

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

Case Officer: **Mitchell Heaven**

38629/APP/2024/1155

Date Application Valid:	01.05.2024	Statutory / Agreed Determination Deadline:	19.03.2025
Application Type:	Full	Ward:	Ickenham & South Harefield

Applicant: **Mr and Mrs Gadher**

Site Address: **41A Parkfield Road, Ickenham**

Proposal: **Demolition of the existing dwelling and replacement with a two storey five-bedroom dwelling.**

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

Reason Reported to Committee: **Required under Part 3 of the Planning Scheme of Delegation (Petition received)**



Summary of Recommendation:

GRANT planning permission subject to the conditions set out in Appendix 1.

1 Executive Summary

- 1.1 Planning permission is sought for the demolition of the existing bungalow dwelling and the replacement with a two storey five-bedroom dwelling with accommodation in the roof space.
- 1.2 The surrounding area is residential comprised primarily of single and two-storey detached dwellings in a variety of architectural styles and ages. The site is not located within a conservation area or area of special local character.
- 1.3 The applicant has worked cooperatively with the Local Planning Authority and in response to feedback during processing of the application has provided a revised scheme. These revisions have reduced the depth of the proposed dwelling at both the ground floor and first floor levels. It is noted that a similarly scaled replacement dwelling has recently been approved at 39 Parkfield Road (planning permission ref. 24825/APP/2023/81).
- 1.4 A petition with twenty signatories in objection to the development has been received. The desired outcome of the petition is for the application to be refused; or reduced in size and height with conditions. Separate representations from three people have also been received in objection to the proposal, and two representations have been received in support of the application.
- 1.5 The main issues which shall be addressed within this Committee Report relate to the impact on neighbouring dwellings and the impact on the character and appearance of the area and street scene. It is noted that there is a variety of architectural styles along the street with a mixture of both bungalows and two storey dwellings, including replacement dwellings. The proposal would appear sympathetic with the prevailing character and appearance of the street scene.
- 1.6 The proposal would not cause a detrimental impact on neighbouring residential amenity. A daylight and sunlight impact assessment on neighbouring windows has confirmed compliance with the BRE daylight and sunlight guidance. The replacement dwelling would be sited a sufficient distance from neighbours to the rear, along Rectory Way. In the event of an approval, a condition would be secured requiring the first-floor side elevation windows to be obscure glazed with restricted opening to maintain neighbours' privacy.

- 1.7 The Council's Highways Department is satisfied that the proposal would not present a risk to road safety, hinder the free flow of traffic, or lead to parking stress.
- 1.8 This Committee Report seeks to provide a comprehensive assessment of the full application and supporting documentation. All material planning considerations have been considered. It is therefore recommended that planning permission is granted, subject to the imposition of relevant planning conditions set out in Appendix 1.

2 The Site and Locality

- 2.1 The application site is broadly rectangular in shape and is located on the southern side of Parkfield Road, which is a cul-de-sac. It comprises a detached, single storey dwelling with a hipped roof and an attached garage. Most of the frontage is an impervious vehicle forecourt served by two vehicle crossovers, aside from a small front garden. The rear of the site consists of a spacious landscaped garden containing several mature trees.
- 2.2 The street scene on Parkfield Road is characterised by single and two storey detached dwellings in a variety of ages, architectural styles and materials but forming a relatively consistent front building line and setback from the highway. Adjacent to the north-west of the site is 43 Parkfield Road, a detached double storey rendered dwelling that has been extended by single and two storey side and rear extensions. Adjacent to the south-east of the site is 41 Parkfield Road which consists of a single storey detached bungalow brick dwelling.
- 2.3 According to the Council's GIS, the site is subject to a Tree Preservation Order and is located within an Air Quality Management Area. This section of Parkfield Road has a Public Transport Accessibility Level (PTAL) of 1a (poor) transitioning to 3 (moderate) closer to the High Road.

Figure 1: Location Plan (application site edged red)



Figures 2-3: Photographs of the front and rear Application Property



Figures 4-5: Photographs of the boundary with 41 Parkfield Road at the front and rear of the Application Property



Figures 6-7: Photographs of the boundary with 43 Parkfield Road at the front and rear of the Application Property



3 Proposal

- 3.1 The application proposes the demolition of the existing bungalow and erection of a two storey four-bedroom dwelling as depicted in the proposed plans. The development would also include a games room and bathroom incidental to the dwelling within the loft of the roof.
- 3.2 During the processing of the application the applicant provided revised drawings in response to feedback from the Planning Officer that reduced the scale of the proposed dwelling by shortening the length/depth of the proposed ground floor and first floor. The applicant also provided a Daylight and Sunlight Impact Assessment Report at the request of the Planning Officer.

Figure 8: Proposed Plans and Elevations (please note – larger version of plan can be found in the Committee Plan Pack)



Figure 9: Proposed Street Scene Elevation



4 Relevant Planning History

- 4.1 A list of the relevant planning history related to the property can be found in Appendix 2.
- 4.2 The most recent application at the site was approved in July 1986 for the construction of the existing bungalow and discharge of related conditions.

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 22 neighbouring properties and Ickenham Residents Association were consulted on the application by letter dated 14.05.24. The consultation period expired 05.06.24. A petition with twenty signatories was received in objection to the proposal. Three representations were received in objection to the proposal, and two representations in support of the application were received. It was not considered necessary to reconsult on the revised drawings as these reduced the scale of the proposal.
- 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.
- 6.3 Internal and external consultations were also sent out and a summary of the comments received are noted below in Table 2 of this Committee Report.

Table 1: Summary of Representations Received

Representations	Summary of Issues Raised	Planning Officer Response
A petition of 20 valid signatures has been received against the application.	I. Requested rejection of the application or a reduction in size and height. II. Amenity concerns to the adjoining residents.	Discussed at paragraph 7.4-7.17 of this report.

3 individual letters of objection have been received	I. Demolition of a habitable dwelling.	The demolition of a dwelling and replacement with a larger dwelling is acceptable. The existing dwelling is not a designated heritage asset and as such its demolition is considered acceptable subject to a suitable replacement. The principle section discusses this matter further in paragraphs 7.1-7.3 of this report. Whilst the replacement design is discussed within paragraphs 7.4-7.17 of this report.
	II. New scheme is large and characterless.	Discussed at paragraph 7.4-7.17 of this report.
	III. Application states two storeys but is three storeys.	The loft and use of the roof space is not considered an additional storey for the purpose of the proposal description.
	IV. Tree survey is required due to location in an area subject to a Tree Preservation Order (TPO).	Discussed at paragraphs 7.55 - 7.58 of this report. The Council's Tree Officer has reviewed the application and is satisfied that TPO matters can be addressed via conditions of consent.
	V. A light survey should be required due to proximity to adjoining properties.	Discussed at paragraphs 7.23-7.28 of this report. The applicant has provided a Daylight and Sunlight BRE Impact Assessment confirming adjacent dwellings would not experience a notable

		reduction in daylight and sunlight as set out in BRE guidelines.
	VI. The construction will generate noise and dirt pollution. A further comment received wanted confirmation that the hours of construction allowed under environmental laws. Concerns also raised regarding multiple developments ongoing at the same time.	In the event of approval, a Construction Management Plan would be conditioned. An informative is included in the recommendation, reminding the applicant of their construction noise and hours obligations which are allowed under The Control of Pollution Act 1974, the Clean Air Acts and other related environmental legislation.
	VII. Height is excessive. The increased height will be visible from further away.	Discussed at paragraphs 7.4-7.17 of this report.
	VIII. Overlooking into opposing front and rear houses will be generated. Overlooking from the first-floor windows will harm neighbours' privacy.	This is discussed at paragraphs 7.29-7.32. A Condition is also included requiring flank windows to be obscure glazed and non-opening up to 1.8m above finish floor level. Similarly, a condition requires side roof lights below a height of 1.8m from the internal floor level to also be obscure glazed.
	IX. A street scene has not been provided.	Provision of a street scene is not a statutory requirement for this application. However, the applicant has submitted a street scene elevational drawing during the application process.

	X. The proposal is too large, will be over dominant and overshadowing of gardens and neighbouring properties as well as ability to use solar equipment.	Discussed at paragraphs 7.18 - 7.33 of this report.
	XI. A landscaping plan has not been provided. The rear garden landscaping should be retained. Concerns that the loss of onsite landscaping could lead to privacy issues	A landscaping scheme has not been submitted with the application. Due to the nature of the proposal as a replacement dwelling, it is considered that details of a landscaping scheme can be secured by condition for approval.
	XII. The property could be converted to a hotel, boarding house, HMO, etc., in the future.	This application does not involve a proposed change of use. It is noted that there are permitted development rights to convert a dwelling to a small HMO of up to six unrelated people. Any change of use would require lawful planning permission. Should the LPA receive such an application, it would be assessed against the relevant planning policies.
	XIII. Insufficient car parking has been provided.	The Highways Officer has reviewed the parking provision and confirmed it is acceptable. This is discussed at paragraphs 7.38 - 7.46
	XIV. Too many large dwellings on the street will harm the character of the area.	The street scene is quite varied with no predominant defining character. This is discussed at paragraphs 7.4 - 7.17 of this report.

2 letters of support have been received.	I. The scheme is proportionate and in keeping with recent development on Parkfield Road.	Noted.
	II. The scheme is a positive contribution to the streetscape.	Noted.
	III. The construction noise and hours should be managed.	In the event of approval, an informative is recommended reminding the applicant of their construction noise and hours obligations.

Table 2: Summary of Consultee Responses

Consultee and Summary of Comments	Planning Officer Response
Access Officer No accessibility concerns are raised subject to a condition requiring details of step free access be provided to the local authority prior to works above ground level commencing.	The comments from the access officer are noted. These are discussed further in paragraphs 7.53 and 7.54 and the recommended condition is included in this report.
Highways Officer The application has been reviewed by the Highway Authority who are satisfied that the proposal would not discernibly exacerbate congestion or parking stress, and would not raise any measurable highway safety concerns, in accordance with Local Plan: Part 2 Development Management Plan (2020) - Policies DMT 1, DMT 2 and DMT 6 and Policies T4 and T6 of the London Plan (2021). The Highways Officer recommends inclusion of conditions relating to provision of secure bicycle parking, electric vehicle charging points and a Construction Management Plan.	The comments from the Highways Officer are noted. These are discussed further in paragraphs 7.38 - 7.46 and the conditions are recommended to be added to the decision notice.

Trees Officer Identified no protected trees on the site and was supportive subject to inclusion of a condition requiring a Tree Survey and Protection Plan be provided to the local planning authority prior to works commencing.	The comments from the Trees Officer are noted and discussed further in paragraphs 7.55 - 7.58 below. The conditions are recommended to be added to the decision notice.
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7 Planning Assessment

Principle of Development

- 7.1 The principle for residential use has been established through the existing dwelling. Policy DMH 1: Safeguarding Existing Housing of the Hillingdon Local Plan: Part 2 (2020) requires proposals to avoid the net loss of housing. The proposal is for the replacement of the existing dwelling with a new dwelling and is thereby in accordance with Policy DMH 1.
- 7.2 Policy DMH 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) adds that the Council will require the provision of a mix of housing units of different sizes in schemes of residential development to reflect the Council's latest information on housing need. The current information on housing need indicates a substantial borough-wide requirement for larger affordable and private market units, particularly 3-bedroom properties, as identified in the Strategic Housing Market Assessment 2016.
- 7.3 Whilst an existing family sized dwelling (defined in the London Plan 2021 as a three-bedroom or more unit) would be demolished, it would be replaced by a two storey, four-bedroom dwelling. The proposal would therefore not result in a net loss of family sized housing, in accordance with Policies DMH 1 and DMH 2 of the Hillingdon Local Plan: Part 2 – Development Management Policies (2020). Notwithstanding the above, there are other planning considerations that need to be considered which are discussed in the remainder of the committee report including the design amenity, parking and highway safety.

Design / Impact on the Character and Appearance of the Area

- 7.4 Policies D1, D3 and D4 of the London Plan (2021) require development proposals to be of high quality and to enhance the local context by delivering buildings and spaces that positively respond to local distinctiveness.
- 7.5 Policy BE1 of the Hillingdon Local Plan Part 1 – Strategic Policies (2012), and policies DMHB 11 and DMHB 12 of the Hillingdon Local Plan Part 2 – Development Management Policies (2020) in summary seek to secure a high quality of design that enhances and contributes to the area in terms of form, scale

and materials, is appropriate to the identity and context of the townscape and would improve the quality of the public realm and respect local character. These aims are also supported by Chapter 12 of the National Planning Policy Framework (2024).

- 7.6 Parkfield Road is a cul-de-sac consisting primarily of wide and very deep, detached properties set-back from the highway by front drives and front gardens. Parkfield Road features reasonably uniformed front building lines along both sides of the road. However, the rear building lines are more varied which is mainly due to the variety of dwellings on the street and construction of residential extensions. The site frontages of the existing properties are typically characterised with low level boundary treatment with a mixture of hard and soft landscaping with space for off-street car parking.
- 7.7 Aside from all being residential, the properties along Parkfield Road vary in age, materials, scale, height and design and therefore it is considered that there is no singular established character along the street. Single-storey bungalows are common; however, they present in a variety of architectural styles and with an array of ground level and roof additions and alterations. There are multiple two-storey dwellings along the street including at 29, 31, 31A, 33, 39, 43, 54, 54A, 58, 59, 61 and 62 Parkfield Road. Some of these replacement dwellings have been allowed through the appeal process including 29 Parkfield Road (Appeal Decision APP/R5510/W/21/3278249). A recent application for a replacement dwelling at 39 Parkfield Road (24825/APP/2023/81) was approved by the Planning Committee in October 2024.
- 7.8 At present, the application site is characterised by a brick bungalow property with a low-level brick wall, a small soft landscaped front garden and a large impervious vehicle forecourt with two vehicle crossovers.
- 7.9 The proposed detached dwelling would be two-storeys in height and would generally match the existing front building line, while extending further to the rear of the site than the existing dwelling. No details have been provided with respect to the proposed landscaping of the site. However, as this is a replacement dwelling where it is evident soft and hard landscaping can be suitably accommodated on site, a condition has been included requiring the submission of a landscape and maintenance plan. This would include also include details of boundary treatment.
- 7.10 The siting of the dwelling considered acceptable. The proposed dwelling is generally centred on the site, providing similar setbacks from both adjoining properties, and the dwelling respects and maintains the existing coherent front building line along Parkfield Road. This would ensure that the proposed new dwelling would respect the established built form of the area.
- 7.11 The proposal is greater in height and scale than the existing chalet bungalow to be replaced but will, as viewed from the street frontage, be similar in scale to several other two-storey dwellings on the street, including the adjacent dwelling at

43 Parkfield Road. This is demonstrated on the proposed street scene elevation drawing. The height and scale are further mitigated by the wide and deep nature of the site allowing the dwelling to sit comfortably within the property. While the proposed dwelling would be larger than the single storey bungalows on the street, it would appear similar in size and design, as viewed from the street frontage, to several other two-storey dwellings on the street including the adjacent dwelling at 43 Parkfield Road and would still sit comfortably in the street scene. As such, it is considered the proposed dwelling, whilst large, would be consistent with the existing varied character of the area and would not unduly harm the character and visual amenity of the streetscape.

- 7.12 During the application process, revised drawings were provided in response to Planning Officer's feedback reducing the depth of the rear of the dwelling at ground level by approximately 3m and at the first-floor level by approximately 1.5m. These reductions are supported as the rear building line of the dwelling would now be shorter than the existing rear building line at the adjacent dwelling at 41 Parkfield Road and would provide a better stepped transition to the less deep rear building line at 43 Parkfield Road.
- 7.13 Furthermore, the proposed elevations indicate that design features from the surrounding properties have been adopted when designing the proposed dwelling. Notably, several dwellings which form the street scene are two storeys in height, characterised by gable ended and tiled roofs, a mixture of brick and tile hung front facades and generous sized front and rear gardens.
- 7.14 The applicant has indicated that external cladding materials are still to be decided and would accept a condition of consent requiring a materials schedule to be submitted for approval. Given the importance of external cladding materials in ensuring a high-quality attractive development is achieved, it is recommended a materials schedule is secured by way of condition.
- 7.15 In terms of landscaping, the applicant has indicated no changes are proposed to the rear garden or front garden aside from the area removed for construction of the new dwelling. However, to ensure a high-quality landscaped environment is achieved and to remedy any unexpected loss of landscaping during construction, a landscaping plan would be secured by way of condition.
- 7.16 Overall, the proposed design of the development would fit in with the character and appearance of the area and street scene. The proposed massing and layout are comparable to other two-storey dwellings along Parkfield Road and retains space and views around the development.
- 7.17 For the reasons above, it is considered that the proposed development would not cause harm to the character, appearance and visual amenities of the street scene or the surrounding area. It is considered that the proposed development would comply with the overarching aims of Policy BE1 of the Hillingdon Local Plan: Part

One - Strategic Policies (2012), Policies DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020), Policies D3 and D4 of the London Plan (2021) and the National Planning Policy Framework (2024).

Residential Amenity

- 7.18 Policy DHMB 11 of the Hillingdon Local Plan Part 2 (2020) states that development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space. An assessment of the potential impact on neighbouring residential amenity is discussed as follows.

Outlook/Sense of Enclosure

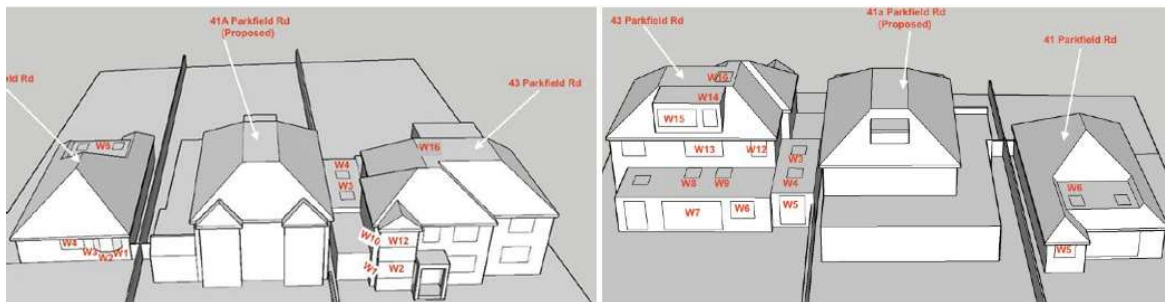
- 7.19 Number 41 Parkfield Road is an adjacent detached bungalow located to the south-east of the application site. The single-storey side element of the new dwelling would be adjacent to the boundary with 41 Parkfield Road. It would be setback 500mm along the length of the shared boundary except for the attached garage which would be located on the shared boundary. The setback of the two-storey element from the shared side boundary limits the sense of bulk experienced by residents at number 41 and is considered acceptable.
- 7.20 This set in of the upper floor elements from the shared boundary with number 41 Parkfield Road would be approximately 3.4 metres. This would ensure that a sense of openness is maintained between the dwellings. The rear building line of the proposed new dwelling would not extend beyond the rear building line of number 41, ensuring their rear garden environment would remain open and spacious. It is considered that the proposal would not result in an unreasonable loss of outlook or result in a sense of enclosure for number 41 Parkfield Road. This is largely due to the footprints of both buildings.
- 7.21 Number 43 Parkfield Road is an adjacent detached two-storey dwelling located to the north-west of the application site. The dwelling at number 43 is constructed on the shared boundary at ground level and contains no windows facing the application site, aside from a setback first-floor bathroom window. The proposed new dwelling would be two-storey and setback 1.2 metres along the length of the shared boundary. Given number 43 is constructed on the shared boundary and contains no habitable windows facing the application site, the mass of the two-storey flank wall along the side boundary would not be readily perceived by residents at number 43 and is considered acceptable.
- 7.22 The rear building line of the proposed dwelling would extend past the rear building line of number 43 and therefore would be readily visible to residents at number 43. However, as previously discussed, the applicant has reduced the depth of the proposed dwelling at both ground floor and first floor levels, ensuring the proposed

dwelling would not intrude into the 45-degree sightline from the rear first floor windows of number 43. This would avoid creating an undue sense of enclosure to and loss of outlook from number 43. The ground floor of the proposed dwelling would extend beyond the rear building line of number 43, but as this element would largely be single storey with boundary treatment between the two properties, this would not result in harm to the residential amenity of number 43. It is considered that the proposal would not result in an unreasonable loss of outlook or sense of enclosure for number 43 Parkfield Road.

Daylight Sunlight Assessment

- 7.23 The applicant has provided a Daylight and Sunlight BRE Impact Assessment that confirms number 41 and number 43 would not experience a notable reduction in daylight and sunlight in comparison to the existing environment. Figure 10 below is a graphical image of the properties taken from the Daylight Sunlight report submitted and shows each neighbouring windows that was tested in terms of daylight and sunlight impacts to applicable neighbouring windows.

Figure 10: Highlights the windows tested for daylight sunlight on both neighbours (front elevation on left and rear elevation on the right)



- 7.24 The results confirm that all windows tested at both numbers 41 and 43 Parkfield Road pass the BRE Daylight and Sunlight requirements in terms of daylight provision (vertical sky component) and sunlight provision (annual probable sunlight hours). These tables are presented within figures 11 and 12 below with the windows that pass the BRE daylight sunlight criteria highlighted in green. North-facing windows are not required to be tested for sunlight amenity.
- 7.25 The submitted report confirms that all windows tested for daylight impacts would remain above 80% of their former value as required by the BRE Daylight Sunlight Guidance. In terms of the sunlight analysis, 4 windows serving number 41 (W1-W4) and 2 windows (W2 and W11) serving number 43 Parkfield Road are facing north and would therefore not be required to be tested for sunlight loss. The remaining windows tested on both properties pass the sunlight testing requirements.

Figure 11: Table showing daylight impact results (Vertical Sky Component)

Building Name	Floor Name	Window Name	Window Orientation	VSC Existing	VSC Proposed	Pr/Ex	Meets BRE Criteria
41 Parkfield Rd	Ground	W1	7°N	25.51	25.09	0.98	YES
41 Parkfield Rd	Ground	W2	46°N	38.41	38.39	1	YES
41 Parkfield Rd	Ground	W3	88°N	29.08	29.08	1	YES
41 Parkfield Rd	Ground	W4	46°N	28.00	27.98	1	YES
41 Parkfield Rd	Ground	W5	226°	36.67	36.67	1	YES
41 Parkfield Rd	Ground	W6	0° Hz	98.69	98.34	1	YES
43 Parkfield Rd	First	W10	138°	29.78	27.01	0.91	YES
43 Parkfield Rd	First	W11	48°N	37.68	37.68	1	YES
43 Parkfield Rd	First	W12	228°	37.51	36.60	0.98	YES
43 Parkfield Rd	First	W13	228°	37.57	37.36	0.99	YES
43 Parkfield Rd	Ground	W1	138°	29.53	23.91	0.81	YES
43 Parkfield Rd	Ground	W2	48°N	36.51	36.51	1	YES
43 Parkfield Rd	Ground	W3	360° Hz	74.32	60.11	0.81	YES
43 Parkfield Rd	Ground	W4	360° Hz	89.10	75.95	0.85	YES
43 Parkfield Rd	Ground	W5	228°	35.41	33.49	0.95	YES
43 Parkfield Rd	Ground	W6	228°	39.51	39.17	0.99	YES
43 Parkfield Rd	Ground	W7	228°	39.21	39.12	1	YES
43 Parkfield Rd	Ground	W8	0° Hz	62.34	61.94	0.99	YES
43 Parkfield Rd	Ground	W9	360° Hz	63.21	62.36	0.99	YES
43 Parkfield Rd	Second	W14	228°	39.62	39.59	1	YES
43 Parkfield Rd	Second	W15	228°	39.62	39.60	1	YES

Figure 12: Table showing sunlight results (Annual Probable Sunlight Hours)

Building Name	Floor Name	Window Name	Window Orientation	Annual Ex	Annual Pr	Pr/Ex	Meets BRE Criteria
41 Parkfield Rd	Ground	W1	7°N	8.00	8.00	North	*North
41 Parkfield Rd	Ground	W2	46°N	27.00	27.00	North	*North
41 Parkfield Rd	Ground	W3	88°N	21.00	21.00	North	*North
41 Parkfield Rd	Ground	W4	46°N	15.00	15.00	North	*North
41 Parkfield Rd	Ground	W5	226°	65.00	65.00	1	YES
41 Parkfield Rd	Ground	W6	0° Hz	97.00	97.00	1	YES
43 Parkfield Rd	First	W10	138°	47.00	43.00	0.91	YES
43 Parkfield Rd	First	W11	48°N	24.00	24.00	North	*North
43 Parkfield Rd	First	W12	228°	66.00	63.00	0.95	YES
43 Parkfield Rd	First	W13	228°	65.00	65.00	1	YES
43 Parkfield Rd	Ground	W1	138°	47.00	37.00	0.79	YES
43 Parkfield Rd	Ground	W2	48°N	30.00	30.00	North	*North
43 Parkfield Rd	Ground	W3	360° Hz	88.00	42.00	0.48	YES
43 Parkfield Rd	Ground	W4	360° Hz	94.00	53.00	0.56	YES
43 Parkfield Rd	Ground	W5	228°	65.00	57.00	0.88	YES
43 Parkfield Rd	Ground	W6	228°	70.00	70.00	1	YES
43 Parkfield Rd	Ground	W7	228°	70.00	70.00	1	YES
43 Parkfield Rd	Ground	W8	0° Hz	78.00	76.00	0.97	YES
43 Parkfield Rd	Ground	W9	360° Hz	78.00	73.00	0.94	YES
43 Parkfield Rd	Second	W14	228°	70.00	70.00	1	YES

7.26 Based on the Daylight & Sunlight BRE Impact Assessment submitted, Officers are satisfied that the proposed scheme would not unduly harm the daylight or sunlight amenity of either adjacent dwelling. It should also be noted that since the provision of the assessment, the scheme has been reduced in depth which may only improve daylight and sunlight access for neighbouring occupiers.

7.27 In paragraph 3.3.17 of the BRE Daylight Sunlight Guidance document it states:

It is recommended that for it to appear adequately sunlit throughout the year, at least half of a garden or amenity area should receive at least two hours of sunlight on the 21 March. If as a result of new development an existing garden or amenity area does not meet the above, and the area that can receive two hours of sun on 21 March is less than 0.8 times its former value, then the loss of sunlight is likely to be noticeable. (Quotation from Building Research Establishment guide: Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice (2022) page 29)

Both neighbouring properties contain extensive large gardens which would ensure that the minimum 2 hours of sunlight would be received on the 21st March.

7.28 In terms of solar energy to neighbouring properties, the two-storey element of the dwelling would be set in from both site boundaries which would reduce any impact on potential solar panels. During the summer months, the sun would be positioned higher within the sky to maximise the level of energy to panels. Whilst the winter period generally would have a limited amount of solar capacity, the positioning of the dwelling would not impact this capacity sufficiently to warrant a refusal on these grounds. Significantly it must be noted that the proposal needs to be assessed on the existing site context. There are no existing solar panels at numbers 41 and 43 Parkfield Road that would be impacted.

Privacy/Overlooking

7.29 The dwelling would contain first floor flank windows facing both numbers 41 and 43 Parkfield Road which would overlook the neighbouring properties and harm their privacy, which would not be supported. However, these flank windows would primarily serve non-habitable rooms, specifically a utility room, walk-in wardrobe and ensuites. One of the side windows would serve a small office room, however as this is not a primary habitable room and considering the overall quality of accommodation within the dwelling, it is considered acceptable to condition this window to be obscure glazed with restricted opening. Accordingly, to ensure the privacy of numbers 41 and 43 is safeguarded, the flank windows at first floor level are conditioned to be obscure glazed and partially fixed shut, to prevent overlooking while still providing a good level of daylight access. Similarly, the side roof lights would be suitably conditioned to require obscure glazing where needed.

It is recommended this is secured by way of condition (see Condition 11 of the condition list) on the decision notice to ensure the acceptability of the scheme. With regards to ground floor side windows, existing boundary treatment would mitigate any mutual loss of privacy between properties.

- 7.30 The ground floor of the proposed dwelling would be setback approximately 31 metres, and the first floor approximately 35.5 metres, from the rear boundary with 48, 50 and 52 Rectory Way. Due to this considerable separation distance, there would be no undue harm to the residential amenity of these properties.
- 7.31 It is acknowledged that the proposed first floor rear windows would provide oblique views into the adjacent rear gardens of numbers 41 and 43 Parkfield Road. However, a mutual degree of overlooking between first floor windows and rear gardens of neighbouring properties already exists on this street and is not uncommon in suburban locations such as this. It is therefore considered that the proposed first floor rear windows would not result in such a material loss of privacy as to warrant a reasonable ground for refusal on this basis.
- 7.32 The proposed dwelling would maintain the existing front building line on the site and would be setback approximately 26 metres from opposing properties 40, 42 and 44 Parkfield Road, on the opposite side of the street. Due to this considerable separation distance and the interceding road, there would be no undue harm to the residential amenity of these properties.

Conclusion Amenity

- 7.33 Having regard to the above, it is considered that the proposed development would not unduly impact on the living conditions of neighbouring occupiers. It would therefore comply with Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

Quality of Residential Accommodation (Internal and External)

- 7.34 Regarding internal accommodation, Policy D6 of the London Plan (2021) sets out the requirements for the gross internal floor area of new dwellings at a defined level of occupancy. Table 3.1 of the London Plan (2021) sets out the same gross internal area space standards set out in the technical housing standards - nationally described space standard (2015). Policy DMHB 16 of the Local Plan (2020) aligns with this policy.
- 7.35 The proposed development comprises a spacious 4-bedroom dwelling with multiple living areas and utility areas, and an internal garage. The dwelling would meet all internal space standards of the London Plan (2021) and all habitable rooms would have an adequate source of light and outlook. As such the proposed development complies with Policy D6 of the London Plan (2021) and Policy DMHB 16 of the Local Plan (2020).

- 7.36 Regarding external amenity space, Policy DMHB 18 of Local Plan (2020) states that all new residential development and conversions will be required to provide good quality and usable private outdoor amenity space. Amenity space should be provided in accordance with the standards set out in Table 5.3, which requires a 4-bedroom house to provide a minimum of 100 square metres of private genuinely usable amenity space.
- 7.37 The site would retain more than 400sqm of private rear garden space. A condition is included for a landscape plan to ensure the quality of this space. The external private amenity space provision is of a sufficient size, usability and functionality, in accordance with Policy DMHB 18 of the Hillingdon Local Plan (2020).

Highways and Parking

- 7.38 The Highways Officer has reviewed the proposal and recommends the application be approved subject to conditions.

Parking

- 7.39 Policy DMT 6 of the Hillingdon Local Plan Part 2 (2020) allows for new development to deviate from the Councils adopted parking standards where it would not result in a harmful impact on the surrounding road network. The application proposes three onsite car parking spaces (as stated on the submitted application form). There is capacity on site for this to be in the form of the proposed attached garage plus two on-plot parking spaces. Whilst this exceeds the maximum parking provision of up to 1.5 parking spaces per dwelling under the London Plan, the Highways Officer is satisfied this is acceptable as it reduces the potential for untoward on-street parking displacement in the area. It is also noted that in terms of maximum parking provision, the London Plan under Table 10.3, for 3+ bedroom dwellings, with a PTAL of 0-1 in outer London (such as this case), states that “boroughs should consider standards that allow for higher levels of provision where there is clear evidence that this would support additional family housing”. As such, the parking provision is in accordance with Policy DMT 6 and general accordance with the London Plan. A condition has been included in the recommendation for a landscape scheme which includes details of the car parking layout and electric vehicle charging points.

Cycle Parking

- 7.40 The London Plan (2021) Table 10.2 Minimum Cycle Parking Standards requires dwellings with two or more bedrooms to have a minimum of two cycle parking spaces. No cycle parking has been identified on the submitted plans. However, due to the spacious size of the site, it is expected that secure and accessible cycle storage can be readily accommodated on the site. It is therefore recommended this is secured by way of condition.

Electric Vehicle Charging Points

- 7.41 In line with the London Plan (2021), within the final parking quantum there is a requirement for a minimum 20% 'active' electric vehicle charging points (EVCP) provision with all remaining spaces being designated as 'passive' provision. In this case, 1 'active' and 1 'passive' space should be provided to future proof for anticipated demand. As the submitted plans do not acknowledge this requirement, it is recommended provision of the EVCP is secured by way of condition.

Vehicular Access Provision

- 7.42 The two established carriageway crossings would remain and are considered fit for purpose. The Highways Officer recommended walls along the front boundary should be no more than 0.6m in height to provide safety sightlines for manoeuvring vehicles. Securing a landscaping plan by way of condition would ensure any proposed front boundary treatment is acceptable. This is included in the recommendation.

Vehicular Trip Generation

- 7.43 Policies DMT 1 and DMT 2 of the Hillingdon Local Plan Part 2 (2020) requires the council to consider whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety. The Highways Officer has advised that there would be no discernible difference in vehicle bound activity as compared to the scale and single tenure of the existing dwelling. Therefore, any generated activity can be readily absorbed within the local road network without notable detriment to traffic congestion and road safety.

Operational Refuse Requirements

- 7.44 Refuse collection would continue via Parkfield Road as is the case at present. To conform to accepted 'waste collection distances' from the public highway, the bin storage area should be positioned within 10m of a refuse vehicle. Although no detail is submitted, the above is considered achievable which would allow for refuse to be positioned within the above distance parameter on collection days. It is recommended to secure the provision of well-designed waste storage by way of condition.

Construction Management Plan

- 7.45 The Highways Officer considers a full and detailed Construction Management Plan (CMP) should be required given the constraints and sensitivities of the local road network to avoid/minimise potential detriment to the public realm. This would be secured by condition.

Highways Conclusion

- 7.46 The Highway Authority have been consulted on the application and raise no objection subject to conditions outlined above and included in this recommendation for approval. Therefore, the proposal would not discernibly exacerbate congestion or parking stress and would not raise any measurable highway safety concerns.

Noise

- 7.47 Policy D14 of the London Plan (2021) requires that proposals minimise noise pollution and Policy EM8 of the Hillingdon Local Plan: Part 1 - Strategic Policies (2012) promotes the maximum possible reduction in noise levels and seeks to ensure that noise impacts can be adequately controlled and mitigated.
- 7.48 The site would be used in an exclusively residential capacity. Therefore, in terms of the operational phase of the proposed development (occupation of the dwelling), no significant issues are raised by the proposal in respect to noise.
- 7.49 Given the built-up residential nature of the area, a Construction Management Plan is recommended to minimise noise and other emissions caused during the construction phase as far as practicable. It is also noted that other environmental legislation controls the hours for demolition and construction works, to minimise environmental nuisance. The applicant is reminded of their obligations under this legislation in an attached informative.

Air Quality

- 7.50 Policies SI 1 of the London Plan (2021), EM8 of the Hillingdon Local Plan: Part 1 (2012) and DMEI 14 of the Hillingdon Local Plan: Part 2 (2020) are all directly relevant to the proposal. These policies can be read in full in the Committee Report Part 3 - Policy Appendix. In summary, these policies seek to safeguard and improve air quality to protect existing and new sensitive receptors. These aims are also supported by the National Planning Policy Framework (2024).
- 7.51 The development site is located within an Air Quality Management Area. In terms of providing an 'air quality neutral' development, London Plan Guidance Air Quality Neutral (2023) provides a simplified method to assess minor developments. In summary, for building emissions to be considered air quality neutral, the source of heating for the dwelling would need to be a heat pump or other zero-emission heat source; connected to an existing heat network; or if using gas boilers these should have NO_x emissions rated at less than 40mg/kWh. This would be secured by condition in the event of an approval.
- 7.52 For transport emissions to be assumed to be air quality neutral, then parking provision should not exceed maximum London Plan requirements. As discussed in paragraph 7.39, the proposal is in general accordance with parking standards

specified in the London Plan. Significantly, it is also noted that there would be no change from the existing level of car parking on-site. Therefore, there would be no increase in operational transport emissions generated by the proposed replacement dwelling. As noted in paragraph 7.43 there would be no discernible difference in vehicle bound activity. Consequently, the proposal is considered air quality neutral and is acceptable with respect to air quality impacts. A condition has been included requiring the submission of a Construction Management Plan which would include measures that mitigate air quality impacts during construction.

Accessibility

- 7.53 Policy D5 of the London Plan (2021) seeks to ensure development proposals achieve the highest standards of accessible and inclusive design. Policy D7 of the London Plan (2021) requires at least ten percent of dwellings meet Building Regulation requirement M4(3) 'wheelchair user dwellings', with all other dwellings meeting Category M4(2) 'accessible and adaptable dwellings'.
- 7.54 The Council's Access Officer has been consulted on the application and has no objection to the proposed development in terms of accessibility subject to securing conditions pertaining to ensuring step free access to the dwelling. This would be secured by condition. A condition has also been included requiring the proposed dwelling to comply with Category M4(2) 'accessible and adaptable' dwellings.

Trees and Landscaping

- 7.55 Policy DMHB 14: Trees and Landscaping of the Hillingdon Local Plan Part Two (2020) states that all developments will be expected to retain or enhance existing landscaping, trees, biodiversity or other natural features of merit, and will be required to provide tree surveys and protection plans where proposals might affect existing trees. It also states that development proposals will be required to provide a landscape scheme that includes hard and soft landscaping appropriate to the character of the area, which supports and enhances biodiversity and amenity.
- 7.56 The site is subject to a wider Tree Preservation Order within this section of properties along Parkfield Road, as identified on the Council GIS. However, the Council's Trees Officer has confirmed that there are specific trees within the site subject to protection. There are multiple mature trees located within the rear garden of the site including three notable Cypress trees. As the new dwelling is to be located mostly within the footprint of the existing dwelling, no tree removal is proposed by the application. The footprint of the proposed dwelling would be sited away from protected trees.
- 7.57 No Tree Survey or Tree Protection Plan have been submitted with the proposal to ensure the safety and protection of the onsite trees during the construction works. Nevertheless, the Council's Trees Officer has reviewed the application and stated that it would be acceptable for a Tree Survey and Tree Protection Plan to be

secured by way of condition to ensure that construction activities do not harm the health of the trees. This has been included in the recommendation for approval.

- 7.58 No landscaping plan has been submitted with the proposal. Most of the rear garden is proposed to be retained, and the new dwelling would be constructed over the footprint of the existing dwelling meaning minimal new landscaping would be required. As such, it is considered reasonable and practical to secure provision of a landscaping scheme via condition.

Biodiversity Net Gain

- 7.59 In England, Biodiversity Net Gain (BNG) is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). It became mandatory for small sites on 2 April 2024. Developers must deliver a BNG of at least 10%. This means a development will result in more or better-quality natural habitat than there was before development. The landowner is legally responsible for creating or enhancing the habitat and managing that habitat for at least 30 years to achieve the target condition.
- 7.60 Policy 15 of the National Planning Policy Framework (2023) states that planning decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity.
- 7.61 Paragraph 8.6.6 of Policy G6 of The London Plan (2021) states that biodiversity net gain is an approach to development that leaves biodiversity in a better state than before. Losses should be avoided, and biodiversity offsetting is the option of last resort.
- 7.62 Policy EM7 of Hillingdon Council's Local Plan Part One Strategic Policies (2012) states that Hillingdon's biodiversity and geological conservation will be preserved and enhanced, with particular attention given to improving biodiversity from all development.
- 7.63 Paragraph 6.28 of Policy DMEI 7 (Biodiversity Protection and Enhancement) of Hillingdon Council's Local Plan Part Two Development Management Policies (2020) states it is important that planning decisions are appropriately informed by the right level of survey and information on ecology features. The Council will apply Natural England's standing advice at the validation stage. Applications will only be validated if they have the appropriate information. Where initial assessments recommend further surveys, these will be expected to be provided as part of a planning submission. All ecological reports or information submitted should adhere to nationally accepted best practice survey standards and be consistent with the British Standard BS 42020: 2013 Biodiversity - Code of Practice for Planning and Development or an updated variation. Where appropriate, the Council will require the use of the approved DEFRA biodiversity impact calculator (as updated) to inform decisions on no net loss and net gain.

- 7.64 During the processing of the application a Biodiversity Net Gain Assessment was requested and provided. The assessment concluded that the development would result in a net 0.91% loss in Habitat Units in comparison to the statutory 10% increase required. The net loss is caused by the loss of vegetated garden habitat and an ornamental pond due to the larger footprint of the new dwelling. The report states that achieving the statutory 10% gain is not possible on-site and off-site compensation would be required.
- 7.65 The increase in building footprint on the site by the replacement dwelling is similar to what would likely be approved under an application for additions to the existing dwelling. Notably, additions to the existing dwelling would be exempt from achieving Biodiversity Net Gain. Therefore, whilst the minimal 0.91% net loss in habitat units is regrettable, it is not remarkable in the context of generally accepted minor residential development. Whilst biodiversity off site offsetting is to be a last resort option, it is considered this is an improved outcome to alternative forms of residential development on the site that would not be required to achieve any Biodiversity Net Gain. Statutory BNG guidance states that the provision of less than 0.25 'biodiversity units' via off site off setting is an acceptable outcome. As only 0.07 'biodiversity units' are required to achieve 10% Biodiversity Net Gain and can be provided via off site offsetting, this is therefore acceptable. The BNG Report submitted by the applicant confirms that off-site credits would be required in order to meet the criteria.
- 7.66 The application would be able to provide a 10% increase in biodiversity via off site offsetting. A Biodiversity Net Gain condition has been attached which requests further information post application. This information includes a follow up Baseline Biodiversity Assessment which seeks 10% gain within the site. If this is not possible, the condition requires proof of purchase of Biodiversity Credits or Statutory Credits in order to meet the statutory requirement. This information would be required prior to commencement of the development.

Ecology

- 7.67 Policy DMEI 7 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that if development is proposed on or near to a site considered to have features of ecological or geological value, applicants must submit appropriate surveys and assessments to demonstrate that the proposed development will not have unacceptable effects. The development must provide a positive contribution to the protection and enhancement of the site or feature of ecological value.
- 7.68 The site is not close to any open woodland or dense scrub and shrubbery. It is therefore considered that the likelihood of protected species being present at the site is low, and as such, an ecology assessment is not required. This position would be in accordance with 'Circular 06/05: Biodiversity and Geological Conservation- Statutory Obligations and their Impact within the Planning System' which states that, "...bearing in mind the delay and cost that may be involved,

developers should not be required to undertake surveys for protected species unless there is a reasonable likelihood of the species being present and affected by the development." In the event of an approval, an informative would be secured advising that should protected species be found at the site, the applicant must fulfil their duties under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended).

Waste Management

- 7.69 Policy DMHB 11 Part (d) of the Hillingdon Local Plan (2020) states that development proposals should make sufficient provision for well-designed internal and external storage space for general, recycling and organic waste, with suitable access for collection. External bins should be located and screened to avoid nuisance and adverse visual impacts to occupiers and neighbours. To conform with the Council's 'waste-collection' distance parameter of 10 metres, refuse, recycling and food waste would need to be deposited kerbside on collection day.
- 7.70 The proposed plans do not show provision for refuse and recycling storage and while there is sufficient space on the site to readily accommodate storage, it is important that the storage is well-designed and located. Therefore, it is recommended to secure the provision of waste storage by requiring the applicant to submit details for approval. This would be secured by condition.

Flooding and Drainage

- 7.71 Policy SI12 and SI13 of the London Plan (2021) require, in summary, that flood risk is minimised and mitigated, and that surface water runoff is managed close to source. Policy DMEI 9 and Policy DMEI 10 of the Hillingdon Local Plan: Part Two Development Management Policies (2020) require, in summary, that flood risk is mitigated and proposals that increase the risk of flooding or which fail to make adequate provision to control surface water runoff will be refused.
- 7.72 The site lies within Flood Zone 1 of the Environment Agency's Flood Risk Map. This means the site is classified as being at low risk and defined as having a less than 1 in 1,000 probability of fluvial and tidal flooding. As such, there are no restrictions on development, including more vulnerable uses such as Use Class C3 (dwellinghouses), in this location, in terms of fluvial and tidal flood risk.
- 7.73 In the event of an approval, a condition would be secured requiring the submission of a sustainable water management scheme that incorporates sustainable urban drainage systems (SuDs), to be submitted to the local planning authority for consideration. Subject to the condition, it is considered that the proposed development would not increase the risk of flooding on the site or elsewhere, in accordance with Policies DMEI 9 and DMEI 10 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) and Policies SI 12 and SI 13 of the London Plan (2021).

Sustainability

- 7.74 Policy DMEI 2 of the Hillingdon Local Plan (2020) requires all developments to make the fullest contribution to minimising carbon dioxide emissions in accordance with the London Plan targets.
- 7.75 The proposed development is a minor application, therefore whilst the principle of SI 2 (carbon reduction) is relevant, the London Plan Policy applies more specifically to major applications. The applicant is therefore not required to submit an energy statement to demonstrate a policy level of on-site savings.
- 7.76 However, a condition would be secured requiring the proposed development to achieve as a minimum, a water efficiency standard of no more than 110 litres per person per day maximum water consumption. This would minimise the use of water resources in a sustainable manner, in accordance with Policy SI 5 of the London Plan.
- 7.78 The proposal would therefore be compliant with Policy SI 5 of the London Plan (2021) and Policy DMEI 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

Airport Safeguarding

- 7.79 Policy DMAV 1 of the Hillingdon Local Plan (2020) states that the Council will ensure that uses such as housing, education and hospitals are not located in areas significantly affected by aircraft noise without acceptable mitigation measures.
- 7.80 The application site is within 3km of RAF Northolt. However, the site is within an established residential area within this safeguarding zone and is a replacement dwelling. It is therefore considered that visibility and audibility of aircraft operations associated with RAF Northolt would not be of significant harm to the living conditions of future occupiers. It is therefore considered unreasonable to refuse the application on the basis of harm to the residential amenity of the future occupiers, in respect to aircraft noise associated with RAF Northolt.

Land Contamination

- 7.81 Policy DMEI 12 of the Local Plan (2020) states that for sites identified as being at potential risk of land contamination, relevant reports should be submitted to demonstrate that there would be no harm to the health of occupants.
- 7.82 The application site is not located on contaminated land. Therefore, a survey is not required nor are conditions pertaining to the submission of further information.

Fire Safety

- 7.83 Policy D12 of the London Plan states that all developments must achieve the highest standards of fire safety.
- 7.84 The proposal is for a replacement dwelling that would have a street frontage. There would be unobstructed outside space on the road to accommodate fire appliances and to serve as an evacuation assembly point. It is considered that the design of the proposal would enable effective evacuation from the dwelling. The application is therefore considered to be in general accordance with Policy D12 of the London Plan.

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.

Local Finance Considerations and CIL

- 8.3 The Council adopted its own Community Infrastructure Levy (CIL) on 1st August 2014. The Hillingdon CIL charge for residential developments is in addition to the Mayoral CIL charge. CIL rates are index linked. The proposal involves the erection of a new dwelling and is therefore CIL liable if planning permission is granted.

9 Conclusion / Planning Balance

- 9.1 The proposed development would have a satisfactory impact on the character and appearance of the area. It would also not give rise to any undue harm to neighbouring amenities, or the local highway network. Adequate living accommodation would be provided for future residents.

- 9.2 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.

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@hillingdon.gov.uk.

APPENDICES

Planning Application

38629/APP/2024/1155

Appendix 1: Recommended Conditions and Informatives

Conditions

1. RES3 Time Limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990

2. RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted drawings and reports listed below and shall thereafter be retained/maintained for as long as the development remains in existence:

PA-02 Rev C

PA-03

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan Part 1 (2012), Part 2 (2020) and the London Plan (2021).

3. NONSC Construction Management Plan (details)

Prior to the commencement of any site clearance, demolition or construction work, the applicant shall submit a demolition and construction management plan to the Local Planning Authority for its approval. The plan shall detail:

- (a) The phasing of development works.
- (b) The hours during which development works will occur (please refer to informative 'Control of Environmental Nuisance from Construction Work' for maximum permitted working hours).
- (c) Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities).
- (d) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures to reduce the numbers of construction vehicles accessing the site during peak hours).
- (e) Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process.
- (f) The storage of demolition/construction materials on site.

The approved details shall be implemented and maintained throughout the duration of the demolition and construction process.

REASON

To safeguard the amenity of surrounding areas in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

4. RES7 Materials (details)

Notwithstanding the approved details and prior to any works on-site above damp proof course level, details of all materials, external surfaces and brickwork patterns used on the development hereby approved shall be 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).

5. RES9 Landscaping (details)

Prior to the commencement of any works above damp proof course level of the development approved, a landscape scheme shall be 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 and two replacement trees giving species, sizes, and proposed numbers/densities where appropriate

2. Details of Hard Landscaping

- 2.a Refuse Storage
- 2.b Cycle Storage for at least two cycles
- 2.c Means of enclosure/boundary treatments. Front boundary walls should not exceed 0.6m in height to maintain visibility sightlines for manoeuvring vehicles.
- 2.d Car Parking Layout (including at least one active and one passive electric vehicle charging points)
- 2.e Hard Surfacing Materials

4. Details of Landscape Maintenance

- 4.a Landscape Maintenance Schedule for a minimum period of 5 years.
- 4.b Proposals for the replacement of any new 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.

5. 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 and DMT 2 of the Hillingdon Local Plan Part 2 (2020) and Policies G5, T6 and T6.1 of the London Plan (2021).

6. TL1 **Trees Survey (details)**

Prior to any work commencing on site, an accurate survey plan at a scale of not less than 1:200 shall be submitted to and approved in writing by the Local Planning Authority. The plan must show:-

- (i) Species, position, height, condition, vigour, age-class, branch spread and stem diameter of all existing trees, shrubs and hedges on and immediately adjoining the site.
- (ii) Existing and proposed site levels.
- (iii) Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees and other vegetation to be retained during construction work.

REASON

To enable the Local Planning Authority to assess the amenity value of existing trees, hedges and shrubs and the impact of the proposed development on them and to ensure that the development conforms with policy DMHB 14 of the Hillingdon Local Plan Part 2 (2020)

7. COM8 **Tree Protection (details)**

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

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.
2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval.

No site clearance works or development shall be commenced until these drawings and method statement have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority, such fencing should be a minimum height of 1.5 metres.

Thereafter, the development shall be implemented in accordance with the approved details. The fencing shall be retained in position until development is completed.

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

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

2.b No materials or plant shall be stored;

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

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

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

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

REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy DMHB 14 of the Hillingdon Local Plan Part 2 (2020)

8. NONSC Biodiversity Net Gain (details)

No development shall take place on any part of the site until a Biodiversity Gain Plan for the site, demonstrating compliance with the 10% biodiversity net gain requirement in accordance with the Environment Act 2021, has been submitted to and approved in writing by the Local Planning Authority. The Biodiversity Gain Plan should include:

i. Baseline Biodiversity Assessment: Using the latest Defra Biodiversity Metric, a report of the site's pre-development biodiversity value; and

ii. On-Site Enhancement and 30-year Habitat Management Plan (HMP) detailing measures to achieve BNG on-site, including species protection, habitat creation, and ongoing management strategies to maintain gains for a minimum of 30 years. The HMP should, as a minimum, include:

a) Description and evaluation of the features to be managed.

b) Aims, objectives and targets for management.

c) Description of the management operations necessary to achieving aims and objectives.

d) Prescriptions for management actions.

e) Preparation of a works schedule, including an annual works schedule.

f) Details of the monitoring needed to measure the effectiveness of management.

- g) Details of the timetable for each element of the monitoring programme.
- h) Details of the persons responsible for the implementation and monitoring.
- i) Report to the Council routinely regarding the state of the Biodiversity Net Gain requirements for development in years 1 (post-completion), 3, 5, 10, 20, and 30, with biodiversity reconciliation calculations at each stage; or

Where a biodiversity net gain of 10% is not achievable on site, in addition to the Baseline Biodiversity Assessment (i), the following shall be included in the BGP:

- iii. Off-Site Biodiversity Credits or Statutory Credits: Where on-site measures do not achieve the 10% net gain, confirmation of the purchase of off-site biodiversity credits or statutory credits must be provided, including a receipt or proof of transaction as part of the Plan

The approved Biodiversity Gain Plan shall be strictly adhered to, and development shall commence and operate in accordance with it.

REASON

To ensure the development delivers a Biodiversity Net Gain and secures the protection and effective management of the remaining habitat on site in accordance with Section 15 of the National Planning Policy Framework, Policy G6 of The London Plan (2021), and Policy DMEI 7 of the Hillingdon Local Plan Part 2 (2020).

9. NONSC Step Free Access (details)

Prior to any works on site above damp proof course level, details of step free access via all points of entry and exit shall be submitted to, and approved in writing, by the Local Planning Authority. Such provision shall be implemented prior to first occupation and remain in place for the life of the building.

REASON

To ensure housing of an inclusive design is achieved and maintained in accordance with Policies D5 and D7 of the London Plan (2021).

10. NONSC Accessible and adaptable dwelling M4(2) (details)

The dwelling hereby approved shall accord with the requirements of Policy D7 of the London Plan and shall not be occupied until certification of compliance with the technical specifications for an M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010)

2015, has been submitted to, and approved in writing, by the Local Planning Authority. All such provisions must remain in place for the life of the building.

REASON:

To not only allow the Building Control body to require the development to comply with the optional Building Regulations standards, but to also ensure the appropriate quantity and

standard of accessible and adaptable housing is constructed and maintained in accordance with policy D7 of the London Plan

11. SUS5 Sustainable Water Management (details)

Prior to the commencement of the development hereby approved (excluding demolition, ground works and substructure works), a scheme for the provision of sustainable water management and water efficiency shall be submitted to and approved in writing by the Local Planning Authority.

The scheme shall:

- 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.

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;
- vi. Provide details of how the dwelling will achieve a water efficiency standard of no more than 110 litres per person per day maximum water consumption (to include a fixed factor of water for outdoor use of 5 litres per person per day in accordance with the optional requirement defined within Approved Document G of the Building Regulations).

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 Policies DMEI 9 and DMEI 10 of the Hillingdon Local Plan Part 2 (2020) and Policies SI2 and SI 13 of the London Plan (2021).

12. NONSC Air Quality Neutral (details)

Prior to any works on site above damp proof course level, details of the heating system installed for the new dwellings shall be submitted for approval. The heating system details shall only be comprised of any of the following

- A heat pump or other zero-emission heat source.
- One or more individual gas boilers with NOx emissions rated at less than 40 mg/kWh.
- The development is connected to an existing heat network.

The development shall be carried out in accordance with the proposed details and

maintained for the lifetime of the development.

Reason: In the interests of improving air quality and ensuring an air quality neutral development in accordance with Policy DMEI 14 of the Hillingdon Local Plan Part 2 (2020), Policy SI 1 of the London Plan (2021) and London Plan Guidance: Air Quality Neutral (2024).

13. RES13 Obscure Window Glazing

Notwithstanding the approved details, all first floor side elevation windows shall be glazed with permanently obscured glass to at least scale 4 on the Pilkington scale and be non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

To prevent overlooking to adjoining properties in accordance with policies DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

14. NONSC Obscure Roof Light Glazing

Any rooflights in the side roof slopes of the development hereby approved below a height of 1.8 metres taken from internal finished floor level shall be glazed with permanently obscured glass to at least scale 4 on the Pilkington scale and be non-opening for so long as the development remains in existence.

REASON

To prevent overlooking to adjoining properties in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

15. HH-RPD4 Prevention of Balconies / Roof Gardens

The flat roofed sections of the dwelling hereby permitted shall not be used as a balcony, roof garden or similar amenity area.

REASON

To prevent overlooking to adjoining properties and maintain their residential amenity in accordance with Policy DMHB 11 of the Hillingdon Local Plan: Part Two (2020).

16. RES12 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England)Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved.

REASON

To prevent overlooking to adjoining properties in accordance with policy DMHB 11 of the

17. RES14 Outbuildings, extensions and roof alterations

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order revoking and re-enacting that Order with or without modification); no garage(s), shed(s) or other outbuilding(s), nor extension or roof alteration to any dwellinghouse(s) shall be erected without the grant of further specific permission from the Local Planning Authority.

REASON

To protect the character and appearance of the area and amenity of residential occupiers in accordance with policies DMHB 11 and DMHD 2 of the Hillingdon Local Plan Part 2 (2020)

Informatives

1. I70 LBH worked applicant in a positive & proactive (Granting)

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from Local Plan Part 1, Local Plan Part 2, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

2. I52 Compulsory Informative (1)

The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

3. I73 Community Infrastructure Levy (CIL) (Granting Consent)

Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), this development is liable to pay the London Borough of Hillingdon Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). This will be calculated in accordance with the London Borough of Hillingdon CIL Charging Schedule 2014 and the Mayor of London's CIL Charging Schedule 2012. Before commencement of works the development parties must notify the London Borough of Hillingdon of the commencement date for the construction works (by submitting a Commencement Notice) and assume liability to pay CIL (by submitting an Assumption of

Liability Notice) to the Council at planning@hillington.gov.uk. The Council will then issue a Demand Notice setting out the date and the amount of CIL that is payable. Failure to submit a valid Assumption of Liability Notice and Commencement Notice prior to commencement of the development may result in surcharges being imposed.

The above forms can be found on the planning portal at:
www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

Pre-Commencement Conditions: These conditions are important from a CIL liability perspective as a scheme will not become CIL liable until all of the pre-commencement conditions have been discharged/complied with.

4. I15 Control of Environmental Nuisance from Construction Work

Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.

D. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

5. IT05 Wildlife and Countryside Act 1981

Wildlife and Countryside Act 1981: Note that it is an offence under this act to disturb roosting bats, nesting birds or any other protected species. Therefore, if applicable, it is advisable to consult your tree surgeon / consultant to agree an acceptable time for carrying out the approved works.

6. I47 Damage to Verge - For Council Roads:

The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

For Private Roads: Care should be taken during the building works hereby approved to ensure no damage occurs to the verge of footpaths on private roads during construction. Vehicles delivering materials to this development shall not override or cause damage to a private road and where possible alternative routes should be taken to avoid private roads. The applicant may be required to make good any damage caused.

153 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

DMAV 1	Safe Operation of Airports
DMEI 12	Development of Land Affected by Contamination
DMEI 14	Air Quality
DMEI 2	Reducing Carbon Emissions
DMEI 7	Biodiversity Protection and Enhancement
DMH 1	Safeguarding Existing Housing
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHB 16	Housing Standards
DMHB 18	Private Outdoor Amenity Space
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
LPP D1	(2021) London's form, character and capacity for growth

LPP D12	(2021) Fire safety
LPP D14	(2021) Noise
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D4	(2021) Delivering good design
LPP D6	(2021) Housing quality and standards
LPP D7	(2021) Accessible housing
LPP G6	(2021) Biodiversity and access to nature
LPP SI1	(2021) Improving air quality
LPP SI2	(2021) Minimising greenhouse gas emissions
LPP T4	(2021) Assessing and mitigating transport impacts
LPP T6	(2021) Car parking
NPPF12 -24	NPPF12 2024 - Achieving well-designed places

Appendix 2: Relevant Planning History

38629/86/0907 Adj 41 Parkfield Road Ickenham

Erection of a 2 bed bungalow with intergral garage

Decision: 14-07-1986 Approved

38629/B/87/0111 Adj 41 Parkfield Road Ickenham

Details of materials in compliance with condition 6 of pp ref: 38629/86/907 dated 14.7.86

Decision: 26-02-1987 Approved

Appendix 3: List of Relevant Planning Policies

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1	(2012) Built Environment
PT1.EM7	(2012) Biodiversity and Geological Conservation
PT1.EM8	(2012) Land, Water, Air and Noise

Part 2 Policies:

DMAV 1	Safe Operation of Airports
DMEI 2	Reducing Carbon Emissions
DMEI 7	Biodiversity Protection and Enhancement
DMEI 12	Development of Land Affected by Contamination
DMEI 14	Air Quality
DMH 1	Safeguarding Existing Housing
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHB 16	Housing Standards
DMHB 18	Private Outdoor Amenity Space
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
LPP D7	(2021) Accessible housing
LPP D1	(2021) London's form, character and capacity for growth

LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D4	(2021) Delivering good design
LPP D6	(2021) Housing quality and standards
LPP D12	(2021) Fire safety
LPP D14	(2021) Noise
LPP G6	(2021) Biodiversity and access to nature
LPP SI1	(2021) Improving air quality
LPP SI2	(2021) Minimising greenhouse gas emissions
LPP T4	(2021) Assessing and mitigating transport impacts
LPP T6	(2021) Car parking
NPPF12 -24	NPPF12 2024 - Achieving well-designed places