



Proposed Front/ South Elevation

SITE LEVEL TO BE LOWERED TO
MATCH SITE ENTRANCE LEVEL

PROPOSED MASSING TO BE
SET IN FROM SIDE BOUNDARY
BY 1000MM.



Proposed Rear/ North Elevation

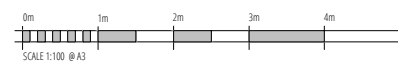
REAR DECK TO BE 150MM ABOVE SITE LEVEL TO CREATE LEVEL THRESHOLD
ACCESS TO ALL REAR ENTRANCE DOORS IN COMPLIANCE WITH A:D M4(2).

NOTES:

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REV	DATE	DESCRIPTION	APPR



PROJECT NAME
25 Warren Road Ickenham UB10 8AA

DOCUMENT NUMBER
22009-GAA-ZZ-XX-DR-T-2101

DRAWING TITLE
Proposed Elevations

PROJECT NUMBER
SCALE
1:100

PURPOSE
Approved

DATE
06/01/23

STATUS
SO

Rev.No.
P10.0AS

DRAWN
AS

CHECK
ZQ

REVIEWED
AS

APPROVED
AS



REVISED WORK © GAA DESIGN



Mr Amar Sidhu
Ga&A Design
Suite 1, First Floor
Aquasulis
10-14 Bath Road
Slough
SL1 3SA

Application Ref: 77289/APP/2022/3836

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

GRANT OF PLANNING PERMISSION

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above Act and associated Orders **GRANTS** permission for the following:

Description of development:

Demolition of existing 4-bedroom dwelling and erection of 5-bedroom dwelling with 3 no. off street parking spaces, private amenity space and cycle/refuse storage.

Location of development: 25 Warren Road Ickenham

Date of application: 19th December 2022

Plan Numbers: See attached Schedule of plans

Permission is subject to the condition(s) listed on the attached schedule:-

Interim Director of Planning, Regeneration & Public Realm

Date: 30 January 2023

- NOTES:
- (i) Please also see the informatives included in the Schedule of Conditions.
 - (ii) Should you wish to appeal against any of the conditions please read the attached sheet which explains the procedure.
 - (iii) This decision does not convey any approval or consent which may be required under any by-laws, building regulations or under any Act other than the Town and Country Planning Act 1990 (as amended).

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

GRANT OF PLANNING PERMISSION

Application Ref: 77289/APP/2022/3836

SCHEDULE OF CONDITIONS

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

22009-GAA-ZZ-00-DR-T-0101 Rev. P01
22009-GAA-ZZ-00-DR-T-0102 Rev. P05
22009-GAA-ZZ-GF-DR-T-2001 Rev. P10
22009-GAA-ZZ-01-DR-T-2002 Rev. P09
22009-GAA-ZZ-02-DR-T-2003 Rev. P08
22009-GAA-ZZ-RF-DR-T-2004 Rev. P07
22009-GAA-ZZ-GF-DR-T-2011 Rev. P01
22009-GAA-ZZ-RF-DR-T-2012 Rev. P01
22009-GAA-ZZ-XX-DR-T-2101 Rev. P10.01
22009-GAA-ZZ-XX-DR-T-2102 Rev. P06
22009-GAA-ZZ-XX-DR-T-2111 Rev. P01
22009-GAA-ZZ-XX-DR-T-2201 Rev. P03

and shall 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).

- 3 Prior to development commencing, a demolition and construction management plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall detail:

- (i) The phasing of development works
- (ii) The hours during which development works will occur (please refer to informative I15 for maximum permitted working hours).
- (iii) Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities).
- (iv) 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.
- (vi) 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 Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

- 4 No development shall take place until plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of the proposed development hereby approved 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)

- 5 Prior to the commencement of any work above damp proof course level of the development hereby approved, details of all materials and external surfaces, including details of windows, doors and roof lights, 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).

- 6 No development approved by this permission shall be commenced until a scheme for the provision of sustainable water management and water efficiency has been submitted to and approved in writing by the Local Planning Authority. The scheme shall:
- 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;
- vi. Provide details of how the dwelling will achieve a water efficiency standard of no more than 110 litres per person per day maximum water consumption (to include a fixed factor of water for outdoor use of 5 litres per person per day in accordance with the optional requirement defined within Approved Document G of the Building Regulations).

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) and Policies SI2 and SI 13 of the London Plan (2021).

- 7 Prior to the commencement of the development hereby approved, a sustainability and energy statement shall be submitted to and approved in writing by the Local Planning Authority. The sustainability and energy statement shall demonstrate how a 10% reduction in carbon dioxide emissions beyond Building Regulations Part L 2013 (TER Baseline) has been achieved including full technology specifications and locations. Thereafter, the development shall be carried out in accordance

with the approved details.

REASON

To ensure the development contributes to minimising the effects of, and can adapt to a changing climate in accordance with Policies DMEI 2 and DMEI 10 of the Hillingdon Local Plan Part 2 (2020).and Policy SI 2 of the London Plan (2021).

- 8 Prior to the commencement of any works above damp proof course level of the development approved, 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 its dimensions, finish and design)
- 2.b Cycle Storage (including its dimensions, finish and design)
- 2.c Means of enclosure/boundary treatments
- 2.d Car Parking Layouts (including one active and two passive electric charging points)
- 2.e Hard Surfacing Materials (including details of the patio/decking area detailed on approved drawing number 22009-GAA-ZZ-GF-DR-T-2001 Rev. P10)

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 surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

4. Ecology

- 4.a Ecological enhancements and sensitive lighting strategy (as recommended in Table 3 of the approved Bat Emergence Survey by Arbtech (dated 12th December 2022)).

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

- 9 The development hereby approved shall be carried out strictly in accordance with the precautionary measures contained within Table 3 of the approved Bat Emergence Survey by Arbtech (dated 12th December 2022).

REASON

In the interest of protected species in accordance with Policy DMEI 7 of the Hillingdon Local Plan Part 2 (2020).

- 10 The demolition and construction works of the development hereby approved shall be carried out strictly in accordance with the tree protection measures specified in the Arboricultural Impact Assessment and Method Statement by Abbots Arboricultural Advice, dated 8th December 2022, Reference

REASON

To ensure that trees and other vegetation can and will be retained and not damaged during construction work and to ensure that the development conforms with Policy DMHB 14 of the Hillingdon Local Plan Part 2 (2020).

- 11 Trees, hedges and shrubs shown to be retained on the approved plan(s) 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 (or after) 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 BS 3998:2010 'Tree work - Recommendations' 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 DMHB 14 of the Hillingdon Local Plan Part 2 (2020) and to comply with Section 197 of the Town and Country Planning Act 1990.

- 12 The first floor side window serving the en-suite as detailed on drawing number 22009-GAA-ZZ-01-DR-T-2002 Rev. P09 shall be glazed with permanently obscured glass to at least scale 4 on the Pilkington scale and be 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 policies DMHB 11 and DMHD 1-2 of the Hillingdon Local Plan Part 2 (2020).

- 13 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 facing numbers 23 and 27 Warren Road.

REASON

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

- 14 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)

- 15 Access to the flat roof over the extension hereby approved shall be for maintenance or emergency

purposes only and the flat roof shall not be used as a roof garden, terrace, balcony, patio or similar amenity area.

REASON

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

- 16 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. Such provision shall remain in place for the life of the building.

REASON

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

- 17 The dwelling hereby approved 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

INFORMATIVES

- 1 In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from Local Plan Part 1, Local Plan Part 2, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.
- 2 Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), this development is liable to pay the London Borough of Hillingdon Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). This will be calculated in accordance with the London Borough of Hillingdon CIL Charging Schedule 2014 and the Mayor of London's CIL Charging Schedule 2012. Before commencement of works the development parties must notify the London Borough of Hillingdon of the commencement date for the construction works (by submitting a Commencement Notice) and assume liability to pay CIL (by submitting an Assumption of Liability Notice) to the Council at planning@hillingsdon.gov.uk. The Council will then issue a Demand Notice setting out the date and the amount of CIL that is payable. Failure to submit a valid Assumption of Liability Notice and Commencement Notice prior to commencement of the development may result in surcharges being imposed.

The above forms can be found on the planning portal at:

www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

Pre-Commencement Conditions: These conditions are important from a CIL liability perspective as a scheme will not become CIL liable until all of the pre-commencement conditions have been discharged/complied with.

- 3 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).

- 4 The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

For Private Roads: Care should be taken during the building works hereby approved to ensure no damage occurs to the verge of footpaths on private roads during construction. Vehicles delivering materials to this development shall not override or cause damage to a private road and where possible alternative routes should be taken to avoid private roads. The applicant may be required to make good any damage caused.

- 5 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 which are audible at the site boundary shall only be carried out between the hours of 08.00 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 or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.

D. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) 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.

- 6 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 may have to be submitted. The validity of this planning permission may be challengeable by third parties if the development results in any form of encroachment onto land outside the applicant's control for which the appropriate Notice under Article 13 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 has not been served.
- 7 Wildlife and Countryside Act 1981: Note that it is an offence under this act to disturb roosting bats, nesting birds or any other protected species. Therefore, if applicable, it is advisable to consult your tree surgeon / consultant to agree an acceptable time for carrying out the approved works.

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016)

and national guidance.

Part 1 Policies

PT1.BE1 (2012) Built Environment

Part 2 Policies

DMEI 10 Water Management, Efficiency and Quality

DMEI 7 Biodiversity Protection and Enhancement

DMEI 9 Management of Flood Risk

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 1 Managing Transport Impacts

DMT 2 Highways Impacts

DMT 5 Pedestrians and Cyclists

DMT 6 Vehicle Parking

LPP D3 (2021) Optimising site capacity through the design-led approach

LPP D4 (2021) Delivering good design

LPP D5 (2021) Inclusive design

LPP D6 (2021) Housing quality and standards

LPP D7 (2021) Accessible housing

LPP SI12 (2021) Flood risk management

LPP SI13 (2021) Sustainable drainage

LPP T5 (2021) Cycling

LPP T6 (2021) Car parking

LPP T6.1 (2021) Residential parking

NPPF12 NPPF 2021 - Achieving well-designed places

NPPF14 NPPF 2021 - Meeting the challenge of climate change flooding

NPPF2	NPPF 2021 - Achieving sustainable development
NPPF4	NPPF 2021 - Decision-Making
NPPF9	NPPF 2021 - Promoting sustainable transport

END OF SCHEDULE

Address:

Development Management
Directorate of Place
Hillingdon Council
3 North, Civic Centre, High Street, Uxbridge UB8 1UW
www.hillingdon.gov.uk

GRANT OF PLANNING PERMISSION

Application Ref: 77289/APP/2022/3836

SCHEDULE OF PLANS

Daylight and Sunlight Report prepared by GA & A Design, dated 9th December 2022, Ref: 1959/JN - received 19 Dec 2022

22009-GAA-ZZ-XX-DR-T-2101 Rev. P10.01 - received 06 Jan 2023

Bat Emergence Survey by Arbtech, dated 12th October 2022 - received 19 Dec 2022

Planning statement prepared by Brown Boots Town Planning, dated 8th December 2022 - received 19 Dec 2022

22009-GAA-ZZ-00-DR-T-0101 Rev. P01 - received 19 Dec 2022

22009-GAA-ZZ-XX-DR-T-2201 Rev. P03 - received 19 Dec 2022

22009-GAA-ZZ-RF-DR-T-2004 Rev. P07 - received 19 Dec 2022

22009-GAA-ZZ-00-DR-T-0102 Rev. P05 - received 19 Dec 2022

22009-GAA-ZZ-GF-DR-T-2011 Rev. P01 - received 19 Dec 2022

22009-GAA-ZZ-XX-DR-T-2102 Rev. P06 - received 19 Dec 2022

Design and Access Statement - received 19 Dec 2022

22009-GAA-ZZ-01-DR-T-2002 Rev. P09 - received 19 Dec 2022

22009-GAA-ZZ-02-DR-T-2003 Rev. P08 - received 19 Dec 2022

22009-GAA-ZZ-GF-DR-T-2001 Rev. P10 - received 19 Dec 2022

22009-GAA-ZZ-RF-DR-T-2012 Rev. P01 - received 19 Dec 2022

22009-GAA-ZZ-XX-DR-T-2111 Rev. P01 - received 19 Dec 2022

Preliminary Ecological Appraisal and Preliminary Roost Assessment prepared by Arbtech, dated 9th October 2022 - received 19 Dec 2022

Arboricultural Impact Assessment and Method Statement , dated 8th December 2022, Ref: SAL/KMA/11369 REVISION B - received 19 Dec 2022

RIGHTS OF APPLICANTS AGGRIEVED BY DECISION OF LOCAL PLANNING AUTHORITY

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the office of the First Secretary of State under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from the Planning Inspectorate at Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel 0117 372 8424) Appeal forms can be downloaded from the Planning Inspectorate website at www.Planning-inspectorate.gov.uk

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.

Further details are available at www.gov.uk/government/collections/casework-dealt-with-by-inquiries

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of an appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices.

If either the local planning authority or the officer of the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use by carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

DELEGATED DECISION

- Please select each of the categories that enables this application to be determined under delegated powers
 - Criteria 1 to 5 or criteria 7 to 9 must be addressed for all categories of application, except for applications for Certificates of Lawfulness, etc.

APPROVAL RECOMMENDED: GENERAL

Select an Option

1.	No valid planning application objection in the form of a petition of 20 or more signatures, has been received	☐
2.	Application complies with all relevant planning policies and is acceptable on planning grounds	☐
3.	There is no Committee resolution for the enforcement action	☐
4.	There is no effect on listed buildings or their settings	☐
5.	The site is not in the Green Belt (but see 11 below)	☐

REFUSAL RECOMMENDED: GENERAL

6.	Application is contrary to relevant planning policies/standards	☐
7.	No petition of 20 or more signatures has been received	☐
8.	Application has not been supported independently by a person/s	☐
9.	The site is not in Green Belt (but see 11 below)	☐

RESIDENTIAL DEVELOPMENT

10.	Single dwelling or less than 10 dwelling units and/or a site of less than 0.5 ha	☐
11.	Householder application in the Green Belt	☐

COMMERCIAL, INDUSTRIAL AND RETAIL DEVELOPMENT

12.	Change of use of retail units on site less than 1 ha or with less than 1000 sq. m other than a change involving a loss of A1 uses	☐
13.	Refusal of change of use from retail class A1 to any other use	☐
14.	Change of use of industrial units on site less than 1 ha or with less than 1000sq.m. of floor space other than to a retail use.	☐

CERTIFICATE OF LAWFULNESS

15.	Certificate of Lawfulness (for proposed use or Development)	☐
16.	Certificate of Lawfulness (for existing use or Development)	☐
17.	Certificate of Appropriate Alternative Development	☐

CERTIFICATE OF LAWFULNESS

18.	ADVERTISEMENT CONSENT (excluding Hoardings)	☐
19.	PRIOR APPROVAL APPLICATION	☐
20.	OUT-OF-BOROUGH OBSERVATIONS	☐
21.	CIRCULAR 18/84 APPLICATION	☐
22.	CORPSEWOOD COVENANT APPLICATION	☐
23.	APPROVAL OF DETAILS	☐
24.	ANCILLARY PLANNING AGREEMENT (S.106 or S.278) where the Heads of Terms have already received Committee approval	☐
25.	WORKS TO TREES	☐
26.	OTHER (please specify)	☐

The delegation powers schedule has been changed. Interim Director of Planning, Regeneration & Public Realm can determine this application

Case Officer:

Signature:

Date:

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informative's are satisfactory.

Team Manager:

Signature:

Date:

The decision notice for this application can be issued.

Director / Member of Senior Management Team:

Signature:

Date:

NONE OF THE ABOVE DETAILS SHOULD BE USED IN THE PS2 RETURNS ODPM

Item No.	Report of the Interim Director of Planning, Regeneration & Public Realm	
Address:	25 WARREN ROAD ICKENHAM	
Development:	Demolition of existing 4-bedroom dwelling and erection of 5-bedroom dwelling with 3 no. off street parking spaces, private amenity space and cycle/refuse storage.	
LBH Ref Nos:	77289/APP/2022/3836	
Drawing Nos:	22009-GAA-ZZ-00-DR-T-0101 Rev. P01 22009-GAA-ZZ-00-DR-T-0102 Rev.P05 22009-GAA-ZZ-GF-DR-T-2001 Rev. P10 22009-GAA-ZZ-01-DR-T-2002 Rev. P09 22009-GAA-ZZ-02-DR-T-2003 Rev. P08 22009-GAA-ZZ-RF-DR-T-2004 Rev. P07 22009-GAA-ZZ-GF-DR-T-2011 Rev. P01 22009-GAA-ZZ-RF-DR-T-2012 Rev. P01 22009-GAA-ZZ-XX-DR-T-2102 Rev. P06 22009-GAA-ZZ-XX-DR-T-2111 Rev. P01 22009-GAA-ZZ-XX-DR-T-2201 Rev. P03 Preliminary Ecological Appraisal and Preliminary Roost Assessment prepared by Arbtech, dated 9th October 2022 Design and Access Statement Planning statement prepared by Brown Boots Town Planning, dated 8th December 2022 Arboricultural Impact Assessment and Method Statement , dated 8th December 2022, Ref: SAL/KMA/11369 REVISION B Daylight and Sunlight Report prepared by GA & A Design, dated 9th December 2022, Ref: 1959/JN Bat Emergence Survey by Arbtech, dated 12th October 2022 22009-GAA-ZZ-XX-DR-T-2101 Rev. P10.01	
Date Plans received:	19-12-22	Date(s) of Amendments(s):
Date Application valid	19-12-22	

1. SUMMARY

The application proposes the demolition of an existing 4-bedroom dwelling and erection of 5-bedroom dwelling with 3 No. off-street parking spaces, private amenity space and cycle/ refuse storage. It should be noted that this application is a re-submission following the refusal of

application ref. 77289/APP/2022/1646.

Subject to conditions, Officers are satisfied that this current proposal has fully addressed all the grounds for refusal attached to application ref. 77289/APP/2022/1646. It is considered that the revised size, scale and design of the proposed dwelling would not cause harm to the character and appearance of the area. The proposal would not unduly impact on the living conditions of neighbouring residents. The proposed dwelling would provide satisfactory provision of internal and external amenity space for future occupiers. The proposal would not adversely impact on the health of the trees that would be retained at the site. The submitted ecology reports demonstrates that the proposal would not cause harm to any protected species. Also, the proposal would not lead to parking stress or present a risk to highway safety.

It is therefore recommended that the application be approved, subject to planning conditions.

2. RECOMMENDATION

APPROVAL subject to the following:

1. RES3 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

2. RES4 Accordance with Approved Plans

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

22009-GAA-ZZ-00-DR-T-0101 Rev. P01
22009-GAA-ZZ-00-DR-T-0102 Rev. P05
22009-GAA-ZZ-GF-DR-T-2001 Rev. P10
22009-GAA-ZZ-01-DR-T-2002 Rev. P09
22009-GAA-ZZ-02-DR-T-2003 Rev. P08
22009-GAA-ZZ-RF-DR-T-2004 Rev. P07
22009-GAA-ZZ-GF-DR-T-2011 Rev. P01
22009-GAA-ZZ-RF-DR-T-2012 Rev. P01
22009-GAA-ZZ-XX-DR-T-2101 Rev. P10.01
22009-GAA-ZZ-XX-DR-T-2102 Rev. P06
22009-GAA-ZZ-XX-DR-T-2111 Rev. P01
22009-GAA-ZZ-XX-DR-T-2201 Rev. P03

and shall 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).

3. OM19 Construction Management Plan

Prior to development commencing, a demolition and construction management plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall detail:

- (i) The phasing of development works
- (ii) The hours during which development works will occur (please refer to informative I15 for maximum permitted working hours).
- (iii) Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities).
- (iv) 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.
- (vi) 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 Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

4. RES6 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 the proposed development hereby approved 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)

5. RES7 Materials (Submission)

Prior to the commencement of any work above damp proof course level of the development hereby approved, details of all materials and external surfaces, including details of windows, doors and roof lights, 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).

6. NONSC Non Standard Condition

No development approved by this permission shall be commenced until a scheme for the provision of sustainable water management and water efficiency has been submitted to and approved in

writing by the Local Planning Authority. The scheme shall:

- 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;
- vi. Provide details of how the dwelling will achieve a water efficiency standard of no more than 110 litres per person per day maximum water consumption (to include a fixed factor of water for outdoor use of 5 litres per person per day in accordance with the optional requirement defined within Approved Document G of the Building Regulations).

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 DMEI 9 and DMEI 10 of the Hillingdon Local Plan Part 2 (2020) and Policies SI2 and SI 13 of the London Plan (2021).

7. NONSC Non Standard Condition

Prior to the commencement of the development hereby approved, a sustainability and energy statement shall be submitted to and approved in writing by the Local Planning Authority. The sustainability and energy statement shall demonstrate how a 10% reduction in carbon dioxide emissions beyond Building Regulations Part L 2013 (TER Baseline) has been achieved including full technology specifications and locations. Thereafter, the development shall be carried out in accordance with the approved details.

REASON

To ensure the development contributes to minimising the effects of, and can adapt to a changing climate in accordance with Policies DMEI 2 and DMEI 10 of the Hillingdon Local Plan Part 2 (2020).and Policy SI 2 of the London Plan (2021).

8. RES9 Landscaping (car parking & refuse/cycle storage)

Prior to the commencement of any works above damp proof course level of the development approved, 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 its dimensions, finish and design)

2.b Cycle Storage (including its dimensions, finish and design)

2.c Means of enclosure/boundary treatments

2.d Car Parking Layouts (including one active and two passive electric charging points)

2.e Hard Surfacing Materials (including details of the patio/decking area detailed on approved drawing number 22009-GAA-ZZ-GF-DR-T-2001 Rev. P10)

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 surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

4. Ecology

4.a Ecological enhancements and sensitive lighting strategy (as recommended in Table 3 of the approved Bat Emergence Survey by Arbtech (dated 12th December 2022)).

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

9. NONSC Non Standard Condition

The development hereby approved shall be carried out strictly in accordance with the precautionary measures contained within Table 3 of the approved Bat Emergence Survey by Arbtech (dated 12th December 2022).

REASON

In the interest of protected species in accordance with Policy DMEI 7 of the Hillingdon Local Plan Part 2 (2020).

10. NONSC Non Standard Condition

The demolition and construction works of the development hereby approved shall be carried out strictly in accordance with the tree protection measures specified in the Arboricultural Impact Assessment and Method Statement by Abbots Arboricultural Advice, dated 8th December 2022, Reference SAL/KMA/11369 REVISION B.

REASON

To ensure that trees and other vegetation can and will be retained and not damaged during construction work and to ensure that the development conforms with Policy DMHB 14 of the Hillingdon Local Plan Part 2 (2020).

11. RES10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plan(s) 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 (or after) 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 3998:2010 'Tree work - Recommendations' 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 DMHB 14 of the Hillingdon Local Plan Part 2 (2020) and to comply with Section 197 of the Town and Country Planning Act 1990.

12. RES13 Obscure Glazing

The first floor side window serving the en-suite as detailed on drawing number 22009-GAA-ZZ-01-DR-T-2002 Rev. P09 shall be glazed with permanently obscured glass to at least scale 4 on the Pilkington scale and be 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 policies DMHB 11 and DMHD 1-2 of the Hillingdon Local Plan Part 2 (2020).

13. RES12 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 facing numbers 23 and 27 Warren Road.

REASON

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

14. RES14 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)

15. HO7 No roof gardens

Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, balcony, patio or similar amenity area.

REASON

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

16. NONSC Non Standard Condition

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. Such provision shall remain in place for the life of the building.

REASON

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

17. NONSC Non Standard Condition

The dwelling hereby approved 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

INFORMATIVES

1. I70 LBH worked applicant in a positive & proactive (Granting)

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from Local Plan Part 1, Local Plan Part 2, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered

favourably.

2. I73 Community Infrastructure Levy (CIL) (Granting Consent)

Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), this development is liable to pay the London Borough of Hillingdon Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). This will be calculated in accordance with the London Borough of Hillingdon CIL Charging Schedule 2014 and the Mayor of London's CIL Charging Schedule 2012. Before commencement of works the development parties must notify the London Borough of Hillingdon of the commencement date for the construction works (by submitting a Commencement Notice) and assume liability to pay CIL (by submitting an Assumption of Liability Notice) to the Council at planning@hillingdon.gov.uk. The Council will then issue a Demand Notice setting out the date and the amount of CIL that is payable. Failure to submit a valid Assumption of Liability Notice and Commencement Notice prior to commencement of the development may result in surcharges being imposed.

The above forms can be found on the planning portal at:
www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

Pre-Commencement Conditions: These conditions are important from a CIL liability perspective as a scheme will not become CIL liable until all of the pre-commencement conditions have been discharged/complied with.

3. 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).

4. I47 Damage to Verge - For Council Roads:

The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

For Private Roads: Care should be taken during the building works hereby approved to ensure no damage occurs to the verge of footpaths on private roads during construction. Vehicles delivering materials to this development shall not override or cause damage to a private road and where possible alternative routes should be taken to avoid private roads. The applicant may be required to make good any damage caused.

5. I15 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 which are audible at the site boundary shall only be carried out between the hours of 08.00 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 or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.

D. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) 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.

6. I2 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 may have to be submitted. The validity of this planning permission may be challengeable by third parties if the development results in any form of encroachment onto land outside the applicant's control for which the appropriate Notice under Article 13 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 has not been served.

7. IT05 Wildlife and Countryside Act 1981

Wildlife and Countryside Act 1981: Note that it is an offence under this act to disturb roosting bats, nesting birds or any other protected species. Therefore, if applicable, it is advisable to consult your tree surgeon / consultant to agree an acceptable time for carrying out the approved works.

I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

DMEI 10 Water Management, Efficiency and Quality

DMEI 7 Biodiversity Protection and Enhancement

DMEI 9	Management of Flood Risk
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 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 5	Pedestrians and Cyclists
DMT 6	Vehicle Parking
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D4	(2021) Delivering good design
LPP D5	(2021) Inclusive design
LPP D6	(2021) Housing quality and standards
LPP D7	(2021) Accessible housing
LPP SI12	(2021) Flood risk management
LPP SI13	(2021) Sustainable drainage
LPP T5	(2021) Cycling
LPP T6	(2021) Car parking
LPP T6.1	(2021) Residential parking
NPPF12	NPPF 2021 - Achieving well-designed places
NPPF14	NPPF 2021 - Meeting the challenge of climate change flooding
NPPF2	NPPF 2021 - Achieving sustainable development
NPPF4	NPPF 2021 - Decision-Making
NPPF9	NPPF 2021 - Promoting sustainable transport

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises a detached two-storey dwelling located on the northern side of Warren Road. The existing property is finished in brick work and is set under a main hipped roof. It has an integral garage and a conservatory to its rear. The site frontage is predominately covered in soft landscaping with an area of standing leading to the garage. There are mature trees to the front of the site, which make a positive contribution to the verdant suburban character of the area.

The street scene is residential in character and comprises detached dwellings that are individually different in architectural style and set on substantial plots. There are properties on Warren Road that have been extended or replaced in recent years. The ground levels on Warren Road increase in height from east to west.

According to the Council's GIS, the site is covered by Tree Preservation Orders 445 and 793. The site falls in Flood Zone 1 and has PTAL rating of 1b (very poor). The site is located within habitat that matches that where bat roosts have previously been found in the Borough, noting in particular its proximity to the designated Nature Conservation Sites at Park Woods and Farm Meadows.

3.2 Proposed Scheme

The application proposes the demolition of an existing 4-bedroom dwelling and erection of 5-bedroom dwelling with 3 No. off-street parking spaces, private amenity space and cycle/ refuse storage. It should be noted that this application is a re-submission following the refusal of application ref. 77289/APP/2022/1646 (refer below for further details).

The section drawing accompanied with the application shows that the solar panels would not project above the ridgeline of the proposed dwelling, and this has been confirmed to be the case by the agent. On this basis, the front elevation drawing was updated showing the removal of the solar panels as they would not be visible from the front elevation. This amendment was requested by Officers to address a minor discrepancy between the drawings, and therefore is not considered to warrant any additional consultation.

3.3 Relevant Planning History

77289/APP/2022/2628 25 WARREN ROAD ICKENHAM

Erection of outbuilding to rear garden (Application for a Certificate of Lawful Development for a Proposed Development)

Decision: 16-11-2022 Withdrawn (P)

77289/APP/2022/1646 25 WARREN ROAD ICKENHAM

Demolition of existing 4-bedroom dwelling and erection of 5-bedroom dwelling with 3 no. off-street car parking spaces, private amenity space and cycle/ refuse storage.

Decision: 04-08-2022 Refusal

Comment on Planning History

The relevant planning history attached to this site is referenced above.

Planning application 77289/APP/2022/1646 proposed the demolition of an existing 4-bedroom

dwelling and erection of a 5-bedroom dwelling with 3 no. off-street car parking spaces, private amenity space and cycle/ refuse storage. It was refused on 4th August 2022 on the following grounds:

1. The proposed development, by virtue of the size, scale, massing, height and design (including the uncharacteristic crown roof form and excessively sized rear dormer with solar panels and single storey rear element) would fail to harmonise with the character and architectural composition of the surrounding properties, appearing as a visually dominant, incongruous and bulky form of development which would be detrimental to the visual amenity of the street scene and harmful to the character and appearance of the surrounding area. The proposal therefore conflicts with Policy BE1 of the Hillingdon Local Plan: Part One- Strategic Policies (2012) and Policies DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020), Policies D3 and D4 of the London Plan (2021) and the National Planning Policy Framework (2021).

2. In the absence of a preliminary ecology report, there is insufficient information to demonstrate that the proposed development, which would involve the demolition of the existing dwelling, would not cause any harm to protected species (which includes bats). The proposal therefore fails to demonstrate that no harm would be caused to protected species and their habitats, contrary to Policy G6 of the London Plan (2021), Policy DME1 7 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) and the National Planning Policy Framework (2021).

It should be noted that amendments have been made to the current proposal since the refusal of application 77289/APP/2022/1646. The proposed dwelling has been revised to ensure that its size, scale, bulk and design respects that character, appearance and visual amenities of the streets scene and surrounding area. Also, a preliminary ecology report has been submitted to demonstrate that the proposal would not cause harm to any protected species. On this basis, Officers are satisfied that this current application fully overcomes the grounds for refusal attached to application 77289/APP/2022/1646.

4. Advertisement and Site Notice

4.1 Advertisement Expiry Date: Not applicable

4.2 Site Notice Expiry Date: Not applicable

5. Comments on Public Consult

EXTERNAL CONSULTEES:

Six neighbouring properties were consulted on 28th December 2022. Following the receipt of revised drawings, neighbouring residents were re-consulted for an additional 14 days (refer to Section 3.2 for further details). The consultation period expired on 23rd January 2023. No representations were received by the end of the consultation period.

Ickenham Residents Association: No comments received.

INTERNAL CONSULTEES:

COUNCIL'S ACCESS OFFICER:

Any grant of planning permission should include the following conditions:

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. Such provision shall remain in place for the life of the building.

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

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.

COUNCIL'S WASTE OFFICER:

Please advise how collections of waste will take place as the collection vehicle cannot enter the property. As Hillingdon is not a wheeled bin borough we do not promote the use of 240L or 360L wheelie bins and our vehicles cannot lift such containers. Crews will need to remove all waste by hand which is a health and safety risk and it is often not possible to reach to the bottom of the container therefore some bags may be missed.

If there are cars parked in the parking spaces, please demonstrate that there is sufficient space to manoeuvre the containers without risking damage to the vehicles. Alternatively, I recommend procuring 1100L bulk container (1 refuse and 1 recycling). The maximum pull distance for bulk containers is 10 meters. Hillingdon also do not provide wheelie bins for garden waste and are not encouraged for use as our vehicles cannot pick them up. Hillingdon provide canvas bags for garden waste which must be presented at the property boundary for collection.

The visuals of the design and access statement suggest that there may be stones or pebbles used in the drive way - this will not be suitable to pull wheelie bins or bulk containers to the collection area as the containers can only be pulled on smooth surfaces. There must be provisions in the kitchen for refuse, recycling and food waste recycling.

PLANNING OFFICER RESPONSE: It is noted that this location would fall outside of the 10-metre collection parameter. However, it is anticipated that prospective occupiers of the proposed dwelling would move their rubbish to the kerbside on collection day - as per the existing servicing arrangement. There is no requirement for the Council's refuse collection vehicle to manoeuvre into or out of the site as the properties on Warren Road are serviced from the highway.

COUNCIL'S HIGHWAYS OFFICER:

An application has been received seeking planning permission to demolish an existing 4-bedroom dwelling and erection of 5-bedroom dwelling with 3 no. off street parking spaces, private amenity space and cycle/ refuse storage in its place. The application site has a PTAL ranking of 1b. The published London Plan 2021 Policy T6.1 Residential Parking requires that development proposals

must comply with the relevant parking standards. For a development of this type, a 5no. bedroom dwelling in an outer London borough with a PTAL ranking of 1b the maximum number of a car parking spaces allowed would be 2no. The 3no. car parking spaces proposed are not in accordance with Policy, there are highway objections to this proposal.

PLANNING OFFICER RESPONSE: It is acknowledged that the proposed number of on-site car parking spaces would exceed local and regional policy standards. However, this would be no different to application 77289/APP/2022/1646 where the Council's Highways Department commented that the proposed three car parking spaces would be acceptable as it would reduce the potential for untoward on-street parking displacement resulting from the higher dependency on the private motor car due to the site's level 1b PTAL rating (very poor). It would therefore be unreasonable for Officers to take a different stance on this current application.

6. Local Plan Designation and London Plan

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMEI 10	Water Management, Efficiency and Quality
DMEI 7	Biodiversity Protection and Enhancement
DMEI 9	Management of Flood Risk
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 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 5	Pedestrians and Cyclists
DMT 6	Vehicle Parking
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D4	(2021) Delivering good design
LPP D5	(2021) Inclusive design
LPP D6	(2021) Housing quality and standards
LPP D7	(2021) Accessible housing
LPP SI12	(2021) Flood risk management
LPP SI13	(2021) Sustainable drainage

LPP T5	(2021) Cycling
LPP T6	(2021) Car parking
LPP T6.1	(2021) Residential parking
NPPF12	NPPF 2021 - Achieving well-designed places
NPPF14	NPPF 2021 - Meeting the challenge of climate change flooding
NPPF2	NPPF 2021 - Achieving sustainable development
NPPF4	NPPF 2021 - Decision-Making
NPPF9	NPPF 2021 - Promoting sustainable transport

In addition: 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 (2021)

Material Considerations:

The National Planning Policy Framework (NPPF) (2021) is also a material consideration in planning decisions, as well as relevant supplementary planning documents and guidance.

7. MAIN PLANNING ISSUES

7.1 Impact on the amenities of the occupiers of neighbouring residential properties

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states 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 Council will aim to ensure that there is sufficient privacy for residents and it will resist proposals where there is an unreasonable level of overlooking between habitable rooms of adjacent residential properties or onto private open spaces.

The front building line of the proposed dwelling would be in general alignment with No. 23 Warren Road. Although the proposed front building line would project beyond the two-storey side extension at No. 27 Warren Road by approximately 2.9 metres, the proposed development would not breach the 45-degree line of sight taken from the nearest habitable window at No. 27. It is therefore considered that the proposed dwelling would not result in a loss of outlook or light to the front elevation windows at Nos. 23 and 27.

The proposed two-storey rear building line would only project 70 centimetres beyond the two-storey rear wall at No. 27. As such, it is considered that the proposal would not result in a loss of light for the occupiers at No. 27. Whilst the proposed two-storey rear building would project beyond the main rear wall of No.23 by approximately 4.6 metres, it would be set-away from the first floor windows fitted in the rear elevation of No. 23 by approximately 5.5 metres. The 45-degree line of sight taken from the nearest first floor rear habitable window at No. 23 would not be breached by the proposed dwelling.

The submitted Daylight and Sunlight assessment (dated December 2022) assesses the proposed development's impact on No. 23. The report states that all windows at No.23 that were assessed meet or are fractionally off meeting the BRE criteria in respect to Vertical Sky Component. Regarding Daylight Distribution, the report states that the first floor bedrooms at No. 23 meet the BRE criteria, but the ground floor living room loses 21% which is classed as a minor adverse loss. The report goes on to state that the living room is, however, located very close to the common boundary and so some losses beyond the BRE guidelines are to be expected. For Sunlight (APSH), the report states that whilst W1 (a first floor window which appears to serve a bedroom loses 2% APSH over the course of the year, the BRE guidelines allow a maximum loss of 4% APSH over the course of the year. In light of these results, it is considered that the proposed dwelling would result in harmful loss of daylight and sunlight for the neighbouring occupiers at No. 23.

The proposed dwelling would be set-away from the respective boundaries shared with Nos. 23 and 27 by approximately 1 metre. No. 23 has habitable room windows in its side elevation facing towards the application site. It is acknowledged that the two-storey flank wall of the proposed dwelling would be sited closer to the side boundary of No. 23 than the existing situation. However, as highlighted above, the occupiers at No.23 would continue to receive an adequate level of light. The side windows at No. 23 already experience limited outlook as the ground floor windows face onto the boundary treatment and the first floor windows face towards the two-storey flank wall of the existing property at the application site. Given these circumstances, it is considered that the level of outlook from the side windows at No.23 would not be impacted to such a significant extent to justify reasonable ground for refusal on this basis. The first floor side (western) window at No. 27 is obscure glazed and appears to serve a non-habitable room.

The proposed dwelling would contain first and second floor windows in its rear elevation which would offer long views into neighbouring gardens. However, this would not be dissimilar to the existing situation where a degree of mutual overlooking into neighbouring rear gardens. As such, it is considered that the proposal would not result in an unreasonable loss of privacy or overlooking for neighbouring occupiers, in this respect.

It is noted that the proposed dwelling would include windows in its two-storey flank walls. The ground floor windows would face towards boundary treatment, which would have been secured by condition, in the event of an approval. The proposed first floor side window facing No. 23 would serve an en-suite, and would be conditioned to be obscure glazed and non-opening up to 1.8 metres of the finished floor level (in the event of an approval). A similar worded condition would be secured to the proposed roof lights fitted in the side roof slopes. Also, a condition would be secured to prohibit any additional windows being installed in the flank walls of the development without the written consent of the Council.

The submitted proposed rear elevation drawing includes an annotation to state that the proposed patio/decking area would not exceed the height of 150 millimetres. As such, there would be no adverse impact in respect to loss of privacy or overlooking for the neighbouring occupiers at Nos. 23 and 27.

Nos. 12 and 14 Warren Road are neighbouring properties located on the opposite side of the highway to the application site. Due to the separation distances involved, it is considered that the proposal would not adversely impact on the residential amenities of these neighbouring properties.

Having regard to the above, it is considered that the proposal would not unduly impact on the living conditions of neighbouring occupiers. The proposal therefore accords with Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), in this respect.

7.2 Impact on Street Scene

IMPACT TO THE CHARACTER AND APPEARANCE OF THE AREA:

Paragraph 126 of the NPPF (2021) seeks the creation of high quality, beautiful and sustainable buildings. Parts b) and c) of paragraph 130 of the NPPF (2021) states that planning policies and decisions should ensure that developments are visually attractive as a result of good architecture and are sympathetic to local character and history, including the surrounding built environment.

Policies D3 and D4 of the London Plan (2021) require development proposals to be a high quality and to enhance the local context and be delivering buildings and spaces that positively respond to local distinctiveness.

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (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 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that all development will be required to be designed to the highest standards and incorporate principles of good design. Policy DMHB 12 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) advises that development should be well integrated with the surrounding area.

Since the refusal of application 77289/APP/2022/1646, changes have been made to the proposal including: a reduction to the ridge height of the building; a the reduction to the depth of the rear ground floor building line; removal of the excessively sized rear dormer; the incorporation of a partially sunken roof to conceal the solar panels; and improvements to the design of the front elevation of the building and roof form.

In terms of this current application, the proposed dwelling would measure approximately 16 metres wide, up to 15.7 deep and 8.8 metres high. When viewed against the neighbouring houses on Warren Road, it is considered that the size and scale of the proposed replacement dwelling would be reflective of the immediate context and the generous size of the plot in which it would be set in. The proposed dwelling would be set-in from the respective side boundaries by at least 1 metre (at its closest point). This would allow for visual gaps between buildings to be retained, which is an important characteristic feature within the this suburban part of the Borough.

The proposed dwelling would be in general alignment with the established front building line on Warren Road. As such, it is considered that the proposed development would respect the pattern of development within the local area. The two-storey rear building line of the proposed dwelling would be set-back from the ground floor building line. This helps to ensure that the overall bulk and massing of the proposed dwelling would be proportionately sized in relation to its site context. The ridge height of the proposed dwelling would mediate well with the between the lower ridge height of

the dwelling at No. 23 and the higher ridge height of the dwelling at No. 27.

In terms of design, the proposed dwelling would have a hipped roof which would culminate in a crown, with an area of flat roof. Whilst crown roofs are generally resisted from a design perspective, there are a number of properties with crown roof profiles on Warren Road. Since the refusal of application ref. 77289/APP/2022/1646, the flat roof element has been reduced in size so that it would be more in-keeping with the other crown roof profiles visible within the street scene. It is therefore considered, on balance, that the roof profile on the proposed dwelling would not be harmful to the character of the surrounding locality.

The proposed dwelling would feature two front gable projections. Since the previous refusal, the front projections have been revised to ensure that an appropriate degree of symmetry is achieved between them. Also, the revised reduction to the overall height of the proposed dwelling is welcomed as it has improved the overall proportions, and in turn, aesthetics of the building. It is considered that the proposed sash windows and decorative quoin detailing would result in a well articulated building. In the event of an approval, full details of the external finishes and materials would be submitted to the Council for consideration.

The submitted section drawings demonstrate that the proposed solar panels would not be visible from the street scene due to the sunken crown profile. This design approach is welcomed by Officers, and helps to address the previous concerns raised in respect to application ref. 77289/APP/2022/1646. In the event of an approval, a condition would be secured that the development is carried out in accordance with the section drawings.

In light of the above, it is considered that the proposed development, in terms of its siting, size, scale, bulk, massing, height and design, would not unduly impact on the character, appearance and visual amenities of the street scene on Warren Road or the surrounding area. It is therefore considered that ground for refusal number 1 attached to application ref. 77289/APP/2022/1646 has been satisfactorily addressed.

TREES AND LANDSCAPING:

DMHB14 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that 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 offsite provision.

An Arboricultural Impact Assessment and Method Statement was accompanied with the application. The report states that three Category U trees would be removed. There is no objection to the loss of these trees due to their low visual amenity value.

The report states that two Category A trees may be affected by root protection area (RPA) disturbance, i.e. T1 and T3 (Wellingtonia). It goes to further indicate that "Both trees are located such that minor distal sections of their calculated RPA's fall within the footprint of the existing house and also, in combination cover the entire front garden area. It seems likely that the trees post-date construction of the dwelling house which indicates that tree roots are unlikely to be present beneath the existing building footprint. Roots will however, be growing over much of the front garden area and so areas that are not hard-surfaced will need to be protected. Thus, storage of building materials, plant/materials and ancillary activities will be restricted to areas of existing hard surfacing, including the contemporary driveway, the footprint of the existing building (when demolished), and

an area within the rear garden that is outside the calculated RPAs of retained trees."

In the event of an approval, a condition would be secured requiring the proposed development to be carried out strictly in accordance with the tree protection measures stated in the Arboricultural Impact Assessment and Method Statement. Also, a condition would have been secured requiring a Construction Management Plan to be submitted. This would have ensured that all contractor work would be carried out in with a working method statement and site plans for the demolition and construction phases - strictly adhering to the recommendations in the Arboricultural Impact Assessment and Method Statement report.

Although the Design and Access Statement includes indicative landscaping details, full details in respect to the hard and soft landscaping would be secured by condition (in the event of an approval).

Subject to the above conditions, it is considered that the proposed development would not cause harm to the health of any of the trees that would be retained on the site or on adjoining land, and would protect the verdant character of the local area. The proposal therefore accords with Policies DMHB 11, DMHB 12 and DMHB 14 of the the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) and Policy G7 of the London Plan (2021).

7.3 Traffic Impact/Pedestrian Safety

Covered in the following section of this report.

7.4 Carparking & Layout

ACCESS, PARKING AND HIGHWAY SAFETY:

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

Policy DMT 6 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that development proposals must comply with the parking standards outlined in Appendix C, Table 1 in order to facilitate sustainable development and address issues relating to congestion and amenity.

The maximum requirement for a 5-bedroom plus dwelling is for up to 2 car parking spaces to be provided on-site to comply with the adopted parking standard as set out in Appendix C Table 1 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

The on-site car parking provisions exceeds the maximum requirements of Appendix C, Table 1 with a generous frontage area that can accommodate 3 car parking spaces. However, this would no different to scheme considered under application ref. 77289/APP/2022/1646. During the consultation period of application ref. 77289/APP/2022/1646, the Council's Highways Officer commented that the site's parking capacity would reduce the potential for untoward on-street parking displacement resulting from the higher dependency on the private motor car due to the site's level 1b PTAL rating (very poor). It is therefore considered that the proposed number of on-site car parking spaces is acceptable, despite it exceeding the car parking standards set in the Local Plan and London Plan.

In this case, the proposed dwelling would need to have one 'active' and two 'passive' electric charging point in order to comply with Policy T6 of the London Plan. Although no details in respect to electric charging points have been provided, this matter would be resolved by way of a condition,

in the event of an approval.

There is a single vehicle crossover emerging onto Moor Park Road which serves the existing dwelling, which would be retained in its existing form. The crossover is considered to be fit for purpose and has raised no objection to its retention in its current form as it would provide an acceptable arrangement.

There would be no discernible difference in vehicle bound activity as compared to the scale and single tenure of the existing dwelling. Any vehicle generated activity could therefore be absorbed within the local road network without notable detriment to traffic congestion and road safety.

In the event of an approval, a Construction Management Plan would have been secured by way of a condition. This is due to the constraints and sensitivities of the local residential road network and in order to avoid/minimise potential detriment to the public realm.

Having regard to the above, it is considered that the proposed development would not significantly exacerbate the demand for street parking or prejudice highway safety for road and pedestrian users. It is therefore considered that the proposal would comply with Policies DMT 1, DMT 2 and DMT 6 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) and Policies T6 and T6.1 of the London Plan (2021).

BICYCLE PROVISION:

Policy DMT 5 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) requires development proposals to provide a provision of cycle parking in accordance with the standards set out in Appendix C, Table 1. In this case, two accessible and secure cycle spaces would need to be accommodated within the site to comply with the cycle parking standards set out in Appendix C, Table 1 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

The submitted drawings shows that two bike stores would be installed along the side (western) wall of the proposed dwelling. Whilst there is no objection, in principle, to the location of the bike cages, full details of their dimensions and external appearance would be secured by condition, if this application had been recommended for approval.

REFUSE & RECYCLING COLLECTION:

Policy DMHB 11 d) of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that development proposals should make sufficient provision for well designed internal and external storage space for general, recycling and organic waste, with suitable access for collection. External bins should be located and screened to avoid nuisance and adverse visual impacts to occupiers and neighbours.

A bin store is being proposed adjacent to the side (western) wall of the proposed dwelling. It is acknowledged that the location of the bin store would not conform to the Council's 'waste collection' maximum distance parameter of 10 metres, i.e. the distance from the refuse vehicle to the point of collection. However, the prospective occupiers of the proposed dwelling would move their rubbish to the kerbside on collection day - as per the existing servicing arrangement on Warren Road. As such, there is no objection, in principle, to the location of the bin store.

The indicative bin store details in the submitted Design and Access Statement lacks specific information in respect to its dimensions and colour. Page 9 of the document states that the bin store

would be white, but the associated image shows a dark grey bin store. It is therefore necessary to secure full details of the dimensions and external appearance of the bin store by condition.

7.5 Urban Design, Access and Security Considerations

INTERNAL AMENITY SPACE:

Policy D6 of the London Plan (2021) sets out the minimum internal floor space standards required for residential developments in order to ensure that there is an adequate level of amenity for future occupants.

Policy DMHB 16 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that all housing development should have an adequate provision of internal space in order to provide an appropriate living environment. The space standards set out in Table 5.1 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) are the same as those found in Table 3.1 of the London Plan (2021).

Policy D6 of the London Plan (2021) does not stipulate the minimum requirement for a 5- bedroom, 10 person three-storey dwelling, which is the occupancy level of the proposed dwelling (which includes habitable rooms within its loft space). However, with the proposed dwelling benefiting from a gross internal floor area of 429 square metres, the overall internal floor area space is considered to be acceptable. It is also noted that the gross internal floor area of the proposed dwelling would far exceed the largest occupancy level rate for a two-storey dwelling referred to in Table 5.3 of the London Plan (2021), i.e. 138 square metres for a 6-bedroom, 8-person three storey unit.

It is acknowledged that the bedrooms within the loft space would primarily be served by side roof lights which means that the future occupiers of these rooms would not be afforded with direct outlook. However, bedrooms are primarily used for sleeping and can be differentiated from the primary living space located on the ground floor of the proposed dwelling. All the bedrooms first floor level would be served by windows fitted in the front or rear elevation of the building. It is therefore considered, on balance, that the overall internal amenity space for future occupiers would be acceptable, in respect to outlook. All the bedrooms would exceed the minimum floor area standards set out Policy D6 of the London Plan (2021).

In light of the above, it is considered that the proposed dwelling would provide satisfactory internal living conditions for future occupants, in accordance with Policy D6 of the London Plan (2021) and Policy DMHB 16 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

EXTERNAL AMENITY SPACE PROVISION:

Policy DMHB 18 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that all new residential development and conversions will be required to provide good quality and usable private outdoor amenity space. Table 5.3 of the Hillingdon Local Plan: Part 2 Development Management Policies (2020) states that houses with four-bedrooms or more should have a minimum of 100 square metres of private usable amenity space.

The proposed 5-bedroom dwelling would be provided in excess of 300 square metres of rear garden space. Thus, complying with the requirements of Table 5.3 of the Hillingdon Local Plan: Part 2 Development Management Policies (2020). It is therefore considered that the proposal would provide future occupiers with an adequate provision of external amenity space, in accordance with Policy DMHB 18 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

INCLUSIVE DESIGN AND ACCESS:

Policy D5 of the London Plan (2021) states that development proposals should achieve the highest standards of accessible and inclusive design. Policy D7 of the London Plan (2021) states that at least 10 per cent of dwellings (which are created via works to which Part M volume 1 of the Building Regulations applies) must meet Building Regulation requirement M4(3) 'wheelchair user dwellings'. All other dwellings (which are created via works to which Part M volume 1 of the Building Regulations applies) must meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings'.

In the event of an approval, a condition would be secured to ensure that the proposed development complies with Building Regulation M4(2). Also, a condition would be secured requiring the submission of plans to demonstrate step-free access via all points of entry and exit. Subject to such conditions, the proposed development would comply with Policies D5 and D7 of the London Plan (2021).

7.6 Other Issues

PRINCIPLE OF DEVELOPMENT:

The principle of residential use has already been established by the existing dwelling at the site. Whilst an existing four-bedroom dwelling would be demolished, it would be replaced by a two-storey, five-bedroom dwelling. The proposal would therefore not result in a net loss of family sized housing, in accordance with Policies DMH 1 and DMH 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

Notwithstanding the above, there are other planning considerations that need to be considered which are discussed in the other sections of this delegated report, including the proposal's impact to the character and appearance of the area (including trees), neighbouring residential amenity, parking, highway safety and protected species.

IMPACT ON PROTECTED SPECIES:

Policy G6 of the London Plan (2021) states that development proposals should manage impacts on biodiversity and aim to secure net biodiversity gain. This should be informed by the best available ecological information and addressed from the start of the development process.

Policy DMEI 7 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that if development is proposed on or near to a site considered to have features of ecological or geological value, applicants must submit appropriate surveys and assessments to demonstrate that the proposed development will not have unacceptable effects. The development must provide a positive contribution to the protection and enhancement of the site or feature of ecological value.

Circular 6/2005: Biodiversity and Geological Conservation- Statutory Obligations and Their Impact Within The Planning System states that where there is a reasonable likelihood of a protected species being present and affected, a survey should be carried out before planning permission is granted. The Circular also advises that surveys should only be required by a planning condition in exceptional circumstances.

The application site is in proximity to two designated Nature Conservation Sites (i.e. Park Woods to the south and Fray Farm Meadows to the east). It is also observed that to the rear of the site is a parcel of wooded land which is protected by a Tree Preservation Order 740 and 793. Given these circumstances, it is considered that the site is located within habitat that matches that where bat roosts have previously been found in the Borough.

Since the refusal of application ref. 77289/APP/2022/1646, a Preliminary Ecological Appraisal and Preliminary Roost Assessment prepared by Arbtech (dated October 2022) has been accompanied with the current application. The report states that "ne bat emergence and re-entry survey is required during the active bat seasons (May to September) to confirm presence of likely-absence of a bat roost in the building."

The submitted 'Bat Emergence Survey' report states that "No bat roosts were identified at the site. However, bats are highly mobile creatures that switch roosts regularly and therefore the usage of a site by bats can change over a short period of time. Any bats that begin using the building during the intervening period between the surveys being undertaken and works commencing could be injured or killed and their roosts destroyed. Therefore, a precautionary working method will be implemented, as detailed in Table 3 of this report. Requirements for a sensitive lighting strategy and opportunities for enhancement are also outlined in Table 3."

In the event of an approval, a condition would be secured requiring the development to be carried out with the precautionary working method detailed in the Bat Emergence Survey. Also, the recommended landscaping condition would be worded in such a manner to secure details in respect to sensitive lighting and ecological enhancements. Subject to such conditions, the proposal would not cause harm to any protected species in accordance with Policy DMEI 7 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) and Policy G6 of the London Plan (2021).

FLOOD RISK AND DRAINAGE:

Policy SI 12 of the London Plan (2021) states that development proposals should ensure that flood risk is minimised and mitigated, and that residual risk is addressed. Policy SI 13 of the London Plan (2021) states that development proposals should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible.

Policy DMEI 9 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that proposals that fail to make appropriate provision for flood risk mitigation, or which would increase the risk or consequences of flooding, will be refused.

Policy DMEI 10 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that applications for all new build developments (not conversions, change of use, or refurbishment) are required to include a drainage assessment demonstrating that appropriate sustainable drainage systems (SuDS) have been incorporated in accordance with the London Plan Hierarchy.

The application site is in Flood Zone 1 where the risk of flooding from rivers or seas is low. As such, all forms of development, including 'more vulnerable' uses such as replacement dwellings, are acceptable in terms of fluvial and tidal flood risk in this location.

in the event of approval, a condition would be secured requiring a sustainable water management scheme, with the incorporation of Sustainable Urban Drainage Systems (SUDS), to be submitted to the Council for consideration.

Subject to the above conditions, it is considered that the proposal would not significantly increase the risk of flooding at the site or elsewhere, in compliance with Policies DMEI 9 and DMEI 10 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) and Policies SI 12 and SI 13 of the London Plan (2021).

ENERGY EFFICIENCY:

Policy SI 2 of the London Plan (2021) states that residential development should achieve 10% beyond Building Regulation 2013.

Policy DMEI 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) requires all developments to make the fullest contribution to minimising carbon dioxide emissions in accordance with London Plan targets.

In the event of an approval, a condition would be secured requiring the proposed dwelling to achieve an energy efficiency standard of 10% CO₂ improvement over Building Regulations requirements Part L 2013 (TER Baseline).

Also, a condition would be secured requiring the proposed dwelling to achieve as a minimum, a water efficiency standard of no more than 110 litres per person per day maximum water consumption (to include a fixed factor of water for outdoor use of 5 litres per person per day in accordance with the option requirement defined within Approved Document G of the Building Regulations).

Subject to the above conditions, the proposal would be compliant with Policies DMEI 2 and DMEI 10 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) and Policy SI 2 of the London Plan (2021).

COMMUNITY INFRASTRUCTURE LEVY:

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 square metre. CIL rates are index linked. The proposal involves the erection of a new dwelling and would therefore be liable to pay CIL.

8. Reference Documents

National Planning Policy Framework (July 2021)

The London Plan (March 2021)

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)

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

Hillingdon Local Plan Accessible Hillingdon Supplementary Planning Document (September 2017)

Technical Housing Standards - Nationally Described Space Standard (March 2015)

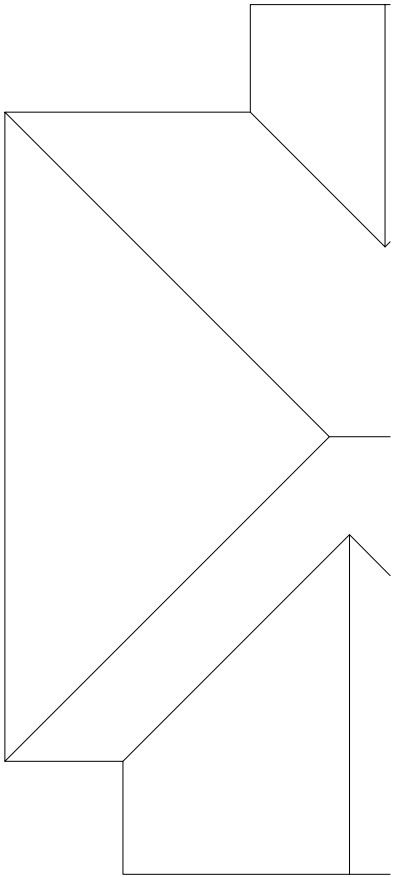
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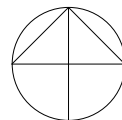
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