

Report of the Head of Planning, Transportation and Regeneration

Address	FLC CAR SALES FALLING LANE YIEWSLEY		
Development:	Reserved Matters Application regarding appearance and landscaping, as required by Condition 2 of outline planning permission ref. 692/APP/2017/749 dated 11-03-2019 (Erection of a 2-4 storey building comprising 30 no. studio, 1, 2 and 3-bedroom apartments (Use Class C3) with associated access, car parking and refuse/recycling store, involving demolition of the used car sales garage).		
LBH Ref Nos:	692/APP/2021/4071		
Drawing Nos:	15/2936/5 (Proposed First Floor Plan) 15/2936/6 (Proposed Second Floor Plan) 15/2936/3 Rev. A (Proposed Basement Floor Plan) Existing Site Plan 1059.21.1A (Landscape Proposals) 15/2936/4 (Proposed Ground Floor Plan) 15/2936/2 Rev. B (Proposed Site Plan) Landscape Specifications and Maintenance, Ref: 1059.21.1/ 1:1250 Location Plan 15/2936/8 Rev. C (Proposed Roof Plan) 15/2936/7 Rev. C (Proposed Third Floor Plan) 15/2936/9 Rev. C (Proposed Street Elevations) 15/2936/10 Rev. B (Proposed Side and Rear Elevations)		
Date Plans Received:	03/11/2021	Date(s) of Amendment(s):	03/11/2021
Date Application Valid:	17/02/2022		17/02/2022

1. SUMMARY

Outline planning permission on this site for the erection of a 2-4 storey building comprising 30 no. studio, 1, 2 and 3-bedroom apartments (Use Class C3) with associated access, car parking and refuse/recycling store, involving demolition of the used car sales garage was granted on 11/3/19 (692/APP/2017/749).

A reserved matters application deals with some or all of the outstanding details of the outline application proposal, including:

- appearance - aspects of a building or place which affect the way it looks, including the exterior of the development
- means of access - covers accessibility for all routes to and within the site, as well as the way they link up to other roads and pathways outside the site
- landscaping - the improvement or protection of the amenities of the site and the area and the surrounding area, this could include planting trees or hedges as a screen
- layout - includes buildings, routes and open spaces within the development and the way they are laid out in relations to buildings and spaces outside the development
- scale - includes information on the size of the development, including the height, width and length of each proposed building

This Reserved Matters Application seeks to address ONLY the outstanding detailed design issues of appearance and landscaping as required by Condition 2 of the outline

permission, as the outline application approved details of the layout, scale and access.

There are only limited conditions attached to this reserved matters application, this is because the outline planning permission conditions (ref: 692/APP/2017/749) remain relevant to this reserved matters application and will need to be submitted for approval following the grant of permission of this reserved matters application.

The overall development is considered to be of an acceptable appearance and design and will provide suitable landscaping in the context of the character and appearance of the surrounding area, including the adjoining Green Belt. The proposed development would deliver a high quality housing scheme which would widen the choice of housing within the Borough, in accordance with the outline permission, and other relevant planning policies and guidance in the Development Plan and it is therefore recommended that planning permission is granted, subject to the imposition of the recommended planning conditions.

2. RECOMMENDATION

APPROVAL subject to the following:

1 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

15/2936/5 (Proposed First Floor Plan)
15/2936/6 (Proposed Second Floor Plan)
15/2936/3 Rev. A (Proposed Basement Floor Plan)
1059.21.1A (Landscape Proposals)
15/2936/4 (Proposed Ground Floor Plan)
15/2936/2 Rev. B (Proposed Site Plan)
1:1250 Location Plan
15/2936/8 Rev. C (Proposed Roof Plan)
15/2936/7 Rev. C (Proposed Third Floor Plan)
15/2936/9 Rev. C (Proposed Street Elevations)
15/2936/10 Rev. B (Proposed Side and Rear Elevations)

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 (2012), Part 2 (2020) and the London Plan (2021).

2 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:

Landscape Specifications and Maintenance, Ref: 1059.21.1A

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

REASON

To ensure that the development complies with the objectives of Policy DMHB 14 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

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 Local Plan Part 1 (2012) and Part 2 (2020) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

NPPF15	NPPF 2021 - Conserving and enhancing the natural environment
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMEI 6	Development in Green Edge Locations

3 I70 LBH worked applicant in a positive & proactive (Granting)

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 Local Plan Part 1, Local Plan Part 2, 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.

4

The applicant is advised of the need to comply with all the conditions attached to the outline consent granted on 11/3/19 (692/APP/2017/749) and in particular those conditions which relate to appearance and landscaping, including Conditions 4 (Materials and External Surfaces), 9 (Landscape Scheme), Condition 11 (Ecological Enhancement Scheme), 15 (Details of floodlighting) and 20 (Compliance with Energy and Ecology Reports) as the level of detail provided within this reserved matters application is not sufficient to fully discharge these conditions.

5

You are advised that in order to satisfy Conditions 9 and 14 of the outline consent granted on 11/3/19 (692/APP/2017/749), the wall upon which the 1.2 metre vertical bar rails would be mounted on the eastern side of the vehicular basement entrance should not exceed 0.6m in height.

6

The materials details that would need to be submitted in order to discharge Condition 4 should include fire safety performance (in particular as regards cladding).

7

The 2019 outline approval (ref: 692/APP/2017/749) should not be taken as prejudicial to

any future building control application which will need to comply with the Building Control Regulations in place at the time of the submission of a future Building Control application.

3. CONSIDERATIONS

3.1 Site and Locality

The site is located on the corner of Falling Lane and High Street Yiewsley, with frontages onto both of these roads. The site is broadly triangular and is approximately 0.17 ha in area. It contains an existing used car sales garage (Falling Lane Cars), with a single storey car showroom and forecourt display area. The car showroom is brick built with large glazed frontages. The forecourt is a flat concrete area with cars parked for viewing and display.

The site is located to the north of Yiewsley/West Drayton (Major) town centre, in a mixed use area, surrounded by residential, commercial and retail development. A block of 3 storey residential flats and two storey houses are located to the north/north east. Yiewsley library and recreation ground are located to the south. Commercial office buildings and large retail warehouse development (including a large Tesco superstore) lie to the west.

The site lies adjacent to Green Belt land to the north-west, which includes the Celandine Route along the River Pinn and a Nature Conservation Site of Borough Grade II Importance (Manor Farm Pastures Site of Importance for Nature Conservation).

The site is not covered by any site specific designations in the Development Plan.

3.2 Proposed Scheme

This Reserved Matters Application seeks to address the outstanding detailed design issues of appearance and landscaping for a 2 - 4 storey building, comprising 30 apartments at the application site.

It is important to note that the principle of the residential re-development of this site, together with details of access, layout and scale have already been agreed under the outline application 692/APP/2017/749 which was allowed on 11/3/19. It is only the specific detail in terms of the appearance and landscaping that is now being considered.

The Outline Planning permission was for the demolition of the used car sales garage and redevelopment to create a 2-4 storey building comprising 30 no. studio, 1, 2 and 3 bedroom apartments (Use Class C3) with associated access, basement car parking for 30 cars, motorcycle parking, bicycle parking for up to 41 bicycles, a refuse/recycling store, amenity space and a children's play area. The Gross Internal Floor Area of the approved building is 2,171 sq. m.

The development comprises a broadly "J" shaped building, with the main 4 storey element fronting Falling Lane. The block drops from 4 to three storeys towards the north east boundary with adjoining residential development and from 4 to three and then 2 storeys towards the north west boundary with the Green Belt.

The use of each floor is as follows:

- Basement parking for 30 vehicles.
- Ground Floor - 1 x studio, 3 x 1 bed, 1 x 2 bed, 1 x 3 bed, amenity space, bicycle parking and refuse/recycling store;

- First Floor - 1 x studio, 5 x 1 bed, and 3 x 2 bed;
- Second Floor - 1 x studio, 3 x 1 bed, 3 x 2 bed and 1 x 3 bed;
- Third Floor 1 x studio, 4 x 1 bed, and 2 x 2 bed.

3.3 Relevant Planning History

Comment on Relevant Planning History

The only relevant recent planning history on this site relates to the outline application for the erection of a 2 - 4 storey building, comprising 30 no. studio, 1, 2 and 3-bedroom apartments (Use Class C3) with associated access, car parking and refuse/recycling store, involving demolition of the used car sales garage which was approved on 11-03-2019 (692/APP/2017/749). Only details of appearance and landscaping were reserved for subsequent approval.

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 - Development Management Policies (2020)
 The Local Plan: Part 2 - Site Allocations and Designations (2020)
 The West London Waste Plan (2015)
 The London Plan (2021)

Material Considerations:

The National Planning Policy Framework (NPPF) (2021) is also a material consideration in planning decisions, as well as relevant supplementary planning documents and guidance.

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.EM7 (2012) Biodiversity and Geological Conservation

Part 2 Policies:

NPPF15 NPPF 2021 - Conserving and enhancing the natural environment
 DMHB 11 Design of New Development
 DMHB 12 Streets and Public Realm
 DMHB 14 Trees and Landscaping
 DMEI 6 Development in Green Edge Locations

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- 23rd March 2022

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

A total of 75 surrounding properties have been consulted on the reserved matters application, the application has been advertised in local press and a site notice were displayed on 2/3/22, with the latest consultation period expiring on 23/3/22. No responses have been received.

Internal Consultees

POLICY OFFICER:

There are no comments to make on the appearance and landscaping of this scheme from the Policy Team.

HIGHWAY ENGINEER:

There are no highway objections to this proposal subject to a planning condition requiring that the wall upon which the 1.2 metre vertical bar rails are mounted on the eastern side of the vehicular basement entrance does not exceed 0.6m in height. This condition is to ensure drivers leaving the basement have good visibility of pedestrians.

Case Officer comment:

Condition 14 of the outline planning consent requires that the access for the proposed site entrance shall be provided with those parts of 2.4m x 2.4m pedestrian visibility splays which can be accommodated within the site

in both directions and shall be maintained free of all obstacles to the visibility between heights of 0.6m and 2.0m above the level of the adjoining highway. The final details/ design of the boundary treatment would also still need to be submitted as part of Condition 9, Part 2.B (Landscaping Scheme) attached to the outline permission which requires details of site enclosure / boundary treatment to be submitted.

TREES /LANDSCAPE OFFICER:

Condition 2: Reserved Matters This submission includes a landscape plan by Elizabeth Greenwood, ref. 1059.21.1 Rev. A, supported by a Landscape Specification and Maintenance document. The landscape layout plan shows the disposition of hard and soft landscape elements, with schedules of planting and hard landscape materials (boundary details, hard paving and play areas).

The planting proposals include 17 new specimen trees, mixed native hedges, ornamental hedges, shrubs three native /wildflower mixes and an extensive green roof. The planting mix of native species and ornamental species, of know value to wildlife, responds to the recommendations (section 6) of the approved ecology report by Babec, submitted under application ref. 692/APP/2017/749.

Recommendation:

There is no objection to the current proposals, however, further hard and soft landscape details are required to complete the submission, in accordance with conditions RES9 1, 2, 3, 4, 5 and 6.

* No detailed specification of the extensive green roof has been submitted - or of its installation and maintenance.

* Further opportunities for biodiversity enhancement were identified in the approved Ecology Report including: the installation of bird and bat boxes, and the specification of any external lighting which

should be designed and specified to be directional so that it does not pollute the night sky or the trees on the adjacent site. This is required to minimise any disturbance to bats and night flying insects.

* Additional planting on the larger roof terraces would create more desirable and interesting amenity spaces. Planting should include small multi-stemmed trees.

Finally, an Urban Greening Factor assessment (UGF) and score should be provided in accordance with the GLA's advice. The target score for residential sites is 0.4.

Case Officer comment:

The comments of the Tree / Landscape Officer were forwarded to the agent. In their email dated 13/4/22, they advise that the specific detail required to discharge Condition No. 9 (Landscaping Scheme) is not being applied for within this reserved matters application and the additional information requested would be dealt with as part of the details to discharge Condition No.9, which will be made in the future. Officers do not raise any objection to this and it is noted that as regards the UGF, the outline permission, which included the layout of the site was approved in March 2019, prior to the adoption of Policy G5 (Urban Greening) of the London Plan (March 2021) so that there would not be any scope for any significant increase in the quantum of landscaping on site.

WATER AND FLOOD MANAGEMENT OFFICER:

Not sure why I have been consulted on this without a Basement Impact Assessment - should not have been validated.

Case Officer comment:

This is a reserved matters application that only seeks to discharge the matters reserved for approval at the outline stage, namely appearance and landscaping. A condition (Condition 6) was added at the outline stage which requires that prior to development commencing, a site investigation/structural statement is submitted to and approved by the LPA which addresses the impact of the development on drainage and flooding and the stability of buildings and it stipulates that this needs to specifically assess groundwater levels, local ground conditions, water movement and drainage of the site. Details to discharge this condition have as yet not been submitted.

ACCESS OFFICER:

I have considered the detail of this planning application and have no comments to make at this time

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of re-developing this site for residential use, including the loss of the car sales use on this site and its suitability to provide housing has already been accepted with the granting of the outline permission for the residential re-development of this site on 11/03/19 (692/APP/2017/749).

The officer's committee report on the outline application advised that the application site is currently in use as a car sales garage. This use is sui generis and there are no specific Local Plan or London Plan Policies which seek to protect such a use. In addition, the site itself is not covered by any site specific designations and as such, no objections are raised to the loss of the car sales use.

In terms of the proposed use, the report advised that the development comprises an entirely residential scheme (within Use Class C3) and that the National Planning Policy Framework (NPPF) seeks to significantly boost the supply of housing and as such, the additional housing is considered to be a public benefit and the NPPF supports the delivery

of a wide choice of high quality homes, widening opportunities for home ownership and the creation of sustainable, inclusive and mixed communities. The report also advised of the London Plan and Hillingdon's Local Plan support for additional housing and advised that a satisfactory residential environment can be created for all of the future occupiers and the proposed scheme is not considered to be contrary to Green Belt, flooding, urban design policies and highway issues can be satisfactorily resolved so that given the nature and deliverability of the proposed development on the edge of Yiewsley Town Centre, the scheme would contribute positively and actively meet the overall housing requirement for Hillingdon over the Local Plan period.

7.02 Density of the proposed development

The officer's report on the outline application advised that the proposal on this edge of town centre site, with a density of 176 dwellings per hectare, was broadly compliant with the suggested density range recommended by the London Plan of 70-170 units per hectare and that the unit mix of 4 x studio apartments, 15 x 1 bedroom, 9 x two bedroom and 2 x 3 bedroom units was acceptable and complied with emerging Policy DMH2 which requires the housing mix to reflect the Council's latest information on housing need, with a changing trend in the housing market showing a need for larger family, 3-4 bedroom units.

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

As previously advised within the officer's report on the outline application, the site does not fall within a conservation area or archaeological priority area; neither is the site located in the vicinity of any statutory or locally listed buildings. As such, it is not considered that the development would affect any heritage asset within the Borough.

7.04 Airport safeguarding

There are no airport safeguarding issues raised by this development.

7.05 Impact on the green belt

Policy DME1 6: Development in Green Edge Locations of the Hillingdon Local Plan, Part 2 advises that:

'New development adjacent to the Green Belt, Metropolitan Open Land, Green Chains, Sites of Importance for Nature Conservation, Nature Reserves, countryside, green spaces or the Blue Ribbon Network should incorporate proposals to assimilate development into the surrounding area by the use of extensive peripheral landscaping to site boundaries.'

The officer's report on the outline application advised that the site does not form part of, but does lie adjacent to the Green Belt boundary, which also forms a Nature Conservation site to the north west. Here, the building steps down from four to two storeys with a gap that is in excess of 5 metres and the main 4 storey element would be a minimum of 16 metres, increasing to 22 metres from the Green Belt boundary. The reduction in height and distance from the site boundary helps limit the impact on Green Belt land to the north west and the report concluded that the scheme would not impact significantly on the visual amenities of the Green Belt.

The landscaping details submitted with this reserved matters application show a mixed species hedge being planted along the majority of the Green Belt boundary. The Council's Tree and Landscape Officer has reviewed these details and considers them to be acceptable in principle and only commented that extra detail would be required to enable Condition 9 to be fully discharged (which does not form part of this submission).

The siting and overall bulk and massing of the building (see comments in Section 7.04 below) has not altered and the details submitted of the appearance and landscaping as part of this reserved matters application would not give rise to any additional impact on the

openness of the Green Belt and would help to assimilate the proposals into the surrounding area, in accordance with Policy DMEI 6.

7.07 Impact on the character & appearance of the area

Policy D1 of the London Plan requires developments to respond to local context by delivering buildings and spaces that are positioned and are of a scale, appearance and shape that responds successfully to the identity and character of the locality.

Part 1 Policy BE1 of the Local Plan requires all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods.

Policy DMHB 11 of the Local Plan Part 2 (2020) requires all development to be designed to the highest standards and incorporate principles of good design, including harmonising with the local context; use of high quality building materials and finishes; protects features of positive value and their settings and includes landscaping and tree planting.

Policy DMHB 12 re-iterates Policy DMHB 11 by stating that development should be well integrated with the surrounding area and be accessible by improving legibility and promote routes and wayfinding between the development and local amenities; public realm design takes account of the established townscape character and quality of the surrounding area; includes landscaping that is suitable for the area; makes provision for the safe and direct movement of pedestrians and cyclists; incorporates appropriate and robust hard landscaping; incorporates public art where appropriate and incorporates inclusive design. Public realm improvements will also be sought from developments close to transport interchanges and community facilities.

Policy DMHB 14 requires, amongst other criteria, that all development should retain or enhance existing landscaping, trees, biodiversity or other natural features of merit; 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 and where space for ground level planting is limited, such as high rise buildings, include living walls and roofs where feasible.

The officer's report on the outline application advised that:

'The scale, bulk and siting of buildings are key determinants in ensuring that the amenity and character of established town centre areas are not compromised by new development. The main constraints and opportunities of the site have been identified, in particular its proximity to the Green Belt.

There is no distinctive or dominant architectural style immediately surrounding the site, whilst the existing car sales building is not considered to be of any particular architectural merit. It is considered that the development has been designed and laid out to respond to the location of the site, which is in a prominent location on the corner of Falling Lane and High Street. The proposed building has been laid out to address the main street frontages on these roads.

Articulation has been achieved in the roof height, with the highest element of the proposed building being located on the corner of High Street and Falling Lane, which addresses the key corner elevation, with the building stepping down towards the north-eastern elevation (nearest neighbouring residential properties) and the north-western elevation, adjacent to the Green Belt.

In terms of appearance, the planning application is in outline only, with details of appearance reserved for future determination. The illustrative elevations do however show the likely appearance of the building. The proposed building has a mansard roof which serves to reduce the perceived bulk of the building whilst addressing the gabled roofline of the building on the opposite side of High Street.

It is considered that the design of the proposed building will fit sensitively with existing neighbouring buildings and making a visual improvement to the existing built form on the site.'

This reserved matters application includes almost identical elevational drawings, with the only difference being the treatment of the top floor of the three storey element on the north eastern end of the building on Falling Lane which now has a squared-off recessed roof form as opposed to a mansard roof form which better reflects the approved floor plans. The third floor plan has also been revised, but only to more accurately show the roof/garden area and correct the siting of the side windows on this end of the building.

The submitted landscape plan shows a 1.2m high vertical wall-mounted rails along the frontage and tree and specimen shrub and single species hedge planting along the road frontages, a brick wall along the north-eastern boundary and a 1.8m high close boarded fence along the Green Belt boundary, with a mixed native hedge along much of this boundary, although the detail is lacking. The Council's Tree / Landscape Officer does not raise any objection in principle to the planting scheme.

It is considered that the proposal would enhance the street scene and local environment with a high quality new building, as compared to the existing use of the site for car sales. Nevertheless, it will be important to ensure that appropriate materials and landscaping details are agreed as part of the discharge of condition details for Conditions 4 (Materials and External Appearance) and Condition 9 (Landscape Scheme) of the outline application. Subject to satisfactory materials and landscaping details being agreed, it is considered that the scheme complies with Policy D1 of the London Plan, Part 1 Policy BE1 of the Local Plan and Policies DMHB 11, 12 and 14 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

7.08 Impact on neighbours

The officer's report on the outline application advised that:-

'There are no residential properties in close proximity to the site to the east, west or south of the site. The nearest residential properties are located to the north and north east. The building line of the proposed new building has been set at a similar distance to the building line of existing properties fronting Falling Lane to the north east. The proposed building would be separated from the nearest neighbouring property fronting Falling Lane (No. 17) by a gap of over 25 metres. In addition, the proposed building would fall outside a 45 degree angle of vision from windows in the block of flats to the north east of the site (15A Falling Lane).'

The report also went on to state that the proposal would not appear unduly dominant and complies with relevant guidance so as not to result in an over dominant form of development which would detract from the amenities of neighbouring occupiers and similarly, there would not be a material loss of daylight or sunlight to any neighbouring residential property. Furthermore, the new building would not impinge into the 21 metre privacy separation distance, drawn at an angle of 45 degrees from the existing windows of any neighbouring property and the proposed windows have been orientated to avoid

overlooking windows of neighbouring properties. As such, the scheme accords with all relevant policies and design guidance.

This reserved matters application does not alter the relationship of the proposed building with adjoining properties and does not reduce any of the separation and overlooking distances so that it remains fully policy compliant.

7.09 Living conditions for future occupiers

The officer's committee report on the outline application advised that all the proposed units met or exceeded the minimum internal floor areas to satisfy relevant policy requirements and Nationally described space standards. As regards external amenity space, the development would require a total of 585sqm (1 bedroom flat - 20m² per flat x 15 = 300; 2 bedroom flat - 25m² per flat x 9 = 225 and 3 bedroom flat - 30m² per flat x 2 = 60) whereas the proposal provides a combination of communal amenity space at ground floor (686 m²), private defensible space at ground floor (97m²), private roof terraces (64.4m²), balconies (18.6 m²), communal roof terrace (96.5 m²) and a dedicated children's play area (68m²) which equates to a total of 1,029m² of external amenity space.

The report further advised that the site is not identified as being within an area deficient of either public open space or children's play areas. The site is adjacent to retained Green Belt land and the public Celandine Route (along the River Pinn). The close proximity of this open space to new residents ensures easy access to alternative amenity areas. Given the location of the site adjacent to a town centre and the proximity of the site to outdoor recreational areas, the amenity space provided is considered acceptable, in compliance with relevant policy and design guidance.

This reserved matters application has not altered the internal nor the external layout of the development layout, and therefore this assessment remains valid and the scheme provides good quality accommodation and external amenity space that satisfies relevant standards.

The officers report also advised that in order to achieve a high quality environment, as much natural daylight as possible is required and to this end, the scheme has been designed to achieve as many dual aspect units as possible, whilst still making the most efficient use of land and respecting the privacy and amenity of neighbouring development. 3 units are triple aspect, 7 units double aspect, with the remaining units single aspect. The single aspect units are generally orientated to ensure they receive good levels of lighting. On this aspect, the report concluded that the daylight and sunlight compliance levels for the proposals are high, for an urban environment such as this one, and therefore the proposed development is acceptable on daylight/sunlight grounds, in compliance with relevant policy

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The officer's report at outline stage advised that the vehicular access arrangements, which utilised the existing access point to the site was acceptable and the proposed basement car park would provide for 30 cars, equating to 1 space per unit and 2 motor cycle bays. The car parking provision also includes 10% (3) disabled spaces and 12 electric vehicle charging points. 41 cycle spaces would be provided in a secure and covered semi-vertical bike stand at ground floor level in the northern eastern block.

The report also noted that the site's location, adjacent to Yiewsley Town Centre, with all the services and facilities it offers and proximity to a range of public transport facilities (including West Drayton Train Station with future Crossrail services), is a sustainable one with a current PTAL rating of 3 and the 1 parking space per unit satisfies the maximum London Plan standard and considered acceptable.

This reserved matters application makes the same level of provision and is acceptable.

7.11 Urban design, access and security

The officer's report on the outline application advised:-

'The scheme has been designed to a high quality design standard which has been enhanced through the evolution of the scheme during the pre-application process. It is considered that the scale of the building responds to site characteristics and ensures a good relationship with neighbouring land uses in terms of protecting privacy and amenity.

The development meets and often exceeds the internal space requirements for one, two and three bedroom units. Private amenity space in the form of balconies/terraces is provided for flats on the upper levels where possible. Flats on the ground floor have access to private, defensible terrace space where possible and communal amenity space both at ground floor level and a communal roof terrace.

A dedicated children's play area is included as part of the scheme. The siting and window orientation has been carefully considered to ensure that there is a good standard or amenity for existing neighbours and future occupiers.'

This reserved matters application does not alter the layout of the scheme and this assessment remains valid.

7.12 Disabled access

The officer's outline report advised that the Mayor of London's Housing Standards require that all residential units within the development are to be built in accordance with Part M4(2) of the Building Regulations 2010 (2015 Edition) and that 10% of the units be designed and constructed in accordance with Part M4(3) of the Building Regulations 2010 (2015 Edition). Appropriately worded conditions are recommended accordingly, to ensure compliance with these standards. The scheme incorporates a lift from the basement (designed to the relevant DDA standard) to all levels of development.

The report also advised that with regard to Blue Badge parking, the Greater London Authority's guidance on 'Wheelchair Accessible Housing' (September 2007), further states that "generally one blue badge parking space will be required for each wheelchair accessible unit, including those that would otherwise be car-free". 3 disabled parking bays have been provided for, in compliance with these standards.

This reserved matters application does not alter the layout nor the level of disabled parking provision and the scheme is acceptable, subject to compliance with the conditions attached to the outline application.

7.13 Provision of affordable & special needs housing

The outline application was supported by a full Financial Viability Appraisal (FVA), which was reviewed by an appropriately qualified third party financial consultant. The Council's assessor confirmed that the scheme is able to support an Affordable Housing Off-Site Contribution for the amount of £298,770 in lieu of on-site provision.

The reserved matters application does not alter this assessment and the in lieu contribution, together with an affordable housing review mechanism to ensure that if the scheme is delayed, its viability is re-assessed in the light of future economic conditions has been secured as part of the S106 Agreement at the outline stage.

7.14 Trees, landscaping and Ecology

Policy DMHB 14 requires, amongst other criteria, that all development should retain or

enhance existing landscaping, trees, biodiversity or other natural features of merit; 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 and where space for ground level planting is limited, such as high rise buildings, include living walls and roofs where feasible.

Policy DMEI 1 states that all major development should incorporate living roofs and/or walls into the development and suitable justification should be provided where living walls and roofs cannot be provided which is particularly important in Air Quality Management Areas.

The Council's Tree / Landscape Officer has reviewed this reserved matters submission and advises that the planting proposals include 17 new specimen trees, mixed native hedges, ornamental hedges, shrubs, three native /wildflower mixes and an extensive green roof and that there is no objection to the current proposals, although further hard and soft landscape details are required to complete the submission, in accordance with condition RES9, Part 1, 2, 3, 4, 5 and 6, including the detailed specification of the extensive green roof, including its installation and maintenance and additional planting on the larger roof terraces should be considered to create more desirable and interesting amenity spaces, which should include small multi-stemmed trees.

The comments of the Tree / Landscape Officer were forwarded to the agent, but they advise that this reserved matters application does not seek to discharge Condition 9 and its specific detail which will be dealt with at a later date. No objections are raised to this approach and an informative has been added advising of the need to comply with all the outline consent conditions, including Condition 9.

As regards the lack of an UGF, the outline permission, which included the layout of the site was approved in March 2019, prior to the adoption of Policy G5 (Urban Greening) of the London Plan (March 2021) so that there would not be any scope for any significant increase in the quantum of landscaping on site.

ECOLOGY

Policy DMEI 7 advises that the design and layout of new development should retain and enhance any existing features of biodiversity or geological value within the site, if development is proposed on or near to a site considered to have features of ecological or geological value, applicants must submit appropriate surveys and assessments to demonstrate that the proposed development will not have unacceptable effects and that development must provide a positive contribution to the protection and enhancement of the site or feature of ecological value.

The site is adjacent to the River Pinn and Manor Farm Pastures Site of Importance for Nature Conservation (SINC) which is of Borough Grade II importance.

As part of the outline submission, a desk study, extended phase 1 habitat survey, building inspection and ground level tree assessment was carried out. The officer's report on the outline application advised:-

'The report confirms that no evidence of bats was found on site, but there were some potential roosting habitats for bats on trees just outside of the site. It confirms that the site is located outside of the SINC and will therefore not directly affect the non-statutory designated site. It confirms that provided that trees located adjacent to the site boundary

are retained and protected, will not be illuminated by external lighting and that dust will be controlled during demolition and construction, there should be no indirect effects on the SINC. The report also concludes that the proposed development is unlikely to adversely affect other non-statutory sites or areas of Habitats of principal Importance within 1 km of the site boundary.'

The report did note that the proposed scheme includes a green roof on the north western part of the building which represents an ecological enhancement to the site and also introduces amenity space into an area which is currently 100% hardstanding which offers further potential environmental and ecological benefits to the site when compared to the current situation.

The outline consent does include a condition requiring details of ecological enhancement, to promote and enhance wildlife opportunities within the landscaping and the fabric of the buildings and that subject to compliance with this condition, it was considered that the ecological mitigation is satisfactory to comply with relevant policy.

The Council's Tree / Landscape Officer has reviewed this reserved matters application and advises that the planting mix of native species and ornamental species are of know value to wildlife and responds to the recommendations (section 6) of the approved ecology report by Babec, submitted under the outline application (692/APP/2017/749).

However, further opportunities for biodiversity enhancement were identified in the approved Ecology Report including the installation of bird and bat boxes and the specification of any external lighting which should be designed and specified to be directional so that it does not pollute the night sky or the trees on the adjacent site in order to minimise any disturbance to bats and night flying insects.

Again, conditions were attached to the outline permission which adequately deal with ecological mitigation / enhancement which this reserved matters application does not seek to discharge, namely Condition 11 which requires an ecological enhancement scheme, based on the recommendations of the previously submitted ecology report to be submitted, Condition 15 which requires details of any floodlighting or other external lighting to be submitted to the LPA prior to installation and Condition 20 which requires compliance with the ecology report.

7.15 Sustainable waste management

The officer's report on the outline application advised that in order to address relevant policies, 'the scheme incorporates provision for refuse and recycling in a dedicated space on the ground floor on the north eastern part of the building and that the space is located away from the amenity area and is integrated within the building, providing suitable off road storage space for wheelie bins and recycling facilities. The facilities are easily and safely accessible from the highway collection point.

This reserved matters application does not alter the external layout or the provision to be made for refuse / recycling facilities.

7.16 Renewable energy / Sustainability

The outline application was supported by a Sustainability and Energy Statement, which was reviewed, resulting in the assessment that there is a shortfall in minimising carbon emissions from the development and that the applicant had agreed to pay an in lieu carbon offset payment of £19,404.

This reserved matters application does not alter this assessment and the in lieu

contribution, which has been secured as part of the S106 Agreement at the outline stage.

7.17 Flooding or Drainage Issues

In terms of flooding and drainage issues, the officer's report on the outline application advised that a Flood Risk Assessment had been submitted in support of the application which was reviewed. The officer's report advises that further information was required by way of a groundwater site investigation and structural statement. This requirement is dealt with by Condition 6 attached to the outline consent.

7.18 Noise or Air Quality Issues

The officer's report on the outline application advised that the application site is on a busy high road and it is therefore reasonable to expect that traffic is likely to be at a high enough level to affect the residential amenities of future occupiers.

A noise assessment had been carried out in support of the outline application which concluded that the principle of residential accommodation is acceptable in this location, subject to the mitigation measures outlined within the report. The report identified that traffic noise from Falling Lane and High Street were the dominant sources of noise across the site and advised that mitigation measures such as specialist glazing and alternative forms of ventilation will be required for habitable rooms to comply with relevant noise requirements.

In terms of the amenity space, the report confirmed that the proposed layout along with recommendations for acoustic fences ensure that noise levels are minimised and the majority of areas will meet the relevant noise requirements. Overall the Noise Assessment concluded that based on the mitigations measures suggested that an appropriate acoustic environment can be provided to the proposed residential properties.

In addition to these measures, the Council's EPU noted that the facades facing the High Street and Falling Lane have balconies proposed, which are unlikely to meet the external amenity space criteria and therefore recommended mitigation measures to meet the recommended levels in the appropriate guidelines.

Again, appropriate sound attenuation is dealt with by Condition 21 (Scheme for Protection from Road Traffic Noise) of the outline consent.

AIR QUALITY

The proposed development is within Hillingdon's declared Air Quality Management Area (AQMA). The development is introducing sensitive receptors into a poor air quality area. The Council's Environmental Protection Unit on the outline application requested a Section 106 obligation of up to £16,500 for contributions to the air quality monitoring network in the area.

This reserved matters application does not alter the requirement for the in lieu contribution, which has been secured as part of the S106 Agreement at the outline stage.

7.19 Comments on Public Consultations

No public comments have been received.

7.20 Planning obligations

Policy DF1 of the London Plan (2021) requires development proposals to provide the infrastructure and meet relevant policy requirements necessary to ensure that they are sustainable and to support delivery of the Plan.

Policy DMCI 7 of the Local Plan: Part Two (2020) seeks to ensure development is sustainable, planning permission will only be granted for development that clearly demonstrates there will be sufficient infrastructure of all types to support it. Planning obligations are sought on a scheme-by-scheme basis to ensure that development proposals provide or fund improvements to mitigate site specific impacts made necessary by the proposal.

The planning obligations for the development of the site were secured as part of the outline planning permission (ref: 692/APP/2017/749) which remain relevant to this reserved matters application.

7.21 Expediency of enforcement action

This application does not raise any enforcement issues.

7.22 Other Issues

This application can only consider landscaping details and the external appearance of the building.

The London Plan was adopted after the outline application was granted, in effect this means any new policies in the London Plan can only be applied as regards how they pertain to landscaping and external appearance, which in practice severely limits applying such policies. The 2021 London Plan does place greater emphasis (through policy D12) on consideration of fire safety. Nonetheless this does not raise any substantial concerns with this case, as the building is not a tall building and there are no obvious indicators that the scheme would not comply with the latest building regulations.

In effect this means that the Council cannot reconsider the layout of the development as regards fire safety compliance. It should also be noted that condition 04 on the outline consent requested comprehensive details of materials as set out below:

Details should include information relating to:

- (i) fenestration and doors
- (ii) balconies including obscure screening (where applicable)
- (iii) boundary walls, retaining walls and railings
- (iv) comprehensive colour scheme for all built details
- (v) make, product/type, colour and photographs/images.
- (vi) bricks, render, cladding, roof finishes

Fire safety is clearly an important material planning consideration and in conclusion it is considered that two additional Informatives need to be added to the reserved matters approval.

The first informative would state that the materials details submitted to discharge 04 should include fire safety performance (in particular as regards cladding).

The second informative, suggested by the Councils Building Control team, is to state that the 2019 approval (ref: 692/APP/2017/749) should not be taken as prejudicial to any future building control application which will need to comply with the Building Control Regulations in place at the time of the submission of a future Building Control application.

These informatives form part of the officer's recommendation.

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 Probitry 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

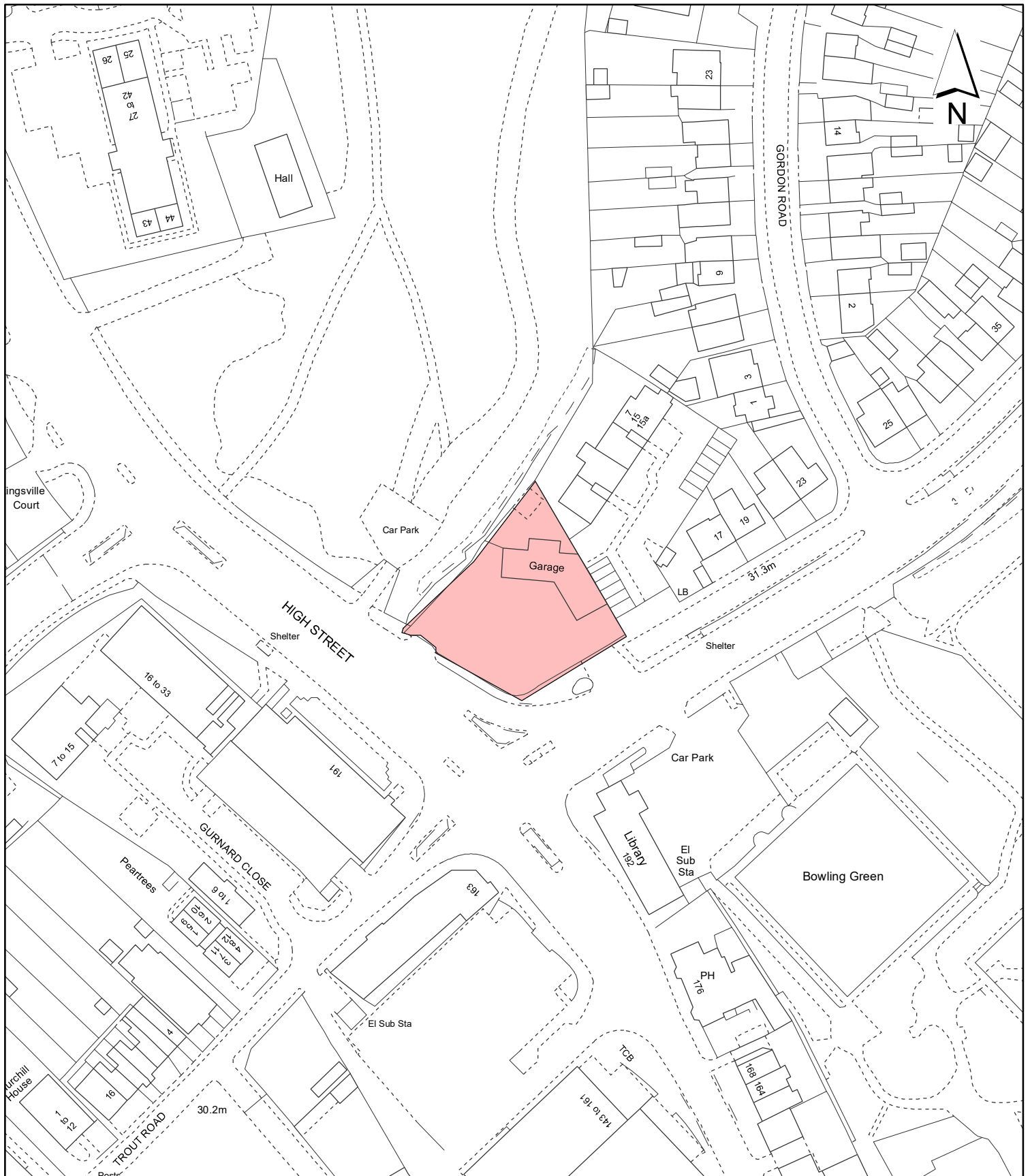
The details of appearance and landscaping are considered acceptable to enable the discharge of this reserved matters application, although further details are still required to satisfy Conditions 4 (Materials and external surfaces) and 9 (Landscape scheme) of the outline consent which have yet to be submitted.

11. Reference Documents

The Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)
Hillingdon Local Plan: Part 2 - Development Management policies (January 2020)
London Plan (March 2021)
National Planning Policy Framework (2021)
Council's Supplementary Planning Document - Accessible Hillingdon
Council's Supplementary Planning Document - Planning Obligations

Contact Officer: Richard Phillips

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).
 Unless the Act provides a relevant exception to copyright.
 © Crown copyright and database rights 2020 Ordnance Survey 100019283

Site Address:

**FLC Car Sales,
 Falling Lane,
 Yiewsley**

**LONDON BOROUGH
 OF HILLINGDON
 Residents Services
 Planning Section**

Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 01895 250111

Planning Application Ref:

692/APP/2021/4071

Scale:

1:1,250

Planning Committee:

Major

Date:

May 2022



HILLINGDON
 LONDON