

Report of the Head of Planning & Enforcement Services

Address 66 LONG LANE ICKENHAM

Development: Erection of two storey building with habitable accommodation in the roof space, containing 7 two bedroom flats (amendment to previously approved scheme 39319/APP/2007/171 dated 10-12-2007 to include 2 new rear dormers)

LBH Ref Nos: 39319/APP/2010/1601

Drawing Nos: Location Plan to Scale 1:1250
Design and Access statement
Tree Survey
06/2405/100E
06/2405/103C
06/2405/102A
06/2405/101A
06/2405/105G

Date Plans Received:	12/07/2010	Date(s) of Amendment(s):	12/07/2010
Date Application Valid:	25/08/2010		25/08/2010
			26/08/2010
			03/09/2010
			08/09/2010

1. SUMMARY

Planning permission is sought for the erection of a two storey building with habitable accommodation in the roof space, comprising 7 x 2-bedroom flats, together with parking to the front, access drive and associated landscaping.

It is considered that the overall layout, density and design would result in a form of development which would harmonise with the surrounding area and would not be detrimental to the character and appearance of the Ickenham Village Conservation Area. The proposal would not detract from the amenities of adjoining occupiers and would provide a satisfactory standard of accommodation for future occupiers.

Furthermore, it is considered that the siting and impact of a building of this nature in this position has been established by the previous approval (39319/APP/2007/171) and it is considered the changes between the two proposals are minor in nature and would not result in any further loss of residential amenity and as such would be considered acceptable.

2. RECOMMENDATION

APPROVAL subject to the following:

1 T8 Time Limit - full planning application 3 years

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

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

2 M1 Details/Samples to be Submitted

No development shall take place until details and/or samples of all materials, colours and finishes to be used on all external surfaces, including the driveway surface, have been submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 M5 Means of Enclosure - details

Before the development is commenced, details of boundary fencing or other means of enclosure shall be submitted to and approved in writing by the Local Planning Authority. The approved means of enclosure shall be erected before the development is occupied and shall be permanently retained thereafter.

REASON

To safeguard privacy to adjoining properties in accordance with Policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 OM1 Development in accordance with Approved Plans

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policy BE13/BE15 [as appropriate] of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

5 OM2 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 BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

6 OM19 Construction Management Plan

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

- (i) The phasing of development works
- (ii) The hours during which development works will occur (please refer to informative I15 for maximum permitted working hours).
- (iii) A programme to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed safely and intact for later re-use or processing.
- (iv) Measures to prevent mud and dirt tracking onto footways and adjoining roads

(including wheel washing facilities).

(v) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures to reduce the numbers of construction vehicles accessing the site during peak hours).

(vi) Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process.

(vii) The storage of demolition/construction materials on site.

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

REASON

To safeguard the amenity of surrounding areas in accordance with Policy OE1 of the Hillingdon Unitary Development Plan (Saved Policies 2007).

7 RPD1 No Additional Windows or Doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing No.64 Long Lane and the blocks of flats known as Nos.35-45 Pepys Close.

REASON

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

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

The window(s) facing No.64 Long Lane and the blocks of flats known as Nos.35-45 Pepys Close shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

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

9 RPD6 Fences, Gates, Walls

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no fences, gates or walls shall be erected to the front of the building other than those expressly authorised by this permission.

REASON

To protect the open-plan character of the estate in accordance with policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

10 NONSC screened and secure storage of refuse/recycling

Notwithstanding the details shown on 06/2405/100E received on the 3rd September 2010, prior to the commencement of works on site, full details of the siting and design of the provision to be made for the screened and secure storage of refuse/recycling shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

REASON

To ensure that adequate facilities are provided, to safeguard highway safety and the visual amenities of the area, in accordance with policies BE4, BE13, BE19 and H7(ii) of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

11 NONSC outdoor amenity areas

None of the dwellings hereby permitted shall be occupied, until the outdoor amenity area serving the dwellings as shown on the approved plans (including balconies where these are shown to be provided) has been made available for the use of residents of the development. Thereafter, the amenity areas shall so be retained.

REASON

To ensure the continued availability of external amenity space for residents of the development, in the interests of their amenity and the character of the area in accordance with policy BE23 of the Hillingdon Unitary Development Plan.

12 H1 Traffic Arrangements - submission of details

Notwithstanding the details shown on 06/2405/100E received on the 3rd September 2010, the development shall not begin until details of all traffic arrangements (including where appropriate carriageways, footways, turning space, safety strips, sight lines at road junctions, kerb radii, car parking areas and marking out of spaces, loading facilities, closure of existing access and means of surfacing) have been submitted to and approved in writing by the Local Planning Authority. The approved development shall not be occupied until all such works have been constructed in accordance with the approved details. Thereafter, the parking areas, sight lines and loading areas must be permanently retained and used for no other purpose at any time. Disabled parking bays shall be a minimum of 4.8m long by 3.6m wide or at least 3.0m wide where two adjacent bays may share an unloading area.

REASON

To ensure that adequate facilities are provided in order to safeguard highway safety and the visual amenities of the area, in accordance with policies BE4, BE13, BE19 and H7(ii) of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

13 NONSC Parking bay for persons with disabilities

Notwithstanding the details shown on 06/2405/100E received on the 3rd September 2010, prior to development commencing, details of the location and dimensions of the parking bay for the person with disabilities 4.8m x 3.6m shall be submitted to and approved by the Local Planning Authority. The parking area shall be implemented in accordance with the approved scheme and thereafter permanently retained for so long as the development remains in existence.

REASON

To ensure that adequate facilities are provided for people with disabilities in accordance with 'Saved Policy' H9 of the Hillingdon Unitary Development Plan (Saved Policies) 2007.

14 NONSC Allocation of parking bays

Prior to development commencing, details of the proposed arrangement which identifies the allocation of the parking spaces for each dwelling shall be submitted to and approved by the Local Planning Authority. The parking areas (including where appropriate the marking out of parking spaces) shown on the approved plans shall be constructed prior to occupation of the development

REASON

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 of the adopted Hillingdon Unitary Development Plan and Chapter 3C of the London Plan.

15 NONSC Unobstructed sight lines

Unobstructed sight lines above a height of 1 metre shall be maintained where possible on both sides of the entrance to the site, for a distance of at least 2.4m in both directions along the back edge of the footway or verge.

REASON

To ensure that pedestrian and vehicular safety is not prejudiced, in accordance with Policy AM7 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

16 H16 Cycle Storage - details to be submitted

No part of the development hereby permitted shall be commenced until details of covered and secure cycle storage have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided in accordance with the approved details prior to the occupation of the development and thereafter permanently retained.

REASON

To ensure the provision and retention of facilities for cyclists to the development and hence the availability of sustainable forms of transport to the site in accordance with Policy AM9 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan (February 2008).

17 TL1 Existing Trees - Survey

Prior to any work commencing on site, an accurate survey plan at a scale of not less than 1:200 shall be submitted to and approved in writing by the Local Planning Authority. The plan must show:-

- (i) Species, position, height, condition, vigour, age-class, branch spread and stem diameter of all existing trees, shrubs and hedges on and immediately adjoining the site.
- (ii) A clear indication of trees, hedges and shrubs to be retained and removed.
- (iii) Existing and proposed site levels.
- (iv) Routes of any existing or proposed underground works and overhead lines including their manner of construction.
- (v) Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees and other vegetation to be retained during construction work.

REASON

To enable the Local Planning Authority to assess the amenity value of existing trees, hedges and shrubs and the impact of the proposed development on them and to ensure that the development conforms with policy BE38 of the Hillingdon Unitary Development Plan.

18 TL2 Trees to be retained

Trees, hedges and shrubs shown to be retained on the approved plan 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 construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be

planted at the same place and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'. Remedial work should be carried out to BS 3998 (1989) 'Recommendations for Tree Work' 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 BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and to comply with Section 197 of the Town and Country Planning Act 1990.

19 TL3 Protection of trees during site clearance and development

Prior to the commencement of any site clearance or construction work, detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres. The fencing shall be retained in position until development is completed. The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

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

REASON

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

20 TL5 Landscaping Scheme - (full apps where details are reserved)

No development shall take place until a landscape scheme providing full details of hard and soft landscaping works has been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. The scheme shall include: -

- Planting plans (at not less than a scale of 1:100),
- Written specification of planting and cultivation works to be undertaken,
- Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate,
- Implementation programme.

The scheme shall also include details of the following: -

- Proposed finishing levels or contours,
- Means of enclosure,
- Car parking layouts,
- Other vehicle and pedestrian access and circulation areas,
- Hard surfacing materials proposed,
- Minor artefacts and structures (such as play equipment, furniture, refuse storage, signs, or lighting),
- Existing and proposed functional services above and below ground (e.g. drainage, power cables or communications equipment, indicating lines, manholes or associated structures),

REASON

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

21 TL6 Landscaping Scheme - implementation

All hard and soft landscaping shall be carried out in accordance with the approved landscaping scheme and shall be completed within the first planting and seeding seasons following the completion of the development or the occupation of the buildings, whichever is the earlier period.

The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

Any tree, shrub or area of turfing or seeding shown on the approved landscaping scheme which within a period of 5 years from the completion of development dies, is removed or in the opinion of the Local Planning Authority becomes seriously damaged or diseased shall be replaced in the same place in the next planting season with another such tree, shrub or area of turfing or seeding of similar size and species unless the Local Planning Authority first gives written consent to any variation.

REASON

To ensure that the landscaped areas are laid out and retained in accordance with the approved plans in order to preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

22 TL7 Maintenance of Landscaped Areas

No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the arrangements for its implementation. Maintenance shall be carried out in accordance with the approved schedule.

REASON

To ensure that the approved landscaping is properly maintained in accordance with policy BE38 of the Hillingdon Unitary Development Plan (September 2007).

23 TL21 Tree Protection, Building & Demolition Method Statement

Prior to development commencing on site, a method statement outlining the sequence of development on the site including demolition, building works and tree protection shall be submitted to and approved by the Local Planning Authority, and the scheme thereafter implemented in accordance with the approved method statement.

REASON

To ensure that trees can be satisfactorily retained on the site in accordance with Policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

24 SUS5 Sustainable Urban Drainage

No development shall take place on site until details of the incorporation of sustainable urban drainage have been submitted to, and approved in writing by the Local Planning Authority. The approved details shall thereafter be installed on site and thereafter permanently retained and maintained.

REASON

To ensure that surface water run off is handled as close to its source as possible in compliance with policy 4A.14 of the London Plan (February 2008) /if appropriate/ and to ensure the development does not increase the risk of flooding contrary to Policy OE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), policies 4A.12 and 4A.13 of the London Plan (February 2008) and PPS25.

25 NONSC 'Lifetime Homes'

The dwellings hereby permitted shall be built in accordance with 'Lifetime Homes' Standards, as set out in the Council's Supplementary Planning Document 'Hillingdon Design and Accessibility Statement: Accessible Hillingdon'. No development shall take place until plans and/or details to demonstrate compliance with the standards have been submitted to and approved in writing by the local planning authority. The development shall thereafter be constructed in accordance with the approved details.

Reason:

To ensure that sufficient housing stock is provided to meet the needs of disabled and elderly people in accordance with London Plan (February 2008) Policies 3A.5, 3A.13, 3A.17 and 4B.5.

26 OM14 Secured by Design

The development hereby approved shall incorporate measures to minimise the risk of crime and to meet the specific security needs of the application site and the development. Details of security measures shall be submitted and approved in writing by the Local Planning Authority before development commences. Any security measures to be implemented in compliance with this condition shall reach the standard necessary to achieve the 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO).

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with policies 4B.1 and 4B.6 of the London Plan.

27 SUS4 Code for Sustainable Homes details (only where proposed as

No development shall take place until an initial design stage assessment by an accredited assessor for the Code for Sustainable Homes and an accompanying interim certificate stating that the development has been designed to achieve level 4 of the Code has been submitted to, and approved in writing, by the local planning authority. The development shall not be occupied until it has been issued with a final Code certificate of compliance.

REASON

To ensure that the objectives of sustainable development identified in policies 4A.1 and 4A.3 of the London Plan (February 2008).

28 NONSC Educational facilities

Before the development hereby permitted is commenced, a scheme shall be submitted to, and approved in writing by, the Local Planning Authority detailing how additional or improved educational facilities will be provided within a 3 miles radius of the site to accommodate the primary and/or secondary school child yield arising from the proposed development. This shall include a timescale for the provision of the additional/improved facilities. The approved means and timescale of accommodating the child yield arising from the development shall then be implemented in accordance with the agreed scheme.

REASON

To ensure the development provides an appropriate contribution to educational facilities within the surrounding area, arising from the proposed development, in accordance with policy R17 of the Hillingdon Unitary Development Plan and the Councils Supplementary Planning Guidance on Educational Facilities.

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance.

BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
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.
BE22	Residential extensions/buildings of two or more storeys.
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.
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
OE1	Protection of the character and amenities of surrounding properties and the local area
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
HDAS	Residential Layouts
LPP 3A.3	London Plan Policy 3A.3 - Maximising the potential of sites
LPP 3A.5	London Plan Policy 3A.5 - Housing Choice
LPP 4B.1	London Plan Policy 4B.1 - Design principles for a compact city.
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.

3 I1 Building to Approved Drawing

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

4 I3 Building Regulations - Demolition and Building Works

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

5 I6 Property Rights/Rights of Light

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

6 I15 Control of Environmental Nuisance from Construction Work

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

A) Demolition and construction works should only be carried out between the hours of 08.00 hours 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 and Public Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

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

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

7 I18 Storage and Collection of Refuse

The Council's Waste Service should be consulted about refuse storage and collection arrangements. Details of proposals should be included on submitted plans.

For further information and advice, contact - the Waste Service Manager, Central Depot - Block A, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB8 3EU (Tel. 01895 277505 / 506).

8 I19 Sewerage Connections, Water Pollution etc.

You should contact Thames Water Utilities and the Council's Building Control Service regarding any proposed connection to a public sewer or any other possible impact that the development could have on local foul or surface water sewers, including building over a public sewer. Contact: - The Waste Water Business Manager, Thames Water Utilities plc, Kew Business Centre, Kew Bridge Road, Brentford, Middlesex, TW8 0EE.

Building Control Service - 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

9 I21 Street Naming and Numbering

All proposed new street names must be notified to and approved by the Council. Building names and numbers, and proposed changes of street names must also be notified to the Council. For further information and advice, contact - The Street Naming and Numbering Officer, Planning & Community Services, 3 North Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250557).

10 I23 Works affecting the Public Highway - Vehicle Crossover

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

11 I34 Building Regulations 'Access to and use of buildings'

Compliance with Building Regulations 'Access to and use of buildings' and Disability Discrimination Act 1995 for commercial and residential development.

You are advised that the scheme is required to comply with either:-

- The Building Regulations 2000 Approved Document Part M 'Access to and use of buildings', or with
- BS 8300:2001 Design of buildings and their approaches to meet the needs of disabled people - Code of practice. AMD 15617 2005, AMD 15982 2005.

These documents (which are for guidance) set minimum standards to allow residents,

workers and visitors, regardless of disability, age or gender, to gain access to and within buildings, and to use their facilities and sanitary conveniences.

You may also be required make provisions to comply with the Disability Discrimination Act 1995. The Act gives disabled people various rights. Under the Act it is unlawful for employers and persons who provide services to members of the public to discriminate against disabled people by treating them less favourably for any reason related to their disability, or by failing to comply with a duty to provide reasonable adjustments. This duty can require the removal or modification of physical features of buildings provided it is reasonable.

The duty to make reasonable adjustments can be effected by the Building Regulation compliance. For compliance with the DDA please refer to the following guidance: -

- The Disability Discrimination Act 1995. Available to download from www.opsi.gov.uk
- Disability Rights Commission (DRC) Access statements. Achieving an inclusive environment by ensuring continuity throughout the planning, design and management of building and spaces, 2004. Available to download from www.drc-gb.org.
- Code of practice. Rights of access. Goods, facilities, services and premises. Disability discrimination act 1995, 2002. ISBN 0 11702 860 6. Available to download from www.drc-gb.org.
- Creating an inclusive environment, 2003 & 2004 - What it means to you. A guide for service providers, 2003. Available to download from www.drc-gb.org.

This is not a comprehensive list of Building Regulations legislation. For further information you should contact Building Control on 01895 250804/5/6.

12 147 Damage to Verge

You are advised that 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).

3. CONSIDERATIONS

3.1 Site and Locality

This application concerns 66 Long Lane, a large detached property located on a plot of land 0.202 hectares in area. The property is located on the western side of Long Lane, approximately 40 metres to the north of its junction with Court Road. The existing house is one of a group of 5 larger detached houses on generous plots set back from the main road frontage behind groups of trees. These houses run northwards from the application site to the junction with Milton Road. Immediately to the south of the site are four blocks of two-storey flats, Nos. 23-77 (odd) Pepys Close, which are accessed from both Long Lane and Pepys Close. The rear gardens of semi-detached properties Nos. 11-21 (odd) Pepys

Close about the eastern boundary of the application site.

The site lies within the Ickenham Village Conservation Area as identified in the Hillingdon Unitary Development Plan (UDP) Saved Policies (September 2007). The Ickenham Conservation Area is an extensive area and has been identified by the Council as having three core areas each with their own distinctive character, The first is the village itself at the road junction of the High Road and Swakeleys Road with a cluster of buildings from the old village and the spacious Milton Court development to the south. The second is centred on the Grade 1 Listed Swakeleys House and takes in the grounds and the surrounding residential roads. The third is based on the Grade 1 Listed Ickenham Manor, Long Lane Farm and the Grade II Listed Ickenham Manor, Long Lane Farm and the Grade II Listed Cottages and school on Long Lane. However the areas between the core areas are included in the conservation area in view of the interconnection between the core areas and the importance therefore of the areas separating them.

3.2 Proposed Scheme

Planning permission is sought for the erection of two-storey block, with rooms in the roof to provide seven, two-bedroom flats (involving the demolition of the existing house). The block of flats would have nine car parking spaces, situated in the front garden. The proposal would involve the widening of an existing vehicular/pedestrian access at the entrance to the site onto Long Lane to 3.6m.

The block would be 20.2m wide and a maximum of 21.6m deep. The front elevation is divided up with a main section to the south and a subordinate section to the north. The main section is 13m wide with a height of 5.2m to the eaves and 9.6m to the ridge of the roof. The subordinate section is set back 1.5m from the front of the main section and is 7.2m wide, 15.2m deep and 7.5m high to the ridge of the roof. The building would be finished with pitched and hipped roof structures, including a front projecting gable to provide visual interest. The building would protrude approximately 2.4m closer to the road frontage than the existing house. A rear balcony feature to the living room of first floor flat and room within the roof is proposed. The car parking spaces to the front of the building have been laid out to enable the provision of landscaping between spaces

The design, location and size of the proposed building are similar to that approved by Ref. 39319/APP/2007/171, with the main differences being alterations to the fenestration details including the introduction of two additional rear facing dormer windows.

3.3 Relevant Planning History

39319/A/96/1644 66 Long Lane Ickenham
Erection of a two storey side extension

Decision: 07-02-1997 Approved

39319/APP/2002/2259 66 Long Lane Ickenham
ERECTION OF 12 TWO-BEDROOM AND 2 ONE-BEDROOM FLATS (IN TWO BLOCKS)
WITH ASSOCIATED CAR PARKING AND LANDSCAPING (INVOLVING DEMOLITION OF
EXISTING DWELLINGHOUSE AND GARAGE)

Decision: 12-08-2003 Withdrawn **Appeal:** 12-08-2003 Withdrawn

39319/APP/2002/2368 66 Long Lane Ickenham
DEMOLITION OF DWELLINGHOUSE (APPLICATION FOR CONSERVATION AREA
CONSENT)

Decision: 19-03-2003 Refused **Appeal:** 26-09-2003 Dismissed

39319/APP/2002/2884 66 Long Lane Ickenham
DEMOLITION OF DWELLINGHOUSE (APPLICATION FOR CONSERVATION AREA
CONSENT)

Decision: 12-08-2003 Refused

39319/APP/2002/2885 66 Long Lane Ickenham
ERECTION OF 12 TWO-BEDROOM FLATS (IN TWO BLOCKS) WITH ASSOCIATED CAR
PARKING AND LANDSCAPING (INVOLVING DEMOLITION OF EXISTING HOUSE)

Decision: 26-09-2003 Not Determined **Appeal:** 26-09-2003 Dismissed

39319/APP/2003/1293 66 Long Lane Ickenham
ERECTION OF 12 TWO-BEDROOM FLATS (IN TWO BLOCKS) WITH ASSOCIATED CAR
PARKING AND LANDSCAPING (INVOLVING DEMOLITION OF EXISTING HOUSE)

Decision: 12-08-2003 Refused

39319/APP/2003/1505 66 Long Lane Ickenham
ERECTION OF 12 TWO-BEDROOM FLATS (IN TWO BLOCKS) WITH ASSOCIATED CAR
PARKING AND LANDSCAPING (INVOLVING DEMOLITION OF EXISTING HOUSE)

Decision: 12-08-2003 Refused

39319/APP/2004/1665 66 Long Lane Ickenham
ERECTION OF 6, TWO-BEDROOM FLATS AND 2, FOUR-BEDROOM HOUSES WITH
GARAGES AND COURTYARD PARKING (INVOLVING DEMOLITION OF EXISTING
PROPERTY)

Decision: 05-08-2004 Refused **Appeal:** 30-01-2006 Dismissed

39319/APP/2004/1666 66 Long Lane Ickenham
DEMOLITION OF EXISTING HOUSE AND GARAGE (IN CONNECTION WITH PROPOSAL
TO REDEVELOP SITE FOR 6, TWO-BEDROOM FLATS AND 2, FOUR-BEDROOM HOUSES)
(APPLICATION FOR CONSERVATION AREA CONSENT)

Decision: 05-08-2004 Refused **Appeal:** 30-01-2006 Dismissed

39319/APP/2005/11 66 Long Lane Ickenham
ERECTION OF 6, TWO-BEDROOM FLATS AND 2, FOUR-BEDROOM HOUSES WITH
GARAGES AND PARKING COURTYARD (INVOLVING DEMOLITION OF EXISTING HOUSE)

AND GARAGE)

Decision: 31-01-2005 Refused

Appeal: 30-01-2006 Dismissed

39319/APP/2005/13 66 Long Lane Ickenham

DEMOLITION OF EXISTING HOUSE AND GARAGE (IN CONNECTION WITH PROPOSAL TO REDEVELOP SITE FOR 6, TWO-BEDROOM FLATS, AND 2, FOUR-BEDROOM HOUSES WITH GARAGES AND PARKING COURTYARD) (APPLICATION FOR CONSERVATION AREA CONSENT)

Decision: 31-01-2005 Refused

Appeal: 30-01-2006 Dismissed

39319/APP/2007/171 66 Long Lane Ickenham

ERECTION OF A TWO STOREY BUILDING WITH HABITABLE ACCOMMODATION IN THE ROOFSPACE CONTAINING 7 TWO-BEDROOM FLATS, INCORPORATING 3 REAR DORMERS, ASSOCIATED PARKING AND LANDSCAPING AND WIDENING OF THE EXISTING VEHICULAR CROSSOVER (INVOLVING DEMOLITION OF THE EXISTING DWELLING).

Decision: 10-12-2007 Approved

39319/APP/2007/615 66 Long Lane Ickenham

DEMOLITION OF EXISTING HOUSE AND GARAGE (IN CONNECTION WITH PROPOSAL TO REDEVELOP SITE FOR 7 TWO-BEDROOM FLATS) (APPLICATION FOR CONSERVATION AREA CONSENT).

Decision: 10-12-2007 Approved

39319/APP/2010/1602 66 Long Lane Ickenham

Demolition of existing house and garage (in connection with proposal to redevelop site for 7 x 2-bedroom flats) (Application for Conservation Area Consent)

Decision:

Comment on Relevant Planning History

Planning application ref: 39319/APP/2004/1665 for the erection of 6, two-bedroom flats and 2, four-bedroom houses with garages and courtyard parking (involving demolition of existing property) was refused on 05/08/04 for the following reasons:

1. The proposed north house by reason of its close proximity to the rear of neighbouring dwellings, would be overdominant, resulting in a loss of residential amenity at 3 Neela Close.
2. The proposal does not provide an adequate amount of private usable amenity space for the future occupiers of the proposed flats or houses.
3. The proposal, by reason of the proximity of windows to habitable rooms would provide opportunities to overlook both the proposed and existing adjoining properties, resulting in

a loss of privacy.

4. The proposal, by reason of the excessive site coverage by buildings and hard surfacing results in the cramped overdevelopment of the site at an excessive density. The proposal therefore fails to harmonise with its surroundings and is out of keeping with the Ickenham Conservation Area.

5. The proposal fails to provide sufficient information to demonstrate that the development will safeguard existing trees protected by TPO5, or by virtue of their location within a Conservation Area, and fails to justify the loss of trees shown to be removed. The proposal fails to demonstrate how existing trees will be utilized and makes inadequate provision for new planting within the site.

6. The development is estimated to give rise to a significant number of children of school age and additional provision would need to be made in the locality due to the shortfall of places in schools serving the area, given that a legal agreement at this stage has not been offered or secured.

Planning application ref: 39319/APP/2004/1666 for the demolition of existing house and garage (in connection with the above proposal) (application for conservation area consent) was refused on 05/08/04.

Planning application ref: 39319/APP/2005/11 for the erection of 6, two-bedroom flats and 2, four-bedroom houses with garages and parking courtyard (involving demolition of existing house and garage) was refused on 31/01/05 for the following reasons: -

1. The proposed north house type B by reason of its close proximity to the rear of neighbouring dwellings, would be overdominant, resulting in a loss of residential amenity at 3 Neela Close.

2. The proposed flats and houses, due to substantial tree and bush cover and excessive overshadowing of the amenity spaces, would not provide an adequate amount of private usable amenity space for occupiers.

3. The proposal, by reason of the proximity of habitable room windows in the first floor side elevation of the flat building and existing properties would result in direct overlooking of both proposed and existing neighbouring flats at 23-45 Pepys Close and by reason that the private amenity space for House type B would be overlooked by the existing neighbouring property at 3 Neela Close, resulting in an unacceptable loss of privacy to the occupiers of these properties.

4. The proposal, by reason of the excessive site coverage of buildings and hard surfacing, results in a cramped over-development of the site. The proposal therefore fails to harmonise with the character of the surrounding area and fails to preserve or enhance the Ickenham Conservation Area

5. The proposal, by reason of the juxtaposition of the block of flats and the protected Birch tree in the group G8 on TPO5, fails to make adequate provision for the long-term retention of a feature of merit in the local landscape. The premature loss of the tree would be detrimental to the visual amenity and arboreal character of the Conservation Area.

6. The development is estimated to give rise to a significant number of children of school age and additional educational provision would need to be made in the locality due to the

shortfall of places in schools serving the area. This is a material consideration of such significance as to warrant refusal of this application, given that a legal agreement to address this issue has not at this stage been offered.

Planning application ref: 39319/APP/2005/13 for the demolition of existing house and garage (in connection with the above proposal) (application for conservation area consent) was refused on 31/01/05.

3.16 Planning applications refs: 39319/APP/2004/1665; 39319/APP/2004/1666; 39319/APP/2005/11 and 39319/APP/2005/13 were all dismissed on 30/01/06 following a joint Public Inquiry held on 29/11/05.

Planning application ref:39319/APP/2007/171 and 29219/APP/2007/615 (its associated conservation area consent application) for the demolition of the existing property and the erection of a 2-storey building comprising 7 flats (involving habitable accommodation in the roof space) was granted planning and conservation area consent on the 10th December 2007 following its presentation to the North Planning Committee on the 1st November 2007.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
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.
BE22	Residential extensions/buildings of two or more storeys.
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.
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
OE1	Protection of the character and amenities of surrounding properties and the local area
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
HDAS	Residential Layouts

- LPP 3A.3 London Plan Policy 3A.3 - Maximising the potential of sites
- LPP 3A.5 London Plan Policy 3A.5 - Housing Choice
- LPP 4B.1 London Plan Policy 4B.1 - Design principles for a compact city.
- LPP 4A.3 London Plan Policy 4A.3 - Sustainable Design and Construction.

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **29th September 2010**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

96 neighbouring properties and interested parties have been consulted and the application has been advertised as affecting the character and appearance of the Ickenham Village Conservation Area. 9 individual responses have been received making the following comments:

1. I cannot understand why they would renovate the building if they intended to demolish it;
2. Do we really want more property built in Ickenham?
3. I feel that the construction work together with that going on at the airbase will cause more congestion;
4. At the moment Long Lane is a nightmare during rush hour and with all the development this will increase greatly;
5. Also they are going to put restricted parking in Swakeleys Road, so parking on the side roads and on Long Lane will increase dramatically;
6. Milton Court is almost an obstacle course with commuters and Ickenham Motors parking vehicles;
7. Ickenham is supposed to be a conservation area so why do these companies keep applying for permission? Surely the Council should stop this;
8. This is an inappropriate development within the Conservation Area;
9. It would be overbearing to adjacent properties;
10. It will lead to additional traffic congestion;
11. The flatted development would be out of character with its surroundings;
12. Undoubtedly trees and wildlife would be harmed;
13. Conservation Areas are hard to establish, once eroded they can never be re-created. By their very nature, tending to have an older character, more spacious, etc, makes them prime targets for developers who have little concern for the area but only for financial gain;
14. Please ensure the amenity area at the rear (if approved) should not be reduced or ever used for extending the building in the future;
15. I object to the loss of perfectly sound homes in favour of eyesores (flats);
16. This particular area of Long Lane is occupied by some characteristic and expensive real estate and the introduction of flats would result in a lowering of standards;
17. The current property and surrounding land are ample for 4-6 bed-house occupied by up to 6 people. The proposal would result in double the headcount, noise, cars, and loss of greenery (garden space);
18. Also the area will also suffer from the additional population once the new homes at West Ruislip Station are occupied;
19. I have concerns about the increased traffic in and out of the site with many cars habitually parked along the length of Long Lane;
20. The application is described as two storey, but in reality it is a three storey development. This contributes to it being a very large building;

21. We do not want any more flats, at the expense of the loss of our lovely big houses, the ones at the top of Swakeleys Road are still on the market;
22. No visitor parking has been provided, therefore they will probably resort to parking in our roads, which are already congested due to the school;
23. We do not want Long Lane to change into another Ducks Hill, where houses are demolished to make way for unaffordable flats;
24. At present we are overlooked by one small frosted window. I hope this situation would not be worsened by the current proposal.

Ickenham Residents Association

We do find the wording of the current application to be confusing, as in our opinion this represents a new application, not merely replacing an extant planning permission.

Our initial comments are that we are not surprised in view of the history of this site and the developers previous applications, refusals and appeals. This current application appears to us to be completely different to the one approved in 2007, BUT extremely similar to the previously submitted drawings (drg. No. 06/2405/105~A dated 14.06.07) before amendments, necessary in order to obtain approval.

We also note the application claims to be for a 2-storey building, whereas this will clearly be a 3-storey building with extensive glazing to the front on the 3rd storey.

We submit these preliminary comments at this time, but will be studying this new application fully and forward our detailed comments/objections in due course, and because of the considerable history on this site, together with changes to legislation in respect of backland development, most likely together with a petition.

English Heritage (GLAAS): The proposals are not considered to have an effect on any significant historic archaeological assets. Therefore I would advise that any requirement for archaeological assessment on this site in respect of this application are waived.

Internal Consultees

CONSERVATION OFFICER:

This site in Ickenham Conservation Area had a previous permission for redevelopment for a building containing seven flats. Internal alterations to the scheme have necessitated amendments to the elevations.

These alterations have been amended to reflect the character and proportions of the elevations approved previously, (Drawing 105G) and are considered acceptable in design terms.

TREES AND LANDSCAPE OFFICER: There are several trees, protected by TPO5 or by virtue of their location in the conservation area, on and close to the site.

Tree and landscape issues relating to this scheme were considered in 2007. The approved scheme retained the majority of the trees. However, since 2007 the group of Birch trees (in Group G4 on TPO 5) close to the northern boundary of the site, which were retained on the approved scheme, have died and been removed.

The group of Birch trees is still shown on the layout drawing (from 2007), which has not been updated to show the current situation. The layout reserves space for replacement trees to be planted.

Subject to the same tree and landscape-related conditions that were imposed on the 2007 planning permission, the application is acceptable in terms of Saved Policy BE38 of the UDP.

Previous recommendation: Subject to conditions TL1, TL2, TL3, TL5, TL6, TL7 and a tree protection method statement (during the demolition and construction periods) condition, the scheme is acceptable and in tree preservation and landscape terms, complies with Saved Policies BE4, BE19, BE20 and BE38 of the adopted UDP.

HIGHWAYS OFFICER:

No comments received, however, it is not considered that the highway issues have not changed since the determination of the previous proposal and as such, they are considered applicable to this application. The previous comments were as follows:

No objections provided the following condition is met:

1. Unobstructed sight lines above a height of 1 metre shall be maintained where possible on both sides of the entrance to the site, for a distance of at least 2.4m in both directions along the back edge of the footway or verge. Any fencing/hedging above 1 metre shall allow drivers to see through it, for the safety of pedestrians walking along the footway.
2. Covered and secured cycling parking shall be included as part of the development. There should be minimum 1 cycle space for each unit.

ENVIRONMENTAL PROTECTION UNIT: I do not wish to recommend any conditions in respect of this application. Should planning permission be granted, please ensure the construction site informative is added in respect of the demolition and construction phases.

DIRECTOR OF EDUCATION: Based on the demolition of 1 x 8-room and the creation of 7 x 4-room private house in Ickenham, we request £7,903.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy BE13 of the Adopted Hillingdon UDP (Saved Policies, September 2007) states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene, and BE19 states the LPA will seek to ensure that new development within residential areas compliments or improves the amenity and character of the area.

The adopted Supplementary Planning Document (SPD): Residential Layouts: Section 3.4 states this type of development must seek to enhance the character of the area. Section 4.10 of the SPD explains careful consideration should be given to the height of new buildings and surrounding building lines.

The proposal site is located within the 'developed area' as identified in the UDP (Saved Policies September 2007) and is located within the Ickenham Conservation Area. Whilst there is no objection in principle to the proposed demolition of the existing house, subject to the proposal satisfying policies within the UDP, it is important to ensure that the redevelopment of the site for residential purposes is compatible with the character and appearance of this area.

Paragraph 3.3 of the SPD Residential Layouts states that the redevelopment of more than 10% of properties on a residential street is unlikely to be acceptable. The proposal would result in 11% of the properties within a 1km of the application site being redeveloped. Whilst this is marginally in excess of the Council's guidelines the proposal would not result

in a cluster of redeveloped sites. In addition, with the exception of the flats immediately to the south of the site, the other redevelopments have been to provide additional houses. It is therefore considered that the character of the surrounding area has not changed sufficiently to justify the refusal of this application. Also members should note that there is an existing permission on the site, which does not expire until December 2010, for its redevelopment for flats.

Since the approval of the previous development on this site additional guidance has been released from central government in relation to backland/garden developments. Key changes in the policy context, since the adoption of the UDP Saved Policies September 2007, includes the adoption of The London Plan (consolidated with alterations since 2004), the Letter to Chief Planning Officers: Development on Garden Land dated 19/01/2010, The London Plan Interim Housing Supplementary Planning Guidance adopted April 2010, and new Planning Policy Statement (PPS) 3: Housing adopted June 2010.

In relation to National Policy the Letter to Chief Planning Officers clarifies that "there is no presumption that previously developed land is necessarily suitable for housing, nor that all of the curtilage should be developed" and commits to move this clarification to a more prominent position within the PPS. It further clarifies that "the main focus of the Government's position therefore is that local authorities are best placed to develop policies and take decisions on the most suitable locations for housing and they can, if appropriate, resist development on existing gardens".

The revised Planning Policy Statement 3: Housing, was published in April 2010 and, as advised in the Letter to Chief Planning Officers, discussed above, clearly clarifies that not all developed land is necessarily suitable for housing, nor that all of the curtilage should be developed. It also makes it clear that well thought out design and layout which integrates with and complements existing buildings and the surrounding local context is a key consideration which needs to be taken into account when assessing proposals for residential development. The London Plan Interim Housing supplementary Planning Guidance, and revised Planning Policy Statement 3 do not introduce additional policy but instead provide clarity on the interpretation of existing policies within the London Plan. Accordingly, it is considered that significant weight should be given to this guidance in determination of the current application.

In general there is no objection to the principle of an intensification of use on existing residential sites, and in this instance, it is considered that the replacement building would be in a similar position to the existing residential property on this site and whilst its footprint would be substantially larger, the new development would still maintain over 1000m² of private 'rear' garden land which would, together with the landscaping proposed to the front, continue to provide adequate green corridors, open areas and private gardens whose openness and vegetation contribute to the local character of the area. It is further considered that the proposal would still provide a layout with comparable plot sizes that would relate well to the local and historical context of the area, which is characterised by the detached properties to the north with relatively large rear gardens. As such the proposal is considered to comply with the intentions of the London Plan Interim Housing SPG and PPS3.

7.02 Density of the proposed development

The site has a PTAL of 2, which is considered to be remote within a suburban context. Taking this into account, the London Plan density guideline is 200-250 habitable rooms per hectare (hr/ha) or 50 to 80 units per hectare (u/ha) as the appropriate capacity for the

site.

The new development would have an approximate density of 147hr/ha. Although this is below the density guidelines advocated by the London Plan, it is considered that a refusal of permission on this ground alone would not be appropriate, given the character of the surrounding area and sensitivity of the site, within the conservation area. As such the proposal is considered to comply with the intentions of Policy 4B.3 of the London Plan.

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

The site is within Ickenham Conservation Area and the Conservation Officer considers that given the site has a previous permission for redevelopment for a building containing seven flats, the alterations to the scheme, from this approval, reflect the character and proportions of the elevations approved previously and are considered acceptable in design terms. As such the proposal is considered to comply with Policy BE4 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

7.04 Airport safeguarding

The site is not within an airport safeguarding area.

7.05 Impact on the green belt

Not applicable to this application

7.06 Environmental Impact

Not applicable to this application

7.07 Impact on the character & appearance of the area

PPS3 reiterates the importance of achieving design which is appropriate to its context stating that "design, which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted. It is clear that new developments should integrate with and complement the neighbouring buildings and local area 'in terms of scale, density, layout and access' and that they should create, or enhance, a 'distinctive character that relates well to the surroundings'.

This application, in terms of design is similar to that approved by extant permission 39319/APP/2007/171 and is the result of a number of internal alterations that have required the minor amendment to the roof form and the alteration to the fenestration details. The main change between this and the earlier approved scheme is the introduction of two additional modest rear facing dormer windows. The front elevation remains unchanged, together with the siting, bulk and overall design of the proposal. As such it is considered that the overall design has been established by this previous scheme and the amendments contained in the present application would respect the overall design of the approved scheme.

It was previously considered that although the proposed building occupied a significantly larger footprint than the existing house, it was designed to look like a large house rather than flats. In addition, the depth of the building was disguised by the stepping back of both side elevations, so that the full depth of the extension would not be apparent from viewpoints along the road frontage. As such, no objection to the size and bulk of the block of flats on the site was raised and in that respect. The current proposal does not differ from the approved scheme in terms of its plot coverage, scale or bulk and thus is not considered to detract from the character and appearance of the surrounding conservation area.

It is therefore considered the overall design of the new building reflects the general character of the area and its design would be considered acceptable, as such, the

proposed development would not result in an incongruous and cramped form of development and therefore the proposal is considered to comply with Policies BE4, BE13 and BE19 of the Adopted Unitary Development Plan (UDP) (Saved Policies September 2007).

7.08 Impact on neighbours

The Council's SPD HDAS: Residential Layouts advises that for two storey buildings adequate distance should be maintained to avoid overdominance. The proposal would comply with this advice with a distance of 36m retained to the rear boundary.

With regard to the effect on the properties to either side of the site, whilst the building would project beyond the rear wall of No.64 and the blocks of flats Nos.35-45 Pepys Close respectively, it would not conflict with a 45 degree line of sight taken from the back walls of these properties and due to the set-ins that have been provided the building would be situated 10.5m from the flank elevation of No.64 and 13.3m from Nos.35-45 Pepys Close. The building would be located further from Nos.35-45 Pepys Close than the existing house. Whilst the building would be sited approximately 3.2m closer to No.64 it is considered that the degree of separation maintained would be sufficient to ensure that the proposal would not give rise to an overdominant form of development or overshadowing/loss of light sufficient to justify the refusal of this application. The proposal would therefore comply with Policies BE20 and BE21 of the UDP (Saved Policies September 2007).

With regard to privacy issues, the side facing kitchen windows in the ground and first floor flank elevation and the rooflights which would face Nos.35-45, would all be 1.8m above finished floor level to the proposed cill. The 1 bathroom window in the flank elevation facing Nos. 35-45 and the 2 facing towards No.64 Long Lane are conditioned to be obscure glazed and fixed shut below 1.8m. The proposed rear balcony to both the living room of the first floor flat and the flat in the roofspace would be screened by the proposed flank walls and roof slopes. The windows in the rear elevation would be located a minimum distance of 57m from the private garden area of properties on Pepys Close. As such, the proposal would not result in additional loss of privacy to justify refusal and the proposal would comply with Policy BE24 of the UDP (Saved Policies September 2007).

7.09 Living conditions for future occupiers

Each unit would have its own independent means of access and its own kitchen and sanitary facilities. The Council's SPD Residential Layouts requires that 63m² internal floor area should be provided for two bedroom flats. In this case, proposed dwelling units would all exceed this and therefore the proposal is considered to provide satisfactory indoor living space for future occupiers.

This Council's SPD Residential Layouts states that for two bedroom flats a minimum of 25m² of private amenity space should be provided. A minimum area of 175m² should therefore be provided. In this case, the communal garden area would be approximately 1164m². The amount of amenity space provided would therefore exceed the Council's minimum standards.

It is therefore considered that the proposal would provide satisfactory internal and external living conditions for future occupiers of the building. The proposal is therefore considered to comply with Policy BE23 of the UDP (Saved Policies September 2007) and the Council's SPD Residential Layouts.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The Inspector, in relation to previous applications in 2004 and 2005 (which would have created greater amounts of traffic), did not consider that they would have given rise to any

unacceptable traffic difficulties or risk to highway safety. Given this conclusion and the fact that the current proposal is a reduction in the number of units proposed from the 2004 and 2005 schemes, it is not considered that the proposed development would give rise to additional congestion sufficient to justify the refusal of the application. Long Lane is on a bus route, with Ickenham Underground Station a short walk away and it is considered that the development provides a sufficient amount of parking. The Highways Engineer considers that the development meets the Council's adopted parking standards and raises no objection to the proposal subject to conditions requiring sight lines to be maintained and the provision of a bike store. Details of the siting of the a cycle and bin storage areas and their appearance have been considered. As such, the proposal is considered to comply with Policies AM7(ii) and AM14 of the UDP Saved Policies (September 2007).

7.11 Urban design, access and security

The proposed boundary treatment and landscaping, are sufficient to prevent the development from having an adverse impact on the security and safety of adjacent residential properties.

7.12 Disabled access

Access to the flats would be provided via a level threshold and a lift would be provided to all floors. It is therefore recommended that a condition is applied requiring the development should be constructed to Lifetime Homes Standards. As such, the proposal is considered to comply with the intensions of Policy 3A.4 and 3A.5 of the London Plan and the Council's Accessible Hillingdon SPD.

7.13 Provision of affordable & special needs housing

The proposal does not meet the threshold to require the provision of this type of housing.

7.14 Trees, Landscaping and Ecology

The Council's Tree/Landscape Officer has not raised objection to the proposal subject to conditions and these conditions are recommended as part of any permission granted.

7.15 Sustainable waste management

Section 4.40 - 4.41 of the SPD: Residential layouts deals with waste management and specifies bin stores should be provided for, and wheelie bin stores should not be further than 9m from the edge of the highway. The proposed layout plan shows the siting of a bin and recycling stores and should a permission be issued it is recommended a condition is applied to require the submission of details together with its implementation to be agreed before the development is commenced.

7.16 Renewable energy / Sustainability

Should this application be approved, conditions are recommended which would require that the hardsurfacing shall be constructed using a porous surface. In addition a condition is also recommended that the development meets code 4 of the Code for Sustainable Homes.

7.17 Flooding or Drainage Issues

There are no specific flooding or drainage issues associated with this application. A condition has been attached, requiring sustainable Urban Drainage (SUDS) measures.

7.18 Noise or Air Quality Issues

Not applicable to this application

7.19 Comments on Public Consultations

Points 1, 2, 13, and 16, are not a material planning considerations, with regard to point 3, it is inevitable that there would be some disruption during any building works and these issues are primarily dealt with under other legislation, however a construction management condition is recommended. The remaining points are addressed in the main report.

7.20 Planning Obligations

Policy R17 of the saved UDP is concerned with securing planning obligations to supplement the provision of recreation open space, facilities to support arts, cultural and entertainment activities, and other community, social and education facilities through planning obligations in conjunction with other development proposals. These UDP policies are supported by more specific supplementary planning guidance.

Education services advise that a contribution of £7,903 is considered appropriate in order to cater for the increased demand placed on existing nursery (£2,172), primary (£3,895), secondary (£663) and post 16 (£1,173) school places by the proposed development.

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

It is considered that the overall layout, density and design would result in a form of development which would harmonise with the surrounding area and would not be detrimental to the character and appearance of the Ickenham Village Conservation Area.

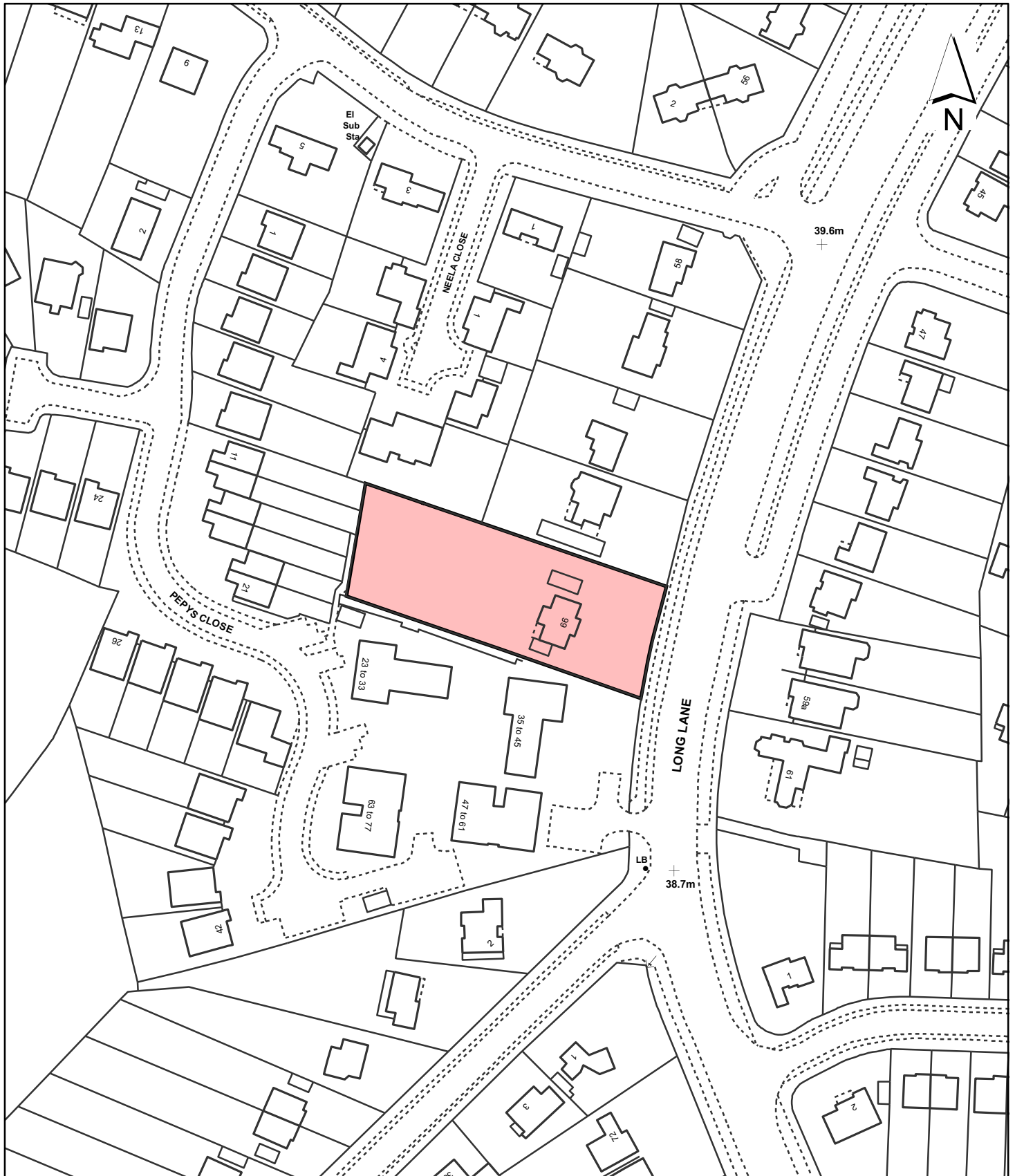
The proposal would not detract from the amenities of adjoining occupiers and would provide a satisfactory standard of accommodation for future occupiers. This application is therefore recommended for approval.

11. Reference Documents


Hillingdon Unitary Development Plan Saved Polices September 2007
HDAS: Residential Layouts
HDAS: Accessible Hillingdon
The London Plan (2008)
Planning Policy Statement 3 (Housing)
Consultee and Neighbour responses

Contact Officer: Catherine Hems

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**66 Long Lane
Ickenham**

Planning Application Ref:

39319/APP/2010/1601

Planning Committee

North

Scale

1:1,250

Date

**September
2010**

**LONDON BOROUGH
OF HILLINGDON**

**Planning, Environment
& Community Services**

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