

DELEGATED DETAILS DECISION

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 DCLG

Report of the Head of Planning, Building Control, Sport & Green Spaces

Address 37 ST JOHN'S ROAD UXBRIDGE

Development: Details pursuant to conditions 3 (Materials), 16 (Landscape Scheme) and 20 (Footpath) of planning permission Ref: 15811/APP/2014/2444 dated 6/02/2014 (4 x 2-storey, 3-bed, semi-detached houses with habitable roofspace and 3 x two storey, 3-bed, detached houses with habitable roofspace with associated parking and amenity space involving demolition of existing B1 office building)

LBH Ref Nos: 15811/APP/2014/3240

Drawing Nos: Landscape Specification
1
2
Landscape Maintenance and Management Plan Received 21-10-2014
3
4
5
6
740-150 Rev. A
740-151 Rev. A
740-152 Rev. A
740-161 Rev. A

Date of receipt: 11/09/2014

Date(s) of Amendment(s): 10/09/2014

1. MAIN PLANNING CONSIDERATIONS

The application seeks to discharge details pursuant to conditions 3 (Materials), 16 (Landscape Scheme) and 20 (Footpath) of planning permission Ref: 15811/APP/2014/2444 dated 6/02/2014.

Condition 3 - The plans and photographic samples submitted in relation to the proposed materials to be used at the site are considered to have an acceptable impact to the visual amenity of the surrounding area and therefore meet the requirements of the condition. The materials are listed in plan ref 740-150/A.

Condition 16 - Trees & Landscaping Officer: Iron Butterfly's drawing Nos. 1-6 provide planting plans and schedules for the development. The planting includes 7No. new trees and a range ornamental shrubs and groundcover which are suitable for a residential area. The planting plan is supported by a Landscape Specification and a Landscape Maintenance and Management Plan.

· The Management Plan should include a clause to confirm that the health of plants will be checked towards the end of each growing season (August/September) and any plants which fail to establish or subsequently die will be replaced in accordance with the planting plan at the next planting season (November-March)

Cooley drawing No.740-161 shows the site layout, with footpaths.

- No paving materials have been specified (unless submitted separately).
- The stepping stone access to the bin stores (for the four units fronting onto St John's Road) appear to end before they reach the stores?

No objection subject to clarification, or amended details, in response to the bullet points.

OFFICER COMMENT: The applicant has since submitted supporting documents which include a management and maintenance plan for the landscaping scheme and specify the type of paving to be used at the site, which is now considered to meet the requirements of the condition.

Condition 20 - The submitted plans show the footpath to the front of Unit 1 having a minimum width of 1m which meets the requirements of the condition.

It is, therefore, proposed that conditions 3, 16 and 20 of permission Ref: 15811/APP/2014/2444 be discharged.

2. RECOMMENDATION

APPROVAL

INFORMATIVES

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