

Report of the Corporate Director of Planning & Community Services

Address RAF EASTCOTE LIME GROVE RUISLIP

Development: Amendments to reserved matters approval refs: 10189/APP/2007/3046 and 10189/APP/2007/2463 dated 31/03/2008 involving: rearrangement of plots 100-116, removal of access path between plots 102 and 103, provision of real access to plots 101 and 102 and substitution between plots 103 and 258 of a 4 bed wheel chair unit and 4 bed life time home unit.

LBH Ref Nos: 10189/APP/2009/621

Drawing Nos: 5585/WIM-WL/501 REV. A
5585/WIM-WL/502
5585/WIM-WL/503
5585/WIM-WL/3BWC/E2 REV. B
5585/WIM-WL/3BH/PI REV. A
5585/WIM-WL/4BH/P1 REV. E
5585/WIM-WL/4BWC/E1 REV. A
5585/WIM-WL/4BWC/P1 REV. F
5585/WIM-WL/4BH/E2
5585/WIM-WL/3BWC/P1 REV.E
5585/WIM-WL/5BH/P1 REV.C
5585/WIM-WL/4BH/E1
5585/WIM-WL/3BH/E1
5585/WIM-WL/3BWC/E1 REV.B
5585/WIM-WL/5BH/E1 REV.C
5585/WIM-WL/5BH/E2 REV. E

Date Plans Received: 25/03/2009 **Date(s) of Amendment(s):** 07/04/2009
Date Application Valid: 25/03/2009

1. SUMMARY

This application seeks variations to the layout and design of two alternative reserved matters schemes approved on 31 March 2008, for residential development at the former RAF Eastcote site. The amendments relate primarily to plots 100-116 at the eastern end of the site and would allow for the rectification of breaches of planning control arising from the incorrect siting of these plots, compared with the approved layouts.

The main changes involve the rearrangement of plots 100-116, which includes widened car ports on plots 103, 107, 108, 113, 114 and 116, together with associated minor re-siting of adjoining units within this terrace, the removal of the access path located between plots 102 and 103, the swapping on plot 103 of a 4 bedroom wheelchair compliant house type, with a narrower standard 4 bedroom house, elsewhere on the site. This would allow plots 100-102 to remain sited in accordance with the approved layouts.

It is considered that in terms of design and layout, the revisions to the approved schemes are relatively minor, would respect the character of the surrounding area and would not detract from the character of the development.

It is also considered that the revised siting of these plots would not have an adverse impact on the amenities of surrounding residents in terms of loss of privacy, outlook, daylight or sunlight. The external amenity areas of these plots would generally comply with the Supplementary Planning Document (SPD) minimum amenity space requirements and are considered sufficient to meet the needs of future occupiers. Approval is therefore recommended.

2. RECOMMENDATION

APPROVAL subject to the following:

1 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 have been submitted to and approved in writing by the Local Planning Authority.

Such details shall include:

- * balcony railings,
- * roof details,
- * porches,
- * fenestration types and doors comprehensive colour schemes for all built details.

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).

2 NONSC Non Standard Condition

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 achieve the 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Advisor (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 excising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, and to reflect the guidance contained in PPS1 and the Council's SPG on Community Safety By Design.

3 NONSC Non Standard Condition

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

Reason

So that the Local Planning Authority can ensure that any such development would not result in a significant loss of residential amenity in accordance with policy BE21 of the

4 NONSC Non Standard Condition

No development shall take place until details of the height, position, design and materials of any chimney or extraction vent or flue to be provided in connection with the Bio Mass boilers have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out until the vent/flue or chimney has been installed in accordance with the approved details. Thereafter it shall be permanently retained and maintained in good working order for so long as the use continues.

Reason

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

5 NONSC Non Standard Condition

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

Reason

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

6 NONSC Non Standard Condition

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

Reason

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

7 DIS2 Access to Buildings for People with Disabilities

Development shall not commence until details of access to building entrances (to include ramped/level approaches, signposting, types and dimensions of door width and lobby openings) to meet the needs of people with disabilities have been submitted to and approved in writing by the Local Planning Authority. The approved facilities should be provided prior to the occupation of the development and shall be permanently retained thereafter.

REASON

To ensure that people with disabilities have adequate access to the development in accordance with Policy/ies AM13/R16 [refer to the relevant policy/ies] of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan Policies (February 2008) Policies 3A.13, 3A.17 and 4B.5.

8 DIS3 Parking for Wheelchair Disabled People

Development shall not commence until details of parking provision for wheelchair disabled people, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until all the approved details have been implemented and thereafter these facilities shall be permanently retained.

REASON

To ensure that people in wheelchairs are provided with adequate car parking and convenient access to building entrances in accordance with Policy AM5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

Note: wheelchair users are not the only category of people who require a 'disabled' parking space. A Blue Badge parking space can also be used by people who have a mobility impairment (full-time wheelchair users account for only a small percentage of this category) including elderly people, visually impaired people having a sighted driver, children having bulky equipment such as oxygen cylinders that have to be transported with them, etc.

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

BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments
AM7	Consideration of traffic generated by proposed developments.

AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
HDAS	Accessible Hillingdon Residential Layouts Community Safety by Design

3. CONSIDERATIONS

3.1 Site and Locality

The former RAF Eastcote site is 7.7 hectares in area and is dissected into a northern and southern area by an existing public footpath. An internal private road links the northern and southern areas. The northern portion is 4.2 hectares and was last used as a US Navy facility. The land in this area is undulating, and becomes lower towards the north western boundaries. The southern portion of the site is 3.5 hectares, is generally flat, and formerly comprised a number of vacant buildings, previously used by the Ministry of Defence, which have now been demolished. Prior to demolition, the total floor space for the entire site was approximately 28,000sqm of which 22,500m² was administration space and 5,500m² barracks (for 200 personnel). These buildings were generally of poor quality and added little in terms of architectural value to the local vernacular.

The site has three vehicular access points, two from Eastcote Road and one leading from Lime Grove. The Lime Grove access also provides a pedestrian route via footways along both sides of the driveway. The MoD closed the two accesses from Eastcote Road some years ago due to safety concerns. The site formerly had 246 marked parking spaces and 169 unmarked parking spaces.

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

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

The current application seeks changes to two areas of the larger site namely:

- (i) The eastern end of the southern site, 0.48 hectares in extent, comprising plots 100-116, bounded by rear gardens of properties in The Sigers to the east and Farthings Close to the north and
- (ii) Plots 257 and 258, located centrally within the northern site, approximately 0.05 hectares in extent.

3.2 Proposed Scheme

Planning permission is sought for minor modifications to the two alternative reserved matters schemes (refs: 10189/APP/2007/2463 and 10189/APP/2007/3046), approved on 31/3/2008 for residential development at the former RAF Eastcote site. This application seeks to regularise the siting of plots 100-116, which have not been sited in accordance with the approved schemes, due to an error by the applicant's architects, who at planning stage, designed the disabled-sized car ports 0.3 metres too narrow for the disabled residents to use. In correcting this error, the length of the terrace was increased to compensate, resulting in incorrectly moving the end house further north by approximately 2 metres.

Following a meeting between Officers and the developers, it was determined that plot 100 should revert to the location shown on the approved planning layouts. This is achievable by the substitution of the 4 bedroom wheelchair unit on plot 103 with the 4 bedroom unit on plot 258 which only requires a standard sized car port. This substitution, together with the removal of the 1 metre break between plots 102 and 103, creates the space required for the additional width to the 5 disabled car ports to this terrace, whilst at the same time maintaining the overall siting of the terrace in accordance with the approved schemes.

The revisions to the approved development are summarised as follows:

- * The rearrangements of plots 100-116, which includes widened car ports on plots 103, 107, 108, 113, 114 and 116, together with associated minor re-siting of adjoining units within this terrace. However, plots 100-102 will remain sited in accordance with the approved layout.

- * The removal of the access path located between plots 102 and 103 and its relocation to the north of plot 100, for the provision of rear access to the gardens of plots 101 and 102.

- * The substitution of plot 103, a 4 bedroom Wheelchair compliant house type, with a 4 bedroom house to Lifetime Homes standards. As a consequence, the 4 bedroom house on plot 258 will be replaced with a 4 bedroom wheelchair design. A slight re-siting of plot 257 will be necessary to create the space required for a disabled-sized car port to plot 258.

3.3 Relevant Planning History

10189/APP/2004/1781 Raf Eastcote Lime Grove Ruislip

REDEVELOPMENT FOR RESIDENTIAL PURPOSES AT A DENSITY OF UP TO 50 DWELLINGS PER HECTARE, INCLUDING AFFORDABLE HOUSING, LIVE-WORK UNITS, A COMMUNITY FACILITY AND OPEN SPACE (OUTLINE APPLICATION)

Decision: 06-03-2006 Approved

10189/APP/2006/2989 Raf Eastcote Lime Grove Ruislip

Partial discharge of conditions 16, 23, and 25 relating to site demolition management plan, site survey plan and tree protection measures of outline planning permission ref:10189/APP/2004/1781 dated 9/3/2006 'redevelopment for residential purposes at a density of up to 50 dwellings per hectare, including affordable housing, live work units, a community facility and open space'.

Decision: 12-03-2007 Approved

10189/APP/2007/2463 Raf Eastcote Lime Grove Ruislip

RESERVED MATTERS (DETAILS OF SITING, DESIGN, EXTERNAL APPEARANCE AND LANDSCAPING) FOR ERECTION OF 385 RESIDENTIAL UNITS IN COMPLIANCE WITH

CONDITION 2 TOGETHER WITH DETAILS OF RESIDENTIAL DENSITY, COMMUNITY FACIL SUSTAINABILITY AND ENERGY ASSESSMENT, REFUSE AND RECYCLING STORAGE, SIT SURVEY PLAN, LANDSCAPING, FLOOD RISK ASSESSMENT, SURFACE WATER SOURCE CONTROL MEASURES AND ACCESS STATEMENT IN COMPLIANCE WITH CONDITIONS 7, 11, 14, 19, 20, 21, 23, 26, 33, 34 & 37 OF OUTLINE PLANNING PERMISSION REF: 10189/APP/2007/3383 DATED 21/02/08 'REDEVELOPMENT OF SITE FOR RESIDENTIAL PURPOSES, COMMUNITY FACILITIES, OPEN SPACE AND ASSOCIATED PARKING AND LANDSCAPING'

Decision: 31-03-2008 Approved

10189/APP/2007/2954 Raf Eastcote Lime Grove Ruislip

PROPOSED NEW ACCESS ROAD FROM EASTCOTE ROAD TO THE BOUNDARY OF R.A.F EASTCOTE TO FACILITATE THE REDEVELOPMENT OF R.A.F EASTCOTE FOR RESIDENTIAL PURPOSES

Decision: 21-02-2008 Approved

10189/APP/2007/3046 Raf Eastcote Lime Grove Ruislip

RESERVED MATTERS (DETAILS OF SITING, DESIGN, EXTERNAL APPEARANCE AND LANDSCAPING) FOR ERECTION OF 385 RESIDENTIAL UNITS IN COMPLIANCE WITH CONDITION 2 TOGETHER WITH DETAILS OF RESIDENTIAL DENSITY, COMMUNITY FACIL SUSTAINABILITY AND ENERGY ASSESSMENT, REFUSE AND RECYCLING STORAGE, SIT SURVEY PLAN, LANDSCAPING, FLOOD RISK ASSESSMENT, SURFACE WATER CONTROL MEASURES AND ACCESS STATEMENT IN COMPLIANCE WITH CONDITIONS 7, 11, 14, 19, 20, 21, 23, 26, 33, 34 & 37 OF OUTLINE PLANNING PERMISSION REF: 10189/APP/2007/3383 DATED 21/02/08 'REDEVELOPMENT OF SITE FOR RESIDENTIAL PURPOSES, COMMUNITY FACILITIES, OPEN SPACE AND ASSOCIATED PARKING AND LANDSCAPING'

Decision: 31-03-2008 Approved

10189/APP/2007/3383 Raf Eastcote Lime Grove Ruislip

VARIATION OF CONDITION 40 (TO REMOVE THE REQUIREMENT FOR TRAFFIC SIGNALS ON EASTCOTE ROAD AND ON THE INTERSECTION OF EASTCOTE ROAD AND FORE STREET) OF OUTLINE PLANNING PERMISSION REF:10189/APP/2004/1781 DATED 09/03/2006 'REDEVELOPMENT FOR RESIDENTIAL PURPOSES AT A DENSITY OF UP TO 5 DWELLINGS PER HECTARE, INCLUDING AFFORDABLE HOUSING, LIVE-WORK UNITS, A COMMUNITY FACILITY AND OPEN SPACE '

Decision: 21-02-2008 Approved

10189/APP/2008/2800 Raf Eastcote Lime Grove Ruislip

Details of a Licence under Regulation 44 (1) of the Conservation (Natural Habitats & C.) Regulations 1994 (as amended) in respect of Great Crested Newts in compliance with conditions 2 of reserved matters approvals refs.10189/APP/2007/2463 and 10189/APP/2007/3046 dated 31/03/2008 and condition 18 of planning permission ref.10189/APP/ 2007/2954 dated 03/03/2008

Decision: 03-10-2008 Approved

10189/APP/2009/147 Land Off Eastcote Road High Road Eastcote

Construction of a temporary single storey building to act as a sales centre associated with the residential development of the former RAF Eastcote site. Access via an existing crossover, parking to be provided on a parking area granted as part of planning permission ref.10189/APP/2007/3046 - Temporary permission sought for up to 5 years. (Retrospective application).

Decision: 14-04-2009 Approved

10189/APP/2009/633 Raf Eastcote Lime Grove Ruislip

Details in compliance with conditions 2 (reserved matters landscape), 23ii (trees to be retained or removed, construction phase), 23v (tree protection), 24 (removal of retained trees), 25 (tree protection fencing) 26, (landscaping scheme), Section 299a- Schedule 8 of planning permission ref.10189/APP/2007/3383 dated: 21/02/2008 Variation of condition 40 (to remove the requirement for traffic signals on Eastcote road and on the intersection of Eastcote road and fore street) of outline planning permission ref:10189/app/2004/1781 dated 09/03/2006 'redevelopment for residential purposes at a density of up to 50 dwellings per hectare, including affordable housing, live-work units, a community facility and open space

Decision:

10189/PRE/2007/11 Raf Eastcote Lime Grove Ruislip

T P PRE - CORRES: HIGHWAY WORKS

Decision:

Comment on Relevant Planning History

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

On 21st February 2008 four separate applications were considered by the North Planning Committee.

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

Application ref: 10189/APP/2007/3383 was a section 73 application which varied condition 40 of the outline planning permission, to remove the requirement for traffic signals on Eastcote Road and on the intersection of Eastcote Road and Fore Street, as the signals will no longer be necessary, if an alternative access (Highgrove) goes ahead. The varied condition will require the developers to provide a traffic light controlled access, as per the original outline planning permission, or such alternative access as the Local Planning Authority shall approve in writing. The condition will then allow the developers to commence construction on the southern part of the site whilst they resolve the technical issues

concerning the alternative access. This new outline application was approved on 21st February 2008.

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

Two alternative reserved matters schemes for the siting, design, external appearance and landscaping for residential development, pursuant to discharge of condition 3 of outline planning permission ref: 10189/APP/2004/1781 dated 09/03/2006 (later amended to refer to the new outline planning permission ref: 10189/APP/2007/3383 dated 21/02/2008) were approved on 31 March 2008.

Whereas application 10189/APP/2007/2463 incorporates the access points approved at outline stage from Eastcote Road and Lime Grove, application 10189/APP/2007/3046 will utilise an alternative access from Eastcote Road which will also service Highgrove House.

In addition, details pursuant to the discharge of various outline planning conditions; namely residential density, community facility, sustainability and energy assessment, refuse and recycling storage, site survey plan, landscaping, and access statements, tree protection supervision and tree protection measures, wheelchair units and lifetime homes, a wildlife area, flood risk assessment, boundary treatments, details of licences for the translocation of Great Crested Newts have also been approved.

Six applications to vary the layout, design and landscaping of the alternative access scheme approved under reserved matters consent ref:10189/APP/2007/3046, to allow for the provision of optional conservatories to plots 84, 92, 126-128, 130, 181, 182, 195-198, 229 and 300 were approved in November 2008.

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:

- | | |
|------|---|
| BE20 | Daylight and sunlight considerations. |
| BE21 | Siting, bulk and proximity of new buildings/extensions. |
| BE23 | Requires the provision of adequate amenity space. |
| BE24 | Requires new development to ensure adequate levels of privacy to neighbours. |
| BE38 | Retention of topographical and landscape features and provision of new planting and landscaping in development proposals. |
| OE1 | Protection of the character and amenities of surrounding properties and the local area |

OE5	Siting of noise-sensitive developments
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
HDAS	Accessible Hillingdon Residential Layouts Community Safety by Design

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **13th May 2009**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

The application has been advertised under Article 8 of the Town and Country Planning General Development Procedure Order 1995 as a Major Development. A total of 28 surrounding property owners/occupiers have been consulted. One letter making representations has been received stating no objection to the revised plans.

Eastcote Residents Association - No response received.

Internal Consultees

URBAN DESIGN OFFICER

The proposed amendments to the previous approved scheme are considered not to have any detrimental impact on the quality of the public realm, the usability of the development or the visual qualities of the area, as the changes are minor. The proposed removal of the path between plots 102 and 103 would create a more coherent approach, a stronger sense of place and a reinforced edge towards the Eastern boundary of the site. Given the varied building line and the staggered approach of these terraced buildings as a whole, the proposed terrace of 7 houses is considered fully appropriate in terms of scale and length. Consequently there are no objections to the proposed amendments from an urban design point of view.

TREES AND LANDSCAPE OFFICER

The amended layout makes provision for the retention of the existing tree (as per the approved scheme) and reserves space for the planting of trees close to the public footpath as part of a comprehensive landscaping scheme for the site, and is therefore acceptable in terms of saved policy BE38 of the UDP.

The related matter of the planting of trees is addressed in the separate (details) application (ref: 10189/APP/2009/633).

ACCESS OFFICER

No comments to with regard to the rearrangement of the plots.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of residential development on this site has already been established by virtue of the outline planning permission. The general layout, design and landscaping of the development has been established by virtue of the reserved matters approvals.

It is considered that this application to vary the reserved matters approvals, would have only limited local impact on the immediate environment and would not raise fundamental issues in relation to density, housing mix, highway matters, parking, flooding and contamination, ecology, energy efficiency and waste disposal, archaeology, affordable housing or planning obligations. As such, no objections are raised in principle to the proposed amendments.

7.02 Density of the proposed development

No changes to the density of the proposed residential development are sought. The density, in terms of the total number of units and habitable rooms will remain the same as the reserved matters approvals.

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

There are no archaeological or heritage issues associated with the changes sought to the approved reserved matters schemes.

7.04 Airport safeguarding

There are no airport safeguarding implications associated with this application.

7.05 Impact on the green belt

The site does not fall within, or is adjacent to the Green Belt.

7.06 Environmental Impact

There are no environmental implications linked to this application.

7.07 Impact on the character & appearance of the area

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

Plots 103, 107, 108, 113, 114 and 116 are all designed as full wheelchair compliant homes, which have attached car ports with accommodation at first floor level. The 3 and 4 bedroom wheelchair units are required to have car ports 300mm wider than on the consented schemes, in order to provide adequate usable access space.

The foundations of the above mentioned plots have been constructed on-site, incorporating the wider car ports, with the result that the flank wall of plot 100 is 1.8 metres closer to the northern boundary than the approved schemes.

The current application seeks minor amendments to the widths of the 3 and 4 bedroom houses to plots 107, 108, 113, 114 and 116, together with the minor revised location of plots 104-106, 109-112 and 115, which would result from the increased width to the disabled standard carports. In order to ensure that the northern end of the terrace (plots 100-102) can be rebuilt in the location already approved, the 4 bedroom wheelchair house and the 4 bedroom house on plots 103 and 258 will be swapped, whilst the 1 metre gap between plots 102 and 103 would be lost.

In terms of layout and design, plots 100-116 comprise short terraces of 2½ storey dwellings of varying elevational designs and materials. Their respective frontages face into the site, with access served by a home zone, incorporating a circulation route, on street parking, driveways and small open plan frontages. The front elevations exhibit a high degree of articulation, created by the different footprints and the attached car ports, which are set back from the front building line of the respective dwelling houses. The rear elevations are generally uniform, with each terrace staggered slightly, to reflect the angled eastern boundary.

It is considered that the incremental widening of the car ports and removal of a one metre gap in the terracing would have a negligible impact when viewed from the street and that the overall appearance of the streetscape of plots 100-116 would remain largely unchanged.

The Urban Design Officer considers that the removal of the path between plots 102 and 103 would create a more coherent approach, a stronger sense of place and a reinforced edge towards the eastern boundary of the site. Given the varied building line and the staggered approach of these terraced buildings as a whole, the proposed terrace of 8 houses is considered appropriate in terms of scale and length.

Given the minor nature of the modifications sought, the proposed amendments to the previous approved scheme are considered not to have any detrimental impact on the quality of the public realm, the usability of the development or the visual qualities of the area, in compliance with Policies BE13 and BE19 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.08 Impact on neighbours

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

Plot 257 is centrally located within the development and it is considered that the change in house type to this plot would not have an adverse impact on the amenities of surrounding residents. The garden depths and separating distances from surrounding plots 259-261 and 225-235 remain unchanged.

Similarly, the respective terraces comprising plots 100-116 remain unchanged from the consented schemes in terms of distances from the northern boundary with properties in Farthings Close and the eastern boundary with properties in The Sigers. As such, it is not considered that the proposed revisions would result in unacceptable impacts on surrounding residents in terms of loss of light, overlooking or overdominance, in compliance with Policies BE 20,, BE21, and BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.09 Living conditions for future occupiers

All of the units would continue to benefit from an acceptable level of privacy, outlook and

light. Amenity space, provided in the form of individual gardens, will continue to meet the Council's amenity space standards as set out in the SPD HDAS: Residential Layouts.

There will be no impact with regard to mobility through the site. Alternative access to the rear gardens of plots 100-102 will be provided, while access to the rear garden of plot 103 could be achieved other than through a habitable room.

Overall, it is considered that the proposed development would provide good living conditions for all of the proposed units in accordance with Policies BE20, BE23, BE24, OE1 and O5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), HDAS: Residential Layouts and the provisions of the London Plan.

7.10 Traffic impact, car/cycle parking, pedestrian safety

There will be no impact on the approved scheme with regard to mobility through the site and no changes are proposed to the number of parking spaces approved under the consented reserved matters schemes.

The revised scheme ensures that parking for wheelchair dwellings are fully compliant with relevant guidance.

It is considered that adequate vehicular access to the site and parking provision can be provided, in compliance with Policies AM7, AM14 and AM15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.11 Urban design, access and security

There will be no change to the overall mix of units. The revised schemes will provide an identical mix of dwelling types to that approved under the reserved matters consents. This has been achieved by the exchange of house types between plots 103 and 258. Issues relating to design and access are dealt with elsewhere in the report.

7.12 Disabled access

All design elements to the wheelchair units, including layout and elevations remain unchanged to that consented under the previous approvals.

7.13 Provision of affordable & special needs housing

There will be no net loss in the provision of fully wheelchair accessible units. The access officer has raised no objections to the location of the 4 bedroom wheelchair unit elsewhere on the site.

The car ports to respective properties have been widened by 300mm to achieve standards set out in the Wheelchair Housing Design Guide, which outlines standards required to meet affordable housing in accordance with the Housing Corporation, given that all the plots are to be offered as affordable housing.

The wheelchair unit designs also has accommodation at first floor level, over the car port. This accommodation has been widened as a consequence of the car port design change. All other design elements to the wheelchair unit, remain unchanged to that consented under the previous approvals.

7.14 Trees, Landscaping and Ecology

The proposed landscape scheme for the site is based on the retention of important boundary screens and individual trees and new tree and native hedge planting, to reinforce

existing boundary vegetation along the public right of way boundary along the northern boundary.

The approved layouts allow for the widening of the footpath route and corridor, retention of existing boundary trees and additional shrub planting.

The amended layout makes provision for the retention of the existing tree in the rear garden of plot 102 as per the approved schemes and reserves space for the planting of trees close to the public footpath as part of a comprehensive landscaping scheme for the site. The details of new and replacement planting along the boundary with the public footpath is to be addressed under a separate details application (ref: 10189/APP/2009/633), which is currently under consideration.

Conditions relating to tree protection and landscape maintenance are covered by separate conditions imposed at outline stage.

The Trees and Landscape officer raises no objections and the revised scheme is therefore considered acceptable in terms of saved policy BE38 of the UDP.

7.15 Sustainable waste management

There are no sustainable waste management issues associated with the proposed modifications to the approved schemes.

7.16 Renewable energy / Sustainability

There are no renewable energy or sustainability issues associated with the proposed modifications to the approved schemes.

7.17 Flooding or Drainage Issues

There are no drainage or flooding issues relating to this application.

7.18 Noise or Air Quality Issues

There are no noise or air quality issues related to this application.

7.19 Comments on Public Consultations

None

7.20 Planning Obligations

This application seeks only minor modifications to reserved matters approvals relating to siting, design, external appearance and landscaping. As such there are no implications in terms of planning obligations originally completed under the outline planning approval.

7.21 Expediency of enforcement action

It is considered that the implementation of the current scheme would satisfactorily address the identified breach of planning control.

7.22 Other Issues

There are no other planning issues relating to this application.

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

As there are no S106 or enforcement issues involved, the recommendations have no financial implications for the Planning Committee or the Council. The officer recommendations are based upon planning considerations only and therefore, if agreed by the Planning Committee, they should reduce the risk of a successful challenge being made at a later stage. Hence, adopting the recommendations will reduce the possibility of unbudgeted calls upon the Council's financial resources, and the associated financial risk to the Council.

10. CONCLUSION

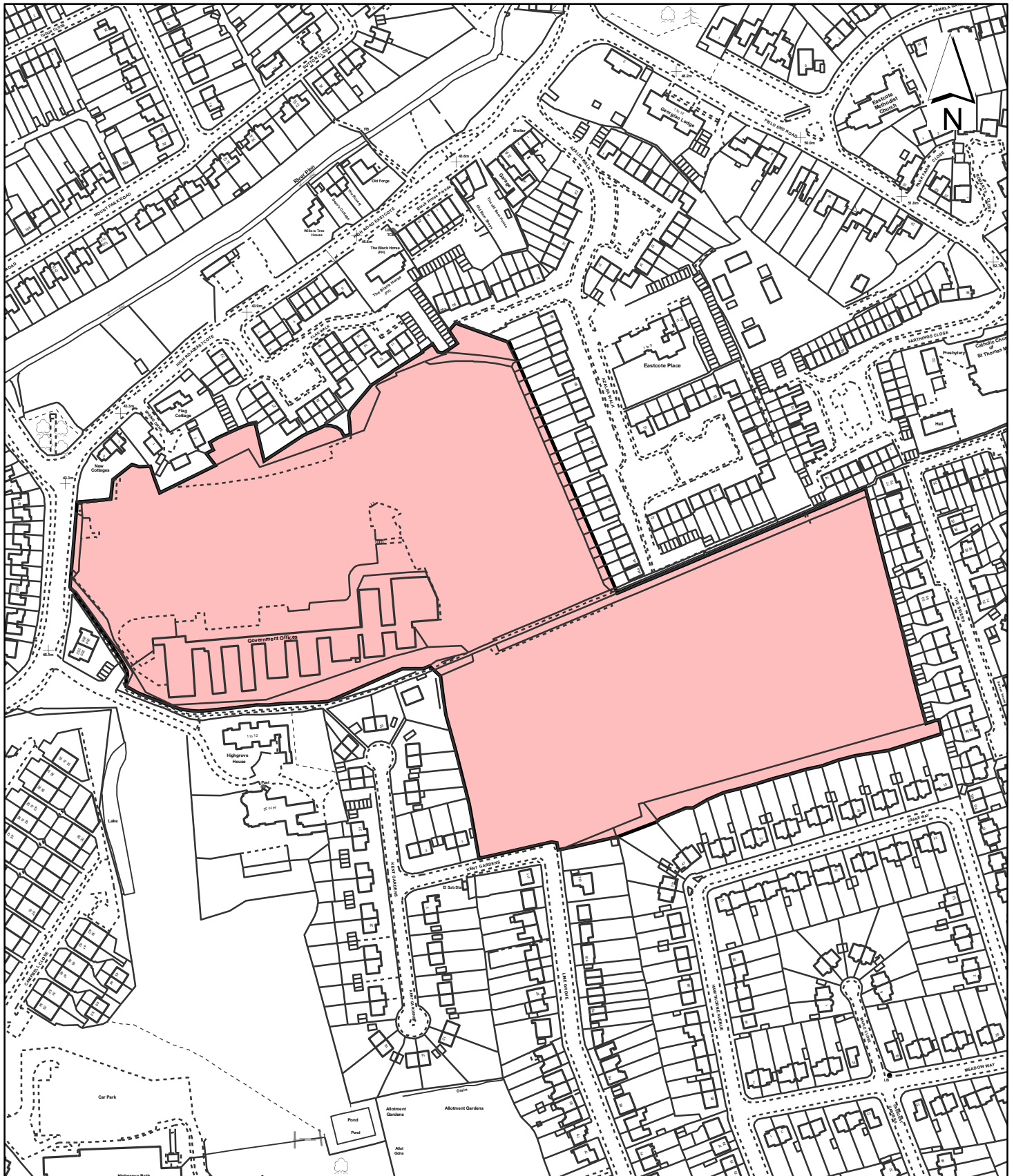
The proposed amendments to the previous approved schemes are considered not to have any detrimental impact on the quality of the public realm, the usability of the development or the visual qualities of the surrounding area, while creating good environmental conditions for future occupiers. The development should not result in unacceptable impacts on the amenities of neighbouring properties. Subject to the conditions originally imposed on reserved matters approvals refs: 10189/APP/ 2007/2463 and 10189/APP/ 2007/3046, in so far as the same are still subsisting and capable of taking effect, the applications are recommended for approval.

11. Reference Documents


- (a) London Plan
- (b) Planning Policy Statement 3 - Housing
- (c) Hillingdon Unitary Development Plan Saved Policies (September 2007)
- (d) Supplementary Planning Document - Accessible Hillingdon
- (e) Supplementary Planning Document - Residential Layouts
- (f) Supplementary Planning Guidance - Community Safety by Design
- (g) Supplementary Planning Guidance - Community Safety by Design

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Notes

 Site boundary

For identification purposes only.

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Site Address

**RAF Eastcote
Lime Grove
Eastcote**

Planning Application Ref:
10189/APP/2009/621

Planning Committee
North

Scale
1:3,000

Date
June 2009

**LONDON BOROUGH
OF HILLINGDON
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