

APPENDIX H



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Date: 14th February 2020
Our Ref: 26110/PRC/2019/216

Dear Chris Connor

RE: Demolition of existing detached dwelling and erection of a two storey building, with rooms in the roof space to provide 9 x 2 bed self-contained flats

SITE: 61 Long Lane Ickenham

I refer to your request for pre-application planning advice dated 1/10/2019 and our subsequent meeting on 4/2/2020 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: SK10 Rev. A - received 01 Oct 2019
SK11 - received 01 Oct 2019
SK13 - received 01 Oct 2019
SK14 - received 01 Oct 2019
SK15 - received 01 Oct 2019
SK16 - received 01 Oct 2019
SK17 - received 01 Oct 2019
SK18 - received 01 Oct 2019
SK19 - received 01 Oct 2019
SK20 - received 01 Oct 2019
SK25 Rev. A - received 01 Oct 2019
Bat Survey Report - received 01 Oct 2019
Heritage Statement - received 01 Oct 2019
Design Statement - received 01 Oct 2019
SK12 - received 01 Oct 2019

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 site is located on the east side of Long Lane, a busy road leading to the A40. To the south the site is bounded by the rear gardens of Nos. 1, 3, 5, 7 and 9 Edinburgh Drive. to the north is the neighbouring property at 59A Long Lane which would appear to be a 1990's infill dwellinghouse that benefits from a two storey rear extension and a detached garage as the original attached garage has been converted to habitable accommodation.

The site is flat and spacious, enclosed by mature hedges along its north, east and southern boundaries with an existing detached garage on the southern boundary and a timber framed summer house on the northern boundary.

The area is predominantly residential in character comprising a mixture of semi-detached and detached houses. It is noted that there is a similar development to the one proposed opposite the subject site at 66 Long Lane which was granted permission in July 2014 for the construction of a two storey detached building with habitable roofspace for use as 8 x 2 bed and 1 x 3 bed flats with associated amenity space and parking, involving demolition of existing dwelling following the demolition of the existing building.

The site falls within a Developed Area of the Borough as identified in the Hillingdon Local Plan (November 2012) and lies within the Ickenham Village Conservation Area

The Proposal

The proposal seeks pre application advice in regard to the demolition of existing detached dwelling and erection of a part two, part two and a half storey apartment building with 8 x 2 bed flat and 1 x 2 bed penthouse.

Planning Policy

The proposed development would be assessed against the Development Plan Policies contained within Hillingdon Local Plan: Part 1: Strategic Policies (November 2012) and the Hillingdon Local Plan Part 2: Development Management Policies (January 2020), the London Plan 2016, the NPPF and supplementary planning guidance prepared by both LB Hillingdon and the GLA.

Part 1 Policies:

PT1.BE1	(2012) Built Environment
PT1.HE1	(2012) Heritage
PT1.H1	(2012) Housing Growth

Other Policies:

DMHB 1	Heritage Assets
DMHB 4	Conservation Areas
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHB 16	Housing Standards
DMHB 17	Residential Density
DMHB 18	Private Outdoor Amenity Space
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential

LPP 3.5	(2016) Quality and design of housing developments
LPP 7.4	(2016) Local character
LPP 7.8	(2016) Heritage assets and archaeology
NPPF- 2	NPPF-2 2018 - Achieving sustainable development
NPPF- 5	NPPF-5 2018 - Delivering a sufficient supply of homes
NPPF- 11	NPPF-11 2018 - Making effective use of land
NPPF- 12	NPPF-12 2018 - Achieving well-designed places
NPPF- 16	NPPF-16 2018 - Conserving & enhancing the historic environment

Main Planning Issues

1. Principle of development

The application site lies within the Developed Area as identified within the Hillingdon Local Plan - Strategic Policies (November 2012). There is an objection in principle to the redevelopment of the site which would result in the loss of an existing property. It would establish a detrimental, unwelcome precedent within the Conservation Area, resulting in the loss of a single family dwelling, thereby dramatically altering the character of the Conservation Area. Heritage assets are irreplaceable and therefore any proposals require robust, clear and convincing justification for redevelopment of sites.

2. Design

The NPPF (2019) notes the importance of achieving design which is appropriate to its context stating that 'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.'

Policy BE1 of the Hillingdon Local Plan (November 2012) requires that all new development achieves a 'high quality of design in all new buildings, alterations and extensions'.

Policy DMHB 4: of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states that: within a Conservation Area or on its fringes, will be expected to preserve or enhance the character or appearance of the area. It should sustain and enhance its significance and make a positive contribution to local character and distinctiveness. In order to achieve this, the Council will: A) Require proposals for new development, including any signage or advertisement, to be of a high quality contextual design. Proposals should exploit opportunities to restore any lost features and/or introduce new ones that would enhance the character and appearance of the Conservation Area. B) Resist the loss of buildings, historic street patterns, important views, landscape and open spaces or other features that make a positive contribution to the character or appearance of the Conservation Area; any such loss will need to be supported with a robust justification. C) Proposals will be required to support the implementation of improvement actions set out in relevant Conservation Area Appraisals and Management Plans.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) states that All development, including extensions, alterations and new buildings will be required to be designed to the highest standards and, incorporate principles of good design including: i) harmonising with the local context by taking into account the surrounding: · scale of development, considering the height, mass and bulk of adjacent structures; · building plot sizes and widths, plot coverage and established street patterns; · building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure; architectural composition and quality of detailing; local topography, views both from and to the site; and impact on neighbouring open spaces and their environment. ii) ensuring the use of high quality building materials and finishes; iii) ensuring that the internal design and layout of development maximises sustainability and is adaptable to different activities; iv) protecting features of positive value within and adjacent to the site, including the safeguarding of

heritage assets, designated and un-designated, and their settings; and v) landscaping and tree planting to protect and enhance amenity, biodiversity and green infrastructure.

DMHB 14 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) states that all developments will be expected to retain or enhance existing landscaping, trees, biodiversity or other natural features of merit. B) Development proposals will be required to provide a landscape scheme that includes hard and soft landscaping appropriate to the character of the area, which supports and enhances biodiversity and amenity particularly in areas deficient in green infrastructure. C) Where space for ground level planting is limited, such as high rise buildings, the inclusion of living walls and roofs will be expected where feasible. D) Planning applications for proposals that would affect existing trees will be required to provide an accurate tree survey showing the location, height, spread and species of trees. Where the tree survey identifies trees of merit, tree root protection areas and an arboricultural method statement will be required to show how the trees will be protected. Where trees are to be removed, proposals for replanting of new trees on-site must be provided or include contributions to off site provision.

Long Lane and the surrounding area is mainly characterised by detached and semi-detached dwellings that are situated within spacious plots consisting of large front and rear gardens with considerable spacing between one another. Given the significant set back of the neighbouring property to the north, and the proximity to the road of the immediate dwellings to the south, the proposal would not deviate from an established front building line, however due to its two and two and a half storey height would be not be comparable to the established properties and contrary to the rhythm of the street scene on the eastern side of the highway.

These properties are predominantly characterised by hipped roofs with considerable open spacing to either side and between the shared boundaries. The proposed development would create a large crown roof which would not reflect the traditional hipped roofs of the street scene. Large crown roofs on detached houses will not be supported. Although it is noted that this is not a detached dwelling as such it would give the appearance of one albeit providing a flatted development and therefore it is considered that this element of the policy still applies.

The proposed building is set back from the existing foremost front building line by 5m and is in line with the neighbouring property at 59A Long Lane. It extends beyond the rear wall of 59A Long Lane by 4m which, although acceptable in terms of maximum depth, this would be for the full height of the building and across the full width of the rear elevation. In addition, balconies are proposed on the rear elevation at first floor level however, the possible increased overlooking has been mitigated to some extent by 1.8m high privacy screens. Although the proposal would be set in from the northern side boundary by between 3m and 4m and between 1m and 2m on the southern boundary the footprint of the new building is over double that of the existing building. Consequently it would fail to satisfactorily integrate with the character and appearance of the surrounding buildings, the wider street scene and would adversely affect the significance, character and appearance of the conservation area, resulting in substantial harm.

It is therefore considered that the proposal would form a bulky and incongruous development which would fail to respect the character and appearance of the neighbouring properties and the spacious character of the surrounding area. It would fail to enhance the character and appearance of the Ickenham Village conservation area. Therefore the proposal would fail to comply with Policies DMHB 4 and DMHB 11 of the Hillingdon Local Plan Part 2: Development Management Policies (January 2020) and Policies 3.5 and 7.4 of the London Plan (2016)

The Conservation & Urban Design officer commented as follows:

Summary of comments: Objection

The proposal would result in significant harm to the conservation area. It would fail to

appropriately preserve or enhance the character and appearance of the conservation area.

Historic Environment Designation(s) - Ickenham Village Conservation Area (designated heritage asset)

Assessment - background/significance

No.61 Long Lane is a detached, two storey, well proportioned and relatively unaltered attractive property, designed in an Arts and Crafts style. The property dates from the 1930s and forms part of the Metroland development in Ickenham. The dwelling has an interesting T-plan form with a projecting cross wing, which is single storey to the rear. There are notable projecting gables to the west and south facing elevations comprising of a jetty over a canted bay windows at ground floor. The jetty is upheld by timber brackets and posts either side the bay windows. The gable ends also include attractive herringbone detailing. The rest of the front elevation is set back from the projecting gable end and is defined by its steeply pitched cat-slide roof to the ground floor which is replicate to the rear. Small dormer windows with mock Tudor timber detailing feature along the cat slide roofs. Whilst some aspects of the building have been altered overtime it is still considered to have notable architectural and aesthetic value. The site is modest in size fronted by a red brick wall and tall dense trees. It is situated along the eastern edge of the conservation area along one of the principal roads. The area is characterised by similar dwellings with verdant frontages providing a green buffer with the main road. The property is a significant positive contributor to the character and appearance of the conservation area both individually and as part of the planned estate. The set back from the road, verdant frontages contribute to the sense of openness along Long Lane.

The Ickenham Village Conservation Area (CA) was designated in 1970 and extended in subsequent years. The most recent extension to the CA was in 2008 and included Austin's Lane into the boundary. The original designated CA included the Grade I Listed Swakeleys House and historic village core. The other Grade I Listed Building within the existing CA boundary is Ickenham Manor which is a moated manor site and Scheduled Ancient Monument (SAM). Ickenham has developed from its origins as a rural village, particularly from the influence of Metroland development in the 1930s. Settlements based around historic villages are typical within Hillingdon and the neighbouring Ruislip Village Conservation Area is very similar to Ickenham in relation to how it has grown overtime. The development of an area can be defined by various characteristics which in turn contribute to the overall character, appearance and significance of an area and conservation areas can be made up of various character areas/uses. The site forms part of the Metroland development of Ickenham, just outside the grounds of the former Swakeleys estate. The Metroland development within the conservation area has a well defined grain with properties rhythmically positioned along Long Lane, following the shape of the road. Whilst buildings along Long Lane vary in design and appearance there is an overarching quaint Arts and Crafts style to the area which positively contributes to its suburban aesthetic. The site has positive townscape value by the in keeping appearance of the existing dwelling and suburban frontage. Generally it is considered to be a positive contributor to the character and appearance of the conservation area. Whilst it is duly noted that a few sites within the conservation area have benefited from permission for substantial flatted developments the eastern streetscene of Long Lane has not been altered in such a manner and is defined by the detached houses within the conservation area. Previous developments are not considered appropriate precedent to follow.

Assessment - impact

The combination of the loss of the existing dwelling and proposed redevelopment has not been adequately justified and therefore in this instance the proposal would be considered in principle unacceptable.

Loss of existing building

The proposed redevelopment of the site would include the total loss of the existing property. It would continue and further establish a detrimental, unwelcome precedent within the Conservation Area, resulting in the loss of single family dwellings, which were originally built as plot-based development, dramatically altering the character of the Conservation Area. Whilst in isolation the harm caused by the loss of the existing dwelling may amount to less than substantial harm the cumulative harm of similar developments is likely to have a greater impact, which will eventually result in substantial harm to the conservation area. Taking into account paragraph 193 of the NPPF (2019), great weight should be given to the conservation of the heritage asset regardless of the extent of harm.

Bulk, Scale and Built form

The proposed development would insert a single, significantly large boxy building onto the site. It would be considerably larger than the existing and neighbouring dwellings, spanning the entire width of the site for its full height. It would occupy a large proportion of the site, and would be considered an over dominant addition within the conservation area. The manner in which the development has been massed represents a series of extruded blocks lacking any sense of connection to the demolished building or surrounding environment. The large square footprint would fail to follow the grain of development along the eastern side of Long Lane. The infilling of the full width of the site provides no relief or break along the streetscene. The boxy, built form which would be further accentuated by the substantial crown roof form contributing to the bulky nature of the development. The development would continue the detrimental precedent of crown roof forms within Ickenham, which are not an established feature within the conservation area. The scale and bulk of the development would diminish the existence of the retained small gaps between neighbouring dwellings, enclosing any sense of openness.

The proposed building would be clearly visible from Long Lane, particularly from the south as the road curves, exposing the true scale, bulk and poorly massed structure. It would be considered an inappropriate over development of the site which would not relate to established local character or the street scene. In general the immediate surroundings of the site are dominated by modestly sized houses; the proposed development would introduce a completely alien building. The general bulk, scale and built form would be considered wholly unacceptable; it would detrimentally alter the well established streetscene unduly increasing the site's presence along Long Lane. New development would need to make an overall positive contribution to the local environment, not resulting in the inappropriate development of gardens and green spaces that would detract from the character of the Ickenham area.

Design

The current house is a good example of the type of early 20th century 'Metroland' development the area predominantly comprises of. The design of the proposal would fail to harmonise with the surrounding environment. Whilst properties along Long Lane tend to be of individual design and character, as mentioned previously they do have an overarching collective style contributing to the aesthetically pleasing environment. The front elevation would essentially act as a facade to the large mass to the rear. The symmetrical design of the principal elevation would fail to relate to the dominant asymmetry evident along the streetscene. Furthermore the imposing, 3 storey central glazed gable would be an incongruous feature. The proposed building lacks any sense of hierarchy or domestic subservience and would detrimentally urbanise the site. The large, 'standard' anthracite grey window openings and basic elevations would not be bespoke to the conservation area.

The design of this development could be placed anywhere in the Borough and/or country and would appear very institutional. The crudely designed lift over run, projecting skylights and large box dormers to the rear add unnecessary fuss to the development, lacking any attempt

for an integrated design approach or refinement. Additionally the gable to the front also appears as an afterthought to hide the roof clutter. It would be considered an incongruous, detracting addition along the eastern side of Long Lane. Positioning on the site and frontage Whilst the development would be set further back into the site following the front building line set by No. 59A, the positioning of the building on the site would fail to maintain any suitable gap views between neighbouring sites. It would substantially extend beyond the original rear building line of the existing property and neighbouring property (no.59A) for its full proposed height. Wide gaps are a key characteristic of this site, with the existing dwelling comfortably positioned within its plot, a notable feature of the many other original sites along Long Lane. The proposal would result in an overly deep building, inappropriately intensifying the developed nature of the site.

The green characteristic of the site enhances the character and appearance of the Conservation Area and the loss of vegetation and trees to the front of the site would unacceptably open up views into what is a well, naturally enclosed site. As existing it appropriately responds to the garden suburb nature the area had been originally developed as. The removal of mature vegetation from the front boundary would increase the visibility of the building's scale, bulk and mass from Long Lane. This would be considered entirely unacceptable. The current frontage positively contributes to the character and appearance of the streetscene; therefore it is important to retain a substantial amount a natural screening along this frontage. The introduction of tall brick piers and railings would be considered in principle unacceptable. It would introduce an urban boundary treatment within a streetscene predominantly characterised by brick walls and mature hedges as existing on the site. Such alterations to the site's boundaries would further erode the character and appearance of the conservation area. Additionally the design and placement of the bin store would fail to relate to the wider streetscene. Such residential clutter in such a prominent position would be considered in principle unacceptable. It would add unnecessary visual clutter to the frontage. Such ancillary infrastructure should be discreetly located.

As proposed, the redevelopment of the site and loss of the existing building would be considered in principle unacceptable. It would fail to adequately justify such loss. The sheer bulk and visual impact of the proposed development would be wholly out of character on this prominent site within the conservation area. The proposal would be a dramatic, stark contrast to the existing appearance of the site and surrounding environment. The proposed development would have undue dominance amongst the modest, 2-storey dwelling houses to the north and east of the site and would detract from the well-established streetscene.

Other matters

The submitted heritage makes reference to the 2018 NPPF. The NPPF was updated in February 2019 therefore it is expected that the correct up to date NPPF is appropriately referenced. Furthermore Hillingdon Local Plan: Part 2 should also be acknowledged as part of any development proposal. The submitted evidence of a bat roost would need to be carefully acknowledged and considered in relation to any works on this site.

Conclusion: Objection

The proposal would be considered in principle unacceptable. It would be considered harmful to the character and appearance of the conservation area, failing to preserve or enhance the conservation area in accordance to the Planning (Listed Buildings and Conservation Areas) Act 1990. The proposal would result in an out of scale, overly bulky, dominant building an incongruous addition to the conservation area. It is important to achieve a design which is appropriate to its context. As submitted it is considered in principle unacceptable.

As noted previously whilst level of harm to the individual site would result in less than substantial harm the incremental and cumulative harm that could arise from similar developments would adversely affect the significance, character and appearance of the

conservation area, resulting in substantial harm. Heritage assets are irreplaceable; any harm requires robust, clear and convincing justification.

The Trees & Landscaping officer commented as follows:

The site is occupied by a two-storey detached 1930's house and detached garage situated within a spacious mature garden on the east side of Long Lane.

The plot is well screened from the road behind a 2 metre (+/-) high brick wall above which is screen of evergreen conifers. According to aerial photographs there are other trees, both on site and off-site around the boundaries.

The site lies within Ickenham Village Conservation Area, a designation which protects trees.

COMMENT

1. Loss of protected trees

No tree survey or assessment has been submitted, however, the proposal includes the loss of the protected vegetation along the front boundary and at least three trees along the southern / side boundary.

2. Bat survey

The bat survey confirms that the house is a bat roost and a Natural England development licence will be required prior to the commencement of any work on site. A mitigation strategy will also be required in accordance with clause 5.6 of the report.

3. Design and layout

The D&AS confirms that the proposal includes the demolition of the front boundary wall (and vegetation) and replacement with visually permeable railings.

Aside from the loss of trees and other vegetation the front 'garden' is almost 100% paved/hard landscaped to provide parking for 9 cars, an unnecessarily large manoeuvring space and a bin store placed on the front boundary, none of which can be considered sensitive to the character of the Conservation Area. As proposed there is a net loss of trees and other landscape features of merit.

4. Current planning policies

Relevant local policies include DMH 6: Garden Development, DMHB 4: Conservation Areas, DMHB 11: Design of New Development, DMHB 14: Trees and Landscaping, DMHB 18: Private Outdoor Amenity Space

RECOMMENDATION: The current proposal would not be supportable in terms of tree/landscape impact, for the reasons outlined above.

3. Amenity

Policies DMHB 4 and DMHB 11 of the Hillingdon Local Plan Part 2: Development Management Policies (January 2020) require the design of new developments to protect the amenity and privacy of neighbouring dwellings. Also the proposed development should not breach the 45 degree guideline when taken from the rear elevation of the neighbouring dwelling, ensuring no significant loss of light, loss of outlook or sense of dominance in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2: Development Management Policies (January 2020) which states that development proposals should not adversely impact on the amenity of adjacent properties and open space.

The proposed building would set back from the existing foremost front building line to be in line with the existing front building line of the neighbouring property at 59A Exmouth Road and would be set in by between 3m and 4m from the shared side boundary with this neighbouring property. Although this would not conflict with the 45 degree angle from the nearest front habitable aspects due to the height and depth along this side boundary the proposal would result in an over-dominant, overbearing, overshadowing and visually intrusive addition which would result in a detrimental impact upon their current amenity and light levels enjoyed. It is noted that the proposed windows in the side elevation would serve non habitable rooms and could be conditioned to be obscure glazed should planning permission be forthcoming on any future scheme.

The neighbouring properties at 1 to 9 (odds) Edinburgh Drive have rear gardens that adjoin the southern side boundary of the subject site. Nos 1 and 3 would be the most likely to be affected by the proposal however No. 1 is located in excess of 32m from the shared boundary and No. 3 in excess of 20m from the shared boundary.

The currently existing boundary treatment of a mature high hedge is to be retained therefore it is considered that these neighbouring properties would not be adversely affected by the proposal.

It is considered that the proposed part two, part to and a half storey building by reason of its size, scale, and proximity to the shared boundary would have an adverse impact upon the outlook, daylight, sunlight enjoyed by the occupants of the neighbouring property No 59A and have a dominating, overbearing and overshadowing effect. As such the proposal would result in an unneighbourly form of development in conflict with Policy DMHB 11 of the Hillingdon Local Plan Part 2 Development Management Policies (January 2020)

4. Highways

Site Characteristics & Background

The site is located on Long Lane (designated as Classified) in Ickenham within a residential catchment. There is an existing detached dwelling which is to be demolished and replaced with a new build containing a total of 9 two bedroom flatted units. The existing vehicular access arrangements consisting of two separate crossings will be consolidated to a single centralised carriageway crossing. The road is covered extensively by waiting restrictions including double yellow lines directly outside the address. Due to the relatively isolated nature of this location from public transport facilities, the site exhibits a low PTAL rating of 2 which is considered as low and therefore raises dependency on the ownership and use of the private motor car.

Parking Provision

Policy DMT 6 of the Hillingdon Local Plan Part 2: Development Management Policies (January 2020) requires that new development will only be permitted where it is in accordance with the Council's adopted parking standards. The Council's maximum standard requires between 1-1.5 spaces to be provided on-site for each of the flatted units. In total nine spaces are proposed on the frontage area hence the standard is broadly met. There is no further comment on this aspect. The allocation of spaces i.e. 1 per flat would benefit from a parking allocation plan secured by way of condition.

Electric Vehicle Charging Points

Within the proposed parking quantum there is a requirement for electric vehicle charging points (EVCPs) to be provided in line with London Plan 2016 (LP 2016) standards for this C3 use which would equate to 2 EVCP's for 'active' provision with a further two spaces acting as 'passive' provision for future activation equating to 4 spaces in total.

With this scale development it would be considered onerous to pursue the provision of the

'active' space provision as it can be argued that an 'active' spaces would reduce 'real' on-plot parking provision as, in overall vehicle percentage terms, there are still far fewer electric/hybrid cars as compared to vehicles propelled by other fuels. This could in theory restrict/prevent the use of the 'active' bays for 'non-electrified' cars and more crucially lower any secured on-plot parking provisions which are a key consideration when determining this or any other planning application.

However as there is a strong move toward hybrid and fully electrified vehicles which will only increase in time, it is considered more appropriate to encourage a 40% passive only provision for all smaller (Non-Major) development proposals such as exemplified here resulting in 4 'passive' spaces. This would be secured via planning condition and 'active' provision would then evolve on a demand led basis.

Cycling Parking Provision

There should be a provision of at least 1 secure and accessible space for each of the flatted units (totalling 9 spaces) in order to conform to the adopted minimum borough cycle parking standard. This is to be provided thus conforming to the standard with an acceptable positioning of a secure and accessible compound.

Vehicular Trip Generation

Policy DMT 1 of the Hillingdon Local Plan: Part 2: Development Management Policies (January 2020) requires the Council to consider whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety.

Clearly the proposal would raise the level of vehicular activity to and from the site given its single tenure status. Nevertheless the anticipated uplift in trip generation related to the 9 new dwelling units does not raise any immediate highway concerns.

Vehicular Access and Internal Arrangements

In highway impact terms there is no objection in principle to the new singular access and internal roadway layout and dimension which conforms to the aforementioned best practice design standards and allows for passenger vehicles using the site to enter and leave the site in a forward gear which is the recommended practice on highway safety grounds and is therefore welcomed.

The new carriageway access would be facilitated at the applicant's expense and should conform to Council standards in terms of build quality and dimension. This would be arranged post-permission via a formal/legal agreement i.e. under s184 or 278 of The Highways Act 1980 or suitable alternative arrangement. In addition satisfactory highway visibility splays at the new access point should be delivered by ensuring that there is unobstructed visibility for a height of 1.05m for a distance of at least 2-3 m on both sides of the new opening at the back of footway. This aspect is crucial as the site entrance would be located on the apex of a road bend which inherently prejudices natural sight-line visibility.

Refuse Bin Store Provision

Refuse collection will continue via the roadway (Long Lane). The bin storage is positioned on the site frontage adjacent to the footway. This allows for conformity with the accepted 'waste distance' collection standards which encourage waste collection distances to be within 10m from the point of collection on the public highway. There are no further observations.

Summary

In terms of transport/highways impacts, the acceptability (or otherwise) of a future planning

application will be dependent on the evidence and detail provided within the submitted documentation together with an appropriate response to the comments and recommendations made within this appraisal.

5. Other

The proposal involves the demolition of the existing building and the construction of a part two, part two and a half storey apartment building with 8 x 2 bed flat and 1 x 2 bed penthouse.

The Technical housing standards - nationally described space standard states that in order to provide one bedspace, a single bedroom has a floor area of at least 7.5m² and is at least 2.15m wide and in order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m². The submitted plans indicate that all the proposed flats would exceed these minimum standards.

The Housing Standards (Minor Alterations to the London Plan) March 2016 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

Table 3.3 minimum floor space standards in Policy 3.5 of The London Plan states that a 2 bed 3 person flat should have a minimum internal floor space of 61 sqm and the proposed units would all be well in excess of this.

The units would be mainly single aspect with outlook either to the front or rear of the site. Side elevation windows are proposed at ground and first floor levels to habitable rooms. These windows would be very close to the boundaries/flank walls of adjoining properties and would not provide the required levels of outlook or light to these rooms. They could also result in loss of privacy. However, if these are proposed to be obscure glazed, then they would fail to provide any outlook, which would also be unacceptable. The ground and first floor units would have open plan kitchen and dining area facilities and these main living spaces would have access to light via the front or rear elevations and be single aspect as stated above giving rise to limited access to light and outlook towards the rear of each of the living spaces. The proposed top floor flat would have sufficient light to main living area however the kitchen area would only have access to light via conservation roof lights which would be considered to be inadequate. The proposed balconies to the rear at first floor and second floor levels would have 1.8m high side privacy screens to prevent loss of privacy and overlooking to the neighbouring property at 59A Long Lane.

Policy DMHB 18 of the Hillingdon Local Plan Part 2: Development Management Policies (January 2020)

stresses the importance of new buildings and extensions providing adequate amount of external amenity space, that not only protects the amenity of the occupants of the proposed development, but also of those of the surrounding buildings, as well as protecting both parties privacy. Table 5.3: Private Outdoor Amenity Space Standards states that 2 bed flats should be provided with a minimum of 25 sqm of private external amenity space. Flats 2 and 3 on the rear ground floor would have dedicated private amenity areas in excess of 37 sqm. Flats 6 and 7 on the rear first floor would have balconies that would provide approximately 5 sqm of private external amenity space and the penthouse flat would have a rear balcony providing 6 sqm of private external amenity space. All the flats would have access to a communal rear garden space in excess of 700 sqm.

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

List of documents to be submitted

Application Form
Site Location Plan
Existing Floor Plans
Proposed Floor Plans
Existing Elevations
Proposed Elevations
Design and Access Statement and Heritage Statement
Arboricultural Impact Assessment,
Tree Constraints Plan,
Tree Protection Measures
Arboricultural Method Statement.
Bat Survey and Mitigation Strategy

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

8. Conclusion

It is therefore considered that the proposal would form a bulky and incongruous development which would fail to respect the character and appearance of the neighbouring properties and the spacious character of the surrounding area. It would fail to enhance the character and appearance of the Ickenham Village conservation area. Therefore the proposal would fail to comply with Policies DMHB 4 and DMHB 11 of the Hillingdon Local Plan Part 2: Development Management Policies (January 2020) and Policies 3.5 and 7.4 of the London Plan (2016)

It is considered that the proposed part two, part to and a half storey building by reason of its size, scale, and proximity to the shared boundary would have an adverse impact upon the outlook, daylight, sunlight enjoyed by the occupants of the neighbouring property No 59A and have a dominating, overbearing and overshadowing effect. As such the proposal would result in an unneighbourly form of development in conflict with Policy DMHB 11 of the Hillingdon Local Plan Part 2 Development Management Policies (January 2020)

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.

**Diane Verona
Planning Consultant
Major Applications Team
London Borough of Hillingdon**

Planning Guarantee

For complex applications which are likely to exceed the statutory timeframes, 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.