

## Report of the Head of Planning & Enforcement Services

**Address** DAY CENTRE- PLOT 1 ACOL CRESCENT RUISLIP

**Development:** Erection of a two storey building to provide 14 one- bedroom, supported housing units together with ancillary office accommodation, landscaping and parking (involving demolition of existing buildings).

**LBH Ref Nos:** 65847/APP/2011/1132

**Drawing Nos:** 2011/D1/P1/01  
2011/D1/P1/02  
2011/D1/P1/03  
2011/D1/P1/04  
2011/D1/P1/05  
2011/D1/P1/06  
2011/D1/P1/07  
2011/D1/P1/08  
2011/D1/P1/09  
Design and Access Statement April 2011  
Aboricultural Impact Survey  
Surface Water Management Strategy  
PPG24 Noise Assessment (4969PPG24.01)  
Energy Statement (April 2011)

**Date Plans Received:** 05/05/2011                      **Date(s) of Amendment(s):**  
**Date Application Valid:** 05/05/2011

### 1. SUMMARY

Planning permission is sought for the erection of a two storey 'L' shaped building for 14 one bedroom self-contained flats with ancillary office space. The use of the building will be for supported housing as part of the Council's Independent living strategy. The proposal includes parking for 6 cars, secure cycle spaces and landscaped amenity areas, and will involve the demolition of the existing single storey building, last used as a temporary children's centre.

The site has been identified as being surplus to requirements and there are no national or regional planning objections in principle to the loss of the previous community use and the redevelopment of this site for supported housing.

10 letters of objection have been received, objecting to the proposal primarily on the grounds of increased traffic congestion, lack of parking and loss of privacy.

There are no adverse impacts upon the visual amenities of the surrounding area. There would be no material loss of residential amenity to surrounding occupiers and highway and pedestrian impacts are considered to be acceptable. The application is therefore recommended for approval, subject to conditions and a S106 Agreement/Statement of Intent.

### 2. RECOMMENDATION

**2.1 This authority is given by the issuing of this notice under Regulation 3 of the**

Town and Country Planning General Regulations 1992 and shall ensure only for the benefit of the land.

2.2 That the Council enter into a Statement of Intent/Legal Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or Section 278 of the Highways Act 1980 (as amended) or other appropriate legislation to secure the following:

(i). A minimum of 13 units to be delivered as affordable housing (7 from Plot 1 and 6 from Plot 2)

(ii). A financial contribution of of £3,774.39 towards healthcare facilities

(iii). A financial contribution of £400.66 towards library facilities and books

(iv). A financial contribution of £10,000 towards Community Facilities/Recreational Open Space:

(v). If the construction period is in excess of 3 months and the construction cost is in excess of £2 million then a construction training contribution will be required, based on the formula in the Council's Planning Obligations SPD.

(vi). The applicants pay a sum to the Council equivalent to 2% of the value of contributions for compliance, administration and monitoring of the completed planning (and/or highways) agreement(s).

(vii). The applicants pay a sum to the Council of 3% of the value of contributions for specified requirements to project manage and oversee implementation of elements of the completed planning (and/or highways) agreement(s).

(viii). The residential accommodation hereby approved shall be used solely as supported housing for people with learning difficulties and for no other purpose, including any other use falling within Class C3 of the Town and Country Planning (Use Classes) Order 2005 (as amended)

2.3 That in respect of the application for planning permission, the purchaser of the Council's interest in the land meets the Council's reasonable costs in the preparation of the S106/278 Agreements and any abortive work as a result of the agreements not being completed.

2.4. If the S106 Agreement/Statement of Intent has not been finalised within 12 months, the application is to be referred back to the Planning Committee for determination at the discretion of the Head of Planning Education Environment and Community Services.

2.5. That officers be authorised to negotiate and agree the detailed terms of the proposed agreements.

2.7. That subject to the above, the application be deferred for determination by the Head of Planning Education Environment and Community Services under delegated powers.

2.8. That if the application is approved, the following conditions be attached:

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. Such details shall include:

- (i) fenestration and doors
- (ii) balconies
- (iii) boundary walls and railings
- (iv) external lighting
- (v) comprehensive colour scheme 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).

**3 M3 Boundary treatment - details**

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building is occupied or in accordance with a timetable agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

**REASON**

To safeguard the visual amenities of the area in accordance with Policy BE13 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, as listed in the attached schedule, 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 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**5 DIS1 Facilities for People with Disabilities**

All the facilities designed specifically to meet the needs of people with disabilities that are shown on the approved plans shall be provided prior to the occupation of the development and thereafter permanently retained.

**REASON**

To ensure that adequate facilities are provided for people with disabilities in accordance with Policy AM13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policies 3A.13, 3A.17 and 4B.5.

**6 DIS5 Design to Lifetime Homes Standards & Wheelchair Standards**

All residential units within the development hereby approved shall be built in accordance with 'Lifetime Homes' Standards. Further, one of the units hereby approved shall be designed to be fully wheelchair accessible, or easily adaptable for residents who are wheelchair users, as set out in the Council's Supplementary Planning Document

'Accessible Hillingdon'.

**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.

**7 H1 Traffic Arrangements - submission of details**

The approved development shall not be occupied until the access, parking area and access road have been constructed in accordance with the drawings hereby approved. 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.

**REASON**

To ensure pedestrian and vehicular safety and convenience and to ensure adequate off-street parking, and loading facilities in compliance with Policies AM14 and AM15 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

**8 H13 Installation of gates onto a highway**

No gates shall be installed which open outwards over the highway/footway.

**REASON**

To ensure that pedestrian and vehicular safety is not prejudiced in accordance with Policies AM7 and AM8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan (February 2008).

**9 NONSC Non Standard Condition**

The access for the proposed development shall be provided with 2.4m x 2.4m pedestrian visibility splays in both directions and the visibility splays shall be maintained free of all obstacles to the visibility between heights of 0.6m and 2.0m above the level of the adjoining highway.

**REASON**

In the interest of highway safety in accordance with Policy AM7 of the Hillingdon Unitary Development Plan (Saved Policies 2007).

**10 H12 Closure of Existing Access**

The existing vehicular access at the site, shall be closed, the dropped kerb removed and the footway reinstated to match the adjoining footway within one month of the new access hereby approved being completed.

**REASON**

To ensure that pedestrian and vehicular safety is not prejudiced in accordance with Policies AM7 and AM8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan. (February 2008).

**11 H15 Cycle Storage - In accordance with approved plans**

The development hereby permitted, shall not be occupied until the cycle storage facilities for 8 bicycles have been provided in accordance with the approved plans. Thereafter, these facilities shall be permanently retained on site and be kept available for the use of cyclists.

#### 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).

#### **12 N1 Noise-sensitive Buildings - use of specified measures**

Development shall not begin until a sound insulation and ventilation scheme for protecting the proposed development from road traffic and other noise has been submitted to and approved in writing by the Local Planning Authority. The scheme shall meet acceptable internal noise design criteria. All works which form part of the scheme shall be fully implemented before the development is occupied and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

#### REASON

To ensure that the amenity of the occupiers of the proposed development is not adversely affected by road traffic and other noise, in accordance with Policy OE5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 4A.20 of the London Plan (February 2008).

#### **13 OM11 Floodlighting**

No floodlighting or other form of external lighting shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources, light spillage and intensity of illumination. Any lighting that is so installed shall not thereafter be altered without the prior consent in writing of the Local Planning Authority other than for routine maintenance which does not change its details.

#### REASON

To safeguard the amenity of surrounding properties and in the interests of highway safety, in accordance with Policies BE13 and OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policy 4B.1.

#### **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, 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.

#### **15 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).

#### **16 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).

#### **17 OM5 Provision of Bin Stores**

The secure and screened storage facilities for refuse and recyclables as shown on the approved plans shall be provided prior to the occupation of any units within the site and thereafter the facilities shall be permanently retained.

#### REASON

To ensure a satisfactory appearance and in the interests of the amenities of the occupiers and adjoining residents, in accordance with Policy OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **18 SUS1 Energy Efficiency Major Applications (full)**

Prior to the commencement of development a detailed energy statement shall be submitted to and approved in writing by the Local Planning Authority. The statement shall demonstrate how the recommendations from the energy strategy (Acol Crescent Plot 1, Uxbridge, Hillingdon Energy Statement, AECOM April 2011) have been incorporated into the final development. The statement shall clearly set out the final amount (152.1m<sup>2</sup> notional) of Photovoltaic panels required to meet the reduction targets



of the strategy, as well as roof plans showing their location. The development shall proceed in accordance with the approved statement.

#### REASON

To reduce the CO2 emissions associated with the development and to reduce the exposure to rising energy prices for the residents, in accordance with Policy 4A.3 and 4A.7 of the London Plan.

#### **19 NONSC Non Standard Condition**

The development shall proceed in accordance with the approved drainage strategy (AECOM, Acol Crescent Plot 1 Surface Water Management Strategy, April 2011, Rev 0) with final details relating to the size of surface water storage system to be submitted and agreed in writing with the Local Planning Authority. The development shall proceed in accordance with the approved strategy and updated details.

#### REASON

To minimise the increased risk of flooding by providing a sustainable form of drainage in accordance with PPS25 and Policy 4A.14 of the London Plan.

#### **20 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) Existing and proposed site levels.
- (ii) Routes of any existing or proposed underground works and overhead lines including their manner of construction.

#### 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 Saved Policies (September 2007).

#### **21 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 or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'. Remedial work should be carried out to BS 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.

#### **22 TL3 Protection of trees during site clearance and development**

Prior to the commencement of any site clearance or construction work, the fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained as indicated in Arbtech Consulting Ltd's Tree Report and drawing No. TPP-01, shall be 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).

#### **23 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).

**24 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 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 or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority 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).

**25 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).

**26 NONSC Non Standard Condition**

No development shall take place until details of all balconies, including obscure screening have been submitted to and approved by the Local Planning Authority. The approved screening, where necessary, shall be installed before the development is occupied and shall be permanently retained for so long as the development remains in existence.

**REASON**

To ensure that the development presents a satisfactory appearance and to safeguard the privacy of residents in accordance with Policies BE13 and BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**27 NONSC Non Standard Condition**

Before development commences, plans and details of one electric vehicle charging point, serving the development and capable of charging multiple vehicles simultaneously, shall be submitted to and approved in writing by the Local Planning Authority.

REASON

To encourage sustainable travel and to comply with London Plan Policy 4A.3.

**28 NONSC Non Standard Condition**

The residential accommodation hereby approved shall be used solely as supported housing for people with learning difficulties and for no other purpose, including any other use falling within Class C3 of the Town and Country Planning (Use Classes) Order 2005 (as amended).

REASON

To ensure that adequate parking facilities are provided on site, in compliance with Policies AM14 and AM15 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

**29 NONSC Non Standard Condition**

The development shall proceed in accordance with the approved drainage strategy (AECOM, Acol Crescent Plot 1 Surface Water Management Strategy, April 2011, Rev 0) with final details relating to the size of surface water storage system to be submitted and agreed in writing with the Local Planning Authority. The development shall proceed in accordance with the approved strategy and updated details.

REASON

To minimise the increased risk of flooding by providing a sustainable form of drainage in accordance with PPS25 and Policy 4A.14 of the London Plan.

**INFORMATIVES**

**1**

With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. With regard to water supply, this comes within the area covered by the Three Valleys Water Company.

**2**

Specific security needs identified for the application site include CCTV coverage of certain key areas within the development, namely the main entrance and vehicular entrance to the development. This could be a simple fixed camera system for deterrence and retrospective investigation only and not monitored system. You are advised to submit details to expedite the specified security needs. In addition to the above, for this site to achieve 'Secured by Design' accreditation, you are advised to consult with the local Police Crime Prevention Design Adviser (CPDA). The CPDA's contact number is 0208 246 1769.

**3**

The developer is requested to maximise the opportunities to provide high quality work

experience for young people (particularly the 14 - 19 age group) from the London Borough of Hillingdon, in such areas as bricklaying, plastering, painting and decorating, electrical installation, carpentry and landscaping in conjunction with the Hillingdon Education and Business Partnership.

#### **4**

Your attention is drawn to conditions 2, 3, 10, 12, 15, 16, 18, 20, 22, 23, 25, 26 and 27, which must be discharged prior to the commencement of works. You will be in breach of planning control should you commence these works prior to the discharge of these conditions. For further information and advice contact: Planning and Community and Environmental Services Group, Civic Centre, Uxbridge (Tel: 01895 250230).

#### **5**

You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Acts.

#### **6**

The applicant is encouraged to discuss with Council officers in conjunction with the Metropolitan Police Crime Prevention Officer whether on site CCTV cameras can be linked to the Council's central CCTV system.

#### **7**            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.

#### **8**            I11                    **The Construction (Design and Management) Regulations 1994**

The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994, which govern health and safety through all stages of a construction project. The regulations require clients (ie. those, including developers, who commission construction projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Further information is available from the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (telephone 020 7556 2100).

#### **9**            I12                    **Notification to Building Contractors**

The applicant/developer should ensure that the site constructor receives copies of all drawings approved and conditions/informatives attached to this planning permission. During building construction the name, address and telephone number of the contractor (including an emergency telephone number) should be clearly displayed on a hoarding visible from outside the site.

#### **10**            I14C                    **Compliance with Building Regulations Access to and use of**

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](http://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](http://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](http://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](http://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 and 8.

## **11            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.

**12**      I16                      **Directional Signage**

You are advised that any directional signage on the highway is unlawful. Prior consent from the Council's Street Management Section is required if the developer wishes to erect directional signage on any highway under the control of the Council.

**13**      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).

**14**      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.

**15**      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).

**16**      I25A                      **The Party Wall etc. Act 1996**

On 1 July 1997, a new act, The Party Wall etc. Act 1996, came into force.

This Act requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:-

- 1) carry out work to an existing party wall;
- 2) build on the boundary with a neighbouring property;
- 3) 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. Building Control will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by Building Control should be taken as removing the necessity for the building owner to comply fully with the Act.

**17**      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).

**18            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).

**19            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.

AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
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.
H4	Mix of housing units
H5	Dwellings suitable for large families
HDAS	'Residential Developments'
OE1	Protection of the character and amenities of surrounding properties and the local area
OE7	Development in areas likely to flooding - requirement for flood protection measures



OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
R11	Proposals that involve the loss of land or buildings used for education, social, community and health services
R16	Accessibility for elderly people, people with disabilities, women and children
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities

## **20 16 Property Rights/Rights of Light**

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

## **21 19 Community Safety - Designing Out Crime**

Before the submission of reserved details required by condition x you are advised to consult the Metropolitan Police's Crime Prevention Design Advisor, Planning & Community Services, Civic Centre, Uxbridge, UB8 1UW (Tel. 01895 250538).

## **22**

It is contrary to section 163 of the Highways Act 1980 for surface water from private land to drain onto the highway or discharge into the highway drainage system. The hard standing shall therefore be so designed and constructed that surface water from the private land shall not be permitted to drain onto the highway or into the highway drainage system.

## **23**

1. It is contrary to section 163 of the Highways Act 1980 for surface water from private land to drain onto the highway or discharge into the highway drainage system. The applicant is advised to contact the Council's Highways Team in respect of the footway/crossover works.

## **24**

In seeking to discharge condition 6, the following access observations are provided:

1. From the internal face of the front door, the wheelchair standard unit should feature an obstruction free area not less than 1500 mm wide and 1800 mm to any door or wall opposite.
2. The bathrooms/ensuite facilities should be designed in accordance with Lifetime Home standards. At least 700mm should be provided to one side of the WC, with 1100 mm provided between the front edge of the toilet pan and a door or wall opposite. This should be shown on plan with the bath tub in place, and should not rely upon removal of the tub to achieve the 700 mm transfer space to one side.

### **3. CONSIDERATIONS**

#### **3.1 Site and Locality**

The site is situated in a residential area near to South Ruislip Station, along Station Approach and at the junction with Acol Crescent.

Access for vehicles is via Canfield Drive, which leads to a service Road at the rear of the site. The service road terminates at the rear of The Early Years Nursery.

The area in the immediate vicinity of the site is characterised by flatted development, semi detached and detached properties, situated along Acol Crescent as well as Canfield Drive, and Station Approach.

The adjacent site to the east (Plot 2) is South Ruislip Early Years Centre, which is intended for redevelopment and is the subject to a separate planning application currently under consideration, for 12 residential flats. Both uses for existing and adjacent plots are to be relocated within a new building, for combined use of the South Ruislip Early Years Centre and South Ruislip Children's Centre, at Queens Walk South Ruislip.

Beyond Plot 2 to the north east is Bourne Court, a residential development comprising 4, three storey blocks of flats. Further along Station Approach to the east, there is a parade of shops, which leads up to the South Ruislip London Underground railway station. Shops also occur to the west near the junction with West End Road to the west and on the opposite side of Station approach to the south east.

### **3.2 Proposed Scheme**

Planning permission is sought for the erection of a two storey L shaped building with a duo pitched roof for 14 individual self-contained flats with ancillary office space. The use of the plot will be for supported housing as part of the Council's Independent living strategy. The intention is that the residents, who are likely to have learning difficulties, will be supported by visiting staff for advice and guidance, but the staff will not be resident. Offices are situated at both ground and first floor levels for visiting staff.

The residential units are located within the wings, one parallel to Station Approach, the other along Acol Crescent. The curvature of the block reflects the semi-circular alignment of the Acol Crescent. The building is set back between 4.2 and 5.2 metres from the Acol Crescent road frontage in a staggered arrangement. The southern wing is set back between 3.6 and 4.6 metres from Station Approach. A front entrance is situated near the corner of the building on Station Approach, at the intersection of the two wings. At ground floor level the entrance incorporates a lobby, stairs and lift. A rear entrance is also located to the rear with easy access to the parking area and rear service road. Access to individual flats units is via rear and a central corridors, whilst vertical circulation is by a staircase and a lift.

The proposed building has pitched, standing seam/integral photo-voltaic roofing, with a projecting roof element to accommodate the stair and lift enclosure. Windows are double-glazed polyester- powder -coated aluminium and sills. Walls are facing brickwork and gabled ends are provided to ends of the block. Balconies at first floor level are a feature of the building on the Station Approach and Acol Crescent elevations.

Materials and detailing will be similar between the Plot 1 and Plot 2 buildings, although the private flats on Plot 2 will be mainly three-storey in height to reflect the adjoining buildings to the east of Plot 2 (Bourne Court).

Boundary treatment is a mixture of retained chain link fence and hedge and brick piers with steel powder coated railings. The boundary treatment encloses the entire development, with access controls for front and rear entrances /exits. The vehicular access to the site is separated from the adjoining service road serving properties in Canfield Drive by secure close boarded timber fencing. Amenity space is located to the

rear of the block and to the north-west end of the building.

The application is supported by a number of reports that assess or provide information on the proposal. A summary and some key conclusions from these reports are provided below:

- Design and Access Statement

This report outlines the context for the development and provides a justification for the number of units, layout, scale and access for the proposed development. The report also provides a summary of the proposals and assesses them against policy and planning guideline considerations. The report includes a Secure by Design and Access Statements.

- Energy Statement

The sustainability credentials of the scheme are assessed in respect of renewable energy resources and achieving savings in terms of CO2.

- Tree Survey and Impact Assessment

The statement has been prepared to ensure good practice in the protection of trees during the construction and post construction phases of the development.

- Surface Water Management Strategy April 2011

The report outlines the strategy for dealing with surface water generated from rainfall within Plot 1 site boundary.

- Noise Assessment Report

The report contains the results of noise and vibration surveys, compares the noise levels with PPG24 Criteria and details the results of the preliminary external building fabric assessment. The report concludes that suitable internal noise levels can be achieved with appropriate sound insulation.

- Transport Statement (N.B. Appendix to Design and Access Statement)

The assessment considers the accessibility of the site, examines predicted generation trips by all modes, assesses the effect of the development on surrounding transport infrastructure and considers surfacing and refuse collection facilities. The assessment concludes that the development benefits from good levels of public transport accessibility,

### **3.3 Relevant Planning History**

#### **Comment on Relevant Planning History**

None.

### **4. Planning Policies and Standards**

London Plan (July 2011).

#### **UDP / LDF Designation and London Plan**

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

Part 1 Policies:

## Part 2 Policies:

AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
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.
H4	Mix of housing units
H5	Dwellings suitable for large families
HDAS	'Residential Developments'
OE1	Protection of the character and amenities of surrounding properties and the local area
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
R11	Proposals that involve the loss of land or buildings used for education, social, community and health services
R16	Accessibility for elderly people, people with disabilities, women and children
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **23rd June 2011**

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

This application has been advertised under Article 8 of the Town and Country Planning General Development Procedure Order 1995 as a Major Development. 127 surrounding occupiers were consulted. 10 letters of objection have been received. The following issues have been raised:

1. The proposed size and height of the building is out off character with the surrounding area and

along with plot 2, will dwarf Bourne Court.

2. I am entitled to enjoy generous space around my property which makes South Ruislip a pleasant place to live.

3. Please give us the residents of Canfield Drive and Acol Crescent and the rest of the immediate area a place to go relax, a green space, a park for our children

4. I am disappointed the council has resorted to build these massive apartments and remove the last piece of peace and quiet around Canfield Drive and Acol Crescent.

5. Parking in Bourne Court is already a major problem. The proposal will further impact on on street parking and increase traffic on the already congested Station Approach.

6. Parking in the new builds don't seem to be enough

7. I am concerned about the parking situation which is already limited in the area.

8. Increased traffic into Canfield Drive and Acol Crescent. The road is too narrow for the traffic entering and leaving and causes a huge issue with local parking facilities.

9. The noise from the increased traffic to collect waste and other deliveries is going to cause a strain on the local road and cause undue stress for residents.

10. There is no visitor parking.

11. Additional dwellings will put pressure on the water sand sewage systems.

12. Couldn't this plot be used for a new day care centre as opposed to yet more homes in this area?

13. Loss of privacy as the new building will overlook our property.

14. Existing flats on Station Approach and Bourne Court constantly up for rent and for sale. Are we going to have the same scenario with the blocks of flats proposed? If the current flats cannot be rented or sold to proper owners, what is going to make the new flats different.

15. Why do we need to build new apartments in an already congested area.

16. The children of the residents of the street will no longer be safe in the roads

17. The construction will cause more disturbance, pollution & inconvenience for local residents.

18. As long as the property is not going to be too big and does not cause any problems to the area, I will give my vote for it to go ahead.

## THAMES WATER

### Waste Comments

Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system. Thames Water would advise that with regard to sewerage infrastructure we would not have any objection to the above planning application.

### Water Comments

With regard to water supply, this comes within the area covered by the Veolia Water Company. For your information the address to write to is - Veolia Water Company The Hub, Tamblin Way, Hatfield, Herts, AL10 9EZ - Tel - 0845 782 3333.

## DEFENCE INFRASTRUCTURE ORGANISATION

MoD has no safeguarding objections to this proposal.

NATIONAL AIR TRAFFIC SERVICES (NATS) - No response.

MoD SAFEGUARDING, RAF NORTHOLT - No response.

SOUTH RUISLIP RESIDENTS ASSOCIATION - No response.

### **Internal Consultees**

S106 OFFICER

This application has been defined as a supported housing scheme and it is therefore assumed that no children will arise from this scheme. On this basis, no education obligation will be sought.

Initial Heads of Terms sought:

1. Affordable Housing: 100% of the scheme is to be delivered as affordable housing. This is to deliver the affordable housing requirements from this site and Plot 2 requiring a total of 13 units to be delivered as affordable housing (7 from Plot 1 and 6 from Plot 2)
2. Education: as the scheme is for support living there will not be a child yield generated from this scheme and as such no contribution is sought.
3. Health: in line with the SPD a contribution in the sum of £3,774.39 ( $£216.67 \times 17.42$ ) is sought.
4. Libraries: in line with the SPD a contribution in the sum of £400.66 ( $£23 \times 17.42$ ) is sought.
5. Community Facilities/ Recreational Open Space: in line with the SPD a contribution in the sum of £10,000 is sought. The site falls within an area of open space deficiency and as such it is considered reasonable to seek a combined contribution to deliver both obligations.
6. Construction Training: in line with the SPD, IF the construction period is in excess of 3 months AND the construction cost is in excess of £2 million then a contribution will be required Michael please clarify the time and cost so as to ascertain if this obligation is required.
7. Project Management and Monitoring Fee: in line with the SPD a contribution equal to 5% of the total cash contributions is sought to enable the mgmt and monitoring of the resulting agreement.

### **ENVIRONMENTAL PROTECTION UNIT**

No objections are raised to this proposal.

#### **Noise**

Reference is made to the Noise Assessment carried out for the applicant by Practical Acoustics Ltd Report 4969.PPG24.01 dated 19th April 2011. It has been calculated that the overall site falls within Noise Exposure Category C of PPG24.

PPG 24 states that for sites falling within Noise Exposure Category C, planning permission should not normally be granted. Where it is considered that permission should be given, for example because there are no alternative quieter sites available, conditions should be imposed to ensure a commensurate level of protection against noise.

Road Traffic Noise Southern facade (front of building)



The daytime equivalent continuous noise level (Leq) was predicted to be 67dB, placing it in upper Category C. Additionally, the night-time noise Leq was predicted to be 61dB, which also places the site in Category C. A series of measures are suggested in Chapters 5 & 6 which it is indicated can be employed to ensure noise levels in habitable rooms satisfy the Borough's Noise SPD.

#### Summary

Based on the results of the noise assessment EPU is satisfied that the requirements of the Borough's Noise SPD can be met using a combination of noise mitigation measures.

It is therefore recommended that the following condition be applied to ensure that the proposed development will satisfy the requirements of the Borough's Noise SPD, Section 5, Table 2;

#### Condition 1

N1 Development shall not begin until a scheme for protecting the proposed development from road traffic noise has been submitted to and approved by the Local Planning Authority (LPA). The noise protection scheme shall meet acceptable noise design criteria both indoors and outdoors. The scheme shall include such combination of measures as may be approved by the LPA. The scheme shall thereafter be retained and operated in its approved form for so long as the use hereby permitted remains on the site.

Reason: To safeguard the amenity of surrounding areas.

#### Condition 2 - Dust from demolition and construction

Current government guidance in PPS23[1] endorses the use of conditions to control impacts during the construction phase of a development. I would recommend a standard condition requiring a Construction Environmental Management Plan (CEMP) to include dust control measures to be employed on site.

Relevant Best Practice Guidance exists from the Greater London Authority; The Control of dust and emissions from construction and demolition. [http://legacy.london.gov.uk/mayor/environment/air\\_quality/construction-dust.jsp](http://legacy.london.gov.uk/mayor/environment/air_quality/construction-dust.jsp) )November 2006.

It is recommended that the standard Construction Site Informative be applied.

#### Air Quality Assessment

The site is within the northern half of the Borough and therefore not located in the declared AQMA. No objections are therefore raised in respect of Air Quality.

#### Contaminated Land

No comments.

#### URBAN DESIGN AND CONSERVATION OFFICER

BACKGROUND: This proposal has been the subject of much discussion with the architects concerned, also a joint site meeting.

It is considered that this scheme represents a well proportioned, good modern design, which would respect the height of neighbouring properties, and the sweep of Acol Crescent, whilst addressing the peninsular nature of the site. The building to site ratio would be very tight but nevertheless it is considered that a building of this size would not look out of place in the street scene. However, it will be important to maximise landscaping potential, and consider very carefully the building

materials to be used so as to help the building blend in with the residential area to the rear.

Recommendations: Acceptable, with appropriate conditions as above.

#### HIGHWAY ENGINEER

The existing building on site is for children's centre use, but is being relocated elsewhere in South Ruislip. The adjacent site to the east is South Ruislip Early Years Centre, which is being relocated shortly to Queens Walk on the South Ruislip Learning and Development Centre Site.

The site is situated in a residential area near to South Ruislip station, along Station Approach and at the junction with ACOL Crescent, South Ruislip.

Access for vehicles is via Canfield Drive, off Acol Crescent. There is a service road off Canfield Drive at the rear of the site, which terminates at the rear of The Early Years Nursery. Pedestrian access to the proposed development is off Acol Crescent and the existing vehicular access to the rear of the site is proposed to be utilised for the proposed development. The existing dropped kerb on Acol Crescent is proposed to be reinstated to footway.

There are 14 individual self-contained supported housing flats proposed. The residents of this block are anticipated to be persons with learning difficulties. The use of the parking area will therefore be limited due to the nature of the residents. The intention is that the residents will be supported by visiting staff for advice and guidance, but the staff will not be resident.

6 car parking spaces including 1 disabled bay and 4 cycle storages for 8 cycles are proposed, which is considered acceptable for this development. The location of the refuse storage is also acceptable.

The high hedge adjacent to the vehicular access restricts drivers visibility. 2.4x2.4m visibility splays should be provided at the access.

No objection is raised on the highways aspect of the application, subject to the following conditions being applied:

#### Conditions

1. The development hereby approved shall not be occupied until the access, parking area and access road has been constructed in accordance with the drawings hereby approved.
2. The vehicular access shall be provided with those parts of 2.4m x 2.4m pedestrian visibility splays which can be accommodated within the site in both directions and shall be maintained free of all obstacles to the visibility between heights of 0.6m and 2.0m above the level of the adjoining highway.
3. The development hereby approved shall not be occupied until the redundant crossover on ACOL Crescent has been reinstated to footway.

#### Informatives

1. It is contrary to section 163 of the Highways Act 1980 for surface water from private land to drain onto the highway or discharge into the highway drainage system.
2. The applicant is advised to contact the Council's Highways Team in respect of the footway/crossover works.

## SUSTAINABILITY OFFICER

Erection of a two storey building to provide 14 one- bedroom, supported housing units together with ancillary office accommodation, landscaping and parking (involving demolition of existing buildings).

### Comments

No objections are raised to the proposed development subject to the following:

#### Energy

The submitted energy strategy is sufficient to demonstrate that a 25% reduction in CO2 emissions can be achieved from a combination of renewable technology and improvements to the fabric of the building.

The following condition is necessary to connect the energy strategy to the final development design.

#### CONDITION

Prior to the commencement of development a detailed energy statement shall be submitted to and approved in writing by the Local Planning Authority. The statement shall demonstrate how the recommendations from the energy strategy (Acol Crescent Plot 1, Uxbridge, Hillingdon Energy Statement, AECOM April 2011) have been incorporated into the final development. The statement shall clearly set out the final amount (152.1m2 notional) of Photovoltaic panels required to meet the reduction targets of the strategy, as well as roof plans showing their location. The development shall proceed in accordance with the approved statement.

#### REASON

To reduce the CO2 emissions associated with the development and to reduce the exposure to rising energy prices for the residents, in accordance with Policy 4A.3 and 4A.7 of the London Plan.

#### SUDS

No objections are raised to the drainage strategy as submitted subject to the following:

#### CONDITION

The development shall proceed in accordance with the approved drainage strategy (AECOM, Acol Crescent Plot 1 Surface Water Management Strategy, April 2011, Rev 0) with final details relating to the size of surface water storage system to be submitted and agreed in writing with the Local Planning Authority. The development shall proceed in accordance with the approved strategy and updated details.

#### REASON

To minimise the increased risk of flooding by providing a sustainable form of drainage in accordance with PPS25 and Policy 4A.14 of the London Plan.

## ACCESS OFFICER

In assessing this application, reference has been made to London Plan Policy 3A.5 (Housing Choice) and the Council's Supplementary Planning Document "Accessible Hillingdon" adopted January 2010.

The scheme should be revised and compliance with all 16 Lifetime Home standards (as relevant)

should be shown on plan. In addition, 10% of new housing should be built to wheelchair home standards and at least one supported housing unit should accord with relevant policies, legislation and adopted guidance.

The following access observations are provided:

1. From the internal face of the front door, the wheelchair standard unit should feature an obstruction free area not less than 1500 mm wide and 1800 mm to any door or wall opposite.
2. The bathrooms/ensuite facilities should be designed in accordance with Lifetime Home standards. At least 700mm should be provided to one side of the WC, with 1100 mm provided between the front edge of the toilet pan and a door or wall opposite. This should be shown on plan with the bath tub in place, and should not rely upon removal of the tub to achieve the 700 mm transfer space to one side.

Conclusion: acceptable, subject to conditions to secure the above specifications.

#### TREE AND LANDSCAPE OFFICER

There are six semi-mature trees on the site and a conifer hedge on/close to it. There is also a laurel hedge on the road frontages of the site. The trees and hedges contribute to the amenity of the locality, but do not constrain the development of the site. However, any development should, in terms of Saved Policy BE38 of the UDP, retain and reinforce the laurel hedge and retain or replace the trees, and make provision for landscaping.

The application includes a Tree Survey / Report, and a statement that a landscaping scheme will be provided.

One tree in the middle of the site and the frontage hedge will be retained, as part of the scheme, which makes provision for the planting of about ten trees in replacement of the other existing trees removed to facilitate the development of the site. There is also space and scope for additional landscaping. Overall, the scheme, with the hedge and new trees on the road frontage and the retention of the existing tree and new planting in the middle of the site, will provide a landscaped setting to the new building and contribute to the amenity of the locality.

In this context and subject to conditions TL1, TL2, TL3, TL5, TL6 and TL7, the application (for Plot 1) is acceptable in terms of Saved Policy BE38.

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

The last authorised use of the site was for a temporary children's centre, which replaced the previous Bridge Day Care Social Services Centre. Saved Policy R11 of the UDP is therefore considered relevant. This policy states:

The local planning authority will assess proposals which involve the loss of land or buildings used or whose last authorised use was for education, social, community and health services by taking into account whether:-

(i) there is a reasonable possibility that refusal of permission for an alternative use would lead to the retention and continued use of the existing facility;

(ii) adequate accessible alternative provision is available to meet the foreseeable needs of the existing and potential users of the facility to be displaced;

(iii) the proposed alternative use accords with the other policies of this plan and contributes to its objectives

The applicants have submitted a Planning Statement which provides a justification for the loss of the community facility from the site and the relocation of these facilities elsewhere in the Borough.

With regard to Saved Policy R11 (i) and (ii), the last use of the site was as a temporary children's centre, (South Ruislip Early Years Centre), which was operational on the site from January 2011. Before this, the site was occupied by the Bridge Day Care Social Services Centre. The South Ruislip Early Years Centre has been relocated to Queens Walk, on the South Ruislip Learning and Development Centre Site. Both uses for existing and adjacent plots are to be relocated within a new purpose built building, for combined use of the South Ruislip Early Years Centre and South Ruislip Children's Centre.

The South Ruislip Early Years Centre, which provided a day nursery for children under the age of 5. This service is being moved to a building that has just been built at Queens Walk, which is close by. The new building not only provides purpose built facilities for the nursery, but it also incorporates a purpose built Children's Centre. The Children's Centre provides services to families and children and is a much needed facility within the community. The facilities available to the public have therefore been improved and the range of services has been extended.

The new Children's Centre and Early Years Centre in Queens Walk is better located than the previous Early Years Centre, as it is away from the main road and has ample parking. It is also located close to Deanesfield School, making it easier for parents of school aged children to access the nursery facilities.

The site is now vacant for redevelopment and there are no plans currently to provide an alternative community use at the site.

Given the factors above, it is considered that the proposal satisfies the requirements of Policy R11 (i) and (ii).

With regard to Saved Policy R11 (iii), it is proposed to redevelop the site for 14 units of supported housing, where the occupants will be part of the Independent Living strategy. This strategy is driven by the Government publication [299060] 'New Horizons - A Shared Vision for Mental Health (2009)'. This forms part of the consultation on Mental Health Strategy, which was completed in October 2009. The development of the site is therefore relevant to the Mental Health Modernisation Programme. Independent Living as a strategy was identified at a Hillingdon Conference in 2008 on Housing.(Hillingdon Housing Strategy Conference 2008). The strategy is to promote a greater degree independent living in a supported housing environment and move away from institutionalised care arrangements. In this way, the provision of supported housing is seen as providing support to members of the community with particular needs.

There is clearly an identified need for supported housing within the Borough for Independent Living and no objections are therefore raised to the loss of the previous community facility and redevelopment of the site for this type of residential use.

To summarise; this proposal satisfies Saved UDP policy R11 in the following regard:  
Refusal of the proposed scheme would not lead to the continued use of a community facility, as none of the community facilities that have used the site in the past would

continue to use it in the future, regardless of whether the current proposal is accepted or refused.

None of the current facilities that used the site are being displaced due to the proposed development. The Early Years Centre is the last community use on the site and has already been moved to an accessible and vastly improved building nearby, which would meet the existing and foreseeable needs to the local community.

The proposed alternative use for the site includes an amount of supported housing, which supports the other saved policies in the UDP, by providing much needed accommodation to those with support needs. there is therefore no objection in policy terms for the loss of the previous community use and the redevelopment of this site for supported housing.

#### **7.02 Density of the proposed development**

Policy 3.4 of the London Plan (2011) advises that Boroughs should ensure that development proposals achieve the highest possible intensity of use compatible with local context and the site's public transport accessibility. The London Plan provides a density matrix to establish a strategic framework for appropriate densities at different locations.

The site has a PTAL of 2 and is located within a suburban setting. The London Plan provides for a residential density between 50 - 95 u/ha and 150 - 250 hr/ha at an average of 2.7 - 3.0 hr/unit.

The proposed density for the site would be 194 hr/ha, which is within the London Plan guidelines, having regard to the site's Public Transport Accessibility Level. In terms of the number of units, the proposed density would be 96 units/ha, which just exceed London Plan guidance. However, given the predominance of one bedroom apartments and that good environmental conditions can be provided for surrounding and future occupiers,(issues of which are dealt with elsewhere in the report), the proposed density is considered appropriate in this case.

Policies H4 and H5 seek to ensure a practicable mix of housing units are provided within residential schemes. One and two bedroom developments are encouraged within town centres, while larger family units are promoted elsewhere. In this case the scheme has been specifically designed as supported living units for individual persons. As such, the one bedroom apartments are considered to be appropriate for their intended and no objections are raised to the proposed mix.

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

There are no archaeological or historic issues associated with this site.

#### **7.04 Airport safeguarding**

there are no airport safeguarding issues related to this development.

#### **7.05 Impact on the green belt**

There are no Green Belt issues associated with this site.

#### **7.06 Environmental Impact**

Not applicable to this development.

#### **7.07 Impact on the character & appearance of the area**

Saved Policies BE13 and BE19 seek to ensure that new development complements or improves the character and amenity of the area, whilst Policy BE38 seeks the retention of topographical and landscape features and provision of new planting and landscaping in development proposals. The scale, bulk and siting of buildings are key determinants in ensuring that the amenity and character of established residential areas are not



compromised by new development.

The Design of the proposed development is based on a two - storey L-shaped block with duo-pitched roof, positioned at the intersection of Station Approach and Acol Crescent, and has been designed to follow the curve of the crescent. The 14 supported units are on two floors, with some office accommodation on the first floor for visiting staff.

The scale of the proposed building at two storeys, is considered to be sympathetic with adjacent residential housing on Acol Crescent, Canfield Drive and opposite, on Station Approach. It is acknowledged that the design is more contemporary than the surrounding residential development, but this is not considered to detract from the visual amenities of the area. The Urban Design and Conservation Officer considers that this scheme represents a well proportioned building, with a, good modern design, which would respect the height of neighbouring properties, and the curvature of Acol Crescent, whilst addressing the tapering nature of the site between Cranford Drive and Station Approach. the building design reflects its use for independent residential living with assisted support from visiting staff.

Although the building to site ratio would be very tight, nevertheless it is considered that a building of this size would not look out of place or be overly dominant in the street scene. Amenity space is provided around the building with a substantial area of green open space to the rear, adjacent to parking and rear entrance/exit. The west part of the site maintains green space, trees and laurel bushes to soften the impact of the elevations. However, the Urban Design and Conservation Officer notes that it will be important to maximise landscaping potential, and consider very carefully the building materials to be used, so as to help the building blend in with the residential area to the rear.

In conclusion, it is considered that the layout siting and scale of the development is compatible with surrounding built form and would respect the established character of the area, in compliance with Policies BE4, BE13 and BE19 of the Unitary Development Plan Saved Policies (September 2007).

## **7.08 Impact on neighbours**

### **OUTLOOK**

Policy BE21 of the Unitary Development Plan Saved Policies September 2007 states that planning permission will not be granted for new development, which by reason of its siting, bulk and proximity, would result in a significant loss of residential amenity of established residential areas. The Council's Supplementary Planning Document 'Hillingdon Design and Access Statement' (HDAS) states that where a two or more storey building abuts a property or its garden, adequate distance should be maintained to overcome possible over domination. The distance provided will be dependent on the bulk and size of the building but generally 15m would be the minimum acceptable separation distance.

As part of the design, there is a substantial area of open space between the rear of the new building and the nearest existing private residential house in Canfield Drive. A distance of between 16 to 26 metres is maintained between the proposed building and the side boundary with the No 2 Canfield Drive to the north of the site. The massing of the block relative to the adjoining properties is considered satisfactory. It is therefore considered that the proposal would not result in an over dominant form of development which would detract from the amenities of neighbouring occupiers, in compliance with Saved Policy BE21 of the UDP and relevant design guidance.

## PRIVACY

Policy BE24 of the UDP Saved Policies September 2007 seeks to ensure that the design of new buildings protects the privacy of the occupiers and their neighbours. The supporting text to this policy states that 'the protection of privacy, particularly of habitable rooms (including kitchens) and external private amenity space is an important feature of residential amenity'.

The Council's HDAS also provides further guidance in respect of privacy, stating in particular that the distance between habitable room windows should not be less than 21m. The Council's HDAS at paragraph 4.12 states that 'new residential development should be designed so as to ensure adequate privacy for its occupants and that of the adjoining residential property from windows above ground floor, an angle of 45 degrees each side of the normal is assumed in determining facing, overlooking distances. This requirement has been adhered to so as to respect the residential amenity of existing residents. To the rear of the proposed building, a minimum distance of 21 metres is maintained from the first floor windows to the garden of the nearest adjoining residence in Canfield Drive. In addition it is proposed to plant trees on the along the northern boundary, to provide enhanced screening. The proposal is therefore considered to be consistent with Saved Policy BE24 of the UDP and relevant design guidance.

## SUNLIGHT/OVERSHADOWING

It is not considered that there would be a material loss of daylight or sunlight to neighbouring occupiers, as the proposed building would be sited a sufficient distance away from adjoining properties. It is also considered given its layout that there will be a good level of day lighting for the proposed development. The proposal is considered to be consistent with Policy BE20 of the UDP Saved Policies September 2007 and relevant design guidance.

### **7.09 Living conditions for future occupiers**

All units comply with the Council's HDAS guidelines for minimum internal floor areas and it is not considered that these units would result in a poor internal living environment for future occupiers.

Policy BE23 of the Unitary Development Plan Saved Policies September 2007 requires the provision of external amenity space which is sufficient to protect the amenity of the development and surrounding buildings and which is usable in terms of its shape and siting, for future occupiers. For one bedroom flats, a minimum 20m<sup>2</sup> per unit should be provided. In accordance with this standard, a total of 280m<sup>2</sup> of amenity space is required. The application identifies a communal amenity area at the rear of the site comprising 192m<sup>2</sup>, together with an additional amenity area to the west of the proposed building, 63 m<sup>2</sup> in extent.

In addition to these communal amenity areas, private gardens fronting onto Acol Crescent and Station Approach are provided for the ground floor flats. These areas will be screened from the public domain by appropriate boundary treatment comprising the retention of the existing laurel hedge and fencing, new laurel hedge planting. In addition, on the Station Approach boundary and fencing new brick pier and metal railings, with appropriate screen planting. These additional private garden areas will provide a further 175 m<sup>2</sup> of amenity space, providing a a total of 430 m<sup>2</sup>, which is in excess of the guidelines in the HDAS.

The proposed development of the site will be to modern standards, with purpose-built separate flats incorporating kitchen, bathroom, lounge and bedroom, and have modern facilities, in keeping with creating independent living for the residents.

Overall, it is considered that the proposed development would provide good living conditions for all of the proposed units in accordance with Policies BE23, BE24, OE1 and OE5 of the UDP, HDAS Residential Layouts and the provisions of the London Plan.

#### **7.10 Traffic impact, car/cycle parking, pedestrian safety**

##### Access

Access for vehicles is via Canfield Drive, off ACOL Crescent. There is a service road off Canfield Drive at the rear of the site, which terminates at the rear of The Early Years Nursery. Pedestrian access to the proposed development is off ACOL Crescent and the existing vehicular access to the rear of the site is proposed to be utilised for the proposed development.

Vehicular access to the new development will utilise the existing entrance to the rear of the site via Canfield Drive. This existing northern access drive will be retained to serve Plot 1 and also service the adjoining Plot 2 site, which has a private car park. A right of access is therefore intended through the proposed new access road (plot 1), to that adjoining development (plot 2). The existing dropped kerb on Acol Crescent is proposed to be reinstated to footway. Pedestrian access to the proposed development is also provided off Station Approach. There will be open access from Canfield Drive into the access road i.e. no gates. Refuse vehicles for waste will use the access road and park in it, to collect waste from the Eurobins. The location of the refuse storage is also considered acceptable.

The Highway Engineer raises no objections to the access arrangements, subject to a condition requiring adequate sight lines to be maintained at the entrance to the development on Canfield Drive. Subject to the implementation of these measures it is considered that adequate vehicular access to the site can be provided, and highway and pedestrian safety would not be prejudiced, in compliance with Policy AM7 of the UDP Saved Policies September 2007.

##### Parking

There are 14 individual self-contained supported housing flats proposed. The residents of this block are anticipated to be persons with learning difficulties. The use of the parking area will therefore be limited due to the nature of the residents. The intention is that the residents will be supported by visiting staff for advice and guidance, but the staff will not be resident.

Parking for the proposed development will be a total of six bays, one of which is wheelchair-accessible. Parking area will be separated from the development by a 2 metre high fence of metal railings.

The site has a PTAL rating of 2 and the Council's Highways Engineer has raised no objection to the level of car parking and has confirmed that all parking spaces would be of sufficient dimensions and usable. As such, it is considered that the application complies with UDP Saved Policies AM14 and AM15 of the UDP.

In addition, the submitted plans indicate that secure cycle storage for 8 cycles can be

provided. It is considered the 8 secure cycle parking spaces are sufficient to serve this type of development the scheme would be in accordance with the Council's standards and Saved Policy AM9 of the UDP.

In conclusion no objection is raised to the highways aspect of the application, subject to conditions requiring the access, parking area and access road to be constructed as approved, prior to occupation, visibility splays to be maintained and for the reinstatement of the redundant crossover.

#### **7.11 Urban design, access and security**

##### **Security**

A number of security features have been integrated into the design of the scheme, following meetings between the developers and the local Secure by Design Officer from the Metropolitan Police. These measures include appropriate entrance door set-backs; post boxes adjacent to the front entrance door and collection only accessible by residents internally; secure boundary treatment; cycle stores in secure enclosures; access control from the parking area maintained via a pair of pedestrian gates, and controlled access to the front entrance from Station Approach. It is intended that all access controls, footpaths, and approaches at entrances /exits are accessible in accordance with BS8300:2009+A1 2010 and associated codes of practice.

Other issues relating to urban design have been dealt with elsewhere in the report.

#### **7.12 Disabled access**

HDAS was adopted on the 20th December 2005 and requires all new residential units to be built to lifetime home standards and 10% of units designed to wheelchair accessible standards. Policy 4B.5 of the London Plan expects all future development to meet the highest standard of accessibility and inclusion. This together with the Mayor's Supplementary Planning Guidance 'Accessible London: achieving an inclusive environment' underpins the principles of inclusive design and the aim to achieve an accessible and inclusive environment consistently across London.

The proposed development is designed to be accessible and inclusive in terms of access from the parking area to entrances, effective door widths and internal arrangements. It is intended that all access controls, footpaths, and approaches at entrances /exits are accessible in accordance with BS8300:2009+A1 2010 and associated codes of practice. Level access thresholds are incorporated at entrances and exits. In addition, a 13-person lift for access to the first floor is to be provided and will be in accordance with Part M Building Regulations, Approved Document M (2004) and BS8300:2009+A1 2010.

There is sufficient space provided in the protected staircase at first floor level or adjacent to the lift for an emergency fire refuge.

Two ground floor units are designed to wheelchair-home (design) standard. Bathrooms/shower rooms are configured to allow access to Lifetime Home standards, and for the wheelchair units, to wheelchair home standard.

The Access Officer considers that the proposal is by and large acceptable subject to minor revisions to address Lifetime Home and Wheelchair Home Standards (as relevant). This is covered by condition and an informative. Overall, subject to this condition, the proposal is considered to be in accordance with London Plan (2011) Policy 7.2 and the Hillingdon Design and Accessibility Statement (HDAS): Accessible Hillingdon.

#### **7.13 Provision of affordable & special needs housing**

The London Plan sets the policy framework for affordable housing delivery in London. The Planning Obligations Supplementary Planning Document (supplementary planning guidance) adopted in July 2008 states that the Council will always seek the provision of affordable housing on-site except in exceptional circumstances. The Council will consider affordable housing tenure mix on a site by site basis with reference to housing needs, financial viability and/or the London Plan as appropriate.

The application exceeds the threshold of 10 units and above. Therefore affordable housing provision by way of a S106 Legal Agreement/Statement of Intent is required. All the units in this scheme are to be delivered as affordable housing. This will deliver the affordable housing requirements from this site and for the adjacent site (Plot 2). Although Plot 1 and Plot 2 are separate planning applications, since Plot 1 is 100% affordable (i.e. supported housing), this will negate the requirement for any affordable on Plot 2 which will be sold to a developer.

#### **7.14 Trees, Landscaping and Ecology**

Policy BE38 of the Unitary Development Plan Saved Policies states, amongst other things that development proposals will be expected to retain and utilise topographical and landscape features of merit. The application includes a Tree Survey / Report, and a statement that a landscaping scheme will be provided.

The Tree and Landscape Officer notes that there are six semi-mature trees on the site and a conifer hedge on/close to it. There is also a laurel hedge on the road frontages of the site. The trees and hedges are considered to contribute to the amenity of the locality, but not to constrain the development of the site.

Three trees will need to be removed near the front corner of the block. One tree in the middle of the site and the frontage hedge will be retained, as part of the scheme, which makes provision for the planting of about ten trees in replacement of the other existing trees removed, to facilitate the development of the site. There is also space and scope for additional landscaping. The amenity area will be landscaped with grassed areas, trees, shrubs and planting, surrounding the new building. Overall, it is considered that the scheme, with the hedge and new trees on the road frontage and the retention of the existing tree and new planting in the middle of the site, will provide a landscaped setting to the new building and contribute to the amenity of the locality.

The Tree/Landscape Officer considers that the revised scheme is on the whole acceptable and in compliance with Saved Policy BE38 of the UDP, subject to relevant tree/landscape conditions.

#### **7.15 Sustainable waste management**

Refuse is provided on the ground floor next to the car parking spaces and meets the necessary pulling distance and vehicle access requirements.

#### **7.16 Renewable energy / Sustainability**

Policy 5.2 of the London Plan July 2011, seeks to ensure the development reduces CO2 emissions. An energy assessment has been submitted with the application. Photovoltaic cells are recommended as the preferred renewable technology. The Sustainability Officer considers that the submitted energy strategy is sufficient to demonstrate that a 25% reduction in CO2 emissions can be achieved from a combination of renewable technology and improvements to the fabric of the building.

It is therefore considered that sustainability issues could adequately be dealt with by suitably worded condition in the event of an approval. Such conditions would require the submission of a detailed energy assessment, setting out the baseline energy consumption



and associated CO2 emissions of the development as if constructed to 2010 Building Regulations. The assessment would then need to provide clear details of a 25% reduction in CO2 emission from energy efficiency measures and renewable energy. The assessment would also include specifications of any technology to be used and their locations on suitably scaled plans.

#### **7.17 Flooding or Drainage Issues**

The site lies within Flood Zone 1 and is less than 1 hectare and therefore in accordance with Planning Policy Statement 25: Development and Flood Risk (Communities and Local Government, 2006, updated 2010) (PPS25), a site specific Flood Risk Assessment is not required.

A Surface Water Management Strategy has been submitted with the application. No objections are raised to the drainage strategy as submitted subject to the final details relating to the size of surface water storage system to be submitted and agreed. Subject to a condition being imposed requiring these details to be submitted and agreed and for the development to proceed in accordance with the agreed strategy, it is considered that the increased risk of flooding will be minimised, in accordance with PPS25 and Policy 4A.14 of the London Plan.

#### **7.18 Noise or Air Quality Issues**

The application site is on a busy high road. It is therefore reasonable to expect that traffic noise is likely to be high enough to affect the residential amenities of future occupiers. Although the site falls within NEC B as defined in PPG24, it is considered that flatted development is acceptable in principle, subject to adequate sound insulation. The noise report submitted with the application while identifying the main noise source affecting the site as road traffic.

The acoustic assessment contains recommendations which, if implemented, would reduce noise to levels that comply with reasonable standards of comfort, as defined in British Standard BS 8233:1999 'Sound insulation and noise reduction for buildings - Code of Practice'. It is considered that the issue of sound insulation can be addressed by the imposition of a suitable condition. Subject to compliance with this condition, it is considered that the scheme is in compliance with Saved Policy OE5 of the UDP.

#### **7.19 Comments on Public Consultations**

The main issues raised have been dealt with in the main body of the report.

#### **7.20 Planning Obligations**

Policy R17 seeks to supplement the provision of recreational open space and other community, social and educational facilities through planning obligations. The applicant has agreed to a full range of planning obligations required to offset the impact of the development, including contributions towards the provision of healthcare, community/recreational open space, and libraries. A contribution can also be secured in respect of project management and monitoring.

Proposed Heads of Terms are:

1. Affordable Housing: 100% of the scheme is to be delivered as affordable housing. This is to deliver the affordable housing requirements for this site and Plot 2, requiring a total of 13 units to be delivered as affordable housing (7 from Plot 1 and 6 from Plot 2)
2. Education: as the scheme is for support living there will not be a child yield generated from this scheme and as such no contribution is sought.



3. Health: in line with the Supplementary Planning Document a contribution in the sum of £3,774.39 (£216.67 x 17.42) has been agreed.

4. Libraries: in line with the SPD a contribution in the sum of £400.66 (£23 x 17.42) has been agreed.

5. Community Facilities/ Recreational Open Space: in line with the Supplementary Planning Document, a contribution in the sum of £10,000 has been agreed. The site falls within an area of open space deficiency and as such it is considered reasonable to seek a combined contribution to deliver both obligations.

6. Construction Training: in line with the Supplementary Planning Document , if the construction period is in excess of 3 months and the construction cost is in excess of £2 million then a contribution will be required equal to £2,500 for every £1 million build cost.

7. Project Management and Monitoring Fee: in line with the Supplementary Planning Document a contribution equal to 5% of the total cash contributions has been agreed, to enable the management and monitoring of the resulting agreement.

8. The residential accommodation hereby approved shall be used solely as supported housing for people with learning difficulties and for no other purpose, including any other use falling within Class C3 of the Town and Country Planning (Use Classes) Order 2005 (as amended). Had the tenure remained unrestricted, additional on site car parking would be sought and a child yield would be generated from this scheme resulting in an education contribution being sought.

The applicant has agreed to these proposed Heads of Terms, which are to be secured by way of a Statement of Intent or a S106 Agreement. Overall, it is considered that the level of planning benefits sought is adequate and commensurate with the scale and nature of the proposed development, in compliance with Policy R17 of the UDP.

#### **7.21 Expediency of enforcement action**

There are no enforcement issues associated with this site.

#### **7.22 Other Issues**

There are no other 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**

Not applicable.

#### **10. CONCLUSION**

No objection is raised to the principle of the use of this redundant Children's centre site for supported housing. The density of the proposed development is broadly in accordance with London Plan guidance, whilst the bulk and scale of the proposed building is considered appropriate for the site and existing surrounding development.

It is considered that the proposal will not detract from the visual amenities of the street scene or the character and appearance of the area. It provides a satisfactory form of supported accommodation for future residents and the amenities of adjoining residents would not be adversely affected by the proposals. It is considered that highway and pedestrian safety issues have been satisfactorily addressed.

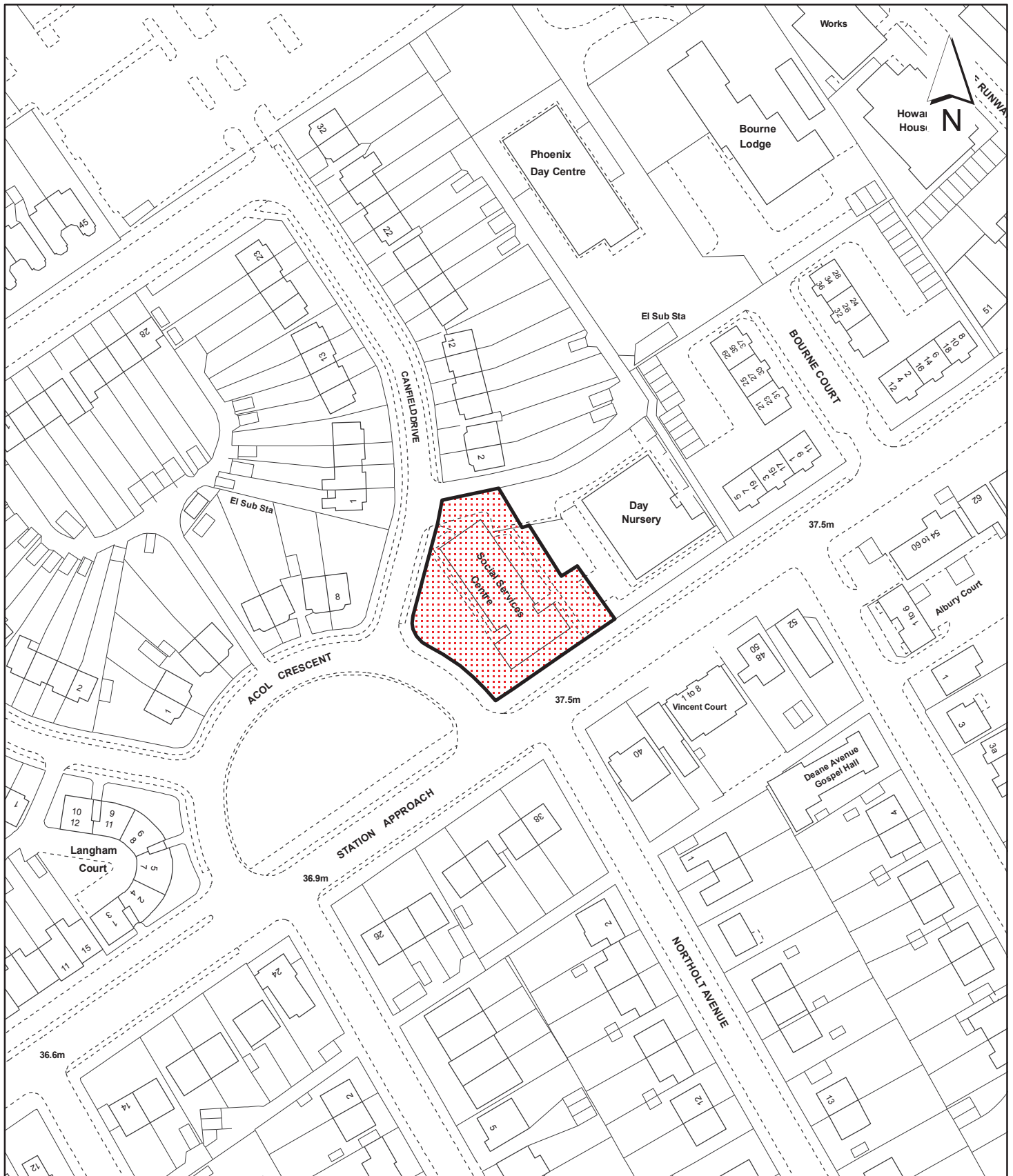
The proposal is considered to satisfy the relevant saved policies of the UDP and as such the application is recommended for approval, subject to the recommended conditions and S106 Agreement or Statement of Intent, securing contributions towards, health care facilities, construction training, public open space, management and monitoring.

#### **11. Reference Documents**

Planning Policy Statement 1 (Delivering Sustainable Development)  
Planning Policy Statement 3 (Housing)  
Planning Policy Statement 9 (Biodiversity and Geological Conservation)  
Planning Policy Guidance Note 15 (Planning and the Historic Environment)  
Planning Policy Guidance Note 13 (Transport)  
Planning Policy Guidance Note 24 (Planning and Noise)  
The London Plan (July 2011)  
Representations

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**Notes**



Site boundary

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Site Address

**Day Centre -  
 Plot 1 Acol Crescent  
 Ruislip**

Planning Application Ref:

**65847/APP/2011/1132**

Planning Committee

**North**

Scale

**1:1,250**

Date

**August  
 2011**

**LONDON BOROUGH  
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 Environment, Education  
 & Community Services**

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