

Officers Report

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Date: 23rd February 2021

Dear Harmeet Minhas

RE: Replacement dwellinghouse
SITE: 29 Parkfield Road Ickenham

I refer to your request for pre-application planning advice accepted 23 December 2020 relating to the above development. The advice provided is based on the following drawings and documents issued to the Local Planning Authority for consideration:

Plan Numbers: PA-01 - received 26 Jan 2021

Outlined below is a preliminary assessment of the proposal, including an indication of the main issues that should be addressed should you choose to submit a formal planning application. Please note that the views expressed in this letter represent officer opinion only and cannot be taken to prejudice the formal decision of the Council in respect of any subsequent planning application, on which consultation would be carried out which may raise additional issues. In addition, the depth of analysis provided corresponds with the scope of information made available to Council officers.

The Site and Surrounds

The application property comprises a detached bungalow situated on the south western side of Parkfield Road. The property spans much of the width of the plot, being set adjacent to the shared boundary with no. 27 and a 1m set back from the shared boundary with no. 31. The property has a rendered finish set beneath a tiled hipped roof and currently benefits from a single storey rear extension and a loft conversion, including a small rear dormer window. The front garden is part landscaped with attractive planting along the front boundary behind a dwarf wall and there is a carriage style driveway and parking for at least 2 cars. There is enclosed rear garden providing private amenity space.

The street scene is residential in character and appearance, comprising detached properties of varying designs. This includes a mix of one and two storey properties, with many of the original bungalows having been redeveloped or extended, including at roof level.

The site is covered by TPO 514 and has a PTAL (public transport access level) score of 2 (poor).

The Proposal

The proposal is for the demolition of the existing bungalow and erection of a replacement dwelling.

Planning Policy

Development Plan

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

The Development Plan for the London Borough of Hillingdon currently consists of the following documents:

The Local Plan: Part 1 - Strategic Policies (2012)

The Local Plan: Part 2 - Development Management Policies (2020)

The Local Plan: Part 2 - Site Allocations and Designations (2020)

The West London Waste Plan (2015)

The London Plan - Consolidated With Alterations (2016)

Material Considerations

The National Planning Policy Framework (NPPF) (2019) is also a material consideration in planning decisions, as well as relevant supplementary planning documents and guidance.

Emerging Planning Policies

Paragraph 48 of the National Planning Policy Framework (NPPF) 2019 states that 'Local Planning Authorities may give weight to relevant policies in emerging plans according to:

(a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);

(b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and

(c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

Draft London Plan (Publication Version, December 2020)

The GLA consulted upon a draft new London Plan between December 2017 and March 2018 with the intention of replacing the previous versions of the existing London Plan. The Plan was subject to examination hearings from February to May 2019, and a Consolidated Draft Plan with amendments was published in July 2019. The Panel of Inspectors appointed by the Secretary of State issued their report and recommendations to the Mayor on 8th October 2019.

The Mayor considered the Inspectors' recommendations and, on 9th December 2019, issued to the Secretary of State his intention to publish the London Plan along with a statement of reasons for the Inspectors' recommendations that the Mayor did not wish to accept. The Secretary of State responded on the 13th March 2020 and stated that he was exercising his powers under section 337 of the Greater London Authority Act 1999 to direct that modifications are required.

On 9th December 2020, the Mayor wrote to the Secretary of State to advise of his intention to formally approve a new draft London Plan, which included his best understanding of the modifications required. The Secretary of State responded on 10th December 2020 requesting that the draft London Plan was re-submitted with more specific amendments to address the 11 previous Directions and 2 additional Directions. On 21st December 2020, the Mayor formally approved a new London Plan, the 'Publication London Plan'. This has been submitted to the Secretary of State. The Secretary of State has however agreed to allow the Publication of the Plan and statutory notifications are being prepared and adoption is expected imminently.

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Other Policies:

DMH 1	Safeguarding Existing Housing
DMH 4	Residential Conversions and Redevelopment
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	Highways Impacts
DMT 6	Vehicle Parking
LPP 3.5	(2016) Quality and design of housing developments
LPP 3.8	(2016) Housing Choice
LPP 6.13	(2016) Parking
LPP 6.9	(2016) Cycling
LPP 7.21	(2016) Trees and woodlands
LPP 7.4	(2016) Local character
NPPF- 11	NPPF-11 2018 - Making effective use of land
NPPF- 12	NPPF-12 2018 - Achieving well-designed places
NPPF- 15	NPPF-15 2018 - Conserving and enhancing the natural environment

Main Planning Issues

1. Principle of development

This proposal is for the replacement of an existing residential unit. The site lies within an established residential area where there would be no objection in principle to the redevelopment of the site, subject to an appropriate design and the proposal being in accordance with all of the relevant planning policies of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

2. Design

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that all new developments should achieve a high quality of design in all new buildings and the public realm contributes to community cohesion and a sense of place.

Policy DMHB 11 (Design of New Development) of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) advises that all development will be required to be designed to the highest standards and incorporate principles of good design, including harmonising with the local context. It should take into account aspects including the scale of the development considering the height, mass and bulk of adjacent structures; building plot sizes and established street patterns; building lines and streetscape rhythm and landscaping.

The proposed dwelling has a maximum depth of 14.35m including a two front bay projections and 14m in width, including an attached single storey side element of 3.1m in width and is set beneath a hipped roof of 8.9m in height. The proposal maintains the established front building line and would be set back 1m from the shared side boundary with no. 31, with the single storey element extending up to the

shared boundary with no. 27.

The existing street scene is a mixture of bungalows and two storey properties and therefore the replacement of the existing bungalow with a two storey property is not in itself out of place. The proposal would increase the footprint of the original property by approximately 1.35m to the rear and maintain gap views between the properties, with the set back from the side boundary with no. 31 and the single storey element adjacent to no. 27, reducing the bulk of the property on that boundary, when compared to the existing bungalow. The inclusion of two storey bay features to the front, are also a characteristic to be seen on other two storey properties within the street scene. However whilst there is no objection in principle to the replacement of the dwelling, it is noted that the height at 8.95m would be significantly higher than any other within the street scene, which are typically no more than 8m, with the maximum of 8.55m on a property further along the road. Consideration should be given to reduce the height in line with the general character of the wider area.

3. Amenity

Policy DMHB 11 of the Local Plan: Part Two - Development Management Policies (2020) advises that all development will be required to be designed to the highest standards and incorporate principles of good design. It should also not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

The proposed site plan identifies that the proposed dwelling would mostly be positioned between the flank walls of the neighbouring properties, projecting approximately 3.4m to the rear of no. 31 and set back approximately 3.9m and projecting less than the neighbouring conservatory at no. 27. The plans also indicate that the proposal would not contravene a 45 degree line of sight from the rear windows of these properties. As such it is not considered that the proposal would result in an un-neighbourly form of development with regard to overbearing or loss of outlook. The proposed windows for the principle rooms would face front and rear, with the two first floor side facing windows serving non habitable rooms. Any submission should ensure that these windows could be conditioned as obscure glazed and non opening below 1.8m.

Policy DMHB 16 sets out the minimum internal floor spaces required for developments in order to ensure that there is an adequate level of amenity for existing and future occupants. The standards require a 5 bed property should have a minimum floor area of 128sqm. This is a large property, which would provide in excess of those standards.

It will also be necessary to demonstrate that all habitable rooms, and those altered by the extension, would maintain an adequate outlook and source of natural light, therefore complying with the Mayor of London's Housing Standards Minor Alterations to The London Plan (March 2016).

Policy DMHB 18 requires all new residential development to provide good quality and usable private outdoor amenity space. For a 5 bed property a minimum of 100sqm should be provided. The proposal would provide in excess of this requirement in accordance with the policy.

4. Highways

Parking Provision

Local Plan: Part 2 Policy - DMT 6 requires that new development will only be permitted where it accords with the Council's adopted parking standards unless it can be demonstrated that a deviation from the standard would not result in a deleterious impact on the surrounding road network. The maximum parking standard requires up to 2 spaces to be provided on-site in order to comply with the adopted parking standard. Given the substantive frontage, this standard is met.

Electric Vehicle Charging Points (EVCP's)

In line with the emerging London Plan, within any final parking quantum there is a requirement for a minimum 20% 'active' EVCP provision with all remaining spaces being designated as 'passive' provisions. In this case, the new dwelling should incorporate 1 'passive' and 1 'active' space.

Cycling Provision

In terms of cycle parking there should be a provision of at least 2 secure and accessible spaces for the new unit in order to conform to the adopted minimum borough cycle parking standard.

Existing Carriageway Crossings

It is presumed that the two existing crossings would remain to serve the proposal as these are considered fit for purpose in terms of serving the site envelope.

Operational Refuse Requirements

In order to conform to the Council's 'waste collection' maximum distance collection parameter of 10m i.e. distance from a refuse vehicle on the public highway to the point of collection, arrangements should ensure that waste is positioned at a collection point within this set distance.

5. Other

Trees

This site is occupied by a detached bungalow located on the south-west side of Parkfield Road. The site lies within the area covered by TPO 514. There was a protected tree, False acacia, in the front garden - T9 on the TPO schedule. According to Google Streetview, this tree is no longer present. It is not known if it is intended to remove the existing trees from the front garden - two multi-stemmed cherries - or if there are other trees on site to the rear. A full application must satisfy policies DMH4, DMHB11 and DMHB14. Trees on the site should be identified and assessed with proposals to protect and retain or remove (and replace), as part of a comprehensive landscape scheme.

6. Planning Obligation and CIL (Mayor and LBH)

The Council adopted its own Community Infrastructure Levy (CIL) on August 1st 2014 and the Hillingdon CIL charge for residential developments is £95 per square metre of additional floorspace. This is in addition to the Mayoral CIL charge of £60 per sq metre.

7. Application Submission

The Council has an adopted Local Planning Validation Checklist (June 2020). The list of documents to be submitted with a future planning application are likely to include:

- CIL Form
- Location Plan

- Existing Site Plan
- Existing Floor Plans
- Existing Elevations
- Proposed Site Plan
- Proposed Floor Plans
- Proposed Elevations
- Elevational drawings showing the development in the context of the surrounding area
- Design and Access Statement
- Construction Method Statement
- Sustainable Drainage Assessment & Proposals
- Construction Logistics Plan
- Tree Survey
- Arboricultural Impact Assessment

Please note that this list is not exhaustive and other information may be required on the proposals program.

8. Conclusion

Whilst there is no objection in principle to the replacement of the existing bungalow with a two storey dwelling, there is concern over the proposed height of the proposed dwelling. It would be significantly higher than any other within the street scene, which are typically no more than approximately 8m, with the maximum of approximately 8.55m on a property further along the road. Consideration should be given to reducing the height in line with the general character of the wider area.

Any revisions would need to ensure they are correct and follow the guidelines within the latest Government guidance as well as the relevant policies and guidance contained within the local plan, the adopted supplementary guidance and the London Plan (2015).

A formal application would be subject to public consultation which may raise other issues.

Any revisions would need to ensure they are correct and follow the guidelines within the latest Government guidance as well as the relevant policies and guidance contained within the local plan, the adopted supplementary guidance and the London Plan (2016).

Please be advised that the Council require confirmation that you wish to enter into a PPA as soon as possible, in order to ensure the necessary resource are in place to meet the terms of the PPA.

Thank you for entering into the Councils pre-application advice service and I trust you have found this service of assistance.

Liz Arnold
 Planning Consultant
 Major Applications Team
 London Borough of Hillingdon

Planning Guarantee

For complex applications which are likely to exceed the statutory time frames, the applicant is encouraged to enter into a Planning Performance Agreement (PPA) to allow for the negotiation of complex cases. Central Government encourages the use of PPAs for larger and more complex planning proposals to bring together the developer, the Local Planning Authority and key stakeholders to work in partnership throughout the planning process.

Providing a PPA helps ensure that major proposals progress through the application process in a timely fashion and result in high quality development but the service is both time consuming and costly. The charge for all planning performance agreements will ensure that adequate resources and expertise can be provided to advise on major development proposals, the charges are determined on a site by site basis.

Hillingdon are committed to ensure the best possible service provision to all of our applicants. In order to ensure this, we will not be able to facilitate negotiation which would result in an application being determined outside of statutory timeframes, unless the applicant has entered into a Planning Performance Agreement.