

Report of the Head of Planning, Transportation and Regeneration

Address LAND REAR OF 65-75 WORCESTER ROAD COWLEY

Development: Demolition of existing garages and erection of 2 x 2-bedroom and 2 x 3-bedroom dwellinghouses with associated hard and soft landscaping, car parking, refuse storage and amenity space and relocation of existing electricity substation.

LBH Ref Nos: 73918/APP/2019/795

Drawing Nos: Planning, Design and Access Statement
ALL-18-253-P01
ALL-18-253-P02
ALL-18-253-P03
ALL-18-253-P04
ALL-18-253-P05
Arbtech AIA 01
AAL-18-253-P07

Date Plans Received: 07/03/2019

Date(s) of Amendment(s):

Date Application Valid: 25/03/2019

1. SUMMARY

This application seeks planning consent for the demolition of existing garages and the erection of 4 (2 x 2 bedroom and 2 x 3 bedroom) dwellinghouses with landscaping and car parking.

The existing garages are underused or vacant and the proposal seeks to redevelop the site with a size and scale of development that is characteristic of the surrounding area. The development provides adequate car parking and external amenity space. Whilst the proposal is greater in height than the existing garages, its footprint is limited and it would not be detrimental to the adjoining area of special local character or the amenity of neighbouring residents. It is therefore recommended that this application is approved subject to appropriate conditions.

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 ALL-18-253-P02, ALL-18-253-P03, ALL-18-253-P04, ALL-18-253-P05 and Arbtech AIA 01 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 RES5 General compliance with supporting documentation

The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified Design and Access Statement. Thereafter the development shall be retained/maintained in accordance with these details 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).

4 RES6 Levels

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

REASON

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

5 RES7 Materials (Submission)

Prior to works above damp course proof level, details of all materials and external surfaces shall be 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)

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. 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 (2012)

7 RES9 Landscaping (including refuse/cycle storage)

Prior to works above damp course proof level, details of a landscape scheme shall be 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 (to be covered and secure) including a management plan

2.b Parking to provide 8 spaces including 1 disabled parking space, demonstrate that parking spaces are served by 1 active electric vehicle charging point and 1 passive electric vehicle charging point and 1 motorcycle/scooter parking space

2.c Hard Surfacing Materials (permeable paving)

2.d Means of enclosure/boundary treatments

2.e 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 surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

4. Schedule for Implementation

Thereafter the approved details shall be implemented prior to first occupation of the flats in full accordance with the approved details and shall be retained thereafter.

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) and Policies 5.8 (Innovative energy Technologies), 6.13 (Parking) and 5.17 (refuse storage) of

the London Plan (2016).

8 RES13 Obscure Glazing

The windows facing 65-75 Worcester Road, 50-54 Clammas Way and 2 Clayton Way shall be glazed with permanently obscured glass to at least scale 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 (2012)

9 RES14 Outbuildings, extensions and roof alterations

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order revoking and re-enacting that Order with or without modification); no garage(s), shed(s) or other outbuilding(s), nor extension or roof alteration to any dwellinghouse(s) shall be erected without the grant of further specific permission from the Local Planning Authority.

REASON

To protect the character and appearance of the area and amenity of residential occupiers in accordance with policies BE13, BE21, BE23 and BE24 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

10 RES15 Sustainable Water Management

No development approved by this permission shall be commenced until a scheme for the provision of sustainable water management has been submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate that sustainable drainage systems (SUDS) have been incorporated into the designs of the development in accordance with the hierarchy set out in accordance with Policy 5.15 of the London Plan (2016) and will:

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

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

REASON:

To ensure the development does not increase the risk of flooding in accordance with Policy OE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and London Plan (2016) Policy 5.12.

11 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 lifetime 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 2016).

12 RES24 Secured by Design

The site/ 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 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 (2016) Policies 7.1 and 7.3.

13 RES26 Contaminated Land

(i) The development hereby permitted shall not commence until a scheme to deal with contamination has been submitted in accordance with the Supplementary Planning Guidance on Land Contamination and approved by the Local Planning Authority (LPA). The scheme shall include all of the following measures unless the LPA dispenses with any such requirement specifically and in writing:

(a) A desk-top study carried out by a competent person to characterise the site and provide information on the history of the site/surrounding area and to identify and evaluate all potential sources of contamination and impacts on land and water and all other identified receptors relevant to the site;

(b) A site investigation, including where relevant soil, soil gas, surface and groundwater sampling, together with the results of analysis and risk assessment shall be carried out by a suitably qualified and accredited consultant/contractor. The report should also clearly identify all risks, limitations and recommendations for remedial measures to make the site suitable for the proposed use.

(c) A written method statement providing details of the remediation scheme and how the completion of the remedial works will be verified shall be agreed in writing with the LPA prior to commencement.

(ii) If during development or works contamination not addressed in the submitted remediation scheme is identified, an addendum to the remediation scheme must be agreed with the LPA prior to implementation; and

(iii) All works which form part of the remediation scheme shall be completed and a verification report submitted to the Council's Environmental Protection Unit before any part of the development is occupied or brought into use unless the LPA dispenses with any

such requirement specifically and in writing.

REASON:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy OE11 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

14 RES18 Accessible Units

The dwellings hereby permitted are required to 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.

REASON: To ensure that an appropriate standard of housing stock, in accordance with London Plan policy 3.8 c, is achieved and maintained.

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
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.
H4	Mix of housing units
H5	Dwellings suitable for large families
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
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 3.3	(2016) Increasing housing supply
LPP 3.5	(2016) Quality and design of housing developments
LPP 3.8	(2016) Housing Choice
LPP 5.2	(2016) Minimising Carbon Dioxide Emissions
LPP 6.10	(2016) Walking
LPP 6.3	(2016) Assessing effects of development on transport capacity
LPP 6.9	(2016) Cycling
LPP 7.1	(2016) Lifetime Neighbourhoods
LPP 7.4	(2016) Local character
NPPF- 2	NPPF-2 2018 - Achieving sustainable development
NPPF- 5	NPPF-5 2018 - Delivering a sufficient supply of homes
NPPF- 11	NPPF-11 2018 - Making effective use of land
NPPF- 12	NPPF-12 2018 - Achieving well-designed places

3 I2 Encroachment

You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.

4 I5 Party Walls

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 Residents Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

5 I6 Property Rights/Rights of Light

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.

6 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.

7 148 Refuse/Storage Areas

The proposed refuse and recycling storage areas meet the requirements of the Council's amenity and accessibility standards only. The proposed storage area must also comply with Part H of the Building Regulations. Should design amendments be required to comply with Building Regulations, these should be submitted to the Local Planning Authority for approval. For further information and advice contact - Planning & Community Services, Civic Centre, Uxbridge, UB8 1UW (Tel: 01895 250400).

8 160 Cranes

Given the nature of the proposed development it is possible that a crane may be required during its construction. The applicant's attention is drawn to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, 'Cranes and Other Construction Issues' (available at www.aoa.org.uk/publications/safeguarding.asp)

9

You are advised that no doors or gates should be installed which open out of the public highways as these may contravene The Highways Act 1980 (as amended).

10 123 Works affecting the Public Highway - Vehicle Crossover

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

11

This permission is liable for a contribution under the Community Infrastructure Levy (CIL) and a separate CIL liability notice will be provided for your consideration.

12

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 2012, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is situated on the northern side of Worcester Road and comprises 35 single storey garages. Of the 35 garages, 10 garages were commercially let and a further 14 were used for housing storage. Most of the garages are in poor condition with damp problems, vegetation growing over the corrugated asbestos cement roofs and several have the old wooden doors that are beyond their useful life. There is a history of fly tipping, vandalism and anti social behaviour on this site.

The site benefits from access (approximately 3.2m width) off Worcester Road. The surrounding area is residential in character and appearance comprising mainly semi-detached and terraced two storey properties.

The site does not lie within a conservation area nor are there listed buildings within the vicinity of the application site. The application site is located within the Developed Area as identified within the Hillingdon Local Plan - Saved UDP Policies (November 2012).

3.2 Proposed Scheme

The proposal seeks planning consent for the demolition of the existing garages and the construction of 4 (2 x 2 bedroom and 2 x 3 bedroom) dwellinghouses with associated amenity space, car parking and landscaping.

Each dwelling is proposed to be provided with an east facing rear garden measuring at least 84 sq.m and 2 dedicated car parking spaces for each of the new dwellings.

3.3 Relevant Planning History

73918/APP/2018/2427 Garages Adjacent To 61/63 Worcester Road Cowley

Permission in Principle application for Gated development with terrace of 4 x 3B5P Houses including parking and relocation of substation.

Decision: 19-07-2018 Withdrawn

73918/APP/2018/3038 Land Rear Of 65-75 Worcester Road Cowley

Demolition of garages and the erection of 4 x 3 bedroom dwellinghouses with associated parking and landscaping

Decision: 06-02-2019 Refused

Comment on Relevant Planning History

An application was refused under planning ref: 73918/APP/2018/3038 for the following reason:

The proposed development, by virtue of its size, scale, bulk and height, would be detrimental to the amenities of the adjoining occupiers at 71 and 73 Worcester Road by reason of overdominance, overshadowing, visual intrusion and loss of outlook. Therefore the proposal would be contrary to policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

This application seeks to overcome the reason for refusal by reducing the height, bulk and massing of the buildings on either end of the development.

An overshadowing diagram has been provided by the applicant which clarifies that the proposed development would not result in overshadowing to the properties on Worcester Road or Clammas Way. The proposal would result in limited overshadowing to the very end of the garden of No. 54 Clammas Way.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.BE1 (2012) Built Environment
- PT1.H1 (2012) Housing Growth
- PT1.CI1 (2012) Community Infrastructure Provision
- PT1.EM6 (2012) Flood Risk Management

Part 2 Policies:

- AM7 Consideration of traffic generated by proposed developments.
- AM14 New development and car parking standards.
- AM15 Provision of reserved parking spaces for disabled persons
- 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.

- H4 Mix of housing units
- H5 Dwellings suitable for large families

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
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
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LPP 3.8	(2016) Housing Choice
LPP 5.2	(2016) Minimising Carbon Dioxide Emissions
LPP 6.10	(2016) Walking
LPP 6.3	(2016) Assessing effects of development on transport capacity
LPP 6.9	(2016) Cycling
LPP 7.1	(2016) Lifetime Neighbourhoods
LPP 7.4	(2016) Local character
NPPF- 2	NPPF-2 2018 - Achieving sustainable development
NPPF- 5	NPPF-5 2018 - Delivering a sufficient supply of homes
NPPF- 11	NPPF-11 2018 - Making effective use of land
NPPF- 12	NPPF-12 2018 - Achieving well-designed places

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

The application was consulted on between 29-03-2019 and 28-04-2019. 11 objections were received from neighbouring residents. The comments can be summarised as follows:

- The proposal is by far better than the previous invasive plan however the habitable accommodation within the 3 bedroom units would continue to tower over the gardens of Maygoods
- The proposal makes no mention of the impact of the proposal on the gardens of Maygood
- The home owners of Maygood require little disruption as possible
- There has been no mention of asbestos clearance
- The existing site is a mess with rodents running around
- How will neighbouring gardens be cleared of debris
- There is no mention of construction disruption during the construction period
- The proposal is likely to result in the loss of power to neighbouring residents
- There is no mention of emergency vehicles being able to access the site
- Once again, this should be seen by planning committee
- Worcester Road is heavily congested

- The new building would cause overshadowing
- The proposal would result in harm to the children of the nearby primary school
- The document is contradictory it notes the garages are unused and used for criminal activity and then there will be less cars with the 8 allocated parking spaces rather the 35 garages with no cars
- With regard to the relocation of the sub station I assume the owners of the houses this impacts would be compensated for the loss of value due to this re location
- This Generally would lead to a deterioration in the quality of life to an unacceptable level and exceed the EU guideline on pollution (Noise and Air) during the build
- This would affect the property price of existing houses as the substation would be located at the bottom of the garden

Officer comment: the objections raised are discussed within the main body of the report.

STATUTORY CONSULTEES

Historic England

- No comment on this application.

Internal Consultees

Access Officer

No objection to this application, should the application be approved, Any grant of planning permission should include the following condition:

The 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, and all such provisions shall remain in place for the life of the building.

REASON: To ensure that an appropriate standard of housing stock, in accordance with London Plan policy 3.8 c, is achieved and maintained.

Refuse and Recycling Officer

Suitable for waste and recycling requirements.

Previously under a similar application.

Highways

You will be aware that this application follows that contained under ref, 79318/APP/2018/3038 which the Highway Authority raised no objections to subject to conditions. The application was subsequently refused by the Local Planning Authority on a notice dated 7th February 2019.

This current application proposes a slight reduction in the quantum of development compared to that previously sought. Proposals comprise 2 x 2-bed and 2 x 3-bed units with associated car parking provision.

As mentioned in my previous response, the site was historically owned by the London Borough of Hillingdon who had provided garages to cater for the residential parking demand in the area. It is my understanding that due the lack of demand and use locally, the garages have since been decommissioned.

Nevertheless, it is expected that the number of traffic movements generated as part of this scheme

will be lower when compared to that historically associated with the site. On this basis the Highway Authority would raise no concerns with the use of the existing access.

Upon reviewing the PTAL rating for the proposed development using the Transport for London WebCAT service, it is indicated that the site has 'very poor' access to public transport with a PTAL rating of 1B. It is therefore likely that an emphasis will be placed on the private car.

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. On this basis, when considering the quantum of development, it is required that this proposal provide 8 parking spaces within the confines of the site. The submitted site plan depicts no onsite parking provision. I would therefore request this be secured by way of condition.

In accordance with the London Plan minimum standards, 8 secure and covered spaces are required (2 spaces per unit). The proposals seek 1 space per unit thus providing a shortfall of 4 spaces. I trust this can be secured by way of condition.

In terms of waste and recycling provision, this is to accord with that contained within the previous planning application where the Council's Waste Strategy team raised no objections.

Mindful of the above, I do not have any objections to this application subject to the above mentioned points and a construction logistics plan being conditioned as part of any consent that you may grant.

Flood Water Management

No change from previous comments at this site. The site provides no detail of the landscaping and external works to the site, this is critical to ensure the appropriate integrated drainage and landscaping design. All hardsurfacing areas should be permeable and the new homes directed to soakaways, suitable plans to demonstrate this is required by way of a condition:

Suggested condition:

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, manages water and demonstrate ways of controlling the surface water on site by providing information on: a) Suds features: i. incorporating sustainable urban drainage (SuDs) in accordance with the hierarchy set out in Policy 5.13 of the London Plan. Where the proposal does not utilise the most sustainable solution, justification must be provided, ii. calculations showing storm period and intensity and volume of storage required to control surface water and size of features to control that volume to Greenfield run off rates at a variety of return periods including 1 in 1 year, 1 in 30, 1 in 100, and 1 in 100 plus Climate change. This rate should be presented per hectare as well as the total for the whole site. iii. where it is intended to have above ground storage, overland flooding should be mapped, both designed and exceedance routes above the 100, plus climate change, including flow paths depths and velocities identified as well as any hazards, (safe access and egress must be demonstrated). iv. Where infiltration techniques (soakaway) a site investigation must be provided to establish the level of groundwater on the site, and to demonstrate the suitability of infiltration techniques proposed on the site. (This should be undertaken at the appropriate time of year as groundwater levels fluctuate). b) Minimise water use. i. incorporate water saving measures and equipment. ii. provide details of how rain and grey water will be recycled and reused in the development. c) Long Term Management and Maintenance of the drainage system. i. Provide a management and maintenance plan ii Include details of Inspection regimes, performance specification, (remediation and timescales for the resolving of issues where a PMC). lii Where overland flooding is proposed, the plan should include the appropriate actions to define those areas and actions required to ensure the safety of the users of the site should that be required. iii. Clear

plans showing all of the drainage network above and below ground. The responsibility of different parties such as the landowner. 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 (March 2016) and To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (March 2016), and Conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (March 2016). National Planning Policy Framework (March 2012), and the Planning Practice Guidance (March 2014).

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy 3.3 of the London Plan (2016) requires the London Borough of Hillingdon to deliver 559 each year. Policy 3.4 of the London Plan (2016) seeks to ensure that 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 relevant density range shown in Table 3.2. Development proposals which compromise this policy should be resisted.'

The site lies within an established residential area, the use of the site to provide residential use is a material consideration in favour of the development subject to all other material planning considerations being acceptable.

7.02 Density of the proposed development

London Plan (2016) Policy 3.4 requires development to optimise housing output for different locations taking into account local context and character, design principles set out in London Plan (2016) Chapter 7 and public transport capacity. Table 3.2 provides the density matrix in support of this policy. The site has a 'suburban' setting with a low PTAL rating of 1b. The density matrix therefore suggests a residential density in the region of 150-200 habitable rooms per hectare for this location. It is considered that though the proposal provides slightly less habitable rooms than expected within the London Plan (133 hrph), given the constraints of the site, this development is considered to provide an appropriate level of accommodation for this suburban setting.

UNIT MIX

London Plan Policy 3.8 and the Mayor's Housing SPG expect new developments offer a range of housing choices, in terms of the mix of housing sizes and types. The most recent Strategic Housing Market Assessment (2016) demonstrates there is a great need for family housing. This application is considered to deliver an appropriate mix of units within this suburban location for which there is an identified need and as such this is a material consideration that weighs in favour of this application.

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

The application does not lie within a conservation area nor are there listed buildings within the vicinity of the site. The merits of the proposed design are discussed in Section 07.07 of this report ('Impact on on the character & appearance of the area').

7.04 Airport safeguarding

Not applicable to this development.

7.05 Impact on the green belt

Not applicable to this development.

7.07 Impact on the character & appearance of the area

Policy BE13 of the Hillingdon Local Plan: Part Two (November 2012) states that new development will not be permitted if the layout and appearance fail to harmonise with the existing street scene or other features of the area which the local planning authority considers it desirable to retain or enhance. Policy BE19 of the Hillingdon Local Plan: Part Two (November 2012) seeks to ensure that development within existing residential areas complements or improves the amenity and character of the area.

The Orchard Drive, Hamilton Road, Clayton Way Area of Special Local Character (ASLC) is situated on the north eastern boundary of the site. The proposal seeks to provide 2-storey terraced houses with habitable accommodation within the roof space of two of the houses. It is considered the overall scale and massing of the proposal would not impact unduly on the area of special local character.

It is acknowledged that the proposed dwellings could potentially be glimpsed from the gaps between buildings on Clammas Way. For this reason, details of the proposed brick, bonding and roof materials is required to be submitted to ensure the proposal does not harm the setting of the adjacent Orchard Drive, Hamilton Road, Clayton Way ASLC.

The proposed dwellings at 2 and 2.5 storeys are of a similar height to the existing properties surrounding and are thus considered to be of an appropriate scale that would not appear out of keeping with the dwellings on either Clammas Way or Worcester Road. It is considered to contribute to a positive relationship between it and the natural underlying landform and topography. It would sit comfortably within this context.

The proposed design includes appropriate brickwork which is broken up with the use of some render and timber cladding. The proposed materials complement the local architectural character of the area, replicating details found on Clammas Way and Worcester Road.

Boundary treatment including paving and landscaping into the site is secured by way of a condition to ensure the proposal provides an attractive, convenient and safe access to the site for its future residents and minimises opportunities for anti-social behaviour.

Overall the proposal the proposal would comply with Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two (November 2012).

7.08 Impact on neighbours

Policy BE21 requires new residential developments to be designed to protect the outlook of adjoining residents. The design guide 'Residential Layouts' advises that for two or more storey buildings, adequate distance should be maintained to avoid over dominance. A minimum distance of 15 metres is required, although this distance will be dependent on the extent and bulk of the buildings. The Council's HDAS further provides guidance in respect of privacy, in particular, that the distance between habitable room windows should not be less than 21 metres. In this regard, the proposed unit windows are separated from other dwelling windows by more than 21 metres, which is consistent with the Council's Supplementary Planning Guidance.

Policy 3.5 of the London Plan (2016) requires the design of new housing developments to consider elements that enable the home to become a comfortable place of retreat. Traffic noise and adjacent uses can hamper the quiet enjoyment of homes.

The existing dwellings on Clammas Way and Worcester Road enjoy a north/south aspect.

The proposed dwellings are proposed to be orientated to provide its occupiers an east/west aspect. The closest facing window on Hamilton Road is some 50 m away and as such the proposal is unlikely to result in overlooking into neighbouring dwellings. The side facing windows are to be obscure glazed and non openable above 1.7m to prevent overlooking into neighbouring properties on Worcester Road and Clammas Way.

The nearest dwellings are situated on Worcester Road and Clammas Way. The existing garages are up to 3.5m high and run along the boundary on either side. The proposed building would be 8.5m at its highest. Whilst there is proposed to be an increase in height, the proposed height would be of a similar nature to the existing dwellinghouses in the surrounding area. It should also be noted that the proposed development includes a setback from the neighbouring properties. The new dwellings are proposed to be set away from the main living areas of existing residential dwellings by a minimum of 15m. On this basis, it is considered that overall, the proposal will not have a detrimental impact on the amenity of neighbouring residents.

The previous application was refused due to concerns over its height, bulk and massing that would result in overshadowing. This application addresses the reason for refusal by removing habitable accommodation within the roof on either end of the development and changing the design of the roof from a gable end to a hip, such that the bulk of the development when viewed from adjoining properties is substantially reduced. An overshadowing diagram has also been submitted confirming the proposal would not unreasonably overshadow neighbouring properties or gardens. The proposal is considered to comply with Policies BE20 and BE21 of the Hillingdon Local Plan: Part Two (November 2012).

7.09 Living conditions for future occupiers

UNIT SIZES

Policy 3.5 of the London Plan (2016) requires the design of new housing developments to consider elements that enable the home to become a comfortable place of retreat. Traffic noise and adjacent uses can hamper the quiet enjoyment of homes.

Table 3.3 of the London Plan (2016) sets out minimum sizes for various sized residential units. The London Plan (2016) requires 2 bedroom dwelling houses to be at least 79 sq.m and 3 bedroom houses to be 99 sq.m.

Each dwellinghouse accords with both the recommended floorspace standards within table 3.3 of the London Plan (2016).

EXTERNAL LAYOUT

Policy BE23 of the Local Plan:Part Two (November 2012) requires the provision of external amenity space, sufficient to protect the amenity of the occupants of the proposed and surrounding buildings and which is usable in terms of its shape and siting. The Council's SPD Residential Layouts specifies amenity space standards for flats.

Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document - Residential layouts, requires 3 bedroom houses to provide at least 60 sqm of amenity space. The proposal provide between 81 and 139 sqm of private external amenity space for each dwelling which accords with Policy BE23 and the SPD requirement.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies

(November 2012) are concerned with traffic generation, road capacity, onsite parking and access to public transport. In particular AM7 (ii) advises that the Local Planning Authority will not grant permission for developments whose traffic generation is likely to prejudice the conditions of general highway or pedestrian safety. Policy AM14 states that new development will only be permitted where it is in accordance with the Council's adopted Car Parking Standards.

The proposal seeks to utilise existing access of Worcester Road which measures 3.2m. The Highways Officer has reviewed the proposal and raises no objections in terms of the traffic impact and pedestrian safety. Overall, the proposal is likely to result in fewer trips as a result of this development and therefore reduce pressure on the local highway network.

The car parking provision is proposed to provide 2 car parking for each new dwelling. The highways officer has raised no objection to this application. The proposal would not result in harm to pedestrian movement or highways safety.

7.11 Urban design, access and security

Main issues relating to design and access have been addressed elsewhere in the report. A condition is recommended requiring the applicant to achieve secured by design certification given that it is known this site has been subject to anti-social behaviour in the past.

7.12 Disabled access

Policy 3.8(c) of the London Plan (2016) 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).

The Access Officer has commented on this application requesting a planning condition is secured requiring the dwellings to be constructed to meet the standards for a Category 2 M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2015).

7.13 Provision of affordable & special needs housing

Not applicable to this development.

7.14 Trees, landscaping and Ecology

Policy BE38 of the Unitary Development Plan Saved Policies states, amongst other things that development proposals will be expected to retain and utilise topographical and landscape features of merit.

The site is considered to be of low ecological value, with minimal potential to support protected, priority or rare species, or with significant abundance of common or widespread species, and with no UK priority habitats present.

The Council's Trees and Landscape Officer has raised no concerns regarding the landscape layout within the development site itself, however has requested a condition is secured requesting further details of replacement tree planting.

It is also recommended that a construction management plan is secured which confirm there are provisions in place for arboricultural supervision to monitor the tree protection measures.

7.15 Sustainable waste management

The waste strategy officer has commented on this application noting this site has capacity for waste storage. Adequate storage has been provided outside of each individual property. Worcester Road is on a weekly sack collection, residents should present their sacks on

the boundary of the access road but not on the pavement on collection day. Waste and recycling is collected from the neighbouring properties in the same manner.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

The flood risk officer has commented on this application noting SuDs measures have not been included as part of this application. A pre-commencement condition that has been agreed in writing by the applicant has been included.

7.18 Noise or Air Quality Issues

Neighbouring residents have raised concerns relating to noise and vibration during construction. The Control of Pollution Act 1974 gives Environmental Health special powers to control noise on construction and demolition sites.

A suitable informative is attached.

7.19 Comments on Public Consultations

Comments on public consultations have been addressed elsewhere in this report.

7.20 Planning obligations

Not applicable to this development.

7.21 Expediency of enforcement action

Not applicable to this development.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

Members must be satisfied that any planning obligations to be secured by way of an

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable to this development.

10. CONCLUSION

The application seeks planning consents for the demolition of existing garages and the erection of 2 x 3 and 2 x 2 bedroom houses with landscaping and car parking.

The existing garages are underused or vacant and the proposal seeks to redevelop the site with a size and scale of development which is characteristic of the surrounding area. The development provides adequate car parking and external amenity space. The proposal is not considered to be detrimental to the adjoining area of special local character or the amenity of neighbouring residents. It is therefore recommended that, for the reasons set out within this report, this application is approved subject to relevant planning conditions.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)

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

The London Plan (2016)

The Housing Standards Minor Alterations to The London Plan (March 2016)

Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016)

Technical Housing Standards - Nationally Described Space Standard

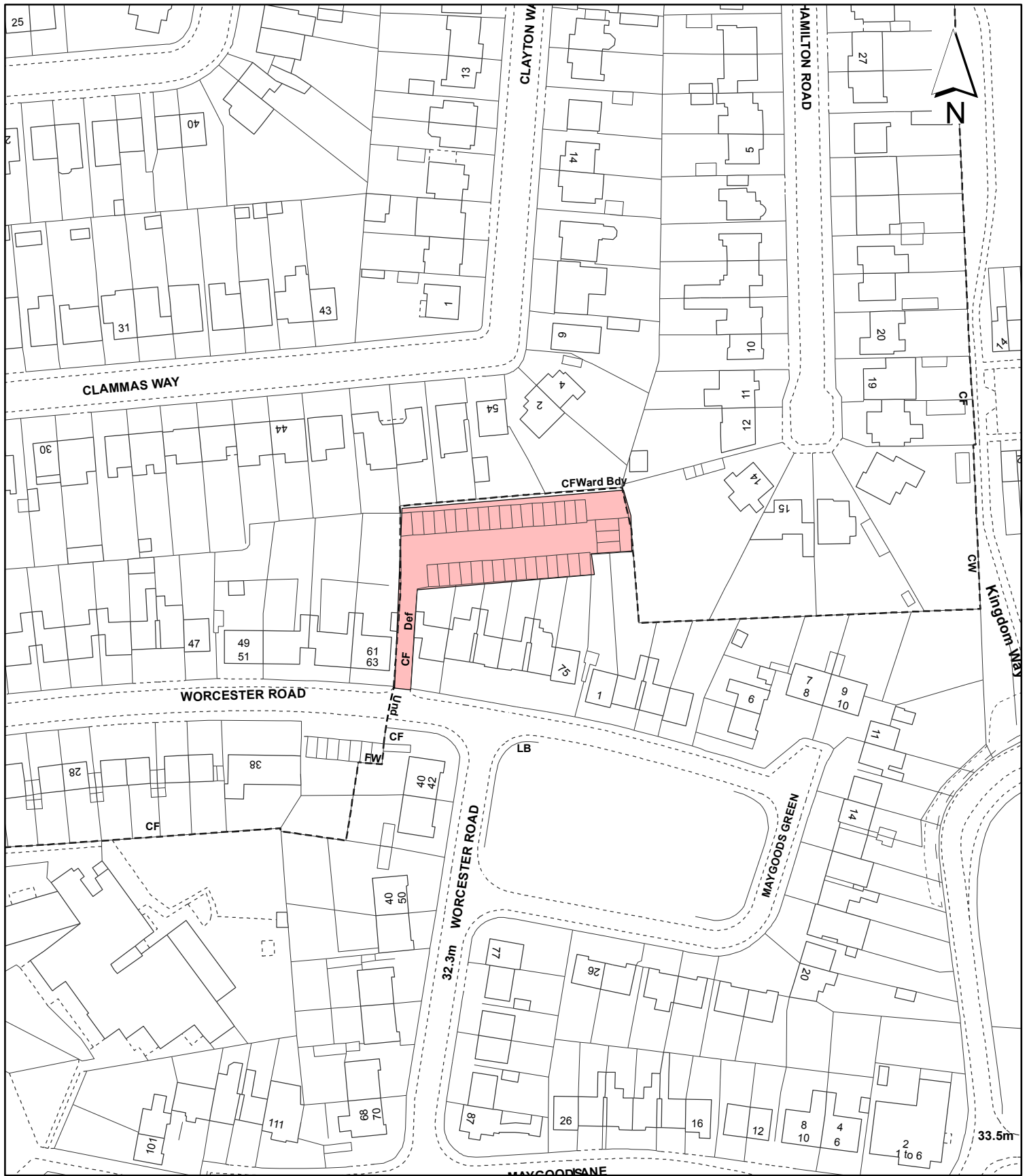
Hillingdon Design and Accessibility Statement: Residential Layouts

Hillingdon Design and Accessibility Statement: Accessible Hillingdon

National Planning Policy Framework

Contact Officer: Zenab Haji-Ismail

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Notes:

 Site boundary

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Site Address:

**Land Rear of 65-75 Worcester Road
 Cowley**

Planning Application Ref:

73918/APP/2019/795

Planning Committee:

Central & South

Scale:

1:1,250

Date:

June 2019

**LONDON BOROUGH
 OF HILLINGDON**
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HILLINGDON
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