

Report of the Head of Planning, Transportation and Regeneration

Address 60 LONG LANE ICKENHAM MIDDLESEX

Development: Demolition of existing dwelling and erection of two storey detached building with habitable roof space to provide 8 x 2-bed flats with associated amenity space and parking and installation of vehicular crossover

LBH Ref Nos: 70282/APP/2019/2773

Drawing Nos: 17/3124/101
17/3124/106A
17/3124/102A
17/3124/107
17/3124/109
17/3124/108
Design and Access Statement
Heritage Statement and Impact Assessment
Part 1. Arboricultural Method Statement
Part 2. Arboricultural Method Statement
17/3124/104C
17/3124/105D
17/3124/111
17/3124/203C

Date Plans Received: 20/08/2019

Date(s) of Amendment(s): 22/01/2020

Date Application Valid: 05/09/2019

20/08/2019

1. SUMMARY

The application seeks permission for the demolition of the existing dwelling and the erection of a two storey detached building with habitable roof space to create 8 x 2 bed self contained flats with associated amenity space and parking.

The proposed development is similar in character and appearance to the previously appealed scheme approved in May 2019. It is considered that the proposal would not significantly impact on the amenity of neighbouring occupiers and would provide adequate living accommodation, amenity space and parking provision.

As such the proposal is recommended for approval.

A petition against the proposal has been received.

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 17/3124/203C; 17/3124/104C and 17/3124/105D, 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: Local Plan: Part Two - Development Management Policies (2020) and the London Plan (2016).

3 RES7 Materials (Submission)

No superstructure works shall take place until details of all materials and external surfaces have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

Details should include information relating to make, product/type, colour and photographs/images.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy DMHB 11 Local Plan: Part Two - Development Management Policies (2020)

4 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.

3. Where the arboricultural method statement recommends that the tree protection measures for a site will be monitored and supervised by an arboricultural consultant at key

stages of the development, records of the site inspections / meetings shall be submitted to 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 DMHB 14 Local Plan: Part Two - Development Management Policies (2020)

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

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

1. Details of Soft Landscaping
 - 1.a Planting plans (at not less than a scale of 1:100),
 - 1.b Written specification of planting and cultivation works to be undertaken,
 - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
2. Details of Hard Landscaping
 - 2.a Refuse Storage
 - 2.b Cycle Storage
 - 2.c Means of enclosure/boundary treatments
 - 2.d Car Parking Layouts (including demonstration that 5% of all parking spaces are served by electrical charging points)
 - 2.e Hard Surfacing Materials
 - 2.f External Lighting
 - 2.g Other structures (such as play equipment and furniture)
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
5. Other
 - 5.a Existing and proposed functional services above and below ground
 - 5.b Proposed finishing levels or contours

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies DMHB 11 and DMHB 14 Local Plan: Part Two - Development Management Policies (2020) and Policy 5.17 (refuse storage) of the London Plan (2016).

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 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 DMHB 14 Local Plan: Part Two - Development Management Policies (2020) and to comply with Section 197 of the Town and Country Planning Act 1990.

7 RES17 Sound Insulation

No superstructure works shall be commenced until a scheme for protecting the proposed development from (road traffic) (rail traffic) (air traffic) (other) noise has been submitted to and approved in writing by the Local Planning Authority. All works which form part of the scheme shall be fully implemented before the development is occupied and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

REASON

To ensure that the amenity of the occupiers of the proposed development is not adversely affected by (road traffic) (rail traffic) (air traffic) (other) noise in accordance with policy DMHB 11 Local Plan: Part Two - Development Management Policies (2020) and London Plan (2016) Policy 7.15.

8 RES15 Sustainable Water Management (changed from SUDS)

No superstructure works 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 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 DMEI 10 Local Plan: Part Two - Development Management Policies (2020) and London Plan (2016) Policy 5.12.

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 Local Plan: Part Two - Development Management Policies (2020)) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

DMHB 4	Conservation Areas
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMEI 9	Management of Flood Risk
DMHB 16	Housing Standards
DMHB 18	Private Outdoor Amenity Space
DMT 2	Highways Impacts
DMT 4	Public Transport
DMT 6	Vehicle Parking
DMH 1	Safeguarding Existing Housing
DMH 4	Residential Conversions and Redevelopment
DMHD 1	Alterations and Extensions to Residential Dwellings
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 3.8	(2016) Housing Choice
NPPF- 11	NPPF-11 2018 - Making effective use of land
NPPF- 12	NPPF-12 2018 - Achieving well-designed places
NPPF- 16	NPPF-16 2018 - Conserving & enhancing the historic environment
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

3 159 Councils Local Plan : Part 1 - Strategic Policies

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

4 147 Damage to Verge - For Council Roads:

The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

For Private Roads: Care should be taken during the building works hereby approved to ensure no damage occurs to the verge of footpaths on private roads during construction. Vehicles delivering materials to this development shall not override or cause damage to a private road and where possible alternative routes should be taken to avoid private roads. The applicant may be required to make good any damage caused.

5 115 Control of Environmental Nuisance from Construction Work

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

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.

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

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would

minimise disturbance to adjoining premises.

6 I25A The Party Wall etc. Act 1996

On 1 July 1997, a new act, The Party Wall etc. Act 1996, came into force.

This Act requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:-

- 1) carry out work to an existing party wall;
- 2) build on the boundary with a neighbouring property;
- 3) in some circumstances, carry out groundworks within 6 metres of an adjoining building.

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations or planning controls. Building Control will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by Building Control should be taken as removing the necessity for the building owner to comply fully with the Act.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is large rectangular plot comprising a large detached dwelling, situated on the eastern side of Long Lane. The existing property has been extended to the side in the past, which has resulted in it spanning the entire width of the site at ground floor. It also benefits from a large porch addition to the front. It is characterised by a projecting gable to the front finished with waney edge timber cladding to the gable end. The gable feature runs through the house to allow for a projecting rear gable element. The entire property has a painted render external finish with mock Tudor timber detailing at first floor and is set beneath a clay tiled hipped roof.

The existing dwelling is set well back from the main road, which maintains the existing building line within the street scene and has an existing carriage driveway with two access points. The existing front boundary treatment comprises a brick wall, in keeping with the character and appearance of the street scene.

The area is characterised primarily by two detached storey houses on good sized plots of land which are set back from the road frontage, although some redevelopment and infill building works have taken place.

The site is located within the Ickenham Village Conservation Area and the developed area as identified in the Hillingdon Local Plan Part 2 Saved Policies (November 2012). The site is also covered by TPO 5.

3.2 Proposed Scheme

This application seeks permission for the demolition of the existing detached dwelling and the erection of a two storey building, with habitable roofspace to create 8 x 2-bed self contained flats. The proposal also identifies cycle and bin storage, car parking to the front with the relocation of the vehicular crossover and private amenity space to the rear.

3.3 Relevant Planning History

70282/APP/2017/3656 60 Long Lane Ickenham Middlesex

Two storey detached building with habitable roof space to create 8 x 2-bed flats with associated amenity space, parking and installation of vehicular crossover, involving demolition of existing dwelling house.

Decision: 11-12-2017 Refused

70282/APP/2018/612 60 Long Lane Ickenham Middlesex

Two storey detached building with habitable roof space for use as 7 x 2-bed flats with associated amenity space and parking, involving demolition of existing dwelling and installation of vehicular crossover.

Decision: 04-12-2018 Refused

Appeal: 07-05-2019 Allowed

70282/APP/2019/1883 60 Long Lane Ickenham Middlesex

Two storey side extension and part two storey, part single storey side extension

Decision: 31-07-2019 Approved

Comment on Relevant Planning History

70282/APP/2019/1883 - Two storey side extension and part two storey, part single storey side extension (approved)

70282/APP/2018/612 - Two storey detached building with habitable roof space for use as 7 x 2-bed flats with associated amenity space and parking, involving demolition of existing dwelling and installation of vehicular crossover.

This application was refused on the basis that it failed to justify the demolition of the existing property. The replacement building was also considered inappropriate due to its size, scale, bulk and design resulting in a cramped and unduly intrusive visually prominent form of development which would be out of keeping with the character of the wider Conservation Area. The proposal was also considered to detrimentally impact on the amenity of the neighbouring occupiers and provided a substandard form of living accommodation to the detriment of the amenities of future occupiers

This application was allowed at appeal where the Inspector considered these issues. With regard to the existing dwelling he advised that there is no overriding architectural theme, only the building line and property height prove any real consistency. No 60 has been subject to a number of unattractive extensions to the front and sides. This has resulted in a lack of distinguishing features or style. There is no historical interest to the house itself and has a lack of architectural merit. With regard to the replacement building this has been designed to reflect the prevailing architectural values and themes of the conservation area. Visually, it presents as a large residential property rather than flattened development, which the Inspector thought would make a positive contribution to the Conservation Area. The proposed development brings the actual footprint of the built development in and away from the side boundaries and the cat slide roof detail maintains the open gap features at first floor level.

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.HE1 (2012) Heritage

Part 2 Policies:

DMHB 4 Conservation Areas

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 14 Trees and Landscaping

DMEI 9 Management of Flood Risk

DMHB 16 Housing Standards

DMHB 18 Private Outdoor Amenity Space

DMT 2 Highways Impacts

DMT 4 Public Transport

DMT 6 Vehicle Parking

DMH 1 Safeguarding Existing Housing

DMH 4 Residential Conversions and Redevelopment

DMHD 1 Alterations and Extensions to Residential Dwellings

LPP 3.3 (2016) Increasing housing supply

LPP 3.4 (2015) Optimising housing potential

LPP 3.5 (2016) Quality and design of housing developments

LPP 3.8 (2016) Housing Choice

NPPF- 11 NPPF-11 2018 - Making effective use of land

NPPF- 12 NPPF-12 2018 - Achieving well-designed places

NPPF- 16 NPPF-16 2018 - Conserving & enhancing the historic environment

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

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **23rd October 2019**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

11 neighbours and the Ickenham Residents Association were consulted for a period of 21 days

expiring on the 30 September 2019. A site notice was also erected on the telegraph pole to the front of the property. 12 responses were received raising the following issues:

- Too many flats along Long Lane.
- Out of keeping with the character and style expected in a conservation area
- Extra family homes needed
- While changes have been made from the previously rejected applications the plans remain unlawful and in breach of policy and guidance
- Loss of amenity
- Camped form of development
- Out of keeping with the streetscene
- Loss of light
- Unsightly views
- Loss of privacy
- Breach of rear building line
- Substandard living accommodation for future occupiers
- Negative impact on the Conservation Area
- Overdevelopment
- Garden provision too small
- Dispute the Heritage Statement
- Detrimental to highway safety
- Does not comply with parking requirements
- No provision for suitable bin storage to the front
- No justification for loss of trees
- Increased noise and disturbance
- Increased risk of flooding
- Lack of building regulations
- Refute the applicants assertion that the proposed design is similar to the approved design but makes better use of the site. Larger and has more impact
- A fundamental difference between this proposal and the extension proposal is that the original house is of a shallow depth whereas the appeal proposal block is at least twice the depth and also therefore much closer to the houses at the rear.
- Tree report submitted out of date
- Additional impact on utilities
- Increased traffic
- Overbearing
- Given the neighbouring property extends up to the boundary its is appropriate to provide a 1.5m gap to the boundary
- The approved extension would maintain a 1.5m separation for the full length of the extension
- The loss of this significant front garden to be covered n hard surface further highlights the disparage between the proposal and the existing
- No disabled parking spaces
- The claim that there is a demand for flatted accommodation of this type in the area is fallacious as several similar types of accommodation in the area remain unsold
- The revised drawings revert to a form similar to the approved scheme but it is noted that the eaves height of the cat slide roof form has increased from 2.7m to 3.4m. Additional velux window has been added to each of these elevations.
- Concerns the size and quality of the living space for future occupants at first floor level is being compromised for profit maximisation
- No visitor parking
- Numerous planning applications give concerns they are being used to expand the currently approved scheme to gain approval for a scheme which would result in the over-occupancy and over development of the site

A petition against the proposal has also been submitted.

Officer response: The previous application was allowed at appeal. Compliance with the requirements of Building Regulations is a completely separate process to Planning. Other issues raised are addressed in the report.

Ickenham Conservation Area Panel - No response

Internal Consultees

Access Officer - Any planning permission should have a condition for compliance with standards for a Category 2 M4(2) dwelling as set out in Approved Document M to the Building Regulations (2010) 2015.

Highways - The application has been reviewed by the Highway Authority who are satisfied that the proposal would not measurably exacerbate congestion or parking stress, and would not raise any highway safety concerns.

Tree/Landscaping - This site has been the subject of several recent applications, including ref. 2018/612, which was refused but allowed on appeal. A tree report, dated September 2017 (amended January 2018), by Elizabeth Greenwood, has been re-submitted. While technically due for further review, the report is considered relevant in this case. The report includes a survey, arboricultural impact assessment and method statement. 19 No. individual trees and two groups have been identified. There are no 'A' grade trees on the site. Six individual trees and one group have been graded 'B'. Of these, two hollies will be removed (T17 and T18). The other 'B' grade trees: T1 birch, T8 Robinia, T14 Holly, T16 Cherry, and G1 Lawson cypress will be retained - with some management / maintenance required. The remaining trees are all 'C' grade - not normally considered to be a constraint on development. 10 No. will be retained and four removed to facilitate the development. Among those to be retained is the cherry (T16) on the front boundary - one of the more conspicuous trees when viewed from the public realm. There is no objection to the detailed recommendations in the tree report. In appendix G an indicative arboricultural supervision chart is provided. Arboricultural supervision should be conditioned to ensure that good practice and tree recommendations are adhered to. In terms of the proposed site layout, the current layout proposed on dwg No. 17/3124/102 Rev A is similar to the approved dwg. No. 17/3124/102 Rev B. The building continues to sit uncomfortably close to the side boundaries which will narrow the gap between neighbouring buildings. The current drawing does not show the parking layout in the front garden, whereas the approved drawing indicated 8 parking spaces which avoided the RPA of the retained trees. If additional parking is required it may not be possible to safeguard the trees or provide adequate site coverage with soft landscape (minimum 25% area coverage). A high quality landscape scheme is required to complement the character and appearance of this Conservation Area. The rear garden should be designed and detailed to provide accessible and attractive amenity space (private and / or shared) for the benefit of the occupants. No bin or bike stores are shown. These should be integral to the building or sited to the rear of the flats. Locating them in the front will involve sacrificing trees, or other soft landscape - and will be unacceptable. No objection subject to the above comments and conditions Tree retention and protection (to include arboricultural supervision) and landscaping.

The Conservation Officer has advised the amended proposal appeared to be similar to the scheme Allowed at Appeal. However there appear to be discrepancies between the amended streetscene (dwg.no. 17/3124/104A Rev A) and amended proposed elevations (dwg. no. 17/3124/105C Rev c). The streetscene drawing shows gable ended catclides which would not be considered appropriate and should be amended to match that proposed on the elevation drawing which includes hipped roof forms.

Officer response: The discrepancy identified has been amended.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The NPPF has a requirement to encourage the effective use of land by re-using land. This is an existing residential unit set in a spacious plot. The site lies within an established residential area where there would be no objection in principle to the intensification of the residential use of the site, subject to all other material planning considerations being acceptable, in accordance with the Hillingdon Local Plan (November 2012).

DMH 1 of Local Plan: Part Two - Development Management Policies (2020) advises that the net loss of existing self contained housing will be resisted unless housing is replaced with at least equivalent residential floorspace.

DMH 2 requires the provision of a mix of housing unit of different sizes in schemes of residential development to reflect the Council's latest information on housing need.

DMH 4 advises that residential conversions and redevelopment of dwellings into new blocks of flats will only be permitted where it is on a residential street where the proposal would not result in more than 10% of the properties being redeveloped into flats.

It is acknowledged that historically there have been a number of properties and sites redeveloped along Long Lane. This includes flats, in-fill and a separate cul de sac development. However this would represent less than 10% of the original properties within 1 km of the application site.

Given the residential character of the area adjacent to the plot, there is no policy objection to the development of the site to provide additional residential accommodation, subject to an appropriate density and design, and the proposal being in accordance with all of the relevant planning policies and supplementary guidance.

7.02 Density of the proposed development

Policy 3.4 of the London Plan (2015) seeks to ensure that the new development takes into account local context and character, the design principles in Chapter 7 and public transport capacity development should optimise housing output for different types of location within the relative density range shown in Table 3.2. Development proposals which compromise this policy should be resisted.

The site has a Public Transport Accessibility Level (PTAL) of 2 (poor). The London Plan (2015) range for sites with a PTAL of 2 - 3 in a suburban area is 35-65 units per hectare. Based on a total site area of 0.1058 ha the site would have a residential density of 75 units per hectare, which is slightly above this range.

The density matrix, however, is only of limited value when looking at small scale development such as that proposed with this application. In such cases, it is often more appropriate to consider how the development harmonises with its surroundings and its impact on adjoining occupiers.

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

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that all new developments should achieve a high quality of design in all new buildings and the public realm contributes to community cohesion and a sense of place.

Policy DMHB 4 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019) advises that within Conservation Areas new development will be expected to preserve or enhance the character or

appearance of the area. It should sustain and enhance its significant and make a positive contribution to local character and distinctiveness.

Furthermore Policy DMHB 11 advises that all development will be required to be designed to the highest standards and incorporate principles of good design. It should take into account aspects including the scale of the development considering the height, mass and bulk of adjacent structures; building plot sizes and established street patterns; building lines and streetscape rhythm and landscaping. It should also not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

The site lies within the Ickenham Village Conservation Area and currently comprises an attractive, detached property dating for the 1930's and as existing relates to the urban grain of area, maintaining a substantial plot. The area is characterised by individually designed properties set within spacious, with, mature planting which contribute to the character of the Conservation Area.

The proposed building measures 21m in width, a maximum of 15.1m in depth set beneath a pitched roof of 8.7m in height. The proposed building would be set in 1m from the side boundaries at the front, however this decreases to 0.45m at the rear of the property, where the boundary turns towards the house. The Conservation Officer strongly objected to a previous application for the demolition of the existing house and erection of 7 flats. This was subsequently approved at appeal though. In consideration of that application the Inspector found the scale and massing to be acceptable. This proposal is similar to the approved scheme and would be therefore also be acceptable.

Therefore given the scale and design of the building, it is considered that the proposal would not be harmful to the character and appearance of the streetscene and the wider Conservation Area. As such the proposal complies with Part 1 Policy BE1 and HE1 and Policies DMHB 4 and DMHB 11 of the Local Plan: Part Two - Development Management Policies (2020).

7.04 Airport safeguarding

Not relevant to this proposal.

7.05 Impact on the green belt

Not relevant to this proposal.

7.07 Impact on the character & appearance of the area

As detailed under impact on the Conservation Area.

7.08 Impact on neighbours

Policy DMHB 11 advises that development should also not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

Buildings should avoid being over dominant from neighbouring properties and normally a minimum 15m separation distance should be maintained between habitable room windows and elevations of two or more storeys (taken from a 45 degree splay from the centre of habitable room windows). Where habitable room windows face each other, a minimum 21m distance is required to safeguard privacy. This also applies to an area of private amenity space or patio, normally taken to be the 3m depth of rear garden immediately adjoining the rear elevation of a residential property.

The proposed building has a staggered frontage not projecting beyond the line of the existing dwelling and maintains a front building line with both the adjacent properties at the nearest point. To the rear the proposed building line is also staggered and would project

approximately 2.5 m beyond the rear of no. 58, where it is adjacent to the boundary, set back by approximately 2.9m. This increases to 5m in depth set back 4.6m from the shared boundary. Although the proposed building would be significantly larger and closer than the existing dwelling it would not compromise a 45 degree line of sight and is not considered to have a significant impact on the amenity of the neighbouring occupiers by virtue of loss of light, overbearing or loss of outlook. To the other side the proposed building would project approximately 4.8 m beyond the rear of no. 62. The main body of that dwelling is situated further away from the boundary set back approximately 7.65 m, but it also benefits from an adjoining large double garage to the side, with a home office to the rear, which extends up to the shared boundary. It is noted that concern had been raised over the loss of outlook to the two side bedroom windows facing the proposal; however these are secondary windows serving the bedrooms which have principle windows facing front and rear. The proposal would extend beyond the rear of the home office by approximately 0.9m, set back by 4m. It is therefore considered that this would not significantly impact on the amenity of the neighbouring occupiers.

To the rear the proposed building would be set back 12.5m from the rear boundary with 1 Neela Close and the side boundary of 19 Milton Road. Although it is noted that a separation of 22.75 m would be maintained between the windows of the habitable rooms, the proposal would have direct views over the rear garden and private patio areas to the rear of both 1 Neela Close and 19 Milton Road in close proximity at less than 21 m. This issue was considered in the previous application where the Inspector advised that with regard to potential loss of privacy to the properties to the rear, the retention and management of the trees would in this case prevent a loss of privacy. It would therefore be unreasonable to refuse on this basis. Therefore the proposal would comply with Policy DMHB 11 of the Local Plan: Part Two - Development Management Policies (2020).

7.09 Living conditions for future occupiers

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

Policy DMHB 16 advises all housing developments should have an adequate provision of internal space in order to provide an appropriate living environment. For a 2 bed, 3 person flat there is a requirement of 61sqm. The proposed flats have a minimum floor area of 61sqm in compliance with these requirements. Furthermore, it has been demonstrated through the submission of sections that the rooms in the loft space would provide sufficient head room.

It is considered that all the proposed habitable rooms, would have an adequate outlook and source of natural light, and therefore comply with Policy 3.5 of the London Plan (2016).

7.10 Traffic impact, car/cycle parking, pedestrian safety

Policy DMT 2 of the Local Plan: Part Two - Development Management Policies (2020) advised that development proposals must ensure that safe and efficient vehicle access to the highway network is provided to the Council's standards; they do not contribute to the deterioration of local amenity or safety of all road users and safe secure and convenient access and facilities for cyclists and pedestrians are satisfactorily accommodated in the design.

Policy DMT 6 advises development proposals must comply with the parking standards

outlined in Appendix C Table 1 in order to facilitate sustainable development and address issues relating to congestion and amenity.

It is proposed to provide 8 two bed residential flats. The maximum standard requires 1.5 spaces per unit hence a quantum of up to 12 spaces should be provided on-site to comply with the adopted parking standard. The proposed quantum is below this maximum with a provision of 8 spaces within the site envelope.

It is noted that the surrounding residential catchment and road network exhibits certain characteristics which support a lower quantum of on-site parking provision. To expand - the local area is covered by extensive daytime/weekday Controlled Parking Zone (CPZ) controls with additional double yellow line waiting restrictions in the vicinity of the address which reduce the opportunity for accommodating any development related displaced parking. Also there are generous off-street parking facilities for most of the surrounding residential properties in the area. These factors combined inherently reduce general on-street parking demand and therefore subsequent parking pressures on the highway. When contextualising the above factors and facets of the surrounding local area, it is considered that the quantum of parking proposed is to an acceptable level.

This stance is further reinforced by the aforementioned Inspectorate's appeal decision where the 1:1 parking ratio per unit was considered adequate. Therefore, the proposals are considered to be compliant to the Council's policies DMT 2 and DMT 6 of the Local Plan: Part Two - Development Management Policies (2020).

7.11 Urban design, access and security

Policy DMHB 18 advises that all new residential development and conversions will be required to provide good quality and usable private outdoor amenity space and for a 2 bed property 25sqm per unit should be provided. This would give an overall requirement of 200 sqm. The proposal is set in a large plot and would provide approximately 300 sqm, which is in excess of this requirement. The proposal does identify 2 small private patio areas with a section of open ended hedge screen to the rear of building, however this does not relate to all of the rear facing habitable windows pertaining to each of the ground floor flats. However the garden is of a sufficient scale to provide this detail and it could be conditioned for submission if all other aspects of the proposal were acceptable.

7.12 Disabled access

The Access Officer has not raised any concerns with relation to this application.

7.13 Provision of affordable & special needs housing

Not relevant to this proposal.

7.14 Trees, Landscaping and Ecology

Adopted Local Plan, Policy BE1 seeks high quality design of the built and external environment. Saved policy DMHB 14 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate. The site lies within the area covered by Tree Preservation Order No. 5 and the Ickenham Village Conservation which is characterised by its garden suburb nature. The submitted tree report identifies that 10 trees will be retained and four removed to facilitate the development. Among those to be retained is the cherry (T16) on the front boundary - one of the more conspicuous trees when viewed from the public realm. In terms of the proposed site layout, the new building is uncomfortably close to the side boundaries which will narrow the gap between neighbouring buildings. The front garden is dominated by parking albeit a reasonable area of soft landscape has been retained around the retained cherry tree on the front boundary. Landscape Officer has advised that the layout should be amended to provide a front boundary hedge to screen the car park.

Therefore subject to conditions for landscaping and tree protection the proposal would comply with the aim of Policy DMHB 14 of the Local Plan: Part Two - Development Management Policies (2020).

7.15 Sustainable waste management

A bin storage area is identified in the rear garden of the property.

7.16 Renewable energy / Sustainability

Not relevant to this application.

7.17 Flooding or Drainage Issues

The site is not located within a flood zone or identified as at risk of surface water flooding. It noted that the road to the front is shown as being at risk however in the context of this proposal, were a scheme to be deemed acceptable, conditions could be imposed to ensure suitable sustainable drainage methods and materials were included to help prevent additional surface water run off during high rain fall events.

7.18 Noise or Air Quality Issues

Not relevant to this application.

7.19 Comments on Public Consultations

Comments raised have been addressed within the report.

7.20 Planning Obligations

The Council adopted its own Community Infrastructure Levy (CIL) on August 1st 2014 and the Hillingdon CIL charge for additional floorspace for residential developments is £95 per square metre and office developments of £35 per square metre. This is in addition to the Mayoral CIL charge of £35 per sq metre.

7.21 Expediency of enforcement action

Not relevant to this proposal.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

Members may decide to grant planning consent subject to conditions. Planning consent should not be refused where planning conditions can overcome a reason for refusal. Planning conditions should only be imposed where Members are satisfied that imposing the conditions are necessary, relevant to planning, relevant to the development to be

permitted, enforceable, precise and reasonable in all other respects. Where conditions are imposed, the Council is required to provide full reasons for imposing those conditions.

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable

10. CONCLUSION

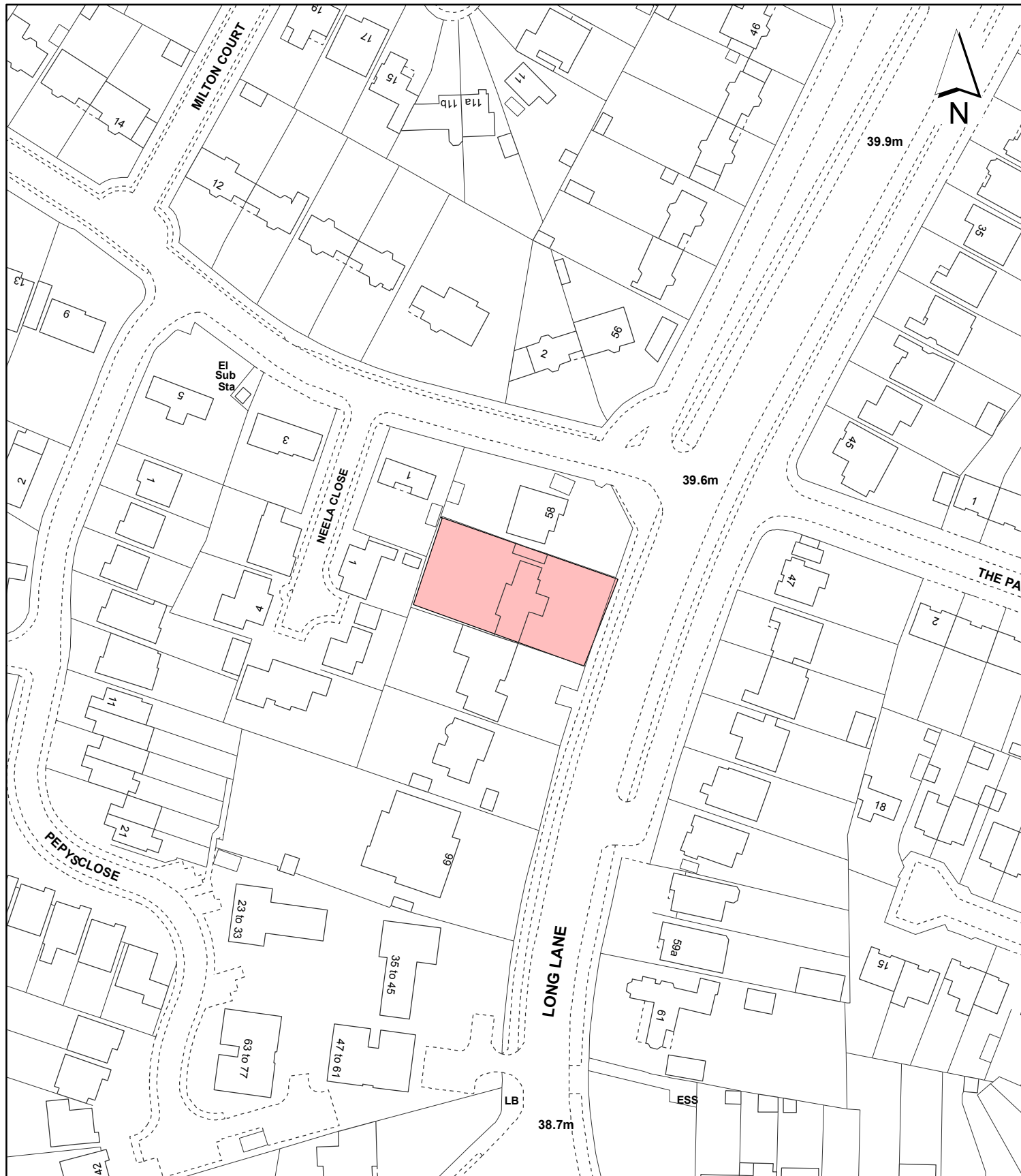
The proposal would not detract from the appearance and character of the conservation area and would not significantly impact of the amenity of adjoining properties. It would provide adequate living accommodation for future occupiers as well as adequate amenity space and parking.

11. Reference Documents

Hillingdon Local Plan Part 1 - Strategic Policies (November 2012).
Hillingdon Local Plan Part 2.
The London Plan (2016).
Supplementary Planning Document 'Accessible Hillingdon'.
National Planning Policy Framework.

Contact Officer: Liz Arnold

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Notes:

 Site boundary

For identification purposes only.

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Site Address:

**60 Long Lane
Ickenham**

Planning Application Ref:

70282/APP/2019/2773

Planning Committee:

North

Scale:

1:1,250

Date:

February 2020

**LONDON BOROUGH
OF HILLINGDON**

**Residents Services
Planning Section**

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