

Appendix 2

Recommended Conditions

For the reasons set out in this appeal statement, the decision notice and the officers report, the Inspector is respectfully requested to dismiss the appeal.

In the event that the Inspector is minded allowing the appeal, the Council ask that the following conditions be considered for inclusion on any permission:

Time Limit:

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

Accordance with Approved Plans:

The development hereby permitted shall not be carried out except in complete accordance with the details shown on submitted plans numbers:

1031-01_Rev01Rev 07 (Location Plan)

1037-11 Rev 08 (Proposed Site Plan)

1037-12 Rev_08 (Proposed Ground Floor Plan)

1037-13 Rev_08 (First Floor Plan)

1037-15 Rev_08 (Proposed Roof Plan)

1037-35 Rev 07 (Proposed Elevations)

Thereafter be retained/maintained for as long as the development remains in existence.

REASON To ensure the development complies with the provisions of the Hillingdon Local Plan Part 1 (2012), Part 2 (2020) and the London Plan (2021).

Landscaping:

Prior to commencement of the hereby approved development (excluding demolition and site clearance), a landscape scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping

1.a Planting plans (at not less than a scale of 1:100),

1.b Written specification of planting and cultivation works to be undertaken,

1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

2. Details of Hard Landscaping

2.a Refuse Storage (including location, dimensions and materials)

2.b Secure and covered cycle storage for 2 bicycles (including location, dimensions and materials)

2.c Means of enclosure/boundary treatments

2.d Car Parking Layout for 1no. vehicle with permanent landscaping adjacent to the parking space to physically prevent more than 1no. vehicle parking on the front forecourt (including the provision of one 7Kw active Electric Vehicle charging Point)

2.e Permeable Hard Surfacing Materials

2.f External Lighting

2.g Other structures (such as play equipment and furniture)

3. Details of Landscape Maintenance

3.a Landscape Maintenance Schedule for a minimum period of 5 years.

3.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

4. Schedule for Implementation

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies DMHB 5, DMHB 11, DMHB 12, DMHB 14, DMEI 1 and DMT 2 of the Hillingdon Local Plan Part 2 (2020).

Materials:

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building at number 123A Central Avenue and shall thereafter be retained as such.

REASON To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy DMHB 5 and DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

No Additional Windows or Doors:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (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.

REASON To prevent overlooking to adjoining properties in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

Restrictions on Outbuildings, Extensions and Roof Alterations:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order revoking and re-enacting that Order with or without modification); no garage(s), shed(s) or other outbuilding(s), nor extension or roof alteration to any dwellinghouse(s) shall be erected without the grant of further specific permission from the Local Planning Authority.

REASON To protect the character and appearance of the area and amenity of residential occupiers in accordance with policies DMHB 11 and DMHD 2 of the Hillingdon Local Plan Part 2 (2020).

Step Free Access:

Prior to any works on site above damp proof course level, details of step free access via all points of entry and exit shall be submitted to, and approved in writing, by the Local Planning Authority. The measures implemented as approved shall be retained thereafter.

REASON To ensure housing of an inclusive design is achieved and maintained in accordance with Policies D5 and D7 of the London Plan (2021).

M4(2) Compliance:

The dwelling hereby approved shall accord with the requirements of Policy D7 of the London Plan and shall not be occupied until certification of compliance with the technical specifications for an M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015, has been submitted to, and approved in writing, by the Local Planning Authority. All such provisions must remain in place for the life of the building.

REASON To not only allow the Building Control body to require the development to comply with the optional Building Regulations standards, but to also ensure the appropriate quantity and standard of accessible and adaptable housing is constructed and maintained in accordance with policy D7 of the London Plan.

SUDS/Flood Risk Mitigation:

The development hereby approved shall be carried out in strict accordance with the flood mitigation measures set out in the submitted Flood Risk Assessment dated June 2024 prepared by Flume Consulting Engineers. These measures shall be fully implemented prior to the first occupation of the development and shall remain in place thereafter.

REASON To ensure the development does not increase the risk of flooding in accordance with Policy DME1 10 of the Hillingdon Local Plan Part 2 (2020) and London Plan (2021) Policies SI 12 and SI 13 of the London Plan (2021).

Visibility Splays:

The access for the proposed car parking 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 which shall not exceed a height of 0.6m above the level of the adjoining highway.

REASON In the interests of highway and pedestrian safety in accordance with Policy DMT 2 of the Hillingdon Local Plan Part 2 (2020).

Relevant Planning Policies

Local Plan: Part One – Strategic Policies (November 2012)

BE 1 – Built Environment

H 1 – Housing Growth

Hillingdon Local Plan Part Two - Development Management Policies (January 2020).

DMH 6 – Garden and Backland Development

DMEI 9 – Management of Flood Risk

DMEI 10 – Water Management, Efficiency and Quality

DMEI 12 – Development of Land Affected by Contamination

DMHB 5 – Areas of Special Local Character

DMHB 11 – Design of New Development

DMHB 12 – Streets and Public Realm

DMHB 14 – Trees and Landscaping

DMHB 16 – Housing Standards

DMHB 18 – Private Outdoor Amenity Space

DMT 2 – Highway Impacts

DMT 6 – Vehicle Parking

National Planning Policy Framework (2023)

NPPF 11 – Making effective use of land

NPPF 12 – Achieving well-design and beautiful places

NPPF 2 – Achieving sustainable development

NPPF 5 – Delivering a sufficient supply of homes

London Plan (2021)

GG2 – Making the best use of the land

GG4 – Delivering the homes Londoners need

D3 – Optimising site capacity through the design led approach

D4 – Delivering good design

D5 – Inclusive design

D6 – Housing quality and standards

D7 – Accessible housing

D8 – Public Realm

T6 – Car parking

T6.1 – Residential parking