

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 ☐
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 Heads of Terms have already received Committee approval ☐
25. WORKS TO TREES ☐
26. OTHER (please specify) ☐

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, Building Control, Sport & Green Spaces**

Address THE OLD MISSION HALL 44 WATERLOO ROAD UXBRIDGE

Development: Demolition of existing buildings and erection of 2 x semi detached dwellings
(Application for Outline Permission with all matters reserved)

LBH Ref Nos: 1654/APP/2015/753

Drawing Nos: Drawing 1
Drawing 1b
Drawing 2

Date Plans received : 02/03/2015

Date(s) of Amendment(s):

Date Application Valid: 02/03/2015

1. SUMMARY

Outline planning permission is sought for the change of use of the application site from Class B8 (storage and distribution) to residential use in the form of 2 x 3 bedroom houses involving demolition of the existing warehouse building with all matters including siting, access, scale, design/appearance, landscaping and site layout reserved.

The application site comprises of a part two storey part single storey warehouse unit (No. 44 Waterloo Road) on a site with an area of 0.0284 hectare, accessed via the existing shared vehicle access way serving various works buildings and garages behind.

The surrounding area is predominantly residential fronting Waterloo Road with a mix of semi-detached dwellings, terraces and flats. To the rear of the houses/flats on the western side of the road are a row of wharfs, warehouses and industrial works units alongside the Grand Union Canal, all with access from Waterloo Road. This area up to the St. John's Road bridge forms part of the designated Uxbridge Moor Conservation Area.

Paragraph 53 of the National Planning Policy Framework advises that 'Local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.'

The London Plan (July 2015) aims to provide more homes within a range of tenures across the capital meeting a range of needs, of high design quality and supported by essential social infrastructure.

In terms of new housing supply, the Borough of Hillingdon has been allocated a minimum target of 4,250 in the period from 2011-2021. The form of such housing should provide a mix of dwelling types in different locations with those at higher densities providing for smaller households focused on areas with good public transport accessibility.

The consolidated London Plan Policy 3.5 (Quality and design of housing developments) states that housing developments should be of the highest quality internally, externally and in relation to their context and to the wider environment, taking account of strategic policies in the Plan to protect and enhance London's residential environment and attractiveness as a place to live.

The Hillingdon Local Plan contains policies to protect business, industrial and warehouse floorspace in the identified Industrial Business Areas (IBA's) of which there are two on the south side of Uxbridge town centre. Outside of such areas Policy LE4 seeks to prevent the loss of industrial floorspace however the application site, which is not within an IBA, is currently permitted for storage and distribution purposes under Class B8 and therefore the principle of residential development in this location is accepted.

In terms of its impact on the street and surrounding area a two storey development would accord with Hillingdon Local Plan Policies BE4, BE13 and BE19. The indicative position of the proposed new houses would be blend in well with the adjacent three storey block of flats to the north and the two storey buildings to the south and within the immediate surroundings. It is therefore unlikely to have an overdominant effect with associated loss of daylight and sunlight to these flats thus accords with Local Plan Policies BE19, BE20 and BE21.

It is considered that the proposal, notwithstanding that it is submitted in outline, could provide an adequate level of internal floorspace and standard of residential amenity for the future residents of the proposed dwellings and overcome the previous reasons for refusal.

However, In the absence of supporting information and assessment in respect to existing noise environment and noise mitigation measures, it has not been demonstrated that a residential development on site would achieve an acceptable noise environment for future residential occupiers. The proposal is contrary to Policies OE1 and OE5 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012).

Again in the absence of supporting archaeological and impacts of the proposal and an investigation into possible site contamination the proposal is contrary to Policies BE3, BE38 and OE11 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012).

Accordingly, the application is therefore recommended for refusal.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

In the absence of supporting information and assessments in respect of the potential archaeological impacts of the proposal and an investigation into possible site contamination the proposal is contrary to Policies BE3, BE38 and OE11 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012):

2 NON2 Non Standard reason for refusal

In the absence of supporting information and assessment in respect to the existing noise environment and noise mitigation measures, it has not been demonstrated that a residential development on site would achieve an acceptable environment for future residential occupiers. Accordingly, the proposal is contrary to Policies OE1 and OE5 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012)

INFORMATIVES

1 I52 Compulsory Informative (1)

The decision to REFUSE 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 REFUSE 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 (2015) and national guidance.

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.
BE3	Investigation of sites of archaeological interest and protection of archaeological remains
BE32	Development proposals adjacent to or affecting the Grand Union Canal
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
BE4	New development within or on the fringes of conservation areas
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
H4	Mix of housing units
H8	Change of use from non-residential to residential
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 3.3	(2015) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2015) Quality and design of housing developments
LPP 3.8	(2015) Housing Choice
LPP 7.4	(2015) Local character
NPPF	National Planning Policy Framework

- OE11 Development involving hazardous substances and contaminated land - requirement for ameliorative measures
- OE8 Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures

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 (2015). 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.

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises of a single storey warehouse building and enclosed rear yard and occupies a footprint up to the back edge of the footpath in Waterloo Road. It is accessed from the front shutter door entrance or to the rear via the existing shared driveway serving other works buildings and garages behind.

The surrounding area is primarily residential in character comprising mostly of terraced dwellings and flats plus the Waterloo Road Church, on behalf of The Trustees of which this application is made. To the north of the site is a three storey block of flats and beyond the access to the south is the large flats development of Blackhorse Place. To the rear of the houses are industrial works and warehouse buildings alongside the Grand Union Canal, all with access from Waterloo Road, and forming part of the Uxbridge Moor Conservation Area.

It thus forms part of the Developed Area as identified in the Hillingdon Local Plan: Part Two - 'Saved UDP Policies' (November 2012).

3.2 Proposed Scheme

The application seeks outline planning permission to erect a pair of semi-detached building comprising of 2 x bedroom dwellings, with all matters including siting, access, design, layout and landscaping to be considered.

The proposed building would be aligned with the existing block of flats to the north and built to a probable scale of two storeys in height. Vehicular access to the development would be possible at the front direct from Waterloo Road or to the rear using the existing shared access.

3.3 Relevant Planning History

1654/APP/2013/2512 Japanese Car Autos, 44 Waterloo Road Uxbridge

We are looking for planning permission for fitting spare parts supply & fit in Black Horse Yard. We got engineering company and body shop garage. Our place is situated in Waterloo Road. This place were used as industrial purpose since 1980 as boat repair yard. 1993 the planning permission was for storage and distribution as spare parts. The business is very bad, we are unable to pay rent & tax. So we have to depend on fitting the parts as well

Decision: 11-09-2013 NFA

1654/APP/2014/1211 Japanese Car Autos, 44 Waterloo Road Uxbridge

We are looking for change of view. We sale car parts used and new. We are looking to introduce supply and fit for car parts in order to increase sale. In our area BLACK HORSE YARD we got engineering company and body shop garage. This place were used as industrial purpose since 1980 as boat repair yard. In 1993 the planning permission was for storage and distribution of spare parts

Decision: 19-05-2014 NFA

1654/APP/2014/3716 The Old Mission Hall 44 Waterloo Road Uxbridge

Change of use from, Class B8 (Storage and Distribution) to C3 (Dwellings) and 6 x 1-bed dwellings (Application for Outline Permission with all matters reserved)

Decision: 15-12-2014 Refused

Comment on Planning History

The Old Mission Hall, built in 1868 as a school, was extended and used as a church from the turn of the century until 1932 and later, after World War II, as an engineering workshop and for a packaging business.

Planning permission for the subsequent warehouse (storage and distribution) Class B8 use handling used car parts was granted in 1993 and the building became redundant in July 2014.

Planning application reference 1654/APP/2014/3716 for change of use from Class B8 (Storage and Distribution) to C3 was refused in 2014 for the following reasons:

1. The proposal would result in a density of development that exceeds the standard set down in Policy 3.4 of the London Plan (July 2011) for one bedroom dwellings in urban locations with a Public Transport Accessibility Level of 1b. Furthermore, it would fail to provide a mix of unit sizes in accordance with Policy H4 of the Hillingdon Local Plan: Part Two - Saved Unitary development Plan Policies (November 2012).
2. The proposal, due to the number of dwelling units would be likely to result in an inadequate provision of vehicle parking and/or amenity space for the occupants of the dwellings in a site layout that was practicable, safe and usable. It is thus contrary to Policies BE23 and AM14 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) and to the Supplementary Planning Document, the Hillingdon Design and Accessibility Statement: Residential Layouts (July 2006).
3. In the absence of supporting information and assessments in respect of the potential archaeological and arboricultural impacts of the proposal and an investigation into possible site contamination the proposal is contrary to Policies BE3, BE38 and OE11 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012).

4. In the absence of supporting information and assessment in respect to the existing noise environment and noise mitigation measures, it has not been demonstrated that a residential development on site would achieve an acceptable noise environment for future residential occupiers. Accordingly, the proposal is contrary to Policies OE1 and OE5 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012).

Officer Comments: The current application proposed a reduced number of dwellings compared to the refused scheme.

4. Advertisement and Site Notice

4.1 Advertisement Expiry Date:- Not applicable

4.2 Site Notice Expiry Date:- Not applicable

5. Comments on Public Consultation

5no. neighbouring occupiers were consulted on 05.03.2015 which expired on 26.03.2015. There have been no responses received.

TREES/LANDSCAPE OFFICER:

LANDSCAPE CHARACTER/CONTEXT:

Site description:

- The site is occupied an old mission hall which is currently vacant, following a previous use for storage.
- Situated on the west side of Waterloo Road, a primarily residential street, the mission hall fronts onto the back edge of the footway and extends less than halfway into the site.
- The rear of the site is hard surfaced and used for parking in association with the hall and the ancillary buildings to the south of the yard.
- The west boundary is defined by a fence bordering the Grand Union Canal.
- There is an off-site sycamore tree immediately to the north of the building which oversails the site and another tree (self-set) on the boundary with the canal.

Landscape Planning designations:

- There are no Tree Preservation Orders affecting the site.
- However, the site lies within the Uxbridge Moor Conservation Area - a designation which protects trees.

Landscape constraints/opportunities:

- The development should seek to protect nearby (off-site) tree which may be worthy of retention.

LANDSCAPE CONSIDERATIONS: Saved policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate.

- No tree survey has been submitted.
- According to drawing 2 the off-site sycamore will not be directly affected by the built development and will continue to oversail the existing garages (to the west of the site) and the ends of the gardens. Tree protection should be provided during the demolition and construction period.
- Otherwise, the proposed semi-detached houses appear to be well to the east of the

likely root protection area of the tree.

- If the application is recommended for approval, landscape conditions should be imposed to ensure that the proposals preserve and enhance the character and local distinctiveness of the surrounding natural and built environment.

RECOMMENDATIONS: No objection, subject to the above observations and RES2, RES8, RES9 (parts 1, 2, 5, and 6).

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

Part 2 Policies:

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.
BE3	Investigation of sites of archaeological interest and protection of archaeological remains
BE32	Development proposals adjacent to or affecting the Grand Union Canal
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
BE4	New development within or on the fringes of conservation areas
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
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LPP 3.8	(2015) Housing Choice
LPP 7.4	(2015) Local character
NPPF	National Planning Policy Framework

- OE11 Development involving hazardous substances and contaminated land - requirement for ameliorative measures
- OE8 Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures

In addition:

7. MAIN PLANNING ISSUES

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

The Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to safeguard the amenities of neighbouring residents in a number of ways. The effect of the siting, bulk and proximity of a new building on the outlook and residential amenity of these adjoining occupiers are considered under Policy BE20, whilst potential impacts on daylight/sunlight (Policy BE21) and privacy (Policy BE24) are also assessed.

Paragraph 4.9 of the SPD, the Hillingdon Design & Accessibility Statement: Residential Layouts (July 2006) further advises that all residential developments and amenity spaces should receive adequate daylight and sunlight and that new development should be designed to minimise the negative impact of overbearing and overshadowing. Where a two storey building abuts a property or its garden, adequate distance should be maintained to overcome possible domination and thus generally, 15m will be the minimum acceptable distance between buildings. Furthermore a minimum of 21m overlooking distance should be maintained.

In this respect, due to the narrowness of the plot and assuming that there would be a one metre set in from the side boundaries, the proposed two storey building would need to occupy a footprint with a depth of approximately 10 metres in order to provide the minimum internal floorspace standards for a 2 x bedroom houses. If aligned with the building line of the adjacent flats the flank wall of the new building would be up to 2.5m behind the flats (Nos. 41 and 42 Waterloo Road) immediately to the north, which are off set some 2.5m from the site boundary. However, there are no habitable room windows contained within the rear wall of these flats towards this boundary and thus their occupants would be unlikely to experience a reduction in either the amount of daylight/sunlight currently received or in their general outlook.

In refusing the previous application the Council stated that the amount of noise and disturbance from having up to 12 persons residing on the application site was considered to be acceptable in this mixed residential area given the surrounding commercial uses. As the current application proposes reduced number of dwellings with a probable maximum of 10 occupants for the two houses, no objection is raised in terms of noise impact in this regard.

To the rear of the building the remaining part of the site would be used for amenity space and/or for parking. The scheme would make available 60 square metres of private amenity space for each of the two houses and 2 x parking for the two. The rear of the site is currently enclosed by a solid metal fence but the relatively few number of additional vehicle movements created to the rear means that the adjoining residents should not be greatly impacted.

The position of windows to serve habitable rooms, would be the subject of more detailed proposals following a grant of outline permission but for the purpose of avoiding overlooking and maintaining privacy, these would be expected to be located in the front and rear elevations.

On the south side of the access road are other commercial works buildings, thus it is concluded that the proposal would have no significant impact upon the amenities of adjoining residents and thus would conform with the objectives of Local Plan: Part Two Policies BE20 and BE21 of the Hillingdon Local Plan (November 2012) in this regard.

7.2 Impact on Street Scene

Hillingdon Local Plan: Part Two Policies BE13 and BE19 seek to resist any development which would fail to harmonise with the existing street scene or would not complement the character and amenity of the residential area in which it is situated. Policy BE22 states a requirement for all new buildings of two or more storeys to be set back a minimum of one metre from the side boundary for its full height.

The street scene in this locality is characterised by residential terraces opposite the application site and flats on the same side of Waterloo Road interspersed with industrial works units on the south side of the access road serving these and the garages block behind. The application site also lies close to the Uxbridge Moor Conservation Area and the Grand Union Canal around which this visually protected area is centered.

Policy BE4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that new development within or on the fringes of conservation areas are expected to preserve or enhance those features which contribute to their special architectural and visual qualities. Demolition of such features which make a positive contribution to the character and appearance of a conservation area should thus be avoided.

Policy BE32 considers proposals adjacent to or having a visual effect on the Grand Union Canal and new buildings should thus complement the visual qualities of the canal in terms of bulk, scale and materials, where possible enhancing views through and from the development to the water course.

In refusing the previous outline application, the Council's Urban Design & Conservation Officer opined that, the existing building, whilst not protected by listing and in a generally poor condition is nonetheless of interest and that its contribution to the nearby Uxbridge Moor Conservation Area is though minimal and its demolition would not be a substantiated reason for refusal. Similarly, there are no significant public views from Waterloo Road towards the canal side due to the enclosed access and various industrial buildings. There are also other examples of new residential infill in the vicinity of the site including Nos. 58 and 59 Waterloo Road and Blackhorse Place, on a greater scale than that proposed.

The probable scale and siting is indicated at this outline stage, with a semi-detached building, positioned on the front building line established by the flats to the north. This form of development is considered acceptable in the context of the surrounding area and general street scene, the character of which differs on opposite sides of Waterloo Road, with a larger scale of residential units on three storeys interspersed with commercial buildings and accesses on the western side. In the absence of further details on the design and appearance (including fenestration details, materials etc.) of the new building there is no justifiable reason for refusal.

The impact of the development on the street scene and the nearby conservation area and canal to the rear is thus considered to be in accordance with the objectives of Local Plan Policies BE4, BE13, BE19, BE22 and BE32.

7.3 Traffic Impact / Pedestrian Safety

Hillingdon Local Plan: Part Two Policy AM7 considers the traffic generation of proposals and will not permit development that is likely to prejudice the free flow of traffic or

pedestrian safety generally.

The parking spaces required in association with the houses would be accessed directly from Waterloo Road and from the access road. The application site is within a controlled parking zone where a Residents' Parking Permit Scheme operates with a limited number of spaces for non-residents between 0900 and 1700 hours (Mondays to Fridays). Any shortfall in parking on the site would thus have an impact on the availability of on street parking generally in the vicinity.

There is one marked parking space in front of the existing premises thus the formation of a new crossover entrance to serve the house in that position would not be likely to endanger traffic flow, conditions of general highway safety or inconvenience pedestrians provided that suitable driver visibility lines were maintained across the site frontage and adjacent works/garages access and a minimum 1.2 metres kerb stand up between them.

The proposal at this outline stage is thus considered to comply with Policy AM14 of the Local Plan.

7.4 Carparking & Layout

Hillingdon Local Plan: Part Two Policy AM14 states the need for all development to comply with the Council's adopted parking standards.

The application site has a Public Transport Accessibility Level of 1b (low) therefore the Council's maximum parking standards would be applicable to the development. In refusing the previous outline application which proposed six flats the Council stated that the requirement for dwellings without individual curtilages is 1.5 spaces per flat and thus for six one bedroom flats a total of nine parking spaces was required. However, the current scheme proposes two houses with individual curtilages of which 2 x parking spaces are proposed to the front.

Although residents parking permit(s) would be available to future occupants in this controlled parking area this is not taken into account for the purposes of meeting the Council's parking standards.

It is considered that with 2 x parking spaces available within the frontage the current proposal would be able to overcome the maximum parking requirement for the two houses. Therefore there would be no justifiable reason to warrant refusal of permission based on parking issues as the proposal would not result in an increase in the demand for on-street parking. The proposal would thus comply with Local Plan Policy AM14 and the Council's adopted parking standards in this regard.

Secured and covered bicycle storage is also required, with one lockable space per unit, thus 2 in total. However, at this outline stage there are no details submitted and it must be assumed that there is capacity for such a facility within the site to the rear in the outdoor amenity or parking area.

7.5 Urban Design, Access and Security Considerations

SITING AND SCALE

These matters, though reserved have been indicated in the application and have been assessed elsewhere in the report.

RESIDENTIAL LIVING CONDITIONS

Policy 3.5 of the London Plan (July 2011) states that housing developments should be of the highest quality internally, externally and in relation to their context and to the wider environment. In order to achieve this, the new dwelling would be required to meet the

minimum gross internal floor space standards set out under this policy, and in the GLA's Supplementary Planning Guidance - Housing (November 2012).

The proposed development would provide 2 x three bedroom dwellings. The standard set down in the London Plan for 3 bedroom 4 persons over 2 floors is 74 sq.m. The total floor area to be provided would thus need to be between 150sqm. in order to provide a good standard of residential amenity for its future occupants.

Given the width of the site it can be assumed that an adequate level of outlook and daylight throughout the building could be provided by the use of full height openings to habitable rooms at the front and rear on all floors.

Furthermore, in refusing the previous outline application the Council stated that although the floor layout and elevation detail was not part of the application, but noted that on the basis that the habitable floorspace proposed exceeded that required by London Plan Policy 3.5, there was no reason for refusal on this issue. This application under consideration proposes lesser number of dwellings and is envisaged to provide internal layout that would be more than adequate in terms of daylight a suitable standard of living accommodation for its occupants compared with the refused scheme to comply with the London Plan and HDAS standards in this regard.

Policy BE23 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) states: "New residential buildings or extensions should provide or maintain external amenity space which is sufficient to protect the amenity of the occupants of the proposed and the surrounding buildings, and which is useable in terms of its shape and siting."

The Council's Supplementary Planning Document, the Hillingdon Design and Accessibility Statement: Residential Layouts sets out the communal garden space standards for 3 bedroom houses as 60 square metres. The proposal would thus require at least 120 square metres of amenity space.

The outline proposal does not include indicative site layout, which is thus taken as a Reserved Matter. However, on the basis that it is evident that the provision of adequate and usable private communal amenity space for the future occupants of the development would be possible due to the size of the site and number of dwellings proposed.

In this regard the proposal would be sufficient in amenity space for occupants of the proposed houses and therefore does overcome the previous reasons on the basis of insufficient private amenity cited in the refusal of permission. As such the current proposal would comply with Local Plan Policy BE23 and HDAS standards in this regard.

7.6 Other Issues

DENSITY/MIX

The density of residential development on this site should be in accordance with Policy 3.4 of the London Plan (July 2011). Thus for dwellings of 2.7 habitable rooms in urban locations (defined as mixed use areas with buildings typically of two to four storeys within 800m of a district centre) a density of 150-250 habitable rooms/hectare equivalent to 50-95 units per hectare is sought.

In refusing the previous outline application the Council noted that the proposed development submitted in outline, could be assumed to comprise of at least six habitable rooms occupying a site area (measuring approx. 10m x 28.4m) of 0.0284 hectare. This

would have resulted in densities of 211 habitable rooms and units per hectare of which the habitable rooms density would have been over 400 if all six units were all one bedroom flats (with two habitable rooms each).

The Council therefore concluded that the proposal in its configuration as submitted would have far exceeded the acceptable density range for a site in an urban location with a PTAL score of 1b and that warranted a refusal on this basis. However, the current proposal is assumed to have approximately 50% of habitable rooms and density half of the previously proposed scheme and would therefore comply with the London Plan Policy 3.4 in this respect.

ACCESSIBILITY

The internal floorspace, layout and external amenity space standards are discussed elsewhere in this report. In assessing this application, reference has been made to London Plan July 2011, Policy 3.8 (Housing Choice) and the Council's Supplementary Planning Document "Accessible Hillingdon" adopted May 2013 both of which require all new housing to be built to 'Lifetime Homes' standards.

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) also states that housing should be designed to include Lifetime Homes principles so that they can be readily adapted to meet the needs of those with disabilities and the elderly.

The basic objective of these policies is that any new dwelling should be accessible and capable of future occupation by disabled person(s). The Council's Principal Access Officer has not commented on this application. However, as the proposal is submitted in outline and the floor layouts and entrances (etc.) are not known it is not possible to demonstrate whether these requirements have been met and thus no objection can be raised on accessibility issues at this stage. These Lifetime Homes requirements could however be made the subject of appropriate conditions on any consent granted.

TREES/LANDSCAPING

Policy BE38 of the Local Plan states that proposals should retain and utilise landscape features of merit and provide new planting/landscaping wherever appropriate and for this purpose an accurate tree survey is required.

There are no trees or other landscape features within the application site but one Sycamore tree overhangs part of the rear/side boundary and may thus be affected by any demolition or ground works including the construction of any new wall and the storage of building materials in the rear half of the site. Accordingly, The Council's Trees/Landscape Officer has advised that the appropriate planning conditions be imposed to protect the tree from potential harm. It is therefore considered that the current proposal does overcome the previous reasons for refusal in this regard and would comply with Policy BE38.

WASTE MANAGEMENT

The Council's adopted Supplementary Planning Document, the Hillingdon Design and Accessibility Statement - Residential Layouts, in Chapter 4 states that adequate and appropriate space for waste and recycling facilities should be incorporated in to new developments, which integrates with the buildings they serve and minimises the impact on local amenity.

Waste disposal facilities should be located on private land with solid, well ventilated bin stores that are discreetly sited and screened but easily and safely accessible from the highway/collection point. The maximum distance for refuse to be carried by residents is 25

metres or 30m from the highway where these are to be collected. In accordance with HDAS therefore, the dwellings would be required to be provided with a screened storage area for refuse awaiting collection.

The proposal provides no indication as to where a hard standing for bins could be located within the application site, but at this outline stage such details can be made the subject of an appropriate condition on any outline permission granted.

SUSTAINABILITY

The proposed development would be required to be built to the Code for Sustainable Homes Level 4. A condition could be attached to any outline permission granted requiring the provision of a design stage certificate prior to the commencement of works to show that the designed dwellings would meet this standard.

FLOODING/DRAINAGE ISSUES

In accordance with Policy EM6 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), the principles of sustainable drainage should also be used in any development of this site which should seek to manage storm water as close to its source as possible.

Policy OE8 of the Local Plan states that planning permission will not be granted for new development which would result in an increased flood risk due to additional surface water run-off unless the proposed development includes appropriate attenuation measures to a standard satisfactory to the Council, in consultation with the Environment Agency and where appropriate, other drainage bodies.

However, the site is outside of Flood Zone 2 of the River Colne and is not within an area recognised by the Council to be at risk from increased surface water flooding due to ground levels or the composition of the land around the area. Therefore, no objection is raised in relation to Flood Risk and there is no requirement for a Flood Risk Assessment in this instance.

SITE CONTAMINATION

Policy OE11 of the Local Plan states that planning permission will not be granted for proposals which increase the use by the public of contaminated land which is to remain untreated. The whole of the application site is identified as being potentially contaminated land from a former land use.

As there has been no site investigation carried out at this outline stage to establish whether there is contaminated material that should be treated or removed, the proposal is contrary to Policy OE11.

ARCHAEOLOGY

Policy BE3 of the Local Plan seeks to ensure that sites of archaeological interest are investigated and recorded before new buildings are started or during excavations.

The application site falls within the proposed Colne Valley Archaeological Protection Zone, which is one of the areas of the Borough identified by the Council as having archaeological potential. A full archaeological assessment is therefore required, subject to the advice of the Greater London Authority Archaeology Service (or GLAAS), which is part of English Heritage.

NOISE

The application site is located adjacent to industrial uses, including but not limited to an

engineering company down behind the site and a car repair place which will be inherently noisy. The applicant has not provided a noise assessment which would inform a decision as to whether a future residential development on the site would be capable of providing an acceptable noise environment for future residential occupiers. In the absence of a noise assessment it is considered that the development would achieve an acceptable standard of accommodation for future occupiers and the proposal is considered contrary to Policies OE1 and OE5 of the Local Plan Part 2.

PLANNING OBLIGATIONS

Both the London Mayor's and Borough Community Infrastructure Levy charges are applicable to the development, if approved.

CONCLUSION

The proposal represents an appropriate form of development of previously developed land, the siting and scale of which when aligned with the established building line would be compatible in character with its built surroundings and without detrimental impact upon the street scene or amenities of the residential area in general.

The proposal would have an acceptable impact, without dominating or associated loss of daylight and sunlight on the amenities of the adjoining residential occupiers, in Waterloo Road.

The layout, size and standard of accommodation, whilst not considered at this stage, could provide satisfactory living conditions for its future occupants and can be adapted to suit the needs of disabled and elderly persons as required.

The site layout is not known at this outline stage however it is evident that the provision of adequate and usable private communal amenity space for the future occupants of the development would be achievable given the size of the site and reduced number of dwellings proposed.

Notwithstanding this it has not been demonstrated that an acceptable noise environment would be provided for future occupiers.

The current scheme indicated 2 x parking spaces for the development, whilst access is not known at this stage, it is nonetheless considered to be possible to the front and rear of the building and would not result in any highways related problems at the site entrance.

There are no significant landscape features on the site and the Council's landscape architect raises no objection.

There is no information provided with the application at this outline stage to assess the potential archaeological impact of the proposal or any investigation of the presence of contaminated materials from historic use of the site.

In conclusion, the proposal would thus fail to accord with the terms and objectives of the identified strategic and local policies, and other requirements and adopted standards in these respects. It is recommended therefore that planning permission for the proposed development be refused.

8. Reference Documents

Hillingdon Local Plan Part 1 - Strategic Policies (November 2012).
Hillingdon Local Plan Part 2.

The London Plan (March 2015).
Mayor of London's Housing Supplementary Planning Guidance (November 2012).
Supplementary Planning Document HDAS: Accessible Hillingdon.
National Planning Policy Framework.

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