

FW: Planning Inspectorate APP/R5510/W/22/3296093: Land rear of 56 Briarwood Drive, with access from Oakdale Avenue, HA6 1PW. Our Ref 19486/APP/2021/3500

John Allum <JAllum@Hillingdon.Gov.UK>

Thu 12/05/2022 11:41

To: Planning Appeals <planningappeals@hillington.gov.uk>

 1 attachments (2 MB)

D_DataArchiveVolume1paTargetdv_ap_files9703Appeal Statement.pdf;

For information. Email sent in lieu of a statement of case.

John

Please note that the comments made in this email represent officer opinion and cannot be seen to prejudice the Local Planning Authority's formal determination in relation to any application or planning matter.

John Allum
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From: Haydon Richardson <HRichardson@hillington.gov.uk>

Sent: 12 May 2022 12:31

To: North1@planninginspectorate.gov.uk

Cc: Fiona Rae <FRae@hillington.gov.uk>; John Allum <JAllum@Hillingdon.Gov.UK>

Subject: Planning Inspectorate APP/R5510/W/22/3296093: Land rear of 56 Briarwood Drive, with access from Oakdale Avenue, HA6 1PW. Our Ref 19486/APP/2021/3500

Hi,

I am contacting you with regard to Appeal Reference: APP/R5510/W/22/3296093: Land rear of 56 Briarwood Drive, with access from Oakdale Avenue, HA6 1PW.

The council will not be submitting an appeal statement for this application and wish to rely on the officers report as our main statement of case for refusing the application.

However it should be noted that if planning permission were to be granted, the Council believe that the following conditions should be added:

1. The development hereby permitted shall begin before the expiration of three years from the date of the permission. REASON: To comply with Section 91 of the Town and Country Planning Act 1990.

2. The proposed development shall be carried out in accordance with submitted plan numbers:
21/3515/1
21/3515/2
21/3515/3

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

3. Before the relevant part of the work is begun, details of step free access via the principal private entrance shall be submitted to, and approved in writing, by the Local Planning Authority. Such provision shall remain in place for the life of the building. Furthermore the proposed dwelling shall meet the accessibility standards set out in M4(2) as set out in Approved Document M to the Building Regulations (2015 edition). REASON: To ensure that an appropriate standard of housing stock, in accordance with the 2021 London Plan policy D7 is achieved and maintained.

4. No above ground works shall take place until details of all materials and external surfaces, including details of balconies and privacy screens have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such. Details should include information relating to make, product/type, colour and photographs/images. REASON: To ensure that the development presents a satisfactory appearance in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

5. No development shall take place until plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and known datum point. Thereafter the development shall not be carried out other than in accordance with the approved details. REASON: To ensure that the development relates satisfactorily to adjoining properties in accordance with policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

6. Notwithstanding any of the approved plans, no development shall take place until a landscape scheme has been 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

2.b Cycle Storage

2.c Means of enclosure/boundary treatments

2.d Car Parking Layouts (including provisions of active and passive electrical charging points in line with the requirements of policy T6 of the London Plan)

2.e Hard Surfacing Materials

2.f External Lighting

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

5. Other

5.a Existing and proposed functional services above and below ground

5.b Proposed finishing levels or contours

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 11, DMHB 12, DMHB 14, DMEI 1 and DMT 2 of the Hillingdon Local Plan Part 2 (2020) and Policy G5 of the London Plan (2021).

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

8. Prior to development commencing, the applicant shall submit a demolition and construction management plan to the Local Planning Authority for its approval. The plan shall detail:

- (i) The phasing of development works
- (ii) The hours during which development works will occur
- (iii) A programme to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed safely and intact for later re-use or processing.
- (iv) Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities).
- (v) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures to reduce the numbers of construction vehicles accessing the site during peak hours).
- (vi) Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process.
- (vii) The storage of demolition/construction materials on site.

The approved details shall be implemented and maintained throughout the duration of the demolition and construction process.

REASON: To safeguard the amenity of surrounding areas in accordance with DMHB 11 of the Hillingdon Local Plan Part 2 (2020) – Development Management Policies.

10. Notwithstanding any internal layout shown on the approved floorplans, the dwelling hereby approved shall be constructed to meet the standards for a Category 2 M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015, and all such provisions shall remain in place for the life of the building. REASON: To provide suitable housing and genuine choice for London's diverse population, including disabled people, older people and families with young children, in accordance with Policies D5 and D7 of the London Plan (2021).

9. Prior to commencement of the development hereby approved, a scheme for the provision of sustainable water management shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate that sustainable drainage systems (SUDS) have been incorporated into the designs of the development in accordance with the hierarchy set out in accordance with Policy SI 13 of the London Plan (2021) and will:

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. include a timetable for its implementation; and
- iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:

- iv. provide details of water collection facilities to capture excess rainwater;
- v. provide details of how rain and grey water will be recycled and reused in the development.

Thereafter the development shall be implemented and retained/maintained in accordance with these details for as long as the development remains in existence.

REASON: To ensure the development does not increase the risk of flooding in accordance with Policies DME1 9 and DME1 10 of the Hillingdon Local Plan: Part 2 (2020).

The appellants appeal statement has also been attached to this email for ease of reference.

Kind regards,

Haydon Richardson MRTPI
Principal Planning Officer
Residents Services
London Borough of Hillingdon
Civic Centre (3N/02)
Uxbridge
UB8 1UW

The advice given in this email represents the officer's opinion and is given in the spirit of helpfulness, without prejudice. It does not bind the Council to a particular outcome regarding any planning matter.