

Report of the Head of Planning, Sport and Green Spaces

Address 382 SIPSON ROAD WEST DRAYTON

Development: Retention of hardstanding and provision of landscaping to front and relocation of cycle and bin store to rear (Part Retrospective)

LBH Ref Nos: 70385/APP/2017/3794

Drawing Nos: Drawing 72
Drawing 73
Drawing 74A
Drawing 75A
Covering Letter Dated 16th October 2017
Drawing 71

Date Plans Received: 18/10/2017 **Date(s) of Amendment(s):**

Date Application Valid: 18/10/2017

1. CONSIDERATIONS

1.1 Site and Locality

The site is located adjacent to a main road (A408) on a section that is flanked on the western side by a ribbon of residential development consisting, predominantly, of two-storey semi-detached dwellings which are set back from the road, with small gaps maintained between buildings. A residential cul-de-sac branches off the eastern side of the road. To the south of the site is the centre of Sipson village where there is a cluster of retail and community uses. To the rear (west) and the north of the site are open fields which have been restored following earlier use as a landfill site. These fields fall within the Green Belt.

The site itself is occupied by a recently constructed two-storey semi-detached dwelling which has red brick elevation walls and a tiled, hipped roof. A conservatory extension has been added to the rear and a flat roof dormer has been installed within the rear roof slope. The dwelling is set back from the road with off street car parking provided to the front, which has been entirely hard surfaced. The rear garden is predominantly surfaced with grass but includes a patio area adjacent to the dwelling. A gable roofed cycle and bin store, which is the subject of this planning application, has been positioned in the north-west corner of the garden.

1.2 Proposed Scheme

The proposal is partially retrospective in that it involves the retention of a cycle and bin store that has been positioned in the north-western corner of the rear garden. The store measures approximately 4.3 metres in width by 2.4 metres in depth and 2.5 metres to roof ridge height.

The proposal also involves alterations to the approved landscaping to the front of the site. The originally approved gravel surfacing has been replaced with brick paviors and none of the soft landscaping included within the approved scheme has been planted. The proposal

involves retaining the paviers in most areas but removing a section in the south-eastern corner in order to incorporate a lawn area. Soft landscaping in the form of hedging and shrubs will also be provided around the edges of the front amenity area, other than at the vehicular entrance.

1.3 Relevant Planning History

70385/APP/2014/3807 382 Sipson Road West Drayton

Conversion of roof space to habitable use to include a rear dormer

Decision Date: 19-12-2014 Approved **Appeal:**

70385/APP/2016/2207 382 Sipson Road West Drayton

Installation of electronic sliding gate to front and shed to rear. (Retrospective)

Decision Date: 03-05-2017 Refused **Appeal:**05-OCT-17 Part Allowed

Comment on Planning History

The previously refused application 70385/APP/2016/2207 included the provision of a tool shed within the rear garden. None of the reasons for refusal related to the tool shed nor were any objections raised by the Planning Inspector, who part approved the appeal in order to grant approval for the tool shed.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

4. 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:

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.

BE38 Retention of topographical and landscape features and provision of new

planting and landscaping in development proposals.

LPP 7.4 (2016) Local character

LPP 7.5 (2016) Public realm

5. MAIN PLANNING ISSUES

DESIGN & APPEARANCE:

The cycle and bin store is located within the rear garden and does not have any visual presence within the street scene nor is it visible within the adjoining Green Belt area to the rear. The store is positioned away from the dwelling and is of modest proportions, ensuring that it does not overwhelm the existing dwelling. It is the only outbuilding within the rear garden and, therefore, does not contribute towards any sense of clutter within the site. It is noted that the original approval for the site required cycle storage facilities to be installed and that the rear garden of the site was the preferred location for these.

The area to the front of the dwelling includes off street car parking spaces, as per the original planning approval for the dwelling. However, the planning permission also required that soft landscaping was provided to the front of the dwelling in order to soften the visual impact of the building and hard surfacing, improve drainage and to ensure the site frontage included planting that would preserve and enhance the verdant and semi-rural nature of the road and the wider village setting. The approved gravel surface for the front amenity area has been replaced with paviors, this is considered acceptable provided necessary drainage measures are incorporated to prevent surface water discharge onto the highway. No soft landscaping has been planted and the site currently appears unacceptably urbanised, particular given its semi-rural location. The proposal includes a landscaping scheme that would introduce trees and shrubbery that would improve the appearance of the site and the wider surrounding area.

It is therefore considered that the development is in accordance with Policies BE19 and BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

AMENITY IMPACT:

The cycle and bin store is of modest height and is not significantly taller than existing site boundary treatment. All windows and openings face back towards the dwelling and, in any case, views from them towards neighbouring residential properties are interrupted by existing site boundary treatment. It is therefore considered that the cycle and bin store does not appear overbearing or oppressive, does not cause an undue level of overshadowing and does not allow for intrusive views towards neighbouring properties.

The building is modestly sized and will house ancillary domestic uses that would not cause unacceptable levels of noise and disturbance towards neighbouring residents.

The amount of rear amenity space available to occupants of the dwelling will remain above 100m² minimum standard required for 4 bedroom dwellings, set out in para. 4.15 in the Council's SPD for Residential Layouts. It is therefore considered that the property will continue to provide acceptable living conditions.

It is therefore considered that the development complies with Policies BE20, BE21, BE23 and BE24 of the Local Plan.

DRAINAGE:

Surface water run off from the hard surfaced elements of the site frontage will be drained into a gully that would extend across the site entrance and channel surface water to the soft landscaped area within the south-eastern corner of the site. It is considered that this is a suitable arrangement to prevent surface water discharge onto the public highway. A condition will be attached to any approval granted requiring this drainage system to be installed and thereafter maintained in use for the lifetime of the development.

6. RECOMMENDATION

APPROVAL subject to the following:

1 COM3 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 COM4 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 Drawing 71, Drawing 72, Drawing 74A and Drawing 75A 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).

3 COM9 Landscaping (car parking & refuse/cycle storage)

Landscaping shall be undertaken in accordance with the approved scheme as set out on drawings 74A and 75A. Thereafter the development shall be carried out and maintained in full accordance with the approved details.

Any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased shall be replaced with suitable planting.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13 and BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

4 TL6 Landscaping Scheme - implementation

All hard and soft landscaping shall be carried out in accordance with the approved landscaping scheme and shall be completed within the first planting and seeding seasons following the completion of the development or the occupation of the buildings, whichever is the earlier period. The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees

and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

Any tree, shrub or area of turfing or seeding shown on the approved landscaping scheme which within a period of 5 years from the completion of development dies, is removed or in the opinion of the Local Planning Authority becomes seriously damaged or diseased shall be replaced in 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 in the next planting season with another such tree, shrub or area of turfing or seeding of similar size and species unless the Local Planning Authority first gives written consent to any variation.

REASON

To ensure that the landscaped areas are laid out and retained in accordance with the approved plans in order to preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

5 H15 Cycle Storage - In accordance with approved plans

The cycle and bin store shall be permanently retained on site and used for the approved purposes only.

REASON

To ensure the provision and retention of facilities for cyclists and in the interests of the amenities of the surrounding area in accordance with Policies AM 9 and BE 19 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

6 DRC2 Surface Water Drainage

The drainage gully shown on drawing 74A and 75A shall be installed in the position shown and maintained in a working condition thereafter.

REASON

To ensure that surface water does not discharge on to the highway in accordance with Policy OE 8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

INFORMATIVES

- 1** The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
- 2** 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 - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance

- 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.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- LPP 7.4 (2016) Local character
- LPP 7.5 (2016) Public realm

Standard Informatives

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- 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.

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

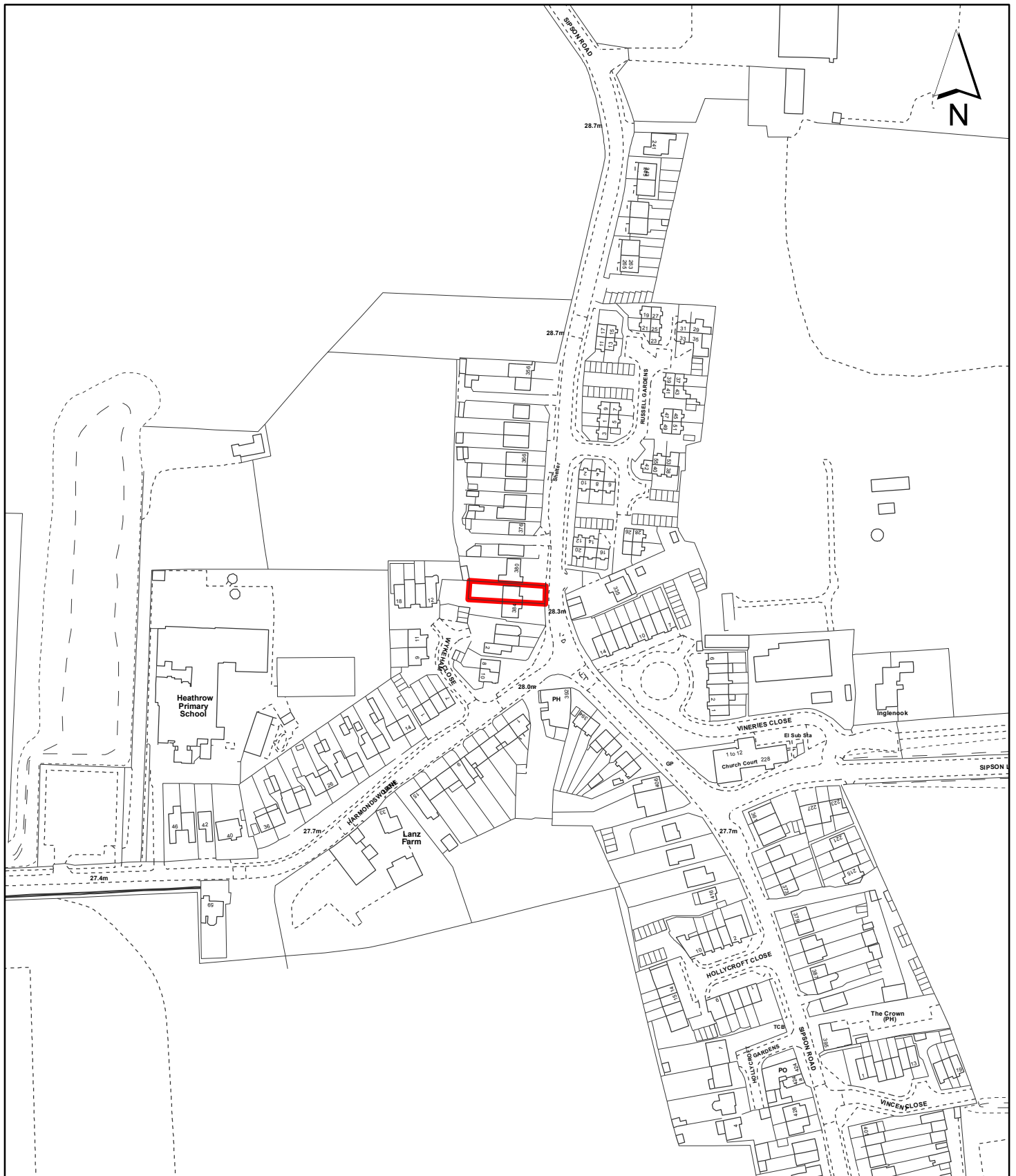
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- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.
- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning, Environment and Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).
- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).
- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
 - carry out work to an existing party wall;
 - build on the boundary with a neighbouring property;
 - in some circumstances, carry out groundworks within 6 metres of an adjoining building.Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning, Environment and Community Services Reception, Civic Centre, Uxbridge, UB8 1UW.

- 8 Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.
- 9 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 should only be carried out between the hours of 08.00 hours 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 and Public Holidays.
- B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.
- C) The elimination of the release of dust or odours that could create a public health nuisance.
- D) No bonfires that create dark smoke or nuisance to local residents.
- You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) 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.
- 10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.
- 11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO₂) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.
- 12 You are advised that 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).

Contact Officer: James McLean Smith

Telephone No: 01895 250230



<p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2013 Ordnance Survey 100019283</p>	<p>Site Address</p> <p style="text-align: center;">382 Sipson Road</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p>Residents Services</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p style="text-align: center;">70385/APP/2017/3794</p>	<p>Scale</p> <p style="text-align: center;">1:2,500</p>	
	<p>Planning Committee</p> <p style="text-align: center;">Central and South</p>	<p>Date</p> <p style="text-align: center;">January 2018</p>	 <p style="text-align: center;">HILLINGDON LONDON</p>