

Report of the Corporate Director of Planning & Community Services

Address LAND AT 1-10 LEES AVENUE NORTHWOOD

Development: Block of 6 two storey, three-bedroom terraced houses and a two-bedroom detached bungalow with associated parking and vehicular crossovers, involving the demolition of existing 10 attached bungalows).

LBH Ref Nos: 63316/APP/2009/774

Drawing Nos: 04063/151B
04063/163C
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Design and Access Statement
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Date Plans Received:	16/04/2009	Date(s) of Amendment(s):	16/04/2009
Date Application Valid:	11/05/2009		11/05/2009
			11/06/2009

1. SUMMARY

This application seeks permission to demolish 10 attached bungalow units and erect a

two storey terrace, comprising 6 three-bedroom units and a detached two-storey bungalow.

The proposal would replace the existing poor accommodation on site that is coming to the end of its useful life. Although the scheme represents a net loss of units on site, it would result in a net increase in the site's residential density and provide modern family units, including a fully wheelchair accessible bungalow. As such, it is considered that the overall improvement to the accommodation on the site off sets the net loss of units.

The proposal would present an acceptable appearance within the street scene and the amenities of surrounding residential properties would not be adversely affected. Furthermore, the accommodation proposed would satisfy the Council's internal living space and external amenity space standards so as to provide suitable residential accommodation.

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 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 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 BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 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 Manor Cottages and No. 11 Lees Avenue.

REASON

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

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

The first floor side bedroom oriel window on unit 6 facing 6 Manor Cottages shall be glazed with 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).

6 RPD5 Restrictions on Erection of Extensions and Outbuildings

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 dwellinghouse(s), including roof extensions, nor any garage(s), shed(s) or other outbuilding(s) 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 Hillingdon Unitary Development Plan Saved Policies (September 2007).

7 H7 Parking Arrangements (Residential)

The parking areas (including where appropriate, the marking out of parking spaces) including any garages and car ports shown on the approved plans, shall be constructed prior to the occupation of the development and thereafter be permanently retained and used for no other purpose.

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 Saved Policies (September 2007) and Chapter 3C of the London Plan. (February 2008).

8 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),
- Retained historic landscape features and proposals for their restoration where relevant.

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).

9 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).

10 NONSC Non Standard Condition

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 an 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.

11 NONSC Non Standard Condition

The car park hereby approved shall be constructed using a porous surface, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To limit surface water runoff in order to ensure the proposed development does not cause a new surface water flooding problem in accordance with policy OE7 of the Hillingdon Unitary Development Plan.

12 NONSC Non Standard Condition

No contaminated soils or other materials shall be imported to the site. All imported soils for landscaping purposes shall be clean and free of contamination. All imported soils shall be tested for chemical contamination, and the results of this testing shall be submitted and approved by the Local Planning Authority.

Note: The Environmental Protection Unit (EPU) must be consulted for their advice when using this condition.

REASON

To ensure that the occupants of the development are not subject to any risks from soil contamination in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

13 H17 Washing of Construction Vehicles

Provision shall be made within the site to ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway.

REASON

To ensure that the development does not cause danger and inconvenience to users of the adjoining pavement and highway in accordance with Policy AM7 of the Hillingdon Unitary Development Plan.

14 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, and to reflect the guidance contained in Circular 5/94 'Planning Out

INFORMATIVES

1 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.

2 I2 Encroachment

You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.

3 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).

4 I5 Party Walls

The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:

- carry out work to an existing party wall;
- build on the boundary with a neighbouring property;
- in some circumstances, carry out groundworks within 6 metres of an adjoining building.

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning & Community Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

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 or Bank 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 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).

8 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.

9 I47 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).

10 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).

11 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

BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
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.
H3	Loss and replacement of residential accommodation
H4	Mix of housing units
R17	Use of planning obligations to supplement the provision of recreation leisure and community facilities
AM14	New development and car parking standards.
LLP	London Plan (February 2008)
HDAS	'Residential Layouts' and 'Accessible Hillingdon'
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
SPD	Supplementary Planning Document, Planning Obligations, July 2008

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located to the south and east of Lees Avenue, on an inside corner of the road, opposite its junction with Manor Cottages to the north. Lees Avenue is a cul-de-sac, terminating at a garage court at its southern end. The road is accessed from the A404 Rickmansworth/Pinner Road via Chestnut Avenue which passes beneath the Metropolitan Underground line which in this vicinity is raised upon an embankment. The site forms part of the 'developed area' as identified in the UDP saved policies September 2007.

The 0.14 ha site is of an irregular shape and currently comprises 10 attached flat roof bungalows, which have simple elevations. Some of the units are vacant and appear to be unkempt. The site is surrounded by predominantly two storey houses. To the south, separated by a narrow pedestrian footpath, is a two storey terrace fronting Lees Avenue, with houses fronting Chestnut Avenue to the east. To the north are properties fronting Manor Cottages which have steep cat-slide roofs to their front and rear elevations, with first floor accommodation in the roof space. To the west, is a stream, bounded by a dense band of mainly deciduous trees, beyond which are houses fronting Knoll Crescent. The site slopes from the east down to the existing terrace on Lees Avenue, to the west.

3.2 Proposed Scheme

It is proposed to demolish the existing 10 attached bungalows and erect a two storey terrace of 6, 3-bedroom houses and a detached 2-bedroom disabled person bungalow. The proposed terrace would front Lees Avenue to the west of the site, aligning with the adjoining terrace to the south and the detached bungalow would be sited at the northern end of the site.

The terrace would be 36m wide and 9.4m deep. The front elevation of the terrace would align with that of the adjoining terrace and project beyond its rear elevation by 1m. It would have simple elevations, with storm porches to the front with a maximum height of 2.95m and a hipped roof, 5.1m high to eaves level, slightly lower than the eaves height of the adjoining terrace and 6.8m high to the ridge, matching the ridge height of the adjoining terrace. Five of the units would have a parking space in their front gardens, with the sixth space and 6 visitor spaces being provided between the terrace and the proposed bungalow. The terrace would have brickwork on the ground floor, with render above.

The bungalow would be L-shaped, with a frontage width of 10.95m and maximum depth of 11.45m. It would have a hipped roof, with an eaves height of 2.4m to 2.95m high, given the sloping ground, and an average ridge height of 4.65m. It would incorporate a projecting hipped element on the front elevation and a flat roofed open car port on its eastern side elevation.

As part of the application, a Design and Access Statement has been submitted. This describes the site and the surrounding wider context and provides a brief history of the development of the area. It goes on to state that the application properties and all those in Lees Avenue and Manor Cottages are owned by the applicant, the Ruislip Manor Cottage Society which is a not-for-profit organisation set up in the early nineteen hundreds to provide affordable accommodation to those in need in the area with over 200 properties in the Ruislip and Northwood area. The Society has recently developed some flats and bungalows adjacent to its offices at Kings Grange, Brickwall Lane, Ruislip and the elderly residents that historically occupied the Lees Avenue bungalows have gradually been re-housed and only a couple of units are currently occupied. These will be offered alternative accommodation nearby and may be able to move back into the new properties on completion. By re-developing this site, the society aims to improve the quality of accommodation offered to its tenants by replacing the outdated studio bungalows with six much needed three bed family houses with gardens and a two bedroom bungalow.

The assessment goes on to describe the public involvement with local residents and identifies the constraints and opportunities of the site. It goes on to discuss the design principles, density, layout, landscaping, appearance and access of the proposal, stating all units are designed to Lifetime Homes standards, with the bungalow designed to full wheelchair standards.

3.3 Relevant Planning History

Comment on Relevant Planning History

63316/APP/2007/2063 - Refurbishment and conversion of Nos. 1-4 Lees Avenue from 4 one-bedroom studio apartments to create 2 three-bedroom bungalows with pitched roofs; demolition of Nos. 5-10 Lees Avenue and construction of 5 three storey, three-bedroom townhouses (incorporating dormer windows in the roof) and 1 two-storey, two-bedroom house was refused on the 26th November 2007.

63316/APP/2008/1296 - Erection of a two storey building containing 6 three-bedroom

terrace dwellinghouses and 2 two-bedroom bungalows (Involving the demolition of the existing dwellings, Nos. 1 - 10 Lees Avenue) was refused at the North Planning Committee meeting on 14th January 2009 for the following reasons:

1. The proposal by reason of its siting, design, overall layout, size, bulk, site coverage and density, would result in a cramped overdevelopment of the site, which would be visually intrusive, incongruous and detrimental to the open character and visual amenity of the area. The development therefore fails to harmonise with the street scene and open character of the surrounding area, contrary to Policies BE13 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and Policy 3A.3 of the London Plan.

2. The proposed development by reason of its overall size, height, siting and length of projection would not afford adequate living conditions for the future occupiers of Unit 8 of the proposed development by reason of overdominance and poor outlook. The proposal would therefore conflict with Policies BE 19, BE21 and BE23 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and the Council's HDAS (SDP) Residential Layouts .

3. The proposal fails to retain adequate provision for the parking of vehicles within the curtilage of the proposed dwellinghouses. This is likely to give rise to conditions, which are prejudicial to the free flow of traffic on the adjoining highway, contrary Policies AM7 and AM14 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and national policy expressed in Planning Policy Statement 3 (PPS3).

4. The rear private garden area of Unit 7 of the proposed development by reason of its siting and orientation to the adjoining property, 4 Chestnut Avenue would be directly overlooked causing an unacceptable loss of privacy to its future occupants. The proposal is therefore contrary to Policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and section 4.12 of the Council's HDAS (SPD): Residential Layouts.

5. The proposal, by reason of overlooking and loss of privacy of bedroom 2 of Unit 8 from users of the public walkway, would fail to afford an acceptable standard of residential accommodation. The proposal is therefore contrary to Policies BE19 and BE24 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 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:

PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.

PT1.16 To seek to ensure enough of new residential units are designed to wheelchair and mobility standards.

Part 2 Policies:

BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
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.
H3	Loss and replacement of residential accommodation
H4	Mix of housing units
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
AM14	New development and car parking standards.
LLP	London Plan (February 2008)
HDAS	'Residential Layouts' and 'Accessible Hillingdon'
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
SPD	Supplementary Planning Document, Planning Obligations, July 2008

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

58 neighbouring properties have been consulted. One letter of objection has been received, making the following comments:-

- (i) Noise, dust and haulage lorries associated with the development will be horrendous.
- (ii) Properties are being destroyed only to be replaced with similar ones.

Northwood Residents' Association: No response received.

Harefield Village Conservation Panel: No response has been received.

EDF Energy: No response received.

Metropolitan Police: No response received.

8 Councillors have been consulted: No responses have been received.

Internal Consultees

PEP: No response received.

Trees/Landscape Officer: No response received.

Access Officer: No response received.

Education Services:

Currently we are not seeking any S106 contributions for school places in the Northwood area, so in this instance there is nothing sought.

Waste Strategy:

The Waste Division has no comment to make with respect to the design of the 3 bedroom dwellings.

The dwelling houses should incorporate in their design waste grinders in the kitchen sinks and storage provision for an average of 2 bags of recycling and 2 bags of refuse per week plus 3 garden waste bags every 2 weeks.

EPU (Land Contamination):

We have no specific information regarding contamination at the above site. However, if the proposal includes importing material, especially garden and landscaping soils, the following condition is advised.

Condition to minimise risk of contamination from Imported Materials

No contaminated soils or other materials shall be imported to the site. All imported soils for landscaping purposes shall be clean and free of contamination. All imported soils shall be tested for chemical contamination, and the results of this testing shall be submitted and approved by the Local Planning Authority.

Note: The Environmental Protection Unit (EPU) must be consulted for their advice when using this condition.

REASON

To ensure that the occupants of the development are not subject to any risks from soil contamination in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The proposed residential redevelopment of this site is within an established residential area. There is no objection in principle to the proposed use. The existing buildings on site are of little or no architectural or historical significance and therefore no objections are raised to their demolition.

The net result of the proposal would be to reduce the number of dwellings on the site from 10 to 7, which in pure policy terms would not comply with Policy H3 of the UDP Saved Policies September 2007, which discourages the net loss of residential properties. However, given the condition of the existing properties and the fact that the redevelopment

results in an overall increase in density, whilst providing for modern standard family dwellings, in compliance with Policy H5, and a fully wheelchair accessible unit, it is considered to off set any net loss of dwellings.

7.02 Density of the proposed development

Since the adoption of the UDP, new density guidelines have been introduced in the London Plan. The London Plan Policies on density have taken precedence over UDP density standards and are now part of the borough's Development Plan. These density controls take into account public transport accessibility, the character of the area and type of housing proposed. The site has a PTAL of 1, which is considered to be remote within a suburban context. Taking this into account, the London Plan density guideline is 150 to 200 habitable rooms per hectare (hr/ha) or 30 to 50 units per hectare (u/ha) as the appropriate capacity for the site.

The development would have a density of 194hr/ha and 48u/ha. This is in accordance with the London Plan. It is considered that the application site can accommodate the density of the proposed development. The proposal would have a form of layout and building design and scale that would provide satisfactory environmental conditions for future/neighbouring occupiers and would harmonise with its surroundings.

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

N/A to this application.

7.04 Airport safeguarding

N/A to this application.

7.05 Impact on the green belt

N/A to this application.

7.06 Environmental Impact

N/A to this application.

7.07 Impact on the character & appearance of the area

Policies BE13 and BE19 of the Hillingdon Unitary Development Plan (Saved Policies, September 2007) seek to ensure that new development complements and improves the character and amenity of the area. Policy BE22 seeks to ensure that residential development of two or more storeys maintains a minimum gap of 1m from the side boundary.

The proposed terrace would be sited on the side boundary of the site adjoining No. 11 Lees Avenue. However, the footpath that serves the adjoining rear gardens would separate the two blocks, maintaining a gap of 1.1m. Although this is contrary to policy BE22 and relevant design guidance, the adjoining terrace comprising of Nos. 11 to 21 Lees Avenue already maintains a similar gap with its adjoining terrace, Nos. 22 to 27. As such, it is considered that the restricted width of gap would not result in a development that would be detrimental to the character and appearance of the street scene.

The proposed terrace would align with the front elevation of the adjoining terrace and have similar eaves and ridge heights. It would have a hipped roof as compared to the gable roof of the adjoining terrace, but both styles of roof are prevalent in the area, and the roof would not appear out of keeping with the character of the area, particularly given the hipped roofs to the properties on higher ground adjoining the site at the rear, fronting Chestnut Avenue.

The proposed terrace would have simple elevations that would sit comfortably with the adjoining terraced properties.

The proposed bungalow would be well proportioned and employ matching materials to the terrace and have a similar hipped roof which would assist with the visual integration of the terrace with the surrounding hipped roof properties. The car port at the side would be open and have a flat roof so as to not appear unduly conspicuous within the street scene.

7.08 Impact on neighbours

Policies BE20, BE21 and BE24 of the Hillingdon UDP Saved Policies (September 2007) seek to control the effects of new built development. While these policies recognise that any development will result in some impact on surrounding properties by virtue of change, their purpose is to guide development in a manner which, where possible is complementary to existing conditions.

Policy BE20 seeks to ensure that adequate sunlight reaches proposed and surrounding properties and Policy BE21 requires new residential developments to be designed so as to ensure adequate outlook for occupants of the site and surrounding properties. Policy BE24 states that the development should be designed to protect the privacy of future occupiers and their neighbours. Hillingdon Design and Accessibility Statement (HDAS) provides further guidance in respect of these matters, stating in particular that the distance between habitable room windows should not be less than 21m with a 3m area of rear private amenity space, and that a 15m setback should be maintained to the rear of surrounding properties.

The front elevation of the proposed two storey terrace would align with the front elevation of the adjoining terrace and its rear elevation would project from the adjoining terrace's rear elevation by approximately 1m. Given that the terraces would be separated by over 1m and the proposal would be sited to the north of the existing terrace, there would be no adverse impact on these properties by reason of dominance or loss of sunlight.

The terrace only contains a first floor side oriel window facing north which is shown to be obscure glazed. As regards the properties on the opposite side of the road, fronting Knoll Crescent, the habitable windows in the front elevation would be sited approximately 28m from the rear elevations of these properties and between them lie the line of trees following the water course, which would provide additional screening, particularly during the summer months. The elevated properties on Chestnut Avenue to the east are some 42m away from the habitable room windows in the rear elevation of the terrace.

As regards the bungalow, the flank wall of this property would be sited over 12m from the rear elevations of the nearest properties on Chestnut Avenue, Nos. 2 and 3, similar to the existing siting of the flat roofed bungalow and its open car port would be some 9m away. Given its single storey height and the lower ground level of the bungalow, this separation is considered to be adequate to prevent the bungalow from appearing unduly dominant. The only side windows facing Chestnut Avenue serve non-habitable rooms.

It is therefore concluded that the proposal would not result in any undue adverse impact upon surrounding properties by reason of dominance, loss of sunlight or privacy.

7.09 Living conditions for future occupiers

The proposed units would have adequate outlook from their habitable room windows and the three bedroom units of the terrace and the two bedroom bungalow would have internal floor areas of 81m² and 74m² respectively, satisfying the Council's floor space standards of 81m² and 63m² for three and two bedroom units. Amenity space for the three bedroom units would range from 60m² to 77m², satisfying the minimum 60m² standard for two to three bedroom houses. The 3m deep 'patio' areas adjacent to their rear elevations would be over 38m from the first floor windows of the properties in Chestnut Avenue so that they

would provide adequate privacy. There are two first floor bedroom windows in the side elevation of No.6 Manor Cottages that would be sited within 15m of the patio area of the nearest property. However, amended plans have been received which show a 2.5m high boundary fence adjoining the patio area which would screen this area.

As regards the bungalow, this would provide 95m² of rear amenity space. Although this area would be within 17m of the rear elevations of properties fronting Chestnut Avenue, the bungalow has been designed so that a projecting rear wing effectively screens the rear amenity space from these properties. The rear patio area is also more than 21m from the nearest windows in the proposed terrace.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The proposal would provide one space for 5 of the terraced units in their front garden, with the end unit accommodating its space at the side. Sited between the proposed houses and the bungalow would be a visitor parking area, comprising 6 spaces. The bungalow would have two spaces, including a disabled space under the car port.

The scheme satisfies the Council's adopted car parking standards and its layout, with at least 6 metres clear space in front of the parking spaces would allow adequate accessibility. As such, the scheme accords with policy AM14 of the adopted UDP saved policies September 2007 and adopted car parking Standards.

7.11 Urban design, access and security

See sections 7.07 and 7.12. Security is dealt with by condition.

7.12 Disabled access

The 6 terraced properties would have level access with adequate corridor and staircase width, a downstairs toilet and accessible kitchen to satisfy Lifetime Homes standards. The bungalow has been designed to be fully wheelchair accessible.

7.13 Provision of affordable & special needs housing

N/A to this type of application.

7.14 Trees, Landscaping and Ecology

No significant trees would be adversely affected by the proposed development and the Council's Tree Officer advised on a previous similar application that the scheme was acceptable, subject to conditions.

7.15 Sustainable waste management

N/A to this application.

7.16 Renewable energy / Sustainability

N/A to this application.

7.17 Flooding or Drainage Issues

N/A to this application.

7.18 Noise or Air Quality Issues

N/A to this application.

7.19 Comments on Public Consultations

As regards Point (i), an informative has been added advising of the requirements for construction sites under Environmental Health legislation.

Point (ii) is not a material planning consideration although the applicants have explained the need to redevelop the site.

7.20 Planning Obligations

N/A to this application.

7.21 Expediency of enforcement action

N/A to this application.

7.22 Other Issues

N/A 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 redevelopment of this site would ensure that the existing sub-standard housing on site is replaced. The existing flat roofed bungalows also detract from the visual amenity of the

street scene.

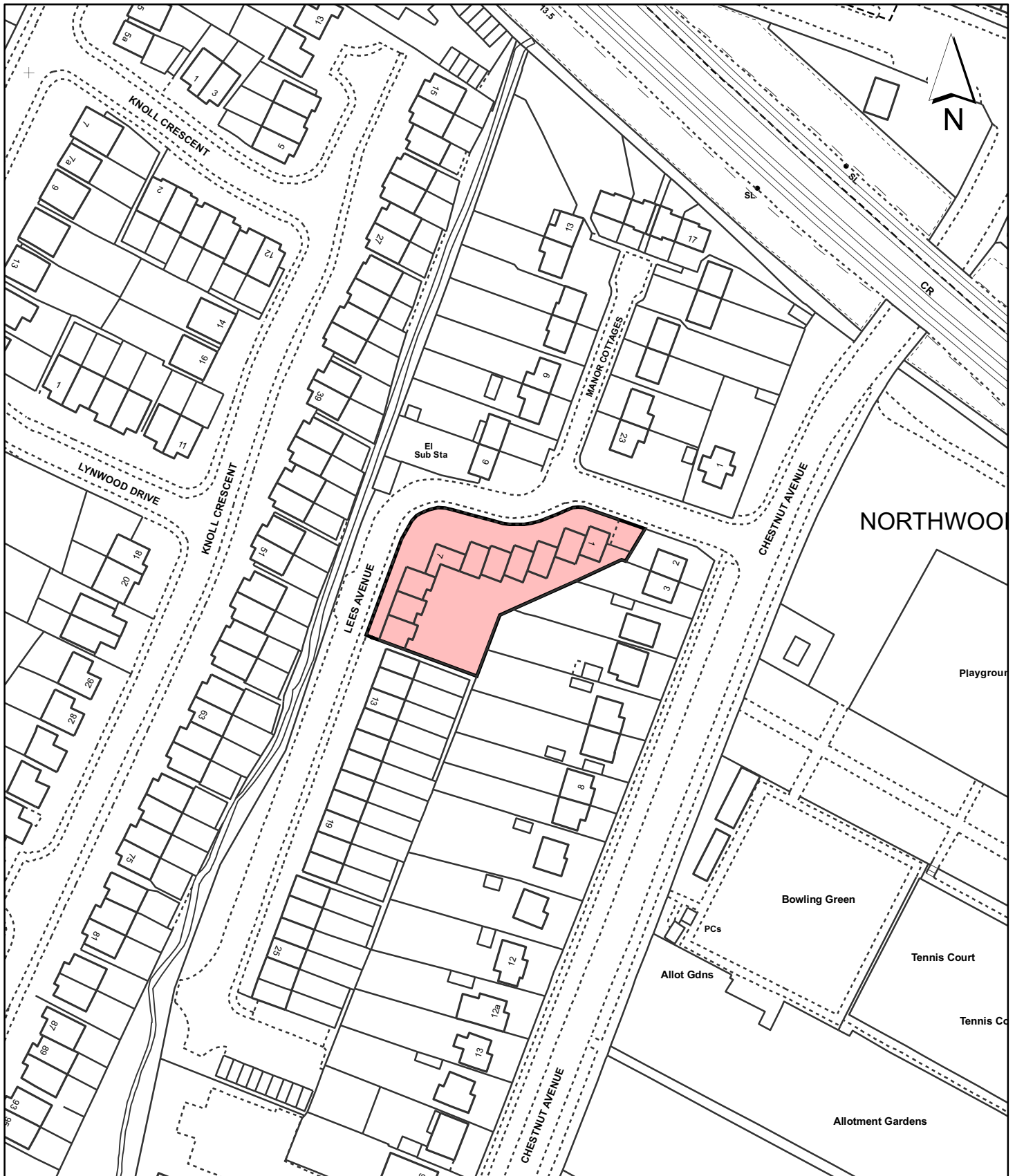
Although the proposal would result in a net loss of residential units, the residential density would rise and the provision of modern family housing, which satisfies relevant standards would off set this loss. The scheme would result in an improvement to the character and appearance of the street scene and the surrounding area and would not be detrimental to the amenities of surrounding residential properties. The scheme also satisfies the Council's car parking standards. It is recommended accordingly.

11. Reference Documents


- (a) London Plan (February 2008)
- (b) Hillingdon Unitary Development Plan Saved Policies (September 2007)
- (c) Hillingdon Design and Accessibility Statement: Accessible Hillingdon
- (d) Hillingdon Supplementary Planning Document, July 2007: Planning Obligations
- (e) Letters making representations

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Notes

 Site boundary

For identification purposes only.

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Site Address

**Land at 1 - 10 Lees Avenue
Northwood**

Planning Application Ref:
63316/APP/2009/774

Planning Committee
North

Scale
1:1,250

Date
June 2009

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