

Report of the Head of Planning, Transportation and Regeneration

Address: 174 Aylsham Drive Ickenham UB10 8UF

Development: Details pursuant to the Discharge of Conditions 3 (Materials), 4 (Landscaping), 6 (Sustainable Water Management), 8 (Construction Logistics Plan), 9 (Step Free Access) of planning permission ref. 35924/APP/2020/2270, dated 29/09/2020 of which varied the main permission ref. 35924/APP/2020/991 dated 08/06/2020 (Two storey, 1-bed attached dwelling and two storey rear extension involving parking and amenity space)

LBH Ref Nos: 35924/APP/2022/409

Drawing Nos: 20 BGAR 401 A, 101 P1, External Hard Surfacing Materials Schedule by DP Architects, Facing Materials Schedule by DP Architects, Covering Letter by DP Architects (BGAR 2 TP 06)

Date of receipt: 10/02/2022

Date(s) of Amendment(s):

1. MAIN PLANNING CONSIDERATIONS

The application seeks to Discharge Conditions 3 (Materials), 4 (Landscaping), 6 (Sustainable Water Management), 8 (Construction Logistics Plan), 9 (Access) and 10 (Standards) attached to planning permission ref. 35924/APP/2020/2270, dated 29/09/2020 of which varied the main permission ref. 35924/APP/2020/991 dated 08/06/2020 for a 'Two storey, 1-bed attached dwelling and two storey rear extension involving parking and amenity space).'

Condition 3 (Materials) requires that:

'No development shall take place until 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 DMHB 11 of the Hillingdon Local Plan Part 2 (2020).'

Assessment:

The parent submission (35924/APP/2020/991) sets out that the proposed materials of the new dwelling would be similar to those of the host dwelling. However, a pre-commencement condition was attached to ensure high quality materials would be in use.

A Facing Materials Schedule by DP Architects has been submitted in support of the application. This provides the following details:

Roof Tiles - Closest match to existing tiles as possible or Redland, Double Roman interlocking tile

Facing Bricks - Closest match to existing bricks as possible or Weinerberger Arley Red Rustic facing brick

Windows - Matching White Casement Windows

Rear Doors - Aluminium Bi-Folding Doors

The document shows a photograph, make, product type and colour of the bricks and roof tiles of which are similar to those of the existing dwelling. However, it is suggested that the 'closest match' is proposed or the suggested material (as above). Had the condition been acceptable, commitment would have been sought by the applicant on the exact material (brick and roof tile) to be used. That being said, the proposed Redland Double Roman Tile and Weinerberger Arley Red brick, appears to be the preferred materials of which would be acceptable.

Turning to the windows, it is proposed to have matching white casement windows. Whilst the matching nature is positive, no photographs or details (as of the condition) have been provided. Furthermore, only a photograph of the rear-bi fold doors (appears to be for the host dwelling) have been provided which is not enough information to assess the acceptability of the doors. It would appear this bi-fold door would be black but the product type and make (specification) has not been provided. Furthermore, all side and rear doors details must be provided. It is not clear whether this door would be for both the host and proposed dwelling. The entrance to the proposed dwelling would be from the side and clearly the bi-fold door within the document provided would not be for the side entrance door.

Following review by officers, it is considered that insufficient information has been provided. As such, the condition cannot be recommended for discharge at this time.

Condition 4 (Landscaping) requires that:

'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 Hard Surfacing Materials

2.e External Lighting

3. Details of Landscape Maintenance

3.a Landscape Maintenance Schedule for a minimum period of 5 years.

3.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

4. Schedule for Implementation

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies DMHB 11, DMHB 12, DMHB 14, DMEI 1 and DMT 2 of the Hillingdon Local Plan Part 2 (2020) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (2015).'

Assessment:

An External Works and Landscaping Plan (20 BGAR 401 A) alongside a External Hardstanding Materials Schedule by DP Architects has been submitted in support of the application.

The Councils Tree/Landscape officer has reviewed the submission and considered the landscape proposals to be vague and lacking appropriate detail and specification.

The following points have been raised:

1. What is the front boundary treatment? In addition to hedge planting some sort of permanent boundary definition is required in the form of a low fence / wall/ railings.

2. The specification and plant schedule of the mixed hedges (plant group A) requires amendments. The use of

blackthorn within the mix in this location is inappropriate. The plant schedule should include the size of the plants (at the time of planting), the size of the container (or whether bare-root), the numbers of each plant or the % mix.

3. The plant specification of the plants in schedule B includes a random mix of incompatible large and small growing shrubs, including both sun-loving / shade tolerant species. Plant numbers/m2 will vary according to species.

4. Reference is made to the work being carried out 'in accordance with good horticultural practice'. What does

this mean? More detail required.

5. Permeable bound gravel has been specified. More detail (product /example?) required with reference to the correct sub-base (without which the surfacing will not be permeable).

In terms of hardstanding details, no details (specification, size, material) of refuse and cycle storages have been provided. It is proposed to have 1.8m high timber fencing on the side and rear boundaries which is acceptable. In terms of hard surfacing, the chosen materials (Gravel and Granite) could be acceptable but as above no specification has been provided to demonstrate the acceptability. It would appear no external lighting is proposed which is considered to be acceptable.

Following review by officers, insufficient details have been provided in respect to the landscaping condition. As such, the condition cannot be recommended for discharge at this time.

Condition 6 (Sustainable Water Management) requires that:

'No development approved by this permission shall be commenced 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 will:

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

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

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

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

REASON

To ensure the development does not increase the risk of flooding in accordance with Policy DME1 10 of the Hillingdon Local Plan Part 2 (2020) and London Plan (2016) Policy 5.12.'

Assessment:

A Drainage Layout Plan (101 P1) has been submitted in support of the application. This shows existing and proposed surface and foul water.

The submitted covering letter states 'Due to the nature of the tight site, it is not possible to connect surface water runoff from the house to a soakaway as there is nowhere to situate a soakaway that will be a minimum 5m away from existing structures both on the site and neighbouring.'

The Council's Flood Risk officer has objected to the details for the following:

"Objection - the proposals are for a piped drainage system from the house and no information demonstrating that there are controls containing the water within the site. i.e. Water butts and water draining to soakaway rather than additional water going to the sewer. It is noted that the front driveway is proposed for permeable gravel but no info on the depths of subbase to capture that water. Although the proposal indicates that there is a SW sewer to the rear there is no evidence of this on Thames Water mapping. So there may not be a right to connect. This must be demonstrated in order to ensure that this proposal is feasible or it will need to change radically".

As per the attached condition, a suitable sustainable water management system must be in place to manage any future potential of flooding. The Condition lists the requirements of what the system must include. The submitted plan is vague and no details have been provided to demonstrate compliance with the condition. The point raised in the covering letter is not of sufficient justification and it is expected, as per the condition, that a suitable SUDS system is in place. As such, the condition cannot be recommended for discharge at this time.

Condition 8 (Construction Logistics Plan) requires that:

'No development shall take place until a full and detailed Construction Logistics Plan (CLP) has been submitted to and approved in writing by the Local Planning Authority. The CLP will be a requirement given the constraints and sensitivities of the local residential road network in order to minimise/avoid potential detriment to the public realm.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with Policies DMHB 11, DMHB 12, DMHB 14, and DMT 2 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2016).'

Assessment:

A CLP has not been submitted as part of the discharge of Condition 8. As such, the condition cannot be discharged at this time.

Condition 9 (Access) requires that:

'Prior to development 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.'

Assessment:

The Councils Planning Specialist - Access Officer has reviewed the submission, in particular the External Works and Landscaping Plan (20 BGAR 401 A) and considers the details satisfactorily address the requirements of condition 9 from an accessibility perspective. Following further review by officers, it is considered that the condition can be recommended for discharge.

Condition 10 (Standards) requires that:

'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.'

Assessment:

The application form has listed Condition 10 for discharge. However, this is not a pre-commencement or occupation condition of which needs to be submitted and approved in writing by the Local Authority. This is a compliance condition.

As such, this condition has not been assessed or 'discharged' as part of this application.

Conclusion:

A split decision is therefore recommended.

Refuse:

Conditions 3 (Materials), 4 (Landscaping), 6 (Sustainable Water Management) and 8 (Construction Logistics Plan).

Approve:

Condition 9 (Access)

Condition 10 (Standards) cannot be discharged as it is a compliance based condition.

2. RECOMMENDATION

SPLIT DECISION

Contact Officer: Jimill Patel

Telephone No: 01895 250230