windows of all residential units hereby approved 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)

6 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 side walls or roof slopes of the development hereby approved.

REASON

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

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

8 HH-RCU3 Loss of Garage(s) to Living accommodation (Not Garage

Courts
Notwithstanding the provisions of Section 55 of the Town and Country Planning Act 1990, the garage(s) shall be used only for the accommodation of private motor vehicles incidental to the use of the dwellinghouse as a residence.

REASON

To ensure that adequate off-street parking to serve the development is provided and retained, in accordance with policy AM14 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

9 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 how it;

a)Manages Water: The scheme shall demonstrate ways of controlling the surface water on site by providing information on:

a) Suds features:

i. incorporating sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan. Where the proposal does not utilize the most sustainable solution, justification must be provided.

ii. calculations showing storm period and intensity and volume of storage required to control surface water and size of features to control that volume to Greenfield run off rates at a variety of return periods including 1 in 1 year, 1 in 30, 1 in 100, and 1 in 100 plus climate change.

iii. overland flooding should be mapped, both designed and exceedance routes above the 100 plus climate change, including flow paths, depths and velocities identified as well as any hazards (safe access and egress must be demonstrated).

b) Receptors

i. Capacity demonstrated for Thames Water foul and surface water network, and provide confirmation of any upgrade work required having been implemented and receiving watercourse as appropriate.

ii. Where infiltration techniques (soakaway) or a basement are proposed a site investigation must be provided to establish the level of groundwater on the site, and to demonstrate the suitability of infiltration techniques proposed on the site. (This should be undertaken at the appropriate time of year as groundwater levels fluctuate).

iii. Where groundwater is found within the site and a basement is proposed suitable mitigation methods must be provided to ensure the risk to others is not increased.

iv. Identify vulnerable receptors, ie WFD status and prevent pollution of the receiving groundwater and/or surface waters through appropriate methods;

d) Minimise water use. The scheme shall also demonstrate the use of methods to minimize the use of potable water through water collection, reuse and recycling and will:

i. incorporate water saving measures and equipment.

ii. provide details of water collection facilities to capture excess rainwater;

iii. provide details of how rain and grey water will be recycled and reused in the development.

e) Long Term Management and Maintenance of the drainage system.

i. Provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime, including appropriate details of inspection regimes, appropriate performance specification, remediation and timescales for the resolving of issues. Where there is overland flooding proposed, the plan should include the appropriate actions to ensure the safety of the users of the site should that be required.

ii. Where the maintenance will not be the responsibility of an individual householder, the details of the body legally responsible for the implementation of the management and maintenance plan must be provided.

f) During Construction

i. How temporary measures will be implemented to ensure no increase in flood risk from commencement of construction.

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 surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1 - Strategic Policies (Nov. 2012), Policy 5.12 Flood Risk Management of the London Plan (March 2015) and National Planning Policy framework (March 2012) and the Planning policy Guidance (March 2014) to be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (March 2015), and conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (March 2015).

10 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)

11 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).

12 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 Hard Surfacing Materials

2.c Refuse Storage

2.d Visibility Splays

3. Schedule for Implementation

4. Other

4.a Existing and proposed functional services above and below ground

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).

INFORMATIVES

1 I59 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2015). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

2 I47 Damage to Verge - For Council Roads:

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

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this

development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

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

3 115 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.

4 123 Works affecting the Public Highway - Vehicle Crossover

The development requires the formation of a vehicular crossover, which will be constructed by the Council. This work is also subject to the issuing of a separate licence to obstruct or open up the public highway. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW.

5 125A The Party Wall etc. Act 1996

On 1 July 1997, a new act, The Party Wall etc. Act 1996, came into force.

This Act requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:-

- 1) carry out work to an existing party wall;
- 2) build on the boundary with a neighbouring property;
- 3) 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. Building Control will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by Building Control should be taken as removing the necessity for the building owner to comply fully with the Act.

6

Please note the requirements of the General Permitted Development Order. Alterations to front gardens are only within permitted development rights, if it complies with the following condition:

Where the area of ground covered by the hard surface, or the area of hard surface replaced, would exceed 5 square metres, either the hard surface shall be made of porous materials, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse. Guidance on how to alter a front garden appropriately can be found on the RHS website: <https://www.rhs.org.uk/science/pdf/climate-and-sustainability/urban-greening/gardening-matters-front-gardens-urban-greening>

7

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the north eastern side of Jackets Lane a traditional country lane, enclosed by mature vegetation giving access to a small number of detached properties set within substantial gardens. The site comprises a large detached property, characterised by the white rendered finish with the brick surround around the entrance door providing an element of detail to the principle facade. There is a small traditional detached garage on the north western boundary set down from the land level of the existing dwelling. To the rear of the property there is a large landscaped garden and a number of other small traditional garden buildings. There are also two large protected Oak trees located towards the centre of the north western boundary.

The country lane and adjacent open Green Belt Land, provides the surrounding area with a semi-rural characteristic. To the east and south are more modern housing developments including Hurst Place and Glynswood Place. To the west is a 16th Century timber framed, Grade II listed property known as The Cottage (no. 12 Jackets Lane).

The application site lies within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and located adjacent but outside of the Green Belt. The site is also covered by TPO 505.

3.2 Proposed Scheme

The proposal is for the demolition of the existing detached dwelling and the erection of 4 x 2.5-storey single family dwellings and 1x two storey, 4-bed, detached dwelling with associated parking, amenity space and landscaping, with the installation of vehicular crossovers.

Plots 1 and 2 would be served by a single vehicular and pedestrian access which fronts onto Jackets Lane. This represents a net gain of 1 dwelling utilising Jackets Lane for access. Plots 3 and 4 are served by separate vehicular and pedestrian accesses onto Hurst Place.

This scheme differs from the previous scheme that was dismissed on appeal in relation to the siting and layout of Plots 3 & 4 and the design of the new houses for these plots. The dwellings on these plots are re-orientated to protect the outlook from the rear of 4 Glynswood Place.

3.3 Relevant Planning History

70543/APP/2015/2992 10 Jackets Lane Northwood

4 x two storey, 5-bed, detached dwellings with habitable roofspace with associated parking, amenity space and landscaping with installation of vehicular crossovers involving demolition of existing dwelling house

Decision: 06-11-2015 Refused **Appeal:** 11-10-2016 Dismissed

70543/APP/2016/154 10 Jackets Lane Northwood

3 x two storey, 5-bed detached dwellings with habitable roof space and 1x two storey, 4-bed, detached dwelling with associated parking, amenity space and landscaping with installation of vehicular crossovers and demolition of existing dwelling house.

Decision: 31-05-2016 Refused **Appeal:** 19-12-2016 Dismissed

70543/PRC/2015/4 10 Jackets Lane Northwood

Erection of 4 detached dwellings involving demolition of existing dwelling.

Decision: 19-03-2015 OBJ

Comment on Relevant Planning History

The planning history reveals two earlier planning applications for this site for previous schemes that were refused planning permission and dismissed on appeal. In the case of the first appeal the Inspector considered that the new dwellings would cause significant harm to the setting of The Cottage and the wider Jackets Lane streetscene. He also concluded that there would be harm to the living conditions of 4 Glynswood Place.

In the case of the second appeal the Inspector dismissed the appeal due to the impact on the outlook from 4 Glynswood Place. As noted above, the orientation of the proposed dwelling on Plot 3 has changed to protect the outlook of no 4 Glynswood Place.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE10	Proposals detrimental to the setting of a listed building
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.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
EC2	Nature conservation considerations and ecological assessments
EC6	Retention of wildlife habitats on derelict or vacant land
H5	Dwellings suitable for large families
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
OL5	Development proposals adjacent to the Green Belt
LPP 3.8	(2015) Housing Choice
LPP 5.12	(2015) Flood risk management
LPP 5.13	(2015) Sustainable drainage
LPP 5.14	(2015) Water quality and wastewater infrastructure
LPP 5.15	(2015) Water use and supplies
LPP 7.4	(2015) Local character
LPP 7.8	(2015) Heritage assets and archaeology
NPPF	National Planning Policy Framework
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

The application was consulted upon between 01/06/2017 and 28/06/2017 to which there were 7no comments and objections. The responses are summarised below:

OBJECTIONS

- concerns raised in relation to construction management;
- loss of greenery and open space;
- the garage on plot 3 is excessive and looks like an after thought rather than an integral part of the development;
- the proposal will cause nuisance along Jackets Lane;
- the proposal will increase parking pressure on Hurst Place;
- the detached garage would detract from the open nature of the site;

COMMENTS

- the materials and finishes should be similar to existing dwellings on Hurst Place;
- render should not be used at all;
- the building works should only take place between 9am - 5pm Monday to Friday;
- no materials, equipment should be parked on Hurst Place, the site should be accessed through no 10 Jackets Lane;
- monitoring should be in place to avoid littering and nuisance around Hurst Place/Jackets Lane during construction;
- the site must be fully fenced and secure during construction;
- additional street car parking should be provided;
- street lighting should be kept at a low level so not to cause pollution;
- residents should be provided with a contact number in case of breach of conditions; and
- no plans in place for the maintenance of greenspace between the plots.

Internal Consultees

Waste Strategy:

The plan does not appear to show that a space has been allocated for the storage of waste. As the development is for individual households rather than flats I would recommend that they present their waste and recycling from each property. Hillingdon is not a wheeled bin borough. Bins or other containment would have to be provided by the developer. The current waste and recycling collection systems are: - Weekly residual (refuse) waste - using sacks / bins purchased by the occupier - Weekly dry recycling collection - using specially marked sacks provided by the Council. - Weekly green garden waste collection - three specially marked reusable bags (each approximately 80 litre capacity) provided by the Council free of charge. Occupiers of larger properties can purchase three additional reusable bags. - Weekly collection of textiles provided - using specially marked purple tinted sacks - Weekly collection of food waste for residents wishing to participate. Those in the scheme are provided with a 7 litre internal 'caddy' and a 23 litre external storage container. The waste and recycling should be presented near the curtilage of the property on allocated collection days. The collectors should not have to carry the sacks more than 15 metres from where the waste

and recycling is presented to the collection vehicle.

Highways

The applicant has provided a Transport Statement by Icení dated May 2017 in support of the proposals. The site has been the subject of many previous applications for residential development of the existing dwelling and its rear garden that have been refused and failed at appeal. However highway issues were not part of the previous refusal reasons. Jackets Lane is a narrow adopted local road adjacent to the development site with no footpath. The site also has a frontage to Hurst Place which is part of a previous housing development with adopted highway and lighting. The site has a PTAL value of 1a(Very Poor) which means there will be a very strong reliance on private car trips to and from the site. The existing 5 bed detached house has an access off Jackets Lane. There are detached houses in the surrounding area with off-street car parking. The proposals for the site include 3x3bed and 1x4bed detached houses after the existing 5 bed house has been demolished. All the proposed houses have driveways or garages that would be sufficient to accommodate at least two car parking spaces per dwelling. The access to two of the new houses would be from Hurst Place and the other two would have a single access off Jackets Lane. There would be additional traffic generation from the site but it would not be significant. There would be a new access constructed on Jackets Lane and a new access off Hurst Place and both of these access points would require visibility splays as set out in the applicant's drawings. There are garages provided and that would house any cycle parking for each dwelling. There are no refuse/recycling bins shown on the drawings but they can be conditioned. The applicant has offered to improve the frontage of Jackets Lane and this would be accepted if the application was approved along with re-instatement of the existing access point. On the basis of the above comments I do not have significant highway concerns over the above application.

A Drainage Strategy by Golder Associates Ref: 10514100075.525 dated 09/10/2015 has been submitted with his application. It states that connecting to the existing surface water sewer is the best method of discharging surface water on site. However the Council requires that surface water be managed on site in a more sustainable manner. This is particularly important as the proposal will result in an increase in the area of hardstanding at the site. Recommended several conditions which are attached.

Conservation and Design

it would be regrettable to see the existing property demolished, it is noted that there may be some scope for development on the site. There are no objections to the principle of the residential development and the partly traditional architectural appearance of the proposed properties. It is important that the proposed new dwellings and any other enhancements to the site and road, respect the existing dwellings on the adjacent plots as well as the established character of the road.

From an Urban Design perspective, the addition of the proposed 4 new dwellings would increase the density on the existing plot, creating a compact development. The site currently benefits from natural screening from trees, it is important that natural screening from existing vegetation is retained where possible to avoid compromising private amenity space of the neighbouring properties. Plots 3 and 4 have been amended in comparison to the previous application, with their orientation adjusted.

Whilst Plot 1 would be sited in closer proximity to the Listed Building when compared to the siting of the existing building on the site, the amendments from the previously submitted scheme are noted improvements in regards to respecting the immediate setting of the designated heritage asset. The proposed cat-slide roof form, maintains a suitable gap between the two properties. The cat-slide roof form also reduces the overall bulk of the property, in turn making it a less dominating structure and more harmonious with the general streetscene. The single access off Jackets Lane for Plots 1 and 2 would be considered a commendable feature. Further planting along the site boundary and

Jackets Lane would enhance to rural character of the road and contribute positively to the setting of the Listed Building.

Whilst improvements such as resurfacing of the road and additional lighting along Jackets Lane may be necessary, the scale of improvements to this road needs to be weighed up against the setting and significance of the Listed Building. Jackets lane is characterised as a rural lane and is noted as permissive Bridleway. The 'lane-like' characteristic contributes to the rural nature of the Listed Building and forms part of it overall setting. Any proposal to include further lighting, widen and/or formalise the road in any manner may compromise the setting of the Listed Building, having a detrimental impact on the character of the property. Prior to any proposed improvements to Jackets Lane it is advised the Conservation Team is consulted. Side facing windows would need to be obscure glazed. Dormers would need to be externally finished in hung tiles to match the roof.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The NPPF has a requirement to encourage the effective use of land by re-using land. This is an existing residential unit set in a spacious plot. The site lies within an established residential area where there would be no objection in principle to the intensification of the residential use of the site, subject to all other material planning considerations being acceptable, in accordance with the Hillingdon Local Plan (November 2012).

Given the residential character of the area adjacent to the plot, there is no policy objection to the development of the site to provide additional residential accommodation, subject to an appropriate density and design, and the proposal being in accordance with all of the relevant planning policies and supplementary guidance.

7.02 Density of the proposed development

Policy 3.4 of the London Plan (2016) seeks to ensure that the new development takes into account local context and character, the design principles in Chapter 7 and public transport capacity development should optimise housing output for different types of location within the relative density range shown in Table 3.2. Development proposals which compromise this policy should be resisted.

The site has a Public Transport Accessibility Level (PTAL) of 1b (very poor). The London Plan (2016) range for sites with a PTAL of 0 to 1 in an urban area is 35-65 units per hectare. Based on a total site area of 0.1169ha the site would have a residential density of 15 units per hectare, which is significantly less.

The density matrix, however, is only of limited value when looking at small scale development such as that proposed with this application. In such cases, it is often more appropriate to consider how the development harmonises with its surroundings and its impact on adjoining occupiers.

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

See section 7.07 of this report.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

An area of Green Belt is located along the north western boundary of the site. Policy OL5 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) will not allow developments adjacent to or conspicuous from the green belt that would injure the visual amenities of the Green Belt by reason of siting, materials, design, traffic or activities generated.

The proposed development sits along side the existing residential developments of Glynswood Place, Hurst Place and the proposed development to the rear of 12 Jackets Lane. It is not considered the additional dwellings would result in a significant visual impact on the adjacent Green Belt. The proposed scheme therefore complies with Policy OL5 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.07 Impact on the character & appearance of the area

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that development will not be permitted if the layout and appearance fails to harmonise with the existing street scene, whilst Policy BE19 seeks to ensure that new development within residential areas compliments or improves the amenity and character of the area.

The dwellings proposed on Plot 3 and 4 are set 2m apart which is uncharacteristically close of the wider area. However given the siting of the dwellings to the rear of Jackets Lane and Hurst Place, the layout of the proposal in this cul-de-sac is on balance considered acceptable.

The general design of the proposed dwellings appears relatively traditional and the elements previously considered unacceptable, such as the crown roof detail, no longer form part of the application. The dwelling are proposed to be sited in closer proximity to the adjacent Listed Building when compared to the existing dwelling, however the proposed cat slide roof form reduces the dominance of the proposed dwellings and thus reduces the visual impact of the proposed dwellings between the two properties. The cat slide roof form also reduces the overall bulk of the property making it a less dominating structure and more harmonious with the general street scene.

The proposed detached garage on plot 3 was revised since its submission to feature a flat roof rather than a traditional pitched roof to reduce its impact on the neighbouring residents. The flat roof garage is considered to be excessive and out of keeping with the character of Hurst Place. However, overall this application is not considered to be out of keeping with the character area. It is considered that a refusal on this element of the proposal is unsustainable and as such on balance considered acceptable.

Overall the proposed development would not detrimentally harm the character and appearance of the surrounding area and that its visual impact is on balance acceptable. The proposal would be in accordance with policies BE10, BE13 and BE19 of the UDP saved policies.

7.08 Impact on neighbours

Policies BE20, BE21, and BE24 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (2012) seek to safeguard the amenities of neighbouring residents in a number of ways. The effect of the siting, bulk and proximity of a new building on the outlook and its impact on daylight/sunlight, privacy, and residential amenity of adjoining occupiers.

Policy OE1 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (2012) states that permission will not normally be granted for uses and associated structures which are, or are likely to become, detrimental to the character or amenities of surrounding properties or the area generally.

The Council's HDAS 'Residential Layouts' advises at paragraph 4.9 that buildings should avoid being over dominant from neighbouring properties and normally a minimum 15m separation distance should be maintained between habitable room windows and elevations of two or more storeys (taken from a 45 degree splay from the centre of habitable room

windows). Paragraph 4.12 of the guidance also advises that where habitable room windows face each other, a minimum 21m distance is required to safeguard privacy.

In this respect, the proposed dwellings at Plots 3 and 4 would be separated by approximately 22 metres when measured from the front elevations to the rear elevation containing habitable room windows of Plots 1 and 2 which is considered sufficient.

Plots 1 and 2 present a staggered frontage facing towards Jackets Lane, with plot 1. The siting and orientation of the proposed buildings ensure the proposal does not result in mutual overlooking into habitable rooms. The primary windows face front and rear and the proposed side windows serve the stairs or bathrooms, so could be conditioned to be obscure glazed and fixed shut.

Under the previous planning application that was refused under planning ref: 70543/APP/2016/154, Plot 4 was proposed to sit 18m from No 4 Glynswood Place at a 45 degree angle and 3m from the boundary to the north east. The application was dismissed at appeal due to the overbearing impact of the proposal on the occupiers of No 4 Glynswood Place.

This application differs from the application dismissed at appeal in that Plot 3 is proposed to sit 12m from the north east boundary and approximately 27m from No 4 Glynswood Place (at a 45 degree angle). In simple terms, the dwelling has moved approximately 9m further away from No 4 Glynswood Place than the previous application. This is considered to completely overcome the issue regarding overbearing impact on neighbouring 4 Glynswood Place.

The proposed single storey detached flat roofed garage sits approximately 9m from Glynswood Place, given its modest height of 2.4m, it is considered unlikely to overshadow the neighbouring garden at No 4 Glynswood Place nor would it harm No 5 Hurst Place which is 12m from the detached garage.

As a result, it is not considered that the proposed dwellings would appear unduly overbearing or visually obtrusive to the surrounding occupiers, nor result in an unacceptable loss of light or privacy. The proposal is considered to be consistent with Policies OE1 of Hillingdon Local Plan: Part 2 - Saved UDP Policies (2012).

7.09 Living conditions for future occupiers

The London Plan Housing SPG (2016) sets out the minimum internal floor spaces required for developments in order to ensure that there is an adequate level of amenity for existing and future occupants. The proposed dwellings have a floor area of a minimum of approximately 185 sqm in excess of the minimum requirements and therefore is considered acceptable. All bedrooms exceed the minimum area requirements.

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

The development provides adequate private amenity space for units 1, 2, 3 and 4 respectively, which exceeds the 100 sqm required, in accordance with the Council's adopted standard. The proposal therefore complies with policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.10 Traffic impact, car/cycle parking, pedestrian safety

Policies AM7 and AM14 are concerned with traffic generation, road capacity, onsite parking

and access to public transport. In particular AM7 (ii) advises that the Local Planning Authority will not grant permission for developments whose traffic generation is likely to prejudice the conditions of general highway or pedestrian safety. Policy AM14 states that new development will only be permitted where it is in accordance with the Council's adopted Car Parking Standards. These require a provision of 2 and 3 spaces per dwelling. The proposed plans indicate the provision of 2 car parking spaces to the front of each dwelling in addition to the associated space within the garage, which is in excess of the adopted requirements. A Ministerial Statement (25 March 2015) highlights the Government's view that "arbitrarily restricting new off-street parking spaces does not reduce car use, it just leads to parking misery. It is for this reason that the Government abolished national maximum parking standards in 2011." The Ministerial Statement therefore introduced additional text to be read alongside paragraph 39 of the NPPF. It states "Local Planning authorities should only impose local parking standards for residential and non-residential development where there is clear and compelling justification that it is necessary to manage their local road network.". In this context given the limited scale of the development proposed and the works to be undertaken to highway, it is not considered the Council would have grounds to restrict or reduce the level of car parking proposed. Although the proposed car parking spaces exceed car parking standards in table 6.2 within Policy 6.13 of the London Plan (2016), given the site's low PTAL rating, such a provision is accepted.

The proposal will lead to an intensification of use of the site with associated traffic movements. The site has very poor public transport accessibility (PTAL 1a) and will therefore be more reliant on other modes of travel. Further to the previous refusal on similar grounds the applicant have submitted a Transport Statement in support of this application including traffic and pedestrian counts to assess movements likely to be generated from the proposal and also considers the impact of the two additional dwellings to the rear of no. 12 Jackets Lane. Those dwellings were approved under planning application 67677/APP/2015/328, where it was considered that the requirement to make up the access would not be proportionate on the basis of two additional residential units. Having regard to the information provided for the traffic flow uplift for 3 additional units (including the two approved) it is noted that the proposed developments would still not generate a significant increase in traffic/pedestrian movements.

As part of this application, improvements to the frontage of Jackets Lane is proposed and and this is considered acceptable subject to consultation with the Conservation Officer before a final scheme is drawn up if the application was approved. This is to ensure the proposal has regard to the setting of the adjoining Listed Building, The Cottage (12 Jackets Lane), Jackets Lane can be described as a traditional country lane enclosed by mature vegetation, which in conjunction with the adjacent Green Belt land provides the surrounding area with a semi rural characteristic. Therefore it is important the existing character is maintained and retained where appropriate. Whilst the improvements to Jackets Lane may be necessary, the scale of the improvements needs to be weighed against the setting and significance of the Listed Building. Jackets Lane is characterised as a rural lane and is noted as a permissive Bridleway. The 'lane-like' characteristic contributes to the rural nature of the Listed Buildings and forms part of its overall setting. Any proposal to include further lighting, widen and formalise the road in any manner may compromise the setting of the Listed Building and have a detrimental impact on the character of the property.

The section of road in question measures approximately 50m in length and runs from the side of 1 Hurst Place to the boundary with The Cottage (12 Jackets Lane). The lane curves

slightly to the right (north west) in front of no. 8 Jackets Lane but any vehicle in front of 10 Jackets Lane would still have a clear view of vehicles or pedestrians at the junction with Hurst Place and vice versa. Therefore whilst the making up of the road to a full adoptable standard may be preferable from a highway perspective, on balance it is considered that given the limited increase in traffic/pedestrian movements set against the need to retain the rural characteristic of the lane, the proposed improvements are considered to be adequately addressed. The proposed improvement works would be secured via a legal agreement.

7.11 Urban design, access and security

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

7.12 Disabled access

Not applicable to this application

7.13 Provision of affordable & special needs housing

Not applicable to this application

7.14 Trees, Landscaping and Ecology

The Council's Landscaping Officer has advised that the proposals is acceptable subject to condition there is no objection to the scheme with regard to trees or landscaping.

7.15 Sustainable waste management

Not applicable to this application

7.16 Renewable energy / Sustainability

Not applicable to this application

7.17 Flooding or Drainage Issues

The Drainage Officer has also advised that whilst there is no objection in principle to the development there have been increased reports of flooding in this area and that prior to the commencement of any works a scheme for the provision of sustainable water management must be submitted and approved by the Council.

7.18 Noise or Air Quality Issues

Not applicable to this application

7.19 Comments on Public Consultations

The issues raised have been addressed appropriately in the report.

7.20 Planning Obligations

This application requires a Section 106 legal agreement to secure Highways Works secured under S278/S38 to comprise:

- Resurfacing and associated works to the highway outside no. 8 to no. 12 Jackets Lane to provide a shared surface arrangement;
- Installation of lighting column on Jackets Lane;
- Creation of footways on Hurst Place;
- Trim back hedging on Jackets Lane.

7.21 Expediency of enforcement action

Not Applicable

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

Members must determine planning applications having due regard to the provisions of the

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable

10. CONCLUSION

The proposal is for the demolition of the existing dwelling and erection of 4 detached dwelling with associated amenity and parking provision. It is not considered the proposal would have a negative impact upon the visual amenity of the site, the surrounding area, the adjacent Listed Building or the nearby Green Belt. It is also considered that the proposal would not result in a significant loss of residential amenity to neighbouring occupiers and would provide a satisfactory level of residential amenity to future occupiers.

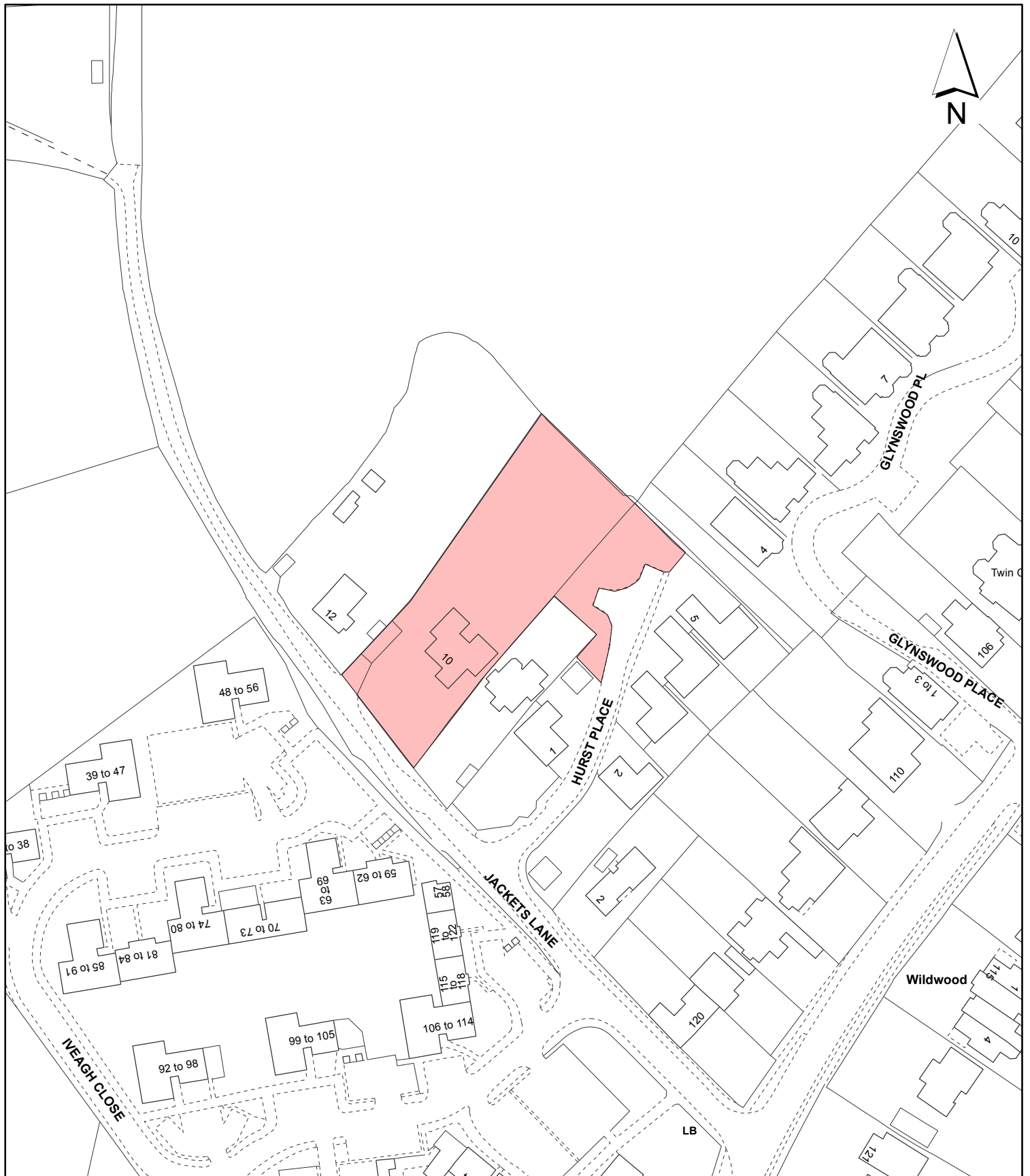
As such the application is recommended for approval.

11. Reference Documents

Hillingdon Local Plan Part 1 - Strategic Policies (November 2012)
Hillingdon Local Plan Part 2
The London Plan (2016)
Supplementary Planning Document 'Accessible Hillingdon'
National Planning Policy Framework

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Notes:

 Site boundary

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 Telephone No.: Uxbridge 250111

Planning Application Ref:
70543/APP/2017/1650

Scale:
1:1,250

Planning Committee:
North

Date:
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