

Report of the Head of Planning, Sport and Green Spaces

Address 88 LONG LANE ICKENHAM

Development: The erection of a 3-storey building to provide 9no self contained units (7 x 2-bed and 2 x 1-bed) with associated parking, cycle and amenity space following the demolition of existing detached dwelling.

LBH Ref Nos: 29164/APP/2016/4622

Drawing Nos: 1959-2G
1959-3E
Arboricultural Report
Heritage Impact Assessment
Design and Access Statement Rev A
Location Plan
1959-3 B
16064_01
Location Plan
1959-4 E

Date Plans Received: 22/12/2016 **Date(s) of Amendment(s):** 22/12/2016
Date Application Valid: 06/01/2017 30/06/2017

2. RECOMMENDATION

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

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 1959-2G, 1959-3E, 16064_01, 1959-4 E; 1959.1, Heritage Impact Assessment (March 2017), Arboricultural Report and Design & Access Statement 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).

3 RES7 Materials (Submission)

No development shall take place until details and sample of all materials and external surfaces, including
and all proposed windows and doors (including rooflights), roof tiles, guttering and down

pipes; render finish, any exposed brick work and mock timber detailing (RAL colours would need to be included), 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).

4 RES10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' . Remedial work should be carried out to BS BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

5 RES9 Landscaping (car parking & refuse/cycle storage)

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

1. Details of Soft Landscaping

- 1.a Planting plans (at not less than a scale of 1:100),
- 1.b Written specification of planting and cultivation works to be undertaken,
- 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

2. Details of Hard Landscaping

- 2.a Refuse Storage
- 2.b Cycle Storage
- 2.c Means of enclosure/boundary treatments
- 2.d Car Parking Layouts (including installation of 1 electric charging points)

- 2.e Hard Surfacing Materials
- 2.f External Lighting

3. Details of Landscape Maintenance

- 3.a Landscape Maintenance Schedule for a minimum period of 5 years.
- 3.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

4. Schedule for Implementation

5. Other

- 5.a Existing and proposed functional services above and below ground
- 5.b Proposed finishing levels or contours

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, 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).

6 RES15 Sustainable Water Management (changed from SUDS)

Prior to commencement, a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it follows the strategy set out in the Flood Risk Statement dated October 2013 by Water Environment and Updated Structural report by Elliot Wood September 2013 and Site Investigation produced by GEA dated June 2013 and incorporates sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan and will:

- i. provide information on all Suds features including the method employed to delay and control water discharged from the site and:
 - a. calculations showing storm period and intensity and volume of storage required to control surface water and size of features to control that volume;
 - b. any overland flooding should be shown, with flow paths depths and velocities identified as well as any hazards, (safe access and egress must be demonstrated);
 - c. measures taken to prevent pollution of the receiving groundwater and/or surface waters;
 - d. how they or temporary measures will be implemented to ensure no increase in flood risk from commencement of construction.
- ii. 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.
- iii. Where not an individual landowner, provide details of the body or bodies legally responsible for the implementation of the management and maintenance plan.

The scheme shall also demonstrate the use of methods to minimise 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.

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 that 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 (July 2011) and Planning Policy Statement 25. To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (July 2011), and conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (July 2011).

7 NONSC Non Standard Condition

Prior to the first use of the property for the development hereby permitted, level or ramped access shall be provided to and into the properties, designed in accordance with technical measurements and tolerances specified by Part M to the Building Regulations 2000 (2004 edition), and shall be retained in perpetuity.

REASON

To ensure adequate access for all, in accordance with Policy 3.8 of the London Plan (2016), is achieved and maintained, and to ensure an appropriate standard of accessibility in accordance with the Building Regulations.

8 NONSC Non Standard Condition

Prior to commencement of development a historic buildings record of the parts of the building subject of this application shall be submitted to and agreed in writing by the Local Planning Authority. This should be to a Level 2 standard in terms of the areas to be covered as defined by Historic England.

REASON

In the interests of recording the historic interest of the building with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2016).

9 RES17 Sound Insulation

Development shall not begin until a scheme for protecting the proposed development from noise has been submitted to and approved in writing by the Local Planning Authority. All works which form part of the scheme shall be fully implemented before the development is occupied and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

REASON

To ensure that the amenity of the occupiers of the proposed development is not adversely

affected by (road traffic) (rail traffic) (air traffic) (other) noise in accordance with policy OE5 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (2016) Policy 7.15.

10 HO5 No additional windows or doors

No additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing North-East and South-West.

REASON

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

11 HO6 Obscure Glazing

The window(s) facing North-East and South-West 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 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

12 COM6 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 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

13 COM31 Secured by Design

The building 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 building 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 exercising 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 (July 2011) Policies 7.1 and 7.3.

14 RES20 Traffic Arrangements - submission of details

Development shall not begin until details of all traffic arrangements (including where appropriate carriageways, footways, turning space, safety strips, sight lines at road junctions, kerb radii, car parking areas and marking out of spaces, loading facilities, closure of existing access and means of surfacing) have been submitted to and approved in writing by the Local Planning Authority. The approved development shall not be

occupied until all such works have been constructed in accordance with the approved details. Thereafter, the parking areas, sight lines and loading areas must be permanently retained and used for no other purpose at any time. Disabled parking bays shall be a minimum of 4.8 m long by 3.6 m wide, or at least 3.0 m wide where two adjacent bays may share an unloading area.

REASON

To ensure pedestrian and vehicular safety and convenience and to ensure adequate off-street parking, and loading facilities in compliance with Policy AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (2016)

15 NONSC Non Standard Condition

No contaminated soils or other materials shall be imported to the site. All imported soils for landscaping purposes shall be clean and free of contamination. All imported soils shall be tested for chemical contamination, and the results of this testing shall be submitted to the Local Planning Authority for approval.

Note: The Environmental Protection Unit (EPU) must be consulted for their advice when using this condition.

REASON

To ensure that the occupants of the development are not subject to any risks from soil contamination in accordance with policy OE11 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

16 COM8 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)

17 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 (2016).

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. 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 I52 Compulsory Informative (1)

The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

3 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.

H4	Mix of housing units
OE1	Protection of the character and amenities of surrounding properties and the local area
BE13	New development must harmonise with the existing street scene.
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.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.

BE4	New development within or on the fringes of conservation areas
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 3.8	(2016) Housing Choice
NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes

4 I1 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.

5 I15 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.

6 I25A 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.

7 147 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

88 Long Lane is located on the North Western side of Long Lane, some 100 m to the North East of its junction with Swakeleys Drive and comprises an attractive inter-war detached house, set back from the road on a large plot with a deep rear garden. The subject dwelling along with the majority of the adjoining detached houses to the South West (Nos. 90 to 98 Long Lane) are of individual design and have a spacious character. The dwellings are set well back from the road, in an informal setting with a staggered relationship to the road frontage. To the North, the site is adjoined by the Cardinal Hume Campus of the Douay Martyrs School (which contains a locally listed building). To the rear of the application property are the rear gardens of residential properties on surrounding roads. The Dormy House adjoins the rear boundary of the application property.

The views to the rear of the subject property form part of an established residential area, characterised by a spacious, verdant character with properties set well back from the road frontage and surrounded by well established gardens and road frontages that contain many mature trees.

The character of the area has gained recognition thorough its inclusion within the Ickenham Village Conservation Area. The curtilage of the adjoining house at the rear (Dormy House) and part of the end of the rear garden of the adjoining house (No. 90 Long Lane) are also covered by Tree Preservation Orders (TPOs 438 and 482a refer).

3.2 Proposed Scheme

Planning permission is sought for the demolition of the existing building and the erection of a three storey building to provide 9 flats. The proposed flats would be arranged over three floors and would comprise the following:

Flat A 2bed/4 persons 69 SQ.M
Flat B 2 bed/4 persons 69 SQ.M
Flat C 1 bed/2persons 60 SQ.M
Flat D 1 bed/2 persons 60 SQ.M
Flat E 2 bed/4 persons 72 SQ.M
Flat F 2 bed/4 persons 72 SQ.M
Flat G 2 bed/4 persons 111 SQ.M
Flat H 2 bed/4 persons 93 SQ.M
Flat J 2 bed/4 persons 88 SQ.M

9 Parking spaces would be provided to the front of the property and cycle and bin storage would also be provided. 18 cycle parking spaces are proposed.

During the course of the application the following amendments have been made:

- Side dormer windows have been changed to velux windows.
- Velux windows to flats E and F have been changed to dormers.
- Velux windows have been lowered to improve outlook.
- Conservation style velux windows are proposed.
- Defensive planting has been added to ground floor rear units.

3.3 Relevant Planning History

29164/80/1666 05-Jun Hills Lane Northwood
Householder dev. (small extension,garage etc) (P)

Decision: 10-10-1980 Approved

Comment on Planning History

The previous application was dismissed at appeal due to the scale of the proposal. The appeal scheme was of a vastly greater scale than the current proposal. The appeal scheme involved 4 plots and 48m long facade. It is considered that very limited weight can be attributed to the appeal decision as it relates to a completely different scale of development.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

H4 Mix of housing units

OE1 Protection of the character and amenities of surrounding properties and the local area

BE13 New development must harmonise with the existing street scene.

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.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE4	New development within or on the fringes of conservation areas
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
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NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **8th February 2017**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

4no objections were received to the application which are summarised below:

- the proposal is large and bulky;
- the proposal would result in a loss of privacy;
- the proposal is detrimental to the streetscene;
- the proposal would result in a loss of community;
- the proposal is considered to be a cramped form of development; and
- there are too many flatted developments in the vicinity.

Ickenham Residents Association raised the following concerns:

- this proposal appears to be 3 times the depth of the existing house footprint, even though it has been presented with a very pleasant frontal design;
- object in PRINCIPLE to such a project for a flatted development, because, as our recent experience in Swakeleys Road has shown, it may set a precedent in this part of Long Lane in the Ickenham Village Conservation Area and would seriously affect the street scene;
- the Inspector in his 'reason for refusal' of Signature Housing on this site gave as his main reasons for refusal as follows: - the effect of the proposed development on: the character and appearance of the Ickenham Village Conservation Area and the surrounding residential area; and, on the living conditions of the occupiers of neighbouring dwellings, with particular reference to outlook, privacy

and noise and disturbance; and

- the introduction of a building of such bulk and massing, may constitute an overdevelopment of the site and be detrimental to the neighbouring residential property;

- the additional cars for the residents of the proposed 9 flats would have substantial consequences on traffic entering and exiting the site onto a bend in the heavily utilized Long Lane, Many conclusions of the Appeal Decision APP/R5510/W/15/3028171 - SIGNATURE SENIOR LIFESTYLE - 52129/APP/2014/2996 - dated 27.10.15 would relate to individual applications for flatted developments in this area of Ickenham.

Historic England

This application should be determined in accordance with national and local policy guidance.

Internal Consultees

Access Officer

The Access Officer has requested a condition to ensure the building has level access.

Officer comment: An appropriately worded condition is proposed.

Conservation and Design (Summary of Comments):

The existing building is an attractive inter-war detached dwelling, located within the Ickenham Village Conservation Area, and adjacent to the Douay Martyrs School, Cardinal Hume Campus which includes a Locally Listed building. The Ickenham area is characterised by spacious and maturely landscaped residential developments. The frontage to Long Lane comprises of individually designed dwellings, which positively contribute to the appearance of the street scene. Whilst buildings vary in architectural style and design, Ickenham in general, particularly the area surrounding the site, comprises of detached and semi-detached dwellings appropriately positioned on large plots with long rear gardens. Buildings along Long Lane, including no.88, are mostly set back from the road behind green verges and mature front gardens, creating a spacious character and appearance to the area. The existing site comprises of a large front and rear garden, which is well characterised with mature trees and shrubs. Vegetation along the frontage provides natural, soft screening from the street scene. The property is proportionately sized and appropriately situated within the plot. The existing building is characterised by a steeply pitched gable roof with two small dormers to the front, central projecting gable, finished with clad timber boarding and decorative timber framing to the principal facade of the building. It is one and a half storeys in height and contributes positively to the overall character and appearance of the Conservation Area and street scene of Long Lane. Any proposed development would need to aim to preserve and enhance the character and appearance of the Conservation Area, as well as respond to local distinctiveness.

It is important that any new development becomes a positive asset within the area's townscape and contributes to the unique and defined streetscape of Long Lane. It is therefore important that the proposed development does not become an overly dominant structure and detract from the existing street scape. The general appearance and style of the principal elevation would reflect and respond to the existing dwelling on the site and would relate to the character and appearance of the Conservation Area.

There would be limited views of the proposed development from the streetscene. The step in of the rear projecting element from the side would lessen the impact of the building's overall scale.

The main element of the proposed building facing towards to the main road aims to follow the basic roof form of the existing dwelling at a bigger scale, comprising of a steeply pitched gable roof form

with a proportionately designed projecting gable to the front. The rear projecting element comprises of a gambrel roof form. Whilst it would be considered an Arts and Crafts element, the rear projecting element would project a considerable distance into the site.

Trees are a positive contributor within any environments and within Conservation Areas they benefit from additional protection. It is duly noted that the prominent and positively contributing oak tree along the front boundary of the property would be retained. It is inherently important that this tree is well safeguarded during any works on the site. Impact to other trees within the vicinity of the site would need to be duly avoided.

Should the application be approved the following conditions would need to be added.

- Building recording condition up to level 2 (in accordance to Historic England's guidance)
- Prior to the commencement of relevant works, details and samples of all proposed windows and doors (including rooflights)
- Prior to the commencement of relevant works, details and samples of proposed external finishes and materials, including; roof tiles, guttering and down pipes; render finish, any exposed brick work and mock timber detailing (RAL colours would need to be included).

Highways

This application is for the construction of a block of flats on Long Lane Ickenham. Long Lane (B466) is a classified road on the Council road network. This route is already subject to peak period delays. The site has a PTAL of 2 (poor) which suggests there will be a reliance on private cars for trip making to and from the site. The plans show car parking and that would have 20% active (2) and 20% passive EVCP (conditioned). There are secure covered cycle parking spaces (9) shown on the plans along with refuse/recycling bins. There is car parking stress on Long Lane under the current arrangements. On the basis of the above comments and those made previously the application does not cause significant highway concerns .

All the units are 2 and 1 bedroom The parking provision complies with Standards. There will be an intensification of use of the access. The existing access provides a single lane. Whilst the opening in the front boundary wall cannot be widened to the desired width owing to the proximity of a large tree and its roots, the long cross over outside should be widened to 4.1 m to provide two way access to avoid vehicles entering the site having to wait on a busy road. Subject to amended cross over or a Condition requiring details of a widened cross over no objections would be raised on highway grounds.

Officer comment: Condition 14 (traffic arrangements) would secure the wider crossover.

Trees

The Arboricultural Report by Tim Moya Associates and email from Charles McCorkell addresses the concerns regarding the proximity of the building to the off-site Beech tree, subject to a building method employing piled foundations and the supervision / monitoring of tree protection measures by the arboricultural consultant.

No objection subject to conditions COM8 (to include the provision of on -site supervision / monitoring by the tree consultant), RES9 (parts 1,2,4,5 and 6) and RES10.

7. MAIN PLANNING ISSUES

7.01 The principle of the 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.

Paragraph 3.3 of the Hillingdon Design and Accessibility Statement (HDAS) Residential Layout notes that the redevelopment of more than 10% of properties on a residential street is unlikely to be acceptable. Planning history in relation to this street and Council Tax records have been analysed as part of the assessment of this application. There are no other properties along Long Lane that are used as flats. It is therefore considered that the proposal that optimises the site to provide additional residential accommodation is acceptable in principle subject to all other material considerations being considered acceptable.

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 2 (poor). The London Plan (2016) range for sites with a PTAL of 2 to 3 in an urban area is 35-65 units per hectare. Based on a total site area the site would have an appropriate residential density.

The density matrix, however has limited value when judged against a small scale development such as that proposed with this submission. 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

Section 72 of the (Planning Listed Buildings and Conservation Areas Act) 1990 states the statutory duty of Local Planning Authorities in regard to development affecting conservation areas 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that 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 development site falls within the Ickenham Village Conservation Area. Policy HE1 of the Hillingdon Local Plan: Part One - Strategic Policies Policies states that the Council will conserve and enhance BE4 of the , states that new development within or on the fringes of conservation areas, will be expected to preserve or enhance those features which contribute to their special architectural and visual qualities.

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012)

requires all new development to maintain the quality of the built environment including providing high quality urban design. 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 complements or improves the amenity and character of the area.

The applicant has submitted a Heritage Assessment in support of their application which states the following "the current house reflects the type of early 20th century 'Metroland' development, made up of individually designed, detached houses, set in large gardens with mature plantings, that characterises the Ickenham Village Conservation Area. While the house itself is of limited interest, its size, position and mature plantings contribute to the surrounding streetscape. Therefore, any negative impact caused by the redevelopment of the site should be mitigated by sensitive design, which is addressed inasmuch as the architectural form of the proposed development is clearly informed by the local vernacular, and the preservation of mature trees and shrubs".

The proposed development, makes provision for 9 self contained flats and is designed to read as a single dwelling set on a generous plot that reflect the existing dwelling on the site and the character and appearance of the Conservation Area. The proposed development would be set within a well landscaped setting and partially screened by a large mature oak tree. The scheme would retain generous spaces between the properties as such the proposal is not considered to cause any harm to the Ickenham Village Conservation Area.

7.04 Airport safeguarding

Not applicable to this application

7.05 Impact on the green belt

Not applicable to this application

7.07 Impact on the character & appearance of the area

Covered above in 'impact on Conservation Area'.

7.08 Impact on neighbours

Policy OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that uses that become detrimental to the amenity of the adjoining occupiers or surrounding area will not be approved.

The proposed development would not involve any additions or extensions and thus would not breach the 45-degree line from neighbouring dwellings. The proposed development would not extend beyond the rear building line of the adjoining property to the South-West. The neighbouring property to the North-East is a secondary school, and has buildings that extend beyond the rear building line of the proposed development. Given the position of the dwelling the proposed development would not breach the 45-degree line. Windows are proposed on the side elevations, however they are proposed to be obscurely glazed and fixed shut about 1.7M. This has been duly conditioned. The proposed balconies would have a minimal projection, and given the separation distances between the properties of at least 21m, they would not cause any undue overlooking.

The proposed development would not cause any undue visual intrusion, loss of daylight, loss of sunlight or overlooking by virtue of the siting and massing. The scheme is considered acceptable and would not constitute an un-neighbourly form of development in compliance with Policies BE20, BE21, BE24 and OE1 of the Hillingdon Local Plan: Part Two -Saved UDP Policies (November 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 provide adequate floorspace in accordance with the requirements of the London Plan 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 each of the units being provided. The amenity space provides 820 sq.m of communal amenity space. In addition patio areas and balconies are provided at the rear. This is in excess of minimum amenity space standards and therefore the development accords 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

Policy AM7 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) considers whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety. Policy AM14 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seeks to ensure that all development is in accordance with the Council's adopted Car Parking Standards.

9 parking spaces have been provided at the front of the building, which complies with policy standards and no objections are raised in terms of highway safety. Details of the parking arrangements and other traffic details in particular the width of the crossover) have been sought by way of a pre-commencement condition.

Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to retain landscape features which contribute to the character of local areas. Paragraph 11.2 of HDAS states that where parking layouts are altered as part of an extension to a property, at least 25% of the front garden should be retained in soft landscaping. Adequate soft landscaping has been provided.

7.11 Urban design, access and security

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

7.12 Disabled access

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

7.13 Provision of affordable & special needs housing

Not applicable to this application

7.14 Trees, Landscaping and Ecology

Policy BE38 seeks to protect and retain trees and landscaping in new development. There is a large, mature Oak situated within the front garden and a large mature Beech tree situated on third party land to the East. The Tree Officer has identified that these trees are attractive landscape features that significantly contribute to the amenity and arboreal character of the area. The submitted Arboricultural Report and email addresses earlier concerns regarding the proximity of the building to the off-site Beech tree. Any previous objections from the Tree Officer have now been withdrawn and it is considered that existing trees can be retained through the use of appropriately worded conditions.

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

Not applicable to this application

7.18 Noise or Air Quality Issues

Not applicable to this application

7.19 Comments on Public Consultations

None.

7.20 Planning Obligations

Not applicable to this application

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None identified.

7.5 Urban Design/Access & Security

On 25 March 2015, the Government introduced new technical housing standards in England, which comprise of new additional 'optional' Building Regulations on water and access, and a nationally described space standard (referred to as "the new national technical standards"). These new standards came into effect on 1 October 2015. The Mayor of London has adopted the new national technical standards through a minor alteration to The London Plan.

A 2-bedroom property for 4 persons is required to provide 70 sq.m of floor area; a 1-bedroom 2 persons house is required to provide 50 sq.m floor area. The proposed development would provide between 69-111 sq.m of floor area for the two bedroom flats; and 60 sq.m for the one bedroom flats. It is considered that overall the units comply with minimum requirements, and two of the units would be marginally below the space requirement by 1 sq.m. It is considered that the scheme would not be refusable on these grounds.

7.6 Other Issues

Objectors have criticised the depth of the proposed building. The adjoining plot have buildings that extend further than London Lane. The other neighbouring property (No 90) also extends a great distance to the rear of the existing dwelling at No 88. In this context, the proposed building depth is considered to be acceptable.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable.

10. CONCLUSION

The application seeks to provide the demolition of the existing building and the erection of a three storey building comprising 9 self contained units (7 x 2 and 2 x 1 bedroom flats). The site is a generous plot and the proposed building line would be set further back than the existing building line which would be screened by mature trees and vegetation. The proposal is considered to have an acceptable impact on the character and appearance of the Ickenham Conservation Area. The application is therefore recommended for approval

subject to condition.

11. Reference Documents

Hillingdon Local Plan Part 1 - Strategic Policies (November 2012)

Hillingdon Local Plan Part 2

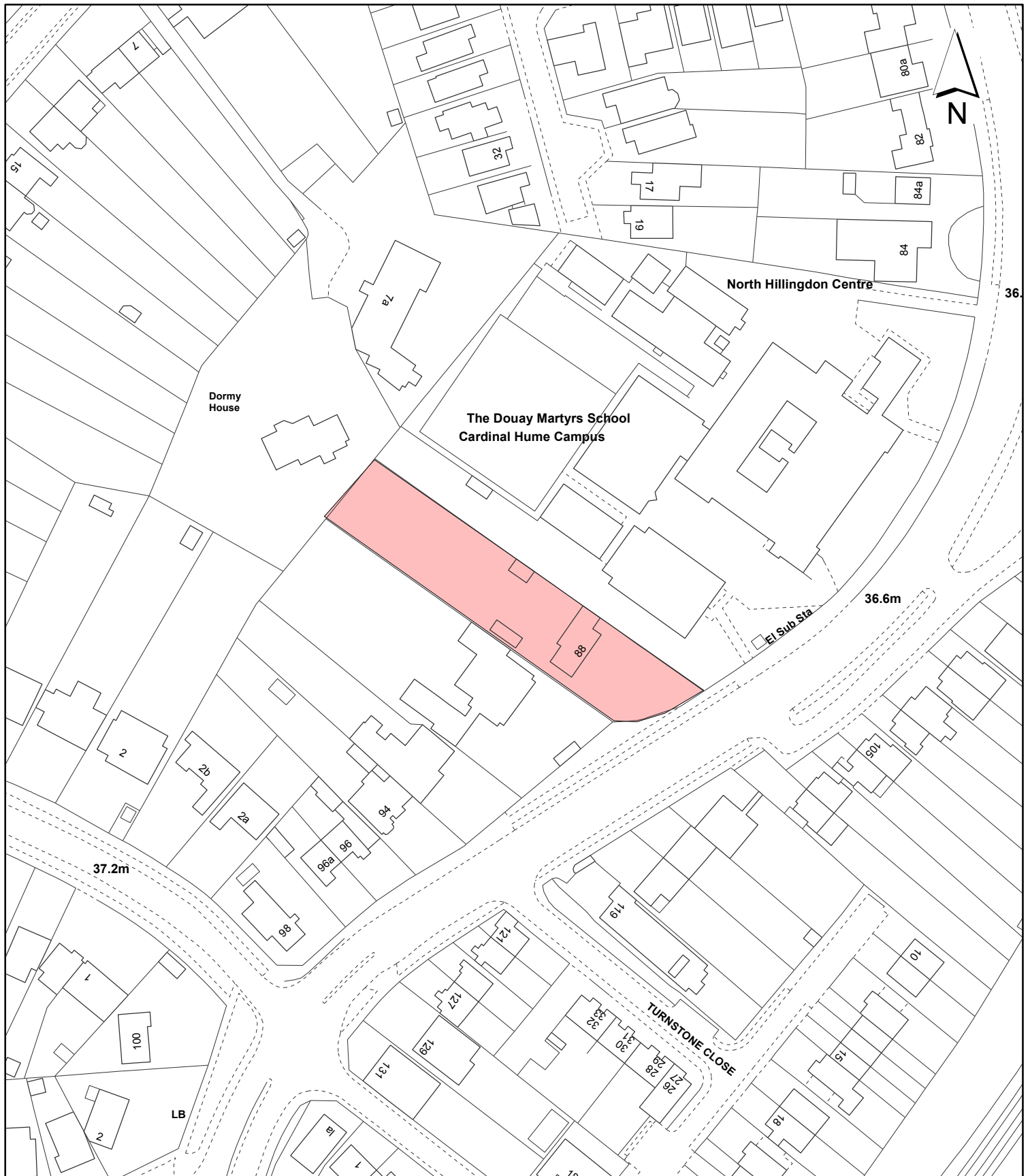
The London Plan (2016)

Supplementary Planning Document 'Accessible Hillingdon'

National Planning Policy Framework

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Notes:

 Site boundary

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Planning Application Ref:
29164/APP/2016/4622

Scale:
1:1,250

Planning Committee:
North

Date:
August 2017

