

Report of the Head of Planning, Transportation and Regeneration

Address 17 ELGOOD AVENUE NORTHWOOD

Development: Part two storey, part single storey side/rear extension, raising of ridge height and conversion of roof space to habitable use to include a rear dormer, 4 side roof lights, 1 front roof light and 1 rear roof light and creation of basement

LBH Ref Nos: 9106/APP/2019/1070

Drawing Nos: 201.116-11 Rev. R
201.116-13 Rev. O
201.116-03 Rev. B
201.116-01
201.116-05 Rev. C
Surface Water Drainage Strategy and Flood Risk Assessment

Date Plans Received: 29/03/2019 **Date(s) of Amendment(s):**

Date Application Valid: 05/04/2019

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the Gate Hill Farm Estate in Northwood, which is designated as an Area of Special Local Character. The character of the estate consists of large, individually designed, detached houses on large plots. The area is very well vegetated and trees are protected by Tree Protection Orders.

The existing house is a bay-fronted detached house with white rendered walls and a clay tiled hipped roof. To the rear there is an existing single storey extension and a small area of patio.

The house stands back from the road, allowing space for 3 cars to park at the front. The rear garden is of a good size and mainly laid to lawn with a number of trees.

This is part of the established 'developed area' as identified in the Hillingdon Local Plan Part 2 - Saved Policies (November 2012).

1.2 Proposed Scheme

Part two storey, part single storey side/rear extension, raising of ridge height and conversion of roof space to habitable use to include a rear dormer, 4 side roof lights, 1 front roof light and 1 rear roof light and creation of basement.

The proposed development is for the demolition of the existing extension to the rear of the building and construction of a larger extension to rear and side of the building to both the ground and first; construction of a basement; extension of the patio area to the rear of the building for access to the basement and amenity. The total increase in impermeable site area pre-to post development is approximately 8sq.m from the patio's extension. The new building extension is approximately 65sq.m and entirely built over

existing impermeable area.

A flooding/SUDS report accompanying the application recommends that:

'The drainage strategy proposed uses Filter Drains (gravel trench) as the main SuDS component to attenuate surface water. Preliminary calculations indicate that approximately 4.7 m³ of storage will be required to attenuate runoff from the 1:100 year +40% climate change storm event. The storage requirement could be provided in a filter drain/gravel trench located at the rear of the site, beneath the proposed patio and adjacent vegetation. The indicated trench layout is 16.8m², 1m deep structure providing 5m³ of storage (built with gravel with minimum 30% porosity). The filter drain should be provided with a geotextiles (on the outward facing side only) to allow for infiltration.

Discharges from the filter drain should be controlled by a 20mm diameter orifice plate. In the current configuration the orifice plate is placed at 0.75m above the base of the filter drain in order to avoid discharges off-site during the 1 in 1 year rainfall event +CC and infiltrate the respective runoff. During the 1 in 100 year event + CC the outfall rate would be 0.3 l/s.

It is recommended to consider the use of pump/gravity-based Rainwater Harvesting Systems as per London Plan Policy 5.13. The design to be provided by a specialist in these bespoke systems.'

1.3 Relevant Planning History

9106/APP/2017/1604 17 Elgood Avenue Northwood

Part two storey, part single storey side/rear extension and conversion of roofspace to habitable use to include 1 front dormer, 1 rear dormer and 4 side rooflights

Decision Date: 11-07-2017 Refused **Appeal:**

9106/APP/2018/2818 17 Elgood Avenue Northwood

Part two storey, part single storey side/rear extension, raising of ridge height and conversion of roof space to habitable use to include a rear dormer, 4 side roof lights, 1 front roof light and 1 rear roof light

Decision Date: 01-11-2018 Approved **Appeal:**

9106/B/82/0589 17 Elgood Avenue Northwood

Householder development - residential extension(P)

Decision Date: 30-06-1982 Approved **Appeal:**

9106/PRC/2018/91 17 Elgood Avenue Northwood

2 versions (1.1 and 2.1) both variants of part side/part rear extension

Decision Date: 11-07-2018 OBJ **Appeal:**

Comment on Planning History

On 11th July 2017 reference 9106/APP/2017/1604 was refused for three reasons:

1. The proposed part two storey, part single storey rear extension, by reason of its overall size, scale and bulk would fail to harmonise with the architectural composition of the original dwelling and would be detrimental to the character, appearance and visual

amenities of the Gatehill Farm Estate, Northwood Area of Special Local Character. Therefore the proposal would be contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

2. The proposed front dormer window, by reason of its position, size, scale, bulk, and design would fail to harmonise with the architectural composition of the original dwelling and would be detrimental to the character, appearance and visual amenities of the street scene and the wider Gatehill Farm Estate, Northwood, Area of Special Local Character. Therefore the proposal would be contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

3. The proposed rear dormer window, by reason of its size, scale, bulk, and design would fail to harmonise with the architectural composition of the original dwelling and would be detrimental to the character, appearance and visual amenities of the wider Gatehill Farm Estate, Northwood, Area of Special Local Character. Therefore the proposal would be contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

9106/APP/2018/2818 - Part two storey, part single storey side/rear extension, raising of ridge height and conversion of roof space to habitable use to include a rear dormer, 4 side roof lights, 1 front roof light and 1 rear roof light (Approved)

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

Neighbours were notified on 09/04/2019 and a site notice was displayed on 11/04/2019. By the end of the consultation period there was one objection received raising the following issues:

(1) There is no assessment of whether the basement and subterranean scheme impacts on drainage, flooding from all sources, groundwater conditions, and structural stability relating to adjoining properties.

In addition a petition and letter was received from the Gatehill Residents Association which is comprehensive in its comments but which states , in summary-

(1) The application should be refused because it does not comply with most of the Council's basement policies

(2) The width goes beyond the full width of the property

- (3) Large lightwells are proposed to the side of the property
- (4) No professional reports have been obtained or used regarding the structural integrity of the property nor the drainage, flooding or groundwater impacts on the natural environment, neighbouring properties or local amenity

Flood and Water Management: Although a basement is proposed, it does not extend the full width of the site boundary, and allows space for groundwater to move around the site without increasing risk to the surrounding properties, it is therefore not reasonable to object in principle to a proposed basement as there is potential for suitable mitigation to be employed.

A surface water and flood risk assessment has been prepared by Ambient Environmental 'Surface Water Drainage Strategy and Flood Risk Assessment', although this provides further clarification that SUDS methods could be effectively implemented on site, a condition is still required to ensure the final development is acceptable.

The following condition is therefore requested:

Prior to commencement, (excluding demolition and site clearance) 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 incorporates sustainable urban drainage (SuDs) in accordance with the hierarchy set out in Policy 5.13 of the London Plan and will: i. provide information on all SuDs features including the method employed to delay and control the surface water discharged from the site and: ii. provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime. Including appropriate details of Inspection regimes, appropriate performance specification. The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will: iii. provide details of water collection facilities to capture excess rainwater; and how water usage will be reduced in the development. Thereafter the development shall be implemented and retained/maintained in accordance with these details for as long as the development remains in existence.

REASON To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to: Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012), Policy DMEI 10 Water Management, Efficiency and Quality in emerging Hillingdon Local Plan Part 2 Development Management Policies, 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 (July 2018), and the Planning Practice Guidance (Flood Risk and Coastal Change March 2014).

Trees and Landscape - no objection subject to standard Tree protection conditions.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

DMHB 1	Heritage Assets
DMHB 5	Areas of Special Local Character
DMHB 6	Gatehill Farm Estate and Copse Wood Estate Areas of Special Local Character
DMHB 11	Design of New Development
DMHD 1	Alterations and Extensions to Residential Dwellings
DMHD 3	Basement Development
DMEI 10	Water Management, Efficiency and Quality
DMEI 11	Protection of Ground Water Resources
BE5	New development within areas of special local character
BE6	New development within Gate Hill Farm and Copsewood Estates areas of special local character
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
AM14	New development and car parking standards.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2016) Quality and design of housing developments

5. MAIN PLANNING ISSUES

The main considerations are the design and impact on the character of the existing property, the impact upon the street scene and locality, the impact upon the amenities of adjoining occupiers, the reduction in size of the rear garden and car parking provision.

The Revised Proposed Submission Local Plan Part 2 (LPP2) documents (Development Management Policies, Site Allocations and Designations and Policies Map Atlas of Changes) were submitted to the Secretary of State for examination in May 2018.

The public examination hearing sessions took place over one week in August 2018.

Following the public hearing sessions, the examining Inspector advised the Council in a Post Hearing Advice Note sent in November 2018 that he considers the LPP2 to be a plan that could be found sound subject to a number of main modifications.

The main modifications proposed by the Inspector were agreed by the Leader of the Council and the Cabinet Member for Planning, Transport and Recycling in March 2019 and are published for public consultation from 27 March to 8 May 2019.

Regarding the weight which should be attributed to the emerging LPP2, paragraph 48 of the National Planning Policy Framework (NPPF) 2019 states that 'Local Planning Authorities may give weight to relevant policies in emerging plans according to:

(a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);

(b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and

(c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

With regard to (a) above, the preparation of the LPP2 is now at a very advanced stage. The public hearing element of the examination process has been concluded and the examining Inspector has indicated that there are no fundamental issues with the LPP2 that would make it incapable of being found sound subject to the main modifications referred to above.

With regard to (b) above, those policies which are not subject to any proposed main modifications are considered to have had any objections resolved and can be afforded considerable weight. Policies that are subject to main modifications proposed by the Inspector will be given less than considerable weight. The weight to be attributed to those individual policies shall be considered on a case by case basis considering the particular main modification required by the Inspector and the material considerations of the particular planning application, which shall be reflected in the report, as required.

With regard to (c) it is noted that the Inspector has indicated that subject to main modifications the LPP2 is fundamentally sound and therefore consistent with the relevant policies in the NPPF.

Notwithstanding the above, the starting point for determining planning applications remains the adopted policies in the Local Plan: Part 1 Strategic Policies and the Local Plan: Part 2 Saved UDP Policies 2012. and suitable weight is also given to LPP2 which is expected to be adopted in January 2020.

Policy DMHB 11 Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019) states that A) All development, including extensions, alterations and new buildings will be required to be designed to the highest quality standards and, incorporate principles of good design including: i) harmonising with the local context by taking into account the surrounding scale of development, considering the height, mass and bulk of adjacent structures; building plot sizes and widths, plot coverage and established street patterns; building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of

enclosure; architectural composition and quality of detailing; local topography, views both from and to the site; and impact on neighbouring open spaces and their environment. ii) ensuring the use of high quality building materials and finishes; iii) ensuring that the internal design and layout of development maximises sustainability and is adaptable to different activities; iv) protecting features of positive value within and adjacent to the site, including the safeguarding of heritage assets, designated and un-designated, and their settings; and v) landscaping and tree planting to protect and enhance amenity, biodiversity and green infrastructure. B) Development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space. C) Development will be required to ensure that the design safeguards the satisfactory re-development of any adjoining sites which have development potential. In the case of proposals for major development sites, the Council will expect developers to prepare master plans and design codes and to agree these with the Council before developing detailed designs. D) Development proposals should make sufficient provision for well designed internal and external storage space for general, recycling and organic waste, with suitable access for collection. External bins should be located and screened to avoid nuisance and adverse visual impacts to occupiers and neighbours.

Policy DMHB 5: Areas of Special Local Character states:

"A) Within Areas of Special Local Character, new development should reflect the character of the area and its original layout. Alterations should respect the established scale, building lines, height, design and materials of the area. B) Extensions to dwellings should be subservient to, and respect the architectural style of the original buildings and allow sufficient space for appropriate landscaping, particularly between, and in front of, buildings. C) The replacement of buildings which positively contribute to the character and local importance of Areas of Special Local Character will normally be resisted. "

Policy DMHB 6: Gatehill Farm Estate and Copse Wood Estate Areas of Special Local Character states -

"Within the Gatehill Farm and Copse Wood Estates, new houses should: i) be constructed on building plots of a similar average width as surrounding residential development; ii) be constructed on a similar building line (formed by the front main walls of existing houses) and be of a similar scale, form and proportion as adjacent houses and reflect the materials, traditional roof design, design features and architectural style predominant in the area; iii) ensure that boundary treatment is unobtrusive and of the natural materials appropriate to the character and appearance of the estate; iv) ensure that new dwellings retain an absolute minimum of 1.5m distance to side boundaries; v) preserve the mature trees including boundary planting to reinforce existing landscaping and Estate settings; "

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design and the public realm contributes to community cohesion and a sense of place.

Policy BE13 states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene or other features in the area which the Local Planning Authority considers it desirable to retain or enhance. Policy BE15 states that proposals for alterations and extensions to existing buildings will be permitted where they harmonise with the scale, form, architectural composition and proportions of the original building.

The Council's Adopted SPD the Hillingdon Design and Accessibility Statement: Residential Extensions (December 2008) or HDAS, contains design guidance for all types of extensions which should appear subordinate in scale to the original building.

Paragraph 4.9 of the HDAS: Residential Layouts advises that all residential developments and amenity spaces should receive adequate daylight and sunlight and that new development should be designed to minimise the negative impact of overbearing and overshadowing. Impacts on daylight and sunlight are measured using the 45 degree rule, which assesses whether the extension would be in the line of vision from the nearest habitable room window on the neighbouring property. The submitted plans show that the single storey element of the rear extension would break the 45 degree line in relation to the window of No.15, but there is a substantial intervening hedge, so the impact would not be unacceptable. There would be no impact on No.19.

Due to the spacious nature of the plot it is not anticipated that the development would cause an overbearing impact on any of the neighbouring properties.

The side extension facing No.15 would include a first floor window serving the stairwell. As this is not a habitable room it could be conditioned to be obscure glazed and non-opening. As part of the works, a first floor side bedroom window would be enlarged and re-sited on the original side elevation facing No. 19. However, as this is an existing relationship and there is a large hedge between the two properties, there would be no significant loss of privacy.

Therefore, in terms of the impact on neighbours, the proposed development would be consistent with Policies BE20, BE21 and BE24, which seek to ensure that the amenity of neighbouring properties is not adversely affected by new development. It is also consistent with the Hillingdon Design and Accessibility Statement: Residential Extensions.

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. Furthermore Policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) resist any development which would fail to harmonise with the existing street scene or would fail to safeguard the design of existing and adjoining sites.

The site is located within the Gate Hill Farm Estate Area of Special Local Character (ASLC). Policies relating to built heritage are set out in Chapter 12 of the National Planning Policy Framework (2012), Policy 7.8 of the London Plan and Policies BE5 and BE6 of the Hillingdon Local Plan Part Two (saved policies). Policies aim to ensure that the value of heritage assets within the ASLC are protected from inappropriate development.

Policies BE5 and BE6 seek to ensure new development is of a similar scale and reflects the materials, design features, architectural style and building heights predominant in the area. BE6 relates specifically to the Gate Hill Farm Estate. The proposed development would significantly alter the front elevation of the house by raising the overall ridge height of the house and adding a side extension (including the roof). The previously refused proposal included a front dormer. This has now been removed and the scheme is considered to comply with policies BE5 and BE6.

There is a small light well to the rear and two small light wells to the side of the property. There are no front lightwells and the proposed lightwells to the side/rear would not be

visible from public viewpoints and are not considered to have any adverse impact on the character or appearance of the streetscene.

The proposals include increasing the number of bedrooms from 3 to 5, so there could be an increase in cars parking on the site. There are, however, 3 parking spaces to the front which meets the requirements of the Car Parking Standards for a 5-bedroom house.

The proposed rear single storey element of the extension would extend 5 m from the rear of the original house. This would conflict with guidance in paragraph 3.4 of HDAS, which limits single storey rear extensions to 4 m deep. This element of the proposal has been reduced from 6m. In pre-application advice, it was considered that, due to the staggered building line and different levels from its neighbours, that this element was acceptable. It is considered, on balance, that no harm will result.

The proposed two storey element of the extension would extend 4 m from the rear of the property and therefore complies with paragraph 6.4 of HDAS. The proposed rear dormer has been reduced from that refused previously and is now considered to form a subordinate addition.

The proposed side extension complies with guidance in chapter 5 of HDAS in that the roof ridge is set down, it is set back from the main frontage, and it is more than 1 m from the side boundary.

It is considered that the development would be not detrimental to the character and appearance of the area and complies with policies BE1 and HE1 of the Hillingdon Local Plan: Part One Policies, BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan Part Two (saved policies), Policy 3.5 of the London Plan, Policies DMHB 11; DMHB 5; DMHB 6 Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019) and guidance contained in HDAS.

Proposed basement

Local Plan Part 2 Policy DMHD 3: Basement Development states:

A) When determining proposals for basement and other underground development, the Council require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability. 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. Developers will be required to demonstrate by methodologies appropriate to the site that their proposals: i) avoid adversely affecting drainage and run-off or causing other damage to the water environment; ii) avoid cumulative impacts upon structural stability or the water environment in the local area;

B) Schemes should ensure that they: i) do not harm the amenity of neighbours; ii) do not lead to the loss of trees of townscape or amenity value; iii) do provide satisfactory landscaping, including adequate soil depth; iv) do not harm the appearance or setting of the property or the established character of the surrounding area, for example through the introduction of front lightwells; and v) do protect important archaeological remains.

C) The Council will not permit basement schemes which include habitable rooms and other sensitive uses in areas prone to flooding. D) The Council will not permit basement

schemes in Listed Buildings and will not permit them in Conservation Area locations where their introduction would harm the special architectural or historic character of the area.

The total increase in impermeable site area pre-to post development is approximately 8sq.m from the patio extension. The new building extension is approximately 65sq.m and entirely built over existing impermeable area. In this case although a basement is proposed, it does not extend the full width of the site boundary, and allows space for groundwater to move around the site without increasing risk to the surrounding properties, it is therefore not reasonable to object in principle to a proposed basement as there is potential for suitable mitigation to be employed. In light of the detailed Flood and Water Management comments it is recommended that detailed matters relating to the impacts of the basement to ensure acceptable impacts on groundwater/SUDS can be dealt with by conditions and are acceptable with regard to Policy DMHD 3:of Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019).

No significant impacts on trees are anticipated.

The property has a large rear garden and after the development is completed in excess of 100 square metres private amenity space will be retained. The development therefore accords with Policy B23.

For the above reasons it is recommended that the application is approved.

6. RECOMMENDATION

APPROVAL subject to the following:

1 HO1 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 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 201.116-11 Rev. R and 201.116-13 Rev. O.

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 HO4 Materials

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building and shall thereafter be retained as such.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed

development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE15 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

4 HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (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 15 or 19 Elgood Avenue.

REASON

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

5 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)

6 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.

7 NONSC Non Standard Condition

Prior to commencement, (excluding demolition and site clearance) 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 incorporates sustainable urban drainage (SuDs) in accordance with the hierarchy set out in Policy 5.13 of the London Plan and will: i. provide information on all SuDs features including the method employed to delay and control the surface water discharged from the site and: ii. provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime. Including appropriate details of Inspection regimes, appropriate performance specification. The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will: iii. provide details of water collection facilities to capture excess rainwater; and how water usage will be reduced in the development. Thereafter the development shall be implemented and retained/maintained in accordance with these details for as long as the development remains in existence.

REASON To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to: Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012), Policy DME1 10 Water Management, Efficiency and Quality in emerging Hillingdon Local Plan Part 2 Development Management Policies, 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 (July 2018), and the Planning Practice Guidance (Flood Risk and Coastal Change March 2014).

8 NONSC Non Standard Condition

The development shall be undertaken in accordance with those details, set out in the report prepared by Ambient Environmental 'Surface Water Drainage Strategy and Flood Risk Assessment' and the approved scheme shall be implemented prior to the first use of the development hereby permitted and retained for the duration of the development.

REASON:

The proposal could increase flood risk and is therefore not in accordance with accordance with Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012), Policy DMHD 3: Basement Development in emerging Hillingdon Local Plan Part 2 Development Management Policies, 5.12 Flood Risk Management of the London Plan (March 2016) and National Planning Policy Framework (July 2018), and the Planning Practice Guidance (Flood Risk and Coastal Change March 2014). All developments in this area contribute to manage the risk from surface water, and reduce the run off from their site.

INFORMATIVES

1 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 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 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.

Standard Informatives

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

- 2 The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

Part 1 Policies:

PT1.BE1	(2012) Built Environment
PT1.HE1	(2012) Heritage

Part 2 Policies:

DMHB 1	Heritage Assets
DMHB 5	Areas of Special Local Character
DMHB 6	Gatehill Farm Estate and Copse Wood Estate Areas of Special Local Character
DMHB 11	Design of New Development
DMHD 1	Alterations and Extensions to Residential Dwellings
DMHD 3	Basement Development
DMEI 10	Water Management, Efficiency and Quality
DMEI 11	Protection of Ground Water Resources
BE5	New development within areas of special local character
BE6	New development within Gate Hill Farm and Copsewood Estates areas of special local character
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
AM14	New development and car parking standards.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2016) Quality and design of housing developments

- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must

be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

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

does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

- 9 Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -

A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays Bank and Public Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

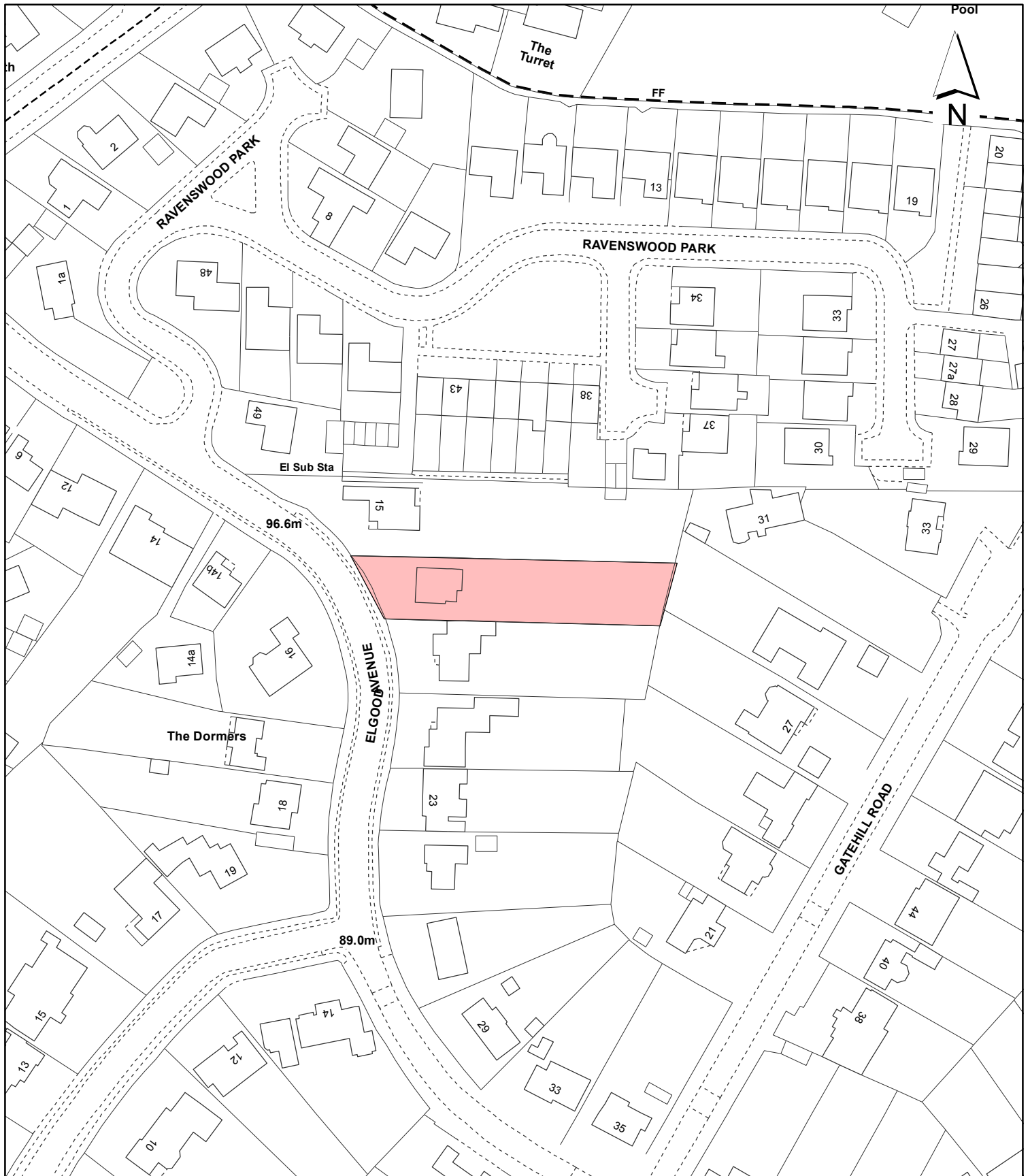
D) No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

- 10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.
- 11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO2) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.
- 12 You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

Contact Officer: Cris Lancaster

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

17 Elgood Avenue

LONDON BOROUGH OF HILLINGDON

Residents Services Planning Section
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 01895 250111

Planning Application Ref:
9106/APP/2019/1070

Scale:
1:1,250

Planning Committee:
North

Date:
January 2020



HILLINGDON
 LONDON