

Report of the Head of Planning & Enforcement Services

Address RAF WEST RUISLIP HIGH ROAD ICKENHAM

Development: Variation of condition 2 of reserved matters planning permission ref.38402/APP/2008/2733 dated 05/01/2009 to amend the layout, scale and appearance of the previously approved units A1 - A14 (located in the southern section of the site.)

LBH Ref Nos: 38402/APP/2010/248

Drawing Nos: TF 643/TPP/101 Rev F (Tree Removal and Protection Plan Sheet 1 of 5)
TF 643/TPP/102 Rev E (Tree Removal and Protection Plan Sheet 2 of 5)
D1652.L.210 Rev H (Detailed Hard Landscape General Arrangement 1 of 5)
0922/C02 Rev B (Proposed Site Plan Minor Amendments)
D1652.L.211 Rev G (Detailed Hard Landscape General Arrangement 2 of 5)
D1652.L.310 Rev H (Detailed Soft Landscape General Arrangement 1 of 5)
D1652.L.311 Rev F (Detailed Soft Landscape General Arrangement 2 of 5)
1521 Rev G (No Dig Construction Areas Site Plan and Sections)
0922/P50(Plot A1 - Detached Garage Plans & Elevations)
0922/P51(Plots A7 & A9 - Detached Garage Plans & Elevations)
0922/P52 (Plot A10 - Detached Garage Plans & Elevations)
0922/P53 (Plot A11 - Detached Garage Plans & Elevations)
0922/P10 Rev A (Proposed House Type B Floor Plans)
0922/P11 Rev A (Proposed House Type B Elevations (Sheet 1))
0922/P12 Rev A (Proposed House Type B Elevations (Sheet 2))
0922/P13 Rev B (Proposed House Type BB1 Floor Plans)
0922/P14 Rev A (Proposed House Type BB1 Elevations (Sheet 1))
0922/P15 Rev A (Proposed House Type BB1 Elevations (Sheet 2))
0922/P16 Rev B (Proposed House Type C Floor Plans)
0922/P17 Rev A (Proposed House Type C Elevations (Sheet 1))
0922/P18 Rev A (Proposed House Type C Elevations (Sheet 2))
0922/P19 Rev B (Proposed House Type CC1 Floor Plans)
0922/P20 Rev A (Proposed House Type CC1 Elevations (Sheet 1))
0922/P21 Rev A (Proposed House Type CC1 Elevations (Sheet 2))
0922/P22 Rev B (Proposed House Type DD1 Floor Plans)
0922/P23 Rev A (Proposed House Type DD1 Elevations (Sheet 1))
0922/P24 Rev A (Proposed House Type DD1 Elevations (Sheet 2))
0922/P25 Rev B (Proposed House Type E Floor Plans)
0922/P26 Rev A (Proposed House Type E Elevations (Sheet 1))
0922/P27 Rev A (Proposed House Type E Elevations (Sheet 2))
0922/P28 Rev B (Proposed House Type EE1 Floor Plans)
0922/P29 Rev A (Proposed House Type EE1 Elevations (Sheet 1))
0922/P30 Rev A (Proposed House Type EE1 Elevations (Sheet 2))
0922/P31 Rev B (Proposed House Type F Floor Plans (Sheet1))
0922/P32 Rev A (Proposed House Type F Floor Plans (Sheet2))
0922/P33 Rev A (Proposed House Type F Elevations (Sheet 1))
0922/P34 Rev A (Proposed House Type F Elevations (Sheet 2))
0922/P35 Rev B (Proposed House Type FF Floor Plans (Sheet 1))
0922/P36 Rev A (Proposed House Type FF Floor Plans (Sheet 2))

0922/P37 Rev A (Proposed House Type FF Elevations (Sheet 1))
 0922/P38 Rev A (Proposed House Type FF Elevations (Sheet 2))
 0922/P39 Rev A (Proposed House Type G2 Floor Plans))
 0922/P40 Rev A (Proposed House Type G2 Elevations (Sheet 1))
 0922/P41 Rev A (Proposed House Type G2 Elevations (Sheet 2))
 0922 P42 Rev A (Proposed House Type EE2 Elevations (Sheet 1))
 0922 P43 Rev A (Proposed House Type EE2 Elevations (Sheet 2))
 0922 P44 Rev B (Proposed House Type EE2 Floor Plans)
 1001.1 Rev D (Site Layout Sheet 1 of 4)
 1001.2 Rev B (Site Layout - Sheet 2 of 4)
 103 Rev D (Site Layout - Street Lighting)
 104 Rev F (Site Layout Street Lighting Illuminance Plot - Sheet 1 of 4)
 105 Rev E (Site Layout Street Lighting Illuminance Plot - Sheet 2 of 4)
 115 Rev D (Site Layout Proposed Contours and Spot Levels - Sheet 1 of 4)
 116 Rev C (Site Layout Proposed Countours and Spot Levels - Sheet 2 of 4)
 1105 Rev G (Site Layout Drainage - Sheet 1 of 4)
 1106 Rev E (Site Layout Drainage - Sheet 2 of 4)
 1113.1 Rev B (Site Layout Southern Site - Disabled/Cycle Parking and Bin Stores - Sheet 1 of 2)
 1113.2 Rev D (Site Layout Southern Site - Disabled/Cycle Parking and Bin Stores - Sheet 2 of 2)
 Arboricultural Method Statement & Tree Protection Measures
 Ref:TF/MS/643 Rev L

Date Plans Received:	09/02/2010	Date(s) of Amendment(s):	08/07/2010
Date Application Valid:	09/02/2010		13/07/2010
			22/07/2010
			23/07/2010
			26/07/2010
			06/08/2010

1. SUMMARY

This application seeks to vary condition 2 of the reserved matters approval in order to amend the layout, scale and appearance of units A1 - A14 of the previously approved scheme. The number of dwellings remains unchanged, as does the type of dwellings (5 bedroom houses).

The proposals retain the general layout, design and character which was approved under the previous planning permission and would retain an appropriate appearance within the Southern Area of the application site.

The size and number of dwellings remains unchanged, as does the proposed road layout and number of proposed parking spaces for the dwellings. Accordingly, the proposal is considered acceptable in terms of car parking and traffic generation.

The application has also paid particular attention to ensuring the retention of the two high quality oak trees to the east of the Southern Area (fronting proposed units A11 and A12). Fully detailed drainage drawings and an arboricultural method statement have been submitted which demonstrate this to be the case.

All other issues were considered under the previous application and the proposal would remain acceptable subject to the relevant conditions.

2. RECOMMENDATION

APPROVAL subject to the following:

1 NONSC Compliance with plans

1) With the exception of the area outlined red on drawing 0922/C02 Rev. B the development shall be constructed in full accordance with the plans contained within the approved drawing list on Reserved Matters Planning Permission 38403/APP/2008/2733 dated 05/01/2009.

2) The area outlined red on drawing 0922/C02 Rev. B shall be constructed in accordance with the following drawings:

0922/C02 Rev B (Proposed Site Plan Minor Amendments) received 23/07/2010;
TF 643/TPP/101 Rev F (Tree Removal and Protection Plan Sheet 1 of 5) received 26/07/2010;
TF 643/TPP/102 Rev E (Tree Removal and Protection Plan Sheet 2 of 5) received 26/07/2010;
D1652.L.210 Rev H (Detailed Hard Landscape General Arrangement 1 of 5) received 06/08/2010;
D1652.L.211 Rev G (Detailed Hard Landscape General Arrangement 2 of 5) received 06/08/2010;
D1652.L.310 Rev H (Detailed Soft Landscape General Arrangement 1 of 5) received 06/08/2010;
D1652.L.311 Rev F (Detailed Soft Landscape General Arrangement 2 of 5) received 06/08/2010;
1521 Rev G (No Dig Construction Areas Site Plan and Sections) received 26/07/2010;

0922/P10 Rev A (Proposed House Type B Floor Plans) received 08/07/2010;
0922/P11 Rev A (Proposed House Type B Elevations (Sheet 1)) received 08/07/2010;
0922/P12 Rev A (Proposed House Type B Elevations (Sheet 2)) received 08/07/2010;
0922/P13 Rev B (Proposed House Type BB1 Floor Plans) received 13/07/2010;
0922/P14 Rev A (Proposed House Type BB1 Elevations (Sheet 1)) received 08/07/2010;
0922/P15 Rev A (Proposed House Type BB1 Elevations (Sheet 2)) received 08/07/2010;
0922/P16 Rev B (Proposed House Type C Floor Plans) received 13/07/2010;
0922/P17 Rev A (Proposed House Type C Elevations (Sheet 1)) received 08/07/2010;
0922/P18 Rev A (Proposed House Type C Elevations (Sheet 2)) received 08/07/2010;
0922/P19 Rev B (Proposed House Type CC1 Floor Plans) received 13/07/2010;
0922/P20 Rev A (Proposed House Type CC1 Elevations (Sheet 1)) received 08/07/2010;
0922/P21 Rev A (Proposed House Type CC1 Elevations (Sheet 2)) received 08/07/2010;
0922/P22 Rev B (Proposed House Type DD1 Floor Plans) received 13/07/2010;
0922/P23 Rev A (Proposed House Type DD1 Elevations (Sheet 1)) received 08/07/2010;
0922/P24 Rev A (Proposed House Type DD1 Elevations (Sheet 2)) received 08/07/2010;
0922/P25 Rev B (Proposed House Type E Floor Plans) received 13/07/2010;
0922/P26 Rev A (Proposed House Type E Elevations (Sheet 1)) received 08/07/2010;
0922/P27 Rev A (Proposed House Type E Elevations (Sheet 2)) received 08/07/2010;
0922/P28 Rev B (Proposed House Type EE1 Floor Plans) received 13/07/2010;
0922/P29 Rev A (Proposed House Type EE1 Elevations (Sheet 1)) received 08/07/2010;
0922/P30 Rev A (Proposed House Type EE1 Elevations (Sheet 2)) received 08/07/2010;
0922/P31 Rev B (Proposed House Type F Floor Plans (Sheet1)) received 13/07/2010;
0922/P32 Rev A (Proposed House Type F Floor Plans (Sheet2)) received 08/07/2010;

0922/P33 Rev A (Proposed House Type F Elevations (Sheet 1)) received 08/07/2010;
0922/P34 Rev A (Proposed House Type F Elevations (Sheet 2)) received 08/07/2010;
0922/P35 Rev B (Proposed House Type FF Floor Plans (Sheet 1)) received 13/07/2010;
0922/P36 Rev A (Proposed House Type FF Floor Plans (Sheet 2)) received 08/07/2010;
0922/P37 Rev A (Proposed House Type FF Elevations (Sheet 1)) received 08/07/2010;
0922/P38 Rev A (Proposed House Type FF Elevations (Sheet 2)) received 08/07/2010;
0922/P39 Rev A (Proposed House Type G2 Floor Plans)) received 08/07/2010;
0922/P40 Rev A (Proposed House Type G2 Elevations (Sheet 1)) received 08/07/2010;
0922/P41 Rev A (Proposed House Type G2 Elevations (Sheet 2)) received 08/07/2010;
0922 P42 Rev A (Proposed House Type EE2 Elevations (Sheet 1)) received 22/07/2010;
0922 P43 Rev A (Proposed House Type EE2 Elevations (Sheet 2)) received 22/07/2010;
0922 P44 Rev B (Proposed House Type EE2 Floor Plans) received 22/07/2010;
0922/P50(Plot A1 - Detached Garage Plans & Elevations) received 22/07/2010;
0922/P51(Plots A7 & A9 - Detached Garage Plans & Elevations) received 22/07/2010;
0922/P52 (Plot A10 - Detached Garage Plans & Elevations) received 22/07/2010;
0922/P53 (Plot A11 - Detached Garage Plans & Elevations) received 22/07/2010;

1001.1 Rev D (Site Layout Sheet 1 of 4) received 26/07/2010;
1001.2 Rev B (Site Layout - Sheet 2 of 4) received 26/07/2010;
103 Rev D (Site Layout - Street Lighting) received 26/07/2010;
104 Rev F (Site Layout Street Lighting Illuminance Plot - Sheet 1 of 4) received 26/07/2010;
105 Rev E (Site Layout Street Lighting Illuminance Plot - Sheet 2 of 4) received 26/07/2010;
115 Rev D (Site Layout Proposed Contours and Spot Levels - Sheet 1 of 4) received 26/07/2010;
116 Rev C (Site Layout Proposed Countours and Spot Levels - Sheet 2 of 4) received 26/07/2010;
1105 Rev G (Site Layout Drainage - Sheet 1 of 4) received 26/07/2010;
1106 Rev E (Site Layout Drainage - Sheet 2 of 4) received 26/07/2010;
1113.1 Rev B (Site Layout Southern Site - Disabled/Cycle Parking and Bin Stores - Sheet 1 of 2) received 26/07/2010;
1113.2 Rev D (Site Layout Southern Site - Disabled/Cycle Parking and Bin Stores - Sheet 2 of 2) received 26/07/2010;

REASON

To ensure that the external appearance and landscaping of the development is satisfactory and complies with Policies BE13, BE38 and BE39 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

INFORMATIVES

1

You are reminded that only condition 2 of planning permission ref: 38403/APP/2008/2733, dated 10-07-2007 has been varied by this permission. All other conditions attached to Outline Planning Permission ref: 38402/APP/2007/1072 dated 10-07-2007 and Reserved Matters Planning Permission ref: 38403/APP/2008/2733 dated 05/01/2009 remain in force, so far as the same are still subsisting and capable of taking effect, including as they relate to area outlined red on drawing 0922/C02 Rev. B.

2

You are reminded that this approval relates only to the amendment of condition 2 of planning permission ref: 38403/APP/2008/2733, dated 10-07-2007. All aspects of the

legal agreements associated with Outline Planning Permission ref: 38402/APP/2007/1072 dated 10-07-2007 and Reserved Matters Planning Permission ref: 38403/APP/2008/2733 dated 05/01/2009 remain applicable and in force with respect to all aspects of the development.

3. CONSIDERATIONS

3.1 Site and Locality

The site is 8.5 hectares in area and adjoins Ickenham High Road to the west and West Ruislip Station to the north. West Ruislip Station is served by the Marylebone to Birmingham railway line and London Underground Central Line.

Ickenham High Road has a mix of predominantly detached and semi-detached suburban style residential and commercial uses with building heights predominantly two-storey with some three storey buildings. Ickenham Green is also located to the west of the site.

To the north of the railway line there is a four storey nursing home, a large commuter car parking area, various light industrial and commercial land uses and RAF Blenheim Crescent, which currently provides administrative facilities and a medical centre. Further north, land accommodates predominantly two storey detached and semi-detached dwellings along with a golf course to the north west.

To the east of the site is a residential area, known as the Brackenbury Estate, some of which is occupied by USVF personnel. This area contains predominantly terraced dwellings with some flatted development. There is a small shop and a medical centre located within the estate along with a large park and playground. Building heights are between two storeys and three storeys. To the south of the estate lies Ickenham Station, which is served by London Underground's Metropolitan and Piccadilly Lines.

The site's southern boundary is defined by Austin's Lane and abuts the Ickenham Conservation Area, which is mainly residential in character and includes a public house. A Grade II listed barn is located on Austin's Lane, close to the corner with High Road, directly across from the subject site. Numerous Grade II and Locally Listed buildings are located in the Conservation Area. Ickenham Town Centre is to the south west of the site.

Adjoining the site on the corner of Pentland Way and Tweeddale Grove is the West Ruislip Elementary School, which formed part of the RAF West Ruislip complex, but is located outside the planning application site boundary.

Vehicular access is off Ickenham High Road via Aylsham Drive, Heacham Avenue and Pentland Way. The U1 bus route (Hillingdon Hospital - Brunel University - Uxbridge - Ickenham - Ruislip) and the U10 bus route (Hill Lane - Ruislip - Ickenham - Swakeleys Road - Uxbridge) run along the Ickenham High Road. Pedestrian only access is off Austin's Lane and the Hillingdon Trail runs adjacent to the site along Austin's Lane and follows the Ickenham High Road through to Ickenham Green.

There are numerous existing trees on site, which form an important part of the leafy character of the area. The trees are predominantly located on the periphery of the site, along the road boundaries, with some significant trees also within the site. It is important to note that all trees within the property are protected by the Section 106 agreement established as part of the extant outline planning approval that was approved on this site.

Between the northern part of the site that adjoins West Ruislip station and the Ickenham High Road there is a 1 to 1.5 storey rise in ground level up to the High Road. This slope is on a narrow strip of land, which is outside the site boundary.

The majority of the application site has a Public Transport Accessibility Level (PTAL) of 2, which is relatively low within a possible range of 1 to 6, with the north western part having a higher rating of 3.

3.2 Proposed Scheme

This application seeks to vary condition 2 of the reserved matters approval in order to amend the layout, scale and appearance of units A1 - A14 of the previously approved scheme. The number of dwellings remains unchanged, as does the type of dwellings (5 bedroom).

The principle features of the original layout remain unchanged with the area consisting of in 5 area/frontages:

- 1) A curved layout of detached dwellings with a combined frontage of approximately 65m;
- 2) Two north facing detached dwellings to the rear of the curve;
- 3) Three west facing dwellings in the centre of the current site;
- 4) A staggered set of dwellings with a combined frontage of approximately 80m (avoiding retained trees) to the north of the current site; and
- 5) An area of open space between the dwellings and Ickenham Road.

The principle layout changes involve the the number of dwellings in the curve being reduced from 6 to 5 and the number of dwellings in the north of the site being increased from 3 to 4. The layout also incorporates smaller changes which generally slightly increase the gaps between the dwellings.

Two protected Oak trees, a key feature of the original layout, are still to be retained to the front of the proposed units A11 and A12.

Each of the proposed units would benefit from between 124.3sq.m and 323.1sq.m of private external amenity space. The proposal would also involve slight alterations to the previously approved amenity areas for dwellings A15 - A20 which would each have between 55.4sq.m and 98.2sq.m of private external amenity space. The size of the public open space would remain unaltered by the proposal. The number of parking spaces proposed remains identical to that previously approved.

3.3 Relevant Planning History

38402/APP/2007/1072 R A F West Ruislip High Road Ickenham

REDEVELOPMENT OF SITE FOR A MIXED USE COMPRISING 415 DWELLINGS (CLASS C3), AN 80-UNIT ELDERLY CARE HOME (CLASS C2), PLAYING FIELD AND OPEN SPACE WITH ASSOCIATED CAR PARKING (468 SPACES) AND ACCESS ARRANGEMENTS (INCORPORATING JUNCTION IMPROVEMENTS TO EXISTING HIGHWAYS) (OUTLINE APPLICATION).

Decision: 10-07-2007 Approved

38402/APP/2008/2733 Raf West Ruislip High Road Ickenham

RESERVED MATTERS (DETAILS OF ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) IN COMPLIANCE WITH CONDITIONS 2, 3 and 4, TOGETHER WITH DETAILS

OF CONDITIONS 7 (SITE LEVELS), 8 (SECURE BY DESIGN), 9 (WHEELCHAIR ACCESS), 13 (DESIGN AND MODELLING), 14 (EXISTING GATE CLOSURE), 17 (SUSTAINABILITY REPORT), 18 (TRAVEL PLAN), 21 (REFUSE BIN SCREENING), 24 (WASTE RECYCLING), 25 (GLASS RECYCLING), 26 (TRAFFIC ARRANGEMENTS), 27 (ACCURATE SITE SURVEY), 29 (TREE PROTECTION PLAN, LANDSCAPE DETAILS), 34 AND 35 (NOISE ASSESSMENT), 37 (ARCHAEOLOGICAL ASSESSMENT), 39 AND 40 (SURFACE AND FOUL WATER), 45 (SECURE BY DESIGN), 49 (BICYCLE PARKING), 53 (ECOLOGICAL MANAGEMENT PLAN) AND 58 (DRAINAGE STRATEGY) IN COMPLIANCE WITH OUTLINE PLANNING PERMISSION REF 38402/APP/2007/1072 DATED 10/07/2007: REDEVELOPMENT OF SITE FOR MIXED USE.

Decision: 05-01-2009 Approved

Comment on Relevant Planning History

The site benefits from planning permission (Refs: 38402/APP/2007/1072 (outline)) and 38403/APP/2008/2733 (reserved matters)) which provides for a total of 415 units, and comprises 277 flats and 138 dwelling houses. The permitted scheme is effectively divided into two key areas, the Northern Area, which composes the primary portion of flatted development located within blocks between 3 and 6 storeys, and the Southern Area, which is divided into smaller character areas but is generally of a lower density providing for the majority of the scheme's dwelling houses in tree lined roads.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.8 To preserve or enhance those features of Conservation Areas which contribute to their special architectural and visual qualities.
- PT110 PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.

Part 2 Policies:

- EC2 Nature conservation considerations and ecological assessments
- EC3 Potential effects of development on sites of nature conservation importance
- EC4 Monitoring of existing sites of nature conservation importance and identification of new sites
- 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.
BE4	New development within or on the fringes of conservation areas
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE5	Siting of noise-sensitive developments
OE10	Phasing of development in areas of potential flooding or inadequate sewerage capacity
H4	Mix of housing units
H5	Dwellings suitable for large families
R1	Development proposals in or near areas deficient in recreational open space
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
AM1	Developments which serve or draw upon more than a walking distance based catchment area - public transport accessibility and capacity considerations
AM10	Incorporation in new developments of additions to the proposed cycle network
AM11	Improvement in facilities and promotion of safety and security at bus and rail interchanges; use of planning agreements to secure improvement in public transport services
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM8	Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **5th July 2010**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

The application was advertised as a Major Development and all persons consulted on the Reserved

Matters Approval, including 2,331 neighbouring owner/occupiers were consulted.

7 letters of objection have been received raising the following concerns:

- (i) Concerns regarding the scale of the proposed houses and their proximity to one another;
- (ii) Concern regarding traffic generation of the development of the site as a whole; and
- (iii) Concern regarding the amount of development proposed on the site as a whole.

NATS: No objection

MOD: No objection.

LONDON FIRE BRIGADE: No objection, but would remind the applicant of the need to comply with Part B of the Building Regulations.

TFL

Two separate comment letters have been received from TFL.

One raises no objections, whereas the other requests further correspondence with the Infrastructure Controller to establish whether there will be a need for either temporary or permanent relocations of stops or shelters. The costs of any such work will be advised following site meetings with my colleagues. For your information, relocation of shelters takes approximately 16 weeks.

Officer Comment - Issues relating to highways works and infrastructure have been dealt with as part of the previous outline and reserved matters approvals and the current proposal would not impact on these.

ENVIRONMENT AGENCY: No objection.

THAMES WATER: The reserved matters application does not affect Thames Water and as such we have no observations to make.

NETWORK RAIL: Network Rail Town Planning has no comments to make.

ENGLISH HERITAGE ARCHAEOLOGY: Thank you for consulting me on the above application. The proposed changes to the scheme do not alter my previous advice, given in June 2007.

The site is situated in an area where archaeological remains may be present, due to the proximity of two medieval settlements, as well as the standing and buried remains relating to the RAF base itself.

Conditions 37 and 38 on consent 38402/APP/2007/1072, relating to archaeological investigation and historic building recording of the RAF buildings, have yet to be completed. I am aware that the building recording was undertaken but do not believe that the archival element was completed. No archaeological investigation has yet been undertaken, nor has a scheme been agreed.

Accordingly, I would recommend that these two conditions be retained for any new consents granted.

Internal Consultees

URBAN DESIGN

No objection, while there are slight changes to the layout of individual buildings the overall layout and design rationale, including detailing, scale and massing, remain consistent with those previously approved in the Southern Area of the site.

HIGHWAYS

The proposal does not seek to increase the number of units or occupiers on the site from the original reserved matters approval, accordingly it would not result in additional traffic generation.

Under the reserved matters approval, the 20 units in this area of the site were to be served by 35 car parking spaces provided in the form of private garages, driveways and on-street bays. The units within the current proposal would also be served by 35 spaces, which is considered to be an acceptable level of provision.

While the location of some parking spaces has been amended within the layout now proposed, the layout with regard to general road and traffic arrangements remains unchanged. The proposal is considered acceptable in terms of highways and pedestrian safety.

ENVIRONMENTAL PROTECTION UNIT

I have reviewed the alteration to the plans and covering letter. Comments from EPU are not relevant in this instance.

ACCESS

The layouts of the proposed units achieve a level of accessible design which is commensurate to the details which were approved under the Reserved Matters application in terms of wheelchair adaptability and Lifetime Homes standards. Accordingly, no objection is raised to the proposal.

TREES & LANDSCAPE

In comparison to the approved layout, the amended layout does not give rise to any significant tree or landscape issues, as the changes do not lead to any further loss of trees or a need for further tree protection measures. In fact, it is an improvement in terms of the space around the units and their relationship with the retained trees.

The AMS and the relevant tree and landscape-related conditions on the base permissions (and the legal agreement), the amended scheme is acceptable in terms of Saved Policy BE38 of the UDP.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of the development has been established under the previous outline and reserved matters approvals.

7.02 Density of the proposed development

The density of the proposed development remains unchanged from that originally approved and is therefore considered acceptable in terms of Policy 3A.3 of the London Plan.

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

The site lies within the vicinity of the of the Ickenham Village Conservation Area to the south. Issues relating to the appropriateness of the built form in the southern section of the site were considered under the original application and are considered in detail within the Character and Appearance section of this report.

The application site does not lie within or in proximity to any Areas of Special Local Character of Listed Buildings.

Issues relating to archaeology were conditioned at outline stage and the condition

discharged, as adequate archaeological reports were submitted alongside the original reserved matters application to indicate the development would not have any significant harm on archaeological remains.

Under the original reserved matters permission the need to protect a number of marker stones around at least two of the three plots of land that were sold by the MOD. The marker stones are believed to have been planted as early as 1918 or 1934 by the Air Ministry to outline the original RAF Base (which originally extended much further along the road towards the Polar Bear Pub).

A condition on the reserved matters approved secured that the marker stones be formally identified within the site and be laid out within the proposed communal areas, alongside an information board setting out their historical context. This condition and the approved details would remain in place if the application is approved.

7.04 Airport safeguarding

The proposals do not give rise to any concerns regarding airport or aerodrome safeguarding.

7.05 Impact on the green belt

The application site does not lie within or in proximity to any designated Green Belt land.

7.06 Environmental Impact

It is not considered that the proposal would result in any environmental impacts above those considered in the grant of the extant planning permission.

7.07 Impact on the character & appearance of the area

Under the reserved matters application the southern area of the site had a well landscaped frontage with High Road Ickenham and included a communal green space adjacent to Heacham Avenue. 'The Lanes' was approved as a curved road with detached dwellings to connect with the 'rural urban grain of the Ickenham Village Conservation Area.' The area comprises a mixture of built forms including a series of detached dwellings fronting 'The Lanes' and smaller scale units within Mews courtyards, set back from the main road frontages.

The proposed amendment would reduce the number of units in the curved aspect of 'The Lanes' from 6 to 5. This provides for a more spacious and even distribution of dwellings in this area when compared to the previous layout which, while acceptable, did have a slightly cramped appearance where three properties were to be located on the corner of 'The Lanes'. Overall the proposal can therefore be regarded as an improvement over the approved scheme.

The design of these properties in terms of overall built form and proportions remain similar to those previously considered acceptable, and the overall design rationale for this area of the site, which incorporates chimneys, tile hanging and fenestration among other aspects of detailed design remains consistent with that previously approved. The replacement of conservatories with sun rooms to the rear of some of the properties is considered acceptable as it would not be visible from the street or impact on the overall character of the area.

In the area adjacent to the two protected trees a single unit would be replaced by two units (A11 and A12). The layout and size of these units is considered acceptable and maintains an appropriate landscape setting which would retain the protected trees.

Overall, it is considered that the amendments would result in an appropriate character and

appearance, in accordance with the principles coming out of the previous applications and in accordance with Policies BE13 and BE15 of the Saved Policies UDP.

7.08 Impact on neighbours

The proposed dwellings are separated from the nearest existing properties by over 51m, across a landscaped area. Accordingly the proposals would not have any detrimental impacts on the amenity of neighbouring occupiers.

7.09 Living conditions for future occupiers

Policies BE20, BE21 and BE24 of the UDP Saved Policies seek to ensure that new buildings are laid out so as to receive adequate daylight, avoid dominant impacts on neighbouring properties or would result in unacceptable levels of privacy for neighbouring properties.

The proposed amendments to the layout and design of units A1 - A14 would ensure each property receives appropriate levels of daylight and privacy and that the properties would not have a dominant impact on the future occupiers of neighbouring properties. In addition the amendments would maintain a satisfactory relationship with the closest dwellings within the development designated A15-A20.

Policy BE23 of the UDP Saved Policies seeks to ensure new developments are served by adequate amenity space and the SPD HDAS: Residential Layouts sets out minimum size requirements for private gardens. Dwellings A1-A14 have private gardens of between 124.3sq.m & 323.1sq.m, which are well in excess of the 100sq.m recommended for dwellings of 5 or more bedrooms.

Dwellings A15 - A17 would retain private gardens of 98.2sq.m, 74.7sq.m and 81.6sq.m respectively, which represents an average reduction of 26sq.m from the garden sizes previously approved. While dwellings A18- A20 would retain 74.6sq.m, 61.4sq.m and 55.4sq.m respectively, an average reduction of 1 sq.m from the garden sizes previously approved.

While the level of amenity space for dwellings A15-A20 would fall slightly below the HDAS recommendations for four bedroom dwellings, the proposal does not result in a significant reduction in the amount of amenity space from the approved scheme and the layout of the space would maintain the amenity of occupiers and is usable in its design. The proposed reduction in amenity space for these dwellings allows for an improved landscape layout around the two protected oak trees (retained) and there are communal amenity spaces and children's play areas available for the occupiers in close proximity within the larger site. On balance, it is considered that the proposed level of amenity space for units A15-A20 would maintain an appropriate level of usable amenity space for future occupiers.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The proposal does not seek to increase the number of units or occupiers on the site from the original reserved matters approval, accordingly it would not result in additional traffic generation.

Under the reserved matters approval the 20 units in this area of the site were to be served by 35 car parking spaces provided in the form of private garages, driveway and on-street bays. The units within the current proposal would also be served by 35 spaces, which is considered to be an acceptable level of provision.

While the location of some parking spaces has been amended within the layout now proposed, the layout with regard to general road and traffic arrangements remains unchanged. The Council's Highways Engineer considers that the proposal is acceptable in

terms of highways and pedestrian safety.

7.11 Urban design, access and security

Issues of design and accessibility are discussed in the relevant sections of this report.

The proposed layout which is similar to that previously approved, does introduce a garage building to the side of the public footpath access from the neighbouring open space. It is considered that a new condition requiring details of alternative boundary treatment in this location should be imposed, in order to ensure that the boundary treatment (previously agreed as 1.4m high) is high enough in this location to prevent direct access from the footpath to the area fronting the garage.

Subject to this additional condition the amendments are not considered to raise any additional implications with regard to security and condition 45 of the outline planning permission, which will remain in force, requires the development to meet secure by design standards.

7.12 Disabled access

Under the approved reserved matters 18% of the units or 73 units have been designed to be built to, or easily adaptable to, wheelchair accessible standards and all units were designed to Lifetime Homes standards. It is noted that this level is significantly above the requirements of condition 10 of the outline planning permission which requires 10% of the units to be adaptable and all units to be built to Lifetime Homes Standards.

The majority of the adaptable units lie outside of the area of the site being amended, however 5 of the 14 units being amended were wheelchair adaptable under the reserved matters approval.

Amendments have been made to address comments received from the Council's Access Officer, who has reviewed the current plans and advised that the level of accessible design proposed within the 14 units is commensurate to that which was previously approved both in terms of the Lifetime Homes Standards and wheelchair adaptability.

It is therefore considered that the proposal would achieve an acceptable level of accessible design in accordance with the Council's adopted standards.

7.13 Provision of affordable & special needs housing

The dwellings which are to be altered by the amendment were designated as private dwellings within the reserved matters approval and the affordable and special needs housing were located in other parts of the development site, which are not affected by the proposed amendments.

As such, the proposal does not impact on the requirements for such facilities or the provision previously approved. The requirements for affordable housing were secured under the outline planning permission and would not be impacted on by the current amendment and would still apply. Accordingly, the scheme does not raise any concerns in relation to issues of affordable or special needs housing.

7.14 Trees, Landscaping and Ecology

The overall layout of the southern area of the site, principles of the landscaping scheme and tree retention proposals remain unchanged from those agreed under the reserved matters planning permission.

In particular, the tree lined nature of 'the Lanes', the provision of large back gardens, a communal amenity spaces, the retention of trees along High Road Ickenham and the

retention of two key protected oak trees (fronting units A11 and A12) remain unchanged.

The Council's Trees and Landscape Officer has reviewed the proposals and, with the exception of requesting an update to the arboricultural report to correct an incorrect reference to a drainage drawing, has raised no objections to the scheme. It is noted that the proposals would not compromise the retention of the oak trees fronting units A11 and A12.

Accordingly, it is considered that the application would accord with Policy BE38 of the UDP Saved Policies.

7.15 Sustainable waste management

Policy 4A.22 of the London Plan requires that new developments are served by adequate refuse and recycling storage and collection facilities.

The proposal seeks amendments to the design of individual dwelling houses, which have substantial front and back gardens, side paths, garage space and utility rooms. Refuse collection vehicles can access the roads adjacent to the properties and there is ample space for the residents to store their refuse prior to collection day. Accordingly, the proposal is considered to comply with Policy 4A.22 of the London Plan.

7.16 Renewable energy / Sustainability

Issues of sustainability and renewable energy were conditioned under the outline planning permission, which required that 10% of the sites heat or energy needs be met by renewable technology.

Details of the sustainability measures for the residential areas and the sheltered housing development in compliance with this conditions were considered and approved alongside the original reserved matters permission, with the scheme providing for at least a 10% reduction in carbon dioxide emissions.

The proposal does not seek to amend the energy efficiency measures, the implementation of which is secured by the condition on the outline planning permission. Accordingly, no objection is raised to the proposal on renewable energy or sustainability grounds.

The reserved matters approval did however require that details of the siting and design of these measures be approved to ensure any potential nuisance or visual impacts were mitigated. This condition would remain in force were this application to be approved.

7.17 Flooding or Drainage Issues

Issues relating to flooding and drainage were considered under the outline/reserved matter planning permissions and are addressed by appropriate conditions which would remain in force.

The proposed development would not substantially alter the proportions of hardstanding and soft landscaping within the amended area and accordingly is not considered to give rise to any concerns regarding flood risk or drainage.

7.18 Noise or Air Quality Issues

The impact of noise on the southern part of the units the subject of this application was considered as a part of the original reserved matters application and addressed by way of a condition.

The condition attached to the original reserved matters application would remain in force

and ensure that the dwellings are constructed in an appropriate manner to mitigate noise.

The proposal is not considered to give rise to any air quality issues which were not considered as part of the outline and reserved matters approval.

7.19 Comments on Public Consultations

The issues raised have been covered in the main report.

7.20 Planning Obligations

Planning obligations for the scheme were secured under the outline planning permission and would therefore remain in force, should the amendment be granted.

The amendment does not propose any increases in unit number or habitable rooms which would require additional planning obligations above the level which was secured under the Section 106 agreement at outline stage.

Accordingly, the proposal does not raise any concerns with regard to planning obligations.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None

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

Not applicable to this application.

10. CONCLUSION

This application seeks to vary condition 2 of the reserved matters approval in order to amend the layout, scale and appearance of units A1 - A14 of the previously approved scheme. The number of dwellings remains unchanged, as does the type of dwellings (5 bedroom).

The proposals retain the general layout design rational and character which was approved under the previous planning permission and would retain an appropriate appearance within the Southern Area of the application site.

The size and number of dwellings remains unchanged, as does the proposed road layout and number of proposed parking spaces for the dwellings. Accordingly, the proposal is considered acceptable in terms of car parking and traffic generation.

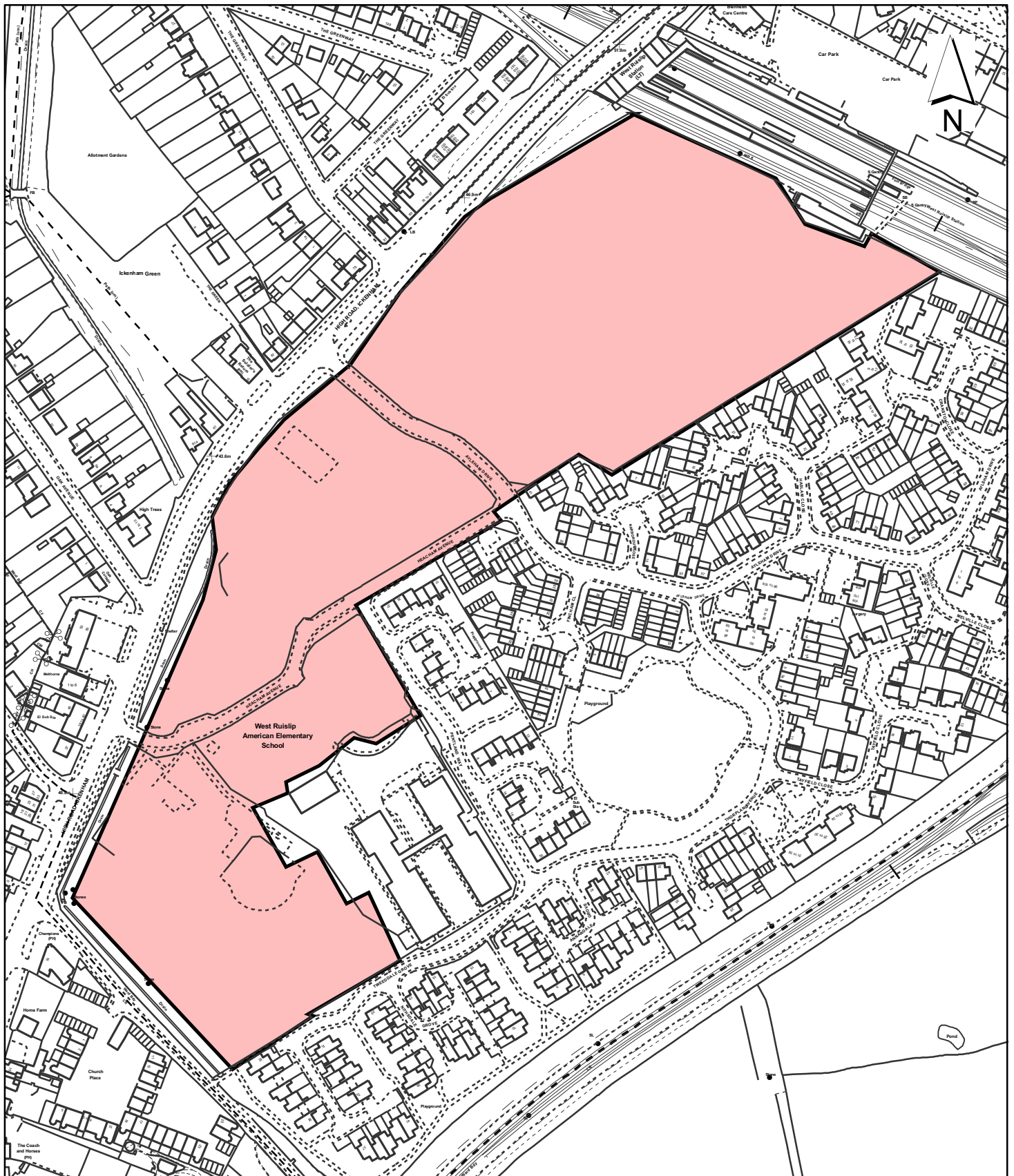
The application has also paid particular attention to ensuring the retention of the two high quality oak trees to the east of the Southern Area (fronting proposed units A11 and A12). Fully detailed drainage drawings and an arboricultural method statement have been submitted which demonstrate this to be the case.

All other issues were considered under the previous application and the proposal would remain subject to the relevant conditions.


11. Reference Documents

Contact Officer: Adrien Waite

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Planning Application Ref:	Scale
38402/APP/2010/248	1:3,000
Planning Committee	Date
North	August 2010

LONDON BOROUGH OF HILLINGDON

Planning & Community Services

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



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