

References: P/2020/2527 00965/B/P12

Address: Land on South East Side of Rothbury Gardens

Proposal: Retrospective application for the installation of site hoardings for a period of three years

Drawing numbers: [Planning Statement], [303-OBA-00-ZZ-DR-A-0100], [303-OBA-00-ZZ-DR-A-0101], [303-OBA-00-ZZ-DR-A-0102], [303-OBA-00-ZZ-DR-A-0450], Received: 31/07/2020

Application valid: 31/07/2020

1.0 RELEVANT FACTS - SITE AND CONTEXT



- 1.1 The application site contains a vacant, rectangular parcel of land adjacent to Syon Lane station and Rothbury Gardens.

Relevant History:

- 00965/B/P1** Erection of eight pairs of three storey houses with associated parking facilities.
Refused: 11/08/1987
- 00965/B/P2** Erection of seven two storey block of 18 dwellings with associated parking and landscaping.
Refused: 25/01/1990
- 00965/B/P3** Erection of four blocks providing 14 2-bedroom flats, plus 26 garages and 24 parking spaces.
Refused: 25/03/1991

00965/B/P5	Erection of eight two-bedroom flats with associated parking, amenity area and landscaping, retention of allotment gardens on remainder of land. Refused: 04/08/1992
00965/B/P6	Erection of eight two-bedroom flats with associated parking, amenity area and landscaping, retention of allotment gardens on remainder of land. Refused: 22/12/1992
00965/B/P6(A)	Erection of eight two-bedroom flats with associated parking amenity area and landscaping, retention of allotment gardens on remainder of land. Granted: 23/11/1995
00965/B/P8	Erection of three two bed and five three bed houses with associated parking, amenity space and landscaping. Granted: 28/02/1997
00965/B/P9	Erection of six three-bedroom houses and two two-bedroom flats with associated parking and amenity space. Refused: 10/02/1998
00965/B/P10	Erection of two flats and six semi-detached dwellinghouses with associated access, parking and landscaping. Refused: 11/02/2003
00965/B/P11	Outline application for residential development with associated parking. Refused: 16/12/2004

2.0 DETAILS OF PROPOSAL

- 2.1 This retrospective application is for the installation of site hoardings for a period of three years.
- 2.2 The proposed hoardings are limited to two sections at either end of the site. The hoardings are 2.4 metres in height, are non-illuminated and have no advertisements. The hoardings to the north east of the site are 10.5 metres wide, with the hoardings to the south west seven metres wide.
- 2.3 The hoardings to the north east have replaced boundary trees, a faulty gate, a dilapidated chain link fence, partial wooden fence and a vertical board section. With the hoardings to the south west replacing a chain link fence with barbed wire.

3.0 CONSULTATIONS

- 3.1 24 consultations sent out on 06/08/2020, including The Isleworth Society and Osterley & Wyke Green Residents Association. Two objections received as

follows:

Comment	Response
Harm to the appearance of the area	See paragraph 5.3
No access to the rear of adjacent garages.	Garage users have no legal right of way to enter on to the application site to inspect the rear of the garages.
Potential to cause an increase in anti-social behaviour	See paragraph 5.2
Unable to check fire hazard	The site hoardings are considered to secure the site, and prevent flammable substances from being left on site.

- 3.2 The application was placed on the Weekly Pending Decisions List dated 11-18 September 2020 (Week 37) for approval. There was no request from elected members for the application to be determined at planning committee.

4.0 POLICY

Determining applications for full or outline planning permission

- 4.1 The determination must be made in accordance with the development plan unless material considerations indicate otherwise. Local finance considerations must also be assessed.

The National Planning Policy Framework

- 4.2 The National Planning Policy Framework (NPPF) was revised on 19 February 2019. From April 2014, National Planning Practice Guidance (NPPG) - an online guidance resource to support the NPPF took effect. The Local Planning Authority (LPA) considers that, where pertinent, the NPPF and NPPG are material considerations and to be taken into account in decision-making as appropriate.

The Development Plan

- 4.3 The Development Plan for the Borough comprises the Council's Local Plan (adopted by the Council on 15 September 2015), the West London Waste Plan and the London Plan Consolidated with Alterations since 2011.
- 4.4 The draft New London Plan has been through Examination in Public but is not yet adopted. Thus, although it is a material consideration, the weight given to it remains a matter for the decisions maker at this stage.
- 4.5 The Council are currently undertaking two Local Plan Reviews; the West of Borough Local Plan review and the Great West Corridor Local Plan review. Neither is relevant in this case.

4.6 Relevant Local Plan Policies

CC1

Context and character

CC2	Urban design and architecture
CC5	Advertising panels, hoardings and structures

5.0 ASSESSMENT

5.1 The main planning issues to consider are:

1. Principle of the proposed development;
2. Design and appearance;
3. The proposal's impact on neighbouring land uses;

The principle of the proposed development

5.2 Local Plan policy CC5 encourages the uses of temporary hoardings where they make a positive contribution to the appearance of the area, during construction or on-site works. Whilst respecting their context with suitable regard to considerations of amenity and public safety. The erection of site hoardings are considered to be a vital health and safety measure for the vacant site and aids in the prevention of anti-social behaviour and fly tipping which has been a continuous issue for the site. The erection of site hoardings are considered acceptable and in accordance with Local Plan Policy CC5.

Design and appearance

5.3 Local Plan policy CC2 states that the Council will recognise the context and varied character of the borough's places, and seek to ensure that all new development conserves and takes opportunities to enhance their special qualities and heritage. With Policy CC2 seeking to ensure that developments complement the character of the area through good design. The hoardings have replaced the pre-existing dilapidated chain link fence, barbed wire and partial wooden fencing and have been painted grey to be more in keeping with the residential fences in the area. The hoardings are therefore considered to be a positive contribution to the appearance of the area in accordance with Local Plan Policies CC1, CC2 and CC5.

How does the proposal affect neighbours and is this acceptable?

5.4 Local Plan Policy CC2 requires developments to have a positive impact on the living conditions of current and future residents and avoid being overbearing or overshadowing and not to cause loss of privacy. The two sections of hoardings would not be considered to impact the living conditions of the surrounding neighbours.

6.0 EQUALITIES DUTIES IMPLICATIONS

6.1 The Council has to give due regard to its Equalities Duties, in particular with respect to general duties arising from section 149 of the Equality Act 2010. Having due regard to the need to advance equality involves, in particular, the need to remove or minimize disadvantages suffered by equalities groups.

6.2 The Council has considered the relevance of the proposal to the provisions of the Equality Act 2010, in particular for those with the following protected characteristics: age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, sexual orientation and the Human Rights Act 1998. The assessment concluded that Equalities Duties are not engaged by this proposal.

The proposal is also compatible with Human Rights Articles and as the report does not have any significant bearing on the substantive equality duty it is not considered necessary to undertake an Equality Analysis.

7.0 COMMUNITY INFRASTRUCTURE LEVY

7.1 This proposal would not be liable to pay the CIL.

8.0 RECOMMENDATION: APPROVE (FPAPPROVAL)

Conditions:

- 1 The hereby approved hoardings shall be removed from the site in their entirety within three years from the date of this decision.

Reason: In the interest of public amenity in accordance with Local Plan Policies CC1 (Context and character), CC2 (Urban design and architecture) and CC5 (Advertising panels, hoardings and structures).

- 2 B5 In accordance with approved plans

Informatives:

- 1 Granted, no amendments or pre app

CONSULTATIONS CHECKED		<input checked="" type="checkbox"/>		
CIL LIABLE	YES	<input type="checkbox"/>	NO	<input checked="" type="checkbox"/>
DRAFT LIABILITY NOTICE		<input type="checkbox"/>	LIABILITY NOTICE	<input checked="" type="checkbox"/>
ADVISE ENFORCEMENT OF DECISION	YES	<input type="checkbox"/>	NO	<input checked="" type="checkbox"/>
PENDING LIST – WEEK NUMBER		Week 37		
LANDFILL	YES	<input type="checkbox"/>	NO	<input checked="" type="checkbox"/>
AUTHORITY TO ISSUE (Initials)		RKD		