

Report of the Head of Development Management and Building Control

Address: FORMER GARAGES SITE REAR OF SULLIVAN CRESCENT HAREFIELD

Development: Variation of Condition 2 (Approved Plans) of planning permission ref. 60653/APP/2022/531, dated 10-03-23 (Erection of no. 4 x two storey terraced houses and no.2 x two storey semi-detached houses, with associated car parking and landscaping works) to alter footprint and design of Plot 5 to accommodate fully accessible dwelling to meet M4(3) technical specification.

LBH Ref Nos: 60653/APP/2024/295

Drawing Nos: 2021/D/320/P/03 Rev E
2021/D/320/P/06 Rev H
2021/D/320/P/07 Rev E

Date Plans received: 05-02-2024 **Date(s) of Amendments(s):**

Date Application valid 06-02-2024

1. SUMMARY

The application seeks a variation to Condition 2 (Approved Plans) of planning permission ref. 60653/APP/2022/531, dated 10-03-23 (Erection of no. 4 x two storey terraced houses and no.2 x two storey semi-detached houses, with associated car parking and landscaping works).

The purpose of the current application is to amend the design of the dwelling which will occupy Plot 5 which involves a modest extension to the front and side of the property measuring 20.3m². In addition, a new window is proposed within the ground floor southeast elevation which serves the kitchen and a minor alteration to the height of the roof.

The amendment has been proposed to enhance the accessible standards of the dwelling and assist with meeting the (M4(3)) technical specification, whilst retaining the number of bedrooms (3).

The proposed amendments to the scheme are minor in scale and as such, this application is recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1. RES3 Time Limit

The development hereby permitted shall be begun before the expiration of three years from the date of the original permission (10 March 2026).

Hillingdon Planning Committee - 11th April 2024

PART 1 - MEMBERS, PUBLIC & PRESS

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

2. RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:

2021/D320/P/01

2021/D320/P/02

2021/D/320/P/04 Rev. B

2021/D/320/P/05 Rev. A

2021/D/320/P/08 Rev. A

2021/D/320/P/03 Rev E

2021/D/320/P/06 Rev H

2021/D/320/P/07 Rev E;

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

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan Part 1 (2012), Part 2 (2020) and the London Plan (2021).

3. RES6 Levels

No development shall take place until plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and known datum point. Thereafter the development shall not be carried out other than in accordance with the approved details.

REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

4. OM19 Construction Management Plan

The development hereby permitted shall not be carried out except in complete accordance with the Demolition and Construction Management Plan, by YES Engineering Group Limited dated October 2023 and Traffic Management Plan (Figure 4.3 - TMP) approved in application reference 60653/APP/2023/3003 and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To safeguard the amenity of surrounding areas in accordance with Policies DMT 2 and DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

5. NONSC Land Contamination

The development hereby permitted shall not be carried out except in complete accordance with the details approved in application reference 60653/APP/2023/3178 for Condition 5i (a, b and c) i.e. (Desk Study, Site Investigation and Remediation Method Statement).

Parts 5ii, iii and iv are still relevant given Condition 5 was only partially discharged and remains as follows:

(ii) If during remedial or development works contamination not addressed in the submitted remediation scheme is identified an addendum to the remediation scheme shall be agreed in writing with the LPA prior to implementation; and

(iii) Upon completion of the approved remedial works, this condition will not be discharged until a comprehensive verification report has been submitted to and approved in writing by the LPA. The report shall include the details of the final remediation works and their verification to show that the works have been carried out in full and in accordance with the approved methodology.

(iv) No contaminated soils or other materials shall be imported to the site. All imported soils for landscaping and/or engineering purposes shall be clean and free of contamination. Before any part of the development is occupied, all imported soils shall be independently tested for chemical contamination, and the factual results and interpretive reports of this testing shall be submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Hillingdon Local Plan: Part 2 (January 2020) Policies - DMEI 11: Protection of Ground Water Resources and DMEI 12: Development of Land Affected by Contamination.

6. NONSC Sustainable water management and water efficiency

No development approved by this permission shall be commenced until a scheme for the provision of sustainable water management and water efficiency has been submitted to and approved in writing by the Local Planning Authority. The scheme shall:

- i. Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. Include a timetable for its implementation; and
- iii. Provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:

- iv. Provide details of water collection facilities to capture excess rainwater;
- v. Provide details of how rain and grey water will be recycled and reused in the development;
- vi. Provide details of how the dwellings will achieve a water efficiency standard of no more than 110 litres per person per day maximum water consumption (to include a fixed factor of water for outdoor use of 5 litres per person per day in accordance with the optional requirement defined within Approved Document G of the Building Regulations).

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

REASON

To ensure the development does not increase the risk of surface water flooding in accordance with Policies DMEI 9 and DMEI 10 of the Hillingdon Local Plan Part 2 (2020) and Policies SI2 and SI 13 of the London Plan (2021).

7. NONSC Materials

Prior to the commencement of any works above damp proof course level, details of all materials and external surfaces shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such. Details should include information relating to make, product/type, colour and photographs/images.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policies DMHB 11 and DMHB 12 of the Hillingdon Local Plan Part 2 (2020).

8. NONSC Energy & Sustainability

The development hereby permitted shall not be carried out except in complete accordance with the Full SAP Calculation printout (Issued on date 28.09.23) and Technical Note Energy & Sustainability (dated 24.10.23, Ref: J2992) approved in application reference 60653/APP/2023/3178 and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development contributes to minimising the effects of, and can adapt to a changing climate in accordance with Policies DMEI 2 and DMEI 10 of the Hillingdon Local Plan: Part 2- Development Management Policies (2020) and Policy SI 2 of the London Plan (2021).

9. NONSC Step Free Access

Prior to any works on site above damp proof course level, details of step free access via all points of entry and exit shall be submitted to, and approved in writing, by the Local Planning Authority. Such provision shall remain in place for the life of the building.

REASON

To ensure housing of an inclusive design is achieved and maintained in accordance with Policies D5 and D7 of the London Plan (2021).

10. NONSC Building Regulations standards

At least one dwelling hereby approved shall be constructed in accordance with the technical specifications for an M4(3) dwelling. The remaining dwellings shall be constructed in accordance with the technical specifications for an M4(2) dwelling as set out in Approved Document M to the Building Regulations (2010) 2015.

REASON

To not only allow the Building Control body to require the development to comply with the optional Building Regulations standards, but to also ensure the appropriate quantity and standard of accessible and adaptable housing is constructed and maintained in accordance with policy D7 of the

London Plan.

11. NONSC Tree Protection Measures

The demolition and construction works of the development hereby approved shall be carried out strictly in accordance with the tree protection measures specified in the document titled 'Report regarding the impact on trees of proposals for development at Garages Site, Sullivan Crescent, Harefield UB9 6NL' reference S1016-J3-IA-1, approved as part of application reference 60653/APP/2022/531.

REASON

To ensure that trees and other vegetation can and will be retained and not damaged during construction work and to ensure that the development conforms with Policy DMHB 14 of the Hillingdon Local Plan Part 2 (2020).

12. RES9 Landscaping (car parking & refuse/cycle storage)

Notwithstanding the details specified on the approved drawings, and prior to the commencement of any works above damp proof course level, a landscape scheme shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping

1.a Planting plans (at not less than a scale of 1:100), including revised siting and details of the proposed 8 new trees as specified in the application

1.b Written specification of planting and cultivation works to be undertaken

1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate and to include pollution absorbing species.

2. Details of Hard Landscaping

2.a Refuse storage (including the dimensions, design and external finish)

2.b Cycle storage (including the dimensions, design and external finish)

2.c Means of enclosure/boundary treatments

2.d Car parking layouts (including 3 active and 9 passive electric charging points, and at least 1 disabled parking space measuring 2.4m x 4.8m plus a 1.2m transfer zone)

2.e Permeable hard surfacing materials which must be used for the access road and parking spaces

3. Details of Landscape Maintenance

3.a Landscape maintenance schedule for a minimum period of 5 years

3.b Proposals for the replacement of any tree, shrub, or area of turfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased

4. Schedule for Implementation

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies DMHB 11, DMHB 12, and DMHB 14 of the Hillingdon Local Plan Part 2 (2020) and Policies G5 and T6.1 of the London Plan (2021).

13. RES22 Parking Allocation

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

REASON

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy DMT 6 of the Hillingdon Local Plan Part Two 2 (2020) and Policy T6 of the London Plan (2021).

14. RES10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plan(s) shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during (or after) construction, or is found to be seriously diseased or dying, another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' Remedial work should be carried out to BS BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy DMHB 14 of the Hillingdon Local Plan Part 2 (2020) and to comply with Section 197 of the Town and Country Planning Act 1990.

15. RES13 Obscure Glazing

Notwithstanding the details specified on the approved drawings, the first floor side windows serving the dwellings on Plots 1 and 4 and the first floor angled window panel serving the dwellings on Plots 5 and 6 and facing the rear gardens of numbers 34 to 40 Sullivan Crescent shall be glazed with permanently obscured glass to at least scale 4 on the Pilkington scale and be non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

To prevent overlooking to adjoining properties in accordance with policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

16. RES12 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved.

REASON

To prevent overlooking to adjoining properties in accordance with policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

17. RES14 Outbuildings, extensions and roof alterations

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

REASON

To protect the character and appearance of the area and amenity of residential occupiers in accordance with policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

INFORMATIVES

1. 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.

2. 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).

3. I73 Community Infrastructure Levy (CIL) (Granting Consent)

Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), this development is liable to pay the London Borough of Hillingdon Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). This will be calculated in accordance with the London Borough of Hillingdon CIL Charging Schedule 2014 and the Mayor of London's CIL Charging Schedule 2012. Before commencement of works the development parties must notify the London Borough of Hillingdon of the commencement date for the construction works (by submitting a Commencement Notice) and assume liability to pay CIL (by

submitting an Assumption of Liability Notice) to the Council at planning@hillington.gov.uk. The Council will then issue a Demand Notice setting out the date and the amount of CIL that is payable. Failure to submit a valid Assumption of Liability Notice and Commencement Notice prior to commencement of the development may result in surcharges being imposed.

The above forms can be found on the planning portal at:
www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

Pre-Commencement Conditions: These conditions are important from a CIL liability perspective as a scheme will not become CIL liable until all of the pre-commencement conditions have been discharged/complied with.

4. I15 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

5. I47 Damage to Verge - For Council Roads:

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

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

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

For Private Roads: Care should be taken during the building works hereby approved to ensure no damage occurs to the verge of footpaths on private roads during construction. Vehicles delivering

materials to this development shall not override or cause damage to a private road and where possible alternative routes should be taken to avoid private roads. The applicant may be required to make good any damage caused.

6. 16 Property Rights/Rights of Light

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

7. 12 Encroachment

You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application may have to be submitted. The validity of this planning permission may be challengeable by third parties if the development results in any form of encroachment onto land outside the applicant's control for which the appropriate Notice under Article 13 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 has not been served.

8. IT05 Wildlife and Countryside Act 1981

Wildlife and Countryside Act 1981: Note that it is an offence under this act to disturb roosting bats, nesting birds or any other protected species. Therefore, if applicable, it is advisable to consult your tree surgeon / consultant to agree an acceptable time for carrying out the approved works.

9.

The submitted Flood Risk Assessment (FRA) identifies the site as not being susceptible to groundwater flooding and the risk is therefore deemed low. Nevertheless the FRA recommends that further groundwater monitoring be carried out to establish local ground water depths across the site prior to construction. This monitoring should be carried out, as recommended.

153 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 (2021) and national guidance.

DMAV 1	Safe Operation of Airports
DMEI 10	Water Management, Efficiency and Quality
DMEI 12	Development of Land Affected by Contamination
DMEI 14	Air Quality
DMEI 2	Reducing Carbon Emissions
DMEI 7	Biodiversity Protection and Enhancement
DMEI 9	Management of Flood Risk
DMH 2	Housing Mix
DMH 7	Provision of Affordable Housing

DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHB 15	Planning for Safer Places
DMHB 16	Housing Standards
DMHB 17	Residential Density
DMHB 18	Private Outdoor Amenity Space
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 5	Pedestrians and Cyclists
DMT 6	Vehicle Parking
LPP G7	(2021) Trees and woodlands
LPP H1	(2021) Increasing housing supply
LPP H10	(2021) Housing size mix
LPP H2	(2021) Small sites
LPP SI12	(2021) Flood risk management
LPP SI13	(2021) Sustainable drainage
LPP SI2	(2021) Minimising greenhouse gas emissions
LPP T4	(2021) Assessing and mitigating transport impacts
LPP T5	(2021) Cycling
LPP T6	(2021) Car parking
LPP T6.1	(2021) Residential parking
NPPF11 -23	NPPF11 23 - Making effective use of land
NPPF12 -23	NPPF12 23 - Achieving well-designed and beautiful places
NPPF14 -23	NPPF14 23 - Meeting the challenge of climate change, flooding and coastal change
NPPF2 -23	NPPF2 2023 - Achieving sustainable development
NPPF4 -23	NPPF4 23 - Decision making
NPPF5 -23	NPPF5 23 - Delivering a sufficient supply of homes
NPPF9 -23	NPPF9 23 - Promoting sustainable transport

3. CONSIDERATIONS

3.1 Site and Locality

The application site is an irregular shaped parcel of land measuring 0.53 hectares. It is located on the eastern side of Sullivan Crescent and comprises a former garage court and a relatively small patch of well-maintained grassed space adjacent to numbers 42/44 Sullivan Crescent. The site is enclosed by residential properties and gardens on three sides and Green Belt land to the east. The site is currently derelict and is gated with bollards to prevent access.

The surrounding area and approach to the site is predominantly residential with two-storey semi detached dwellings and maisonettes. The northern boundary of the site adjoins the rear gardens of numbers 191 and 193 Ash Grove. The western site boundary adjoins the rear gardens of 34 to 40

Sullivan Crescent and the side passageway of the maisonette at number 42/44 Sullivan Crescent. The southern site boundary adjoins the external amenity space of numbers 1 to 5 Knightscode Close.

The site falls within Flood Zone 1 and is partially designated within a Surface Water Management Zone. There are trees on and adjoining the site; however, none of which are protected by a Tree Preservation Order. The site has a Public Transport Accessibility Level rating of 1a (Very Poor).

3.2 Proposed Scheme

On the 10th of March 2023 planning permission was granted for the erection of 4 x two storey terraced houses and 2 x two storey semi-detached houses, with associated car parking and landscaping works (ref: 60653/APP/2022/531).

It should be noted that the above application was a re-submission following the lapse of the granted planning permission reference 60653/APP/2011/907 (refer to Section 3.3 for the planning history).

The current application seeks permission for amendments to Plot 5 to alter footprint and design of Plot 5 to accommodate fully accessible dwelling to meet M4(3) technical specification, while retaining the 3-bed unit. The proposed extension is to the front and side of the property which would extend up to two stories in height and provide an additional 20.3 m² of internal floor area. An additional window is proposed to the southeast elevation which will serve the kitchen and a minor increase in the main ridge height.

3.3 Relevant Planning History

- | | |
|-----------------------------|--|
| 60653/APP/2007/889 | Land At Garages Rear Of 34 - 44 Sullivan Crescent Sullivan Crescent Harefield |
| | ERECTION OF A TWO STOREY TERRACED BLOCK (COMPRISING 2, THREE BEDROOM AND 1, TWO BEDROOM HOUSES) AND A PAIR OF SEMI-DETACHED BUNGALOWS (1, ONE BEDROOM AND 1, TWO BEDROOM) WITH ACCESS FROM SULLIVAN CRESCENT INCLUDING ASSOCIATED PARKING. (INVOLVING DEMOLITION OF EXISTING GARAGES) |
| Decision: 22-09-2008 | No Further Action(P) |
| | |
| 60653/APP/2011/2430 | Former Garages Site Rear Of 34 - 44 Sullivan Crescent Harefield |
| | Approval of details in compliance with conditions Nos.3, 4, 5, 6, 8, 10, 12, 13, 15, 19 and 20 of planning permission ref: 60653/APP/2011/907 dated 06/06/2011 (Erection of a terrace of 3 two-storey, three bedroom houses and a detached four bedroom house with associated car parking and landscaping) |
| Decision: 28-06-2012 | Refused |
| | |
| 60653/APP/2011/907 | Former Garages Site Rear Of 34 - 44 Sullivan Crescent Harefield |
| | Erection of a terrace of 3 two-storey, three bedroom houses and a detached four bedroom house |

with associated car parking and landscaping.

Decision: 06-06-2011 Approved

60653/APP/2022/531 Former Garages Site Rear Of Sullivan Crescent Harefield

Erection of no. 4 x two storey terraced houses and no.2 x two storey semi-detached houses, with associated car parking and landscaping works

Decision: 10-03-2023 Approved

60653/APP/2023/1614 Former Garages Site Rear Of Sullivan Crescent Harefield

Non-material amendment to planning permission ref. 60653/APP/2022/531 dated 10-03-2023 (Erection of no. 4 x two storey terraced houses and no.2 x two storey semi-detached houses, with associated car parking and landscaping works) to amend the accommodation schedule to coordinate with approved plans.

Decision: 16-06-2023 Approved

60653/APP/2023/3003 Former Garages Site Rear Of Sullivan Crescent Harefield

Details pursuant to the discharge of Conditions 4 (Construction Management Plan) of planning permission ref. 60653/APP/2022/531, dated 10-03-23 (Erection of no. 4 x two storey terraced houses and no.2 x two storey semi-detached houses, with associated car parking and landscaping works)

Decision: 05-01-2024 Approved

60653/APP/2023/3178 Former Garages Site Rear Of Sullivan Crescent Harefield

Details pursuant to the discharge of Conditions 5 (Contamination), 8 (Sustainability and Energy) of planning permission ref. 60653/APP/2022/531, dated 10/03/2023 (Erection of no. 4 x two storey terraced houses and no.2 x two storey semi-detached houses, with associated car parking and landscaping works)

Decision: 12-02-2024 Approved

60653/APP/2024/42 Former Garages Site Rear Of Sullivan Crescent Harefield

Details pursuant to the discharge of Conditions 3 (Site Levels Plan) and 6 (Sustainable Water Management Scheme) of planning permission ref. 60653/APP/2022/531, dated 10-03-2023 (Erection of no.4 x two storey terraced houses and no.2 x two storey semi-detached houses, with associated car parking and landscaping works)

60653/APP/2024/491 Former Garages Site Rear Of Sullivan Crescent Harefield

Details pursuant to the discharge of Conditions 7 (Materials), 9 (Step Free Access) of planning permission ref. 60653/APP/2022/531, dated 10/03/2023 (Erection of no. 4 x two storey terraced houses and no.2 x two storey semi-detached houses, with associated car parking and landscaping works)

Comment on Relevant Planning History

Planning application 60653/APP/2022/531 was granted on 10th of March 2023 for the erection of 4 x two storey terraced houses and 2 x two storey semi-detached houses, with associated car parking and landscaping works.

Planning application 60653/APP/2011/907 proposed the erection of a terrace of 3 two-storey, three-bedroom houses and a detached four-bedroom house with associated car parking and landscaping. Planning permission was granted on 6th June 2011 and has subsequently lapsed unimplemented.

Subsequent details applications have been submitted and approved in order to discharge condition 4 (constructing management plan), 5 (contamination), 8 (sustainability and energy) attached to the main planning consent attached to the main planning consent.

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) (2023) is also a material consideration in planning decisions, as well as relevant supplementary planning documents and guidance.

Local Plan Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.H1 (2012) Housing Growth

Part 2 Policies:

- DMAV 1 Safe Operation of Airports
- DMEI 10 Water Management, Efficiency and Quality
- DMEI 12 Development of Land Affected by Contamination
- DMEI 14 Air Quality
- DMEI 2 Reducing Carbon Emissions
- DMEI 7 Biodiversity Protection and Enhancement
- DMEI 9 Management of Flood Risk
- DMH 2 Housing Mix
- DMH 7 Provision of Affordable Housing
- DMHB 11 Design of New Development
- DMHB 12 Streets and Public Realm
- DMHB 14 Trees and Landscaping
- DMHB 15 Planning for Safer Places
- DMHB 16 Housing Standards
- DMHB 17 Residential Density
- DMHB 18 Private Outdoor Amenity Space
- DMT 1 Managing Transport Impacts
- DMT 2 Highways Impacts
- DMT 5 Pedestrians and Cyclists
- DMT 6 Vehicle Parking
- LPP G7 (2021) Trees and woodlands
- LPP H1 (2021) Increasing housing supply
- LPP H10 (2021) Housing size mix
- LPP H2 (2021) Small sites
- LPP SI12 (2021) Flood risk management

LPP SI13 (2021) Sustainable drainage

LPP SI2 (2021) Minimising greenhouse gas emissions

LPP T4 (2021) Assessing and mitigating transport impacts

LPP T5 (2021) Cycling

LPP T6 (2021) Car parking

LPP T6.1 (2021) Residential parking

NPPF11 - NPPF11 23 - Making effective use of land
23

NPPF12 - NPPF12 23 - Achieving well-designed and beautiful places
23

NPPF14 - NPPF14 23 - Meeting the challenge of climate change, flooding and coastal change
23

NPPF2 - NPPF2 2023 - Achieving sustainable development
23

NPPF4 - NPPF4 23 - Decision making
23

NPPF5 - NPPF5 23 - Delivering a sufficient supply of homes
23

NPPF9 - NPPF9 23 - Promoting sustainable transport
23

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date: Not Applicable

5.2 Site Notice Expiry Date: **6th April 2024**

6. Consultations

External Consultees

56 neighbouring properties, Denham Aerodrome and Harefield Tenants and Residents' Association were consulted on 19-02-24. The consultation period expired on 04-04-24. A site notice was displayed for 21 days expiring on 06-04-24.

One representation was received in objection to Plot 5 being increased from a 2 bed to 3 bed.

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Planning Officer comment:

It is noted that there is no increase in housing mix or density. Plot 5 was approved as a 3 bed, two storey, dwelling in application reference 60653/APP/2022/531. The proposed changes relate solely to the design and footprint, retaining the approved 3 bedrooms.

Denham Aerodrome:

We would like to draw attention to the fact that the site is within the Denham Aerodrome Traffic Zone. Denham is a long established Civil Aviation Authority Licensed Aerodrome providing facilities for business aviation and flying training for both fixed and rotary wing aircraft, and may be available for use at any time. It is inevitable that any occupants in this location will both hear and see aircraft operations including aircraft and it is important that all concerned are aware of the juxtaposition of the sites.

Planning Officer comment:

Please see section 07.04.

Hillingdon Friends of the Earth:

Hillingdon Friends of the Earth would like the Planning Committee to action these comments please, because as much as possible needs to be done to reduce the impact of new developments on climate change: - Please require that the fabric goes above and beyond current Building Regulations so the dwellings are well insulated, highly efficient and zero carbon (passivhaus or equivalent) to avoid being retrofitted later. Include heat recovery ventilation to avoid damp issues owing to being highly insulated. - Please require one shared/community highly efficient heating system for the building (heat pump, ground source if possible). - Sustainable materials should be used for the construction and the whole life cycle of carbon should be taken into consideration and accordingly measures should be taken to reduce the carbon emissions from the whole cycle. - Please require that electrical appliances which are fitted must be certified energy saving products and all lighting is LED. - Ensure all suitable roof space has photovoltaic or solar thermal installed and that all rainwater is harvester for grey water use. - Explore battery storage for the property. - Ask Transport for London to review the nearby bus routes to ensure they have capacity. - Create segregated cycle lanes from the development to the nearest Tube station large developments. - Ensure the property is easily accessible to good walking routes and not just a car park - Ensure plentiful cycle storage - Limit parking spaces to the minimum for less able bodied people and ensure all parking spaces have electric vehicle charging points - Ensure as many trees are planted in the landscaping as possible and that no plastic fake lawn is allowed. - All external paved surfaces should be porous to allow drainage and reduce flooding. - Ensure it is very easy to recycle (easier than to dispose of general waste) including adequate storage in communal areas, Kitchen designs to include separate bins, etc - Ensure there is onsite composting - Ensure fixtures and fittings are durable, so replacements are not needed frequently - All paved areas to include space for vegetation - Existing mature trees to be retained wherever possible and additional trees to be planted - Provision for wildlife such as nesting boxes, bat boxes and wildlife tunnels

Planning Officer comment:

The above comments from Hillingdon Friends of the Earth are noted and relevant conditions will seek to ensure the dwellings are of high quality and sustainable in nature.

Internal Consultees

ACCESS OFFICER:

his application has been reviewed to amend the approved scheme to incorporate an additional M4(3) wheelchair accessible unit as per the council's decision. The Accessibility Officer has worked closely with the council's Principal Architect to draw up the revised scheme as per the submission. No additional

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comments are deemed necessary at this stage. Conclusion: acceptable

CONTAMINATED LAND:

Having consider the nature of the proposed development (Variation of Condition 2 (Approved Plans)), please be advise that we have no comment in relation to the application on land contamination but the existing land contamination condition recommend for the original approved planning application 60653/APP/2022/531 is still applicable to the development.

HIGHWAYS:

As the variation is only related to the alteration of the footprint for plot 5, there is no issue or comment raised.

CONSERVATION AND DESIGN:

No comments.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

PRINCIPLE OF DEVELOPMENT:

The principle of development has already been established through the main planning consent for the redevelopment of this brownfield site to provide new residential dwellings. This application seeks to modestly increase the internal floor area of Plot 5 to enhance the provision of accessible homes and meet the technical specifications of the m4(3) standards. The proposed amendments do not impact the principle of development.

HOUSING MIX:

The original consent provided the provision of 2 x three-bedroom semi-detached houses and 4 x two-bedroom terraced houses, which would contribute towards the Borough's need for family sized housing. The current application seeks to retain these provisions; accordingly, it is considered that the proposal would consist of an appropriate housing mix.

7.02 Density of the proposed development

The density of development has been assessed as part of the main planning consent and considered to be acceptable. This application seeks to increase the internal living space of 1 unit and would not result in an increase in the number of units or habitable rooms proposed. As such the proposal does not result in a change to the approved density of development.

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

Not applicable.

7.04 Airport safeguarding

Policy DMAV 1 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that the Council will ensure that uses such as housing, education and hospitals are not located in areas significantly affected by aircraft noise without acceptable mitigation measures.

The application site is within 3km buffer of the Denham Aerodrome Zone. However, as the site is within an established residential area within this zone, it is considered that visibility and audibility of aircraft operations associated with Denham Aerodrome would not be of significant harm to the living conditions of future occupiers. It is therefore considered that it would be unreasonable to refuse the application on the ground of harm to the residential amenity of the future occupiers, in respect to aircraft noise associated with Denham Aerodrome.

7.05 Impact on the green belt

The application site is not designated within the Green Belt; however, its eastern boundary adjoins the Green Belt. Refer to Section 7.07 of this Committee Report for further details.

7.06 Environmental Impact

Not applicable.

7.07 Impact on the character & appearance of the area

Policies D3 and D4 of the London Plan (2021) require development proposals to be of a high quality and to enhance the local context by delivering buildings and spaces that positively respond to local distinctiveness.

Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that all development will be required to be designed to the highest standards and incorporate principles of good design. It should take into account aspects including the scale of the development considering the height, mass and bulk of adjacent structures; building plot sizes and established street patterns; building lines and streetscape rhythm and landscaping.

Policy DMHB 12 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) re-emphasises the need for new development to be well integrated with the surrounding area and provides design criteria as to how this would be achieved.

The proposal would involve the erection of a row of four x terraced dwellings (Plots 1 to 4) adjacent to numbers 42/44 Sullivan Crescent, and two x semi-detached dwellings (Plots 5 and 6) behind the rear garden of numbers 34 and 36 Sullivan Crescent. Given the nature of the application there are no changes to Plots 1, 2, 3, 4 and 6. As such, the previous assessment is still relevant.

The current application seeks changes to Plot 5 to facilitate the implementation of M4(3) accessibility standards in Condition 10 of the approved scheme. The alterations include increasing the footprint of the dwelling at ground and first floor. The front elevation would be brought marginally forward with level access and canopy, while retaining a staggered building line. To the rear, there would also be a marginal increase in depth at first floor to ensure a good standard of accommodation, while widening the landing. In addition, there would be a minor increase in height and width of the dwelling to allow for wheelchair access to both floors.

As above, due to their backland location, views of the proposed semi-detached dwellings would be limited from the street scene on Sullivan Crescent. The design would be in keeping with the previously approved scheme and any harm would be outweighed with the benefits of the accessibility of the dwelling.

Full details of the external finishes and materials would be secured by condition, in the event of an approval (Condition 7). Also, hard and soft landscaping details would be secured by condition (Condition 12). Refer to Section 7.13 of this Committee Report for the planning assessment in respect

to trees and landscaping.

It is acknowledged that the eastern site boundary adjoins the Green Belt. However, as set out in the committee report approved by the main planning consent, the application site itself does not fall within this designation. Moreover, the impact upon the Green Belt was assessed and considered to be negligible when determining the main planning consent. Given the modest scale of the proposed extension to the Plot 5 and the benefits arising from the contribution the dwelling will make in terms of housing designed to the highest level of accessible standards, the proposal would not give rise to additional impacts upon the Green Belt or street scene.

In light of the above, it is considered that the siting, scale, height and design of the proposed dwellings would be acceptable on design grounds and that a high-quality development would be delivered. The proposal would not cause harm to the character and appearance of the street scene of the surrounding area. The proposal therefore accords with Policies DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020), Policies D3 and D4 of the London Plan (2021) and the NPPF (2023).

7.08 Impact on neighbours

Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states:

B) Development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

Specifically, paragraph 5.38 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states: "The Council will aim to ensure that there is sufficient privacy for residents and it will resist proposals where there is an unreasonable level of overlooking between habitable rooms of adjacent residential properties, schools or onto private open spaces. A minimum of 21 metres separation distance between windows of habitable rooms will be required to maintain levels of privacy and to prevent the possibility of overlooking. In some locations where there is a significant difference in ground levels between dwellings, a greater separation distance may be necessary."

Paragraph 5.40 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states: "For the purposes of this policy, **outlook is defined as the visual amenity enjoyed by occupants when looking out of their windows or from their garden. The Council will expect new development proposals to carefully consider layout and massing in order to ensure development does not result in an increased sense of enclosure and loss of outlook.**"

As this applications seeks to amend Plot 5, the previous assessment of the site in terms of Plots 1-6 is still relevant.

At the closest point, there would be a separation distance of approximately 26 metres between the proposed windows on Plots 1 to 4 and the rear windows of the neighbouring maisonettes at numbers 187/189 and 191/193 Ash Grove and the two-storey dwelling at number 195 Ash Grove. Given this separation distance, it is considered that the proposal would not adversely impact upon the residential amenities of numbers 187/189, 191/193 and 195 Ash Grove, in terms of light, outlook and enclosure. This is notwithstanding the representation received about the changes in ground levels between the application site and the properties fronting Ash Grove.

It is acknowledged that the proposed dwellings on Plots 1 to 4 would contain windows and dormers in their rear elevation. However, as stated above, there would be a rear-to-rear separation distance of

26 metres, which exceeds the recommended '21 metre' prescribed by Hillingdon Local Plan: Part 2 - Development Management Policies (2020). A mutual degree of overlooking between rear gardens and first floor windows already exists at numbers 42/44 Sullivan Crescent. As such, it is considered that the proposal would not give rise to an unreasonable loss of privacy or overlooking for the occupiers of the aforementioned neighbouring properties.

In terms of the proposed dwellings on Plots 5 and 6, there would be a separation distance of approximately 20 metres between these proposed buildings and the first floor windows at numbers 34 to 40 Sullivan Crescent. Upon Officers' request, revised drawings were submitted showing new partially obscured angled first floor windows in the front elevations of the proposed dwellings on Plots 5 and 6. This is to prevent any potential issues with overlooking or a loss of privacy for the occupiers at numbers 34 to 40 Sullivan Crescent and their associated private amenity space.

The proposed dwelling on Plot 6 would be set-in approximately 1 metre (at the closest point) from the rear garden boundary shared with number 34 and 36 Sullivan Crescent. However, the proposed dwellings on Plots 5 and 6 have been carefully designed with a hipped roof profile in order to reduce the overall bulk and massing of these buildings. Whilst the occupiers at numbers 34 and 36 Sullivan Crescent would experience a change in outlook, the overall separation of approximately 20 metres between the dwellings would ensure that the proposal would not have an unacceptable overbearing or enclosing effect on these neighbouring occupiers.

There would be a separation distance of approximately 20 metres (at the closest point) between the rear windows of properties on Knightscode Close and the proposed rear windows on Plots 5 and 6. Although this would marginally fall below the recommended '21-metres', it is considered that the proposed separation distance is sufficient to prevent an unacceptable loss of outlook or loss of privacy for the occupiers at Knightscode Close (particularly as it is noted the windows would face at an angle). The proposed first floor rear windows would be relatively close to the shared boundary with Knightscode Close (approximately 1.5m - 9m) but would overlook a communal landscaped garden area that already experiences mutual overlooking.

The site would be used in an exclusively residential capacity. It is therefore considered that the provision of 6 dwellings and associated parking would not give rise to unreasonable levels of noise and disturbance for neighbouring occupiers."

Given the location and site context of Plot 5 the proposed amendments would not give rise to any additional concerns with regard to neighbouring amenity, subject to conditions discussed above.

Having regard to the above, it is considered that the proposal would not cause unreasonable harm to the living conditions of neighbouring residents, in compliance with the objectives of Policy DMHB 11 part B) of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

7.09 Living conditions for future occupiers

INTERNAL AMENITY SPACE PROVISION:

Policy D6 of the London Plan (2021) sets out the requirements for the gross internal floor area of new dwellings at a defined level of occupancy. Table 3.1 of the London Plan (2021) states:

- A two storey dwelling comprising three bedrooms, 4 person occupancy must have a minimum gross internal area of 84 square metres
- A three storey dwelling comprising three bedrooms, 6 person occupancy must have a minimum

gross internal area of 108 square metres

· A three storey dwelling comprising four bedrooms, 6 person occupancy must have a minimum gross internal area of 112 square metres

Policy DMHB 15 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that the Council will require all new development to ensure safe and attractive public and private spaces by referring to the Council's latest guidance on Secured by Design principles.

Policy DMHB 16 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that all housing development should have an adequate provision of internal space in order to provide an appropriate living environment. The space standards set out in Table 5.1 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) are the same as those found in Table 3.1 of the London Plan (2021).

Parts 3) and 4) of Policy D6 of the London Plan (2021) require double bedrooms to have a floor area of at least 11.5 square metres, and for single bedrooms to have a floor area of at least 7.5 square metres.

Given the nature of the current application there would be no alterations to Plots 1, 2, 3, 4, and 6 in terms of internal amenity space. Therefore, the below will only assess Plot 5, which is the subject of the application.

The proposed dwelling on Plot 5 is split over two-storeys. The proposed development would provide the following:

Plot 5 - A three-bedroom, 4 person occupancy measuring 108.5 square metres

As demonstrated above, all the proposed dwelling would exceed the London Plan's minimum space standards found in Table 3.1. All the proposed bedrooms (including those within the loft space) would exceed the minimum floor area standards set out in parts 3) and 4) of Policy D6 of the London Plan (2021).

The proposed dwellings on Plots 5 and 6 would have staggered front and rear building lines. The two-storey front building line of Plot 5 therefore projects beyond the front bedroom window of Plot 6 by 2.67 metres, which while this is increased given the alterations, it would not be significantly worse than the previously approved relationship. Vice versa, the proposed rear building line of Plot 6 projects beyond the ground and first floor habitable windows of Plot 5 by 1 metres, marginally less than previously approved. Therefore, given the orientation of the proposed dwellings on Plots 5 and 6, their internal layout and previous permission, it is considered, on balance, that future occupiers would receive an adequate level of outlook and light (despite the staggered relationship).

In light of the above, it is considered that the proposed dwellings would provide satisfactory internal living conditions for future occupants, in accordance with Policy D6 of the London Plan (2021) and Policies DMHB 15 and DMHB 16 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

EXTERNAL AMENITY SPACE PROVISION:

Policy DMHB 18 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that all new residential development and conversions will be required to provide good quality and usable private outdoor amenity space. Amenity space should be provided in accordance with the

standards set out in Table 5.3, which requires houses with three bedrooms should provide a minimum of 60 square metres of private useable amenity space, and four bedroom or more houses should have a minimum of 100 square metres.

Given the nature of the current application there would be no alterations to Plots 1, 2, 3, 4, and 6 in terms of external amenity space. Therefore, the below will only assess Plot 5, which is the subject of the application. The proposed alterations do not reduce the amount of private amenity space which was previously approved under application reference 60653/APP/2022/531 and therefore, the previous assessment is still relevant:

"The proposed development would provide the following private amenity space provision:

Plot 5 (a three bedroom house) - 55 square metres of rear garden space

It is noted that the proposed site plan includes annotated amenity space figures that differ from those noted above. However, the figure quoted above does not include the side passageways leading to the rear garden because this area do not constitute as 'useable private amenity space'. Planning Officers are therefore of the view that the measurements quoted above more accurately reflect the amount of genuinely useable private amenity space that would be afforded to future occupiers.

It is acknowledged that the quantum of private amenity space afforded to proposed Plot 5 falls below the private amenity space standards found in Table 5.3 by a deficit of 5 square metres. However, this short fall is considered to be relatively minor when compared to the overall amount of rear garden space that would be afforded to the future occupiers of Plot 5. Additionally, there are material considerations which need to be weighed against the conflict with the Council's standards:

There is a public park and children's playground which can be accessed through the walkway between numbers 31 and 33 Sullivan Crescent. This public open space is within a safe and easy walking distance from the site. The presence of this local facility provides enhanced amenity for the future occupiers of the proposed dwellings. To a considered degree this minimises any shortfalls of external amenity space provision arising from the proposed development. Furthermore, a condition would be secured removing permitted development rights from the site to ensure that external amenity space provision is not undermined by any future extensions to the proposed dwellings. Overall, taking into account the proximity to the public park and children's playground, there is an acceptable provision of open space that would be afforded to the future occupiers of the proposed dwellings."

Notwithstanding the material considerations highlighted above, the proposal would conflict with Policy DMHB 18 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020). This disadvantage of the scheme would need be weighed against the benefits of the scheme as part of the planning balance assessment discussed in section 1 of this Committee Report."

As above, concerns were raised regarding the conflict with Policy DMHB 18 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020). However, it was found to be on balance acceptable given the site is within walking distance of a public park and children's playground.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The application does not involve an increase in the number of units or habitable rooms above that which has already been granted planning consent as part of application ref: 60653/APP/2022/531. The proposal would therefore not give rise to additional movements above those already considered

acceptable and the proposal would not create a demand for additional parking provision. In summary the proposals would not result in an additional impact upon the highway network in terms of parking demand or pedestrian and cyclists safety.

A parking allocation and a construction management plan (CMP) condition were attached to the previous consent. The CMP condition has been discharged under planning reference 60653/APP/2023/3003. The framework of the CMP will not change therefore given the minor scale of the proposed amendment to the approved scheme, the re-imposition of this condition of not necessary.

7.11 Urban design, access and security

Covered in the other sections of this Committee Report.

7.12 Disabled access

Policy D5 of the London Plan (2021) seeks to ensure development proposals achieve the highest standards of accessible and inclusive design. Policy D7 of the London Plan (2021) requires for at least 10% of dwellings to meet Building Regulation requirement M4(3) 'wheelchair user dwellings', with all other dwellings meeting Category M4(2) 'accessible and adaptable dwellings'.

Having regard to the above policies, the proposal would need to provide 1 dwelling that is Building Regulation requirement M4(3) 'wheelchair user dwellings' compliant, with the remaining 5 meeting Category M4(2) 'accessible and adaptable dwellings'. The applicant has provided details on the proposed floor plans to demonstrate Plot 5 would be compliant with M4(3) regulations. Also, a condition would be secured in respect to step-free access details (as per the Access Officer's recommendations- refer to Section 6 for further details) (Condition 9). Subject to such conditions, the proposed development would comply with Policies D5 and D7 of the London Plan (2021).

7.13 Provision of affordable & special needs housing

Policy H2 of the Hillingdon Local Plan: Part 1 - Strategic Policies (2012) states that housing provision is expected to include a range of housing to meet the needs of all types of households, and the Council will seek to maximise the delivery of affordable housing from all sites over the period of the Local Plan. For sites with a capacity of 10 or more units, the Council will seek to ensure that the affordable housing mix reflects housing needs in the borough, particularly the need for larger family units. This is supported by Policy DMH 7 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

The proposal is for less than 10 additional new residential units and therefore does not meet the threshold in order to require affordable housing provision. As such, the proposal is not contrary to Policy H2 of the Hillingdon Local Plan: Part 1 - Strategic Policies (2012) and Policy DMH 7 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) in respect of affordable housing provision.

7.14 Trees, landscaping and Ecology

TREES AND LANDSCAPING:

Policy G1 of the London Plan (2021) states that development proposals should incorporate appropriate elements of green infrastructure that are integrated into London's wider green infrastructure network.

Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020)

states that landscaping and tree planting should enhance amenity, biodiversity and green infrastructure. This is supported by Policy DMHB 14 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) which states:

A) All developments will be expected to retain or enhance existing landscaping, trees, biodiversity or other natural features of merit.

B) Development proposals will be required to provide a landscape scheme that includes hard and soft landscaping appropriate to the character of the area, which supports and enhances biodiversity and amenity particularly in areas deficient in green infrastructure.

A condition was attached to the main permission in order to secure more comprehensive landscaping details. It is noted this condition is yet to be discharged. It is suggested that the condition be re-imposed if committee are minded to approve the application in order to ensure the soft and hard landscaping scheme referred to in the previous consent is submitted in more detail for approval and then delivered.

ECOLOGY:

Policy DMEI 7 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that 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. The development must provide a positive contribution to the protection and enhancement of the site or feature of ecological value.

An ecological assessment was provided in support of the main planning consent and considered to be acceptable in terms of the developments impact upon local ecology. However an informative would be secured advising that should protected species be found at the site, the applicant(s) must fulfil their duties under the Wildlife and Countryside Act 1981. It is suggested that the informative be included in the decision notice if committee are minded to approve the application.

7.15 Sustainable waste management

Policy DMHB 11 part (d) of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that development proposals should make sufficient provision for well designed internal and external storage space for general, recycling and organic waste, with suitable access for collection. External bins should be located and screened to avoid nuisance and adverse visual impacts to occupiers and neighbours.

An assessment of the schemes waste and recycling management was undertaken when determining the main planning consent. However it was concluded that additional information would be required to ensure that the proposal met the councils waste collection standards. As such in the event of an approval, full details of the refuse/recycling stores (including their dimensions, external finishes and design) would be secured by re-imposing condition (Condition 12).

Subject to the above condition, it is considered that the proposed development would be able to provide a convenient location for refuse and recycling facilities in accordance with Policy DMHB 11 part (d) of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020)."

7.16 Renewable energy / Sustainability

Policy SI 2 of the London Plan (2021) states that residential development should achieve at least a 10% improvement beyond Building Regulations 2013.

Policy DMEI 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) requires all developments to make the fullest contribution to minimising carbon dioxide emissions in accordance with the London Plan targets.

Since the previous approval, the applicant has discharged Condition 8 (Sustainability Strategy) under application reference 60653/APP/2023/3178, which was attached to secure the submission of a Sustainability Strategy to demonstrate that the proposed dwellings would achieve an energy efficiency standard of 10% CO2 improvement over Building Regulations requirements Part L 2013 (TER Baseline). Compliance with the Sustainability Strategy will be secured by condition (Condition 8).

A condition would be secured requiring the proposed dwellings to achieve as a minimum, a water efficiency standard of no more than 110 litres per person per day maximum water consumption (to include a fixed factor of water for outdoor use of 5 litres per person per day in accordance with the option requirement defined within Approved Document G of the Building Regulations) (Condition 6).

Subject to the above conditions, the proposal would be compliant with Policies DMEI 2 and DMEI 10 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) and Policy SI 2 of the London Plan (2021).

7.17 Flooding or Drainage Issues

Policy SI 12 of the London Plan (2021) states that development proposals should ensure that flood risk is minimised and mitigated, and that residual risk is addressed. Policy SI 13 of the London Plan (2021) states that development proposals should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible.

Policy DMEI 9 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that proposals that fail to make appropriate provision for flood risk mitigation, or which would increase the risk or consequences of flooding, will be refused.

Policy DMEI 10 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that development within areas identified at risk from surface water flooding which fail to make adequate provision for the control and reduction of surface water runoff rates will be refused.

The site partially falls within a Surface Water Management Zone. During the course of the application a Flood Risk Assessment (dated 19.05.2022) prepared by The Environmental Protection Group Ltd was submitted. The report confirms that:

- The site is located within Flood Zone 1 and the proposed use is appropriate for development of the site.
- The site is not susceptible to groundwater flooding; however, further monitoring boreholes will need to be carried out to establish the groundwater levels prior to construction.
- A drainage strategy needs to be produced in order to demonstrate the development will provide a betterment on the existing brownfield runoff rate.
- A mitigation measure needs to be put in place to maintain the surface water flow path that cuts across the site. Alternatively, the drainage system for the site could be designed to accommodate the surface water that flows from Sullivan Crescent onto the site during the extreme events.

The proposal involves the construction of an extension which results in a modestly larger footprint. In the event of an approval, a condition would be secured requiring the submission of a sustainable water management scheme, that incorporates sustainable urban drainage systems (SuDs), to be

submitted to the Council for consideration (Condition 6). This would need to take into account the surface water flow path referred to above, and how surface water run off onto the site would be managed during extreme events. Also, the landscaping condition has been worded in such a manner to ensure that permeable hard surfacing is used for the parking areas serving the proposed dwellings (Condition 12). As noted above, the site is not susceptible to ground water flooding and therefore the risk to the proposed development is low. Nevertheless, the submitted FRA recommends that further monitoring boreholes be carried out to establish groundwater levels prior to construction. This recommendation has been included as an informative.

Subject to the recommended conditions, it is considered that the proposed development would not increase the risk of flooding on the site or elsewhere in accordance with Policies DMEI 9 and DMEI 10 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) and Policies SI 12 and SI 13 of the London Plan (2021)."

7.18 Noise or Air Quality Issues

NOISE:

Policy D14 of the London Plan (2021) states that in order to reduce, manage and mitigate noise to improve health and quality of life, residential and non-aviation development proposals should manage noise by avoiding significant adverse noise impacts on health and quality of life.

The site would be used in an exclusively residential capacity. As such, in terms of the operational phase of the proposed development, no significant issues are considered to be raised by the proposal, in respect to noise.

The previous application attached a condition securing the submission of a Construction Management Plan to minimise noise and other emissions caused during the construction phase as far as practicable.

Since the previous approval, the applicant has discharged Condition 4 (Construction Logistics Plan) under application reference 60653/APP/2023/3003. Compliance with the Construction Logistics Plan will be secured by condition (Condition 4).

AIR QUALITY:

According to the Council's GIS, the site is not designated within an Air Quality Management Zone. As such, there is no need to secure an Air Quality Management Plan, in the event that planning permission were to be granted.

7.19 Comments on Public Consultations

Covered in other sections of this Committee Report.

7.20 Planning obligations

Policy DMCI 7 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that 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. Infrastructure requirements will be predominantly addressed through the Council's Community Infrastructure Levy (CIL).

The Council adopted its own Community Infrastructure Levy (CIL) on 1st August 2014. The Hillingdon

CIL charge for residential developments is £95 per square metre of additional floor space. This is in addition to the Mayoral CIL charge of £60 per square metre. CIL rates are index linked. The proposal involves the erection of new dwellings and is therefore CIL liable, if planning permission were to be granted.

7.21 Expediency of enforcement action

Not applicable.

7.22 Other Issues

LAND CONTAMINATION:

Policy DMEI 12 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that conditions will be imposed where planning permission is given for development on land affected by contamination to ensure all the necessary remedial works are implemented, prior to commencement of development.

Since the previous approval, the applicant has partially discharged Condition 5 (Contamination) under application reference 60653/APP/2023/3178, which was attached to the original permission given the historic use as garages and the possibility that contaminants may be present at the site. Compliance with the approved land contamination details will be secured by condition and further details relating to 5(ii, iii and iv) of the condition are required in order to fully discharge the condition (Condition 5).

Subject to such a condition, the proposal is unlikely to pose land contamination risk to future occupants in accordance with Policy DMEI 12 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

OTHER MATTERS:

In the event of an approval, a condition would be secured removing permitted development rights from the site to ensure that garages, sheds or other outbuildings, nor extensions or roof alterations to the proposed dwellings at the site are erected without the written consent of the Council. This is considered to be necessary in the interest of safeguarding the character and appearance of the area and amenity of residential occupiers.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable

10. CONCLUSION

For the reasons set out in this Committee Report, it is considered that the proposal would comply with the objectives of national, regional and local planning policies and guidance. It is therefore recommended that the application be approved, subject to the imposition of the conditions set out in Section 2 of the Committee Report.

11. Reference Documents

National Planning Policy Framework (2023)

The London Plan (March 2021)

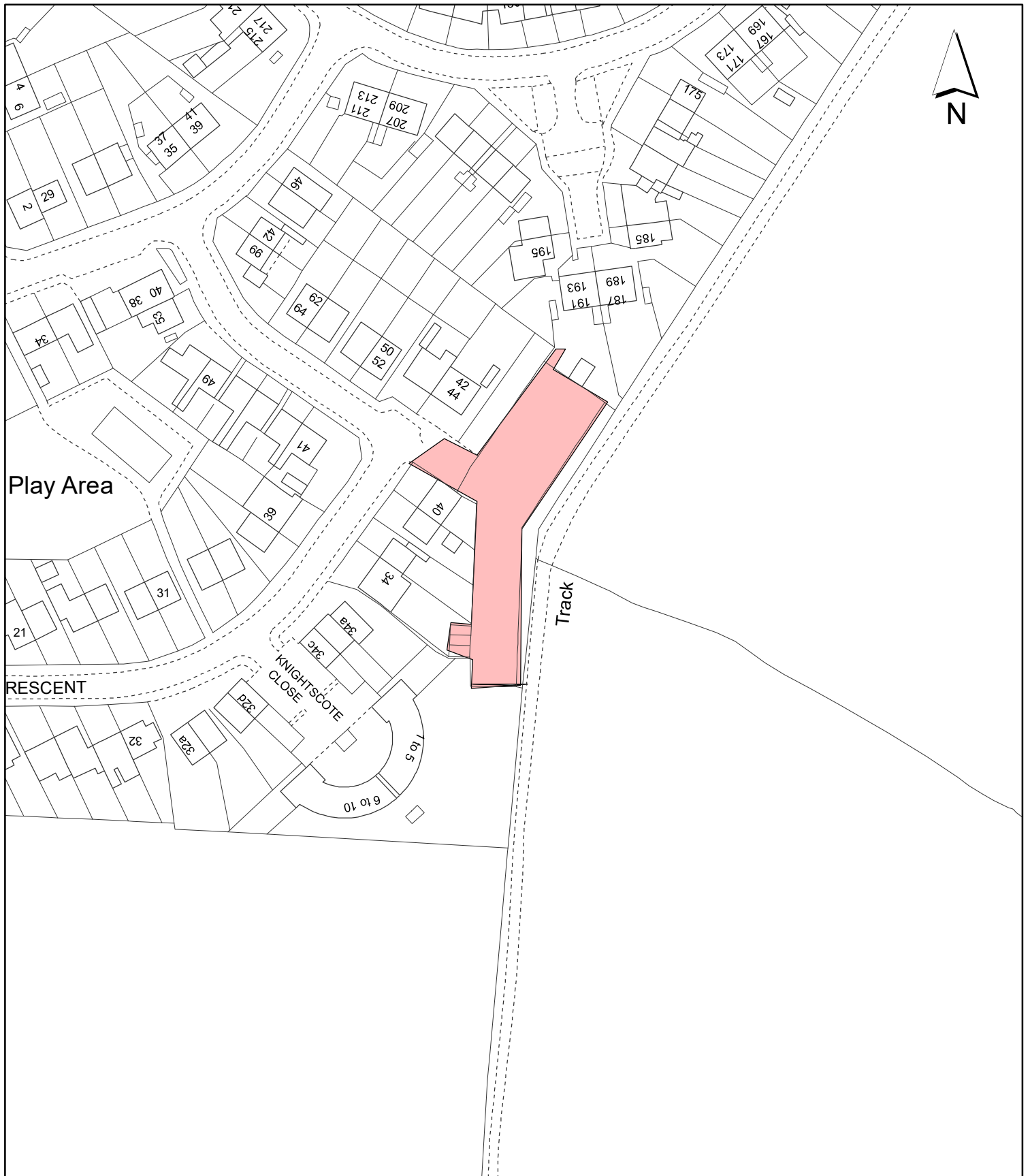
Hillingdon Local Plan: Part One - Strategic Policies (November 2012)

Hillingdon Local Plan: Part Two - Development Management Policies (January 2020)

Hillingdon Local Plan Accessible Hillingdon Supplementary Planning Document (September 2017)

Planning Obligations Supplementary Planning Document (July 2014)
Technical Housing Standards - Nationally Described Space Standard (March 2015)
Government Circular: Biodiversity and Geological Conservation- Statutory Obligations and their
Planning System (2005)

Contact Officer: Emilie Bateman **Telephone No:** 01895 250230



Notes:

 Site boundary

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Site Address:
**Former Garages
 Site Rear of Sullivan Crescent**

Planning Application Ref:
60653/APP/2024/295

Planning Committee:
Minor

Scale:
1:1,250

Date:
April 2024

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

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

