

## Report of the Head of Planning, Transportation and Regeneration

**Address** 11 SANDY LODGE WAY NORTHWOOD

**Development:** Erection of a two storey building with habitable basement and roof space to create 1 x 3-bed and 3 x 2-bed self-contained flats with associated parking and an installation of vehicular crossover to front, involving demolition of existing dwelling house.

**LBH Ref Nos:** 16948/APP/2018/55

**Drawing Nos:** 23  
22  
21  
24  
Planning & Design Statement  
20  
Location Plan  
Tree Protection Plan Rev C  
Arboricultural Survey and Impact Assessment  
25

**Date Plans Received:** 03/01/2018

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

**Date Application Valid:** 03/01/2018

### 1. SUMMARY

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 proposal is not considered to have a negative impact upon the visual amenity of the site or the surrounding area, would not result in an unacceptable loss of residential amenity to neighbouring occupiers and would provide a satisfactory level of residential amenity to future occupiers. It is considered that the provision of 6 off street parking spaces is acceptable in this location and the proposed crossover is not considered to detract from pedestrian or highway safety.

It is therefore recommended for approval.

### 2. RECOMMENDATION

**APPROVAL subject to the following:**

#### 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 23 and 24 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 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)

**4 RES12 No additional windows or doors**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 9 Sandy Lodge Way.

**REASON**

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

**5 RES13 Obscure Glazing**

The windows facing 9 Sandy Lodge Way shall be glazed with permanently obscured glass to at least level 4 on the Pilkington scale and be 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 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. 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)

#### **7 RES10 Tree to be retained**

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

Remedial work should be carried out to BS BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

#### REASON

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

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

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

1. Details of Soft Landscaping
  - 1.a Planting plans (at not less than a scale of 1:100),
  - 1.b Written specification of planting and cultivation works to be undertaken,
  - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
  
2. Details of Hard Landscaping
  - 2.a Refuse Storage
  - 2.b Cycle Storage
  - 2.c Means of enclosure/boundary treatments
  - 2.d Car Parking Layouts
  - 2.e Hard Surfacing Materials
  - 2.f External Lighting
  - 2.g Other structures (such as play equipment and furniture)
  
3. Schedule for Implementation

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

#### REASON

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

#### **9 RES15 Sustainable Water Management (changed from SUDS)**

Prior to commencement, suitable ground investigations should be carried out that demonstrate the basement will not effect local surface water or contribute to future issues should climate change worsen. A report should be submitted to demonstrate an understanding of what the risk is to the site and if it is found at risk, suitable mitigation proposed. A scheme for the provision of sustainable water management shall also be 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:
- b) Suds features: incorporating sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan. Where the proposal does not utilise the most sustainable solution, justification must be provided,

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 FloodRisk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012) Policy 5.12 Flood Risk Management of the London Plan (2016) and National Planning Policy Framework (March 2012) and the Planning Practice 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 (2016).

**10 RES18 Lifetime Homes/Wheelchair Units**

All residential units within the development hereby approved shall be built in accordance with Part M4(2) of the Building regulation standards as set out in the Council's Supplementary Planning Document 'Accessible Hillingdon'.

**REASON**

To ensure that sufficient housing stock is provided to meet the needs of disabled and elderly people in accordance with London Plan (2015) Policies 3.1, 3.8 and 7.2

**11 NONSC Non Standard Condition**

The roof area of the single storey rear elements of the two houses hereby permitted shall not be used as a balcony, roof garden or similar amenity area.

**REASON**

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

**12 RES22 Parking Allocation**

The residential units hereby approved shall not be occupied until a parking allocation scheme has been submitted to, and approved in writing by, the Local Planning Authority. The parking allocation scheme shall, as a minimum, include a requirement that all on-site car parking shall be allocated and dedicated for the use of each of the residential units hereby approved and shall remain allocated and dedicated in such a manner for the life-time of the development.

**REASON**

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (July 2011).

**13 RES24 Secured by Design**

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

**REASON**

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in excising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with London Plan (2015) Policies 7.1 and 7.3.

**14 NONSC Non Standard Condition**

The games rooms and media stores in the basements of Flats 1 and 2 hereby permitted shall not be used as habitable living areas (including bedrooms and living rooms).

**REASON**

To ensure that the amenity of occupiers of the proposed development is not adversely affected by loss of outlook and loss of sunlight/daylight in accordance with Policies BE19 and BE20 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

## **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 (2016). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

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

#### **4 170 LBH worked applicant in a positive & proactive (Granting)**

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.

#### **5 173 Community Infrastructure Levy (CIL) (Granting Consent)**

Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), this development is liable to pay the London Borough of Hillingdon Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). This will be calculated in accordance with the London Borough of Hillingdon CIL Charging Schedule 2014 and the Mayor of London's CIL Charging Schedule 2012. Before commencement of works the development parties must notify the London Borough of Hillingdon of the commencement date for the construction works (by submitting a Commencement Notice) and assume liability to pay CIL (by submitting an Assumption of Liability Notice) to the Council at [planning@hillingdon.gov.uk](mailto:planning@hillingdon.gov.uk). The Council will then issue a Demand Notice setting out the date and the amount of CIL that is payable. Failure to submit a valid Assumption of Liability Notice and Commencement Notice prior to commencement of the development may result in surcharges being imposed.

The above forms can be found on the planning portal at: [www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil](http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil)

Pre-Commencement Conditions: These conditions are important from a CIL liability perspective as a scheme will not become CIL liable until all of the pre-commencement conditions have been discharged/complied with.

### **3. CONSIDERATIONS**

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

The application site is a large sized corner plot, located on the Western side of Sandy Lodge Way at the junction with Grove Road. It currently comprises a large detached chalet bungalow with an attached garage to the side. The front garden is mainly landscaped with a driveway to one side leading the garage and provides an additional parking space. It also benefits from a good sized rear garden.

The street scene is residential in character with two storey properties to the southern side and the rear as well as on the opposite corner of the junction. The properties on the opposite side of Sandy Lodge Way are more modern 3 storey flatted developments.

The application site lies within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012). It is also covered by Tree Preservation Order (TPO) 746.

#### **3.2 Proposed Scheme**

The proposal is for the demolition of the existing dwelling and the erection of a two storey building with habitable basement and roof space to create 1 x 3-bed and 3 x 2-bed self-contained flats with associated parking and installation of vehicular crossover to front.

### 3.3 Relevant Planning History

16948/APP/2015/4658 11 Sandy Lodge Way Northwood

Erection of two x two storey, 4-bed, detached dwellings to include habitable roofspace and basement with associated parking and amenity space and installation of 1 vehicular crossover

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

16948/PRC/2015/135 11 Sandy Lodge Way Northwood

Demolition of existing dwelling and redevelopment of site to provide two x 4 bedroom dwellings

**Decision:** 03-03-2016 OBJ

16948/PRC/2017/105 11 Sandy Lodge Way Northwood

Demolition of existing dwelling and erection of 4 flats in a two and half storey building with partial basement and front and rear parking

**Decision:** 09-08-2017 OBJ

16948/PRC/2017/32 11 Sandy Lodge Way Northwood

Demolition of the existing dwelling and the erection of 4 flats in a two and a half storey building

**Decision:** 31-03-2017 OBJ

#### Comment on Relevant Planning History

16948/PRC/2017/105 - Demolition of existing dwelling and erection of 4 flats in a two and half storey building with partial basement and front and rear parking (objection)

16948/PRC/2017/32 - Demolition of the existing dwelling and the erection of 4 flats in a two and a half storey building (objection)

16948/APP/2015/4658 - Erection of two x two storey, 4-bed, detached dwellings to include habitable roofspace and basement with associated parking and amenity space and installation of 1 vehicular crossover (approved)

16948/PRC/2015/135 - Demolition of existing house and replace with 2 new houses (objection)

The pre application considered the principle of developing the site, which in principle is acceptable. However there were concerns over the siting and design of the building and the car parking to the rear. It further advised that a basement impact assessment and sustainable urban drainage statement ought to be submitted to support any future application.

### 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:

- AM14 New development and car parking standards.
- AM7 Consideration of traffic generated by proposed developments.
- 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.
- BE22 Residential extensions/buildings of two or more storeys.
  
- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- EM6 (2012) Flood Risk Management
- H3 Loss and replacement of residential accommodation
- H4 Mix of housing units
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE5 Siting of noise-sensitive developments
- OE8 Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
- 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 5.13 (2016) Sustainable drainage
- LPP 5.14 (2016) Water quality and wastewater infrastructure
- HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
- HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

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

- 5.1 Advertisement Expiry Date:- Not applicable
- 5.2 Site Notice Expiry Date:- Not applicable

## **6. Consultations**

## External Consultees

25 neighbours were consulted for a period of 21 days expiring on the 31 January 2018. A site notice was also erected on the parking sign directly in front of the existing dwelling.

Eight responses were received from near by neighbours who raise the following issues:

- Impact on road safety.
- Additional road congestion as a result of the construction.
- Noise disruption from construction.
- The proposal will exceed the 10% flatter policy development .
- At the least the Council should conduct a detailed traffic survey on Sandy Lodge Way and Dene Road to understand the volumes of traffic that use the road, the results should be shared with local residents.
- Change the nature of the area.
- Loss of privacy.
- Out of keeping with the character of this side of the road.
- Loss of sunlight and daylight.
- The density having regard to the local and historic context.
- Compromise a 45 degree line of site from a habitable room window in the side elevation of the neighbouring property.
- Over dominant.
- Visual impact of the refuse storage and impact on the usable amenity space for the proposed flats
- Significant increase in noise and general disturbance to the neighbours from the parking area to the front.
- The loss of the vegetation to the front.
- Inadequate parking.
- Ground stability and drainage as a result of the basement. The owners of 19 Grove Road had to abandon an approved basement due to water table flooding it and have had to underpin their house
- Very unusual for a 2 bed flat to have its own individual games room with a bathroom, strongly suggesting use as a 3rd bedroom.
- The excavation of the basement would require over 60 lorries to remove the soil.
- Overdevelopment.
- What assurance is there that the basement will not subsequently be converted to a separate one bed apartment and sold separately.
- Height and extending beyond rear building line.
- Shortage of bungalows in the area.
- The existing flats have designated garages to the rear. The plots are significantly larger eliminating the feeling of town cramming as they maintain the feel of openness.
- The Tree Report is out of date and any recommendations should be void and irrelevant to the decision making process.
- The construction will encroach on the root system.

A petition against the proposal of 25 signatures was also received. (NB some sections of the petition have slightly different wording)

Officer response: Issues relating to the potential impact of the construction of the new build is considered to be transitory in nature and not sufficient reason to refuse a proposal in its own right. Any further development to convert the basement to additional separate residential accommodation would require permission in its own right and the impact of that development would be considered at that time. Other planning issues raised from the responses will be addressed in the main report.

Northwood Residents Association: Northwood Residents association endorses the petition recently submitted by Pooja Patel against the application.

## **Internal Consultees**

Environmental Protection - No objection.

Access Officer - The proposed residential units fall short of the requisite standards for an M4(2) accessible and adaptable dwelling. London Plan Policy 3.8(c) requires all new housing to be designed and constructed as accessible and adaptable in accordance with M4(2) as set out in Approved Document M to the Building Regulations (2015 edition). Particular attention should be paid to the clear access zones within the bathrooms, and to the spatial requirements within entrance lobby, kitchen, and bedrooms. The plans should be amended to demonstrate compliance with the technical specifications within Approved Document M to the Building Regulations (2015 edition). Conclusion: unacceptable. Revised plans should be requested. Any grant of planning permission should include the following condition: The ground and first floor dwellings hereby approved shall be constructed to meet the standards for a Category 2 M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015, with all such technical specifications and features REASON: To ensure that an appropriate standard of housing stock, in accordance with London Plan policy 3.8 c, is achieved and maintained.

Highways - The site is on the corner of Sandy Lodge Way and Grove Road both of which are local roads on the Council Road Network. Both are straight and speeds on Sandy Lodge Way can be high. There is an existing vehicular crossover on Sandy Lodge Way that leads to an attached garage and driveway parking for at least 2 cars. There is a controlled parking zone on the Sandy Lodge Way frontage but uncontrolled parking on Grove Road, which leads to localised parking stress. There is a residents parking bay directly outside the site. The site has a PTAL value of 2 suggesting a strong reliance on private vehicles trips to and from the site.

The proposal for 4 flats requires at least 6 parking spaces and they have been provided at the front using a new access. The existing access should be reinstated (condition) and the residents parking bay moved, which will require changes to the existing Traffic Order. At least 1 EVCP (active) and 1 EVCP (passive) should be provided on site. There is a secure covered cycle store at the rear of the site along with a bin store. It is important that a secure gate is provided (condition) to allow cyclists to enter the site and allow residents to put bins out in Grove Road.

The proposal will marginally increase traffic in the area but not significantly. On this basis I have no significant highway concerns.

Flood and Water Management - A Basement is proposed and no assessment of the potential impact of that basement has been provided. When determining proposals for basement and other underground development, the Council will require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability, where appropriate.

The Council will only permit basement and other underground development that does not cause harm to the built and natural environment and local amenity and does not result in flooding or ground instability. We will require developers to demonstrate by methodologies appropriate to the site that their proposals: a) Maintain the structural stability of the building and neighbouring properties; b) Avoid adversely affecting drainage and run-off or causing other damage to the water environment; c) Avoid cumulative impacts upon structural stability or the water environment in the local area; A site investigation must be undertaken to inform the proposal, and where groundwater is found suitable mitigation provided. For information a proposal where a basement extends the full width of a plot will not be looked on favourably. It is Recommend that a condition is to be imposed.

Trees/Landscaping - This site is covered by TPO 746. There is a very large, mature, protected Oak

(T1 on TPO 746) at the rear of the site. The submitted tree report recommends separating the tree and its roots from the working area by way of protective fencing. This will be adequate. Acceptable subject to condition.

## **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 corner plot, which within planning considerations is considered to be a brownfield site.

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 surrounding area, 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 (2011) 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 (2011) 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 34 units per hectare, which is slightly 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**

Not applicable to this application.

### **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**

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that all new developments should achieve a high quality of design in all new buildings and the public realm contributes to community cohesion and a sense of place. Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the layout and appearance of new development should "harmonise with the existing street scene or other features of the area." The NPPF (2012) notes the importance of achieving design which is appropriate to its context stating that 'Permission should be refused for development of poor design that fails to take the opportunities available for improving the

character and quality of an area and the way it functions.'

There are a diverse range of styles, designs and materials in the makeup of the existing properties within the street scene. This comprises two storey detached dwellings on the Western side of Sandy Lodge Way and Grove Road and three storey modern flatted properties opposite. The existing dwelling spans virtually the whole width of the plot, with the garage extending to the side boundary with no. 9 and set back 1.75 m from the boundary with Grove Road. The proposed building measures 16.7 m in width and 13.85 m in depth, with an additional single storey element to the rear of 3.8 m in depth (from the rear gables) and has a hipped roof of 8.3 m in height (against the height of no. 9 at 8.05 m). The building has been designed to reflect the character of the adjacent properties at nos. 7 and 9 and incorporates detailed front and rear gable features, with the Southern most at a height of 8.9 m. The building maintains a minimum distance of 1.8 m from the boundary with no. 9 and 1.75 m from the boundary with the Grove Road.

Although this is a large addition to the street scene, it has been designed to reflect the character and appearance of the area and maintains a greater distance from the side boundaries than the previously approved semi detached dwellings (of 1.6 m and 1.7 m respectively). As such in terms of design the proposal is considered to be, on balance, in keeping with the character and appearance of the surrounding area.

Therefore the proposal reflects the architectural character and appearance of the wider area and complies with the requirements of Policies BE13, BE15 & BE19 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

Concern has been raised over the siting and visual impact of the cycle and bin store. No specifics of these have been provided and details of them along with a landscaping proposal could be conditioned for submission to ensure the minimum visual impact if all other aspects of the proposal were acceptable. They are also shown positioned close to or within the root protection area of a preserved tree; the position needs to avoid damaging the tree or its roots.

The Supplementary Planning Document (SPD) HDAS: Residential Layouts, at paragraph 3.3 states that in relation to the redevelopment of large plots and infill sites currently used for individual dwellings into flats, the redevelopment of more than 10% of properties on a residential street is unlikely to be acceptable, including the houses which have been converted into flats or other forms of housing.

In a recent appeal decision APP/R5510/W/17/3184528 (at 271 Swakeleys Road) a different Inspector indicated; " I read, in the Residential Layouts SPD, that the conversion of more than 10% of properties within a 1 km section along a residential street is unlikely to be acceptable. That is clearly guidance. It is written to convey as much because the use of the word 'unlikely' implies the existence of situations where higher percentages might well be acceptable depending, of course, on the appropriate policy tests. Moreover, the guidance does not imply that the redevelopment of 10% of plots along a 1 km section would constitute a 'large number' of redeveloped sites. Such an interpretation erroneously conflates 2 separate sentences. The whole point is that the redevelopment of only 10% of the plots in a street would not be a 'large number' because it would not necessarily be unacceptable. Nor does it matter much that there is an arbitrary element to that 10% figure. It is guidance to help inform the application of adopted policy and, at paragraph 3.1 there is

a clear indication of the damaging consequences envisaged that can sometimes be associated with the redevelopment of 'large plots'; the impact of the redevelopment on the character of the area and on the outlook enjoyed by existing residents are just 2 of those cited, both being addressed by adopted policies. Now that permission exists for an apartment block nearby at No.277, it seems to me that permission for the appeal proposal (at least on the limited detail available) would run the risk of creating a further section of the street characterised by the rather monolithic and impersonal frontages evident elsewhere. Such development would noticeably alter the character of the street and, all too easily, encourage further similar schemes, the cumulative effect of which could be very damaging

In simple terms the Inspector has reminded the Council that the HDAS 10% rule is guidance only, which must be considered in the context of other material planning considerations. The proposal is not for a 'monolith' block of flats, but for a building of a scale and form similar to that of surrounding dwellinghouses.

Notwithstanding this the above document underpins and supports Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012), which seeks to protect the impacts of flatted development on the character and amenity of established residential areas. It is acknowledged that there have been a number of properties and sites redeveloped along Sandy Lodge Way. This includes flats and in-fill. On Sandy Lodge Way, there are a total of 62 properties. This would suggest that the acceptable number of flatted developments would be 6. There are currently 6 flatted developments in the road. An additional property identified by an objector is at no. 2 Sandy Lodge Way and forms Abbeyfield Care Home (C2 use class) which does not constitute a residential dwelling of C3 use class. Therefore if this proposal was approved the 10% guideline would be exceeded by 1%. However the design and scale of the proposal is not dissimilar to other large detached properties within the street scene and having regard to recent Appeal Inspectors comments, it would be unreasonable to refuse permission on this basis.

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

With regard to the impact of the amenities on the adjoining occupiers, Sections 4.9 of the SPD: New Residential Layouts, in relation to new dwellings, states all residential developments and amenity space should receive adequate daylight and sunlight. The daylight and sunlight available to adjoining properties should be adequately protected. Where a two or more storey building abuts a property or its garden, adequate distance should be maintained to overcome possible over-domination.

The proposed building maintains a front building line with the adjacent property no. 9 and is set back 1.8 m from the shared boundary, which is also set back approximately 1.6 m (total separation of 3.4 m). To the rear the proposed dwelling extends approximately 1 m beyond the rear elevation of the neighbouring property at first floor level with an additional 4.5 m projection at ground floor level. It is acknowledged that this would exceed HDAS guidance for an extension, however given the degree of separation, and given that the proposal is situated to the North of the neighbouring property and that it would not compromise a 45 degree line of sight from the rear first floor windows, it is not considered the proposed rear projection would result in over dominance or loss of outlook to the neighbouring property. It is noted that there are windows on the side elevation of no. 9 facing the application site and concern has been raised regarding the loss of light as a result of the proposal. The proposal would bring the main bulk of the dwelling slightly closer to the neighbouring property and be higher than the existing dwelling. However it would also remove the existing single storey

element currently situated adjacent to the boundary. It is also noted that the ground floor window serves the kitchen area of an open plan living space with additional windows on the rear elevation.

The neighbour has advised that the first floor window is currently serving a nursery room. This was originally approved as a secondary window serving a dressing area to a bedroom, with a primary window facing the rear elevation. In consideration of the application for that side extension to no. 9 a side facing window serving a habitable room would have been considered unacceptable. There is also no indication that this room has been subdivided from the main bedroom with the original floor plans for the extension identifying the main entrance to that room was through the dressing room. It is also noted that there is an extant permission for the semi detached properties, which were approved prior to the change of use of that room. Therefore it would be considered unreasonable to refuse this proposal on that basis. The second floor window serves the loft space. Therefore, having regard to the North facing aspect, it is not considered that the proposal would result in the loss of sunlight or a significant loss of light or amenity to the adjacent property. The proposal includes windows within the side elevations which would serve secondary windows to the kitchen/dining area and non habitable rooms such as bathrooms and utility room bathrooms and as such could be conditioned to be obscure glazed and fixed shut below 1.8 m. Given the corner location of the proposal it is not considered there would be any potential impact on neighbouring properties other than no.9.

In order to protect privacy, the design of the dwelling should avoid creating significant opportunities for direct overlooking from any upper floor windows into the private garden or any habitable room windows of the neighbouring properties. It is not considered that the proposed dwelling increases overlooking to that already experienced from the adjacent two storey buildings. The impact on the amenities of the neighbouring properties is therefore considered to be satisfactory.

As such it is not considered that the proposal is an un-neighbourly form of development and complies with the requirements of Policies BE20, BE21 & BE24 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

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

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.

The Housing Standards (Minor Alterations to the London Plan) March 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 all have floor area in excess of the minimum requirements and therefore are 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.

In accordance with HDAs requirements private amenity space in excess of 100 sq.m would be required. The proposal includes a large rear communal garden well in excess of the Council's adopted standard. The proposed site plan indicates patio areas to the rear of the main habitable windows of the ground floor flats but does not identify any planting or means of enclosure to ensure the privacy of the occupiers of those flats. However these details could be incorporated within a landscaping scheme and as such it would be unreasonable to refuse on this basis if all other aspects of the proposal were acceptable. 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 Two - Saved Unitary Development Plan Policies (November 2012) considers whether the traffic generated by the proposed development is acceptable in terms of the local highway and junction capacity, traffic flows and 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 1.5 spaces per dwelling.

The proposed dwellings are served by six parking spaces to the front and retain a minimum of 25% soft landscaping. The proposal incorporates a replacement cross over and the Highway Officer has advised they have no significant concerns over the development. The proposal is therefore in compliance with the requirements of Policy AM14.

It is noted concerns were raised over the additional parking to the front and the potential increase in noise and disruption. The properties situated on the western side of the road are typically larger detached dwellings with upward of 4 car parking spaces to the front. It is therefore considered that the intensification of use of the front garden for parking provision is not significantly out of keeping with other properties within the area.

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

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

#### **7.12 Disabled access**

If the scheme is found acceptable a condition would be recommended to secure the development was built to M4(2) in accordance with Policy 3.8 c of the London Plan.

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

Not applicable to this application.

#### **7.14 Trees, Landscaping and Ecology**

This site is covered by TPO 746. There is a very large, mature, protected Oak (T1 on TPO 746) at the rear of the site. The submitted tree report recommends separating the tree and its roots from the working area by way of protective fencing. The Landscape/Tree Officer has advised that this would be acceptable and has no objections subject to condition to ensure adequate long term protection for the Oak.

#### **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 advised that the site is in Flood zone 1, however the applicant ha



failed to provide sufficient evidence that the basement will not effect local surface water or contribute to future issues should climate change worsen. Nor have they submitted a suitable scheme for the control of surface water. This objection could be overcome if the applicants submit suitable ground investigations to understand what the risk is to the site and if it is found at risk, suitable mitigation proposed and appropriate sustainable drainage system controlling water on the site. If all other aspects of the proposal were acceptable this could be conditioned for submission prior to the commencement of any works.

#### **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**

The proposal would necessitate the provision of legal agreement to secure a scheme of works to remove the resident permit bay located on Sandy Lodge Way. The applicants have agreed to enter into such a legal agreement.

The scheme would also be liable for payments under the Community Infrastructure Levy.

Presently calculated the amounts would be as follows;

LBH CIL £56,333.40

London Mayoral CIL £22,057.38

Total CIL £78,390.78

#### **7.21 Expediency of enforcement action**

Not relevant to this proposal.

#### **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**

## **10. CONCLUSION**

The application seeks planning permission for the demolition of the existing dwelling and the erection of a two storey, building including habitable roofspace and a basement to provide 4 self contained flats with associated parking to the front and the installation of 1 replacement vehicular crossover and private amenity space to the rear.

The proposal is not considered have a negative impact upon the visual amenity of the site or the surrounding area, would not result in a loss of residential amenity to neighbouring occupiers and would provide a satisfactory level of residential amenity to future occupiers. It is considered that the provision of 6 off street parking spaces is acceptable in this location and the proposed replacement crossover is not considered to detract from pedestrian or highway safety.

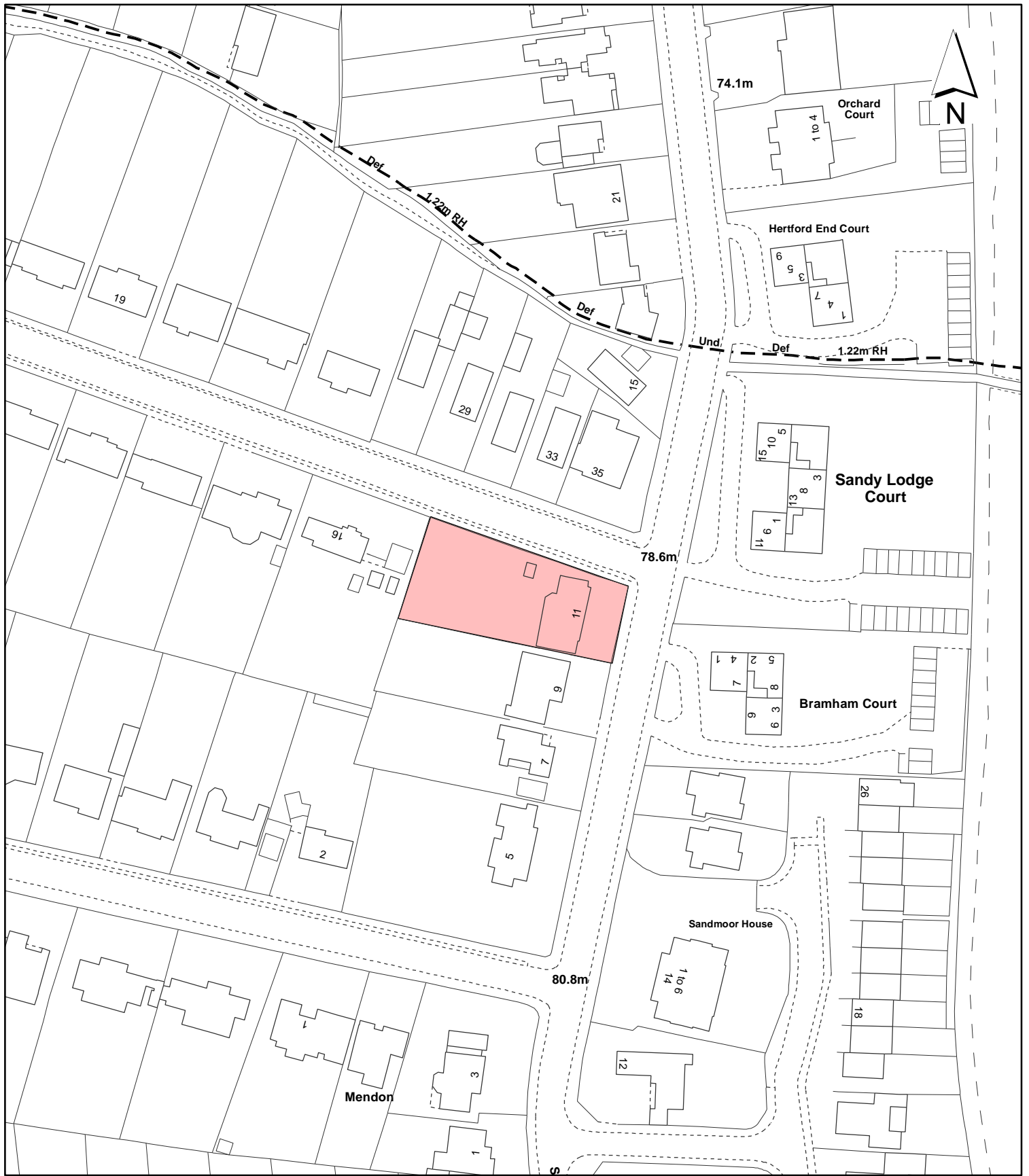
As such the application is recommended for approval.

## **11. Reference Documents**

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)  
The London Plan (2016)  
Mayor of London's adopted Supplementary Planning Guidance - Housing (November 2012)  
Hillingdon Design and Accessibility Statement: Residential Layouts  
Hillingdon Design and Accessibility Statement: Accessible Hillingdon  
National Planning Policy Framework  
The London Plan Housing Policy Transition Statement (May 2015)

**Contact Officer:** Liz Arnold

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**Notes:**

 Site boundary

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Site Address:

**11 Sandy Lodge Way**

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

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

Planning Application Ref:  
**16948/APP/2018/55**

Scale:  
**1:1,250**

Planning Committee:  
**North**

Date:  
**May 2018**

