

Report of the Head of Planning & Enforcement Services

Address 22 THE AVENUE ICKENHAM

Development: Erection of a two storey detached, six-bedroom dwelling with habitable roofspace (involving demolition of existing dwelling).

LBH Ref Nos: 67376/APP/2010/2483

Drawing Nos: 4617-1
4617 II
Photographs
Revised Flood Risk Assessment Received 21-02-2011
Tree Survey, Tree Report and Method Statement
Revised Design and Access Statement Received 11-02-2011
4617-10 Rev. E Received 2nd August 2011
4617-11 Rev. C

Date Plans Received:	25/10/2010	Date(s) of Amendment(s):	29/10/2010
Date Application Valid:	24/01/2011		26/01/2011
			11/02/2011
			21/02/2011
			24/03/2011
			02/08/2011

1. SUMMARY

Planning permission is sought for the erection of a 6 bedroom detached house. The proposed house is considered to relate satisfactorily with the character and appearance of the street scene, surrounding area and the Ickenham Village Conservation Area. The proposal would also not result in harm to residential amenity and sufficient off-street parking has been provided.

2. RECOMMENDATION

APPROVAL subject to the following:

1 T8 Time Limit - full planning application 3 years

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

REASON

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

2 M1 Details/Samples to be Submitted

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

REASON

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

3 MRD4 Single Dwellings Occupation

The development hereby approved shall not be sub-divided to form additional dwelling units or used in multiple occupation without a further express permission from the Local Planning Authority.

REASON

To ensure that the premises remain as a single dwelling until such time as the Local Planning Authority may be satisfied that conversion would be in accordance with Policy H7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 OM1 Development in accordance with Approved Plans

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

REASON

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

5 RPD1 No Additional Windows or Doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 20 and 24 The Avenue.

REASON

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

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

The windows facing 20 and 24 The Avenue shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

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

7 RPD5 Restrictions on Erection of Extensions and Outbuildings

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extension to any dwellinghouse(s) nor any garage(s), shed(s) or other outbuilding(s) shall be erected without the grant of further specific permission from the Local Planning Authority.

REASON

So that the Local Planning Authority can ensure that any such development would not result in a significant loss of residential amenity in accordance with policy BE21 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

8 RPD6 Fences, Gates, Walls

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

REASON

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

9 RPD9 Enlargement to Houses - Roof Additions/Alterations

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no addition to or enlargement of the roof of any dwellinghouse shall be constructed.

REASON

To preserve the character and appearance of the development and protect the visual amenity of the area and to ensure that any additions to the roof are in accordance with policy BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

10 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.

11 TL3 Protection of trees during site clearance and development

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

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

REASON

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

12 M5 Means of Enclosure - details

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

REASON

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

13 SUS4 Code for Sustainable Homes details

No development shall take place until an initial design stage assessment by an accredited assessor for the Code for Sustainable Homes and an accompanying interim certificate stating that each dwelling has been designed to achieve level 4 of the Code has been submitted to, and approved in writing, by the local planning authority. No dwelling shall be occupied until it has been issued with a final Code certificate of compliance.

REASON

To ensure that the objectives of sustainable development identified in policies 5.1 and 5.3 of the London Plan (2011).

14 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 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 (2011) Policies 3.8, 3.1 and 7.2.

SUS5

15 development shall ~~Sustainable Urban Drainage~~ **Sustainable Urban Drainage** of the incorporation of sustainable urban drainage have been submitted to, and approved in writing by the Local Planning Authority. The approved details shall thereafter be installed on site and thereafter permanently retained and maintained.

REASON

To ensure that surface water run off is handled as close to its source as possible in compliance with policy 5.13 of the London Plan (2011) and to ensure the development does not increase the risk of flooding contrary to Policy OE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), policy 5.12 of the London Plan (2011) and PPS25.

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 know 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).

INFORMATIVES

1 I52 **Compulsory Informative (1)**

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

2 I53 **Compulsory Informative (2)**

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (2011) and national guidance.

BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

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
AM14	New development and car parking standards.
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures

3 11 Building to Approved Drawing

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

4 12 Encroachment

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

5 13 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).

6 15 Party Walls

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

- carry out work to an existing party wall;
 - build on the boundary with a neighbouring property;
 - in some circumstances, carry out groundworks within 6 metres of an adjoining building.
- Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning & Community Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

7 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.

8 115 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.

9 118 Storage and Collection of Refuse

The Council's Waste Service should be consulted about refuse storage and collection arrangements. Details of proposals should be included on submitted plans. For further information and advice, contact - the Waste Service Manager, Central Depot - Block A, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB8 3EU (Tel. 01895 277505 / 506).

10 121 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).

11 143 Keeping Highways and Pavements free from mud etc

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 Act 1980.

12 145 Discharge of Conditions

Your attention is drawn to conditions 2, 11, 12, 13, 14, 15, and 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). The Council may consider taking enforcement action to rectify the breach of this condition(s). For further information and advice contact - Planning & Community Services, Civic Centre, Uxbridge, UB8 1UW (Tel: 01895 250230).

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the north west side of The Avenue and comprises a detached 4 bedroom house with single storey side extensions along both flank walls. To the north east lies 20 The Avenue, and to the south west lies 24 The Avenue, both detached houses. The street scene is residential in character and appearance, comprising detached houses of varying sizes and designs, and the application site lies within the Ickenham Conservation Area, as identified in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

3.2 Proposed Scheme

Planning permission is sought for the erection of a 6 bedroom detached house incorporating a part single storey element along the north east flank wall and a rear conservatory centrally positioned on the rear wall.

The proposed house would be set 14m from the road, 1.7m beyond the front wall of no. 20 The Avenue and 1.6m behind the front wall of no. 24 The Avenue. At front, the proposed house would measure 12m wide, incorporating a front gable projection, measuring 4.5m wide and 1.6m deep. An angled front porch is proposed between the inner flank wall of the front projection and the front wall, comprising 0.7m high upstands with a canopy roof supported by timber columns, measuring 2.6m high at eaves level and 3.9m high at its highest point. A bay window is proposed on the front projection at ground floor level.

Along the north east side boundary, the proposed house would be set 3.5m from the side boundary with no. 20 The Avenue for a depth of 7.5m. At this point it would step in, at two storey level, 1.2m to extend a further 5m to the rear wall. The proposed house would measure 11.2m deep along the south west flank wall. It would be set 2m from the side boundary incorporating a chimney stack, set 2.2m from the front elevation and measuring 2.2m wide reducing to 1m at first floor level, and 0.6m deep. The proposed house would measure 10.4m wide at rear.

The proposed house would be finished with a hipped roof on all sides with a central ridge, measuring 5.7m high at eaves level and 9.12m high at ridge level. The proposed roof would extend some 0.4m beyond the elevations and the front gable would be finished with a ridged roof set 1.8m below the main roof ridge. The proposed chimney stack would extend 3.6m above the roof eaves, rooflights are proposed in the front and south west roof slopes, and a dormer window is proposed centrally positioned in the rear roof slope, measuring 1.4m wide, 3.6m deep and finished with a flat roof 1.7m high.

The fenestrations comprises 3 x 4 pane casement windows uniformly set on the front and rear elevations with smaller casement windows on the flank walls.

The proposed part single storey side extension would be located within the recessed area

along the north east flank wall. It would measure 2.6m wide, projecting 1.2m beyond the flank wall, 5.2m deep and finished with a lean-to roof measuring 2.8m high at eaves level and 4.3m high at its highest point attached to the flank wall. The proposed rear conservatory would comprise part brick, part glazed elevations with a glazed mono-pitched hipped roof. It would measure 5m wide, 4m deep, 2.6m high at eaves level, and 3.9m high at ridge level.

3.3 Relevant Planning History

Comment on Relevant Planning History

None

UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
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
AM14	New development and car parking standards.
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **2nd March 2011**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

EXTERNAL:

15 adjoining owner/occupiers, The Ickenham Residents' (x2) and The Avenue Residents' Associations have been consulted. 13 letters of objection and a petition with 27 signatures have been received making the following comments:

Letters of objection:

- (i) The demolition of the existing house and replacement with a modern house would not preserve or enhance the character and appearance of the Ickenham Village Conservation Area;
- (ii) The new house would be significantly larger than the existing thereby increasing visual mass;
- (iii) The proposal would reduce the existing gap between the properties creating a terracing effect;
- (iv) The proposal would represent a disproportionate and incongruous form of development in relating to the existing house and the houses in the street;
- (v) The proposal would result in an overly dominant and visually intrusive form of development;
- (vi) The proposal would result in an increase in overlooking onto the adjoining properties;
- (vii) The application site lies within the flood zone, however no flood risk assessment has been submitted;
- (viii) The application contains no assessment of the impact of the demolition of biodiversity;
- (ix) The proposal will increase the potential for flooding; and
- (x) The proposed house would extend beyond the height of the adjoining properties;

Petition:

Proposal to erect a two-storey detached 6-bed dwelling with habitable roof space (involving the demolition of existing dwelling) This petition relates to the above referenced applications to demolish the existing property at 22 The Avenue, Ickenham and to replace it with a two-storey detached dwelling.

The Avenue is a private residential road situated in the heart of the Ickenham Village Conservation Area. The vast majority of the housing stock in the road, including the existing dwelling at 22 The Avenue, was built between 1920 and 1940. Although many of these houses have been extended over the years the core structures are the original housing stock and the character of the Conservation Area is largely defined by these houses.

To demolish one of these original houses and replace it with a larger modern structure would therefore establish a dangerous precedent and would neither preserve nor enhance the character or appearance of the Ickenham Village Conservation Area.

Moreover, the proposed two storey detached dwelling is significantly larger than the existing house or any of the immediately adjacent houses. As such and with construction so close to the boundaries of the property, its sheer mass (width, length and height) would visually dominate this part of the Avenue and would be out of keeping with the other houses. Such a large development would not therefore enhance or protect the character and appearance of the surrounding area generally and in particular the Ickenham Village Conservation Area.

We the undersigned wish to ensure that the London Borough of Hillingdon's North Planning Committee understands our concerns regarding these applications and ask that the North Planning Committee refuse these applications.

Ickenham Residents Association:

Comments on originally submitted scheme:

"The Ickenham Residents' Association, on this occasion, can see no better way to raise our objection to the above planning application than to fully endorse the letter of objection from Mr Ian Harvey, one of our members, living at 24 the Avenue.

We would however add a couple of points in addition.

The proposed building would in our opinion be a massive over development of the site taking up the whole of the width of the site and extending almost double the depth of the existing house into the back garden.

We believe the proposal contravenes Policies BE19, BE20 BE21, BE22 and BE24 of the Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document: Residential Extensions.

Specifically, in relation to each of the above policies we comment as follows:

BE19

The increased width of this proposal (two storey at each side boundary) against the existing house is such that we believe it would not compliment or improve the amenity and character of the area, but give an appearance of terracing.

BE20

Due to the massive increase in footprint extending much further back into the garden and virtually filling the plot width, new, increased and considerable shading plus loss of daylight, will affect neighbours on both sides of the proposal due to its siting in relation to the passage of the Sun.

BE21

Same reasons as above.

BE22

Whilst only The Drive is specifically mentioned in this Policy, we feel that due to the similar size and siting of properties in The Avenue generally the Policy should apply here. The drawings show a dimension of 1.5 metres either side of the walls of the proposal, the minimum suggested, but the Chimney breast extends into this, and, the soffits/eaves and gutters also invade this space. The Policy clearly states that it applies for the full height of the building. We feel therefore the applicant has not complied with the spirit, nor detail, of this Policy.

BE24

For the reasons stated above we do not consider that this policy has been complied with.

For all the above reasons we wish to record our objection to this application."

Comments on amended scheme:

"The Association notes that the design has been reduced in width and that it fits better in the plot available than previously submitted.

The proposed part front extension on the right hand side is, however, forward from the building line with no. 20 and 18 and should be reduced to match. We are puzzling whether this is a new application, or whether it is an amendment to the previous application 2010/2487 for Conservation Area Consent and draw your attention to the introductory comments we made in our letter of objection dated 01.12.10.

As an Association we are limited to the amount of access and knowledge we can obtain other than

that available on the web. In this instance, by copy of letters from several residents, and The Avenue Residents Association, we realised that there is far more detail available to them, and their objections seem to us to be focused, detailed and accurate.

We therefore support their objections fully.

The Avenue Residents Association:

Comments on originally submitted scheme:

We are writing to you on behalf of The Avenue Residents Association (the Association) concerning the above referenced application to demolish the existing dwelling situated at 22 The Avenues, Ickenham and the proposal to construct a two storey dwelling on the property. (the Application).

The Avenue, Ickenham is a private residential road situated in the heart of the Ickenham Village Conversation Area. The Association was founded in 1977 with the specific objective to maintain the standard and distinctive character of The Avenue for the residents and Ickenham in general. Membership of the Association comprises 38 households that are situated in The Avenue, including 22 The Avenue.

The association is concerned that the proposed Application neither preserves nor enhances the Ickenham Village Conversation Area.

For this reason we ask that this Application be refused.

Comments on amended scheme:

On behalf of the Avenue Residents' Association I am writing to you again to object to the latest proposal to demolish the existing house at 22 The Avenue and to build a new six bedroom house.

The proposed house is significantly larger than the existing house or any of the immediately adjacent houses. At three stories (including the habitable roof space) its absolute size would visually dominate this part of the Avenue and would be out of keeping with the other houses, all of which were built in the first part of the 20th Century.

Demolishing the existing house and constructing such a large modern development would not enhance or protect the character and appearance of either the Avenue or more particularly, the Ickenham Village Conservation Area.

The proposals to address flood risk raise additional concerns. It is suggested that the first floor will be at a height of 37.56mAOD, or half a metre higher than the existing ground level. When this additional height is added to the habitable roof space, the overall height of the new house will be excessive both in relation to existing property and the neighbouring properties in this part of the Ickenham Village Conversation Area.

We are also concerned that the proposed undercroft voids will fill with stagnant water and attract vermin. They will therefore potentially create a health and safety issue for the residents of the Avenue.

Ickenham Conservation Panel: No objections

Environment Agency:

We have assessed this application and have identified flood risk as the only constraint at this site.

You should be using our Flood Risk Standing Advice (FRSA) to determine if we need to be consulted directly on an application regarding flood risk.

In this case the proposed development is in Flood Zone 3 and is not within 20 metres of a watercourse and you did not need to consult us.

We recommend you check the planning application to ensure that one of the mitigation measures from the table in cell D2 of the consultation matrix has been incorporated.

Ward Councillor: Requests that this application is reported to the planning committee.

Internal Consultees

Urban Design/Conservation:

Background: This is a 1930s detached house within the Ickenham Conservation Area. The house forms a pair with No 24, both detached buildings in render with gable to the side. The building is well designed with over-hanging eaves and bell mouth details over the existing window. This part of the conservation area is characterised by large detached and semi-detached houses, from a similar period, set in substantial plots.

Comments: The existing house is simply designed with traditional architectural details. Demolition of the house would be permitted only if the applicant is able to provide substantial evidence justifying the need to demolish, and if the design of the proposed house would preserve and enhance the character of the Conservation Area. The applicant has considered the implications of PPS5 and the local plan policies re the proposal.

Following discussions with the architect, the concerns regarding the depth and overall footprint of the new dwelling have been addressed. The gable to the front has been reduced in size and the flank wall facing No. 20 has also been stepped back.

To provide appropriate spacing between the plots and enabling views into the back garden, the proposed set in from the both the side boundaries have been increased. This would retain the spacing and characteristic townscape of the area, therefore, preserving the character of the conservation area.

Overall, the revised scheme is considered to be in keeping with the conservation area.

Conclusion: Acceptable.

Trees/Landscape:

TPO/Conservation Area (yes/no): No TPO, however the trees on-site are protected by virtue of their location within Ickenham Village Conservation Area.

Significant trees/other vegetation of merit in terms of Saved Policy BE38 (on-site): Large Oak and large multi-stemmed Hornbeam within front garden (both have high amenity values), mature Oak at far end of rear garden (moderate amenity value).

Significant trees/other vegetation of merit in terms of Saved Policy BE38 (off-site): Small Ash and Lawson Cypress trees to side of rear garden (not high value trees).

Scope for new planting (yes/no): No

Does scheme conform to HDAS (yes/no): Yes

Does scheme conform to SUDS (yes/no): N/A

Recommendations: The amendments to the plan and submitted tree report are adequate and therefore, subject to conditions TL2 and TL3, the scheme is now acceptable in terms of the Saved Policy BE38 of the UDP.

Highways:

Existing off-street car parking and two vehicular accesses are proposed to be retained. Car parking and traffic demand associated with proposed dwelling is likely to be similar to the existing dwelling. No objection is raised on the highways aspect of the application.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The proposal involves the erection of a detached house within an established residential area. As such, the principle of the proposal is acceptable subject to compliance with relevant local plan policies.

7.02 Density of the proposed development

The proposed scheme would have a density of 95 habitable rooms per hectare. This is below the London Plan density range of 150-250 habitable rooms per hectare based on the site's Public Transport Accessibility Level (PTAL) score of 2. However, this is considered to be acceptable as it would be compatible with the local context and would result in a good standard of amenity for the future occupiers. Accordingly, no objection is raised to the proposed density in this instance.

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

This is addressed below.

7.07 Impact on the character & appearance of the area

Policy BE13 of the Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene, and BE19 states the Local Planning Authority will seek to ensure that new development within residential areas compliments or improves the amenity and character of the area. The adopted Supplementary Planning Document (SPD): New Residential Layouts: Section 3.4 states this type of development must seek to enhance the character of the area.

The street scene is characterised by detached houses of varying sizes and design, some set within long, spacious plots with mature trees in the front. The plot widths of the sites in the street are quite generous, in some cases as much 20m wide, such as at no. 20 The Avenue. Given the character of the street scene, it is considered that the proposed house would not appear out of character. The proposed design of the new house, in particular the front projection, hip end ridged roof and fenestrations, is not too dissimilar to some of the houses in the street and its overall height (9.12m) would appear similar to the adjoining houses at nos. 20 and 24 The Avenue being some 8.6m and 9m high, respectively.

Furthermore, the proposed house would retain sufficient gaps between it and the side boundaries and this together with the overall size of the plot, would result in a form of development that would not appear cramped or overly dominant in the street scene.

Overall, it is considered that the proposed house would harmonise with the character, proportions and appearance of the existing houses in the street and as such, would not detract from the character and appearance of the street scene, the surrounding area generally, and the Ickenham Village Conservation Area, in accordance with policies BE4, BE13, BE15, BE19 and BE22 of the adopted Hillingdon Unitary Development Plan

(Saved Policies September 2007) and paragraphs 4.23, 4.24 and 4.27 of the Hillingdon Design & Accessibility Statement: Residential Layouts.

7.08 Impact on neighbours

Paragraph 4.9 of the Hillingdon Design & Accessibility Statement: Residential Layouts advises that all residential developments and amenity spaces should receive adequate daylight and sunlight and that new development should be designed to minimise the negative impact of overbearing and overshadowing. It goes on to advise that 'where a two storey building abuts a property or its garden, adequate distance should be maintained to overcome possible domination'. Generally, 15m will be the minimum acceptable distance between buildings. Furthermore, and a minimum of 21m overlooking distance should be maintained.

The proposed house would not project beyond the front wall of no. 24 The Avenue but would project 1.6m beyond the rear wall of that house. However a 2m gap would be retained to the side boundary with no. 24 The Avenue and this distance is considered to be sufficient to ensure that the proposal would not breach a 45 degree line of sight taken from the rear habitable room windows at that house.

The proposed house would be some 3.5m, reducing to 2m at rear, from the side boundary with no. 20 The Avenue. It would project some 5m beyond the rear wall of that house, however the existing garage at that house separates it from the side boundary with the application site, creating a 5m gap. Therefore, a 7m gap between the proposed house and the house at no. 20 The Avenue would be retained and it is considered that this distance is also sufficient to ensure that the proposal would not breach a 45 degree line of sight taken from the rear habitable room windows at that house.

The proposed front and rear ground and first floor front windows and rear dormer window would overlook the street and rear garden, respectively. Furthermore, the proposed flank windows facing the adjoining houses, would provide natural light to non-habitable rooms and as such can be fitted with obscure glass to prevent overlooking. Furthermore, as no. 24 The Avenue lies to the south west, no overshadowing will result. The proposal would result in an increase in overshadowing onto no. 20 The Avenue during the day, however this increase is not considered to be so significant over and above that created by the existing house.

Overall, it is considered that the proposed house would not significantly harm the residential amenities of the occupiers of the adjoining properties through overdominance, visual intrusion, overshadowing and overlooking, in accordance with policies BE20, BE21 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and paragraphs 4.9 and 4.12 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Layouts. The new windows would provide an adequate outlook and natural light to the rooms they would serve, in accordance with London Plan Policy 4A.3 and BE20 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.09 Living conditions for future occupiers

The internal size of the proposed house would be in excess of 300sq.m which would exceed the requirements of paragraph 4.6 of the Hillingdon Design & Accessibility Statement: Residential Layouts for 4 or more bedroom houses, in accordance with policies BE19 and H7 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

With regard to amenity space, some 300sq.m would be retained and this would meet the

recommended standards of 100sq.m for 4 or more bedroom houses as advised at paragraph 4.15 of the Hillingdon Design & Accessibility Statement: Residential Layouts. Therefore, the proposal would comply with policy BE23 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.10 Traffic impact, car/cycle parking, pedestrian safety

The proposed house would not lead to a significant increase in traffic generation given its proposed use and location within a residential area. As such, the proposal would comply with policy AM2 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

The area has a PTAL accessibility rating of 2, which means within a scale of 1 to 6, where 6 is the most accessible, the area has a low accessibility level. Therefore, the Council's maximum parking standard of 2 spaces is required for proposed dwelling. The proposed front driveway can accommodate 2 off-street parking spaces.

It is considered that the proposal would not result in an increase in on-street demand for parking to the detriment of highway and pedestrian safety, and would meet sustainability objectives, in accordance with policies AM7, AM9 and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and paragraphs 4.33 and 4.39 of the Hillingdon Design & Accessibility Statement: Residential Layouts.

7.11 Urban design, access and security

The London Plan Policy 3A.5 requires all new housing to be built to 'Lifetime Homes' standards. The Council's HDAS 'Accessible Hillingdon' also requires all new housing to be built to 'Lifetime Homes' standards.

The proposed house would not fully comply with these standards. In particular, the ground floor WC is not wheelchair accessible and the width of some of the doors is less than 900mm wide. However, this can be overcome by a suitably worded planning condition. Therefore, the proposal could satisfy 'Lifetime Homes' standards, subject to an appropriate condition, in accordance with policy 3A.5 of the London Plan (2008) as well as the Council's Hillingdon Design & Accessibility Statement: 'Accessible Hillingdon'.

7.12 Disabled access

This is addressed above.

7.14 Trees, Landscaping and Ecology

The proposal would not result in the loss of protected trees on the site. A condition is recommended to ensure that the existing trees are protected during construction. The proposal would comply with policy BE38 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

The application site does not lie within a nature conservation site of importance and as such there are no protected species that will be affected by the proposed development.

7.17 Flooding or Drainage Issues

The application site is partially in Flood Zone 2 and partially in Flood Zone 3a. A flood risk assessment has been submitted with the application which has assessed the development against the Environment Agency's Flood Risk Standing Advice (FRSA). The site is not within 20 metres of a watercourse.

The proposed development has incorporated the mitigation measures from the standing advice as set out in the table in cell D2 of the consultation matrix of the Environment Agency's Flood Risk Standing Advice (FRSA) such as providing undercroft void areas which will result in an improvement to the current situation as it would result in an increase

in the flood storage area on the site.

The proposal would not therefore result in an increased risk of flooding and would comply with policy OE8 of the of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.19 Comments on Public Consultations

With regards to the design of the house and its impact on the conservation area and its impact on adjoining occupiers, these issues are covered in the main body of the report.

A concern is raised that the flood mitigation measures will result in the dwelling having a higher ridge height than shown on the submitted plans. The applicant has confirmed to officers that the proposed elevations incorporate the correct floor levels and that the height of the building will be as shown. It should also be noted that a condition controlling the site levels is recommended.

Concern has also been raised that the undercroft void will fill with stagnant water and attract vermin. The void is not intended to be a storage area for water but to provide additional run-off areas and would thus be designed, in a similar manner to SUDS schemes, to allow the water to penetrate below ground. Vermin are generally attracted to food sources and the void will not create a source of food.

7.22 Other Issues

The proposed house would not result in a net increase of 6 habitable rooms and therefore would not fall within the threshold for seeking a contribution towards school places.

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'.

10. CONCLUSION

For the reasons outlined above and that the proposal would comply with the aforementioned policies of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007), this application is recommended for approval.

11. Reference Documents

London Plan 2011

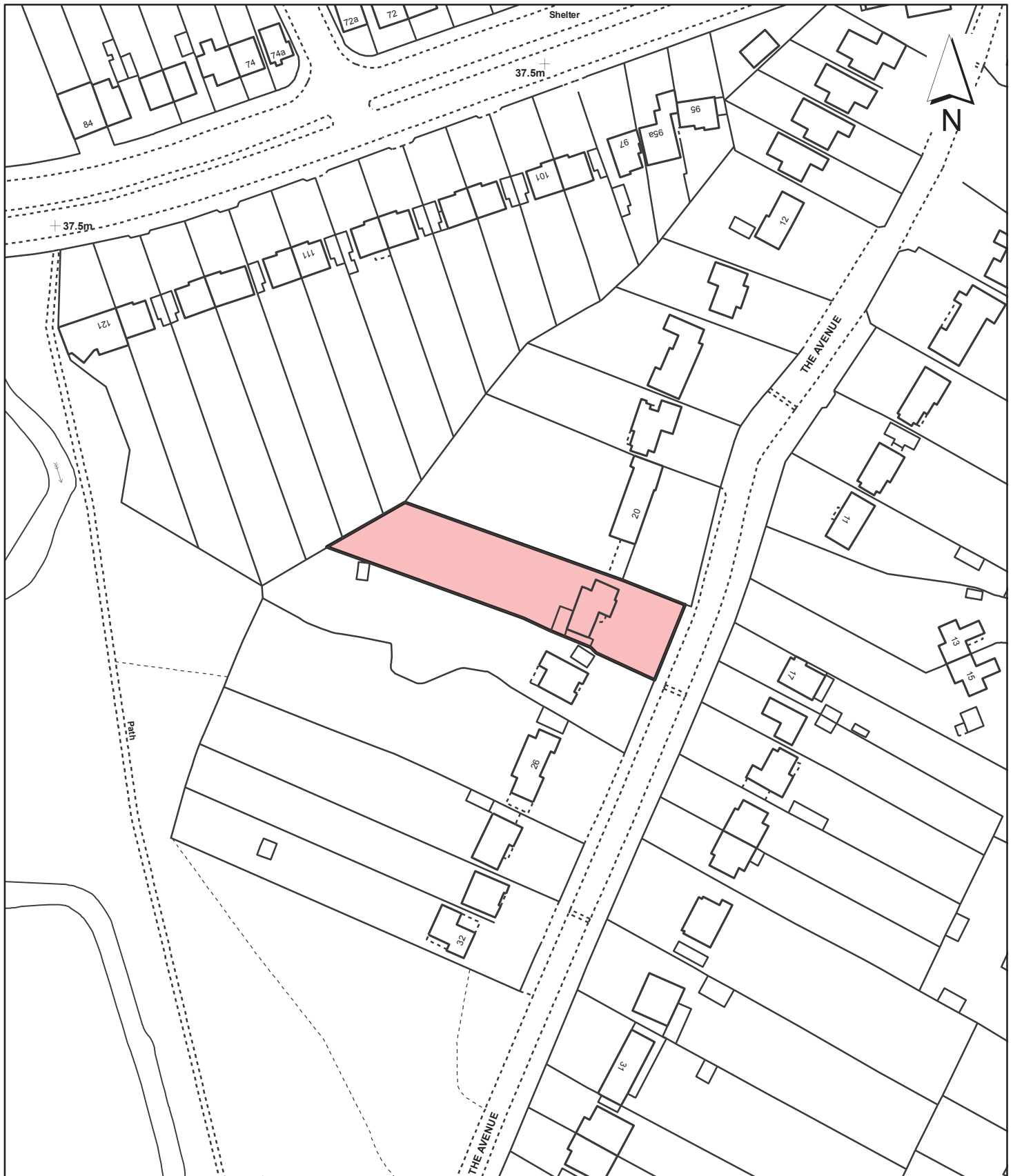
Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007)



Hillingdon Design & Accessibility Statement: Residential Layouts

Hillingdon Design & Accessibility Statement: Accessible Hillingdon

Contact Officer: Sonia Bowen

Telephone No: 01895 250230



<p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).</p> <p>Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2011 Ordnance Survey 100019283</p>	<p>Site Address</p> <p style="text-align: center;">22 The Avenue Ickenham</p>		<p>LONDON BOROUGH OF HILLINGDON Planning, Environment, Education & Community Services</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>	
	<p>Planning Application Ref:</p> <p style="text-align: center;">67376/APP/2010/2483</p>	<p>Scale</p> <p style="text-align: center;">1:1,250</p>	 <p style="text-align: center;">HILLINGDON LONDON</p>	
	<p>Planning Committee</p> <p style="text-align: center;">North</p>	<p>Date</p> <p style="text-align: center;">July 2011</p>		