

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 Option
1. No valid planning application objection in the form of a petition of 20 or more signatures, has been received	<input type="checkbox"/>
2. Application complies with all relevant planning policies and is acceptable on planning grounds	<input type="checkbox"/>
3. There is no Committee resolution for the enforcement action	<input type="checkbox"/>
4. There is no effect on listed buildings or their settings	<input type="checkbox"/>
5. The site is not in the Green Belt (but see 11 below)	<input type="checkbox"/>
REFUSAL RECOMMENDED: GENERAL	
6. Application is contrary to relevant planning policies/standards	<input type="checkbox"/>
7. No petition of 20 or more signatures has been received	<input type="checkbox"/>
8. Application has not been supported independently by a person/s	<input type="checkbox"/>
9. The site is not in Green Belt (but see 11 below)	<input type="checkbox"/>
RESIDENTIAL DEVELOPMENT	
10. Single dwelling or less than 10 dwelling units and/or a site of less than 0.5 ha	<input type="checkbox"/>
11. Householder application in the Green Belt	<input type="checkbox"/>
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	<input type="checkbox"/>
13. Refusal of change of use from retail class A1 to any other use	<input type="checkbox"/>
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.	<input type="checkbox"/>
CERTIFICATE OF LAWFULNESS	
15. Certificate of Lawfulness (for proposed use or Development)	<input type="checkbox"/>
16. Certificate of Lawfulness (for existing use or Development)	<input type="checkbox"/>
17. Certificate of Appropriate Alternative Development	<input type="checkbox"/>
CERTIFICATE OF LAWFULNESS	
18. ADVERTISEMENT CONSENT (excluding Hoardings)	<input type="checkbox"/>
19. PRIOR APPROVAL APPLICATION	<input type="checkbox"/>
20. OUT-OF-BOROUGH OBSERVATIONS	<input type="checkbox"/>
21. CIRCULAR 18/84 APPLICATION	<input type="checkbox"/>
22. CORPSEWOOD COVENANT APPLICATION	<input type="checkbox"/>
23. APPROVAL OF DETAILS	<input type="checkbox"/>
24. ANCILLARY PLANNING AGREEMENT (S.106 or S.278) where Heads of Terms have already received Committee approval	<input type="checkbox"/>
25. WORKS TO TREES	<input type="checkbox"/>
26. OTHER (please specify)	<input type="checkbox"/>

The delegation powers schedule has been checked. Director of Residents Services can determine this application.

Case Officer

Signature:

Date:

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informatives 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 DATES SHOULD BE USED IN THE PS2 RETURNS TO THE ODPM

Item No. **Report of the Head of Planning, Transportation and Regeneration**

Address 88 BROADWOOD AVENUE RUISLIP

Development: 2 x two storey, 5-bedroom, detached dwelling houses with habitable roof space with associated parking and amenity space, involving demolition of existing dwelling house

LBH Ref Nos: **13396/APP/2019/2893**

Drawing Nos: 01 Received 13-12-2019
 02 Received 13-12-2019
 03 Received 13-12-2019
 04 Received 13-12-2019
 05 Received 13-12-2019
 06 Received 13-12-2019
 07 Received 13-12-2019
 08 Received 13-12-2019
 09 Received 13-12-2019
 10 Received 13-12-2019
 Planning, Design and Access Statement
 Arboricultural Impact Assessment and Method Statement
 Location Plan (1:1250)
 Flood Risk Assessment
 11 Received 13-12-2019
 12 Received 13-12-2019
 Proposed Street Scene Elevation Received 13-12-2019

Date Plans received : 23/09/2019 **Date(s) of Amendment(s):** 30/08/2019

Date Application Valid: 23/09/2019

1. **SUMMARY**

The application seeks planning permission in regard to the demolition of the existing detached chalet bungalow and the erection of 2 x two storey, 5-bedroom, detached dwelling houses with habitable roof space with associated parking and amenity space, involving demolition of existing dwelling house.

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 05, 06, 07, 08, 09, 10, 11 and 12 all received 13th December 2019 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 Two Saved UDP Policies (November 2012) and the London Plan (2016).

3 RES7 Materials (Submission)

Prior to commencement of development above damp proof course level, details of all materials and external surfaces 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 BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

4 RES8 Tree Protection

No site clearance or construction work shall take place until the details have been submitted to, and approved in writing by, the Local Planning Authority with respect to:

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.

2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority. Such fencing should be a minimum height of 1.5 metres.

Thereafter, the development shall be implemented in accordance with the approved details.

The fencing shall be retained in position until development is completed.

The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

2.a There shall be no changes in ground levels;

2.b No materials or plant shall be stored;

2.c No buildings or temporary buildings shall be erected or stationed.

2.d No materials or waste shall be burnt; and.

2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

3. Where the arboricultural method statement recommends that the tree protection measures for a site will be monitored and supervised by an arboricultural consultant at key stages of the development, records of the site inspections / meetings shall be submitted to the Local Planning Authority.

REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy BE38 Hillingdon Local Plan: Part Two Saved UDP Policies (2012)

5 RES9 Landscaping (car parking & refuse/cycle storage)

No development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping

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

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

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

2. Details of Hard Landscaping

2.a Refuse Storage

2.b Cycle Storage

2.c Means of enclosure/boundary treatments

2.d Car Parking Layouts

2.e Hard Surfacing Materials

2.f External Lighting

3. 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 BE13, BE38 and AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policy 5.17 (refuse storage) of the London Plan (2016).

6 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 86 Broadwood Avenue.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

7 RES13 Obscure Glazing

The windows at first floor level facing west towards 86 Broadwood Avenue 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 policy BE24 Hillingdon Local Plan: Part Two Saved UDP Policies (2012)

8 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 BE13, BE21, BE23 and BE24 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

9 RES15 Sustainable Water Management (changed from SUDS)

No development approved by this permission shall be commenced (excluding demolition and site clearance), until a scheme for the provision of sustainable water management has been submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate that sustainable drainage systems (SUDS) have been incorporated into the designs of the development in accordance with the hierarchy set out in accordance with Policy 5.15 of the London Plan and as a minimum, shall include the following details:

- i. Proposed ground levels across the site (including rear gardens, patios, finished floor levels and front drives) and an assessment of changes to surface water exceedance flow routes to demonstrate that there will be no changes in levels that would increase the risk of flooding to neighbouring properties.
- ii. Identify proposed areas of hardstanding as part of the development, state the material to be used for each area and show the proposed direction of slope. All hardstanding areas shall be formed of permeable surfaces with an appropriate sub-base.
- iii. Identify proposed downpipes from the development and show where these will discharge to. Collected surface water from roof areas must be directed away from the public sewer network as a preference by using SuDS such as rain gardens, soakaways or other infiltration techniques in line with Building Regulations Approved Document H (2015). Any necessary connection to the surface water sewer should discharge at pre-development greenfield runoff rates.
- iv. List the proposed activities that will be undertaken to maintain the surface water drainage network. The drainage system should be maintained to ensure that it will continue to function over the lifetime of the development and will not increase the risk of surface water flooding.
- v. Identify the water reuse methods to be implemented (i.e. water butts). The development should also use methods to minimise the use of potable water through the use of rainwater harvesting measures (such as water butts) to capture excess rainwater. 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 compliance with Policy EM6 of the Hillingdon Local Plan: Part One - Strategic Policies (Nov 2012), Policy Policy OE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), Policy DME1 10 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019), Policies 5.12, 5.13 and 5.15 of The London Plan (2016), the National Planning Policy Framework (March 2012) and the Planning Practice Guidance (March 2014).

10 NONSC Non Standard Condition

Prior to works commencing, details of step free access via the principal private entrance shall be submitted to, and approved in writing, by the Local Planning Authority. Such provision shall remain in place for the life of the building.

REASON

To ensure that an appropriate standard of housing stock, in accordance with London Plan policy 3.8 c, is achieved and maintained

11 NONSC Non Standard Condition

The dwelling hereby approved shall be constructed to meet the standards for a Category 2 M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015, and all such provisions shall remain in place for the life of the building.

REASON: To ensure that an appropriate standard of housing stock, in accordance with London Plan policy 3.8 (c), is achieved and maintained.

INFORMATIVES

1 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).

2 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) 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.

AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

BE19 New development must improve or complement the character of the area.

BE20 Daylight and sunlight considerations.

BE21 Siting, bulk and proximity of new buildings/extensions.

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

BE24 Requires new development to ensure adequate levels of privacy to neighbours.

BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

BE39 Protection of trees and woodland - tree preservation orders

OE8 Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures

DMH 1 Safeguarding Existing Housing

DMH 4 Residential Conversions and Redevelopment

DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHB 16	Housing Standards
DMHB 17	Residential Density
DMHB 18	Private Outdoor Amenity Space
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
DMEI 10	Water Management, Efficiency and Quality
DMEI 11	Protection of Ground Water Resources
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 5.12	(2016) Flood risk management
LPP 5.13	(2016) Sustainable drainage
LPP 5.15	(2016) Water use and supplies
LPP 6.3	(2016) Assessing effects of development on transport capacity
LPP 6.9	(2016) Cycling
LPP 6.13	(2016) Parking
LPP 7.4	(2016) Local character
LPP 7.5	(2016) Public realm
NPPF- 2	NPPF-2 2018 - Achieving sustainable development
NPPF- 5	NPPF-5 2018 - Delivering a sufficient supply of homes
NPPF- 11	NPPF-11 2018 - Making effective use of land
NPPF- 12	NPPF-12 2018 - Achieving well-designed places

3 I59 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2016). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

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 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 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.

6 I5 Party Walls

The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:

carry out work to an existing party wall;

build on the boundary with a neighbouring property;

in some circumstances, carry out groundworks within 6 metres of an adjoining building.

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Residents Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

7 I6 Property Rights/Rights of Light

Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

8 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.

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises a single storey detached bungalow located on the northern side of Broadwood Avenue at its junction with Kings College Road. This is a prominent corner plot however the highway known as Kings College Road separates 88 Broadwood Road from the nearest neighbouring property to the east at 92 Broadwood Avenue with a distance in excess of 35 metres. In addition the boundary treatments either side of the highway comprise mature trees and high hedges. The highway at this point is a 'no through road' as this is the pedestrian access to Ruislip Woods.

A recent site visit indicates that site occupied by 92 Broadwood Avenue has been redeveloped in the past to provide two properties known as 92 and 92A Broadwood Avenue however there is no planning history to show this.

The site lies within the Developed Area as identified within the Hillingdon Local Plan - Saved UDP Policies (November 2012). Both adjacent properties are two storey dwellings and to the rear lies Ruislip Wood

3.2 Proposed Scheme

The application seeks planning permission in regard to the demolition of the existing detached chalet bungalow and the erection of 2 x two storey, 5-bedroom, detached dwelling houses with habitable roof space with associated parking and amenity space, involving demolition of existing dwelling house.

3.3 Relevant Planning History Comment on Planning History

13396/B/77/1768 - Householder development (small extension, garage etc.) - Approved 2/2/1978

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

8 neighbouring properties and the residents association were consulted by letter dated 24/9/2019 and a site notice was displayed which expired on 23/10/2019.

8 written representations have been received objecting to the proposal summarised as follows:

Out of character with the street scene
Loss of openness and spaciousness of the site
Design
Loss of mature trees
Crossover too close to the junction
Parking congestion
Flood risk
Over dominance
Loss of privacy
Loss of light
On site parking
Subsidence
Drainage

Officer response - The first 11 issues raised above will be addressed within this report. the remaining two are dealt with under other legislation

Trees & Landscaping commented as follows

This site is occupied by a single storey detached bungalow to the north-west of the junction between Broadwood Avenue and Kings College Road. The site lies within the area covered by TPO 277 and there is a wide grass verge to the east of the site containing some fine street (Council-owned) trees.

COMMENT: The site was the subject of pre-application advice under planning ref. PRC/2019/93 which raised an objection on the grounds of conflict with trees. An amended tree report by Trevor Heaps, dated 23 August 2019, has identified and assessed 13 individual trees. There are five 'A' grade trees; T1 oak, T4 oak, T9 birch, T12 hornbeam and T13 oak. Seven trees are 'B' category; T3 hazel, T5 birch, T6 birch, T7 oak, T8 oak, T10 oak, T11 hornbeam with the remaining trees category 'C'. Of these, T11, T12 and T13 are protected by TPO 277, G2 and T27 on the TPO schedule. These trees are on the rear boundary of the site and will not be affected by the development, provided that the tree protection recommendations are adhered to. The development proposal has been amended to provide a reasonable safeguarding distance from T1 and T4 (amongst others), the off-site 'A' grade oaks which are on public / highway land. The tree report confirms that the relationship between the proposal and retained / third party trees is sustainable and should not result in unreasonable pressure to carry out inappropriate tree work. There is no objection to this assessment. The report provides tree protection methodology which, if adhered to, should safeguard the trees. It also states that there will be arboricultural supervision (clause 12, Table 2)

RECOMMENDATION: No objection subject to conditions RES8 (already provided), RES9 (parts 1, 2 and 5).

6. UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment
PT1.EM6 (2012) Flood Risk Management

Part 2 Policies:

AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
BE39	Protection of trees and woodland - tree preservation orders
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
DMH 1	Safeguarding Existing Housing
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LPP 7.5	(2016) Public realm
NPPF- 2	NPPF-2 2018 - Achieving sustainable development

NPPF- 5	NPPF-5 2018 - Delivering a sufficient supply of homes
NPPF- 11	NPPF-11 2018 - Making effective use of land
NPPF- 12	NPPF-12 2018 - Achieving well-designed places

In addition:

7. MAIN PLANNING ISSUES

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

Policies BE20, BE21 and BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) give advice that buildings should be laid out so that adequate daylight and sunlight can penetrate into and between them, and the amenities of existing houses are safeguarded.

Policies BE23 and BE24 of the Hillingdon Local Plan (Part Two) stress the importance of new buildings and extensions providing adequate amount of external amenity space, that not only protects the amenity of the occupants of the proposed development, but also of those of the surrounding buildings, as well as protecting both parties privacy.

Emerging Policy DMHB 11 of the Emerging Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019) states that All development, including extensions, alterations and new buildings will be required to be designed to the highest standards and, incorporate principles of good design including: i) harmonising with the local context by taking into account the surrounding: · scale of development, considering the height, mass and bulk of adjacent structures; · building plot sizes and widths, plot coverage and established street patterns; · building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure; architectural composition and quality of detailing; local topography, views both from and to the site; and impact on neighbouring open spaces and their environment. ii) ensuring the use of high quality building materials and finishes; iii) ensuring that the internal design and layout of development maximises sustainability and is adaptable to different activities; iv) protecting features of positive value within and adjacent to the site, including the safeguarding of heritage assets, designated and un-designated, and their settings; and v) landscaping and tree planting to protect and enhance amenity, biodiversity and green infrastructure. B) Development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

The Council's adopted HDAS SPD: Residential Layouts (July 2006) specifies in paragraph 4.9 that where a two or more storey building abuts a property or its garden, a minimum acceptable distance of 15 m should be maintained, so as to overcome possible over-domination, overbearing and overshadowing. Paragraph 4.11 of the HDAS SPD specifies that the Council's 45 degree principle will be applied and is designed to ensure that adequate daylight and sunlight is enjoyed in new and existing dwellings. The principle involves drawing a line from the mid-point of an existing/new window that is potentially affected by a new dwelling at an angle of 45 degrees towards the new building. Paragraph 4.12 of the HDAS SPD specifies that new residential development should be designed so as to ensure adequate privacy for its occupants and that of the adjoining residential property. It gives advice that the distance should not be less than 21 m between facing habitable room windows.

The only closely adjacent property to the proposed development on the eastern boundary would be 86 Broadwood Avenue as there is a separation distance in excess of 30m to the neighbouring property at 92 Broadwood Avenue including the highway known as Kings

College Road. That said, the proposed new dwelling at 88 Broadwood Avenue would share a boundary with 86 Broadwood Avenue and have a depth of 11.1 m on this western boundary and be set in by 1 m. The existing dwelling has a depth of 10.6 m and the new dwelling would extend a further 900 mm. Although this would be two storey, the existing dwelling on site has a height of 6.5 m and the attached garage to the side a height of 4.5 m. This said, the new dwelling would have a maximum height of 7.6 m on this shared boundary therefore, as the new dwelling is set in by 1m from the side boundary and the existing single storey buildings on this boundary have a width in excess of 2 m the resulting separation distance would be 3 m from the two storey element of this neighbouring property. Consequently, it is considered to be acceptable in terms of the impact on the neighbouring property at 86 Broadwood Avenue.

The 45 degree angles from first floor rear facing windows of adjacent properties would not be breached and it is considered that the replacement building would not result in an unacceptably dominating building. Side facing windows at first floor level serve a family bathroom and could be conditioned to be obscure glazed to ensure that there would be no loss of privacy to the neighbouring property at 86 Broadwood Avenue. Therefore, it is considered that the proposed development would not constitute an un-neighbourly form of development in compliance with Policies BE19, BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two -Saved UDP Policies (November 2012).

7.2 Impact on Street Scene

The NPPF (2012) notes the importance of achieving design which is appropriate to its context stating that 'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.' Policy 7.1 of the London Plan states that "design of new buildings and the spaces they create should help reinforce or enhance the character, legibility, permeability and accessibility of the neighbourhood".

Policy 7.4 of the London Plan states, "Development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. It should improve an area's visual or physical connection with natural features. In areas of poor or ill-defined character, development should build on the positive elements that can contribute to establishing an enhanced character for the future function of the area".

Policy BE1 of the Hillingdon Local Plan (November 2012) requires that all new development achieves a 'high quality of design in all new buildings, alterations and extensions'. In addition, Policy BE13 of the Hillingdon Local Plan (November 2012) acknowledges that 'development will not be permitted if the layout and appearance fail to harmonise with the existing street scene'. The emphasis placed on the impact of a development upon the character of the surrounding area is further emphasised under Policy BE19 of the Hillingdon Local Plan (November 2012), which recognises that 'The Local Planning Authority will seek to ensure that new development within residential areas complements or improves the amenity and character of the area'.

Emerging Policy DMHB 11 of the Emerging Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019) states that All development, including extensions, alterations and new buildings will be required to be designed to the highest standards and, incorporate principles of good design including: i) harmonising with the local context by taking into account the surrounding: · scale of development, considering the height, mass and bulk of adjacent structures; · building plot sizes and widths, plot coverage and established street patterns; · building lines and

setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure; architectural composition and quality of detailing; local topography, views both from and to the site; and impact on neighbouring open spaces and their environment. ii) ensuring the use of high quality building materials and finishes; iii) ensuring that the internal design and layout of development maximises sustainability and is adaptable to different activities; iv) protecting features of positive value within and adjacent to the site, including the safeguarding of heritage assets, designated and un-designated, and their settings; and v) landscaping and tree planting to protect and enhance amenity, biodiversity and green infrastructure. B) Development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

Paragraph 4.14 of the Residential Layouts HDAS SPD specifies that developments should incorporate usable, attractively laid out and private garden space conveniently located in relation to the property or properties it serves. It should be of an appropriate size, having regard to the size of the dwelling and character of the area. Paragraph 4.27 of the HDAS SPD gives advice that building lines within a new development should relate to the street pattern of the surroundings whilst the height of the development is best determined by reference to the proportions, siting and lines of surrounding buildings.

The existing bungalow stretches across much of the width of the site. The predominant form of development within the immediate locality (ie to both sides and opposite) are two storey detached houses with gabled roofs. This said, immediately opposite the subject site, is another large single storey bungalow of much the same design as the existing host dwelling.

The proposal would replace this bungalow with two detached houses in-set from each side boundary by 1m. The proposed two storey dwellings would fit satisfactorily within the streetscene which comprises a mixture of detached two storey houses and bungalows. The proposal takes cues from the design of the nearby detached houses in terms of materials, roof form and height.

On 25 March 2015, the Government introduced new technical housing standards in England, which comprise of new additional 'optional' Building Regulations on water and access, and a nationally described space standard (referred to as "the new national technical standards"). These new standards came into effect on 1 October 2015. The Mayor of London has adopted the new national technical standards through a minor alteration to The London Plan. All the proposed bedrooms would exceed the minimum room sizes for double bedrooms being well in excess of the required 11.5 sqm (LBH 12 sqm).

The Housing Standards (Minor Alterations to the London Plan) March 2016 sets out the minimum internal floor spaces required for developments in order to ensure that there is an adequate level of amenity for existing and future occupants. A 5 bed (8 person) three storey house is required to provide 134 square metres which the proposal exceeds. Furthermore the habitable rooms would enjoy a satisfactory outlook in accordance with the requirements of Policy 3.5 of the London Plan (2016)

Policy BE23 of the Hillingdon Local Plan (November 2012) recognises that new residential buildings should 'provide external amenity space which is sufficient to protect the amenity of the occupants of the proposed and surrounding buildings'. Submitted plans demonstrate that both properties would be provided with a private amenity space exceeding the minimum 100 square metres standard as set out in the Council's guidance HDAS Residential Layouts.

It is considered that the replacement buildings would not be at odds with the urban grain and layout of development within the vicinity. As a result it is considered that it would not have a negative impact upon the visual amenity of the site or the surrounding area in compliance with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.3 Traffic Impact/Pedestrian Safety

Policy AM7 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) considers whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety. Policy AM14 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seeks to ensure that all development is in accordance with the Council's adopted Car Parking Standards.

Highways & Transportation officer commented as follows:

Site Characteristics

The site is located within a residential area in Ruislip. The road is devoid of parking restrictions and the surrounding residential units have relatively generous on-plot parking provisions which inherently reduce parking demand and pressures on-street. Within the site envelope there is an existing detached property which is to be demolished and replaced with two 5 bedroom detached units. To serve the new builds, an existing vehicular access would be utilised (without alteration) for new unit (No.88) and a new opening would be provided for the other dwelling designated as No.90. The site exhibits a PTAL of 2 which is considered as low and as such heightens dependency on the use of private motor transport.

Parking Provision

Policy AM14 of the Hillingdon Local Plan: Part 2 - Saved UDP and emerging Local Plan Part 2 Policy DMT 6 requires that new development will only be permitted where it is in accordance with the Council's adopted parking standards. It is proposed to provide two 5 bedroom detached residential units. The maximum parking standard requires 2 spaces per unit hence this level of provision should be provided in order to comply with the adopted parking standard. This quantum is proposed and is therefore welcomed.

Cycling Provision

In terms of cycle parking there should be a provision of at least 2 secure and accessible spaces for the new dwelling unit in order to conform to the adopted minimum borough cycle parking standard. A secure compound has been indicated within the new garage serving No.88 together with a secure location to the flank of No.90. Although not quoted in quantum terms it is clear that 2 cycles per dwelling can be accommodated within each provision hence there is no further observation made.

Vehicular Trip Generation

Policy AM7 of the Hillingdon Local Plan: Part 2 - Saved UDP Policy and emerging Local Plan Part 2 Policy DMT 1 requires the Council to consider whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety. The proposal would clearly increase traffic generation from the site as compared to the existing single dwelling unit. However, statistically, peak period traffic movement into and out of the site would not be expected to rise beyond 1-2 additional two-way vehicle movements during the peak morning and evening hours. This potential uplift is considered marginal in generation terms and therefore can be absorbed within the local road network without notable

detriment to traffic congestion and road safety.

Vehicular Access Provision

An existing vehicular crossing into the site envelope would be utilised for the 'new' No.88 unit without alteration which is considered acceptable. A new single crossing facilitating access would need to be provided for the 'new' No.90 unit. The width shown on plan does not tally with the Council's standard which indicates that widths should measure 2.44m at the back of footway and 5.8m at the kerb edge. Final detail would be arranged post-permission under s184 of the Highways Act 1980 and at the applicant's expense. In order to maintain the adequate sight-lines at the frontage boundary with the public highway it is normally recommended that a front boundary height condition is applied to maintain a lower height of frontage wall for at least one metre on either side of a vehicle access. Ideally the height would not exceed 0.6m to achieve the aim of adequate visibility. It is noted and welcomed that the applicant has acknowledged this point accordingly.

Officer response - Revised plans received 13/12/2019 to address the proposed width of the new vehicular access to 90 Broadwood Avenue

Operational Refuse Requirements

Refuse would continue to be collected from Broadwood Avenue. An indicative bin store location is suggested on the property frontages although no specific detail of bin store positioning is supplied. Positioning should ensure that waste collection distances do not exceed 10m from the point of collection from the roadway thereby conforming to 'industry wide' good practice. This detail can be secured via planning condition.

Conclusion

The application has been reviewed by the Highway Authority who are satisfied that the proposal would not discernibly exacerbate congestion or parking stress, and would not raise any highway safety concerns, in accordance with Policies AM2, AM7 and AM14 of the Development Plan (2012) and emerging Local Plan Part 2 Development Plan Policies DMT 1, DMT 2 & DMT 6 and Policies 6.3, 6.9, and 6.13 of the London Plan (2016).

7.4 Carparking & Layout

as discussed above

7.5 Urban Design, Access and Security Considerations

Historic England have commented as follows: -

Recommend - No Archaeological Requirement

The Greater London Archaeological Advisory Service (GLAAS) gives advice on archaeology and planning. Our advice follows the National Planning Policy Framework (NPPF) and the GLAAS Charter. Having considered the proposals with reference to information held in the Greater NPPF section 16 and the Draft London Plan (2017 Policy HC1) make the conservation of archaeological interest a material planning consideration.

Although within an Archaeological Priority Area, the proposed development is too small-scale to cause harm in this location. London Historic Environment Record and/or made available in connection with this application, I conclude that the proposal is unlikely to have a significant effect on heritage assets of archaeological interest. No further assessment or conditions are therefore necessary. This response relates solely to archaeological considerations. If necessary, Historic England's Development Advice Team should be consulted separately regarding statutory matters.

Conservation & Urban Design commented as follows

Summary of comments: No objections subject to amendments.

Conditions recommended if approved

Ruislip Motte and Bailey Archaeological Priority Area (APA) - the Greater London Archaeological Advisor Service (GLAAS) at Historic England would need to be consulted.

Assessment - background

The existing site is located to the south of the Ancient Ruislip woodland. The site comprises of a single detached dwelling dating from the mid - 20th century located on an exposed corner plot. The existing property is characterised by its simple, subservient appearance with its steeply pitched, tiled gable roof form and red brick external appearance. The property is of its time and it quietly contributes to the street scene.

The site itself is very verdant in character and the low rise hedge and dwarf brick wall to the front allows for views across the site. It is typical of a garden suburb property where the need for tall fencing was not a priority of occupants.

Assessment - impact

The proposed development comprises of the demolition of the existing building. The loss of this dwelling would be considered regrettable however such developments are not uncommon along Broadwood Avenue. The intensification of the developed nature of the site would dramatically alter its appearance and result in a prominent built form within the street scene. The submitted drawings are rather crudely depicted and do not clearly show how the proposed development would relate to the surrounding environment. It is important the properties appropriately follow the established building line of the neighbouring properties and should not encroach forward. A site plan including neighbouring properties would be useful to ascertain the wider impact of the proposal. There are some concerns regarding the depth of the proposed dwellings and the stark nature of the flank (eastern) elevation. The depth of the dwellings would not follow the grain of the surrounding area. Furthermore the flank elevation would be highly visible from the street scene and lack any articulation of mitigation against its appearance. In terms of design, both dwellings would be designed to match one another. It is important to recognise that Broadwood Avenue is predominantly made up of properties with individual characteristics, and forms and two dwellings designed in the same manner would not necessarily relate to the street scene. Some variation between the dwellings is advised.

Conclusion: No objections subject to amendments.

If approved the following conditions are recommended:

Prior to commencement of development above damp proof course level, details and sample of all external materials, finishes and colours shall be submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance to approved details.

Prior to commencement of development above damp proof course level, details of boundary treatments to the site shall be submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance with approved details.

The agent responded with information to address the Conservation Officer's concerns to which the further response was as follows;

The amended plans and comments made by the agent do not fully address my comments however in this instance I have no further comments to make. If approved please include the recommended conditions as stated in my comments dated 8th October.

Access officer commented as follows

Any grant of planning permission should include the following conditions:

Prior to works commencing, details of step free access via the principal private entrance shall be submitted to, and approved in writing, by the Local Planning Authority. Such provision shall remain in place for the life of the building.

REASON To ensure that an appropriate standard of housing stock, in accordance with London Plan policy 3.8 c, is achieved and maintained.

The dwellings hereby approved shall be constructed to meet the standards for a Category 2 M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015, and all such provisions shall remain in place for the life of the building.

REASON: To ensure that an appropriate standard of housing stock, in accordance with London Plan policy 3.8 c, is achieved and maintained.

7.6 Other Issues

The Flood & Water Management Team have commented as follows:

Summary of Comments: Non-standard condition proposed.

Observations

Parts of the site are at high risk of surface water flooding, although the proposed location of the dwellings is at low risk of surface water flooding. The applicant has submitted a Flood Risk Assessment (UK Flood Risk Consultants report version 1.0 dated August 2019) to accompany the application. The report does not acknowledge that there was widespread flooding in June 2016 that was published by the Council in a Section 19 Flood Investigation Report. This included internal flooding of properties in Broadwood Avenue and Park Avenue associated with the ordinary watercourses from within Park Wood to the rear of the property.

The Flood Risk Assessment is incorrectly heavily weighted towards the risk of flooding from main rivers rather than the risk of flooding from surface water and ordinary watercourses. There is a surface water flow path that originates in Park Wood and passes through the rear garden of number 88 Broadwood Avenue before flowing to numbers 86 and 84 Broadwood Avenue before entering the carriageway and flowing west. For information, the Council is leading on a scheme in Park Wood to provide Natural Flood Management features that will contribute towards the reduction in the risk of flooding, including the flow path that affects 88 Broadwood Avenue.

The FRA states that "As the site is located in Flood Zone 1, the Sequential Test will not be required". This is not the case as the NPPF is clear that the sequential test should consider the risk of flooding from all sources. A proportionate approach has been taken by the Council to the consideration of the sequential test for this site. The majority of the site

is at low risk of flooding from surface water/ordinary watercourses. Where the additional dwelling is planned, the risk of flooding is low to very low. The existing property has a significant quantity of impermeable surface (tarmac driveway, expansive roof area and large patio) that is not considered to be draining in a sustainable way. There is consequently the potential to provide benefits to adjacent properties and the wider the local area to reduce the risk of surface water flooding. The Flood Risk Assessment has stated that surface runoff will be improved by implementing appropriate SuDS measures. The design of the surface water drainage system, including the management of the surface water flow path through the site, is essential to ensure that the proposals will contribute towards the reduction in the risk of flooding in the local area.

The following condition should therefore be placed on the permission to ensure that the development reduces the contribution of the site to the risk of surface water flooding.

Prior to commencement, (excluding demolition and site clearance) a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. As a minimum, the scheme shall include the following details:

- i. Proposed ground levels across the site (including rear gardens, patios, finished floor levels and front drives) and an assessment of changes to surface water exceedance flow routes to demonstrate that there will be no changes in levels that would increase the risk of flooding to neighbouring properties.
- ii. Identify proposed areas of hardstanding as part of the development, state the material to be used for each area and show the proposed direction of slope. All hardstanding areas shall be formed of permeable surfaces with an appropriate sub-base.
- iii. Identify proposed downpipes from the development and show where these will discharge to. Collected surface water from roof areas must be directed away from the public sewer network as a preference by using SuDS such as rain gardens, soakaways or other infiltration techniques in line with Building Regulations Approved Document H (2015). Any necessary connection to the surface water sewer should discharge at pre-development greenfield runoff rates.
- iv. List the proposed activities that will be undertaken to maintain the surface water drainage network. The drainage system should be maintained to ensure that it will continue to function over the lifetime of the development and will not increase the risk of surface water flooding.
- v. Identify the water reuse methods to be implemented (i.e. water butts). The development should also use methods to minimise the use of potable water through the use of rainwater harvesting measures (such as water butts) to capture excess rainwater. 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 that surface water runoff is controlled and to ensure the development does not increase the risk of flooding contrary to: Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012); Hillingdon Local Plan Part 2 Saved Unitary Development Plan Policy OE8; Policy DME1 10 Water Management, Efficiency and Quality in emerging Hillingdon Local Plan Part 2 Development Management Policies; Policy 5.12 Flood Risk Management of the London Plan (March 2016); To be handled as close to its source as possible in

compliance with Policy 5.13 Sustainable Drainage of the London Plan (March 2016);
Conserve water supplies in accordance with Policy 5.15 Water use and supplies of the
London Plan (March 2016); National Planning Policy Framework (July 2018); and the,
Planning Practice Guidance (Flood Risk and Coastal Change March 2014).

8. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
Hillingdon Local Plan: Part Two - Emerging Hillingdon Local Plan: Part Two -
Development Management Policies with Modifications (March 2019)
The London Plan (2016)
The Housing Standards Minor Alterations to The London Plan (March 2016)
Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016)
Hillingdon Design and Accessibility Statement: Residential Layouts
Hillingdon Design and Accessibility Statement: Residential Extensions
Hillingdon Design and Accessibility Statement: Accessible Hillingdon
National Planning Policy Framework

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