

## Report of the Head of Planning & Enforcement

**Address** RAF EASTCOTE LIME GROVE RUISLIP

**Development:** Provision of glazed conservatories to Plots 262, 265, 278-282 (Application to vary parts of the approved layout under Reserved Matters approval ref:10189/APP/2007/3046 dated 13/03/2008) (Details of siting, design, external appearance and landscaping in compliance with condition 2 of outline planning permission ref:10189/APP/2007/ 3383 dated 21/02/2008: ResidentialDevelopment.)

**LBH Ref Nos:** 10189/APP/2010/737

**Drawing Nos:** 5585-WIM.WL-602  
5585-WIM-WL-603  
5585/WIM.WL/1396C+/P1  
5585/WIM.W.L/1396 C+/E1  
5585/WIM.W.L/1396C/E1 Rev. A  
5585/WIM.W.L/1396 C+/E2  
5585/WIM.W.L/1396 C+/E3  
Design and Access Statement

**Date Plans Received:** 06/04/2010                      **Date(s) of Amendment(s):**  
**Date Application Valid:** 06/04/2010

### 1. SUMMARY

This report relates to an application seeking variations to the layout and design of the alternative access reserved matters scheme ref: 10189/APP/2007/3046, which was approved on 31 March 2008. The amendments would allow rear conservatories to 7 plots located at the centre of the RAF Eastcote site.

It is considered that in terms of design and layout, the inclusion of the conservatories would respect the character of the local area and not detract from the internal character of the development.

It is also considered that the inclusion of conservatories to these plots would not have an adverse impact on the amenities of surrounding residents in terms of loss of privacy, outlook, daylight or sunlight.

Although the remaining external amenity areas of these plots would be slightly under the HDAS Minimum Amenity Space Requirements, they are considered sufficient to meet the needs of future occupiers.

### 2. RECOMMENDATION

**APPROVAL subject to the following:**

#### 1 NONSC Non Standard Condition

The materials to be used in the construction of the external surfaces of the development hereby permitted shall be in accordance with the details which have previously been approved for the main site under reference 10189/APP/2008/2872 dated 12/11/2008, unless otherwise agreed in writing by the Local Planning Authority. The external materials of the conservatories hereby approved shall match those used in the

main building.

#### REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policies BE13 and BE19 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **2 NONSC Non Standard Condition**

The development hereby approved shall incorporate measures to minimize the risk of crime and to meet the specific security needs of the application site and the development. Details of security measures shall be submitted and approved in writing by the Local Planning Authority before development commences. Any security measures to be implemented in compliance with this condition shall aim to achieve the '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).

#### 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, and to reflect the guidance contained in Circular 5/94 'Planning Out Crime' and the Council's SPG on Community Safety By Design.

#### **3 NONSC Non Standard Condition**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extension to any dwellinghouse(s) including enlargement of roofs, nor any garage(s), shed(s) or other out-building(s) shall be erected without the grant of further specific permission from the Local Planning Authority.

#### REASON

So that the Local Planning Authority can ensure that any such development would not result in a significant loss of residential amenity in accordance with policy BE21 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

#### **4 NONSC Non Standard Condition**

The chimney or extraction vent or flue to be provided in connection with the Bio Mass boilers shall be constructed in accordance with the details approved under reference 10189/APP/2009/1845 dated 19/3/2010. The biomass boilers shall not be commissioned until the vent/flue or chimney has been installed in accordance with the approved details. Thereafter it shall be permanently retained and maintained in good working order for so long as the use continues.

#### REASON

In order to safeguard the amenities of adjoining properties in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

#### **5 NONSC Non Standard Condition**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows or doors shall be constructed in the walls or roof slopes of any of the residential units hereby approved.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

**6 NONSC Non Standard Condition**

The first and/or second floor side windows of all dwelling houses shall be glazed with obscured glass and non-opening except at top vent level for so long as the development remains in existence.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

**7 NONSC Non Standard Condition**

The wheelchair units and lifetime homes shall be constructed in accordance with the details approved under planning reference 10189/APP/2008/1941 dated 14/10/2008, unless otherwise agreed in writing by the Local Planning Authority.

REASON

To ensure that sufficient housing stock is provided to meet the needs of people with disabilities and the elderly in accordance with London Plan Policy 3A.10 and the Hillingdon Design and Accessibility Statement (HDAS) Access for All.

**8 NONSC Non Standard Condition**

The erection of residential units north of public footpath R154 shall not commence until details of the relocation of trees proposed in the rear gardens of plots 279, 280 and 281, shown on the approved landscaping scheme drawing No. WIM 16329-15 sheet 5 of 9, to the rear boundaries of these plots. The details shall include: -

- Planting plans (at not less than a scale of 1:100),
- Written specification of planting and cultivation works to be undertaken,
- Schedule of trees giving species, sizes,
- Implementation programme.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**9 NONSC Non Standard Condition**

Development shall not be commenced until the fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained has been erected in accordance with the details in the approved Arboricultural Impact Appraisal, approved Method Statement and Tree Protection Plan. 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:

REASON

To ensure that trees and other vegetation to be retained are not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**10 NONSC Non Standard Condition**

The supervision of the tree protection referred to in the approved Method Statement

received on 4/12/2007, in relation to the approved development, together with a programme of arboricultural input/works shall be implemented in accordance with the details approved on 16/10/2008, under planning reference no. 100189/APP/2008/2380, unless otherwise agreed in writing by the Local Planning Authority.

#### REASON

To ensure that trees and other vegetation to be retained are not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### INFORMATIVES

**1            I1                    Building to Approved Drawing**

You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

**2            I3                    Building Regulations - Demolition and Building Works**

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

**3            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).

**4            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 (February 2008) and national guidance.

BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to

	neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS	Residential Layouts

## **5 16 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.

### **3. CONSIDERATIONS**

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

The application relates to 7 plots, located centrally within the northern portion of the RAF Eastcote site. The larger site is 7.7 hectares in area and is dissected into northern and southern areas by an existing public footpath. An internal private road links the northern and southern areas. The northern portion is 4.2 hectares and was last used as a US Navy facility. The land in this area is undulating, and becomes lower towards the north western boundaries. The southern portion of the site is 3.5 hectares, is generally flat, and formally comprised a number of vacant buildings, previously used by the Ministry of Defence, which have now been demolished.

The site historically had three vehicular access points, two from Eastcote Road and one leading from Lime Grove. The MoD closed the two accesses from Eastcote Road some years ago due to safety concerns. A new access has recently been constructed off Eastcote Road, to serve the northern portion of the RAF Eastcote Site.

The site has an average PTAL score of 1b, which is a low score within a possible range of 1 to 6. A number of trees and hedges of varying size and value surround the site boundary and the edge of the public footpath. The wider site is bounded to the west by Eastcote Road and on all remaining sides by residential properties. To the north, the residential character is predominantly 1960/70s in style, with a large number of three storey town houses and flats, many of which have communal garage courts. To the southeast, the area has a larger number of semi-detached two storey dwellings dating from the 1930s.

Highgrove Nature Reserve which is of Borough Grade II importance is situated to the south of the wider site, adjacent to which is Highgrove House which is at present vacant, but previously provided hostel accommodation in two and three storey buildings set within enclosed grounds. The northwest corner of the site lies adjacent to Eastcote Village Conservation Area, which includes a number of listed buildings.

#### **3.2 Proposed Scheme**

Planning permission is sought for the inclusion of conservatories to houses on 7 plots at the RAF Eastcote development. The detailed design and layout of these plots have already been approved under reserved matters consent ref: 10189/APP/2007/3046 dated 31/3/2008 for the alternative access scheme. The applications currently under consideration form part of 2 contemporaneous applications, which seek to allow the inclusion of optional conservatories to a total of 11 plots around the RAF Eastcote site.

Each of the proposed conservatories would extend the full width of the properties (approximately 7 metres) and would project 3 metres to the rear. The side walls would be masonry party walls supporting a mono-pitch glazed roof.

### **3.3 Relevant Planning History**

#### **Comment on Relevant Planning History**

Outline planning permission Ref: 10189/APP/2004/1781 for the 'redevelopment for residential purposes at a density of up to 50 dwellings per hectare including affordable housing, live-work units, a community facility and open space' was granted permission on 9 March 2006, following consideration at the north Planning Committee.

The planning permission was granted with all matters, other than access, reserved for consideration at a later date. Floor plans and elevations, including a masterplan, were indicative only, the purpose of which were to indicate how the level of development proposed could be accommodated on site and to provide a framework for future reserved matters schemes. The indicative site layout is summarised below:

Northern Area:

- Community Facility - 170sqm
- 78 Apartments - 50-100sqm floor space, 3 storey, 1.5 parking spaces per unit
- 108 houses - 80-180sqm floor space , 2 storey, 2 parking spaces per house
- 0.42 ha open space

Southern Area:

- 108 Apartments - 50-100sqm floor space, 3 storey, 1.5 parking spaces per unit
- 81 houses - 80 -180sqm floor space, 2 storey, 2 parking spaces per house
- 0.31 ha open space

In addition a Legal Agreement was signed to secure the following:

A financial contribution towards nursery; primary and secondary school places in Ruislip and Eastcote; primary health care facilities; improvements in leisure, youth and cultural services; one equipped children's play space on-site; improving pitch sport facilities off-site; off site highway works; improvements to the public right of way; improvements to the London Cycle network; installation of a pedestrian crossing over Elm Avenue; protection of trees; improvements to the habitat of Highgrove Nature Reserve, including upgrading the path network; public consultation; construction management and affordable housing.

The North Planning Committee resolved on 31 March 2005 to grant planning permission for the residential development, subject to the application being referred to the Secretary of State, the signing of a S299 legal Agreement and appropriate conditions. (ref 10189/APP/2004/1781). The planning permission was issued on 9/3/2006, subject to the conditions imposed by the Planning Committee.

On 21/2/2008 four separate applications pertaining to the former RAF Eastcote site were considered by the North Planning Committee.

The location and specific details of an alternative access from Eastcote Road were the subject of a full planning approval for the necessary works to provide a priority junction and an access link road to the development site utilising the access currently serving the Highgrove House site. (Ref: 10189/APP/2007/2954). This was approved on 3/3/2008. The works to this road have been completed.

Application ref: 10189/APP/2007/3383 was a section 73 application which varied condition

40 of the outline planning permission, to allow flexibility to use either traffic signals on Eastcote Road and on the intersection of Eastcote Road and Fore Street, or an alternative access (Highgrove) The varied condition allows the developers to commence construction on the southern part of the site whilst they resolve the technical issues concerning the alternative access. This new outline application was approved on 21/2/2007.

The developers also signed a separate legal agreement, to the effect that they would have to elect whether to proceed with the traffic light controlled access or the alternative access by a specific time frame.

Two reserved matters schemes for the siting, design, external appearance and landscaping of alternative schemes for residential purposes, at a density of 50 dwellings per hectare, pursuant to discharge of condition 3 of outline planning permission ref: 10189/APP/2004/1781 dated 09/03/2006 (later amended to refer to the new outline planning permission ref:10189/APP/2007/3383 dated 21/02/2008) were also considered. Whereas application 10189/APP/2007/2463 incorporates the access points approved at outline stage from Eastcote Road and Lime Grove, application 10189/APP/2007/3046 will utilise an alternative access from Eastcote Road which will also service Highgrove House. Both reserved matters schemes, in addition to details pursuant to the discharge of various outline planning conditions; namely residential density, community facility, sustainability and energy assessment, refuse and recycling storage, site survey plan, landscaping, and access statements, were approved on 31 March 2008.

The developers have elected to implement the alternative access scheme ref:10189/APP/2007/3046, which will utilise an alternative access from Eastcote Road.

#### **4. Planning Policies and Standards**

##### **UDP / LDF Designation and London Plan**

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

Part 1 Policies:

Part 2 Policies:

- |      |   |
|------|---|
| BE13 | New development must harmonise with the existing street scene.  |
| BE19 | New development must improve or complement the character of the area.   |
| BE20 | Daylight and sunlight considerations.   |
| BE21 | Siting, bulk and proximity of new buildings/extensions.   |
| BE23 | Requires the provision of adequate amenity space.   |
| BE24 | Requires new development to ensure adequate levels of privacy to neighbours.  |
| BE38 | Retention of topographical and landscape features and provision of new planting and landscaping in development proposals. |
| HDAS | Residential Layouts   |

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

**5.1 Advertisement Expiry Date:- 17th May 2010**

5.2 Site Notice Expiry Date:- Not applicable

## **6. Consultations**

### **External Consultees**

The application have been advertised under Article 8 of the Town and Country Planning General Development Procedure Order 1995 as a Major Development.

Eastcote Residents' Association - No response received.

### **Internal Consultees**

#### **TREE AND LANDSCAPE OFFICER**

There are no existing trees on this part of site where the conservatories are proposed. However, the approved landscaping scheme (ACD - Sheet 5 of 9) includes a staggered row of trees in the rear gardens of plots 278-282.

There is no issue concerning the proposed trees nearest to the rear boundary of these plots, but the proposed conservatories are not compatible with the proposed trees in the middle of the gardens. The approved landscaping scheme (for plots 279-281) would therefore need to be revised to show a straight line of trees near to the rear boundary of these plots.

#### **URBAN DESIGN OFFICER**

There are no objections from an urban design point of view to the principle of erecting conservatories to the approved building scheme at the RAF Eastcote site. The different proposals have been assessed in terms of suitability with regards to the position and distribution within the application site and the visual impact that the additional structures would have on the character and appearance of the surroundings.

Part of the conservatories would be constructed as a direct continuation of the consented building structure, which would increase the usability of the interior of the dwellings and contribute positively to the amenity value of the site. Although the additional structures would create some additional bulk and volume to the buildings, on balance it is considered that the proposed design is acceptable in terms of bulk, massing and street scene character in certain locations throughout the site.

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

The principle of residential development on this site has already been established by virtue of the outline planning permission. The general layout, design and landscaping of the development has been established by virtue of the reserved matters approval. The proposed conservatories would have constituted permitted development, by virtue of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), had the permitted development rights not been removed under the existing reserved matters approval. These rights were removed so that the Local Planning Authority could ensure that any such development would not result in a significant loss of residential amenity to adjoining and future occupiers.

It is considered that the application to vary the reserved matters approval, to allow for the



introduction of conservatories to individual plots, would have only limited local impact on the immediate environment and would not raise fundamental issues in relation to density, housing mix, highway matters, parking, flooding and contamination, ecology, energy efficiency and waste disposal, archaeology, affordable housing or planning obligations. No objections are therefore raised to the principle of the development.

#### **7.02 Density of the proposed development**

Not applicable to this application.

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

There are no archaeological or historic issues associated with this application.

#### **7.04 Airport safeguarding**

there are no airport safeguarding issues related to this development

#### **7.05 Impact on the green belt**

There are no green belt issues associated with this site.

#### **7.06 Environmental Impact**

Not applicable to this development.

#### **7.07 Impact on the character & appearance of the area**

Policies contained within the Hillingdon Unitary Development Plan Saved Policies (September 2007) seek to ensure that new development is compatible with surrounding developments in terms of appearance and layout. Of particular relevance are Policies BE13, BE19 and BE38, which cover the impact of development on the visual amenities of the street scene and character of the area.

The approved reserved matters scheme includes a mixture of 2 and 3 storey houses and 3.5 storey apartment blocks. The houses subject to this application comprise of 4 bedroom terraced dwellings arranged over 3 floors. Each of the dwellings have front and rear gardens and are located primarily in the northern portion of the site.

Generally, the dwellings will be as originally approved, apart from the inclusion of the optional conservatories. The proposed conservatories would extend the full width of the properties and would project 3 metres to the rear. The side walls would be masonry party walls supporting a mono-pitch glazed roof. It is considered that the conservatories will integrate appropriately with existing design of the house type and not appear over dominant or out of character. The Urban Design Officer raises no objections to the general design principles. It is considered that external materials can be controlled by condition, in order to achieve a high quality, functional and attractive design.

It is not considered that the inclusion of conservatories to these plots would compromise the internal character of the development or the character of the local area, in compliance with Policies BE13 and BE19 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

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

Policy BE24 states that the development should be designed to protect the privacy of future occupiers and their neighbours. The Council's Supplementary Planning Document HDAS: Residential Layouts also provides further guidance in respect of privacy, stating in particular that the distance between habitable room windows should not be less than 21 metres. In relation to outlook, Policy BE21 requires new residential developments to be designed so as to ensure adequate outlook for occupants of the site and surrounding properties. In relation to sunlight, Policy BE20 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) seeks to ensure that buildings are laid out to provide adequate sunlight and preserve the amenity of existing houses.

Plots 262, 265, 278, 279, 280, 281 and 282 are centrally located within the development over 40 metres from the nearest surrounding properties in Flag Walk. The properties in Flag Walk to the north would be screened from the proposed conservatories by the intervening apartment blocks and dwellings approved under the reserved matters consent. It is considered that the inclusion of conservatories to these plots would not have an adverse impact on the amenities of surrounding residents in terms of loss of privacy, outlook, daylight or sunlight.

In addition to the above considerations, all of the proposed conservatories would have solid flank walls, while the proposed fencing to the individual plots would prevent overlooking and loss of privacy to future adjoining residents of these plots.

In terms of outlook, it is not considered that the depth of the conservatories at 3 metres would result in an unacceptable impact on the future occupiers of adjoining plots or adjoining residents. It is also considered that given the single storey nature of the conservatories, they would not have an unacceptable impact on level of daylight and sunlight to future residents of adjoining plots.

Overall, it is considered that the inclusion of the proposed conservatories would respect the sensitivities of the surrounding area and any adverse impact to the amenity of neighbours, would be limited, in accordance with the provisions of Policies BE20, BE21 and BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and relevant design guidance.

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

Policy BE23 of the Unitary Development Plan requires the provision of external amenity space which is sufficient to protect the amenity of the occupants of the proposed and surrounding buildings, and which is usable in terms of its shape and siting. HDAS Minimum Amenity Space Requirements for a four bedroom house is 100sq. metres.

By adding the proposed conservatories, the remaining garden areas of 5 of the plots will be 90sq.m., whilst plot 262 would provide 97sq.m and plot 265 approximately 70sq.m. Whilst the remaining amenity space will fall slightly below the HDAS minimum amenity space requirements, the remaining garden areas would still be between 10 to 12 metres deep, which is considered to be a reasonable space for outdoor family activities. It is also noted that the internal layouts of the ground floor of the town houses have been modified to create an open plan flexible living space which will link indoor and outdoor living space.

In addition to the private amenity space referred to above the development also provides for a number of informal areas of green public open space spread around the RAF site, which cumulatively equate to approximately 0.7ha. This space is provided as follows:

§ Land along the public right of way adjacent to the boundary with Highgrove House. This space is rising ground and incorporates a number of existing good quality trees.

§ Land along the northern boundary with Flag Walk. This space comprises a small copse of existing trees which are retained. They provide a setting for and act to protect the amenity of these properties which lies within close proximity of the Conservation Area.

§ Land within the southern part of the site. This parcel incorporates the LEAP, informal space and a meeting space for the Community Building.

Overall it is considered that the amenity space provision would be sufficient to meet the needs of future occupiers, and will generally provide good environmental conditions, in compliance with relevant policy and design guidance.

#### **7.10 Traffic impact, car/cycle parking, pedestrian safety**

There are no highway, access or parking issues associated with this application.

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

These issues have been dealt with elsewhere in the report.

#### **7.12 Disabled access**

The dwellings have been designed to meet the requirements of Part M of the Building Regulations and Lifetime Homes. The conservatory extension to the ground floor accommodation will be on the same level as the main house. Access to the rear garden will be via the french doors and the gardens will incorporate level patio areas linked to the doors with a maximum 150mm step threshold for ease of access. There will be no impact on the approved scheme with regard to mobility through the site. The links between the proposed conservatories and the houses have been designed to ensure easy passage by those with limited mobility, with access to the garden from the conservatories, in compliance with HDAS Supplementary Planning Document Accessible Hillingdon.

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

Not applicable to this application.

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

In terms of the impact of the proposed conservatories on the approved landscaping scheme, the Tree and Landscape Officer has commented that there are no existing trees on this part of site where the conservatories are proposed. However, the approved landscaping scheme includes a staggered row of trees in the rear gardens of plots 278-282. Whilst there are no issues concerning the proposed trees nearest to the rear boundary of these plots, the proposed trees in plots 279-281 are shown closer to the proposed conservatories. The Tree and Landscape Officer recommends that the approved landscaping scheme be revised to show a straight line of trees near to the rear boundary of these plots. This is covered by condition.

Subject to compliance with this condition, the provision of new planting and landscaping would remain in accordance with Policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **7.15 Sustainable waste management**

Not applicable to this application.

#### **7.16 Renewable energy / Sustainability**

Not applicable to this application.

#### **7.17 Flooding or Drainage Issues**

Not applicable to this application.

#### **7.18 Noise or Air Quality Issues**

Not applicable to this application.

#### **7.19 Comments on Public Consultations**

There are no surrounding properties directly affected by the proposals, as the application sites are centrally located and completely surrounded by the wider RAF Eastcote site. No responses have been received to the public consultation

#### **7.20 Planning Obligations**

It is considered that the application to vary the reserved matters approval, to allow for the introduction of conservatories to individual plots, would have only limited local impact on the immediate environment and would not raise fundamental issues in relation to density, housing mix, highway matters, parking, flooding and contamination, ecology, energy efficiency and waste disposal, archaeology, affordable housing or planning obligations.

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

There are no enforcement issues associated with this site.

## **7.22 Other Issues**

There are no other issues associated with this development.

## **8. Observations of the Borough Solicitor**

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are 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).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

## **9. Observations of the Director of Finance**

## **10. CONCLUSION**

It is considered that the application to vary the reserved matters approval, to allow for the introduction of conservatories to individual plots, would have only limited local impact on the immediate environment. The proposed scheme would be sympathetic to the character of the surrounding area, while creating good environmental conditions and flexible living space for future occupiers. The development would not result in unacceptable impacts on the amenities of neighbouring properties. Subject to the conditions originally imposed on reserved matters approval ref.10189/APP/ 2007/3046, in so far as the same are still subsisting and capable of taking effect, the applications are recommended for approval.

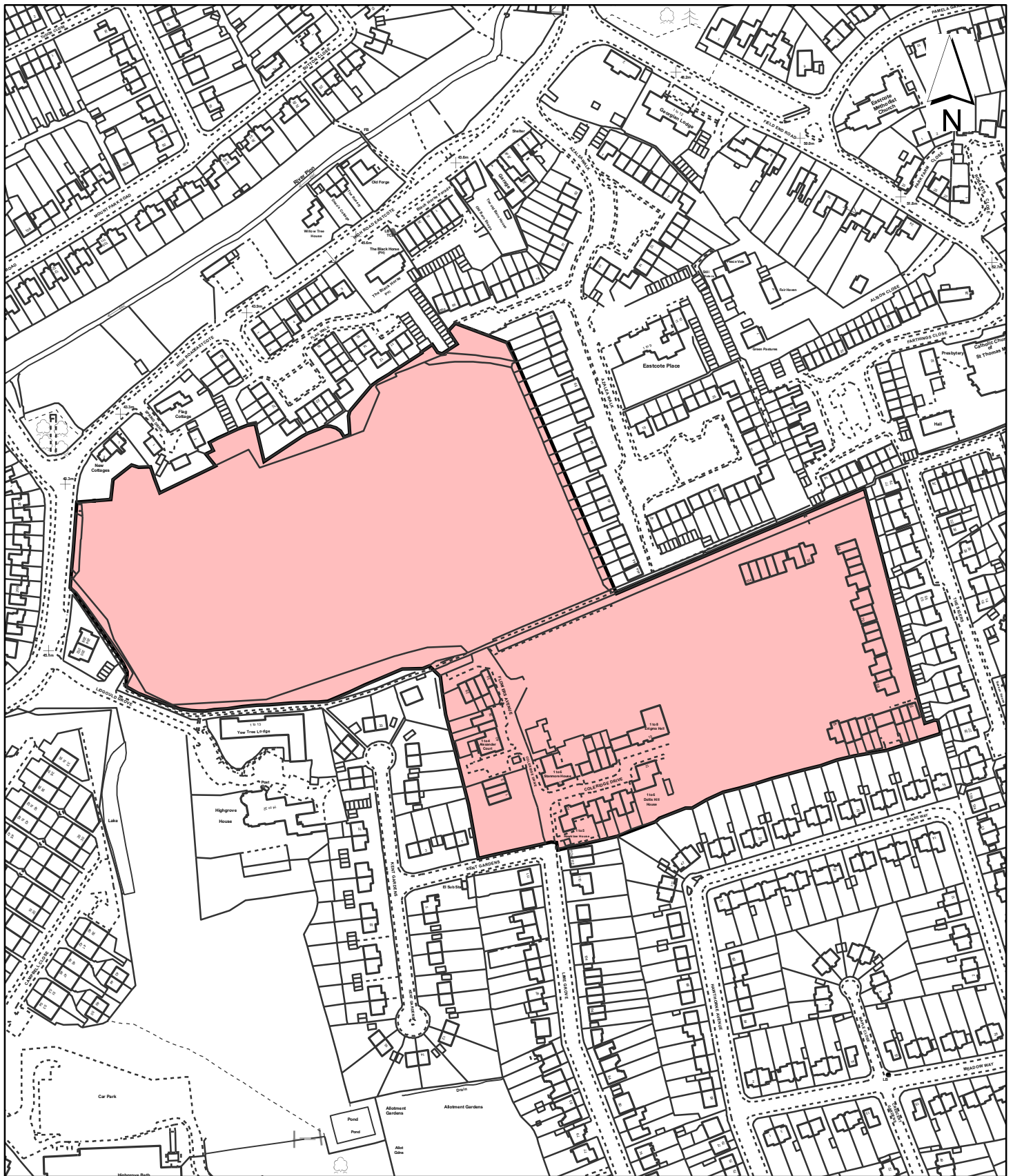
## **11. Reference Documents**

London Plan  
Planning Policy Statement 3 Housing  
Hillingdon Unitary Development Plan Saved Policies (September 2007)  
Supplementary Planning Document Accessible Hillingdon  
Supplementary Planning Document Residential Layouts


Supplementary Planning Guidance Community Safety by Design  
Council's Supplementary Planning Guidance Community Safety by Design

**Contact Officer:** Karl Dafe

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**Notes**

 Site boundary

For identification purposes only.

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Site Address	
<b>RAF Eastcote Lime Grove Ruislip</b>	
Planning Application Ref:	Scale
<b>10189/APP/2010/737</b>	<b>1:3,000</b>
Planning Committee	Date
<b>North</b>	<b>June 2010</b>

**LONDON BOROUGH OF HILLINGDON**

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