

Report of the Head of Planning, Transportation and Regeneration

Address LAND ADJACENT TO WHITEHEATH JUNIOR SCHOOL WHITEHEATH AVENUE RUISLIP

Development: Erection of 2 x 4 bed dwellings with associated landscaping, car parking and ecological area to the rear of the site (amended plans 17.02.19)

LBH Ref Nos: 64510/APP/2019/1412

Drawing Nos: 2018/D271/P/10 rev C
2018/D271/P/09 rev C
2018/D271/P/13
2018/D271/P/14
2018/D271/P/03 Rev E
2018D271P01 Site Location Plan A4 Portrai
Whiteheath Ave Land Adj No 1 Fee charge mem
Arboricultural Impact Assessment & Method Statement - Ref: TH1981/E
Tree Protection Plan - Ref: TH/A3/1981B/TPF
2018/D271/P/02 Rev A

Date Plans Received: 26/04/2019

Date(s) of Amendment(s): 26/04/2019

Date Application Valid: 01/05/2019

DEFERRED ON 20th November 2020 FOR FURTHER INFORMATION .

The application was deferred at the 20-11-19 Major Applications Planning Committee for the following reason: "the item be deferred for further re-consultation regarding clarification of plans and a request for a daylight / sunlight report".

The applicant has taken into consideration the points raised by consultees and members, and has put forward a revised scheme.

SUMMARY OF REVISED DEVELOPMENT PROPOSALS

The application seeks full planning consent for the redevelopment of a vacant piece of land to construct 2 new residential dwellings. The site is a vacant plot with an electricity sub-station to the left hand corner of the site. The front of the site is fenced to restrict fly tipping and anti-social behaviour. The site is owned by Hillingdon Council and previously accommodated two single storey detached buildings which were occupied by Hillingdon Grid For Learning for the store and repair ICT equipment. The use of these buildings was absorbed elsewhere within the School site therefore the buildings became redundant and fell into a state of disrepair. A decision was undertaken to demolish the buildings in 2018.

The application site accommodates an electricity substation in the north western corner of the site which is currently served by 2 access points, one at the front of the site leading from the principle highway and the secondary access which is located towards the rear of the proposed dwellings and leads from the eastern boundary to the western boundary. The owners of the substation have been consulted as part of the application process and have raised no objection to having the access reduced to the front of the site only which is not considered to impact the construction of the proposed dwellings.

The site is located within an established residential area and given the residential character of

the surrounding area, there is no policy objection to the development of the site to provide additional residential accommodation.

It should be noted that the original submission was for 5 residential units which has now been reduced to 2. The report has been fully updated to reflect the revised submission.

1. SUMMARY

The application seeks full planning consent for the redevelopment of a vacant piece of land to construct 2 new residential dwellings. The site is a vacant plot with an electricity sub-station to the left hand corner of the site. The front of the site is fenced to restrict fly tipping and anti-social behaviour. The site is owned by Hillingdon Council and previously accommodated two single storey detached buildings which were occupied by Hillingdon Grid For Learning for the store and repair ICT equipment. The use of these buildings was absorbed elsewhere within the School site therefore the buildings became redundant and fell into a state of disrepair. A decision was undertaken to demolish the buildings in 2018.

The application site accommodates an electricity substation in the north western corner of the site which is currently served by 2 access points, one at the front of the site leading from the principle highway and the secondary access which is located towards the rear of the proposed dwellings and leads from the eastern boundary to the western boundary. The owners of the substation have been consulted as part of the application process and have raised no objection to having the access reduced to the front of the site only which is not considered to impact the construction of the proposed dwellings.

The site is located within an established residential area and given the residential character of the surrounding area, there is no policy objection to the development of the site to provide additional residential accommodation.

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2. RECOMMENDATION

1. That delegated powers be given to the Head of Planning, Transportation and Regeneration to grant planning permission subject to:

A) Entering into an agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or S278 of the Highways Act 1980 (as amended) and/or other appropriate legislation to secure:

i) S278 works to facilitate the development which includes the construction of a new vehicular crossover

B) That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in preparation of the Section 106 and/or 278 Agreements and any abortive work as a result of the agreement not being completed.

C) That Officers be authorised to negotiate and agree the detailed terms of the proposed agreement and conditions of approval.

D) If the Legal Agreements have not been finalised by 18th June 2020 (or such

other timeframe as may be agreed by the Head of Planning, Transportation and Regeneration), delegated authority be given to the Head of Planning, Transportation and Regeneration to refuse planning permission for the following reason:

'The applicant has failed to provide contributions towards the improvement of services and facilities as a consequence of demands created by the proposed development (in respect of highway works). The proposal therefore conflicts with Policies contained with the adopted Hillingdon Local Plan Saved Policies (November 2012).'

E. That if the application is approved, the following conditions be attached:

1 SP01 Council Application Standard Paragraph

This authority is given by the issuing of this notice under Regulation 3 of the Town and Country Planning General Regulations 1992 and shall ensure only for the benefit of the Council.

2 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

3 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:-

2018/D271/P/09 rev C
2018/D271/P/10 rev C
2018/D271/P/14
2018/D271/P/13
2018/D271/P/03 Rev E

and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan Part 1, Hillingdon Local Plan: Part 2 - Development Management Policies (Jan 2020) and the London Plan (2016).

4 RES5 General compliance with supporting documentation

The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting plans and/or documents:

Arboricultural Impact Assessment & Method Statement - Ref: TH1981/B

Thereafter the development shall be retained/maintained in accordance with these details

for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan Part 1, Hillingdon Local Plan: Part 2 - Development Management Policies (Jan 2020) and the London Plan (2016).

5 RES7 Materials (Submission)

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

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

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy DMHB 11 of Hillingdon Local Plan: Part 2 - Development Management Policies (March 2019)

6 RES8 Tree Protection

No site clearance or construction work shall take place until the details have been submitted to, and approved in writing by, the Local Planning Authority with respect to:

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.
2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority. Such fencing should be a minimum height of 1.5 metres.

Thereafter, the development shall be implemented in accordance with the approved details.

The fencing shall be retained in position until development is completed.

The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

- 2.a There shall be no changes in ground levels;
- 2.b No materials or plant shall be stored;
- 2.c No buildings or temporary buildings shall be erected or stationed.
- 2.d No materials or waste shall be burnt; and.
- 2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

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 of the Hillingdon Local Plan: Part 2 - Development Management Policies (Jan 2020)

7 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 for 4 bicycles
 - 2.c Means of enclosure/boundary treatments
 - 2.d Car Parking Layouts: 4 cars
 - 2.e Hard Surfacing Materials
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 surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.
4. Schedule for Implementation

Thereafter the 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 14 of Hillingdon Local Plan: Part 2 - Development Management Policies (Jan 2020) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (2016).

8 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 of the Hillingdon Local Plan Part 2 (2020) and to comply with Section 197 of the Town and Country Planning Act 1990

9 RES14 Outbuildings, extensions and roof alterations

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

REASON

To protect the character and appearance of the area and amenity of residential occupiers in accordance with policies Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (March 2019)

10 RES15 Sustainable Water Management

Prior to commencement, (excluding demolition and site clearance) a plan for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. As a minimum, the plan shall show the following details:

- i. Identify proposed areas of hardstanding as part of the development, state the material to be used for each area and show the proposed direction of slope. All hardstanding areas shall be formed of permeable surfaces, or slope to a permeable area or soakaway.
- ii. Identify proposed downpipes from the development and show where these will discharge to. Collected surface water from roof areas will be directed away from the public sewer network as a preference by using SuDS such as rain gardens, soakaways or other infiltration techniques in line with Building Regulations Approved Document H (2015). Any required connection to the public sewer network to be restricted to greenfield rates.
- iii. List the proposed activities that will be undertaken to maintain the surface water drainage network. The drainage system should be maintained (such as gutter clearance, permeable paving jet washing and debris clearance from linear drainage channels) to ensure that it will continue to function over the lifetime of the development and will not increase the risk of surface water flooding.
- iv. Identify the water reuse methods to be implemented (i.e. water butts) The development should also use methods to minimise the use of potable water through the use of rainwater harvesting measures (such as water butts) to capture excess rainwater. 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 and 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); To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (March 2016); 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).

11 RES22 Parking Allocation

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

REASON

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy DMT6 Hillingdon Local Plan: Part 2 - Development Management Policies (March 2019) and Chapter 6 of the London Plan (July 2016).

12 RES24 Secured by Design

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

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with London Plan (2016) Policies 7.1 and 7.3.

13 RES18 Accessible Units

The dwellings hereby permitted are required to be constructed to meet the standards for a Category 2 M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015.

REASON: To ensure that an appropriate standard of housing stock, in accordance with London Plan policy 3.8 c (2016), is achieved and maintained.

14 RPD2 Obscured Glazing and Non-Opening Windows (a)

The obscure glazed panel of the rear facing oriel windows hereby approved on Unit B shall remain obscure glazed and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence. All side facing windows on Unit A facing No.1 Whitheath Avenue shall remain obscure glazed and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

To prevent overlooking to adjoining properties and the school in accordance with Policy DMHB 11 of Hillingdon Local Plan: Part 2 - Development Management Policies (March 2019)

15 NONSC Contaminated Land

No contaminated soils or other materials shall be imported to the site. All imported soils for landscaping purposes shall be clean and free of contamination. All imported soils shall be tested for chemical contamination, and the results of this testing shall be submitted to the Local Planning Authority for approval.

REASON:

To ensure that the occupants of the development are not subject to any risks from soil contamination in accordance with policy Policy DMEI 12 of the Hillingdon Local Plan: Part 2 - Development Management Policies (Jan 2020)

16 NONSC Accessibility

Prior to works commencing, details of step free access via the principal private entrance shall be submitted to and approved in writing by the Local Planning Authority.

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

17 OM19 Construction Management Plan

Prior to development commencing, the applicant shall submit a demolition and construction management plan to the Local Planning Authority for its approval. The plan shall detail:

- (i) The phasing of development works
- (ii) The hours during which development works will occur (please refer to informative I15 for maximum permitted working hours).
- (iii) A programme to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed safely and intact for later re-use or processing.
- (iv) Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities).
- (v) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures to reduce the numbers of construction vehicles accessing the site during peak hours).
- (vi) Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process.
- (vii) The storage of demolition/construction materials on site.

The approved details shall be implemented and maintained throughout the duration of the demolition and construction process.

REASON

To safeguard the amenity of surrounding areas in accordance with DMT 1 of the Hillingdon Local Plan: Part 2 - Development Management Policies (Jan 2020) and Policy EM8 of Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012)

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
DMH 1	Safeguarding Existing Housing
DMH 2	Housing Mix
DMH 4	Residential Conversions and Redevelopment
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHB 16	Housing Standards
DMHB 17	Residential Density
DMHB 18	Private Outdoor Amenity Space
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
LPP 6.13	(2016) Parking
LPP 6.9	(2016) Cycling
LPP 7.3	(2016) Designing out crime
LPP 7.4	(2016) Local character
LPP 7.6	(2016) Architecture
LPP 7.15	(2016) Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
NPPF- 2	NPPF-2 2018 - Achieving sustainable development
NPPF- 5	NPPF-5 2018 - Delivering a sufficient supply of homes
NPPF- 11	NPPF-11 2018 - Making effective use of land
NPPF- 12	NPPF-12 2018 - Achieving well-designed places

3 I2 Encroachment

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

4 I5 Party Walls

The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:

carry out work to an existing party wall;
build on the boundary with a neighbouring property;
in some circumstances, carry out groundworks within 6 metres of an adjoining building.
Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Residents Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

5 I6 Property Rights/Rights of Light

Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

6 I15 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

7 I48 Refuse/Storage Areas

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

8 I60 Cranes

Given the nature of the proposed development it is possible that a crane may be required

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

9 I23 Works affecting the Public Highway - Vehicle Crossover

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

10

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

11

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2012, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises an approximately 1,300m² irregularly shaped plot located on the north west side of Whiteheath Avenue in Ruislip. It was previously occupied by two single-storey buildings with associated hardstanding and soft landscaped areas.

The larger of the two buildings is constructed from blockwork with a pitched asbestos roof. It has a footprint of approximately 152m². The smaller building is brick-built with a pitched asbestos roof and a footprint of approximately 17.5m². It is understood that the buildings were historically used by Hillingdon Grid for Learning but have been vacant for some time and are falling into a state of disrepair.

The site is bounded to the north east by grounds forming part of Whiteheath Junior School; to the north west by a public footpath and watercourse, beyond which are residential properties in Sandalwood Drive; to the south west by residential properties; and to the south east by the road, beyond which are residential properties.

The entire site falls within the developed area as designated in the Hillingdon Local Plan. Much of the site also falls within a Critical Drainage Area.

3.2 Proposed Scheme

PROPOSED SCHEME

The proposal involves the construction of 2 x two-storey, 4 bedroom dwellings. Given the constraints of the site which are mainly due to its awkward shape and the adjacent school

playground it is necessary for the two dwellings to be located at varying depths within the site. House A has been sited in line within No1 Whiteheath Avenue while House B has been sited further back where the width of the site increases. The dwellings would be characterised by a pitched, tiled roof and would feature a front facing projecting bay which would accommodate the porches and would utilise materials to match the dwellings which comprise the street scene. Following the reduction in the quantum of units alterations have also been made to the proposed access arrangements which now feature 2 individual crossovers which will serve each of the individual units. In addition the scheme now proposes a 223m² ecological area at the northern end of the site.

3.3 Relevant Planning History

64510/APP/2008/1473 Land Adjacent To Whiteheath Junior School Whiteheath Avenue Ruise
Erection of a two storey building to contain 6 two- bedroom flats, with associated parking and amenity space (involving demolition of existing ICT building and small store) (outline application for approval of access, layout and scale).

Decision: 30-07-2008 Withdrawn

64510/APP/2017/1210 Land Adjacent To Whiteheath Junior School Whiteheath Avenue Ruise
Demolition of HGFL buildings (Application for prior notification of proposed demolition)

Decision: 21-04-2017 PRN

Comment on Relevant Planning History

64510/APP/2017/1210 - Demolition of two buildings (Application for prior notification of proposed demolition). Approved 21.04.2017.

64510/APP/2008/1473 - An application for outline planning permission to provide residential development on the site was submitted in 2008 however the application was withdrawn before a decision was reached.

4. Planning Policies and Standards

Development Plan

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

The Development Plan for the London Borough of Hillingdon currently consists of the following documents:

The Local Plan: Part 1 - Strategic Policies (2012)

The Local Plan: Part 2 - Saved UDP Policies (2012)

The London Plan - Consolidated With Alterations (2016)

The National Planning Policy Framework (NPPF) (2019) is also a material consideration in planning decisions, as well as relevant supplementary planning documents and guidance.

Emerging Planning Policies

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).

Draft London Plan (Consolidated with Changes July 2019)

The GLA consulted upon a draft new London Plan between December 2017 and March 2018 with the intention of replacing the previous versions of the existing London Plan. The Plan was subject to examination hearings from February to May 2019, and a Consolidated Draft Plan with amendments was published in July 2019. This Consolidated version remains under examination with a report by the appointed panel of Inspectors due in Autumn 2019.

The Council's general approach at this stage is to give limited weight to the draft London Plan as a material consideration when deciding planning applications given at this stage of preparation it remains subject to a large number of objections, and could still be subject to significant further change prior to publication.

Proposed Submission Local Plan Part 2 with Main Modifications (March 2019)

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 were published for public consultation from 27 March to 8 May 2019.

Taking para 48 of the NPPF into account, the Council's general approach to the weight which should be afforded to the draft LPP2 will be as follows:

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.

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.

Finally, 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.

UDP / LDF Designation and London Plan

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.H1 (2012) Housing Growth

Part 2 Policies:

OE1 Protection of the character and amenities of surrounding properties and the local area

OE3 Buildings or uses likely to cause noise annoyance - mitigation measures

DMH 1 Safeguarding Existing Housing

DMH 2 Housing Mix

DMH 4 Residential Conversions and Redevelopment

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 14 Trees and Landscaping

DMHB 16 Housing Standards

DMHB 17 Residential Density

DMHB 18 Private Outdoor Amenity Space

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

LPP 6.13 (2016) Parking

LPP 6.9 (2016) Cycling

LPP 7.3 (2016) Designing out crime

LPP 7.4 (2016) Local character

LPP 7.6 (2016) Architecture

LPP 7.15 (2016) Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.

NPPF- 2 NPPF-2 2018 - Achieving sustainable development

NPPF- 5 NPPF-5 2018 - Delivering a sufficient supply of homes

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

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

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- 4th June 2019

6. Consultations

External Consultees

The application has been subject to numerous rounds of consultation. A total 69 neighbouring properties were consulted on 02.05.2019 and then three additional 14 day re-consultations on 17.05.2019, 30.07.2019 and 21.10.2019 were undertaken following alterations to the proposed scheme. A site notice was also displayed to the front of the site. A breakdown of the comments received during each round of consultation is provided below along with a summary of the comments received across all rounds of consultation. In addition to the below comments a petition carrying 211 signatures was submitted in objection to the proposed scheme (which was heard at a previous Committee meeting).

02.05.19 - 6

17.05.19 - 35

30.07.19 - 14

21.10.19 - 28

Summary of comments received :

- Design of terraces is not in keeping with the street scene
- Over-development of the site
- Loss of important trees
- Lack of parking provision within the site
- Street suffers from parking problems at the start and end of the school day
- Impact on traffic
- Road safety , proposed access to the site is considered dangerous by residents
- No noise impact assessment submitted
- Lack of soft landscaping proposed to the front of the site
- The buildings would be constructed too close to the boundary
- Loss of privacy for the school and neighbouring properties
- Inappropriate use of the land which residents would like see returned to the school

An objection has also been submitted by the Ward Councillor, which has been summarised as:

- Five units at this location would lead to a cramped development;
- Out of keep with the existing street scene and inconsistent with the wider built environment configuration;
- Lack of amenity space for new residents, existing residents and Whiteheath Junior school.
- The additional parking would add to existing parking stress in Whiteheath Avenue, which itself would impede vehicular movement.

COMMENTS ON LATEST PLANS (FOR TWO FAMILY UNITS ONLY):

An additional 14 day consultation was issued on 17.02.20 and expired on 02.03.20. Two responses to the public consultation were received stating that the redesign appeared "more feasible" and whether potential home buyers would be put off by the use of an oriel window in the rear elevation of house B.

UK POWER NETWORKS

Our planning team have come back incredibly quickly on this matter and have approved the change of access as we had discussed and as such the substation can remain in situ however as a caveat to that we will need a new long-term lease for keeping the substation where it is for nominal rent (whilst paying for all the UKPN fees involved with such work, normally this is payable by the owner).

CASE OFFICER COMMENT:

Officers understanding is that UK Power are not seeking any conditions or s106 heads of terms from the LPA.

Internal Consultees

HIGHWAY OFFICER COMMENT:

The application site is situated on a piece of redundant 'school' land situated within a residential catchment and adjacent to Whiteheath Junior School in Ruislip. The nearest main thoroughfare is Ladygate Lane. The location exhibits a PTAL rating of 1b which is considered as low and therefore heightens dependency on the private motor car. It is proposed to provide 2 four bedroom dwellings each with 2 car parking spaces. It is noted that the car parking for each dwelling is tandem car parking. This is considered acceptable as both spaces are allocated to the same dwelling.

The Hillingdon Local Plan: Part 2 Development Management Policies (2020) Policy DMT 6: Vehicle Parking requires that development proposals must comply with the relevant parking standards. For a development of this type the maximum number of parking spaces permitted is 2 car parking spaces for each dwelling. The amount of parking proposed is therefore policy compliant.

Similarly the Hillingdon Local Plan: Part 2 Development Management Policies (2020) Policy DMT 6: Vehicle Parking requires that development proposals must comply with the relevant cycle parking standards. For a development of this type cycle parking provision should be a minimum of 2 secure and accessible spaces per unit. As cycle storage does not seem to be depicted upon the submitted plans, this should be secured by way of a condition.

The Highway Authority requires residential developments to provide at least 20% of spaces with 'active' electric vehicle charging points with the remainder all having 'passive' electric vehicle charging provision. Given that the development is small in scale, both car parking spaces at each dwelling should have 'active' electric vehicle charging point provision.

The Hillingdon Local Plan: Part 2 Development Management Policies (2020) Policy DMT: 1 Managing Transport Impacts requires the Council to consider whether the traffic generated by proposed developments will have any significant adverse transport impact on the strategic road network. The anticipated uplift in trip generation related to the development does not raise any such highway concerns. Any increase in traffic movements is considered marginal and therefore can be absorbed within the local road network without notable detriment to traffic congestion and road safety.

To gain access to each dwellings driveway, the developer proposes to install two vehicle crossovers, one to serve each dwelling. The crossing will need to be constructed to an appropriate Council standard under S184/278 of the Highways Act 1980 (or suitable alternative arrangement) at the 'applicant's' expense.

The design of the access layout is acceptable as it conforms to nationally recognised road layout/junction standards - Manual for Streets (MfS) circa 2007 for new developments. This allows for passenger (and smaller delivery) vehicles using the site to manoeuvre without undue hindrance and allow entry and departure in a forward gear which is the recommended practice on highway safety grounds.

Refuse collection would be via Whiteheath Avenue. In order to conform to accepted 'waste collection

distances' from the public highway, the bin storage area should be positioned within 10m of a refuse vehicle i.e. relatively close to the site frontage boundary with the roadway. A specific bin store location has been indicated on plan which is located toward the site frontage thereby conforming to this requirement. There are no further observations and there are no highway objections to this development

ACCESS COMMENT

The plans in respect of this application reflect the design agreed during pre-application discussions. The proposal is acceptable from an accessibility standpoint. However any grant of planning permission should include the following conditions:

Prior to works commencing, details of step free access via the principal private entrance shall be submitted to and approved in writing by the Local Planning Authority.

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

The dwellings hereby approved shall be constructed to meet the standards for a Category 2 M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015, and all such provisions shall remain in place for the life of the building.

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

INTERNAL CONSULTEES

FLOODING COMMENT

No objection. The site lies partially within a Critical Drainage Area and is adjacent to the Canal Feeder (an artificial watercourse constructed in the early 1800s between Ruislip Lido and the Grand Union Canal). Sustainable Drainage Systems (SuDS) must be incorporated in the development to minimise runoff from the site and manage collected surface water in a sustainable way. There is sufficient space within the development for this to be addressed post-planning and the details should be secured by way of a condition. The following non-standard condition is recommended.

Prior to commencement, (excluding demolition and site clearance) a plan for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. As a minimum, the plan shall show the following details: i. Identify proposed areas of hardstanding as part of the development, state the material to be used for each area and show the proposed direction of slope. All hardstanding areas shall be formed of permeable surfaces, or slope to a permeable area or soakaway. ii. Identify proposed downpipes from the development and show where these will discharge to. Collected surface water from roof areas will be directed away from the public sewer network as a preference by using SuDS such as rain gardens, soakaways or other infiltration techniques in line with Building Regulations Approved Document H (2015). Any required connection to the public sewer network to be restricted to greenfield rates. iii. List the proposed activities that will be undertaken to maintain the surface water drainage network. The drainage system should be maintained (such as gutter clearance, permeable paving jet washing and debris clearance from linear drainage channels) to ensure that it will continue to function over the lifetime of the development and will not increase the risk of surface water flooding. iv. Identify the water reuse methods to be implemented (i.e. water butts) The development should also use methods to minimise the use of potable water through the use of rainwater harvesting measures (such as water butts) to capture excess rainwater. 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 and 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); Hillingdon Local Plan Part 2 Saved Unitary Development Plan Policy OE8; 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); To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (March 2016); 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).

WASTE STRATEGY COMMENT

Individual households and developments with 5 or less residences should make use of the kerbside waste and recycling service. Communal bins should not be provided, and each property should keep their waste contained within their own boundary until their designated collection day. Waste and recycling should be presented at the properties boundary on the morning of the scheduled collection day within clear sight of the refuse collection vehicle.

HOUSING

The application is fully supported as it will contribute to the boroughs Housing Targets and provide much needed 4 bedroom family homes.

LANDSCAPING OFFICER COMMENTS

This current scheme allows for the removal of selected trees which will provide better usable amenity space for future occupants. It also reserves the an ecology area at the end of the site for use by the school.

RECOMMENDATION No objection subject to pre-commencement condition RES8 and conditions RES9 (parts 1,2 and 5) and RES10.

CONTAMINATED LAND

I have reviewed the following documents and details:

- LBH GIS Records
- OS Historic Mapping
- Existing Site Plan: Drawing 2018/D271/P/02
- Proposed Site Plan: Drawing 2018/D271/P/03
- BGS (Web based) Mapping: Superficial Deposits and Bedrock
- DEFRA Web based Mapping (Magic): Aquifer Designation.

Based on the reviewed information I have no objections to this application, subject to a condition relating to imported soils.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

PRINCIPLE OF DEVELOPMENT

The National Planning Policy Framework (February 2019) has a requirement to encourage the effective use of land and encourages the use of previously developed, vacant and underutilised sites to maximise development potential, in particular for new housing. Chapter 5 of the National Planning Policy Framework (NPPF) (February 2019), supports the delivery of homes, confirming that local authorities should, through their Local Plans, demonstrate how housing targets and objectives will be met. Particular emphasis is given to housing delivery over the next five years, but authorities are also required to consider growth beyond this.

Policy 3.3 of the London Plan (March 2016) seeks to ensure that London's housing needs are met. This objective is reiterated in the Mayor of London's Supplementary Planning Guidance (SPG) on Housing, although it is noted that in achieving housing targets, full account must be given to other policy objectives. Policy 3.4 of The London Plan (2016) promotes the optimisation of housing output within different types of location. Policies 3.8 of The London Plan and H7 of the Local Plan (Part Two) also encourage the Council to provide a range of housing choices in order to take account of the various different groups who require different types of housing. Consideration will also be given to the accessibility of the site to services and amenities.

At local level policy H1 of the Local Plan: Part 1 - Strategic Policies (November 2012) gives general support to housing provision to meet and exceed the Council's minimum strategic dwelling requirement, where this can be achieved, in accordance with other Local Plan policies.

The application site, which has been disused for a number of years provided space for Hillingdon Grid For Learning to repair and store used ICT equipment. It is understood that the use of the building was absorbed within the main school building/s thus the buildings became redundant. The site is located within an established residential area where two and three storey properties feature small to modest sized rear gardens. It should be noted that replacement fencing was erected around the site following a number of reports of anti-social behaviour and fly-tipping. Given the residential character of the surrounding area, and that the existing disused buildings were demolished in excess of a year ago, there is no policy objection to the redevelopment of the site to provide additional residential accommodation, subject to ensuring the proposal is of an appropriate density and design, and the proposal being in accordance with all of the relevant planning policies.

7.02 Density of the proposed development

DENSITY OF DEVELOPMENT

London Plan Policy 3.4: Optimising housing potential, aims to optimise the housing potential of sites whilst recognising that there are a wide range of factors that need to be taken into account in determining planning decisions relating to the residential density of any proposal.

The London Plan includes a density matrix at Table 3.2, and in paragraph 3.28 it recognises that the ranges within the density matrix are broad. It goes on to state that these broad ranges 'provide the framework within which boroughs can refine local approaches to implementation of this strategic policy through their LDFs.'

Policy 3.4 of the London Plan (2016) seeks to optimise housing potential and includes a sustainable residential quality (SRQ) matrix for calculating the optimal density of residential development on a particular site. Optimal density levels vary based on the Public Transport Access Level (PTAL) score for the area in which the site is located, the character of the area (central, urban or suburban) and the type of accommodation being provided (based on the amount of habitable rooms per unit).

Notwithstanding the above policy reference in the latest version of the emerging London Plan (Dec 19) demonstrates the removal of the density matrix table 3.2 which is used as a guide for decision makers to assess optimal density for housing sites. It is therefore considered that whilst referred to above the optimal density should be assessed against the Local Planning Authorities density matrix within its adopted Local Plan.

Policy DMH 2: Housing Mix The Council will require the provision of a mix of housing units

of different sizes in schemes of residential development to reflect the Council's latest information on housing need. The proposal seeks full planning consent for 2 x 4 bedroom units which is understood to comply with the latest version of the Hillingdon Strategic Housing Assessment (November 2016) which states that there is a general need for more family sized units (3 bed and above).

Policy DMHB 17 of the Hillingdon Local Plan Part 2: Development Management Policies (Jan 2020) states that all new residential development should take account of the Residential Density Matrix contained in Table 5.2. Developments will be expected to meet habitable rooms standards.

Policy H10 of the Intend to Publish version of the London Plan (Part A6) also states that unit mix should take account of the nature and location of the site with a higher proportion of one and two bed units generally deemed more appropriate in town centre locations.

The PTAL score for the site is 1b which identifies the area as having a low level of public transport accessibility. Table 5.2 which supports LLP2 policy DMHB 17 provides a list of residential settings alongside the PTAL ratings and the optimal density range. Table 5.2 indicates that sites within areas of 0-2 PTAL rating are considered Suburban/Semi-rural and should provide 105-150 hr/ha and 35-50 u/ha if the type of housing proposed is detached or semi-detached dwellings.

The proposal involves the provision of 2 residential units on site which has an overall area of approximately 1,300 m² (0.13 hectares). The proposed development would provide 14 habitable rooms between the 2 new units which is considered to be acceptable in this location.

The scheme as proposed results in a density of 107 habitable rooms per hectare and 15 units per hectare. As such the scheme falls below the density recommendations of Policy DMHB 17 and supporting table 5.2. However taking into consideration the site constraints such as the narrow depth and extended width towards the centre of the plot, the site and its location adjacent to the playground of Whiteheath Junior School, the density of development is considered acceptable.

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

The application site does not fall within a Conservation Area or an Area of Special Local Character.

7.04 Airport safeguarding

Not applicable

7.05 Impact on the green belt

Not applicable

7.07 Impact on the character & appearance of the area

IMPACT ON THE CHARACTER AND APPEARANCE OF THE AREA

Policy DMHB 11 of the Hillingdon Local Plan Part 2 - Development Management Policies (Jan 2020) states that all development, including extensions, alterations and new buildings will be required to be designed to the highest standards and, incorporate principles of good design which includes ;

- 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 undesignated, 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.

The minutes taken from the Major Applications Committee 20.11.19 state that "Members commented that they were concerned regarding the impact of the proposal on the street scene. It was noted that terraced houses were atypical and not in keeping with the area. Moreover, concerns were raised that the massing to the front would be out of kilter with the rest of the street. It was felt that the impact to number 1 could be considerable; however, it was unclear what the impact of the large wall would be, particularly in relation to overshadowing and sunlight - this was not detailed in the officer's report. Additionally, the Committee was concerned that the use of dormers to the front was not in keeping with the street scene and could set a dangerous precedent."

The application site is located on the northern side of Whiteheath Avenue which comprises of mainly two storey residential properties characterised by a mixture of tiled gable end and hipped roofs, constructed of a mixture of brick and render and benefit from modest sized rear gardens and smaller front gardens which are generally used to provide off street parking. The plot which is bounded to the east by the playground serving Whiteheath Junior School is unique in its size and shape. The site plan illustrates the front and rear of the site to be relatively narrow and benefits from an extended width towards the centre of the site which subsequently forms the building line for House B. The revised plans illustrate house A has been moved so that it mirrors the front and rear building lines of the adjacent property No1 and this creates a separation distance between the two dwellings which are a common feature within the street scene. Notably the revised proposal does not include the dormers which were subject to concern raised by members nor are the large ground floor rear extensions. The dwellings have been designed with a two-storey gable roof structure, similar in scale to surrounding dwellings and compatible with the general appearance of surrounding buildings whilst contributing to the overall variation in building designs which helps create an informal and non rigid character within the street scene.

The proposed development includes the removal of some of the smaller trees and hedging that follow the course of the front and rear boundary. The amended site plan illustrates permeable paving is to be constructed to the front of each of the plots to provide access to

the dwellings and parking spaces which are located to the side of the western elevations. The front garden/parking area arrangement is similar to the general character of the street scene and new planting and hedging to be introduced in order to preserve the verdant nature of the site, integrate with the surrounding street scene and prevent the site from appearing too open and featureless and, therefore, incongruous within the street scene.

The previous design which featured 4 terraced dwellings which was subject to a number of objections, the reduction in the quantum of units proposed and the redesign of the proposed dwellings is considered to address earlier concerns of local residents and members of the Planning Committee. As such the application is considered to comply with DMHB 11.

7.08 Impact on neighbours

IMPACT TO NEIGHBOURS

Policy DMHB 11 of the Hillingdon Local Plan Part 2 - Development Management Policies (Jan 2020) sets out principles of good design which will ensure the amenities of surrounding properties are protected.

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

The revised scheme proposes two detached dwellings set away from the eastern and western boundary respectively and would maintain a separation distance between them of approximately 6 metres. With regards to House A this would be sited approx 7 metres back from the highway and set in 2.6 metres from the boundary shared with No 1 Whiteheath Avenue. The front facade of the previously proposed terraced block would have been constructed in line with the main rear wall of the adjacent property which was a key concern raised by members during the members site visit and also apparent through the content of the objections received. The site layout illustrates House A to have been sited so that the front and rear elevations are now comparable with those of the adjacent neighbour No.1 Whiteheath Avenue thus negating any daylight/sunlight or overshadowing impacts.

The revised design includes the retention of a unit (unit B) set in 1.8 m from the eastern boundary which abuts the Whiteheath School playground. The two storey dwelling would be set back from the principle highway by 20 metres and would extend 10 metres in depth behind house A. Given the units close proximity to the adjacent playground concerns were raised during the assessment of the set of original plans relating to the inclusion of rear facing dormer windows which would offer views over the north eastern corner of the school playground. The dormer windows have been removed from the design therefore minimising the overlooking to the first floor rear facing windows only. However the revised plans also illustrate the replacement of these rear facing windows with oriel windows at a smaller scale which will feature obscure glazing to the panel facing the playground to ensure these views are obscured and protect the privacy of the playground which serves the school. Given that the vast majority of the surrounding properties would offer some form of view of the playground combined with the alterations to the windows and omission of the dormers, the tree coverage provided by the existing trees on site and the 3 metre fence proposed to be erected on the school side of the site, it is considered that the proposed development would not result in additional overlooking of the school playground.

As such the proposal is considered to comply with the principles set out in DMHB 11 to protect the visual amenities of neighbouring properties.

7.09 Living conditions for future occupiers

UNIT SIZES

The London Plan (2016) sets out minimum sizes for various sized residential units. The applicant submitted plans with all unit sizes meeting the minimum floor space standards as set out above. The scheme accords with the London Plan (2016) minimum standard and is therefore considered acceptable.

Unit A 150sqm

Unit B 150sqm

The proposed plans demonstrate that the development would comply with the minimum space standards set out in the London Plan and the National Space Standards.

INTERNAL LAYOUT AND ACCOMMODATION

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

Standard 28 of the London Plan Housing SPG (2016) requires the developments to demonstrate how habitable rooms within each dwelling are provided with an adequate level of privacy in relation to neighbouring property, the street and other public spaces.

The proposed plans demonstrate that all units meet the minimum space standards required as do each habitable room. Adequate outlook and daylight is proposed for each habitable room and therefore the scheme is considered to be policy compliant.

EXTERNAL LAYOUT/AMENITY SPACE

Policy DMHB 18 of the Hillingdon Local Plan : Part 2 - Development Management Policies states that all new residential development would be required to provide good quality and useable private outdoor amenity space. This policy is supported by table 5.2 which states that 4+ bedroom dwellings should provide 100 sqm of amenity space

House A: 328 sqm

House B: 143 sqm

The external amenity space proposed complies with Policy DMHB 18.

OUTLOOK

The dwellings have been designed with appropriate defensible space between the proposed units. The floor plans illustrate the main habitable room windows would be north and south facing and would be greater than 21 metres from neighbouring windows therefore adequate outlook is demonstrated for each of the new dwellings. A concern was raised during the public consultation regarding the outlook/daylight to the rear facing first floor windows of Unit B, due to the use of an oriel window. The oriel window provides an angled outlook which prevents the view over the playground through the use of an opaque panel angled to the eastern side of the window with transparent piece of glass angled to the west. This results in not only adequate outlook but also adequate daylight and sunlight into the habitable room.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

TRAFFIC IMPACT, CAR/CYCLIE PARKING, PEDESTRIAN SAFETY

This site address is located on a piece of redundant 'school' land situated within a residential catchment and adjacent to Whiteheath Junior school in Ruislip. The nearest

main thoroughfare is Ladygate Lane. The location exhibits a PTAL rating of 1b which is considered as low and therefore heightens dependency on the private motor car.

Local Plan Part 2 Policies DMT 1 and DMT 2 require the Council to consider whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety

The anticipated uplift in trip generation related to the new dwelling units does not raise any immediate highway concerns. This is due to the fact that traffic movement into and out of the site is not expected to exceed 1-2 vehicle movements during the peak morning and evening hours. Hence such uplift is considered marginal in generation terms and therefore can be absorbed within the local road network without notable detriment to traffic congestion and road safety

The Hillingdon Local Plan: Part 2 Development Management Policies (Jan 2020) Policy DMT 6 requires that development proposals must comply with the relevant parking standards. For a development of this type the maximum number of parking spaces permitted is 2 car parking spaces for each dwelling. The amount of parking proposed is therefore policy compliant.

Similarly the Hillingdon Local Plan: Part 2 Development Management Policies (2020) Policy DMT 6 requires that development proposals must comply with the relevant cycle parking standards. For a development of this type cycle parking provision should be a minimum of 2 secure and accessible spaces per unit. As cycle storage is not depicted upon the submitted plans, this is secured by way of condition.

To allow the provision of a new roadway that would serve the proposal, it is necessary to create two new vehicular carriageway crossings. One of these provisions would be located directly adjacent to an existing carriageway crossing which serves No.1 Whiteheath Avenue. This arrangement is considered satisfactory as use by future residential occupants would be at a relatively low activity level which, as a consequence, does not raise any envisaged detriment to general highway safety or movement. A 'school crossing' sign ' will require relocation and the crossing will need to be constructed to an appropriate Council standard under S184/278 of the Highways Act 1980 (or suitable alternative arrangement) at the "applicant's" expense.

The second crossing would be located directly adjacent to the existing school vehicular access. If this proposal were to consist of a high density development then there could be a perceived issue with regard to the proximity of the school car park access and newly proposed residential crossing. However as the intensity of use generated by the new single dwelling would be de-minimis, there are no envisaged detrimental safety or operational consequences pertaining to school and residential activities.

The application has been reviewed by the Highway Authority who are satisfied that the proposal would not discernibly exacerbate congestion or parking stress, and would not raise any highway safety concerns, in accordance with Local Plan Part 2 Development Plan Policies DMT 1, DMT 2 & DMT 6 and Policies 6.3, 6.9, and 6.13 of the London Plan (2016).

7.11 Urban design, access and security

URBAN DESIGN

Urban Design matters relating to the scale, form and massing of the development are addressed within the "impact to the character and appearance of the area" section of this

report.

SECURITY

A condition would be attached to any approval to require the development to be built to secured by design standards and maintained as such.

7.12 Disabled access

The submitted plans reflect the design agreed during pre-application discussions and are therefore considered acceptable from an accessibility standpoint. The Access Officer has stated the requirement for a pre-commencement condition pertaining to further details of step free access via the principal private entrance shall be submitted to and approved in writing by the Local Planning Authority. This condition would ensure that the design is in accordance with London Plan policy 3.8 and to ensure the construction of the dwellings meets Category 2 M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015.

7.13 Provision of affordable & special needs housing

Not applicable to the application

7.14 Trees, landscaping and Ecology

LANDSCAPING

Policy 5.3 of the London Plan (March 2016) requires that development proposals incorporate sustainable design and requires that biodiversity and green infrastructure is promoted and protected. Local Plan Part 2 Policy DMHB 14 states;

- A) All developments will be expected to retain or enhance existing landscaping, trees, biodiversity or other natural features of merit.
- B) Development proposals will be required to provide a landscape scheme that includes hard and soft landscaping appropriate to the character of the area, which supports and enhances biodiversity and amenity particularly in areas deficient in green infrastructure.
- C) Where space for ground level planting is limited, such as high rise buildings, the inclusion of living walls and roofs will be expected where feasible.
- D) Planning applications for proposals that would affect existing trees will be required to provide an accurate tree survey showing the location, height, spread and species of trees. Where the tree survey identifies trees of merit, tree root protection areas and an arboricultural method statement will be required to show how the trees will be protected. Where trees are to be removed, proposals for replanting of new trees on-site must be provided or include contributions to offsite provision.

A revised landscaping plan has been submitted and demonstrates an increase in the soft landscaping to what was originally proposed to the front of the dwellings. The proposal includes rear garden in excess of the 100sqm required to serve 4 bedroom properties and the proposed site plan demonstrates the retention of the trees towards the rear of the site which is beneficial in providing some screening to the views over the adjacent playground.

The Councils Landscapes Architect has stated that the levels of amenity space and the design of the landscaping are acceptable and as such the scheme is considered to accord with policy DMHB 14.

ECOLOGY AREA

During the consultation on the original submission it was noted that there was considerable support for a scheme which would see part of the land within the red line site boundary, returned to the school for their use. As with most of the concerns raised within the original submission (impact to the character and appearance of the street scene etc) the applicant

has demonstrated the willingness to appease the concerns raised within the revised submission by including a dedicated area for ecology at the northern end of the site. The ecology area will measure 223 sqm and will be segregated from the rear gardens of both units by a 2.1 m high close boarded timber fence. Separate to the planning process, a property agreement will need to be confirmed in order to define who will use and maintain the ecology area.

7.15 Sustainable waste management

SUSTAINABLE WASTE MANAGEMENT

Policy 5.17 of the London Plan (March 2016) sets out the Mayor's spatial policy for waste management, including the requirements for new developments to provide appropriate facilities for the storage of refuse and recycling.

A refuse collection point is proposed for each unit and this is considered to comply with the necessary standards.

7.16 Renewable energy / Sustainability

Not applicable

7.17 Flooding or Drainage Issues

FLOODING AND DRAINAGE

Policy EM6 (Flood Risk Management) of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) states that applicants must demonstrate that Flood Risk can be suitably mitigated. Policies DMEI 9 and DMEI 10 of the Hillingdon Local Plan: Part 2 - Development Management Policies (Jan 2020) seek to ensure that new development incorporates appropriate measures to mitigate against any potential risk of flooding and are further supported by Policies 5.13 and 5.15 of the London Plan (March 2016).

The site lies partially within a Critical Drainage Area and is adjacent to the Canal Feeder (an artificial watercourse constructed in the early 1800s between Ruislip Lido and the Grand Union Canal). As such Sustainable Drainage Systems (SuDS) must be incorporated in the development to minimise runoff from the site and manage collected surface water in a sustainable way. Whilst the proposed site plan indicates the shared surface of the development will be constructed of permeable paving blocks with the required sub base which will assist any surface water run off, further flood water management is required on site. As such the Councils Flooding officer has recommended that should Officers be minded to approve the proposal it should be subject to a condition to secure further sustainable water management. As such the recommended condition been included which requires the applicant to submit further sustainable water management details to the Local Planning Authority for approval prior to the commencement of development.

7.18 Noise or Air Quality Issues

AIR QUALITY

The application site does not fall within an air quality focus area nor is the proposal considered a major development therefore an air quality assessment is not required.

NOISE

A construction management plan condition has been included to ensure that the noise created but the construction of the proposed development does not significantly impact the surrounding properties. Given that the proposal is for 2 new residential properties in an area which is bounded by a school playground it is unlikely that the proposal would give rise to any significant increase in noise.

7.19 Comments on Public Consultations

Addressed in the External Consultation section of this report.

7.20 Planning obligations

PLANNING OBLIGATIONS

Policy R17 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) is concerned with securing planning benefits related to the scale and type of development. The policy is supported by more specific supplementary planning guidance.

The following would be required to mitigate the impact of the development:

- (i) S278 works to secure highway works.

The applicant has agreed to the above heads of terms. As such, the scheme complies with Policy R17 of the Hillingdon Local Plan: Part Two - Saved UDP Policies.

In addition to S106 contributions the Council has adopted its own Community Infrastructure Levy (CIL) with a charge of £35 per square metre of gross internal floor area. This application is CIL liable with respect to new floorspace being created, and the sum calculated for this application based on the floor area proposed is £38,240.51.

In addition to the London Borough of Hillingdon CIL, the Mayor of London's Community Infrastructure Levy (CIL) has introduced a charging system within Hillingdon of £35 per square metre of gross internal floor area to be paid to the GLA to go towards the funding of Crossrail. This application is CIL liable with respect to new floorspace being created, and the sum calculated for this application based on the floor area proposed is £18,000.

7.21 Expediency of enforcement action

Not applicable

7.22 Other Issues

SUBSTATION

The application site accommodates an electricity substation housed within a brick and timber structure located within the north western corner of the site. The terms of the lease require 2 points of access are provided the first of which runs along the western boundary from the principle highway access and the second is located along the rear building line of the proposed dwellings and from the eastern to the western boundary. The current lease has expired and evidence has been provided by the applicant to demonstrate the new lease would include only 1 access point to be retained which is the access along the western boundary from the front of the site.

The proposed site plan illustrates a 1.8 metre wide segregated footpath would be constructed to permit access to the substation for maintenance purposes.

The reduction to 1 access formed from the principle highway along the western boundary is not considered to impact the maintenance requirements for the substation and would not impact the construction of the proposed dwellings or the associated landscaping and parking required to serve the development. As such the proposal is considered acceptable

8. Observations of the Borough Solicitor

General

Members must determine planning applications having due regard to the provisions of the development plan so far as material to the application, any local finance considerations so

far as material to the application, and to any other material considerations (including regional and national policy and guidance). Members must also determine applications in accordance with all relevant primary and secondary legislation.

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable

10. CONCLUSION

The application seeks full planning consent for the redevelopment of a vacant piece of land to construct 2 new residential dwellings. The redevelopment of the site which is currently vacant, is considered acceptable in principle. The layout, scale and design of this amended scheme is acceptable in this context. The proposal would not result in harm to the amenity of neighbouring occupiers and the level of amenity space and car parking being provided for future residents is considered acceptable.

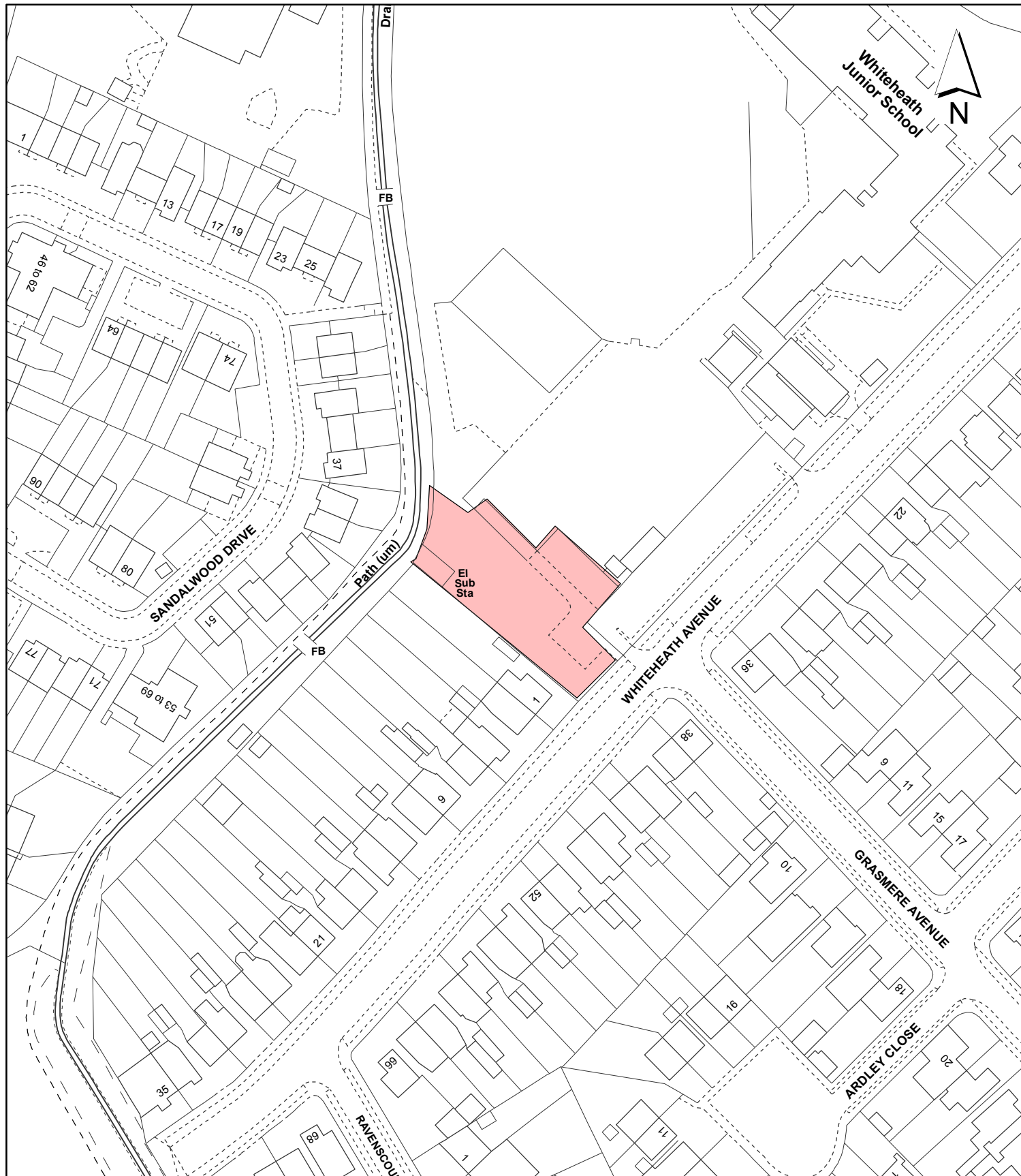
It is therefore recommended that the application be approved, subject to the conditions included within this report and the signing of a Section 106 agreement relating to the highway works required and that the applicant will enter into a property agreement with regards to the future ownership of the ecological area.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
Hillingdon Local Plan: Part Two London Borough of Hillingdon Local Plan Part 2 Development Management Policies with Modifications (March 2019)
The London Plan (2016)
The Housing Standards Minor Alterations to The London Plan (March 2016)
Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016)
Technical Housing Standards - Nationally Described Space Standard
Hillingdon Design and Accessibility Statement: Residential Layouts
Hillingdon Design and Accessibility Statement: Residential Extensions
Hillingdon Design and Accessibility Statement: Accessible Hillingdon
National Planning Policy Framework

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Notes:

 Site boundary

For identification purposes only.

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Site Address:

Land adjacent to Whiteheath Junior School

Planning Application Ref:

64510/APP/2019/1412

Planning Committee:

Major

Scale:

1:1,250

Date:

March 2020

LONDON BOROUGH OF HILLINGDON

Residents Services Planning Section

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HILLINGDON
LONDON