

Report of the Head of Development Management and Building Control Committee Report

Case Officer: Christos Chrysanthou	3723/APP/2024/2902
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Date Application Valid:	14-02-25	Statutory / Agreed Determination Deadline:	17-07-26
Application Type:	Full	Ward:	Yeading

Applicant: **OG Holdings Ltd**
Site Address: **266-278 Yeading Lane, Hayes, UB4 9AX**

Proposal: **Partial demolition of existing building, construction of a two storey upward extension and internal works to provide 14 residential units, enhancement to existing shopfronts and alterations to front elevation to form a new central entrance to the upper floor level. External works including vehicle and cycle parking, refuse and recycling storage and resurfacing of the service yard.**

Summary of Recommendation: **GRANT planning permission subject to conditions**

Reason Reported to Committee: **Required under Part 1 of the Planning Scheme of Delegation (Major application recommended for approval)**



Summary of Recommendation:

GRANT planning permission subject to the completion of a satisfactory section 106 legal agreement to secure the heads of terms set out below, and subject to the conditions as set out in Appendix 1.

A) That the Council enter into a legal agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) or any other legislation to secure the following:

- Parking Permits: Residential Parking Permits restriction (excluding Blue Badge holders).
- Carbon Offset Contribution: A Carbon Offset sum based on an Updated Energy Strategy to be submitted to discharge Condition 19, with the offset calculation based on £95 per tonne of CO2 over a 30 year period.
- Project Management & Monitoring Fee: A Project Management and Monitoring Fee, equalling 5% of the total financial contributions to be paid under this agreement.

B) That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in preparation of the Section 106 Agreement and any abortive work as a result of the agreement not being completed.

C) That officers be authorised to negotiate and agree the detailed terms of the proposed agreement and conditions of approval.

D) That, if the Legal Agreement has not been finalised within 6 months (or such other timeframe as may be agreed by the Director of Planning and Sustainable Growth), delegated authority be given to the Director of Planning and Sustainable Growth to refuse planning permission for the following reason:

'The applicant has failed to provide contributions towards the improvement of services and facilities as a consequence of demands created by the proposed development (in respect of Highways and Carbon Emission Reductions). The scheme therefore conflicts with Policies DMCI 7, DMEI 2, DMT 2 and DMT 6 and of the Hillingdon Local Plan: Part 2 (2020), the adopted Planning Obligations Supplementary Planning Document (2014), and Policies DF1, SI2, T1, T2 and T6 of the London Plan (2021).'

1 Executive Summary

- 1.1 The application seeks full planning permission for the intensification of an existing mixed use residential and commercial site located within Yeading Local Parade.

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- 1.2 The proposal is considered to be acceptable in principle, making effective use of an under-utilised brownfield site within a sustainable location and would make a positive contribution by providing new homes that meet the borough's identified needs.
- 1.3 The design of the development as a whole, including the massing, scale, bulk and detailed architecture of the proposed buildings, is considered appropriate for the site context and would optimise the density and use of the site. Due to the scale and siting of the proposed development coupled with adequate separation distances to adjoining buildings, the impact on residential amenity of nearby properties would be acceptable. The quality of accommodation proposed is considered to be of a high standard with sufficient outlook and access to natural light within the future units and amenity spaces, with all units meeting the minimum space standard requirements.
- 1.4 With the exception of the provision of 2no. disabled car parking spaces, the development is otherwise 'car-free' which is supported in this sustainable location. A s106 legal obligation would prevent future occupiers of the new development from being eligible to apply for parking permits within the parking management schemes in the vicinity of the site.
- 1.5 The local residents' representations have been noted, however it is concluded that the proposal complies with the Development Plan and no material considerations indicate that a contrary decision should be taken. The planning application is therefore recommended for approval subject to the conditions set out in Appendix 1 and s106 legal obligations outlined in this report.

2 The Site and Locality

- 2.1 The application site is located to the east of Yeading Lane and comprises a two-storey, flat-roofed building forming part of an existing retail parade. The ground floor contains six commercial shop units, with five three-bedroom residential units located above.
- 2.2 Access to the residential accommodation is provided via an uncovered first-floor rear walkway and the associated staircase is positioned externally along the northern side elevation of the building. The commercial units front a service road accessed from Yeading Lane. Vehicular access to the rear of the site is provided by a service road located to the south of the parade and a further service road that is accessed off Willow Tree Lane.
- 2.3 Residential properties are located to both the north and rear of the site, while a further two-storey retail parade lies to the south beyond the service road. The existing building has an overall width of approximately 48.1 metres, with a maximum depth of 20 metres at ground floor level, reducing to 8.4 metres at first floor level. The rear access walkway is positioned approximately 4 metres from the rear elevation of the flats, with the intervening area providing amenity space for the

residential units. The southern end unit benefits from the full depth of this amenity space.

- 2.4 The site lies within a designated Local Parade and within the Hillingdon Air Quality Management Area (AQMA). It is also within a Critical Drainage Area and partly within a Flood Zone 2 (moderate flood risk). The site has a Public Transport Access Level (PTAL) of 3.

Figure 1: Location Plan (application site edged red)

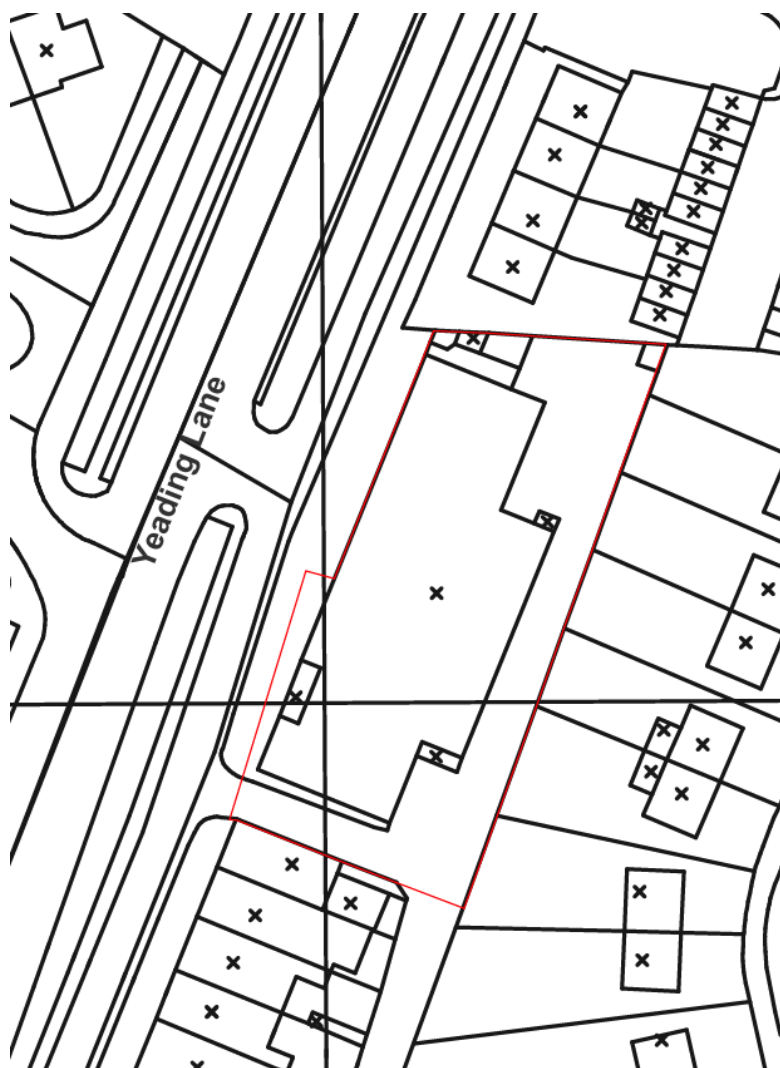


Figure 2: Aerial View Image of the Application Site



Figure 3: Street View Image of the Application Site



3 Proposal

- 3.1 Planning permission is sought for the partial demolition of existing building, construction of a two storey upward extension and internal works to provide 14 residential units, enhancement to existing shopfronts and alterations to front elevation to form a new central entrance to the upper floor level. External works

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including vehicle and cycle parking, refuse and recycling storage and resurfacing of the service yard.

- 3.2 The existing shopfronts and first floor are proposed to be removed. One of the existing units on the ground floor would be repurposed as a lobby and internal servicing for the proposed residential units on the first and second floors. New shopfronts and signage would be provided for the retained four retail units.
- 3.3 The existing 5no 3bedroom first floor flats would be reconfigured as 1no 1bedroom flat and 4no 2bedroom flats. An upwards extension would be erected providing a further floor on the front section of the existing building to provide a further 5no 2bed units. A two-storey rear extension is also proposed, and this would accommodate a further 4no 3bed duplex apartments. The development would result in a net increase of 9no residential units and would re-provide a good proportion of family sized units. A total of 14no residential units would be provided within the development.
- 3.4 Revised plans have been received to improve the design and layout of the scheme. The plant screens are now identical to the core/stair enclosures i.e. perforated metal. The metal balustrading has been adjusted to reflect the Yeading Lane façade.
- 3.5 The layout of the proposed 4no 3bedroom duplex flats in the new rear extension has been adjusted to ensure that their third bedrooms are provided with a direct outlook from a window instead of a rooflight. The rear of the building has been rationalised with more consistent use of materials. Glass opaque balustrading is utilised more extensively across the rear of the first floor to enhance occupants' privacy on the terraces of the duplex flats.

Figure 4: Proposed Front Elevation (please note – larger version of plans can be found in the Committee Plan Pack)



Figure 5: Proposed Ground Floor Plan



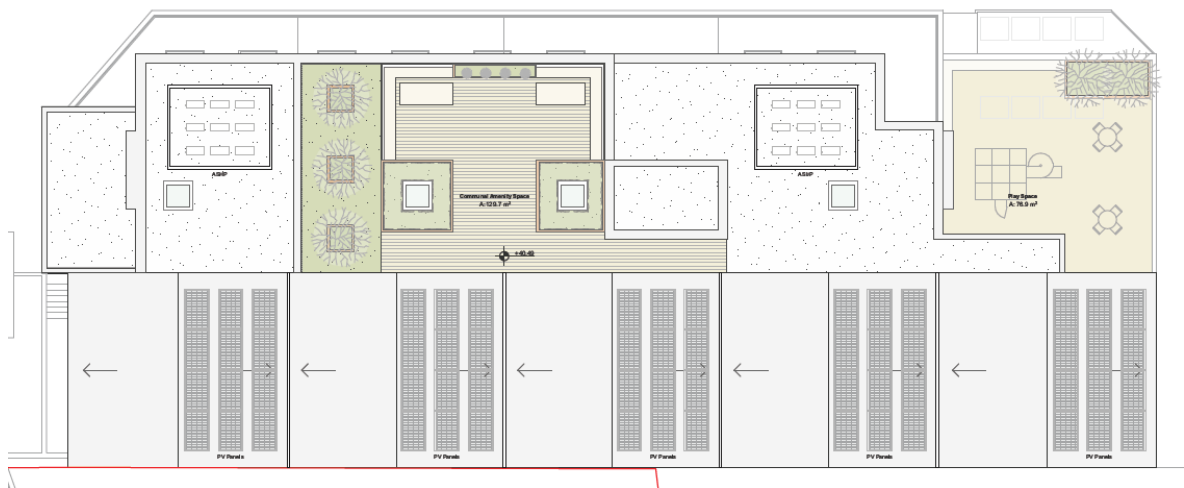
Figure 6: Proposed First Floor Plan



Figure 7: Proposed Second Floor Plan



Figure 8: Proposed Roof Plan



4 Relevant Planning History

- 4.1 A list of the planning history related to the property can be found in Appendix 2.
- 4.2 There is no relevant planning history for the development as proposed.

5 Planning Policy

- 5.1 A list of planning policies relevant to the consideration of the application can be found in Appendix 3.

6 Consultations and Representations

- 6.1 19 neighbouring properties and the Willow Tree Lane Area Residents Association were consulted on 07-03-2025. A site notice was posted at the site on 10-03-25 and a newspaper advert was placed on 19-03-25. 9 additional neighbours were consulted on 23-04-2026. Three letters of objection were received.
- 6.2 Representations received in response to public consultation are summarised in Table 1 (below). Consultee responses received are summarised in Table 2 (below). Full copies of the responses have also separately been made available to Members.

Table 1: Summary of Representations Received

Representations	Summary of Issues Raised	Planning Officer Response
6 individual letters of objection have been received.	I. Extent of second floor II. Footprint and depth of the proposed first and second floors. III. Orientation of roof profile (not sloping towards the front). IV. Height and design detract from local aesthetic.	Character and appearance considerations are discussed at paragraphs 7.12 – 7.17 of this report.
	V. Decrease in sunlight and privacy.	Neighbour amenity considerations are discussed at paragraphs 7.18 – 7.23 of this report.
	VI. Loss of Virginia Chicken shop. VII. Removal of active commercial frontage with residential entrance. VIII. Impact on character and viability of the parade. IX. Scale and density of the development.	The principle of development is discussed at paragraphs 7.1 – 7.11 of this report.
	X. Impact on existing businesses at the site including ensuring continued operations and servicing etc.	The applicant has indicated that they are the owner of the application site. There would be disruption to existing

		operators and residents if the scheme is built out. This is not a planning consideration.
	XI. Parking, servicing and refuse demands of the additional residential units.	These considerations are discussed at paragraphs 7.33 – 7.37 and 7.48 of this report.

Table 2: Summary of Consultee Responses

LBH Consultees and Summary of Comments	Planning Officer Response
Access Officer No objection subject to conditions to secure details of step free access and compliance with M4(2) Building Regulations.	The recommended conditions are proposed to be attached should the application be determined for approval.
Highways No objection subject to a s106 legal agreement to restrict residents from applying for parking permits and a contribution towards signage.	Noted. These matters are discussed at paragraphs 7.33 – 7.37 of this report. The recommended planning obligation in relation to the control of parking permits is proposed to be secured should the application be determined for approval.
Air Quality The development can be considered car free.	Noted.
Local Lead Flood Authority No objection subject to a condition to secure a scheme of Sustainable Water Management.	The recommended conditions are proposed to be attached should the application be determined for approval.
Noise Specialist No objection subject to a condition to restrict noise levels.	The recommended condition is proposed to be attached should

	the application be determined for approval.
Urban Design Concerns raised regarding the upper floor side windows; the ground floor setback on the flat in front of the staircase; and a preference for metal railings.	Noted. These matters are discussed at paragraphs 7.12 – 7.17 of this report.
Waste Guidance received on refuse quantum and location of collection point.	Noted.
External Consultees and Summary of Comments	Planning Officer Response
Heathrow Aerodrome Safeguarding No objection.	Noted.
Greater London Archaeology Advisory Service (GLAAS) No comment.	Noted.
London Fire Brigade No objection.	Noted.
MOD Safeguarding - RAF Northolt No objection.	Noted.
National Air Traffic Services (NATS) No objection.	Noted.
Thames Water No objection.	Noted.

7 Planning Assessment

Principle of Development

- Loss of retail floorspace

- 7.1 The proposal would retain 4no retail units on the ground floor. The floorspace of the unit that is proposed to be lost amounts to 88sq.m. That particular unit is currently occupied by a hot food takeaway. The loss of Virginia Chicken (the operator of the retail shop that would be lost) has been raised as a concern by a local resident who considers the shop to be valuable to the community.
- 7.2 As a relatively small space and being occupied by a non-retail use, the loss of this unit is not considered to impact on the viability of the designated Local Parade on

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Yeading Lane. The LPA is also unable to insist on the retention of the chicken shop or dictate which retail business decide to operate these shops in the future. Further, the repurposing of the ground floor unit would facilitate the creation of additional residential units on the upper floors, which is strongly supported by policy. This consideration is discussed further in the paragraphs below.

- 7.3 The proposal would improve the quality of the retained retail shops which weighs in favour of the development. To ensure that the future uses of the 4no ground floor units are compatible with the retail function of the Local Parade, a condition is recommended to be attached in the event of an approval to restrict the use of these units under Class E of the Use Classes Order.

- Intensification of Residential Use

- 7.4 There is a clear policy presumption in favour of redeveloping under-utilised land and buildings on brownfield sites to support new housing and retail developments, especially within existing built-up areas that have better supporting infrastructure and higher levels of public transport (in this instance a PTAL of 3). Recognising that the site is under-utilised and sustainably located within a designated Local Parade, it is considered that the principle of residential-led redevelopment (which re-provides the retail units) is acceptable in principle, in accordance with the general thrust of the NPPF, the London Plan and Hillingdon Local Plan, which require local planning authorities to promote residential developments in suitable locations and make the most efficient use of previously developed land.

- 7.5 It is acknowledged that the Council cannot currently demonstrate a five-year supply of deliverable housing sites (the most recent position statement published on 01/04/26 confirmed a 2.5 year supply). In accordance with Footnote 8 of the NPPF, the policies which are most important for determining the application are therefore considered out-of-date. Consequently, Paragraph 11(d) of the Framework is engaged, and the 'tilted balance' applies. This requires that planning permission be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole. The application is considered to comply with the Development Plan in this case. In addition, when considered against the policies of the Framework (read as a whole), any adverse impacts of granting consent (as identified within this report) would not significantly and demonstrably outweigh the benefits. In reaching this decision, positive weight is afforded to the modest contribution that the proposal makes towards the Borough's housing supply.

- Affordable Housing

- 7.6 Policy H2 of the Local Plan: Part One (2012) requires sites with a capacity of 10 or more units to provide an affordable housing mix to reflect the housing needs in the borough, particularly the need for larger family units. Policy H4 of the London Plan (Delivering affordable housing) sets the strategic target of 50% of all new homes delivered across London to be genuinely affordable. As such, all developments that trigger the affordable housing requirements (10 units or more) should provide affordable housing through the threshold approach. In accordance with Policy H5

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of the London Plan, the threshold level of affordable housing for this development would be a minimum of 35 per cent. If this is not viable, the applicant must submit a financial viability assessment (FVA) that the Local Planning Authority robustly test.

- 7.7 The application is supported by a Financial Viability Assessment (FVA) which has been independently reviewed on behalf of the Council by an appointed viability assessor. The independent review concludes that whilst there are differences between the parties in terms of the relative assessments, it is not considered that the scheme is viable against the viability benchmark. Consequently, it is agreed that the scheme is unable to viably support the provision of affordable housing.

Housing Mix

- 7.8 Policy H10 of the London Plan (Housing size mix) states that schemes should generally consist of a range of unit sizes, having regard to the requirement to deliver mixed and inclusive neighbourhoods, the need to provide a range of unit types at different price points, the mix of uses, the range of tenures, the nature and location of the site, PTAL, the need for additional family housing and the role of one and two-bed units in freeing up existing housing by providing an alternative to conversions and subdivisions, to optimise a site's potential. Policy DMH2 of the Local Plan seeks a mix of units that reflects the latest information on need. The 2018 Strategic Housing Market Assessment identifies an overwhelming need for family-sized homes.
- 7.9 The 5no existing 3bedroom flats on the first floor would be remodelled as 4no 2bedroom flats and 1no 1bed flat and each unit would be provided with a balcony for use as a private amenity space. A further 5no 2bedroom flats are proposed above. The proposed two storey rear extension would provide an additional 4no 3bedroom duplex flats. The development would result in a total of 1no 1bedroom flat, 9no 2bedroom flats and 4no 3bedroom flats. The overall housing mix which comprises a mix of property sizes including a good proportion of family sized units, is considered to be acceptable and would broadly meet local demand.

Density

- 7.10 All new residential development should take account of the Residential Density Matrix contained in Table 5.2 of the Hillingdon Local Plan Part 2. The characteristics of the site location would broadly fall into the category of a Residential area with a suburban character within 800m of a town centre with a PTAL 2-3. Table 5.2 identifies a density range of between 50 - 110 units per hectare as being an acceptable for flatted developments in these locations. It should however be noted that Table 5.2 provides a guide and that in some cases, divergence from the stated density ranges may be acceptable as determined by a design-led approach.
- 7.11 The site area measures 0.15 hectares and 14no. units are proposed. As such, the development would have a density of 93.33 units per hectare. The proposed density falls within the mid-upper density range and is therefore considered to represent an

optimal use of the site which provides a good level of new housing, appropriate for the density of residential development in the area.

Character and Appearance

- 7.12 When considering design options, regard should be had to Policy GG2 and SD1 of the London Plan, which requires proposals to make the most effective use of land to help boroughs achieve their annual housing targets, which often requires more intensive development in sustainable locations.
- 7.13 The proposed development would see the introduction of a three-storey building onto a plot with an existing two-storey building and would increase the built footprint within the site. It is noted that further south on the parade at Nos. 264-252 is a three-storey building. Whilst the building would be taller than the adjacent buildings, due to the side gaps and the overall scale and proportions of the development, the scheme responds well to the site context within a Local Parade, as indicated in the CGI below.

Figure 9: Computer Generated Image of the Proposal



- 7.14 The proposed building would be characterised by a pitched roof design and visual interest is added through the provision of a series of balconies, contrasting materials (including facing brickwork, tile hanging, metal railings and bronze colour fenestration) and appropriate signage and awnings for the retail units. The proposal is considered to enhance the visual appearance of the application site.
- 7.15 The proposal includes a single storey element to the side of the main building which would be used to provide access to a secondary entrance and means of escape. Notwithstanding the comments raised by the Council's Conservation and Design Officer that the ground floor setback in front of the staircase appears discordant on the elevation as this feature is not carried over on the above level, the ground floor setback in front of the enclosed external staircase is considered acceptable.

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Bringing it forward, flush with the shop frontages or building the walls up to the upper floors would make this relatively minor element more prominent in the street scene and add unnecessary bulk to the proposal.

- 7.16 The private amenity spaces of the duplex flats to the rear of the development would be enclosed by metal railings, which was requested by the Council's Conservation and Design Officer. This is considered to be an improvement over the glass balustrades. The rear of the site is more utilitarian in character, and the rear elevations would not be readily visible from the street scene of Yeading Lane.
- 7.17 The application form indicates that exterior materials would be brown/red brick to match the existing along with slate roofing and bronze coloured metal framed windows and doors. The surfacing of the rear service area is proposed to be Ulticolour porous tarmac in a Light Buff colour. Full details of the exterior materials and finishes including details of the balconies is recommended to be secured by condition to ensure harmonisation with the street scene of Yeading Lane and in particular the Local Parade.

Figure 10: Computer Generated Image of the Proposal



Residential Amenity

- 7.18 The front elevation windows of the building fronting Yeading Lane, would provide similar views to existing windows at the site and would therefore cause no harm to neighbouring amenities.
- 7.19 The separation distance between the development and neighbours to the east at Nos. 25-35 Reynolds Road would comply with the 21m separation distance policy guidance. The submitted Daylight & Sunlight Report assesses the impact of the development on daylight provision for the rear windows in Nos. 25-35 Reynolds Road. The report indicates that there would be a marginal reduction in Vertical Sky Component (VSC) however these neighbouring properties would retain a good level of daylight provision.
- 7.20 The development would retain the existing side gap to the neighbour No.340, located to the north, and the rear extension to the would be set away from the neighbouring property. Whilst the additional floor over the existing building would increase the height of the building alongside the neighbour, the retention of the existing 9.6m side gap is considered sufficient to avoid any undue overbearing effects. The flank wall of the neighbour is noted to have a ground floor door and first floor window facing towards the site. The side door is not the main entrance to the neighbouring property and levels of outlook and daylight provision from this secondary window would not be significantly reduced relative to the existing situation. The first and second floor secondary windows in the north elevation of the development would face towards the neighbour's flank wall and over the roof of the neighbouring property. The impact on this neighbour is on balance considered to be acceptable.
- 7.21 The development would be 1.5m higher than the ridge of the neighbouring row of terraces to the south and it is noted that the flank wall of the neighbour at No.264 comprises a first floor obscure glazed window that faces onto the existing building. The retention of the 5.4m side gap to No.264 ensures that the impact on the neighbour's side window would be neutral relative to the existing situation. The second floor side window would provide an element of surveillance over the play area and would not result in harmful loss of privacy to neighbouring occupiers.
- 7.22 The development would not breach a line drawn at 45 degrees from any habitable room windows of the neighbouring properties and is therefore unlikely to cause any harmful loss of light and outlook to adjacent neighbours. Having regard to the built-up site context, the impact on the adjacent neighbours is considered to be acceptable.

Noise

- 7.23 In support of the application, a Noise Impact Assessment has been submitted, which assesses the existing noise conditions at the site and the potential suitability of the noise environment for the proposed residential and retail uses. The report includes a number of recommendations including mitigation measures in the form of sound insulation within the external building fabric, glazing and mechanical

ventilation. Compliance with the report is recommended to be secured by condition. In addition, as recommended by the Council's noise specialist, a condition to limit noise levels would be attached in the event of an approval to ensure that noise does not affect the amenity of future occupants.

Quality of Residential Accommodation

- 7.24 In accordance with the London Plan, proposals should maximise the provision of dual aspect dwellings and normally avoid the provision of single aspect dwellings. Single aspect dwellings should only be provided where it is considered a more appropriate design solution as a result of site constraints which would mean dual aspect dwellings would severely restrict optimising the site's potential. The Support for Housebuilding London Plan Guidance published by the GLA in March 2026, states that flexibility should be afforded to the provision of dual and single aspect dwellings by decision makers. Where single aspect dwellings are proposed, it should be demonstrated by the applicant that they will have adequate passive ventilation, daylight and privacy, and avoid overheating.
- 7.25 Whilst the development would provide single aspect dwellings, the design has been influenced by the existing site constraints and the quantum of private and shared amenity space that is proposed, including balconies for all residential units. It is important to note that there are no single-aspect north-facing units proposed as part of this scheme. It is also important to give consideration to all aspects of the design and achieve an appropriate balance between the different areas which create a residential environment such as the internal living spaces and external amenity spaces. It is considered that the proposed development provides good quality and usable amenity space whilst proposing single aspect units.
- 7.26 A Daylight and Sunlight Report and Technical Note have been submitted in accordance with the 2022 BRE guidance. The reports indicate that all of the windows in the residential units at the rear of the proposed development are predicted to receive an adequate amount of daylight and sunlight and all windows exceed the BRE guidance levels based on VSC (Vertical Sky Component). The units at the front of the development would also benefit from adequate VSC levels. Whilst the windows behind the inset balconies in the front units would receive a VSC lower than the BRE 27% benchmark, the VSC for the other windows would be significantly higher than the benchmark, therefore on balance, the residential units at the front of the proposed development would receive an adequate amount of daylight and sunlight.
- 7.27 The gross internal areas (GIA) of the proposed flats would meet the minimum space standards. The floor to ceiling heights of the residential development also exceed 2.5metres throughout and the bedrooms are of a suitable size and benefit from adequate outlook. Overall, the development would provide good quality internal living accommodation for the future occupiers.

Overheating

- 7.28 The overheating assessment appended to the submitted Energy and Sustainability Statement envisages that mechanical ventilation with heat recovery is likely to be needed to limit unwanted solar gains and to allow for ventilation during times when windows need to remain closed due to external elements such as noise or air quality. The final details of the Overheating Strategy are recommended to be secured by condition. Subject to such a condition, the proposal would accord with Policy SI 4 of the London Plan (2021).

Private Amenity Space

- 7.29 Private amenity space should be provided in accordance with the standards set out under Policy DMHB 18 of the Hillingdon Local Plan Part 2 in Table 5.3. Table 5.3 states that 1, 2 and 3 bedroom flats should be provided with at least 20, 25 and 30 square metres of private amenity space, respectively. Applying the above, a total of 365 square metres would be required. A total of 135 square metres of private amenity space in the form of independent balconies is provided. The London Plan has a lower requirement and Policy D6 stipulates a minimum of 5 sq.m. of private outdoor space for 1-2 person dwellings and an extra 1 sq.m. should be provided for each additional occupant. The 1bedroom and 2bedroom flats would each be provided with a balcony measuring 6sq.m. In addition, the 3bedroom duplex flats would each be provided with a balcony measuring between approximately 16sq.m and 23sq.m. The quantum of private amenity space would broadly accord with the London Plan standards. A communal roof garden measuring 129.7sqm is also proposed, which is considered to represent a benefit of the scheme, as it would provide additional amenity space for use by future residents and should be considered as part of the overall planning balance. Taking a balanced view, the quantum and quality of private amenity space is considered to be acceptable.

Open Space

- 7.30 It is important to highlight that the site does not contain any open space and the proposal does not result in the loss of any protected open space. The proposal would be providing a dedicated on-site communal play space which reduces the reliance on local parks and playgrounds, further details of which are provided in the following section of this report.

Play Space

- 7.31 Using the GLA's child yield calculator, the proposed development is likely to house 5.4 children (aged 0-17), which equates to a play space provision requirement of 54.2sq.m (10 sqm per child). A dedicated on-site communal play space measuring 76.9sq.m is proposed on the first floor, which exceeds the requirement.

Air Quality

- 7.32 The site lies within Hillingdon Air Quality Management Area (AQMA). An Air Quality Assessment has been submitted in support of the application. As a car free

development (other than the provision of 2no disabled car parking bays), the proposal is not considered to give rise to any significant air quality effects and would be air quality neutral. The proposal includes green measures and energy efficiency measures that would be secured by condition. In this instance, further air quality mitigation would not be required.

Highways and Parking

- 7.33 Encouraging higher densities in appropriate locations means more people are within walking distance of local amenities and transport connections, which in turn reduces the need for private car ownership and supports the transition to a more sustainable city. Indeed, other than the provision of 2no disabled car parking spaces to the rear of the site, the development would be 'car-free' which is supported by the site's PTAL 3 rating and location within a Local Parade and proximity to nearby parks and recreational facilities.
- 7.34 The applicant has agreed to enter a s106 legal agreement with the Council that prohibits future residents of the development from applying for a permit to join any parking management scheme in the vicinity of the site.
- 7.35 It has been observed that cars frequently park over the pavement and on the service road in front of the site which is creating parking stress and obstructing pedestrian access. The single yellow line parking restrictions along the service road in front of the site are not enforceable due to signage and road lining not meeting regulatory standards. As a result, Civil Enforcement Officers cannot issue Penalty Charge Notices. The Highway Authority had requested a contribution to be paid towards signage however as this would be to solve a pre-existing parking enforcement issue, the LPA do not consider this contribution would pass the relevant tests as it is not directly related to the development nor reasonable or necessary to make the proposal acceptable in planning terms.
- 7.36 The disabled car parking spaces would be served by electric vehicle charging points, details of which are recommended to be secured by condition. The retail units would continue to be serviced from the rear of the site with vehicular access being provided as existing via a further service road off Willow Tree Lane. A secondary access to the south of the parade (between the application site and Nos. 262-264) would be re-opened to provide a more convenient access via Yeading Lane. It is envisaged that deliveries to the residential units would be carried out from Yeading Lane via the service road in front of the building where the residential lobby is located.

Figure 11: Proposed Site Plan (Parking, Servicing and Deliveries)



7.37 Cycle storage is proposed to the rear of the site for use by future occupiers of the residential and commercial development. The plans also propose a Sheffield stand on Yeading Lane to provide further cycle parking for 3no cycles that would be publicly accessible. The location of the Sheffield stand is however shown outside of the red line boundary on highway land. There appears to be limited scope to move the Sheffield stand within the red line in front of the building as this would obstruct pedestrian movements. The facility is not however considered to be required as sufficient cycle parking provision could be accommodated to the rear of the building. Full details of the on-site cycle storage are recommended to be secured within the landscaping condition.

Landscaping

7.38 The landscaping proposed includes green roofs, green walls and planting at roof level. Indicative planting details are provided within the submitted Biodiversity Enhancement and Management Plan which are broadly considered to be acceptable. A full hard and soft landscaping scheme including a schedule of implementation and maintenance is recommended to be secured by condition in the event of an approval.

Urban Greening Factor

7.39 Policy G5 of the London Plan (Urban Greening) states that major developments should contribute to the greening of London by including urban greening as a fundamental element of site and building design, and by incorporating measures such as high-quality landscaping (including trees), green roofs, green walls and nature-based sustainable drainage. The Mayor recommends that boroughs seek an Urban Greening Factor (UGF) target score of 0.4 for developments that are predominately residential, and a target score of 0.3 for predominately commercial development (excluding B2 and B8 uses). In broad terms, the UGF is an

assessment of the amount, type and value of natural environment provided on site as a proportion of the overall site area.

- 7.40 The development will deliver a UFG of 0.104. It is important to highlight that despite the low UGF, urban greening would be improved within the site as a result of the development. There is limited scope to provide further planting and whilst the UGF falls significantly short of the policy benchmark, the benefits of the scheme are considered to outweigh the lack of UGF policy compliance.

Biodiversity Net Gain

- 7.41 In England, biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). This statutory framework is referred to as 'biodiversity net gain' in Planning Practice Guidance to distinguish it from other or more general biodiversity gains. Under the statutory framework for biodiversity net gain, subject to some exceptions, every grant of planning permission is deemed to have been granted subject to the condition that the biodiversity gain objective is met ("the biodiversity gain condition"). This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat.
- 7.42 The development would be occurring on previously developed land and no trees or hedgerows would be affected. Therefore, the development would not exceed the de minimis threshold and is considered BNG exempt and a biodiversity gain plan is not required.

Ecology

- 7.43 The submitted Biodiversity Enhancement and Management Plan provides a list of ecological enhancements. These enhancements include at roof level, bat and bird boxes and insect hotels are proposed to provide a resource for local wildlife. In the event of an approval, the plan would be listed in the approved documents condition to ensure implementation.

Flood Risk and Drainage

- 7.44 A Flood Risk Assessment (FRA) and Drainage Strategy has been submitted in support of the application. The site is broadly located within a Flood Zone 1 (low flood risk) however part of the application site to the south including the secondary service road, the refuse area to the rear and approximately half of the double size retail unit are located within a Flood Zone 2 (medium flood risk). Retail shops are categorised in the NPPG as less vulnerable uses and according to the submitted FRA and drainage strategy the finished ground floor levels are to remain as existing. Safe access and egress into the more vulnerable residential uses is achieved within the part of the site that is located within Flood Zone 1. The FRA and drainage strategy recommends that Site management and residents sign up to EA Flood Warnings to receive updates on flood events in the wider area along with other recommendations to verify the drainage design. The Local Lead Flood Authority

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(LLFA) have reviewed the submitted FRA and drainage strategy and do not raise an objection subject to a condition to secure a final scheme of sustainable water management. This condition is recommended to be attached should the application be determined for approval.

Accessibility

- 7.45 Conditions are proposed to be attached should that application be determined for approval that would secure details of step free access via all points of entry and exit and compliance with the technical specifications for an M4(2) dwelling. Subject to these conditions the development would be accessible and inclusive and accord with relevant policy requirements.

Secure By Design

- 7.46 Development will be required to comprise good design and create inclusive environments whilst improving safety and security by incorporating the following specific measures:
- i) providing entrances in visible, safe and accessible locations;
 - ii) maximising natural surveillance;
 - iii) ensuring adequate defensible space is provided;
 - iv) providing clear delineations between public and private spaces; and
 - v) providing appropriate lighting and CCTV.
- 7.47 The submitted Design and Access Statement lists a set of features including secure entrances, windows and balconies in addition to secure access in and out of the building to assist in a development that accords with secure by design principles. Any grant of planning permission would be subject to a secure by design condition to achieve appropriate accreditation.

Waste Management

- 7.48 Refuse collection points are proposed on-site at the rear of the building and the collections will be carried out in conjunction with existing arrangements. Further details regarding the refuse storage arrangements are proposed to be secured by the landscaping condition in the event of an approval. A Waste Management Plan is also recommended to be secured by condition to approve details of the quantum of refuse storage and collection arrangements.

Energy and Sustainability

- 7.49 In accordance with Policy SI2 of the London Plan, Major development should be net zero carbon. A minimum on-site reduction of at least 35 per cent beyond Building Regulations is required for major development. Where it is clearly demonstrated that the zero-carbon target cannot be fully achieved on-site, any shortfall should be provided, in agreement with the borough, through a cash in lieu contribution to the borough's carbon offset fund.

- 7.50 An Energy and Sustainability Statement has been submitted in support of the application. To meet the required reduction in carbon emissions associated with the development, the proposal includes energy efficiency measures including green roofs, roof mounted Air source heat pumps (ASHPs) and Solar PV Panels along with mechanical ventilation with heat recovery (MVHR) and electric vehicle charging points. Following the implementation of these measures along with improvements to the fabric energy efficiency the development will achieve the following:
- 64.89% overall regulated CO2 reduction by renewable sources ('Be green')
 - 27.36% overall regulated CO2 reduction by efficiency measures ('Be Lean')
- 7.51 Whilst the Energy and Sustainability Statement demonstrates how the target onsite carbon reduction of 35% will be achieved, there is no conclusive information to determine what level of carbon offset contribution should be secured to reach the zero-carbon target. It is therefore recommended that an updated Energy Assessment be secured by condition and an obligation included within any associated legal agreement to provide the mechanism to secure a cash in-lieu contribution that may be required to achieve a zero-carbon development.

Fire Safety

- 7.52 London Fire Brigade have been consulted and do not raise any concerns. Notwithstanding, in accordance with Policy D12 of the London Plan, a Fire Safety Strategy is recommended to be secured by condition which should include the details of the materials to be used and the means of escape for future residents including an evacuation strategy, evacuation lifts, fire-protected stairways and evacuation assembly points, active fire safety measures including fire detection alarm systems and automatic water fire suppression systems.

Planning Obligations

- 7.53 On the basis of the NPPF and the Community Infrastructure Levy Regulation 2010, it is only considered appropriate to request planning obligations relating to the following:
- i. Parking Permits: Residential Parking Permits restriction (excluding Blue Badge holders).
 - ii. Carbon Offset Contribution: A Carbon Offset sum based on an Updated Energy Strategy to be submitted to discharge Condition 19, with the offset calculation based on £95 per tonne of CO2 over a 30 year period.
 - iii. Project Management & Monitoring Fee: A financial contribution equal to 5% of the total cash contributions.
- 7.54 The applicant has agreed in writing to the above obligations which would be secured by a s106 legal agreement. All financial contributions will be required prior to the commencement of the development

Community Infrastructure Levy (CIL)

- 7.55 The scheme would be liable for payments under the Community Infrastructure Levy. If approved, the final CIL liability would be set out in the CIL Liability Notice following determination of the application in line with the CIL Regulations. This would be issued following a full review of all the material available to the Council's Planning Obligations Team at that time.

8 Other Matters

Human Rights

- 8.1 The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

Equality

- 8.2 Due consideration has been given to Section 149 of the Equality Act with regard to the Public Sector Equality Duty in the assessment of this planning application. No adverse equality impacts are considered to arise from the proposal.

9 Conclusion / Planning Balance

- 9.1 The proposal is considered to comply with the Development Plan and no material considerations indicate that a contrary decision should be taken. Consequently, the application is recommended for approval subject to the conditions set out in Appendix 1 (below).

10 Background Papers

- 10.1 Relevant published policies and documents taken into account in respect of this application are set out in the report. Documents associated with the application (except exempt or confidential information) are available on the Council's website here, by entering the planning application number at the top of this report and using the search facility. Planning applications are also available to inspect electronically at the Civic Centre, High Street, Uxbridge, UB8 1UW upon appointment, by contacting Planning Services at planning@hillington.gov.uk.