



HILLINGDON  
LONDON



# North Planning Committee

**Date:** TUESDAY, 26 JUNE 2012

**Time:** 7.00 PM

**Venue:** COMMITTEE ROOM 5 -  
CIVIC CENTRE, HIGH  
STREET, UXBRIDGE UB8  
1UW

**Meeting  
Details:** Members of the Public and  
Press are welcome to attend  
this meeting

## To Councillors on the Committee

Eddie Lavery (Chairman)  
Allan Kauffman (Vice-Chairman)  
David Allam (Labour Lead)  
Jazz Dhillon  
Carol Melvin  
John Morgan  
David Payne  
Raymond Graham

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Contact: Nav Johal  
Tel: 01895 250692  
Fax: 01895 277373  
[democratic@hillingdon.gov.uk](mailto:democratic@hillingdon.gov.uk)

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Lloyd White  
Head of Democratic Services  
London Borough of Hillingdon,  
3E/05, Civic Centre, High Street, Uxbridge, UB8 1UW  
[www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)



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## A useful guide for those attending Planning Committee meetings

### Security and Safety information

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### Petitions and Councillors

**Petitions** - Petitions - When a petition of 20 signatures or more of residents that live, work or study in the borough is received they can speak at a Planning Committee in support of or against an application for up to 5 minutes. Where multiple petitions are received against (or in support of) the same planning application, the Chairman of the Planning Committee has the discretion to amend speaking rights so that there is not a duplication of presentations to the meeting. In such circumstances, it will not be an automatic right that each representative of a petition will get 5 minutes to speak. However, the Chairman may agree a maximum of 10 minutes if one representative is selected to speak on behalf of multiple petitions.

Petitions must be submitted in writing to the Council in advance of the meeting. Where there is a petition opposing a planning application there is also the right for the applicant or their agent to address the meeting for up to 5 minutes.

If an application with a petition is deferred and a petitioner has addressed the meeting a new valid petition will be required to enable a representative to speak at a subsequent meeting on this item.

**Ward Councillors** - There is a right for local councillors to speak at Planning Committees about applications in their Ward.

**Committee Members** - The planning committee is made up of the experienced Councillors who meet in public every three weeks to make decisions on applications.

### How the Committee meeting works

The Planning Committees consider the most complex and controversial proposals for development or enforcement action.

Applications for smaller developments such as householder extensions are generally dealt with by the Council's planning officers under delegated powers.

An agenda is prepared for each meeting, which comprises reports on each application.

Reports with petitions will normally be taken at the beginning of the meeting.

The procedure will be as follows:-

1. The Chairman will announce the report;
2. The Planning Officer will introduce it; with a presentation of plans and photographs;
3. If there is a petition(s), the petition organiser will speak, followed by the agent/applicant followed by any Ward Councillors;
4. The Committee may ask questions of the petition organiser or of the agent/applicant;
5. The Committee debate the item and may seek clarification from officers;
6. The Committee will vote on the recommendation in the report, or on an alternative recommendation put forward by a Member of the Committee, which has been seconded.

About the Committee's decision

The Committee must make its decisions by having regard to legislation, policies laid down by National Government, by the Greater London Authority - under 'The London Plan' and Hillingdon's own planning policies as contained in the 'Unitary Development Plan 1998' and supporting guidance. The Committee must also make its decision based on material planning considerations and case law and material presented to it at the meeting in the officer's report and any representations received.

Guidance on how Members of the Committee must conduct themselves when dealing with planning matters and when making their decisions is contained in the 'Planning Code of Conduct', which is part of the Council's Constitution.

When making their decision, the Committee cannot take into account issues which are not planning considerations such as the effect of a development upon the value of surrounding properties, nor the loss of a view (which in itself is not sufficient ground for refusal of permission), nor a subjective opinion relating to the design of the property. When making a decision to refuse an application, the Committee will be asked to provide detailed reasons for refusal based on material planning considerations.

If a decision is made to refuse an application, the applicant has the right of appeal against the decision. A Planning Inspector appointed by the Government will then consider the appeal. There is no third party right of appeal, although a third party can apply to the High Court for Judicial Review, which must be done within 3 months of the date of the decision.

# Agenda

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## Chairman's Announcements

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the meeting held on 17 May 2012
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items of business marked Part 1 will be considered in public and that the items marked Part 2 will be considered in private

## Reports - Part 1 - Members, Public and Press

Items are normally marked in the order that they will be considered, though the Chairman may vary this. Reports are split into 'major' and 'minor' applications. The name of the local ward area is also given in addition to the address of the premises or land concerned.

## Non Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	Land Forming Part of 12 Gladsdale Drive, Eastcote - 65761/APP/2012/549	Eastcote & East Ruislip	Erection of a single storey, detached, two-bedroom dwelling with associated amenity space and parking.  <b>Recommendation: Approval</b>	11 - 28
7	Rear of 64-66 Hallowell Road, Northwood - 2200/APP/2011/2927	Northwood	Change of use of the existing ancillary outbuilding to 4 x 1-bed residential care units, to include alterations to elevation.  <b>Deferred from North Committee 26/04/2012</b>  <b>Recommendation: Approval</b>	29 - 46

8	Land Forming Part of Oakhurst, Northgate, Northwood - 67012/APP/2011/2712	Northwood	Erection of two storey 5 bedroom, detached dwelling with basement to include associated amenity space, parking and the installation of a vehicular crossover.  <b>Recommendation: An appeal against non-determination has been submitted by the applicant (Appeal Ref: APP/R5510/A/12/2175907) as such the Council no longer has Authority to determine the application.</b>	47 - 64
9	Land Adjacent to and Forming Part of 30 Harvey Road, Northolt - 67335/APP/2011/1968	South Ruislip	2 x two storey, 2-bed semi detached dwellings with associated parking and amenity space.  <b>Recommendation: That delegated powers be given to the Head of Planning, Sport and Green Spaces to grant planning permission.</b>	65 - 82
10	54 St Margarets Road, Ruislip - 42371/APP/2012/645	West Ruislip	Raising of roof to allow for conversion of bungalow to two storey dwelling with habitable roofspace to include 4 side rooflights and completion of single storey rear extension.  <b>Recommendation: Refusal</b>	83 - 92

### Non Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
11	80 Bridle Road, Eastcote - 68430/APP/2012/674	Eastcote & East Ruislip	Two storey rear extension, single storey front extension, conversion of basement to habitable space and raising of roof to allow for conversion of roof space to habitable use to include a rear dormer, 2 front rooflights and 6 side rooflights.  <b>Recommendation: Approval</b>	93 - 104

12	Vyners School, Warren Road, Ickenham - 4514/APP/2012/949	Ickenham	Application for additional first floor accommodation on the existing single storey changing room block and a two storey entrance/stair core.  <b>Recommendation: Approval</b>	105 - 122
13	Ruislip Golf Centre, Ickenham Road, Ruislip - 10737/ADV/2012/26	West Ruislip	Installation of 1 x internally illuminated totem sign, 4 x externally illuminated fascia sign, 1 x internally illuminated fascia sign and 2 x other signs.  <b>Recommendation: Approval</b>	123 - 128

## Part 2 - Members Only

The reports listed below are not made public because they contain confidential or exempt information under paragraph 6 of Par 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended.

14	Any Items Transferred from Part 1
15	Any Other Business in Part 2

## Minutes

### NORTH PLANNING COMMITTEE

17 May 2012

Meeting held at Committee Room 5 - Civic Centre,  
High Street, Uxbridge UB8 1UW



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	<p><b>Committee Members Present:</b> Councillors Eddie Lavery (Chairman) Allan Kauffman (Vice-Chairman) David Allam Jazz Dhillon Carol Melvin David Payne Pat Jackson Raymond Graham</p> <p><b>LBH Officers Present:</b> James Rodger (Head of Planning) Meg Hirani (NorthTeam Leader) Syed Shah (Principal Traffic Engineer) Rory Stracey (Planning Lawyer) Charles Francis (Democratic Services)</p> <p><b>Also Present:</b> Cllr Michael White Cllr Philip Corthorne Cllr Brian Crowe Cllr John Riley</p>	
2.	<p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>Apologies for absence were received from Councillor John Morgan. Councillor Patricia Jackson attended as a substitute.</p>	
3.	<p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> (<i>Agenda Item 2</i>)</p> <p>None.</p>	
4.	<p><b>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING</b> (<i>Agenda Item 3</i>)</p> <p>The minutes of the meetings held on 26 April and 10 May 2012 circulated after the agenda papers had been despatched were agreed as an accurate record.</p>	
5.	<p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 4</i>)</p> <p>The Chairman agreed to take an additional urgent enforcement item</p>	

	which was considered in Part 2 which was circulated less than 5 days before the meeting.	
6.	<p><b>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE</b> (<i>Agenda Item 5</i>)</p> <p>All items were considered in Part 1 with the exception of Item 14 and an additional urgent item which were considered in Part 2.</p>	
7.	<p><b>150 FIELD END ROAD, EASTCOTE PINNER 25760/APP/2010/2410</b> (<i>Agenda Item 6</i>)</p> <p><b>Erection of a part three storey, part two storey building with roof space accommodation and basement parking, comprising 11 one-bedroom, 27 two-bedroom and 4 three-bedroom residential flats and a commercial unit on the ground floor fronting Field End Road (involving demolition of the existing building.)</b></p> <p>Officers introduced the report and drew the Committee's attention to the changes set out in the Addendum.</p> <p>In accordance with the Council's constitution, a representative of the petition received in objection to the application was invited to address the meeting.</p> <p>The petitioner made the following points:</p> <ul style="list-style-type: none"> <li>• The proposal was completely out of character with the area.</li> <li>• The proposal would not complement the area and was over dominant.</li> <li>• The proposal would result in a loss of privacy to neighbouring properties.</li> <li>• The proposed mural would be an eyesore to local residents.</li> <li>• The infrastructure of Eastcote would not be able to support the proposed development.</li> <li>• The proposed development would cause local traffic problems.</li> <li>• The proposed underground car park would cause flood problems locally.</li> <li>• The developer should undertake a consultation session with local residents.</li> </ul> <p>Although the application site was not located within the Conservation area (but bordered it on two sides), the Chairman explained he had used his discretion and would allow a representative of the Eastcote Village Conservation Area Advisory Panel to speak for up to 5 minutes.</p> <p>The Conservation Area Advisory Panel representative made the following points:</p> <ul style="list-style-type: none"> <li>• The proposed development had been submitted in 2010 and then revised with a further submission in April 2012. Neither application met the required standards.</li> <li>• The RIBA report had denounced this type of development and</li> </ul>	<p><b>Action by</b></p> <p>James Rodger &amp; Meg Hirani</p>



the dwellings it proposed.

- The proposed development was out of character with the Arts and Craft style found in Eastcote.
- The proposed development was 4 stories high rather than the 2 or 3 stories of surrounding buildings.
- The proposed lead roof would be out of keeping with the clay tiles used on surrounding buildings.
- The proposal did not include details about the proposed front gate.
- The residents of Moorford Way were especially concerned about the proposed mural.
- The proposal did not include sufficient amenity or play space.
- The proposed solar panels would create an eye sore.
- There was concern about how the shared driveway would operate.

The representative speaking on behalf of the agent made the following points:

- Considerable resources had been spent protecting the site and the proposed development would deliver a high quality residential scheme.
- The proposed development would bring a number of benefits to the area, including healthcare and education contributions through the S106 unilateral undertaking.
- A number of consultations had been conducted and the application had taken these concerns on board.
- Local residents were not opposed in principle to the redevelopment of the site.
- With regards to amenity concerns, the existing measurements were appropriate.
- In relation to flooding concerns, the Environment Agency had not raised any concerns.
- With regards to floor space, the room dimensions of the proposed development would still provide high quality living arrangements.
- A play area was proposed
- No highways problems were anticipated with the proposed development.

A Ward Councillor attended the meeting and the following points were raised:

- The bulk and density of the proposed development would have a negative impact on the surrounding area.
- There was insufficient amenity space.
- The proposed development would affect the appearance of the street scene.
- The lead roof incorporated in the proposed design would be out of keeping with the clay tiles used on surrounding buildings.
- The lack of provision to dry clothing, necessitating the use of tumble dryers would increase the carbon footprint of the proposed development.
- The proposed design meant there would be a lack of privacy to a number of dwellings within the scheme.

- Concern was raised about refuse collection arrangements and whether these might have a detrimental impact to local roads.
- The proposed mural (should the application be approved) should not be delegated to officers and should be determined in public at Committee.
- Concern was raised about the shared driveway incorporated within the proposal and how this would operate.
- The proposal would generate overflow parking and concerns were raised about where these vehicles would park.

The Committee sought clarification on a number of points including the lead roof and proposed roof garden. The representative of the agent confirmed it was possible the proposed roof could be clay tiled and officers confirmed that no roof garden was planned. In relation to amenity space, officers confirmed that the proposed development met the current standards.

In response to a question about how many of the proposed dwellings complied with the floor space requirements of the London Plan, officers confirmed that 30 out of 48 dwellings did not comply with this guidance.

In discussing the application, the Committee agreed they could see very little difference between this application and the previous one which had been submitted to the Council and they also had concerns about the number of conditions which would need to be resolved outside the meeting (should the application be approved). Officers explained that although there were a number of conditions which needed to be resolved, this was not an excessive number of conditions for the size of the application.

The Committee also raised concerns about the dedicated pedestrian access shown on the plans and about the likely impact the development would have on peak time traffic flows. In response, officers confirmed that the pedestrian access routes would include a raised pavement and having examined traffic flows, officers did not have concerns about people waiting on the highway for access or egress to the proposed development.

The Committee agreed that officer recommendation for approval should be overturned and the application be refused owing to the size, scale and bulk of the development as well as the unit size failing to comply with the standards as set out in the London Plan.

It was moved and seconded that the recommendation for approval be overturned and the application refused.

#### **Resolved –**

**That the recommendation be overturned and application REFUSED on the grounds of the size, scale, bulk etc of the building and its impact on the conservation area, the internal size of the proposed units and the lack of a S106 agreement. Exact wording to be agreed with the chairman and Labour lead.**

8.	<p><b>LYON COURT AND 28 - 30 PEMBROKE ROAD, RUISLIP</b>  <b>66985/APP/2011/3049</b> (<i>Agenda Item 7</i>)</p> <p><b>Erection of 3, part 2, part 3 storey blocks with accommodation in the roof space, to provide 61 residential units, comprising 25 one bedroom, 27 two bedroom, 8 three bedroom apartments and one 5 bedroom house, together with construction of a new access, associated parking and landscaping, involving demolition of existing buildings and stopping up of existing vehicular access.</b></p> <p>Officers introduced the report and drew the Committee's attention to the changes set out in the Addendum.</p> <p>In introducing the report, Officers confirmed that the proposed development was fully HDAS compliant and the scheme fulfilled the 10% development mix as directed by the London Plan.</p> <p>In response to questions about access and egress to the development, officers confirmed that two cars could be accommodated off the highway while the electronic gates were operating. If the gates failed, the Committee heard that these would need to be forced open.</p> <p>Officers confirmed that an independent viability study had been conducted as part of the proposal and this stated a payment of £40,000 would be made towards the provision of affordable housing within the borough.</p> <p>Members expressed concern about access and egress to the site given this was located on a primary route for heavy goods vehicles across the Borough. Members also expressed concern about the level of education contributions as part of the scheme.</p> <p><b>Resolved –</b></p> <p><b>That the application be deferred for amendments relating to the removal of the proposed gates, amendments to or removal of the proposed house and a site visit.</b></p>	<p><b>Action by</b></p> <p>James Rodger &amp; Meg Hirani</p>
9.	<p><b>ST MARTINS SCHOOL , MOOR PARK ROAD, NORTHWOOD</b>  <b>664/APP/2012/223</b> (<i>Agenda Item 8</i>)</p> <p><b>Single storey front extension</b></p> <p>In accordance with the Council's constitution, a representative of the petition in objection received in objection to the proposal was invited to address the meeting.</p> <p>A representative of the petition did not attend the meeting.</p> <p>The agent made the following points:</p> <ul style="list-style-type: none"> <li>• The proposed reception area was designed to improve the school reception facilities and was not about increasing school</li> </ul>	<p><b>Action by</b></p> <p>James Rodger &amp; Meg Hirani</p>

	<p>numbers.</p> <ul style="list-style-type: none"> <li>• The proposed reception would not result in the loss of any car parking spaces but there would be a loss of car parking spaces during the construction phase.</li> <li>• It was proposed that (subject to approval) the Head Teacher would write to all parents and staff requesting they park considerately during the construction phase.</li> </ul> <p>No Ward Councillors attended.</p> <p>In discussing the application, the Committee agreed the proposed development would enhance the appearance and facilities of the school.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was unanimously agreed.</p> <p><b>Resolved –</b></p> <p><b>That the application be approved as per the officer report.</b></p>	
10.	<p><b>11 BRIDGWATER ROAD, RUISLIP 45285/APP/2012/600</b> (<i>Agenda Item 9</i>)</p> <p><b>Single storey detached outbuilding to rear for use a hobby room (Retrospective)</b></p> <p>Officers introduced the report which concerned an application for a single storey detached out building to be used as a hobby room.</p> <p>In accordance with the Council’s constitution, a representative of the petition received in objection to the proposal was invited to address the meeting.</p> <p>The petitioner made the following points:</p> <ul style="list-style-type: none"> <li>• The proposed development incorporates a shower room which is out of keeping with its proposed usage as a hobby room.</li> <li>• The proposed development would be over dominant due to its size, scale and bulk.</li> <li>• The proposed development would overcrowd the garden</li> <li>• The proposed development (if approved) would set a dangerous precedent</li> <li>• The proposed development would be out of keeping with the back gardens of the surrounding area.</li> <li>• The proposed development would affect the privacy to neighbouring properties.</li> </ul> <p>The applicant made the following points:</p> <ul style="list-style-type: none"> <li>• Similar developments had been approved locally.</li> <li>• Washing facilities were required as the hobby room would be used for exercise equipment.</li> <li>• The applicant had liaised with the Council and an officer had inspected the proposal during the construction phase but there</li> </ul>	<p><b>Action by</b></p> <p>James Rodger &amp; Meg Hirani</p>

	<p>had been no challenge.</p> <ul style="list-style-type: none"> <li>• The applicant was prepared to raise the height of his fence line to address neighbours concerns regarding overlooking.</li> <li>• The proposed development would not affect the character of the area</li> </ul> <p>In discussing the application, the Committee agreed that the existing building was over dominant, too large for the garden and did not require washing facilities as a hobby room.</p> <p>The recommendation for refusal was moved, seconded and on being put to the vote was agreed unanimously.</p> <p><b>Resolved – That the application be refused as per the officer’s report</b></p>	
11.	<p><b>206 FIELD END ROAD, EASTCOTE 14770/APP/2012/50</b> (<i>Agenda Item 10</i>)</p> <p><b>Change of use from Use Class A1 (Shops) to Use Class A5 (Hot Food Takeaway) involving installation of extractor duct to rear</b></p> <p><b>Deferred from North Committee 13/03/2012</b></p> <p>Officers introduced the report and drew the Committee’s attention to the changes as set out in the addendum.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was agreed unanimously.</p> <p><b>Resolved – That the application be approved as per the officer report and the changes set out in the addendum.</b></p>	<p><b>Action by</b></p> <p>James Rodger &amp; Meg Hirani</p>
12.	<p><b>LYNTON, BELFRY AVENUE, HAREFIELD 17663/APP/2012/368</b> (<i>Agenda Item 11</i>)</p> <p><b>2 x two storey, 4-bed, detached dwellings with associated parking and amenity space involving the demolition of existing bungalow and outbuildings</b></p> <p>Officer’s introduced the report and drew the Committee’s attention to the changes set out in the Addendum.</p> <p>In discussing the application, the Committee agreed the proposal would encroach into the Green Belt and would therefore constitute inappropriate development.</p> <p><b>Resolved –</b></p> <p><b>That the application be refused as per the officer report</b></p>	<p><b>Action by</b></p> <p>James Rodger &amp; Meg Hirani</p>
13.	<p><b>17 EAMONT CLOSE, RUISLIP 68141/APP/2011/2587</b> (<i>Agenda Item 12</i>)</p>	<p><b>Action by</b></p>

	<p><b>Single storey rear extension</b></p> <p>Officer's introduced the report and drew the Committee's attention to the changes set out in the Addendum.</p> <p>In accordance with the Council's constitution, a ward Councillor was invited to address the meeting. The following points were raised:</p> <ul style="list-style-type: none"> <li>• The proposed development would impact on the amenity of neighbouring properties.</li> <li>• The proposed extension would impact on the patio areas of adjoining properties.</li> <li>• Officers were asked whether a shadow diagram had been produced for the application.</li> </ul> <p>Officers explained that the as proposed development met all the HDAS criteria (and HDAS took right to light into consideration) a shadow diagram was not required.</p> <p>Referring to the photographs of neighbouring properties, the Committee agreed that a canopy structure situated next door to the application site already had an impact and the application should be approved.</p> <p><b>Resolved -</b></p> <p><b>The application was unanimously approved as per the officer report.</b></p>	<p>James Rodger &amp; Meg Hirani</p>
<p>14.</p>	<p><b>PEMBROKE HOUSE, 5 - 9 PEMBROKE ROAD, RUISLIP 38324/APP/2012/42 (Agenda Item 13)</b></p> <p><b>Change of use of ground and first floor from Use Class B1 (Business) to Use Class D1 (Non-Residential Institutions) for use as a nursery</b></p> <p>Officers introduced the report which concerned a change of use of the ground floor and first floor from class B1 to D1.</p> <p>Officers explained that they had examined traffic flows, parking and dropping off points in detail and the applicant had submitted a travel plan as part of their application.</p> <p>In discussing the application, the Committee raised a number of concerns. These included parking and traffic movements, given the application site was located opposite a bus station, the anticipated use of the upper floors and also the hours of use which were cited as 7 am to 8 pm.</p> <p>As there were a number of unresolved questions at this stage, the Committee agreed to defer the item until further information had been provided and a site visit had taken place.</p>	<p><b>Action by</b></p> <p>James Rodger &amp; Meg Hirani</p>

	<p><b>Resolved –</b></p> <p><b>That the application be deferred to resolve issues relating to parking and highway safety, the use of the upper floors, the hours of use and a site visit.</b></p>	
15.	<p><b>ENFORCEMENT REPORT</b> (<i>Agenda Item 14</i>)</p> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p> <p>The recommendation set out in the officer’s report was moved, seconded and on being put to the vote was agreed.</p> <p><b>Resolved –</b></p> <p><b>1. That the enforcement actions as recommended in the officer’s report be agreed.</b></p> <p><b>2. That the Committee resolve to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</b></p> <p><i>The report relating to this decision is not available to the public because it contains information which reveals that the authority proposes (a) to give under any enactment a notice under or by virtue of which requirements are imposed on a person; and (b) to make an order or direction under any enactment and the public interest in withholding the information outweighs the public interest in disclosing it (exempt information under paragraph 6 of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>	<p><b>Action by</b></p> <p>James Rodger &amp; Meg Hirani</p>
16.	<p><b>URGENT MATTER - ENFORCEMENT REPORT</b> (<i>Agenda Item</i> )</p> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of</i></p>	<p><b>Action by</b></p> <p>James Rodger &amp; Meg Hirani</p>

	<p><i>Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p> <p>The recommendation set out in the officer's report was moved, seconded and on being put to the vote was agreed.</p> <p><b>Resolved –</b></p> <p><b>1. That the enforcement actions as recommended in the officer's report be agreed.</b></p> <p><b>2. That the Committee resolve to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</b></p> <p><i>The report relating to this decision is not available to the public because it contains information which reveals that the authority proposes (a) to give under any enactment a notice under or by virtue of which requirements are imposed on a person; and (b) to make an order or direction under any enactment and the public interest in withholding the information outweighs the public interest in disclosing it (exempt information under paragraph 6 of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>	
<p>The meeting, which commenced at 7.00 pm, closed at 9.45 pm.</p>		

These are the minutes of the above meeting. For more information on any of the resolutions please contact Charles Francis on 01895 556454. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.



## Report of the Head of Planning & Enforcement Services

**Address** LAND FORMING PART OF 12 GLADSDALE DRIVE EASTCOTE

**Development:** Erection of a single storey, detached, two-bedroom dwelling with associated amenity space and parking

**LBH Ref Nos:** 65761/APP/2012/549

**Drawing Nos:** RAC/3/e  
DC/4/e  
1/a  
DC/2d  
Location Plan to Scale 1:1250  
Design and Access Statement  
Arboricultural Survey

**Date Plans Received:** 07/03/2012                      **Date(s) of Amendment(s):**

**Date Application Valid:** 14/03/2012

### 1. SUMMARY

The proposal is a revised scheme for a single storey detached dwelling that would be set adjacent to the existing property, 12 Gladsdale Drive. An application was originally allowed on appeal where the main issue was considered to be the effect of the proposed development on the character and appearance of the area. The appeal for the single storey building was allowed in June 2011, subject to conditions. A later application and appeal was dismissed March 2012 for a larger building that would have come further forward of the existing property and, amongst other alterations, would have extended to the front and rear, and included a new front projecting bay window and second bedroom with side window.

The front building line and design of the currently proposed bungalow would be the same as that permitted on appeal. Additionally, this current proposal seeks a second bedroom, altered side fenestration and an extension to the rear of the permitted building by 2.3m. This alters from the recently refused and dismissed scheme where a total length of 3.64m was proposed that would have brought it 1.6m closer to the road. The current scheme would incorporate the side fenestration in the recently refused/dismissed scheme and which the Inspector considered to be acceptable in paragraphs 11 and 12 of his decision, subject to conditions relating to boundary treatment.

In terms of the character of the area, the front building line and design of the proposed dwelling, in remaining the same as that permitted on the original appeal, is acceptable. The latest appeal decision makes no comment upon the principle of an additional rear extension, merely upon the additional bedroom in the Inspector's concluding paragraphs. The additional 2.3m extension at the rear is not considered to result in a building which would be visually intrusive from public vantage points such as to warrant refusal of the application on this element alone.

This application is recommended for approval subject to conditions. These conditions are transferred from the originally allowed appeal decision, but include an additional landscaping condition as recommended in the latest appeal decision and a further condition to ensure the removal of householder permitted development rights in order for

the Council to retain additional control over the resulting development.

## 2. **RECOMMENDATION**

### **APPROVAL subject to the following:**

#### **1 HH-T8 Time Limit - full planning application 3 years**

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 HH-M1 Details / Samples to be Submitted**

No development shall take place until details and/or samples of all materials, colours and finishes to be used on all external surfaces have been submitted to and approved in writing by the Local Planning Authority.

#### **REASON**

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **3 HH-OM1 Development in accordance with Approved Plans**

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

#### **REASON**

To ensure that the external appearance of the development is satisfactory and complies with Policy BE13 and BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **4 HH-RPD1 No Additional Windows or Doors**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (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 which would face any/either of the adjoining properties.

#### **REASON**

To prevent overlooking to adjoining properties in accordance with Policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **5 HH-RPD2 Obscured Glazing and Non-Opening Windows (a)**

The windows facing 12 Gladsdale Drive shall be glazed with permanently obscured glass and 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 Policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**6 TL5 Landscaping Scheme - (full apps where details are reserved)**

No development shall take place until a landscaping scheme has been submitted to and approved in writing by the local planning authority. The landscaping works shall thereafter be carried out as approved, prior to the occupation of the proposed new dwelling, or in accordance with such other programme as may be agreed. Any trees or plants forming part of the landscaping scheme which are lost or removed for any reason, within a period of 5 years after planting, shall be replaced during the next planting season with others of similar size and species.

**REASON**

To ensure that the proposed development will preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**7 TL7 Maintenance of Landscaped Areas**

No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the arrangements for its implementation. Maintenance shall be carried out in accordance with the approved schedule.

**REASON**

To ensure that the approved landscaping is properly maintained in accordance with Policy BE38 of the Hillingdon Unitary Development Plan (September 2007).

**8 NONSC Non Standard Condition**

Notwithstanding the fencing details shown on the submitted plans, the proposed new dwelling shall not be occupied until fencing or other boundary treatments have been installed on all of the site's boundaries in accordance with further details to be submitted to and approved in writing by the local planning authority. The boundary treatments thus approved shall be retained thereafter.

**REASON**

To ensure that the proposed development will preserve and enhance the visual amenities of the locality in compliance with Policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and to ensure adequate levels of light and living conditions to the second bedroom of the bungalow hereby approved in accordance with Policy 5.3 of the London Plan (2011).

**9 NONSC Non Standard Condition**

The proposed new dwelling shall not be occupied until a minimum of two parking spaces for the existing property, and one space for the proposed new dwelling, have been laid out and surfaced in accordance with further details, to be submitted to and approved in writing by the local planning authority. The parking spaces thus approved shall be retained for that purpose thereafter.

**REASON**

To ensure that the proposed development will provide sufficient parking in compliance with Policy AM7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**10 NONSC Non Standard Condition**

The proposed new dwelling shall not be occupied until covered storage refuse enclosures have been provided, to serve both the existing and new dwellings, in accordance with details to be submitted to and approved in writing by the local planning authority. The approved refuse enclosures shall be retained for that purpose thereafter.

**REASON**

To ensure that the proposed development will preserve and enhance the residential amenities of the locality in compliance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**11 NONSC Non Standard Condition**

The proposed dwelling shall be designed to achieve a minimum of Level 4 of the Code for Sustainable Homes. The dwelling shall not be occupied until a final Code Certificate has been issued certifying that this level has been achieved.

**REASON**

To ensure that the objectives of sustainable development identified in London Plan (July 2011) Policies 5.1 and 5.3.

**12 NONSC Non Standard Condition**

The proposed dwelling shall be designed and fitted out in accordance with the Lifetime Homes Standards set out in the Council's SPD "Accessible Hillingdon" (January 2010). The dwelling shall not be occupied until these standards have been met.

**REASON**

To ensure that sufficient housing stock is provided to meet the needs of disabled and elderly people in accordance with London Plan (July 2011) Policies 3.1, 3.8 and 7.2.

**13 RPD5 Restrictions on Erection of Extensions and Outbuildings**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extension to the approved dwellinghouse nor any garage(s), shed(s) or other outbuilding(s) shall be erected without the grant of further specific permission from the Local Planning Authority.

**REASON**

So that the Local Planning Authority can ensure that any such development would not result in a significant loss of residential amenity or impact unduly on visual amenity in accordance with Policies BE13, BE15, BE19 and BE21 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**14 RPD9 Enlargement to Houses - Roof Additions/Alterations**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no addition to or enlargement of the roof of the dwellinghouse shall be constructed.

**REASON**

To preserve the character and appearance of the development and protect the visual amenity of the area and to ensure that any additions to the roof are in accordance with Policy BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

## INFORMATIVES

### 1 152 **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).

### 2 153 **Compulsory Informative (2)**

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H4	Mix of housing units
H5	Dwellings suitable for large families
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
OE1	Protection of the character and amenities of surrounding properties and the local area
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.1	(2011) Ensuring equal life chances for all
LPP 3.3	(2011) Increasing housing supply
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 5.1	(2011) Climate Change Mitigation
LPP 5.3	(2011) Sustainable design and construction
LPP 7.2	(2011) An inclusive environment

### 3 11 **Building to Approved Drawing**

You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

### 4 12 **Encroachment**

You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.

#### **5            15            Party Walls**

The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:

carry out work to an existing party wall;

build on the boundary with a neighbouring property;

in some circumstances, carry out groundworks within 6 metres of an adjoining building.

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning & Community Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

#### **6            16            Property Rights/Rights of Light**

Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

#### **7            115            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](http://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.

### **3. CONSIDERATIONS**

### 3.1 Site and Locality

The application site lies on the north side of Gladsdale Drive and comprises a plot of land, originally used as garden in connection with the residential use of No.12, a semi detached property located at the western end of Gladsdale Drive.

The street is residential in character and whilst the 'architecture' of such areas can be described as ordinary and mass produced, the proportion of the buildings, their uniform manner of addressing the street and use of space with car parking to the side, and front gardens retained are defining features that create a pleasing homogeneity.

The land is on a slope with the land falling away towards the northwest to the stream at the rear. The land to the west is within the Green Belt and is also designated as a Site of Importance for Nature Conservation and a Woodland Tree Preservation Order is in place. The western boundary of the site forms the boundary between the Developed Area and the above mentioned designations as identified in the Hillingdon Unitary Development Plan (UDP) (Saved Policies September 2007).

### 3.2 Proposed Scheme

The application seeks an amendment to the planning permission granted on appeal. This proposal would add an extra bedroom, to make a two bedroomed bungalow, and elongate the approved scheme by 2.3m to the rear. The current scheme therefore proposes to erect a single storey 2-bedroom detached dwelling adjacent to 12 Gladsdale Drive using a similar footprint but extending 2.3m to the rear. The dwelling would be 5.48m wide and 13.39m deep (allowed appeal scheme 11.36m deep) and would be finished with a hipped roof that would be 2.5m to the eaves and 3.89m high to the ridge (as per the allowed appeal). Two off street parking spaces would be provided to the front of the property.

### 3.3 Relevant Planning History

41717/A/88/0791            12 Gladsdale Drive Eastcote Pinner  
Erection of a two-storey side extension and formation of a granny annexe at first-floor level

**Decision:** 27-07-1988    Approved

41717/APP/2009/2080    12 Gladsdale Drive Eastcote Pinner  
Single storey detached garage to side (Application for a Lawful Development Certificate for a Proposed Development)

**Decision:** 19-11-2009    Approved

41717/APP/2009/2562    12 Gladsdale Drive Eastcote Pinner  
Single storey detached outbuilding to side for use as garage / games (Application for a Lawful Development Certificate for a Proposed Development).

**Decision:** 21-01-2010    Refused                    **Appeal:** 08-11-2010    Allowed

65761/APP/2009/216    Land Forming Part Of 12 Gladsdale Drive Eastcote  
Two storey four-bedroom detached dwelling with associated parking.

**Decision:** 09-03-2009 Withdrawn

65761/APP/2009/599 Land Forming Part Of 12 Gladsdale Drive Eastcote

Two storey three-bedroom detached dwelling with associated parking.

**Decision:** 16-09-2009

**Appeal:** 16-09-2009 Dismissed

65761/APP/2010/2707 Land Adjoining 12 Gladsdale Drive Eastcote

Erection of a single storey detached one-bedroom dwelling with associated parking and amenity space.

**Decision:** 22-02-2011 Refused

**Appeal:** 21-06-2011 Allowed

65761/APP/2011/1645 Land Adjoining 12 Gladsdale Drive Eastcote

Erection of a single storey, detached, two-bedroom dwelling with associated amenity space and parking

**Decision:** 17-11-2011 Refused

**Appeal:** 05-03-2012 Dismissed

#### **Comment on Relevant Planning History**

This is the fifth application submitted for a dwelling on this site. The first submission(65761/APP/2009/216) was withdrawn following officer advice that the application would not receive officer support due to its design and the lack of an arboricultural report.

The second application (65761/APP/2009/599) was appealed under non-determination, however, it was considered by the North Planning Committee that the application would have been refused for the following reasons:

1. The proposed dwelling by reason of its siting and layout would result in a cramped form of development, which would not be in keeping with the existing surrounding development, and would be detrimental to the visual amenity and character of the surrounding street scene contrary to Policies BE13 and BE19 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and the adopted Supplementary Planning Document HDAS: Residential Layouts.
2. The proposed development, by reason of its siting and overall size, bulk and height, would prejudice the openness of, and views to and from the Green Belt. The proposal is therefore contrary to Policy OL5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Planning Policy Guidance 2 (Green Belts).
3. The development is estimated to give rise to a significant number of children of nurse/primary/post-16 school age, and therefore additional provision would need to be made in the locality due to the shortfall of places in nurseries/schools/educational facilities serving the area. Given a legal agreement at this stage has not been offered or secured, the proposal is considered contrary to Policy R17 of the Unitary Development Plan Saved Policies September 2007.



In the determination of this appeal the inspector considered that:

- Due to the limited plot width, the need to provide off street parking to the front rather than the side, together with the orientation of the front facade, the proposal would result in a cramped appearance failing to harmonise with the existing street scene or complement the character of the wider area.
- In relation to the impact on the adjoining Green Belt, whilst accepting that there would be no meaningful space to provide landscaping to this boundary, he considered that the development would not provide a significantly different or inferior context to the Green Belt than which exists in the area at the moment. In the context of the boundary with the Green Belt the development would have no adverse effect on the visual amenities of the Green Belt.
- The proposal would provide adequate floorspace for future occupiers.

Subsequent to the determination of that appeal and the submission of that proposal, an application for a certificate of lawful development was submitted for a proposed garage and games room in the same position as the appealed proposal for the one bedroomed bungalow (65761/APP/2009/2562). This Certificate was refused by the Local Authority due to its excessive size and scale failing to represent a structure required for the incidental enjoyment of the dwellinghouse. This decision was appealed and the inspector concluded that the building would not be overly excessive and would still be in the realms of objective reasonableness and granted a Certificate of Lawful Development.

The third proposal, for a one-bedroomed bungalow, was refused permission for the following reasons:

1. The proposed development, by reason of its siting, design and layout, would fail to harmonise with the existing local and historic context of the surrounding area. The principle of intensifying the residential use of the site through the loss/part loss of this side garden area would have a detrimental impact on the character, appearance and local distinctiveness of the area. The development therefore fails to harmonise with the character of the surrounding area, contrary to Policies BE13 and BE19 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007), Policies 3A.3, 4B.1 and 4B.8 of the London Plan, guidance within The London Plan Interim Housing Supplementary Planning Guidance, April 2010, Planning Policy Statement 3: Housing (as amended) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

2. The proposal by reason of the size, design and the siting would result in a form of development which would be cramped and out of character with the existing pattern of residential development in the area. The proposal therefore represents an over development of the site to the detriment of the character and visual amenities of the area contrary to Policies BE13 and BE19 of the Hillingdon Unitary Development Plan (Saved Polices September 2007), Policy 4B.3 of the London Plan (2008) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

This application was subsequently granted permission on appeal in June 2011.

The fourth, and previous, application for a two bedroomed bungalow, ref. 65761/APP/2011/1645, was refused permission in February 2012 for the following reasons:

1. The proposal, by reason of its projection forward of the recognised building line along

Gladsdale Drive, represents an unduly intrusive/incongruous form of development detrimental to the visual amenities of the street scene and the area in general. This effect would be further reinforced by pushing the car parking spaces forward and the provision of the additional car parking space. The proposal is therefore contrary to UDP1 Saved Policies BE13 and BE19 and the Council's SPD2.

2. The proposal would result in a reduced front garden area by creating an additional car parking space and pushing forward the proposed bungalow within the site to the detriment of the established pattern of the street scene, area and locality. The proposal is therefore contrary to UDP Saved Policies BE13 and BE19 and the Council's SPD.

3. The window to the second bedroom, sited less than 2m from a 2m high boundary fence and large trees, would have unacceptably low levels of natural light and a poor outlook to the detriment of the amenity of future occupiers. The proposal is therefore contrary to UDP Saved Policy BE19, the Council's SPD and London Plan3 Policy 5.3.

The Inspector dismissed the appeal but only upheld refusal reason 1.

#### **4. Planning Policies and Standards**

##### **UDP / LDF Designation and London Plan**

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

Part 2 Policies:

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H4	Mix of housing units
H5	Dwellings suitable for large families
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
OE1	Protection of the character and amenities of surrounding properties and the local area
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

- LPP 3.1 (2011) Ensuring equal life chances for all
- LPP 3.3 (2011) Increasing housing supply
- LPP 3.4 (2011) Optimising housing potential
- LPP 3.5 (2011) Quality and design of housing developments
- LPP 3.8 (2011) Housing Choice
- LPP 5.1 (2011) Climate Change Mitigation
- LPP 5.3 (2011) Sustainable design and construction
- LPP 7.2 (2011) An inclusive environment

## 5. Advertisement and Site Notice

- 5.1 Advertisement Expiry Date:- Not applicable
- 5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

27 neighbours, the Eastcote Village Conservation Area Advisory Panel, Harefield Village Conservation Area, Northwood Hills Residents Association and Eastcote Residents Association consulted. 3 individual objections and a petition with 36 signatures received objecting on the following grounds:

1. This application is out of character with the surrounding area.
2. Change in new planning regulations bring residents views to the fore and local people do not want further intrusion into the meadow.
3. This is one of many applications, it is clear the developer is trying to achieve his goal little by little of building a large detached property in the garden.
4. Gladsdale Drive is well balanced on both sides and this bungalow will spoil the current pleasant balance.
5. Felling of protected trees.
6. Front garden parking is not the normal pattern of use in the road.
7. Additional stress on services.
8. Garden grabbing.
9. Contrary to established plot layout of the road.
10. Ugly squashed in building of no architectural merit.
11. Out of character.
12. Land has always been part of Green Belt Land adjacent to 12 Gladsdale Drive.
13. Changes to PPS3 have taken gardens out of the 'Brownfield' category therefore there is no automatic right to build on this land.
14. Any building so close to the greenbelt will pollute the streams running across the land and affect the wild life and insects which live in the adjacent fields.

Environment Agency: No response received.

### Internal Consultees

Tree/Landscape Officer:

The woodland, which includes a willow and a number of hornbeam and ash trees, on the land to the north of the site is protected by TPO 387. The immature Ash trees at the end of Gladsdale

Drive and close to the eastern boundary of the site do not form part of the protected woodland. The scheme includes a survey report (from 2009) about the multistemmed Willow tree close to the northern boundary of the site. The report also mentions the woodland. The willow is found to be defective and

prone to split and collapse, because decay in the main stem has spread to the other limbs one of which has collapsed, and will have to be removed in the interests of safety. As previously, and as acknowledged by the Inspector who dismissed the appeal against the first refused application (ref: 65761/APP/2009/599), Saved policy BE38 of the UDP does not apply to this tree, because in this condition it is not a feature of merit. In this context, the matter of the removal of this tree is a private matter for the owners of the land on which it is situated, who had previously indicated that the tree can be removed (correspondence on application ref: 65761/APP/2009/599).

Subject to the protection afforded by the existing boundary fence, which should be retained (or replaced), the scheme will not affect the other (off-site) woodland trees and the (off-site) trees at the end of Gladsdale Drive. The layout also reserves space for landscaping at the front of the site subject to condition RES9, which is consistent with those imposed by the Inspector who allowed the last appeal in June 2011, and a condition requiring the retention of the existing boundary fence or the provision of alternative fencing to protect the off-site trees/woodland (reason TL3), the scheme is acceptable in terms of Saved Policy BE38 and relevant Green Belt (landscape) policy.

Access Officer:

In assessing this application, reference has been made to London Plan July 2011, Policy 3.8 (Housing Choice) and the Council's Supplementary Planning Document "Accessible Hillingdon" adopted January 2010. Having reviewed the Design & Access Statement submitted with the above planning application and its associated plans, the proposal is considered to be acceptable from an accessibility point of view.

Conservation and Urban Design Officer: No objection on design grounds.

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

Members will note from the section relating to the planning history of the site that the first application for a dwelling on the site was refused on principle but allowed on appeal where the Inspector commented as follows on this aspect:

"13. As a result of the revisions to PPS3, Housing in June 2010, residential gardens are no longer classed as previously developed land, and thus have lower priority for development. However, development on such land is not precluded, and the PPS still encourages the efficient use of urban land. London Plan Policies 3A.3 and 4B.1 likewise seek to maximise the potential of housing land, provided that development is compatible with the local context. The appeal proposal would add to the area's housing stock without causing any material harm, and is therefore consistent with the aims of these policies.

14. I note the contents of Policy 1 of the Mayor of London's Interim Housing SPG, dated April 2010, which requires full account to be taken of the contribution that gardens make to a range of other London Plan policy aims. But in the present case, I have already concluded that the proposed development would not harm the area's character or distinctiveness, and there is no evidence that it would adversely affect any of the other issues referred to in this SPG policy."

The principle of the development of a bungalow has already been accepted on this site by virtue of the appeal decision and circumstances and policy, including the Localism Act and NPPF, have not changed in the intervening period to suggest that the application should

be refused on principle.

#### **7.02 Density of the proposed development**

Policy 3.4 of the London Plan (2011) advises that Boroughs should ensure that development proposals achieve the highest possible intensity of use compatible with local context and the site's public transport accessibility. The London Plan provides a density matrix to establish a strategic framework for appropriate densities at different locations.

Table 3.2 recommends that development on suburban residential sites with a PTAL score of 1 should be within the ranges of 35-55 u/ha and 150-200 hr/ha. The proposed density for the site would be approximately 86 habitable rooms per hectare (hrpha), which is below the suggested London Plan thresholds and has already been accepted by the Inspector. However, the proposal is for a single, small dwelling where the density of the proposal has limited value in assessing its acceptability and its compliance with policies within the Hillingdon Unitary Development Plan Saved Policies (September 2007), The London Plan (2011) and national policies is of greater relevance.

The additional car parking space required as a result of increasing the density would result in removing more of the front garden of the property than that granted on appeal. The Inspector in the most recent appeal decision considered this element was satisfactory (para. 9). This element is therefore not objected to, in compliance with Policy BE19 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **7.03 Impact on archaeology/CAs/LBs or Areas of Special Character**

The application is adjacent to Eastcote Village Conservation Area, however, in relation to the impact of a two storey dwelling on the site, the Inspector in the appeal decision commented as follows:

"22. I agree with the Council that the appeal site is far enough away from the boundary of the Eastcote Village Conservation Area for the appeal development not to have any impact on its setting. I therefore do not see that saved UDP Policy BE4 is engaged."

The scheme, being a bungalow would have even less impact than the two storey scheme that the Inspector concluded would have no impact on the Eastcote Village Conservation Area.

#### **7.04 Airport safeguarding**

Not applicable to this application.

#### **7.05 Impact on the green belt**

This aspect has already been considered in the Inspector's decision. The impact of an additional 2.3m requires further consideration. However, in this context, adjacent to mature trees and against a backdrop of another building when viewed from the countryside, this additional length is considered to be too small to warrant refusal on this ground alone. This aspect therefore complies with Policy OL5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and S.9 of the NPPF.

#### **7.06 Environmental Impact**

Not applicable to this application.

#### **7.07 Impact on the character & appearance of the area**

Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies September 2007 highlights the importance of designing new development to harmonise with the existing street scene whilst Policy BE19 seeks to ensure that new development within residential areas complements or improves the amenity and character of the area. Section 4.27 of the SPD: Residential Layouts, states careful consideration should be given to building

lines, and these should relate well to the existing street pattern. On the siting of the building within the street scene, the Inspector on the original appeal relating to a two storey dwelling on the site commented as follows:

"9. While the style of the houses in Gladsdale Drive varies somewhat, with a mixture of hipped and gabled roofs, all the properties are traditional in style, and the appeal development would follow this lead. The houses in the immediate area of the appeal site are mainly semi detached, although there are four maisonettes opposite the appeal site on the south side of the road, and further down the road there are some other detached houses. In architectural style and form, the appeal proposal would therefore harmonise with the existing development in Gladsdale Drive. I note that the Council's Conservation and Urban Design Officer raised no objection to the design and siting of the appeal development in the form which is the subject of this appeal.

10. In general, the houses in the road make fairly full use of the plot widths available to them, but that is often because part of the site accommodates an attached garage. With only around 1 metre of side space to either side of the appeal development and with no garage, the appeal development would be out of character with other houses in the area in that respect. The proposal would allow for a combined space of 2 metres from the side elevation of 12 Gladsdale Drive, but the plot width of the appeal development and the remaining plot width of 12 Gladsdale Drive would then be less than the norm in the road.

11. The appeal development would provide off road parking by using the area to the front of the proposed dwelling as parking space for two cars. While it was apparent on my site visit that off road parking takes place at many of the houses in Gladsdale Drive on the run in to the garages within the curtilage of the properties concerned, the normal pattern in the road is for front garden areas to be retained. The appeal proposal would thus again be out of character with the houses in the road in not having a front garden area.

12. The proposal would match the height of the immediately adjacent property at 12 Gladsdale Drive, and also follow the same front building line as the other properties on the north side of Gladsdale Drive. I can understand why the same building line is used, given the limited width of the appeal site, but in my view this would have the effect of making the proposal relate oddly to the street scene in that, alone of the properties in the road, it would not face the road. The front elevation of the property would be at an angle to the road.

13. The density of development on the appeal site would equate to 280 habitable rooms per hectare, which would be in excess of the London Plan guideline for a development of this nature. While the thresholds set out in Table 3A.2 of the London Plan do not lead to the automatic refusal of a planning application, they raise a question about the acceptability of a proposal. In this case, I consider that the very limited plot width and the need to provide off road parking rather than a front garden at the site, together with the orientation of the front facade of the appeal property, all underline the fact that the proposal would appear cramped on its site, and to that extent it would in my view fail to harmonise with the existing street scene and to complement the character of the immediate area."

The allowed appeal sited the bungalow behind the existing building line, which together with the Lawful Development Certificate for a detached outbuilding, that had been granted appeared to be crucial in the Inspectors consideration. The current proposal now places the building on the line of the allowed appeal and maintains the same design and

proportions when facing the street. The additional extension of the length of the building by a total of 2.3m is considered to not conflict with Policies BE13 and BE19 Hillingdon Unitary Development Plan Saved Policies September 2007 and the HDAS: Residential Layouts.

#### **7.08 Impact on neighbours**

With regard to the impact of the amenities on the adjoining occupiers, Sections 4.9 of the SPD: Residential Layouts, in relation to new dwellings, states all residential developments and amenity space should receive adequate daylight and sunlight, including habitable rooms and kitchens. The daylight and sunlight available to adjoining properties should be adequately protected. Due to the single storey nature of the proposal and the distances to the nearest residential properties it is considered that a material loss of outlook or light would not result to those properties. Therefore the proposal would comply with Policies BE20 and BE21 of the UDP (Saved Policies September 2007).

With regard to loss of privacy, the side facing openings shown on the elevation facing the host dwelling (No.12) would be to serve a hallway and are conditioned to be obscure glazed and non-opening below top vent. With regard to the remaining side elevation this would look out over the adjoining Green Belt land and therefore would not result in any loss of privacy to adjoining occupiers. Therefore the proposal would comply with Policy BE24 of the UDP (Saved Policies September 2007).

#### **7.09 Living conditions for future occupiers**

Section 4.7 of the SPD: Residential Layouts, states careful consideration should be given to the design of the internal layout and that satisfactory indoor living space and amenities should be provided. The proposed internal floor space for the new dwelling would be 69m<sup>2</sup>. The London Plan (2011) states the minimum amount of floor space required for a 2-bedroom, 3 person apartment would be 61m<sup>2</sup> and therefore the proposal would comply with this advice.

With regard to the size of the garden, the SDP: Residential Layouts: Section 4.15 states that a 2 bed house should have a minimum garden space of 40m<sup>2</sup> and the proposal would comply with this advice with a usable rear garden area of over 60m<sup>2</sup> for the new dwelling. Therefore the proposal would comply with Policy BE23 of the Hillingdon UDP (Saved Policies, September 2007).

The Inspector concluded in the latest appeal decision that the side window provided acceptable habitable conditions to the proposed second bedroom being situated less than 2m from a 2m high boundary fence and a number of large trees, the subject of a woodland preservation order. Therefore the Inspector considered that the outlook from this bedroom and the level of natural light reaching it would be acceptable to the amenities of future occupiers. It is therefore considered that the proposed bedroom 2 would experience an adequate outlook and source of natural light, therefore complying with Policy BE19 of the adopted Hillingdon Unitary Development Plan Saved Policies September 2007, the HDAS: Residential Layouts and policy 5.3 of the London Plan (2011).

#### **7.10 Traffic impact, car/cycle parking, pedestrian safety**

The proposal shows the provision of 2 off street parking spaces for the existing dwelling and a further two spaces for the new dwelling, as such the proposal is considered to comply with the Council's car parking standards and with policies AM7(ii) and AM14 of the Hillingdon Unitary Development Plan (Saved Policies September 2007).

#### **7.11 Urban design, access and security**

As above.

#### **7.12 Disabled access**

The proposal comprises a single storey building and as such level access could be provided throughout and the Design and Access Statement comments that the development would comply with Part M of Building Regulations. As such, the proposal is considered to comply with Policy 3.8 of the London Plan (2011) and the Council's HDAS: Accessible Hillingdon.

#### **7.13 Provision of affordable & special needs housing**

Not applicable to this application.

#### **7.14 Trees, Landscaping and Ecology**

The Council's Landscape Officer has not raised objection to the proposal in terms of its impact on protected trees and in this respect the proposal is considered acceptable and considered to comply with Policy BE38 of the Hillingdon Unitary Development Plan (Saved Policies, September 2007).

#### **7.15 Sustainable waste management**

Section 4.40 - 4.41 of the SPD: Residential layouts deals with waste management and specifies bin stores should be provided for, and wheelie bin stores should not be further than 9m from the edge of the highway. The siting of the bin stores is covered by condition.

#### **7.16 Renewable energy / Sustainability**

A condition is attached requiring the development to meet Level 4 of the Code for Sustainable Homes.

#### **7.17 Flooding or Drainage Issues**

Policy OE7 of the UDP (Saved Policies September 2007) considers areas that could be liable to flooding. The Environment Agency have not responded to this current application. However it is considered expedient to repeat their previous advice and add their recommended informative. As such the proposal is considered to accord with Policy OE7 of the Hillingdon Unitary Development Plan (Saved Policies September 2007).

#### **7.18 Noise or Air Quality Issues**

Not applicable to this application.

#### **7.19 Comments on Public Consultations**

With regard to points 3 and 14 the site is not within the Green Belt and the impact of the proposal on the Green Belt is considered above. Point 3 is not a material planning consideration. The other points raised are covered in the main report.

#### **7.20 Planning Obligations**

Presently S106 contributions for education are only sought for developments if the net gain of habitable rooms exceeds six. The proposal would result in the provision of 3 additional habitable rooms and therefore no contribution would be sought in this instance.

#### **7.21 Expediency of enforcement action**

Not applicable to this application.

#### **7.22 Other Issues**

None

### **8. Observations of the Borough Solicitor**

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the



Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are 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).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

#### **9. Observations of the Director of Finance**

Not applicable to this application.

#### **10. CONCLUSION**

The additional 2.3m in length of this proposal is considered to not cause material additional difference to the scheme and aspects of schemes already granted on appeal. The additional 2.3m in length to the rear of the proposed dwelling, subject to conditions, is therefore considered to not cause additional material conflict with the Council's Policies BE13 and BE19 of the Hillingdon Unitary Development Plan (Saved Policies September 2007), the Supplementary Planning Document HDAS: Residential Layouts and the London Plan (2011).

#### **11. Reference Documents**

Hillingdon Unitary Development Plan Saved Policies September 2007.

HDAS: Residential Layouts.

The London Plan (2011).

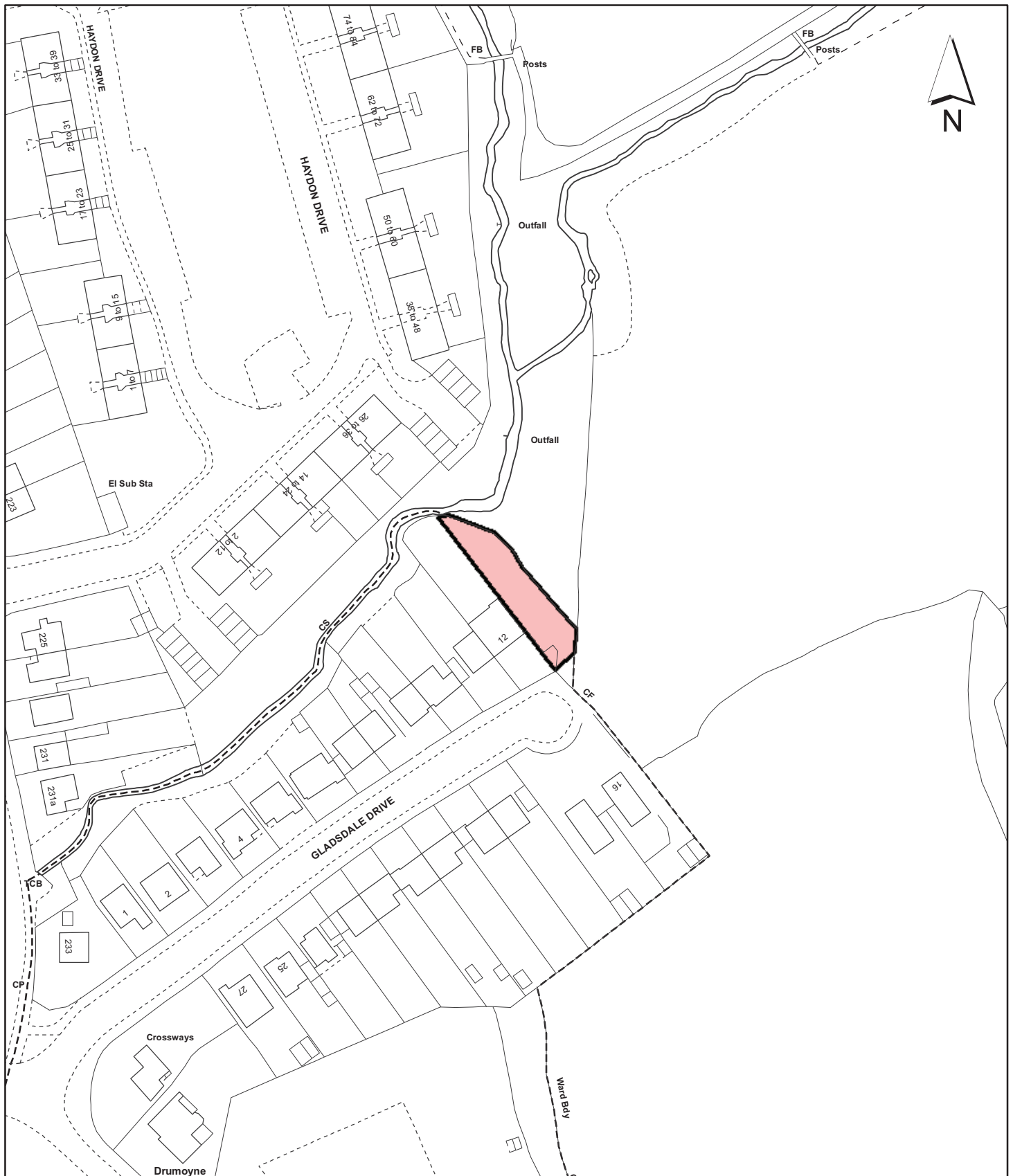
National Planning Policy Framework (2012) S.9 Protecting Green Belt land; S.6 Delivering a wide choice of high quality homes.

Supplementary Planning Guidance: Educational Facilities.

The London Plan: Interim Housing Supplementary Planning Guidance (April 2010).

**Contact Officer:** Clare Wright

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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Site Address

**Land forming part of  
12 Gladsdale Drive  
Eastcote**

Planning Application Ref:

**65761/APP/2012/549**

Planning Committee

**North** Page 28

Scale

**1:1,250**

Date

**May  
2012**

**LONDON BOROUGH  
OF HILLINGDON**  
Planning,  
Environment, Education  
& Community Services

Civic Centre, Uxbridge, Middx. UB8 1UW  
Telephone No.: Uxbridge 250111



**HILLINGDON**  
LONDON

## Report of the Head of Planning & Enforcement Services

**Address** REAR OF 64-66 HALLOWELL ROAD NORTHWOOD

**Development:** Change of use of the existing ancillary outbuilding to 4 x 1-bed residential care units, to include alterations to elevation

**LBH Ref Nos:** 2200/APP/2011/2927

**Drawing Nos:** Noise Assessment  
V1201-01 Rev. B  
Location Plan to Scale 1:1250  
Design and Access Statement

**Date Plans Received:** 01/12/2011                      **Date(s) of Amendment(s):**

**Date Application Valid:** 09/12/2011

### **DEFERRED ON 26th April 2012 FOR SITE VISIT .**

This application was deferred at the meeting of the 26th April 2012 for a site visit. Members visited the site on the 29th May 2012.

#### **1. SUMMARY**

The proposal involves the conversion of an existing outbuilding, previously used as a kitchen, laundry and storage facility in connection with the main use of the site as a care home, to provide an extension to the care home in the form of four further units, each comprising a sleeping area, living area and en-suite facilities.

There are no extensions proposed to the existing built development on the site and the alterations to the fenestration details are considered in-keeping with the building to which they would relate.

It is considered that the addition of four units is unlikely to have a significant additional traffic or parking impact on the surrounding area sufficient to warrant the refusal of planning permission on these grounds alone.

Due to the noise disturbance that could be experienced by the occupants from the adjoining railway and the additional activities that would be generated in association with the use the submission of a noise assessment report (which was absent from the previous refused application), is considered critical to both determination of the application and a positive recommendation. The Council's Environmental Health Officer has reviewed the contents of the noise report submitted with the current application and considers the conclusions contained therein to be acceptable.

The applicant has been able to satisfactorily demonstrate how the development will safeguard the amenities of both the future occupants of the development and of the nearby residential occupiers and thus the proposal would comply with policies OE1 and OE5 of the UDP (Saved Policies September 2007). On this basis therefore the proposal is recommended for approval.

#### **2. RECOMMENDATION**

**APPROVAL subject to the following:**

**1 HO1 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 COM4 Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans [Drawing No. V1201/01 Rev B] and including the reduction in the number of bedspaces within the main building and shall thereafter be retained/maintained for as long as the development remains in existence.

**REASON**

To ensure the development complies with the provisions of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and the London Plan (July 2011).

**3 D11 Restrictions on Changes of Uses**

Notwithstanding the provisions of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, the accommodation hereby approved shall be used only in conjunction with the main building (64-66 Hallowell Road) for purposes within Use Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) and shall not be used as separate units of accommodation.

**REASON**

In accordance with the terms of the application and to prevent a separate and intensified use of the site detrimental to the amenities of the adjoining residents.

**4 NONSC Non Standard Condition**

The development shall not begin until a specification for acoustic fencing along the boundary with 62 Hallowell Road has been submitted to and approved in writing by the Local Planning Authority. The approved fencing scheme shall include such combination of measures as may be approved by the Local Planning Authority. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

**REASON**

To safeguard the amenity of the occupants of surrounding properties in accordance with policy OE1 of the Hillingdon Unitary Development Plan.

**5 B21 Noise Insulation of Residential Development**

The noise mitigation measures with regard to glazing specification described in the submitted Noise Assessment carried out by Clover Acoustics, dated 6th June 2011, shall be implemented before occupation of the development and thereafter retained.

**REASON**

To ensure that the amenity of the occupiers of the proposed development is not adversely affected by traffic noise.

**6 NONSC Non Standard Condition**

The development shall not commence until details/specification of how residents of the proposed units will communicate with/call for assistance from staff within the main

building, including details of the method of communication and noise assessment of any equipment used, have been submitted to and approved in writing by the Local Planning Authority. The approved scheme, shall thereafter, be implemented and maintained in full compliance with the approved measures.

#### REASON

To safeguard the amenity of the occupants of surrounding properties in accordance with policy OE1 of the Hillingdon Unitary Development Plan.

### **7 TL5 Landscaping Scheme - (full apps where details are reserved)**

No development shall take place until a landscape scheme providing full details of hard and soft landscaping works has been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. The scheme shall include: -

- Planting plans (at not less than a scale of 1:100),
- Written specification of planting and cultivation works to be undertaken,
- Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate,
- Implementation programme.

The scheme shall also include details of the following: -

- Proposed finishing levels or contours,
- Means of enclosure,
- Car parking layouts,
- Other vehicle and pedestrian access and circulation areas,
- Hard surfacing materials proposed,
- Minor artefacts and structures (such as play equipment, furniture, refuse storage, signs, or lighting),
- Existing and proposed functional services above and below ground (e.g. drainage, power cables or communications equipment, indicating lines, manholes or associated structures),
- Retained historic landscape features and proposals for their restoration where relevant.

#### REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

### **8 TL6 Landscaping Scheme - implementation**

All hard and soft landscaping shall be carried out in accordance with the approved landscaping scheme and shall be completed within the first planting and seeding seasons following the completion of the development or the occupation of the buildings, whichever is the earlier period. The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

Any tree, shrub or area of turfing or seeding shown on the approved landscaping scheme which within a period of 5 years from the completion of development dies, is removed or in the opinion of the Local Planning Authority becomes seriously damaged or diseased shall be replaced in the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority in the next planting season

with another such tree, shrub or area of turfing or seeding of similar size and species unless the Local Planning Authority first gives written consent to any variation.

#### REASON

To ensure that the landscaped areas are laid out and retained in accordance with the approved plans in order to preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

### **9 TL7 Maintenance of Landscaped Areas**

No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the arrangements for its implementation. Maintenance shall be carried out in accordance with the approved schedule.

#### REASON

To ensure that the approved landscaping is properly maintained in accordance with policy BE38 of the Hillingdon Unitary Development Plan (September 2007).

## **INFORMATIVES**

### **1 I1 Building to Approved Drawing**

You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

### **2 I2 Encroachment**

You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.

### **3 I3 Building Regulations - Demolition and Building Works**

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

### **4 I5 Party Walls**

The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:

carry out work to an existing party wall;

build on the boundary with a neighbouring property;

in some circumstances, carry out groundworks within 6 metres of an adjoining building.

Notification and agreements under this Act are the responsibility of the building owner

and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning & Community Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

## **5            16            Property Rights/Rights of Light**

Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

## **6            115            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 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](http://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.

## **7**

With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Contact Thames Water on 0845 850 2777.

Recent legal changes under The Water Industry (Scheme for the Adoption of Private Sewers) Regulations 2011 mean that the sections of pipes shared with neighbours, or are situated outside of the property boundary which connect to a public sewer are likely

to have transferred to Thames Water's ownership. Should the proposed building work fall within 3 metres of these pipes it is recommended to contact Thames Water to discuss their status in more detail and to determine if a building over/near to agreement is required. Contact Thames Water on 0845 850 2777 or for more information visit their website at [www.thameswater.co.uk](http://www.thameswater.co.uk).

With regard to water supply, this comes within the area covered by the Veolia Water Company. Contact Veolia at The Hub, Tamblin Way, Hatfield, Herts. AL10 9EZ or telephone 0845 782 3333.

### **3. CONSIDERATIONS**

#### **3.1 Site and Locality**

The application site comprises a three-storey residential care home, situated on the western side of Hallowell Road. The area is residential in character and the London Underground Metropolitan Line railway runs along the rear of the property. The site is large in relation to the neighbouring properties and contains a pair of large Victorian houses that have been converted into a care home. The site has been in this use for some time, with an established use certificate dating back to 1979.

The property is red brick, with much of the original detailing evident and from the street this appears unaltered. The property has been extended at the rear with a two storey extension projecting 19m from the original rear elevation of the building. To the front there are two vehicular accesses providing an in and out arrangement and the frontage has been laid to hardstanding, although it is not clear how many vehicles could be accommodated on this area or whether it is solely used for deliveries/collections.

The site is within the Old Northwood Area of Special Local Character as identified in the Hillingdon Unitary Development Plan (UDP) (Saved Policies, September 2007).

#### **3.2 Comment on Relevant Planning History**

The site gained an established use certificate in 1979 for the use as a care home and has received various permissions over the years for extensions and alterations in connection with that use. It is noted from the Local Authority's Building Control records that the outbuilding (to which this application relates) was converted into a kitchen in 1996.

More recently, applications for the erection of a two storey rear extension (involving the demolition of the existing outbuilding to the rear) (Ref: 2200/APP/2005/2640) and for the erection of a part two storey, part single storey rear extension, involving the re-siting of an external stair case (and the demolition of the outbuilding to the rear) (Ref: 2200/APP/2006/2586), were both refused for the following reasons:

1. bulk and excessive depth of extension;
2. over bearing and unneighbourly;
3. reduced external amenity area;
4. overlooking.

The current application is a resubmission of a previous application for conversion of the outbuilding (Ref: 2200/APP/2011/159), refused in April 2011 for the following reasons:

1. In the absence of a noise report (addressing noise disturbance from adjoining railway



land) the application has failed to demonstrate that the development will safeguard the amenities of the future occupiers of the development. The proposal is therefore contrary to policy OE5 of the Hillingdon Unitary Development Plan (Saved Policies September 2007).

2. The proposed development by reason of the additional residential units located in a detached position at the end of the rear garden and due to the activities generated in association with that proposed use, would result in a material increase in noise and disturbance to nearby residential properties. As such, the development would constitute an un-neighbourly form of development, resulting in a material loss of residential amenity. The proposal is therefore contrary to policy OE1 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

### 3.3 Relevant Planning History

2200/APP/2005/2640      Abbeyfield Residential Care Home 64-66 Hallowell Road, Northwood  
ERECTION OF TWO STOREY REAR EXTENSION (INVOLVING DEMOLITION OF EXISTING REAR OUTBUILDING)

**Decision:** 23-08-2006      Refused

2200/APP/2006/2586      Aronmore Care Home 64-66 Hallowell Road Northwood  
ERECTION OF A PART FIRST FLOOR, PART TWO STOREY AND PART SINGLE STOREY REAR EXTENSION, INVOLVING THE RESITING OF AN EXTERNAL STAIRCASE (INVOLVING THE DEMOLITION OF AN EXISTING REAR OUTBUILDING AND EXTERNAL STAIRCASE)

**Decision:** 21-11-2006      Refused

2200/APP/2011/159      Rear Of 64-66 Hallowell Road Northwood  
Change of use of ancillary building to 4 no. residential units.

**Decision:** 12-04-2011      Refused

## 4. Planning Policies and Standards

### UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

Part 2 Policies:

- BE5              New development within areas of special local character
- BE13            New development must harmonise with the existing street scene.
- BE15            Alterations and extensions to existing buildings
- BE19            New development must improve or complement the character of the area.
- BE20            Daylight and sunlight considerations.

BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE5	Siting of noise-sensitive developments
H10	Proposals for hostels or other accommodation for people in need of care
R16	Accessibility for elderly people, people with disabilities, women and children
AM7	Consideration of traffic generated by proposed developments.
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.3	(2011) Increasing housing supply
LPP 3.4	(2011) Optimising housing potential
LPP 3.8	(2011) Housing Choice
LPP 3.9	(2011) Mixed and Balanced Communities
LPP 5.3	(2011) Sustainable design and construction

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

9 adjoining and nearby occupiers consulted: Two replies received objecting to the proposal on the following grounds:

1. Increase in residents will have knock on effects in increased traffic/parking in the street which is getting considerably worse;
2. Owners have moved the kitchen into the main building and the launderette into a small external building. Why move operations that were already suited for an ancillary building?
3. Opportunity to demolish and rebuild once the change of use is granted/possible extension (connecting passageway) to the main building;
4. Elderly, infirm care residents should not be living at the rear of a property due to isolation,

warmth, emergencies, disruption to neighbours, weather conditions forcing them to stay put or slip and injure themselves, noise from trains, health & safety issues;

5. The change of use will increase the extent to which gardens/neighbours are overlooked (invasion of privacy);

6. Development within the conservation area (Area of Special Local Character) has led to local roads being full of parked cars during the day. The Young Peoples Centre attracts extra cars at certain times and no doubt the extra residents will have additional visitors/food deliveries and waste collections;

7. Precedent of allowing residential dwellings at the rear of properties (the 1960s extension already constitutes a massive overdevelopment of the site);

8. Expansion of existing activities is clearly for profit when existing property still requires attention, especially the roof;

9. Variety of noises emanating from there are/would be negligible and not prevented by an acoustic fence (majority of noise is from house) as wall is already 8-10 feet from other side;

10. Increase in light pollution for safety reasons (house is currently overwhelmed with light coming from the care home);

In addition, a petition against the proposal (signed by 25 local residents) has been received objecting to the proposal on the following grounds:

1. Unneighbourly, overdeveloped, loss of amenities (noise, light, use of services, parking);

2. Loss of privacy to gardens - unneighbourly and thus contrary to Policy OE1;

3. Noise & other disturbances from existing use/property in state of disrepair;

4. Plans not correct (office/kitchen and laundry moved);

5. Care of elderly residents in ancillary building, detached and independent of main building would raise issues of how this was implemented;

6. Property overdeveloped to rear may be in breach of existing covenant/previous applications refused/change of use of outbuilding would impact on local community in an ASLC.

Northwood Residents' Association: No comments received.

Northwood Conservation Area Panel: No comments received.

Ward Councillor: Supports the objections of the residents and requests that the application is considered by committee.

Thames Water Utilities: with regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required.

Recent legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes shared with neighbours, or are situated outside of the property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should the proposed building work fall within 3 metres of these pipes it is recommended to contact Thames Water to discuss their status in more detail and to determine if a building over/near to agreement is required.

#### **Internal Consultees**

Trees and Landscape Officer:

No objection, subject to the following considerations and conditions TL5, TL6 and TL7.

- no trees or other landscape features of merit will be affected by the development and the proposal will not be visible from Hallowell Road or any other public view point except the rear of the buildings which face the Metropolitan Line railway at a lower level;
- the main opportunity for landscape enhancement is in the front garden where the institutional appearance of the building within an otherwise residential street could be softened with supplementary planting;
- in addition to improving the appearance of the site from the public realm, appropriate ornamental planting would benefit the outlook for residents of the home;
- a landscape management/maintenance plan should be submitted to ensure that the landscape is established and maintained in accordance with good practice.

Access Officer:

Plan submitted indicates that the bathrooms would be designed with suitable fixtures and fittings to facilitate an ambulant disabled person. Whilst the provision of a fully accessible bathroom (designed in accordance with BS 8300:2009) would normally be required in such situations, it is recognised that to incorporate such provision within the existing structure would result in a reduced number of bedrooms. To require an enlarged bathroom would result in the remaining bedroom space becoming unusable. Having considered the detail contained in the Design & Access Statement and the premises current use as a residential care home, no accessibility alterations are required.

Urban Design & Conservation Officer:

There are no changes proposed to building and as such the change of use would have no impact on the Area of Special Local Character.

Environmental Health Officer:

No objection subject to a condition requiring implementation of the noise mitigation measures set out in applicant's noise report with respect to glazing configurations, and a suitably worded condition which references the approved glazing specification as submitted and a condition relating to acoustic specification fencing to the boundary with No. 62 Hallowell Road.

Highways Engineer:

Hallowell Road is a residential area that is accessed from Green Lane, and High Street, Pinner and is benefiting from parking management and parking restriction. Currently the kitchen and ancillary building is located at the rear of the existing residential care home and the proposal is to change the use of ancillary building into 4 units, with some minor internal amendments to the building. It is not considered that the addition of four units will have significant traffic/parking impact on the surrounding area.

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

Planning permission is sought for the conversion and alteration of an existing outbuilding at the rear of the site to provide residential units in addition to the accommodation provided within the main building, which is an established care home that currently caters for 27 residents.

The proposed change in use of the outbuilding will provide 4no. suites for supported living rather than residential care. The number of bedspaces in the main building will, however, decrease from 27 to 25 (through replacement of shared rooms with single en-suite rooms,

although this in itself does not require planning permission). As such with the alteration to the internal layout of the main building and the change of use of the outbuilding there will be a net increase on the site of 2 bedspaces/persons.

There are currently 15 full time members of staff, of which only two utilise cars, one required by a night shift worker on two days a week.

As there will only be a net increase of 2 beds on site, and those two beds will be on the basis of close care units as opposed to residential care the increase in the staff team will be negligible. The applicant states that one additional member of staff would be on duty during the day, on the basis of key periods during the day only i.e early morning, and late evening, similar to the service provided by domiciliary care agencies.

The applicant has further advised that many of the residents come from the local community, as such visitors tend to visit from the local community and walk to site when visiting, although the majority of residents do not receive visitors. The average number of visitors for the four week period between 16th February 2012 and 14th March 2012 was 4 on weekdays and 5 (during weekends). These visitor numbers include medical practitioner's visits, social service visits and third party maintenance personnel visits.

The only additional users of the site would be in respect of two bulk deliveries to the home each week and two waste removal visits to the site each week.

The previous use of these buildings included kitchen facilities, laundry and offices and therefore they generated activities between the building and the care home itself. Given the site location within a residential area, the previous ancillary use of the existing buildings and the minimal internal changes to the outbuilding required, the principle of conversion is acceptable.

However, this is properly assessed by a consideration of the standard of living conditions of the future occupants and the potential impact on the current amenities of adjoining occupiers. Thus, given that the building already exists and is proposed to be used in conjunction with the existing use on the site, the principle of the use is considered acceptable.

#### **7.02 Density of the proposed development**

Not applicable to this application.

#### **7.03 Impact on archaeology/CAs/LBs or Areas of Special Character**

Policy BE5 of the Hillingdon Unitary Development Plan (Saved Policies, September 2007) states that all proposals should harmonise with the materials, design, style and building heights predominant in the area.

The proposed conversion and change of use would not involve any changes to the size or bulk of the existing outbuilding, and only minimal alterations to the fenestration details facing the main care home would be made. In the absence of significant changes to the external appearance, the Council's Urban Design & Conservation Officer has raised no objection in principle to the use of the outbuilding which forms part of and is considered to harmonise with the built character of the area as a whole which would thus not be affected.

#### **7.04 Airport safeguarding**

Not applicable to this application.

#### **7.05 Impact on the green belt**

Not applicable to this application.

#### **7.07 Impact on the character & appearance of the area**

Policies BE13, BE15 and BE19 of the Hillingdon Unitary Development Plan (Saved Policies, September 2007) consider the impact of proposals and whether they harmonise with the existing street scene, with the original building in terms of scale, form and proportions, and thus complement the amenity and character of the surrounding residential area as a whole.

The proposal would involve the conversion of an existing outbuilding within the curtilage of the residential care home to provide 4 additional units. The building is situated at the rear (western) boundary of the application site with the London Underground Metropolitan Line railway.

The proposal involves the conversion of an existing out building at the rear of the site previously used as a kitchen, laundry and storage facility in connection with the main use of the site. This would not involve any changes to the size or bulk of this building and only minimal alterations to the fenestration details facing the main building. As such, it is considered the proposal would not have a material visual impact on the surrounding area and therefore would comply with Policies BE13, BE15 and BE19 of the Hillingdon Unitary Development Plan (Saved Policies, September 2007).

#### **7.08 Impact on neighbours**

Hillingdon Unitary Development Plan Saved Policy BE19 requires that new development in residential areas complements or improves the amenity and character of the area. Policy BE21 seeks to safeguard residential amenities by preventing buildings or extensions which by reason of their siting, bulk and proximity would result in a significant loss of such amenity. Policy BE24 states that the development should be designed to protect the privacy of future occupiers and their neighbours. The Hillingdon Design and Accessibility Statement (HDAS) provides further guidance in respect of these matters, stating in particular that the distance between habitable room windows should not be less than 21m with a 3m area of rear private amenity space.

Policy OE1 states permission will not be granted for uses which are likely to become detrimental to the character or amenities of surrounding properties whilst Policy OE3 deals with development of buildings or uses which have the potential to cause noise annoyance.

It is considered the outbuilding is existing and therefore would not change the bulk and layout of existing built development on the site. Furthermore, as it is single storey and any overlooking concerns could be dealt with by a screen fence condition and therefore it is considered that the proposal would not have a material impact on the residential amenities of adjoining properties by way of loss of light, outlook or privacy sufficient to warrant the refusal of planning permission. As such, the proposal is considered to comply with Policies BE19, BE20, BE21 and BE24 of the Hillingdon Unitary Development Plan (Saved Policies, September 2007).

The site comprises an established residential care home, the principal activities for which take place in the main building. It is considered, however, that due to the detached location of these new units and their position in relation to the neighbouring properties, the activities generated within and outside them could have the potential to result in increased noise and disturbance to adjoining properties.

The applicant has confirmed that part of the building was used as a kitchen with

associated refrigeration and cold storage that employed a cook and a cook's assistant between 8.00am and 4.00pm each day whilst also taking several bulk deliveries per week. A manager and a full time administrator also worked out of an office from 8.00am to 5.00pm Monday to Friday and small daily meetings with staff, service users and families also took place there. There was a laundry employing two laundry assistants between the hours of 8.00am and 3.00pm Monday to Saturday with one laundry assistant between 8.00am and 1.00pm on Sundays and involving several bulk deliveries per week. There were also two storage rooms associated with the home which again received bulk deliveries during a typical week.

In summary between Monday and Friday the building had 6-7 people working in it, with 4 on Saturday and 3 on Sunday in addition to the frequent visitors coming to collect the range of goods stored and also the prepared food. These various ancillary activities were progressively moved from this building because of the inefficiencies of housing the kitchen and laundry here and then having to take food and linen through the open and back into the main house. The regulator for the care home industry had concerns about food being taken through the open air to its destination whilst the operator concluded that the location of these ancillary services was not efficient for the home and made it harder to manage the functions of the home.

In contrast to the movement and activities inevitably associated with these previous uses, the applicant has identified that the proposed use would introduce different activities with significantly less noise and disturbance. The proposed use will provide accommodation across four units with residents living with some independence whilst taking advantage of the facilities offered in the main house.

Furthermore, the distances involved between this building and the rear of Nos. 62 and 68 Hallowell Road is such that any impact on amenity will be minimal. In the circumstances, the creation of a lawned area immediately in front of the building would not alter how the existing lawned area is used during good weather.

Whilst the existing two storey rear extension to the main house effectively screens the western end of the site from No. 68, thus also making any potential noise disturbances less apparent or intrusive as they are disassociated from specific activities, the applicant has nonetheless agreed to provide mitigation in the form of an acoustic specified fence to be erected along the full length of the rear garden boundary with No. 62 Hallowell Road. Such an approach is considered acceptable by the Council's Environmental Health Officer.

On this basis, the residential amenities of the nearby properties would be safeguarded at a level they could reasonably expect to enjoy and therefore the proposal is considered to accord with Policies OE1 and OE3 of the Hillingdon Unitary Development Plan (Saved Policies September 2007).

#### **7.09 Living conditions for future occupiers**

Policy OE5 of the Hillingdon Unitary Development Plan (Saved Policies, September 2007) considers proposals for noise sensitive developments in terms of the impact on the living conditions of future occupants.

The applicant's noise report submitted with this application describes the noise monitoring techniques used and recommends mitigation in the form of a double glazing specification to the front of the units. Further internal acoustic treatment is possible such as plasterboard to improve the sound insulation of the new units. The Council's

Environmental Health Officer has accepted these findings and is satisfied that any external noise, notably from the railway line, will not be sufficient to preclude conversion of the building for the purposes of providing habitable living accommodation.

The proposal, subject to the acoustic measures described, would therefore conform to the requirements of UDP Saved Policy OE5 in this regard.

#### **7.10 Traffic impact, car/cycle parking, pedestrian safety**

This application relates to the re-submission of an identical previously refused application, in which the Highway Engineer considered, that on street parking in Hallowell Road is unrestricted and the highway is saturated with parked vehicles on both sides. The existing dwelling is currently used as a nursing home with 23 rooms and internal re-arrangements to convert shared rooms into single rooms plus the conversion of the rear ancillary building into four studio units will therefore increase the number of rooms on the whole site to 29. However, the number of bedspaces/ resident persons will only increase by two. The creation of four new residential units, with a resultant net increase on the site of two persons is unlikely to have a significant traffic or parking impact on the surrounding area. Consequently no objection is raised on the highways aspects and therefore the proposal would be in accordance with policies AM7 and AM14 of the UDP (Saved Policies September 2007).

#### **7.11 Urban design, access and security**

A design and access statement has been provided with the application and the plans indicate a number of accessible features. It is therefore recommended should permission be granted that an informative is added stating the development would need to be constructed in accordance with Part M of Building Regulations.

#### **7.12 Disabled access**

Policy AM13 of the Hillingdon Unitary Development Plan (Saved Policies, September 2007) seeks to ensure that proposals for development increase the ease and spontaneity of movement for the elderly, frail and people with disabilities by including where appropriate measures to incorporate their needs.

The Council's Principal Access Officer has confirmed that given the nature of the use of the site and the limited space possible within these converted units, the provision of enlarged accessible bathrooms to meet the normal standards for accommodation that could potentially be occupied by disabled persons in the future would be impracticable.

There are no other specified access or internal layout changes sought, however, the bathrooms are suitably fitted, doors of an appropriate width and entrances level in addition to which Part M of the Building Regulations would apply. In so far as these adaptations that can be provided are incorporated therefore the proposal accords with the aims of Policy AM13 in this regard.

#### **7.13 Provision of affordable & special needs housing**

Not applicable to this application.

#### **7.14 Trees, Landscaping and Ecology**

Unitary Development Plan Saved Policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate.

There are no proposals to remove any significant existing landscape features, however, the existing lawn would be extended which may involve the removal of part of a short hedge in front and the Council's Landscape Officer has identified other opportunities, notably at the front of the main building site to improve the visual appearance of the site



from the street. These aspects can satisfactorily be controlled by means of landscaping conditions that require detail on the retention of existing features, new planting and hard landscaping proposals as part of a landscape scheme for the whole site, when this scheme was to be implemented and how the new planting would be maintained. Accordingly, the proposal does not raise any conflict with Policy BE38.

#### **7.15 Sustainable waste management**

There are no new issues of waste management raised by the proposal, this aspect of the current residential use of the main building being carried on under the existing arrangements for collection, storage and disposal of domestic and recycling waste which are under constant staff supervision.

#### **7.16 Renewable energy / Sustainability**

Not applicable to this application.

#### **7.17 Flooding or Drainage Issues**

Not applicable to this application.

#### **7.18 Noise or Air Quality Issues**

The issues of noise and disturbances generated by the occupants of the new residential units, and of the noise levels currently experienced on the site to which they would be subject are covered under the separate headings of impact on neighbours and living conditions found earlier in this report.

There have been no particular concerns identified regarding general air quality issues on this site and the location of the new residential accommodation is some distance to the rear of the main building thus not likely to threaten the continued good health of future occupants due to proximity to vehicle emissions from the street.

#### **7.19 Comments on Public Consultations**

The comments received from local residents fall into four main areas of concern: the impact on existing amenities; the activities within the site; the effect on the area in terms of traffic/parking and possible future expansion.

There is no indication that any of the current activities or those of future occupants of the new units associated with this residential care home would be any different to what you might reasonably expect to find in a residential area. It is recognised that the main difference in this case is the position of the converted building on the site at the rearward end of the garden to the main building, but it is apparent that there are adequate measures proposed to satisfactorily limit noise transference both in to the units and beyond the site boundaries as far as necessary. With these controls in place, the general peaceful ambience of the surroundings should be maintained and potential intrusion from this source minimised.

The activities generated by the proposal would be no different from the existing use of the site, and wholly in keeping with the surroundings with most residents' activities continuing to take place indoors, and no noticeable change in how the garden would be used, in daylight and warmer months of the year, with only two more residents living on the site as a whole.

With no significant physical alterations proposed to the outbuilding itself, the potential effect on the surrounding area is limited to the number of comings and goings associated with the additional 2 residents and 1 more member of staff. At the current low rates of car usage indicated by the applicant however, there is unlikely to be any noticeable increase in the number of staff, delivery or visitor vehicle movements throughout the day or evening, to the detriment of highway safety or parking conditions in the locality as a result

of the proposal.

The future use of and any proposals to extend the existing buildings or other structures on the site would remain fully within the Council's control as planning permission would in most instances, save for refurbishment and some minor structures (including means of enclosure) be required.

#### **7.20 Planning Obligations**

Not applicable to this application.

#### **7.21 Expediency of enforcement action**

Not applicable to this application.

#### **7.22 Other Issues**

Policy OE5 of the UDP (Saved Policies September 2007) states, proposals for the siting of noise sensitive developments, where occupiers may suffer from noise or vibration will not be permitted in areas that are, or expected to become, subject to unacceptable levels of noise or vibration. Where development is acceptable in principle, it will still be necessary to establish that the development can be designed, insulated or otherwise protected from external noise and vibration nuisance.

The site shares its rear boundary with London Underground (Metropolitan) Line and an associated works compound. The Environmental Protection Unit have received a number of complaints regarding noise nuisance arising from this compound and on this basis it was therefore considered appropriate to ask for a noise assessment to establish if the premises can be adequately protected from future noise nuisance.

The survey information submitted by the applicant in a PPG24 Noise Assessment Report in respect of this issue demonstrates that the development will safeguard the amenities of the future occupiers. This takes into account the impact of rail traffic on internal areas and shows how the British Standard design criteria of 30dB<sub>L</sub> for bedrooms (2300-0700 hrs.) and 35dB<sub>L</sub> for living rooms (0700-2300 hrs.) can be achieved by glazing specification. As such, the proposal is considered to comply with policies OE5 of the Hillingdon Unitary Development Plan (Saved Policies September 2007).

Policy R10 of the UDP (Saved Policies September 2007) states, Local Planning Authorities will regard proposals for new buildings to be used for community and Health Services as acceptable in principle provided they comply with other policies in the plan. The proposal would not conflict with other policies and the proposal is thus considered to comply with Policy R10 of the UDP (Saved Policies September 2007).

### **8. Observations of the Borough Solicitor**

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are 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).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

**9. Observations of the Director of Finance**

Not applicable to this application.

**10. CONCLUSION**

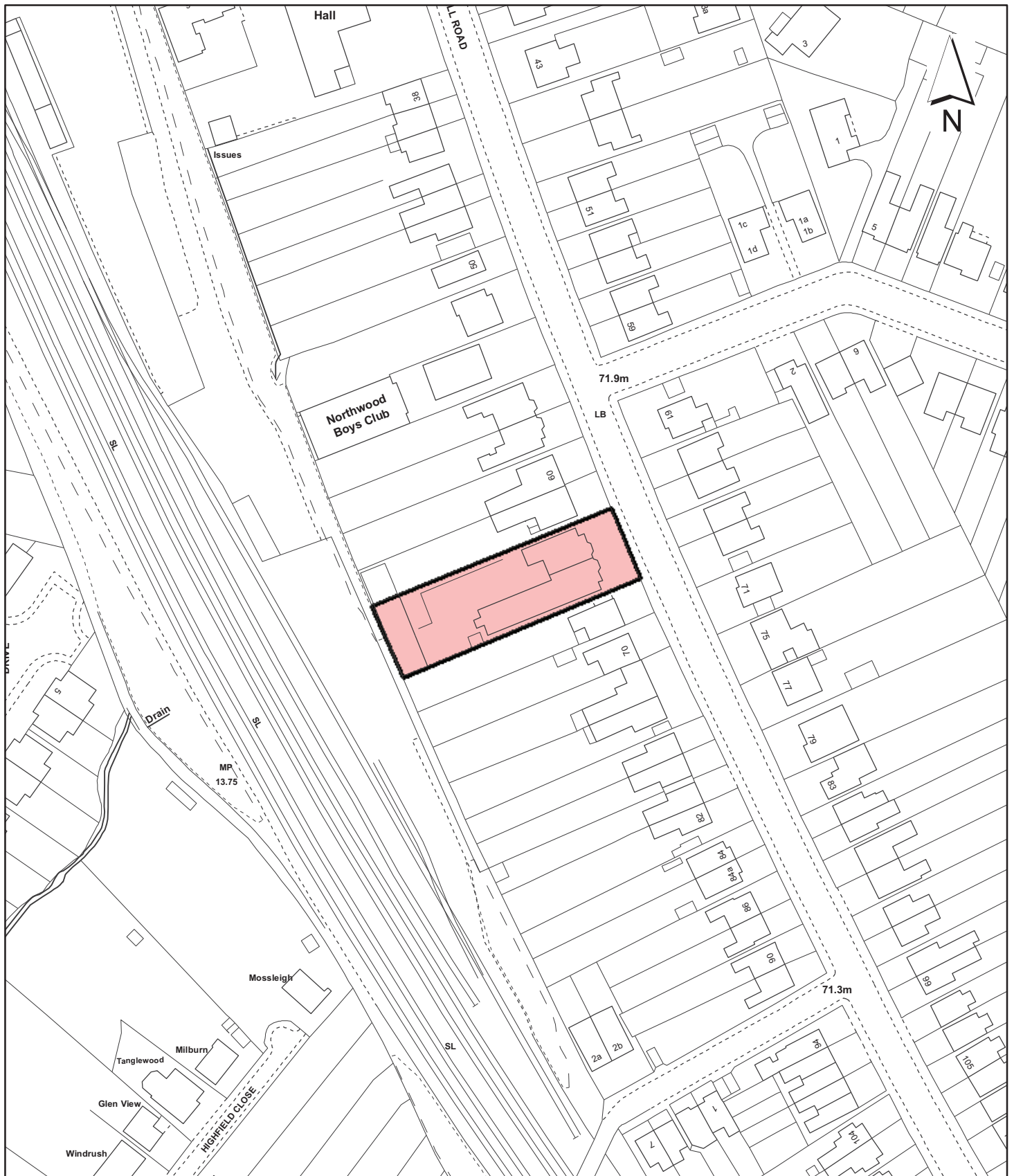
In conclusion, the proposal is considered to be acceptable subject to the necessary additional controls on the future use, layout and alteration of the building and in particular the noise mitigation measures suggested to minimise the potential for any disturbance to neighbouring occupiers arising directly from use of this outbuilding as habitable accommodation.

**11. Reference Documents**

Hillingdon Unitary Development Plan (Saved Policies September 2007).  
Hillingdon Design and Accessibility Statement: Accessible Hillingdon (January 2010).  
London Plan (July 2011).

**Contact Officer:** Daniel Murkin

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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Site Address

**Rear of 64 - 66 Hallowell Road  
Northwood**

Planning Application Ref:

**2200/APP/2011/2927**

Planning Committee

**North** Page 46

Scale

**1:1,250**

Date

**April  
2012**

**LONDON BOROUGH  
OF HILLINGDON**  
Planning,  
Environment, Education  
& Community Services

Civic Centre, Uxbridge, Middx. UB8 1UW  
Telephone No.: Uxbridge 250111



**HILLINGDON**  
LONDON

## Report of the Head of Planning & Enforcement Services

**Address** LAND FORMING PART OF OAKHURST NORTHGATE NORTHWOOD

**Development:** Erection of two storey 5 bedroom, detached dwelling with basement to include associated amenity space, parking and the installation of a vehicular crossover

**LBH Ref Nos:** 67012/APP/2011/2712

**Drawing Nos:** P001/06 Rev D  
P001/07 Rev B  
P001/05 Rev C  
P001/04 Rev C  
P001/01 Rev A  
P001/08 Rev C  
P001/02 Rev B  
P001/03 Rev B  
P001/09 Rev A  
P001/SUR/01 Rev A  
P001/10  
Arboricultural Survey, dated 13/10/2011  
Tree Constraints Plan Rev A, Nov. 2011  
D&A  
Arboricultural Implications Assessment, dated 17/11/11  
Tree Protection Plan, Rev. E, dated Nov. 2011  
Ecology Report, dated 24/09/10  
Ecology Plans  
Agent's email dated 6/1/12  
Agent's email dated 28/2/12

<b>Date Plans Received:</b>	07/11/2011	<b>Date(s) of Amendment(s):</b>	07/11/2011
<b>Date Application Valid:</b>	24/11/2011		24/11/2011
			06/01/2012
			08/02/2012
			24/02/2012
			28/02/2012

### 1. SUMMARY

The proposal is for a five bedroom detached house on the garden area at the side of 'Oakhurst', a locally listed building. A fence has been erected, subdividing the site into two and this part of the site was last used as a builders compound in conjunction with the construction of two houses at the rear of Oakhurst, which have now been built and are occupied. An application for a similar house on this site was previously dismissed at appeal on tree grounds. The Inspector's decision was subject of a judicial review which was also dismissed. The Tree Officer confirms that these grounds are still valid and the application should be refused on these grounds. The Council's Sustainability Officer also advises that given the length of time that has now lapsed, the ecology information needs to be up-dated, particularly as regards the Badger setts on and close to the site, as although these appeared not to be occupied when they were last surveyed, Badgers are a transitory species and setts can be quickly re-colonised. The scheme also does not make provision for an education contribution. It is recommended accordingly.

## 2. RECOMMENDATION

An appeal against non-determination has been submitted by the applicant (Appeal Ref: APP/R5510/A/12/2175907) as such the Council no longer has Authority to determine the application.

It is therefore recommended, that the Planning Inspectorate be advised that had an appeal not been submitted the Local Planning Authority would have refused the application for the reasons set out below:

### 1 NON2 Non Standard reason for refusal

The proposed house would involve the further subdivision of the retained residential curtilage of Oakhurst. With the separation of its side garden, the occupiers of Oakhurst would be more reliant on the amenity space to the rear which is dominated and shaded by an Oak tree (T29). The shade effect and dominance of the Oak tree (T29) would have an adverse impact on the living conditions of future occupiers of Oakhurst particularly when the Oak tree is in leaf. As such, and given that there is very little mitigation due to the loss of the lawn at the side of the existing house, future occupiers of Oakhurst in order to allow more light to enter their garden, would be likely to seek the removal, or at least the substantial reduction, of the protected tree, which the Local Planning Authority would find difficult to resist. The proposed development would therefore not afford adequate usable amenity space for Oakhurst and be likely to result in the indirect loss or substantial reduction of a valuable, protected tree which would be compounded by other tree loss, detrimental to the visual amenity and character of the Copsewood Estate Area of Special Local Character. The proposal is therefore contrary to Policies BE13, BE19, BE23 and BE38 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

### 2 NON2 Non Standard reason for refusal

The proposal fails to provide up to date, accurate information as regards the impact of the development upon European and UK protected species. In particular, there are badger setts on and close to the site that have not been surveyed recently and the latest survey undertaken in September 2010 cannot be relied upon, given the transient nature of badgers. In the absence of full and accurate information, the Local Planning Authority has been unable to fully assess the impact of the development upon protected species, contrary to the National Planning Policy Framework, Policy 7.19 of the London Plan (July 2011) and Policy EC2 of the adopted Hillingdon Unitary Development Plan, Saved Policies (September 2007).

### 3 NON2 Non Standard reason for refusal

Overall, the proposed development makes inadequate provision for the protection and long-term retention of a valuable Oak tree (T29) and (Hawthorn, Pine, Yew, Cypress) trees in group G1 protected by Tree Preservation Order number 173. The loss of these trees, in particular the loss or substantial reduction of T29, would harm the appearance, amenity and wooded character of the Copsewood Estate Area of Special Local Character, contrary to Saved Policy BE38 in the Hillingdon UDP.

### 4 NON2 Non Standard reason for refusal

The development is estimated to give rise to a number of children of school age and additional provision would need to be made in the locality due to the shortfall of places in schools serving the area. Given that a legal agreement at this stage has not been offered or secured, the proposal is considered to be contrary to Policy R17 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and the adopted London Borough of Hillingdon Planning Obligations Supplementary Planning Document

(July 2008).

## INFORMATIVES

### 1 I52 **Compulsory Informative (1)**

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

### 2 I53 **Compulsory Informative (2)**

The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

BE5	New development within areas of special local character
BE6	New development within Gate Hill Farm and Copsewood Estates areas of special local character
BE10	Proposals detrimental to the setting of a listed building
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
EC2	Nature conservation considerations and ecological assessments
EC5	Retention of ecological features and creation of new habitats
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
LPP 3.1	(2011) Ensuring equal life chances for all
LPP 3.3	(2011) Increasing housing supply
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 5.13	(2011) Sustainable drainage
LPP 5.3	(2011) Sustainable design and construction
LPP 7.2	(2011) An inclusive environment
LPP 7.4	(2011) Local character
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement,

### 3. CONSIDERATIONS

#### 3.1 Site and Locality

The application site lies on the south side of Northgate and forms a corner site which previously formed part of the side garden area and curtilage of 'Oakhurst', before being separated by a fence and used as a builders compound in connection with the building of two new houses at the rear of Oakhurst which are now occupied. Oakhurst is a locally listed timber framed Tudor vernacular style, detached 4-bedroom house which is currently vacant and in a poor state of repair.

To the west, there is an access road which serves the adjoining properties of 'High Trees' and 'Bothkennar'. Northgate and the surrounding area forms part of the Copsewood Estate Area of Special Local Character which is characterised by large detached houses on substantial, typically verdant plots. The site is also covered by Tree Protection Order (TPO) 173.

#### 3.2 Proposed Scheme

This application seeks permission to erect a detached house to the side of Oakhurst with a basement and integral double garage, together with the formation of a new vehicular access on an L-shaped plot of land which prior to its use to provide a builders compound in connection with the building of two new houses in the former rear garden of Oakhurst, previously comprised the side garden of Oakhurst. The house would be 17.5m wide and have a maximum depth of 15.6m, with an eaves height of 5.4m and ridge height of 8.5m. At its nearest point, the house would be set back from the road by 10.0m, which would be approximately 6.3m forward of the adjoining front elevation of Oakhurst and set back by a minimum 2.0m from the new shared side boundary. The house would also be set back 5.1m from the adjoining access road serving the adjoining properties, High Trees and Bothkennar.

The house would have a crown roof and be double fronted with gable elements at the front and rear. The two gables to the front would cover projecting two storey staggered bays and, at the rear, a central gable is proposed, with a balcony area above the extended ground floor element. On the western side of the house, a cat-slide element is proposed, with a lower ridge height and half hipped roof, incorporating the integral garage on the ground floor and a front dormer window at first floor level.

This scheme differs slightly from the previous application (67012/APP/2010/1107) in terms of its siting, dimensions and roof design. For instance, the house is set slightly further forward on its plot (10.0m as compared to the previous 10.8m) and nearer to the new side boundary and has a deeper overall depth (15.6m as compared to 14.5m). A rear gable has been omitted with the remaining gable more centrally sited.

A number of original and up-dated reports have been submitted in support of this application:

Design and Access Statement:



This describes the site and the planning history on this and the adjoining site. It considers the Inspector was incorrect to dismiss the previous appeal and considers this scheme against policy guidance.

Arboricultural Survey:

This describes the survey and the wider site.

Arboricultural Implications Assessment:

This assesses the impact of the development upon the trees.

Ecological Survey Report & Desk Top Study, March 2010:

This is the original assessment.

### **3.3 Relevant Planning History**

67012/APP/2010/1107 Land Forming Part Of Oakhurst Northgate Northwood

Erection of 1, five-bedroom two-storey with basement level, detached dwelling with associated parking and amenity space, involving installation of new vehicular crossover to front.

**Decision:** 03-02-2011

**Appeal:** 03-02-2011 Dismissed

#### **Comment on Relevant Planning History**

A similar proposal for a detached house on this site was considered by the North Planning Committee on 16/09/10 (67012/APP/2010/1107 refers), when committee agreed that had an appeal against non-determination not been received, the application would have been refused for the following reason:

1. The proposed house, together with the provision of an extensive area of hardstanding in the front garden, by reason of its siting, size, bulk and design, would be detrimental to the open and verdant character of the surrounding area, unduly intrude into the setting of 'Oakhurst', the adjoining locally listed building and would appear as an awkward and bulky addition within the street scene. The proposed development therefore fails to harmonise with the character and appearance of this part of the Copsewood Estate Area of Special Local Character, contrary to Policies BE5, BE6, BE10, BE13 and BE19 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007), Policies 3A.3, 4B.1 and 4B.8 of the London Plan, guidance within The London Plan Interim Housing Supplementary Planning Guidance, April 2010 and Planning Policy Statement 3: Housing (as amended).

2. The proposal fails to provide full and accurate information as regards the impact of the development upon European and UK protected species. In particular, further survey work is required regarding bats roosting within the trees affected by the development and the impact of the development upon reptiles has not been fully considered. Furthermore, the proposed house would appear to have a siting much nearer to a badger sett than the 28m suggested in the submitted Ecological Survey Report & Desk Top Study. In the absence of full and accurate information, the Local Planning Authority has been unable to fully assess the impact of the development in terms of the ecological value of the site, contrary to PPS9, Policy 3D.14 of the London Plan (February 2008), Policy EC2 of the adopted Hillingdon Unitary Development Plan, Saved Policies (September 2007) and the Mayor's Interim Housing Supplementary Planning Guidance, April 2010.

3. The proposal involves the loss of the side garden area which is currently used by the occupiers of 'Oakhurst'. With the subdivision of the plot, the occupiers of Oakhurst would be more reliant on the amenity space to the rear which is dominated and shaded by an Oak tree (T29). The shade effect and dominance of the Oak tree (T29) would have an adverse impact on the living conditions of future occupiers of Oakhurst particularly when the Oak tree is in leaf. As such, and given that there is very little mitigation due to the loss of the lawn at the side of the existing house, future occupiers of Oakhurst in order to allow more light to enter their garden, would be likely to seek the removal, or at least the substantial reduction, of the protected tree, which the Local Planning Authority would find difficult to resist. The proposed development would therefore not afford adequate amenity space for Oakhurst and be likely to result in the indirect loss or substantial reduction of a valuable, protected tree which would be compounded by other tree loss, detrimental to the visual amenity and character of the Copsewood Estate Area of Special Local Character. The proposal is therefore contrary to Policies BE13, BE19, BE23 and BE38 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

4. The proposal fails to provide adequate details of tree protection or detailed information about the services, levels, surfaces, working/storage areas, or a demolition/construction method statement which would show that the scheme for the development of this site is feasible in terms of the long-term retention of trees on and close to the site. In the absence of this information, the proposal is contrary to Policy BE38 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

5. The application has failed to demonstrate that the development would integrate sufficient measures to minimise emissions of carbon dioxide, including provision of a 20% reduction in carbon dioxide emissions through on site renewable energy generation, in accordance with the Mayor's Energy Hierarchy. The proposal is therefore contrary to Policies 4A.1, 4A.3, 4A.4, 4A.6 and 4A.7 of the London Plan (February 2008).

6. The development is estimated to give rise to additional demands being placed on local health care facilities and additional provision would need to be made in the locality to maintain the existing service provision. Given that a legal agreement at this stage has not been offered or secured, the proposal is considered to be contrary to Policy R17 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and the adopted London Borough of Hillingdon Planning Obligations Supplementary Planning Document (July 2008).

The application was subsequently dismissed at appeal on 03/02/11. A copy of the Inspector's decision is attached at Appendix 1. The Inspector's decision was subject to a judicial review, which was dismissed. At the North Planning Committee on 16/09/10, a proposal for the demolition of Oakhurst and erection of a replacement house with a basement on the adjoining site was also considered (30779/APP/2010/1108 refers) which was also dismissed in the Inspector's decision letter dated 03/02/11.

Prior to these applications, the first application for the redevelopment of the larger Oakhurst site (ref. 30779/APP/2007/3799) proposed the demolition of Oakhurst and erection of 4 new detached houses. This was followed by an application (ref. 30779/APP/2007/1295) which involved retaining an extended Oakhurst and erecting three new detached houses. Both these applications included a house in a similar position to that now proposed but the applications were either withdrawn or no further actioned.

Two applications (refs. 30779/APP/2007/3799 and 30779/APP/2009/2036) for the refurbishment and extension of Oakhurst and the erection of two new detached houses to

the rear of the site, omitting the house to the side of Oakhurst were approved on 03/06/08 and 08/02/2010 respectively. The two new houses have now been built and are occupied.

Oakhurst was locally listed in May 2010.

#### **4. Planning Policies and Standards**

##### **UDP / LDF Designation and London Plan**

The following UDP Policies are considered relevant to the application:-

###### Part 1 Policies:

- PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.
- PT1.16 To seek to ensure enough of new residential units are designed to wheelchair and mobility standards.
- PT1.39 To seek where appropriate planning obligations to achieve benefits to the community related to the scale and type of development proposed.

###### Part 2 Policies:

- BE5 New development within areas of special local character
- BE6 New development within Gate Hill Farm and Copsewood Estates areas of special local character
- BE10 Proposals detrimental to the setting of a listed building
- BE13 New development must harmonise with the existing street scene.
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.
- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- EC2 Nature conservation considerations and ecological assessments
- EC5 Retention of ecological features and creation of new habitats
- R17 Use of planning obligations to supplement the provision of recreation, leisure and community facilities
- AM7 Consideration of traffic generated by proposed developments.
- AM14 New development and car parking standards.
- LPP 3.1 (2011) Ensuring equal life chances for all
- LPP 3.3 (2011) Increasing housing supply
- LPP 3.4 (2011) Optimising housing potential

LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 5.13	(2011) Sustainable drainage
LPP 5.3	(2011) Sustainable design and construction
LPP 7.2	(2011) An inclusive environment
LPP 7.4	(2011) Local character
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **1st February 2012**

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

37 neighbouring properties have been consulted and a notice has been displayed on site. A petition with 26 signatories has been received from the residents of Northgate and adjacent roads, stating the following:

'We the above signed are against the demolition of Oakhurst, and new planning application Ref: 67012/APP/2011/2712 and further changes against the existing plans requested by Margaret Lang, Patricia Bernays, Geoffrey Bernays. The property, Oakhurst, which is listed locally, has been under threat for more than 2 years now with Banner homes, and this latest proposal is a further back door application to have the Tudor house 'Oakhurst' to be demolished, when there was only ever agreement to refurbish this house in return for application for two new homes to be built in the grounds. The two new homes have been built and sold by Banner homes in the summer of 2011, but Oakhurst remains empty, and this latest application is all about the greed and avarice of the few who own the title, and don't want to keep to the original application, which was to build two new houses and refurbish the character property which is Oakhurst. We beg to challenge the destruction of this beautiful Arts & Crafts Tudor House that is Oakhurst and the sister house to the 'Tudor House' next door.'

A letter has since been received from the petition organiser, agreeing to withdraw the petition if the application is refused.

2 individual responses raise the following points:

- (i) Cutting down more trees and changing the face of Northgate would result in a faceless, modern through-road;
- (ii) New vehicular crossover onto Northgate near to the sharp bend in the road, coupled with possible on-street parking will make this already dangerous situation worse for neighbours entering and exiting their drives;
- (iii) There has been too much development in the local area;
- (iv) Application is for profit and greed;
- (v) This is another back door application which seeks to demolish Oakhurst;
- (vi) Led to believe on original application that Oakhurst would be saved once they had permission

to build two houses in the rear garden.

Officer's comments:

The points raised by the petitioners and points (iii) to (iv) by individuals are noted, but the point made about the possible demolition of Oakhurst is only speculation and the determination of any planning application has to be on its individual merits, having regard to the development plan. As regards point (i), this is dealt with in the officer's report. As regards point (ii), no objections were raised to this impact of the scheme by the Inspector on the previous scheme.

### **Internal Consultees**

CONSERVATION OFFICER:

BACKGROUND: An application for a house on the side garden of Oakhurst was dismissed at appeal in February 2011. The decision rested on the sustainability of developing the side garden, given that the protected oak tree, T29, would leave the rear garden of Oakhurst overshadowed for much of the year.

This proposal would occupy the same footprint as that of the previous application, and require the same areas for access and hardstanding. As previously, it is considered that the size of the built up area, and its position forward of the building line, would render it very dominant in relation to Oakhurst, with a resulting negative impact on the setting of this locally listed building, and of the streetscene.

Notwithstanding the above, the roofline has been amended since the previous application to make the front, side and rear elevations less bulky in appearance. This design is considered to be an improvement overall.

RECOMMENDATIONS: Unacceptable.

TREE OFFICER:

The site forms part of the larger 'Oakhurst' site (3 houses), which comprises the existing house ('Oakhurst') and two plots and new houses (1 and 2) built to the rear of it. This site forms part of the gardens (side garden/lawn) to 'Oakhurst' (plot 3), which are shown on the approved plan for the development of the Oakhurst site for which planning permission was granted in 2009 (Site Plan, Dwg. No. P.02 F - two new houses and extensions to Oakhurst), and is seemingly residential (not vacant) land.

The middle-aged and mature trees on and close to the Oakhurst site (including plots 1 and 2 of the 'Oakhurst' development), and the area of woodland beyond, comprise large-scale and prominent features in the local landscape of the Copsewood Estate Area of Special Local Character. The trees and woodland are contiguous with the woodland on properties adjoining the larger site. Some of the trees have high/very high amenity values and make a highly significant contribution to the wooded and semi-natural character of the Area of Special Local Character. Tree Preservation Order number 173 (TPO 173) protects most of the trees and the area of woodland, and a linear group (G1) of trees on the bank close to the road frontage and close to the western boundary of the site.

The middle-aged and mature trees on and close to this site, include three mature Oak trees (T28, T29 and T31 on TPO 173) that are prominent features in the local landscape of the Copsewood Estate Area of Special Local Character (ASLC). Two of the Oaks (T29 and T31) have high/very high amenity values and make a highly significant contribution to the wooded and semi-natural character of the Area of Special Local Character. However, the other Oak (T28) is in decline and

has a relatively low amenity value. The linear group (G1) of protected trees on the bank close to the road frontage and close to the western boundary of the site has a moderate, collective amenity value.

In terms of Saved Policy BE38 of the Hillingdon UDP (HUDP), the valuable Oak trees and mixed woodland are landscape features of merit that should be retained for the future and constrain the development of this site. The linear group of trees is also a landscape feature of merit, most of which should be retained for the future and constrains the development of the site (other than for access to the site, if feasible).

The mature Oak trees (T29 and T31 on TPO 173) behind the existing house (Oakhurst) are very large and impressive, and are categorised by the applicants as B1/2. The third Oak (T28), which stands between T29 and T31, has declined and died back in the last couple of years, and is categorised by the applicants as R (removal). The existing house has dual aspect living rooms, a garden to the south and a lawn to the side/west. The rear/south garden of the existing house (Oakhurst) is dominated and shaded by Oak tree T29 and to a lesser degree by T28, which has a sparse crown with some dead branches, and with the Oak (T31) to the south, but this impact is mitigated by the fact that (as per the approved layout for the development of the Oakhurst site) there is also a side garden (lawn) to the west of the house, which was retained as part of the approved scheme (2009) for the development of the Oakhurst site, which secured the long-term retention of the three Oak trees in accordance with the Saved Policy BE38 of the adopted HUDP.

The Block Plan shows the layout of the proposed house and the trees on the site. Whilst the Block Plan (Dwg. No. P001/08 Rev.C) and the Site Plan (Dwg.No. P001/02 Rev. B) do not include keys (or other indications) to tree retention/removal, the tree protection plan - Rev E, Nov 2011) seems to indicate that most of the existing trees on and close to this site will be retained and that the Oak (T28) will be removed due to its declining/poor condition, together with eight of the trees in the group/belt at the front of the site (to facilitate the proposed access/drive) to the house. The scheme seemingly retains the mature Oak (T31) in the garden at the rear of the house, which has south-facing windows, and involves the removal of T28. The Oak (T29) at the rear of Oakhurst is also shown on these plans, but is not the Tree Constraints Plan (Rev A, Nov 2011).

The Arboricultural Survey (October 2011) includes 47 trees, yet the report (paragraph 5.3) seemingly refers to 53 trees. T29 on TPO 173 (T257) is also mentioned (paragraph 6.3), but is neither included in the survey nor shown on the revised Tree Constraints Plan appended to the report. T29 is, however, shown on the revised Tree Protection Plan. The application also includes an Arboricultural Implications Assessment (AIA) for the proposed development. Such an assessment (and survey) should consider all of the implications in relation to all trees on and close to the site that could influence the development of the site or might be important as part of the local landscape character, including 'potential future relationships between trees and buildings and general infrastructure' (ref. application form, part 16 and paragraph 1.3 of the AIA).

The AIA refers to the tree survey, which does not include T29, and refers to 47 trees and T29 (on TPO 173). The AIA refers, at paragraph 5.1.2, to land adjacent to Oakhurst rather than the side garden/lawn to Oakhurst (as per the approved development). At paragraph 5.1.4 of the AIA, it is stated that 'the scheme takes account of the relationship that would arise with the Oak tree on the adjoining site (T29 on TPO 173). The relationship of the new house to the side of the existing house (Oakhurst) with the trees to be retained would be acceptable. The Oak (T29) would cast only a small shadow across the rear garden of the new property, for a short period during the day, and its influence on the new house would be minimal.' There is, however, no mention in the AIA of the influence of the tree and the inter-related effect of the proposed house and the tree on the existing house (Oakhurst). Furthermore, whilst at paragraph 5.2.1 of the AIA it is stated that layout of the new house allows for the provision of suitable amenity areas for the new property and a reasonable juxtaposition between the trees and the new house, there is no mention of the provision of suitable

amenity areas for the existing house (Oakhurst) and the juxtaposition of the trees, in particular T29, the existing house and the proposed house.

Given the proposed layout of this site, the existing house (Oakhurst) would no longer have a garden/lawn to the west (as per the approved layout) and the (rear) garden of that house would be dominated and shaded by Oak tree (T29). The shade effect and dominance of T29 would have an adverse impact on the living conditions of future occupiers of Oakhurst particularly when that Oak tree is in leaf. For this reason and given that there is very little mitigation due to the loss of the lawn at the side (of the existing house), future occupiers of Oakhurst would likely seek the removal, or at least the substantial reduction, of this fine protected tree, and in this case it would not be reasonable for the Local Planning Authority to resist such pressure, because T29 would cause an unreasonable inconvenience. The proposed development would consequently lead to the indirect loss or substantial reduction of this valuable, protected tree (T29 - off-site) and would be detrimental to the visual amenity and character of the Area and conflict with Saved Policy BE38 of the adopted HUDP.

The mature Oak (T31) and other protected Cypresses close to it will have a shade effect on the garden of the proposed house. However, given the size/shape of the canopy of the tree, its location away from the proposed house, the removal of T28, to which there is no objection, and the size of its garden (large), it will not dominate or shade the garden to such an extent that it would cause unreasonable inconvenience to the future occupiers. Therefore, in this case, whilst future occupiers of the house may well seek the removal, or at least the substantial reduction, of this fine protected tree (T31), it would be reasonable for the Local Planning Authority to resist such pressure.

At paragraph 5.1.3 of the AIA, it is stated that the new driveway, which will exit onto Northgate and necessitate the felling of five trees, 'will...overlap the root protection areas of the Hawthorn (T16), the Corsican Pine (T20) and the Cypress (T21). In order to avoid conflict with the roots here a no dig driveway will need to be incorporated and, since this is the access point for the construction site, the thickness of the no dig driveway will need to take this into account'. This matter is considered further in the next section and section 6.3 of the AIA (and at paragraphs 3.3 to 3.4 of the method statement - AMS - appended to it), but there is no mention of the significant change in levels and treed bank between the road and the main part of the site and whether access would be feasible with the bank retained/these levels maintained.

The protected trees at the front of the site stand on the top of the bank about 0.5-0.75m above the level of the pavement along Northgate. The Block Plan shows the proposed, 4.8m wide access/driveway, but does not show the proposed levels (or levels changes) in proximity to the trees at the front of the site. Given that there will have to be a cut through the bank (and the root zone of retained trees) to construct the access/drive, it will not be possible to use 'no-dig' techniques to ensure that the trees retained in proximity to the new access will not be damaged.

These matters were considered at an earlier appeal in relation to this site. In his appeal decision dated 5 January 2011 (a judicial review against this decision was dismissed) the Inspector found that the effect of tree T29 on the reduced amenity space of Oakhurst would threaten/have an impact on the tree and that the likely loss or substantial reduction of it would result in significant harm to the character and appearance of the ASLC, and dismissed the appeal on that basis alone.

Overall, the proposed development makes inadequate provision for the protection and long-term retention of a valuable Oak tree (T29) and (Hawthorn, Pine, Yew, Cypress) trees in group G1 protected by Tree Preservation Order number 173. The loss of these trees, in particular the loss or substantial reduction of T29, would harm the appearance, amenity and wooded character of the Copsewood Estate Area of Special Local Character, contrary to Saved Policy BE38 in the Hillingdon UDP.

## SUSTAINABILITY OFFICER:

The information submitted is difficult to fully appraise due to the quality of the copies. It makes it difficult to fully understand the implications for the proposed development as I think it relates to the previous larger scheme.

Of most concern though is the impact on the Badger Sett. As stated, Badgers are transient animals and an unused sett one year, can become a used sett another year. Given the time from the last survey (September 2010), I would like to see an updated assessment of the impacts on the nearby badger sett and the foraging paths used. Furthermore, a badger sett has to be disused sometime before it can be destroyed or interfered with. I note the inspectors comments in relation to this but would advise that we have duties under the Wildlife Acts to ensure this issue is properly considered - therefore the badger issue remains a concern.

I would also like to see a clear ecological statement on how the proposed development specifically relates to the previous studies and surveys. This may not require further surveys, but because the quality of the information I have seen it makes it difficult to fully understand the impacts of the development.

The badger issue is a concern though and we will need updated information on this.

The application is expected to meet Code Level 4 of the Code for Sustainable Homes and this should be conditioned as part of any subsequent approval.

## EDUCATION SERVICES:

A contribution of £12,796 is required.

### **7. MAIN PLANNING ISSUES**

#### **7.01 The principle of the development**

The site is located within the Copsewood Estate, Northwood Area of Special Local Character, a traditional residential area where there would normally be no objection in principle to new residential development, subject to other policy considerations.

The Inspector, in considering the appeal on the previous application (67012/APP/2010/1107), did not raise any objections in principle to the development, including issues of 'garden grabbing' but concluded it was only the impact on a protected tree that caused the appeal to fail.

#### **7.02 Density of the proposed development**

Policy 3.4 of the London Plan (July 2011) advises that Boroughs should ensure that development proposals should optimise housing outputs, having regard to their local context, design principles and public transport accessibility. At Table 3.2, the London Plan establishes a density matrix to establish a strategic framework for appropriate densities at different locations.

Although of limited relevance to small infill development proposals, the site is located within a suburban context and has a Public Transport Accessibility Level (PTAL) of 1a/1b. Taking these parameters into account, the matrix recommends a density of 35-55 u/ha and 150-200 hr/ha. This proposal equates to a density of 6 u/ha and 131 hr/ha (counting habitable rooms over 20sqm and capable of subdivision as 2 rooms). Although the density is well below that recommended by the London Plan, given the open and spacious character of the Copsewood Area of Special Local character and the setting of the locally listed Oakhurst, no objections are raised to the density. Again, the Inspector on the



previous application did not raise any objection to this aspect of the proposal.

#### **7.03 Impact on archaeology/CAs/LBs or Areas of Special Character**

The impact of the new house on Oakhurst and the local area did form one of the Council's previous objections to the scheme (67012/APP/2010/1107 refers). However, the Inspector in considering the appeal concluded that the new house would preserve the setting of Oakhurst and that it would not result in harm to the character and appearance of the Copsewood Area of Special Local Character.

This proposal does alter the siting, dimensions and design of the house, but it is considered that these alterations are not significant, given the spacious plot size. Furthermore, although the Council's Urban Design/Conservation Officer remains concerned about the impact of the scheme, it is acknowledged that the roofline has been amended since the previous application which makes the front, side and rear elevations less bulky in appearance and that this design is considered to be an improvement overall.

Since the Inspector's appeal decision, the new London Plan has been adopted in July 2011. However, it is considered that there has been no material change in policy to suggest that a different conclusion should now be reached on the proposal from that of the Inspector.

#### **7.04 Airport safeguarding**

There are no airport safeguarding issues raised by this application.

#### **7.05 Impact on the green belt**

The application does not have any implications for the green belt.

#### **7.06 Environmental Impact**

The previous application included ecological surveys which were able to persuade the Inspector that the scheme made adequate provision for the safeguarding of protected species.

Originally, no ecological information was submitted with this application. Now, the previous information has been re-submitted with plans amended by hand.

The Council's Sustainability Officer advises that the plans are hard to read. Of more importance is the fact that the last Badger surveys were carried out in September 2010. As badgers are a transient species, and frequently vacate and re-colonise/re-use setts, the surveys would need to be up-dated.

#### **7.07 Impact on the character & appearance of the area**

This has been dealt with at Section 7.03 above.

#### **7.08 Impact on neighbours**

As previously considered within the committee report on the previous scheme (67012/APP/2010/1107 refers), the nearest property to the proposed house would be Oakhurst to the east. This contains ground floor living room and dining room windows and first floor bedroom windows in the side elevation of the property that faces the application site. However, these rooms are all dual aspect, with large windows also serving these rooms in either the front or rear elevations of the building. It is therefore considered that these rooms would continue to have an adequate outlook and natural lighting (but see tree comments). Furthermore, despite the new house being sited forward of Oakhurst, it would not encroach upon a 45° line of sight taken from these windows. The only other implication for altering the main aspect of these rooms would be the impact upon the trees which is discussed below.

As regards adjoining properties to the west, the nearest property, Bothkennar would be

sited over 30m from the nearest corner of the new property and the side boundary on this side of the application site is also well screened by trees and vegetation. The proposed rear balcony would also only be sited within 21m of the access road serving this and the other adjoining property, High Trees. The proposed house also does not contain any side windows above the ground floor so that there would be no overlooking of the adjoining properties to the side of the new house. To the rear of the site, the rear elevation of the new house would be in excess of 100m away from the nearest properties on Copsewood Way and also approximately 50m from the new houses granted permission under applications 30779/APP/2007/3799 and 2009/2036.

The proposed house would therefore not have any adverse impact upon the amenities of surrounding residential occupiers, in compliance with Policies BE19, BE20, BE21 and BE24 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **7.09 Living conditions for future occupiers**

The Council's HDAS: 'Residential Layouts' advises at paragraphs 4.6 to 4.8 and in Table 2 that in order to provide suitable living accommodation, a 5 bedroom, two storey house should have a minimum floor area of 101m<sup>2</sup>. The maximum floor space required by the London Plan, at Table 3.3, is 113sq.m. The proposed house, including the basement provides a floor area over 420m<sup>2</sup>. Furthermore, it is considered that all the habitable room windows, including a basement staff bedroom window, which would be served by a side lightwell would have adequate outlook and natural lighting.

The proposed house would also have a rear garden area in excess of 1,000m<sup>2</sup> which greatly exceeds the minimum 100m<sup>2</sup> advocated by paragraph 4.15 of the above guidance. The usability of this space and the impact on protected trees is considered elsewhere in the report.

#### **7.10 Traffic impact, car/cycle parking, pedestrian safety**

The proposal would provide adequate parking within the hardstanding area, served by the existing access into the site. As such it would accord with Policy AM14 of the saved UDP.

#### **7.11 Urban design, access and security**

This has been dealt with at Sections 7.03 and 7.09 above.

#### **7.12 Disabled access**

The layout of the house is such that it would be capable of satisfying Lifetime Homes standards, with little modification and/or clarification. A condition could be attached to ensure compliance with these standards if the application had not been recommended for refusal.

#### **7.13 Provision of affordable & special needs housing**

This is not relevant to this application.

#### **7.14 Trees, Landscaping and Ecology**

The Council's Tree Officer advises that the larger Oakhurst site contains many middle aged and mature trees and an area of woodland at the rear of the larger 'Oakhurst' site that form prominent features in the local landscape. These trees help to define the character of the Copsewood Area of Special Local Character. Tree Preservation Order 173 protects most of the trees and the area of woodland at the rear of the larger site and a linear group of trees (G1) at the front of the site and close to the western boundary. In particular, the large Oak trees and mixed woodland are features of merit that should be retained. Two of the three mature Oak trees behind Oakhurst (T29 and T31) are impressive, although a third (T28) has declined and died back in the last couple of years and is shown to be removed. No specific objections are raised by the Tree Officer to the

tree's loss.

In terms of the proposed garden area to serve the new house, the Tree Officer advises that although one of these trees, T31 and other protected Cypresses close to it will have a shade effect on the garden, given the removal of T28 and the overall size of the garden, this will not result in unreasonable inconvenience to future occupiers so that the Local Planning Authority would be able to resist further tree loss.

This would not be the case with the area of retained garden at Oakhurst. Currently, the occupiers of Oakhurst have the benefit of the lawn area to the side of their property. This would be lost to the new house, so that the rooms in Oakhurst would have more of a single aspect and the occupiers of Oakhurst would be reliant of the area to the rear of the property to provide usable private amenity space. This area is dominated and shaded by T29 and to a lesser degree by T28. The Tree Officer advises that given the extent of shading, it would be difficult to resist pressure for either the felling or substantial reduction of T29, the impact of which would be compounded by the loss of T28. As a result, the proposal would be detrimental to the visual amenity and character of the area. This issue was fundamental in the reasoning of the previous Inspector for dismissing the previous appeal (67012/APP/2010/1107 refers). A judicial challenge of the Inspector's decision, which included arguments about the status of the land at the side of Oakhurst has also now been dismissed.

The Tree Officer also advises that protected trees at the front of the site stand on the top of the bank about 0.5-0.75m above the level of the pavement along Northgate. The Block Plan shows the proposed, 4.8m wide access/driveway, but does not show the proposed levels (or levels changes) in proximity to the trees at the front of the site. Given that there will have to be a cut through the bank (and the root zone of retained trees) to construct the access/drive, it will not be possible to use 'no-dig' techniques to ensure that the trees retained in proximity to the new access will not be damaged.

Overall, the proposed development makes inadequate provision for the protection and long-term retention of a valuable Oak tree (T29) and (Hawthorn, Pine, Yew, Cypress) trees in group G1 protected by Tree Preservation Order number 173, which would be detrimental to the visual amenity and wooded character of the Copsewood Estate Area of Special Local Character, contrary to Saved Policy BE38.

#### **7.15 Sustainable waste management**

This application is for a new house within its own curtilage. As such, there is no requirement for specific provision for the storage of waste and recycling to be shown on the plans.

#### **7.16 Renewable energy / Sustainability**

Whilst the application has not included any information as regards energy efficiency and sustainability a condition could be attached requiring the development to meet Level 4 of the Code for Sustainable Homes which would meet the requirements of Policies 5.1, 5.3, 5.4, 5.5 and 5.7 of the London Plan (July 2011).

#### **7.17 Flooding or Drainage Issues**

This is not an area that is prone to flooding. A condition could be attached to ensure that the development complies with the principles of sustainable urban drainage if the application had been recommended differently.

#### **7.18 Noise or Air Quality Issues**

The proposal for a new house within a traditional residential area does not present any particular noise or air quality issues.

### **7.19 Comments on Public Consultations**

The comments raised by the petitioners and the individual local resident have been dealt with in the main report.

### **7.20 Planning Obligations**

Policy R17 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) is concerned with securing planning obligations to offset the additional demand on recreational open space, facilities supporting arts, cultural and entertainment activities, and other community, social and education facilities through planning obligations in conjunction with other development proposals. These UDP policies are supported by more specific supplementary planning guidance.

Given the nature and scale of the scheme, only a potential contribution towards additional educational provision would be generated. Education Services advise that a contribution towards additional education space of £12,796 is required.

No Unilateral Undertaking has been submitted as part of the current application and on this basis, the proposal fails to comply with Policy R17 of the UDP Saved Policies (September 2007) and it is recommended the application should be refused on this basis.

### **7.21 Expediency of enforcement action**

Not applicable to this application

### **7.22 Other Issues**

There are no other planning issues raised by this application.

## **8. Observations of the Borough Solicitor**

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are 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).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

**9. Observations of the Director of Finance**

Not applicable to this application

**10. CONCLUSION**

The proposed house, in a prominent position on the open side garden of the locally listed Oakhurst is considered to harm the character and appearance of the Copsewood Area of Special Local Character and the setting of Oakhurst. The proposed loss of this garden land would be detrimental to the surrounding area. Furthermore, the subdivision of the plot would be likely to result in pressure to remove or substantially reduce an impressive protected Oak to the rear of Oakhurst that the Local Planning Authority would find difficult to resist. Also, sufficient tree information on the application site has not been submitted and the scheme does not provide sufficient survey information as regards protected species and the survey information that has been submitted appears to be inaccurate in terms of describing a badger sett in relation to the proposed works. Finally, no S106 contribution towards an education contribution has been secured.

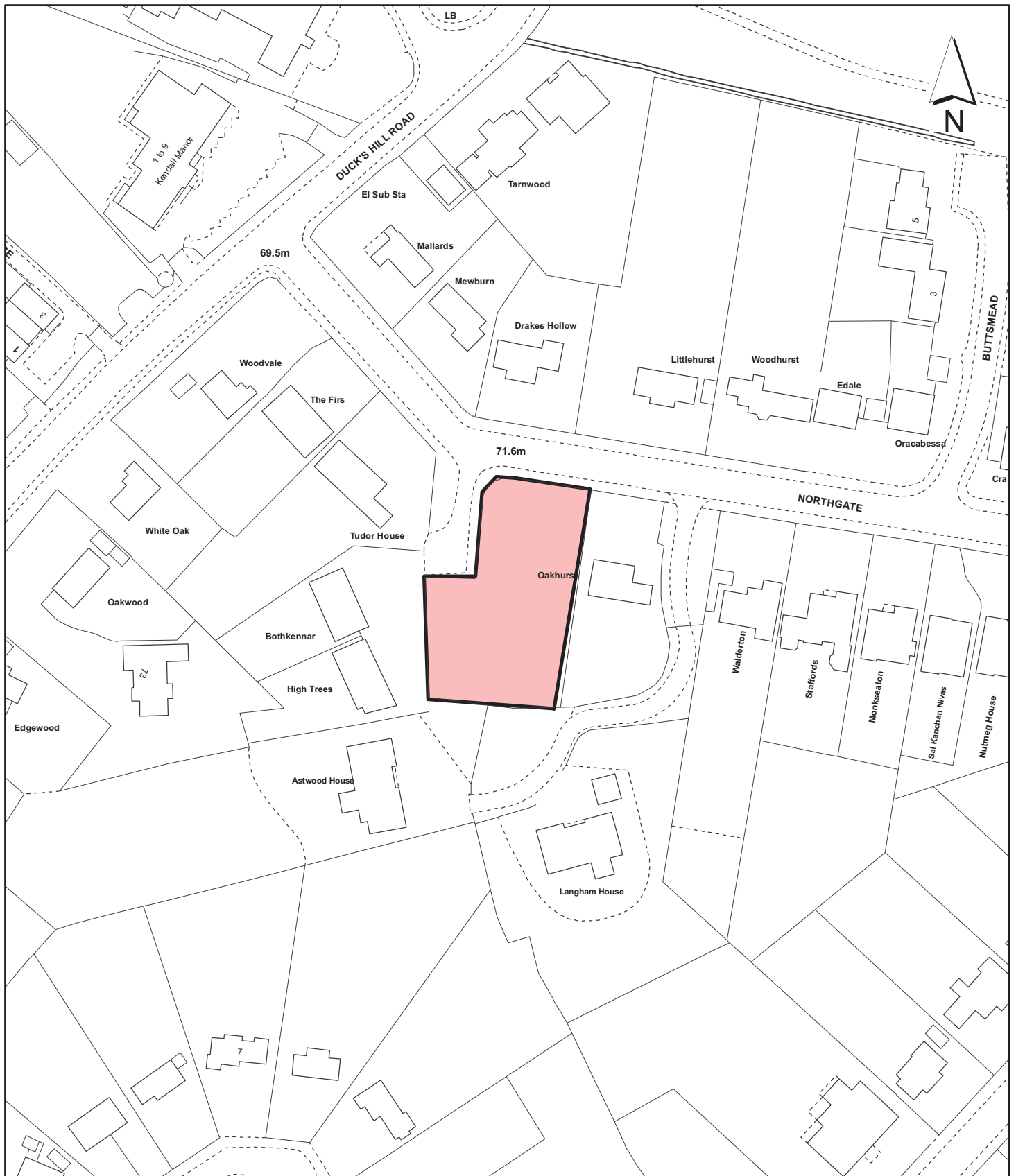
The Planning Inspectorate should be advised that had an appeal for non-determination not been received, the application would have been refused on these grounds, together with any comments received from English Nature and the London Wildlife Trust.

**11. Reference Documents**

National Planning Policy Framework (March 2012)  
London Plan (July 2011)  
Adopted Hillingdon Unitary Development Plan Saved Policies (September 2007)  
Council's Planning Obligations Supplementary Planning Document, July 2008  
HDAS: Residential Layouts, July 2006 and Accessible Hillingdon, January 2010  
Consultation Responses

**Contact Officer:** Richard Phillips

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.  
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Site Address

**Land forming part of Oakhurst Northgate, Northwood**

Planning Application Ref:  
**67012/APP/2011/2712**

Planning Committee  
**North** Page 64

Scale  
**1:1,250**

Date  
**June 2012**

**LONDON BOROUGH OF HILLINGDON**  
 Planning,  
 Environment, Education  
 & Community Services  
 Civic Centre, Uxbridge, Middx. UB8 1UW  
 Telephone No.: Uxbridge 250111



## Report of the Head of Planning & Enforcement Services

**Address** LAND ADJACENT TO AND FORMING PART OF 30 HARVEY ROAD  
NORTHOLT

**Development:** 2 x two storey, 2-bed semi detached dwellings with associated parking and amenity space

**LBH Ref Nos:** 67335/APP/2011/1968

**Drawing Nos:** Location Plan 1:1250  
10:590/6  
10:590/7  
Planning Statement  
10:590/4 Received 23rd March 2012

**Date Plans Received:** 12/08/2011                      **Date(s) of Amendment(s):** 12/08/2011  
**Date Application Valid:** 19/08/2011                      22/11/2011  
27/03/2012

### 1. SUMMARY

This proposal is to develop the side and rear garden of a ground floor maisonnette to provide a pair of semi-detached two-bedroom houses on a corner plot and follows a refusal of planning permission (reference 67335/APP/2010/2355) for a pair of semi-detached dwellings and a linked one bedroom bungalow.

The impact of proposed dwellings upon the character and appearance of the area and the impact upon residential amenity is considered acceptable. The scheme fails to include details of the off-site highway works required to remove the bollards and associated footway construction, which is required to enable access to the parking. However the applicant has offered to deal with this matter by way of a S106 agreement which is considered acceptable in this instance. As such the application is recommended for approval.

### 2. RECOMMENDATION

**That delegated powers be given to the Head of Planning, Sport and Green Spaces to grant planning permission, subject to the following:**

**A. That the Council enters into an agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or Section 278 of the Highways Act 1980 (as amended) and/ or other appropriate legislation to secure:**

- i) A contribution of £22,013 for capacity enhancements in local schools;**
- ii) Obtaining all relevant approvals for the removal of the existing bollards and provision of replacement bollards in a new location (which facilitates access to the approved parking area while preventing access to open land by unauthorised vehicles), as well as a new footway and street lighting leading to the parking area;**
- iii) Provide the approved highway/footway/lighting works at no cost to the Council.**

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

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

D) That if any of the heads of terms set out above have not been agreed and the legal agreement has not been finalised within 6 months of the date of this Committee resolution, or any other period deemed appropriate by the Head of Planning, Sport and Green Spaces, then the application be refused for the following reason:

'The proposal fails to demonstrate that vehicular access would be available on the side access road and as such the scheme would fail to provide adequate off-street car parking at the site. In the absence of adequate accessible off-street car parking being provided, the proposal is likely to result in additional on-street car parking, detrimental to highway and pedestrian safety, contrary to Policies AM7 and AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).'

E) That subject to the above, the application be deferred for determination by the Head of Planning, Sport and Green Spaces under delegated powers, subject to the completion of the legal agreement with the applicant.

F) That if the application is approved, the following conditions be imposed subject to any changes negotiated by the Head of Planning, Sport and Green Spaces prior to issuing the decision:

**1 T8 Time Limit - full planning application 3 years**

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 OM1 Development in accordance with Approved Plans**

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

**REASON**

To ensure that the external appearance of the development is satisfactory and complies with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**3 M1 Details/Samples to be Submitted**

No development shall take place until details of all materials, colours and finishes to be used on all external surfaces have been submitted to and approved in writing by the Local Planning Authority.

**REASON**



To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**4 RPD1 No Additional Windows or Doors**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (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 BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**5 SUS4 Code for Sustainable Homes details**

No development shall take place until an initial design stage assessment by an accredited assessor for the Code for Sustainable Homes and an accompanying interim certificate stating that each dwelling has been designed to achieve level 4 of the Code has been submitted to, and approved in writing, by the local planning authority. No dwelling shall be occupied until it has been issued with a final Code certificate of compliance.

**REASON**

To ensure that the objectives of sustainable development identified in London Plan (July 2011) Policies 5.1 and 5.3

**6 RES6 Levels**

No development shall take place until plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and known datum point. Thereafter the development shall not be carried out other than in accordance with the approved details.

**REASON**

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**7 RES9 Landscaping (including refuse/cycle storage)**

No development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping

1.a Planting plans (at not less than a scale of 1:100),

1.b Written specification of planting and cultivation works to be undertaken,

1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

2. Details of Hard Landscaping

2.a Refuse Storage

2.b Cycle Storage

2.c Means of enclosure/boundary treatments

2.d Car Parking Layouts

## 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 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

### 6. Other

6.a Existing and proposed functional services above and below ground

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 BE13, BE38 and AM14 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan.

## **8 TL6 Landscaping Scheme - implementation**

All hard and soft landscaping shall be carried out in accordance with the approved landscaping scheme and shall be completed within the first planting and seeding seasons following the completion of the development or the occupation of the buildings, whichever is the earlier period. The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

Any tree, shrub or area of turfing or seeding shown on the approved landscaping scheme which within a period of 5 years from the completion of development dies, is removed or in the opinion of the Local Planning Authority becomes seriously damaged or diseased shall be replaced in the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority in the next planting season with another such tree, shrub or area of turfing or seeding of similar size and species unless the Local Planning Authority first gives written consent to any variation.

### REASON

To ensure that the landscaped areas are laid out and retained in accordance with the approved plans in order to preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

## **9 TL20 Amenity Areas (Residential Developments)**

None of the dwellings hereby permitted shall be occupied, until the outdoor amenity area serving the dwellings as shown on the approved plans has been made available for the use of residents of the development. Thereafter, the amenity areas shall so be retained for the life of the development.

## REASON

To ensure the continued availability of external amenity space for residents of the development, in the interests of their amenity and the character of the area in accordance with policy BE23 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (July 2011) Policy 7.1

### **10 RPD5 Restrictions on Erection of Extensions and Outbuildings**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extension to any dwellinghouse(s) nor any garage(s), shed(s) or other outbuilding(s) shall be erected without the grant of further specific permission from the Local Planning Authority.

## REASON

So that the Local Planning Authority can ensure that any such development would not result in a significant loss of residential amenity in accordance with policy BE21 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

### **11 RPD9 Enlargement to Houses - Roof Additions/Alterations**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no addition to or enlargement of the roof of any dwellinghouse shall be constructed without the grant of further specific permission from the Local Planning Authority.

## REASON

To preserve the character and appearance of the development and protect the visual amenity of the area and to ensure that any additions to the roof are in accordance with policy BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

## INFORMATIVES

### **1 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).

### **2 I53 Compulsory Informative (2)**

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.

BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
H4	Mix of housing units
H5	Dwellings suitable for large families
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.1	(2011) Ensuring equal life chances for all
LPP 3.3	(2011) Increasing housing supply
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 5.3	(2011) Sustainable design and construction
LPP 7.3	(2011) Designing out crime
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture

### **3            I1            Building to Approved Drawing**

You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

### **4            I2            Encroachment**

You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.

### **5            I3            Building Regulations - Demolition and Building Works**

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

### **6            I5            Party Walls**

The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:

carry out work to an existing party wall;

build on the boundary with a neighbouring property;

in some circumstances, carry out groundworks within 6 metres of an adjoining building.

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning & Community Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

## **7 16 Property Rights/Rights of Light**

Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

## **8 115 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](http://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.

### **3. CONSIDERATIONS**

#### **3.1 Site and Locality**

The application site is located on the eastern edge of the Borough and on the east side of Harvey Road, to the south of a former access road spur. Harvey Road is a residential cul-de-sac, surrounded by open land, with vehicular access taken from West End Road, between Nos. 39/39A and 41, almost opposite the application site. The site currently

provides garden space for Nos. 30/30A Harvey Road. Residential properties to the south of the main access and the spur comprise open plan blocks of two-storey maisonettes, designed to give the impression of semi-detached houses whereas properties to the north of these roads are more traditional pairs of semi-detached houses. Adjoining the site to the east is the Lime Tree Golf Course which is within the London Borough of Ealing. Open land to the south and west of Harvey Road forms part of the Green Belt.

### **3.2 Proposed Scheme**

This application is for a pair of two-bedroom semi-detached houses with a built form that would generally match the built form of maisonettes set immediately to the south. The houses would have a 13m wide frontage onto Harvey Road. The built form of the pair of houses would be 10m wide by a maximum depth of 11.8m. This depth includes single storey rear projections with 1.4m insets from the flank wall of each house; the first floor would be 8.8m deep, generally matching the depth of the maisonettes that would adjoin the plot of the proposed development. The proposed houses would have side gabled roofs, matching the maisonettes, 5m in height to the eaves and with a maximum height to the ridge of 7.6m.

Amenity space for the houses would be provided to their rear and behind the amenity space would be four parking spaces abutting the former spur road. Cycle and bin storage is shown in the rear garden areas for each of the properties.

### **3.3 Relevant Planning History**

67335/APP/2010/2355 Land Adjacent To And Forming Part Of 30 Harvey Road Northolt

Erection of 2 x two-bedroom, two storey and 1 x one-bedroom, single storey dwellings with semi-linked lobby and associated parking and amenity space.

**Decision:** 23-12-2010 Refused

#### **Comment on Relevant Planning History**

Planning permission was refused in December 2010 for the erection of 2 x two-bedroom, two storey and 1 x one-bedroom, single storey dwellings with semi-linked lobby and associated parking and amenity space for the following reasons:

1. The proposal, by reason of its siting, scale and design, would appear unduly cramped and out of keeping with the spacious character and surrounding pattern of residential development on this prominent corner plot. The proposal would therefore be detrimental to the visual amenity of the street scene and character and appearance of the surrounding area, contrary to Planning Policy Statement 3 (as amended), the Mayor's Interim Housing Supplementary Planning Guidance (April 2010), Policies BE13 and BE19 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

2. The proposed bungalow fails to provide a sufficient amount of internal floor area and adequate usable private amenity space to afford an adequate standard of residential amenity for future occupiers. The amenity space to the bungalow would also be overlooked by a first floor window of another unit at a distance of only 4m. The proposal is therefore contrary to Policies BE19, BE23 and BE24 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

3. The proposed houses fail to provide an adequate amount of private usable amenity space for their future occupiers, resulting in a sub-standard form of residential accommodation and the proposed off-street parking spaces, when occupied would be likely to restrict access to the rear amenity space serving the occupiers of No. 30A Harvey Road. The proposal would therefore not provide an adequate standard of residential amenity for future and existing occupiers, contrary to Policy BE23 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

4. The proposal fails to demonstrate that vehicular access would be available on the side access road and given the narrow width of the proposed parking spaces that adequate off-street car parking would be provided at the site. In the absence of adequate accessible off-street car parking being provided, the proposal is likely to result in additional on-street car parking, detrimental to highway and pedestrian safety, contrary to Policies AM7 and AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

5. The proposal fails to satisfy Lifetime Homes standards, contrary to Policy 3A.5 of the London Plan (February 2008) and the Council's Supplementary Planning Document HDAS: Accessible Hillingdon.

6. The development is estimated to give rise to a number of children of school age and additional provision would need to be made in the locality due to the shortfall of places in schools serving the area. Given that a legal agreement at this stage has not been offered or secured, the proposal is considered to be contrary to Policy R17 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and the adopted London Borough of Hillingdon Planning Obligations Supplementary Planning Document (July 2008).

#### **4. Planning Policies and Standards**

##### **UDP / LDF Designation and London Plan**

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

Part 2 Policies:

BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
AM2	Development proposals - assessment of traffic generation, impact on congestion

	and public transport availability and capacity
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
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LPP 3.8	(2011) Housing Choice
LPP 5.3	(2011) Sustainable design and construction
LPP 7.3	(2011) Designing out crime
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

The occupiers of 34 neighbouring properties and South Ruislip Residents' Association were consulted by letter on 23 August 2011. A site notice was displayed on 16 September 2011.

A petition of objection containing 58 signatures has been received making the following comments:

- i) service road alongside 30 Harvey Road is the only safe area within Harvey Road for our children to play without fear of danger;
- ii) there would be issues with noise nuisance/traffic with the proposed extensive building work;
- iii) development would increase traffic, there is only one route in and out of Harvey Road and this is virtually impossible as it is. Additional volume of vehicles would make the area far more dangerous for pedestrians, especially young children;
- iv) would be out of keeping with the existing properties towards that end of Harvey Road;
- v) additional properties would overlook existing gardens.

Six individual letters also received objecting to the proposal on the following grounds:

1. The proposal will adversely affect the look of the street. Currently, it is very uniform;
2. In the present day it is very common for households to have two cars and there should be adequate parking. Additionally parking spaces should not be used for large vehicles;



3. The north end of Harvey Road is particularly quiet with plenty of open garden space. The 6 blocks of 24 self contained flats are now a mix of both council and private property. The area is home to a number of school age children who are frequently seen playing outside on the open grass spaces in front of the above mentioned properties. Parking space has become increasingly tight over the last 3 years due to the increase in privately owned property and visitor parking. All things considered, Harvey Road has very low traffic flow making the area very safe for young children. It is a quiet, open and green road in an otherwise built up area. This development would reduce open green space, be detrimental to the appearance of the road and increase the already high demand for resident parking in the area.

#### **Internal Consultees**

##### **URBAN DESIGN AND CONSERVATION OFFICER:**

The site forms part of the corner property of a modern semi-detached pair in use as maisonettes, with separate access from the side at first floor. The street is suburban and spacious in character with simply designed post-war and later semi-detached properties, set back from the street. The homogenous layout of the buildings, continuous building line and the grass frontages form an attractive part of the street-scene and appearance of the area. There has been a previous refusal for a scheme of three units on this site. Following previous comments the development has been reduced to two units with associated amenity and parking spaces. As previously stated, there are no objections in principle for the development of this site for residential use. The revised scheme proposes a semi-detached pair, slightly set back from the established front line of the adjacent properties, and lower in height. In terms of scale, the pair sits comfortably on the street scene and relates to the homogeneity of the area. There are, therefore, no objections from a street scene point of view.

From a design point of view, the scheme has been revised to reflect the architectural details and general appearance of the maisonettes immediately adjacent to the site. The scheme would be, therefore, acceptable from a design point of view.

CONCLUSION: Acceptable. All materials to match existing.

##### **HIGHWAY ENGINEER:**

The applicant has not submitted any drawing and information for the existing bollards on the road which restrict vehicular access (except for emergency vehicles) and are covered by a traffic order. This information must be agreed otherwise the proposals are impractical.

Officer comment: The agent and applicant were advised that the additional information was required prior to a decision being issued. The agent has since accepted that a section 106 agreement will need to be entered into. This agreement would have to be completed before a decision is issued.

##### **TREES AND LANDSCAPE OFFICER:**

The site occupies a spacious corner plot adjacent to a pair of semi-detached houses within a residential street, characterised by open front gardens and wide grass verges. Drawing No. 10:590/1 Rev. A indicates the approximate locations of a highway tree in the front and a number of unspecified fruit trees to the side and rear of house number 30. No detailed tree survey has been submitted. There are no Tree Preservation Orders on, or close to, the site, nor does it fall within a designated Conservation Area. The proposal is a re-submission, following the refusal of a previous application (ref. 2010/2355). The current proposal is to build two new semi-detached houses adjacent to 30 Harvey Road. Off-street parking for four cars is to be provided at the end of the service road/cul-de-sac, behind the new houses.

The Design & Access Statement describes the key features of the layout but makes no comment with regard to proposed landscape enhancement. Saved Policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate.

- While the existing trees have some amenity and ecological value, they do not merit retention or pose a constraint on development. Nevertheless there is space and opportunity to include hard and soft landscaping within the site. Replacement tree planting and landscape enhancement should be included as part of the new development.
- DCLG/EA guidance requires new driveways to be designed and installed in accordance with SUDS principles.

No objection subject to the above considerations and conditions TL5 and TL6.

#### ACCESS OFFICER:

In assessing this application, reference has been made to London Plan July 2011, Policy 3.8 (Housing Choice) and the Council's Supplementary Planning Document HDAS: Accessible Hillingdon adopted January 2010. The scheme should be revised and compliance with all 16 Lifetime Home standards (as relevant) should be shown on plan. The following access observations are provided:

1. Details of level access should be submitted.
2. The proposed entrance level WC is located under the staircase which will result in a reduced height sloped ceiling. A section plan should be provided to demonstrate that there will be sufficient standing/transfer space to the side of the WC to allow the shower and hand basin to be used conveniently.
3. The plans should indicate the location of a future through the ceiling wheelchair lift.

Conclusion: On the proviso that revised plans are received no objection would be raised.

Officer comment: Amended plans have been received which show that the development complies with the lifetime homes standards.

#### EPU:

We have no record of any contamination in this area. If it is likely soil will be imported as part of this development for use in any garden or landscaping areas a condition is advised for imports.

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

The site is located within an established residential area and forms part of the 'developed area' as defined in the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

Key changes in the policy context, since the adoption of the UDP, include the publication of the NPPF and the adoption of The London Plan of July 2011.

In relation to National Policy the NPPF, paragraph 53 states that Local Planning Authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area. The outcome of this change means that Councils will have to assess whether the proposal would cause harm to the local area.

Policy 3.5 of the London Plan (July 2011) states in part the following:

'Housing developments should be of the highest quality internally, externally and in relation to their context and to the wider environment, taking account of strategic Policies in this Plan to protect and enhance London's residential environment and attractiveness as a place to live. Boroughs may in their LDFs introduce a presumption against development on back gardens or other private residential gardens where this can be locally justified.

As regards the principal of developing this site, there is no objection in principle to the intensification of use on existing residential sites and in this instance the impact on the character of the area and the adjoining occupiers is considered acceptable, as detailed in other sections of this report. As such the principal of development is in accordance with national guidance contained within the NPPF and policies contained within the Unitary Development Plan Saved Policies September 2007.

#### **7.02 Density of the proposed development**

Policy 3.4 of the London Plan (July 2011) advises that Boroughs should ensure that development proposals maximise housing output having regard to local context, design principles, density guidance in Table 3.2 and public transport accessibility. Table 3.2 establishes a density matrix to establish a strategic framework for appropriate densities at different locations.

The site is located within a suburban fringe location and has a Public Transport Accessibility Level (PTAL) of 1b. Taking these parameters into account, the matrix recommends a density of 150-200 hr/ha. This proposal equates to a density of 200 hr/ha. The proposal therefore satisfies the density standards as recommended by the London Plan.

The density matrix, however, is only of limited value when looking at small scale development such as that proposed with this application. In such cases, it is often more appropriate to consider how the scheme harmonises with its surroundings and its impact on adjoining occupiers.

#### **7.03 Impact on archaeology/CAs/LBs or Areas of Special Character**

Not applicable to this application.

#### **7.04 Airport safeguarding**

Not applicable to this application.

#### **7.05 Impact on the green belt**

Policy OL5 of the saved UDP seeks to ensure that development adjacent to or conspicuous from the green belt would not injure its visual amenities.

Although this proposal would result in built development being brought closer to the Green Belt boundary at the rear of properties on Harvey Road, the proposal would still maintain a minimum 30m gap to this boundary. At such a distance, the proposal would not be harmful to the Green Belt's open character.

#### **7.06 Environmental Impact**

Not applicable to this application.

#### **7.07 Impact on the character & appearance of the area**

Policy BE13 of the Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene, and BE19 states the Local Planning Authority will seek to ensure that new development within residential areas compliments or improves the amenity and character of the area. The adopted Supplementary Planning Document (SPD) HDAS: Residential Layouts: Section 3.4 states

this type of development must seek to enhance the character of the area.

The southern end of Harvey Road has a relatively spacious character, with the two storey maisonette blocks set back from the road by approximately 7.5m, with their front garden areas being open and grassed with no boundary structures. The sense of openness is enhanced by the surrounding Green Belt which can be glimpsed between the first floor gaps between and at the side of the blocks, including the open side garden area of the application site.

The proposed houses would not project beyond the front and rear building lines on this prominent corner plot on Harvey Road and would maintain the existing open front garden area. The scale and bulk of the proposed dwellings would be comparable to that of the nearby properties. Furthermore, the amount of amenity space proposed would be similar to that of the adjoining and nearby properties and whilst the gap between the proposed block and the adjoining existing property is 3.7m, which is below the 5.5m gap between most of the existing blocks, this gap is considered sufficient to ensure that the proposal does not appear cramped and respects the spacing and layout of development within the immediate vicinity.

As such the erection of 2 x two storey detached dwellings would not cause harm to the appearance of the street scene and is in keeping with the character of the area, in accordance with UDP policies BE13 and BE19 of the Hillingdon UDP (Saved Policies 2007).

#### **7.08 Impact on neighbours**

Paragraph 4.9 of the Hillingdon Design & Accessibility Statement: Residential Layouts advises that all residential developments and amenity spaces should receive adequate daylight and sunlight and that new development should be designed to minimise the negative impact of overbearing and overshadowing. It goes on to advise that 'where a two storey building abuts a property or its garden, adequate distance should be maintained to overcome possible domination'. Generally, 15m will be the minimum acceptable distance between buildings. Furthermore, a minimum of 21m overlooking distance should be maintained.

As regards the impact of the proposal upon properties to the north, the proposal would be separated by the 12m wide access road so that the properties would not be adversely affected by means of dominance or loss of sunlight. A gap of 1.4m is retained between the flank wall of the dwelling on plot 1 and the flank wall of the stores to the side of number 30. A gap of 3.7m is retained between the two storey elements. The two storey element of the proposed pair of semi detached houses would project 1m to the rear of the rear wall of numbers 30 and 30a Harvey Road. It is considered that in view of this limited projection and the separation between the properties that the occupants of numbers 30 and 30a Harvey Road would not experience a loss of residential amenity by way of an oppressive or overbearing outlook. Furthermore, the southern flank elevation of house 1 is proposed to have no windows at first floor level and a WC and secondary living room window, which is some distance from the boundary. Thus, given this and a condition to ensure no first floor windows are inserted within the flank side elevation, the proposal would not have an unacceptable impact on the residential amenities of the occupiers of the adjoining properties through overdominance, visual intrusion, overshadowing and loss of privacy. The proposals are therefore in accordance with policies BE20, BE21 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and paragraphs 4.9 and 4.12 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Layouts.

#### **7.09 Living conditions for future occupiers**

HDAS SPD: Residential Layouts, states careful consideration should be given to the design of the internal layout and that satisfactory indoor living space and amenities should be provided. Habitable rooms should have an adequate outlook and source of natural light. Both the London Plan (July 2011) and the Council's HDAS: Accessible Hillingdon establishes minimum floor space standards.

For a two storey two bedroom house the minimum floor areas required is 63m<sup>2</sup>. The London Plan requires 83m<sup>2</sup>. Each dwelling has a floor area of 100m<sup>2</sup> which exceeds both of the minimum standards.

Each property is shown to provide a private rear garden area of 61m<sup>2</sup> which exceeds the Council's minimum standard of 40m<sup>2</sup>.

The proposed habitable rooms would provide adequate outlook and natural lighting for its future occupiers.

As such, the proposal would provide adequate amenities for its future occupiers.

#### **7.10 Traffic impact, car/cycle parking, pedestrian safety**

The area has a PTAL accessibility rating of 1, which means within a scale of 1 to 6, where 6 is the most accessible, the area has a low accessibility level. Therefore, the Council's maximum parking standard of 2 spaces is required for each proposed dwelling.

The site layout shows that 4 parking spaces can be provided off the existing service road. The service road currently has bollards restricting access to these parking spaces. The applicant has not submitted any information relating to the existing bollards on the road which restrict vehicular access (except for emergency vehicles) and are covered by a traffic order. The applicant's agent has confirmed in writing that they are willing to enter into a S106 agreement to remove the bollards and carry out off-site highway works to provide the required parking area. This is considered acceptable and as such acceptable provision for the required 4 off-street parking spaces to accord with the Council's Parking Standards can be achieved. The application would therefore comply with Policy AM14 of the Hillingdon UDP (Saved Policies 2007).

#### **7.11 Urban design, access and security**

Policy BE13 of the Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene, and BE19 states the Local Planning Authority will seek to ensure that new development within residential areas compliments or improves the amenity and character of the area.

The design of the proposed scheme reflects the architectural details and general appearance of the maisonettes immediately adjacent to the site and would not introduce any concerns in terms of security. As such the proposal is considered acceptable in this respect.

#### **7.12 Disabled access**

Policy 3.8 of the London Plan (July 2011) advises that all new housing development should be built in accordance with Lifetime homes standards. Further guidance on these standards is provided within the Council's Supplementary Planning Document: Accessible Hillingdon, January 2010. Amended plans have been received which confirm that the proposal meets the lifetime homes standards, in compliance with the London Plan Policy and the SPD.

#### **7.13 Provision of affordable & special needs housing**

Not applicable to this application.

#### **7.14 Trees, Landscaping and Ecology**

The Council's Tree Officer advises that although there are a number of trees on site, none are of any particular merit and do not constrain the proposed development. A Condition is recommended requiring details of replacement tree planting and landscaping to ensure compliance with Policy BE38 of the saved UDP.

#### **7.15 Sustainable waste management**

There is no requirement for proposals for houses with individual curtilages to identify where refuse will be stored as this would be largely a matter for the new occupiers. However, the submitted plans do show that there would be available space within the front garden areas.

#### **7.16 Renewable energy / Sustainability**

A condition is recommended requiring details of how the development would meet Level 4 of the Code for Sustainable Homes.

#### **7.17 Flooding or Drainage Issues**

Not applicable to this application.

#### **7.18 Noise or Air Quality Issues**

Not applicable to this application.

#### **7.19 Comments on Public Consultations**

Concerns relating to the appearance of the development, its impact on the street scene and on adjoining occupiers and the provision of parking have been considered in the main body of the report.

Concerns have also been raised relating to noise and disturbance resulting from the construction process. Whilst this is not a planning matter, a site construction informative is recommended.

#### **7.20 Planning Obligations**

The proposed development would result in an increase of more than 6 habitable rooms and therefore would fall within the threshold for seeking a contribution towards school places as required by Policy RO7. The applicant has confirmed acceptance of the S106 contribution of £22,013 and their willingness to resolve the highways issue relating to relocating the existing bollards.

#### **7.21 Expediency of enforcement action**

Not applicable to this application.

#### **7.22 Other Issues**

None

### **8. Observations of the Borough Solicitor**

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The

specific parts of the Convention relevant to planning matters are 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).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

#### **9. Observations of the Director of Finance**

Not applicable to this application.

#### **10. CONCLUSION**

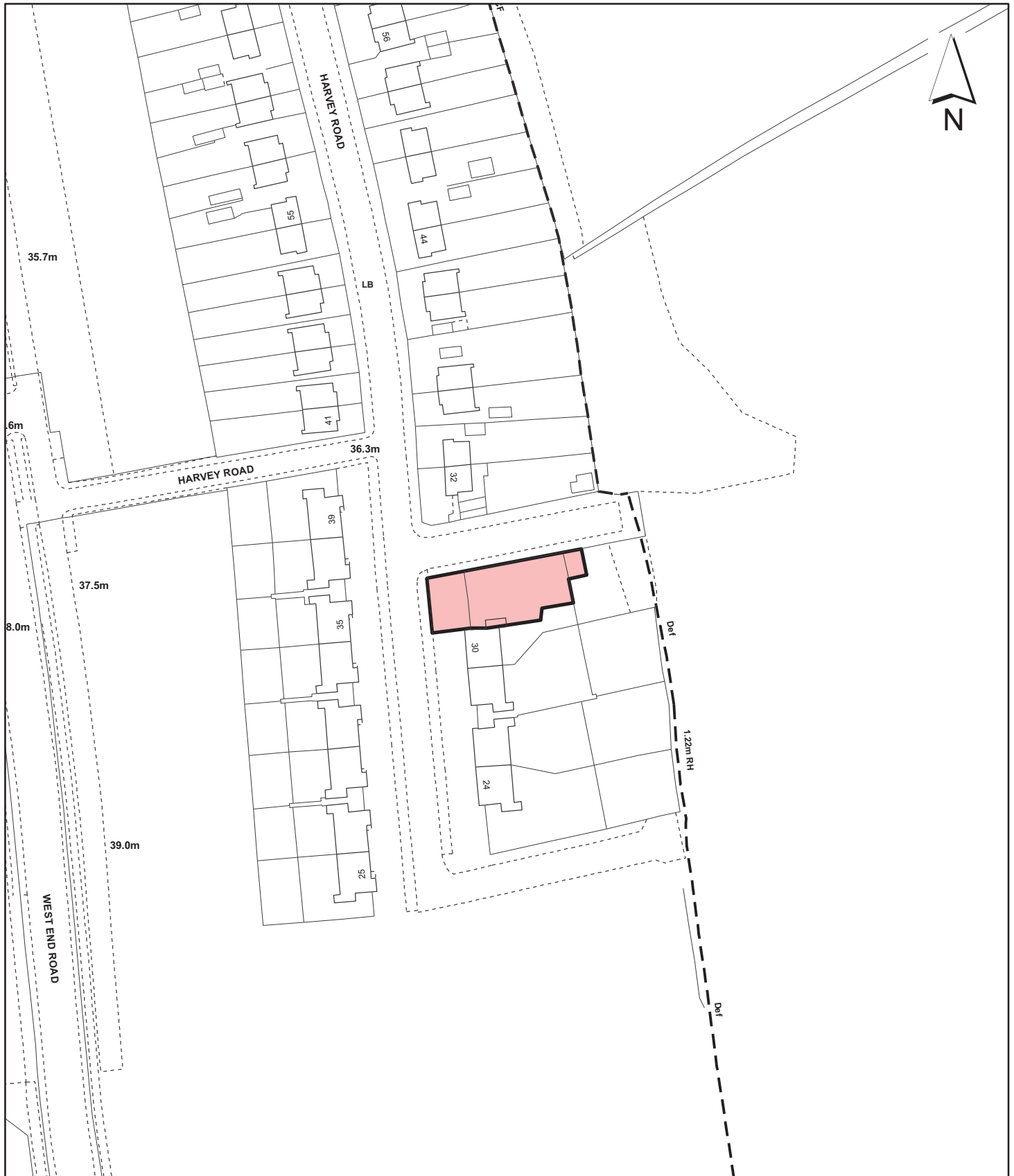
The impact of proposed dwellings upon the character and appearance of the area and the impact upon residential amenity is considered acceptable. The scheme also provides for education contributions and details of the off-site highway works required to remove the bollards and associated footway construction. As such the application is recommended for approval.

#### **11. Reference Documents**

Hillingdon Unitary Development Plan saved policies September 2007.  
HDAS: Residential Layouts  
Revised Chapter 4: Education Facilities of the Planning Obligations SPD adopted 23 September 2010  
Planning Obligations SPD adopted July 2008  
Accessible Hillingdon SPD adopted January 2010  
The London Plan (2011)  
NPPF

**Contact Officer:** Nicola Taplin

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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Site Address

**Land adjacent to and forming part of 30 Harvey Road Northolt**

Planning Application Ref:  
**67335/APP/2011/1968**

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**North** Page 82

Scale  
**1:1,250**

Date  
**June 2012**

**LONDON BOROUGH OF HILLINGDON**  
Planning,  
Environment, Education  
& Community Services

Civic Centre, Uxbridge, Middx. UB8 1UW  
Telephone No.: Uxbridge 250111



**HILLINGDON**  
LONDON



## Report of the Head of Planning & Enforcement Services

**Address** 54 ST MARGARETS ROAD RUISLIP

**Development:** Raising of roof to allow for conversion of bungalow to two storey dwelling with habitable roofspace to include 4 side rooflights and completion of single storey rear extension

**LBH Ref Nos:** 42371/APP/2012/645

**Drawing Nos:** stmargaretsrd-54/6 reva  
stmargaretsrd-54/5 reva  
Location Plan to Scale 1:1250  
stmargaretsrd-54/8  
stmargaretsrd-54/0  
stmargaretsrd-54/1  
stmargaretsrd-54/2  
stmargaretsrd-54/3

**Date Plans Received:** 19/03/2012                      **Date(s) of Amendment(s):**

**Date Application Valid:** 23/03/2012

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application site is located on the western side of St Margarets Road and comprises a detached bungalow. The property has a front gable roof, an integral garage and a single storey rear extension which was substantially built at time of site visit.

To the south exists No.56 St Margarets Road, a two-storey semi-detached property with a single storey garage along the boundary adjoining the application site. The first floor side windows are obscure glazed facing No.54 St Margarets Road. To the north exists No.52 St Margarets Road, a detached bungalow with a side garage along the application site. The bungalow has an obscure glazed kitchen door and window on the side elevation facing the application site and a kitchen window facing the front of the property. To the rear of the bungalow are two bay windows that extend to the side of the properties. The window closest to the application site is the only window serving that bedroom.

The street slopes downwards north to south and is residential in character comprising a mix of two-storey properties and bungalow properties. On the application side of the street consists mainly of bungalows, other than the two storey semi-detached properties at the end of the street. The site is situated within the developed area as identified in the policies of the Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

## 1.2 Proposed Scheme

This application seeks to raise the roof to allow for the conversion of the bungalow to a two-storey house with habitable rooms in the roof.

The roof would be raised by 3.45m and would be of a similar design to the existing incorporating a first floor bay window. The house would be 8.80m to the ridge of the roof and 5.10m at eaves height. The proposal would include a two storey rear extension to the rear of the original house by 3.2m at ground floor and 2m at first floor. This rear extension would have a pitched roof with a Juliette balcony on the first floor rear elevation overlooking the garden.

The windows proposed facing No.52 St Margarets Road would serve a sitting room and staircase on the ground floor, bathroom, bedroom and landing on first floor and velux windows in the roof space serving a bathroom and bedroom. The windows proposed facing No.56 St Margarets Road would serve a sitting room, kitchen, w.c. and hallway on the ground floor, bedroom on first floor and rooflights in the roof space serving a bathroom and bedroom.

The proposal would create a sitting area on the ground floor, with three bedrooms and two bathrooms at first floor and a bathroom and bedroom in the roofspace. Two car parking spaces on the existing hardstanding at the front of the house and the garage would be retained. The proposed materials would match the existing house.

## 1.3 Relevant Planning History

42371/A/88/2825

54 St Margarets Road Ruislip

Erection of 2 single storey side extensions to extend garage and provide third bedroom

**Decision Date:** 16-02-1989

Approved

**Appeal:**

### Comment on Planning History

None.

## 2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

## 3. Comments on Public Consultations

### EXTERNAL CONSULTEES

Fourteen neighbouring properties were consulted by letter on 26th March 2012 and a site notice was posted on 12th April 2012. One letter of support has been received making the following points:

1. The proposal would be of benefit to the local area. The property had fallen into poor state and brought down the general standard of the road. The conversion will improve the property and therefore enhance the road to everyone's benefit including the overall appeal and value of the local properties.

2. The conversion to this property, build quality and finish is superb and enhances St. Margarets Road. That site when in construction stage was excellently managed, clean and tidy daily with minimal disruption to the street.

Twelve letters and a petition with 75 signatories have been received objecting on the following grounds:

1. The proposal is oversized in height, bulk, position and projection and it would be over dominant and the appearance will fail to harmonise with the existing street scene.
2. The proposal is too big in size, height, bulk, position and projection and it would be over-dominant and out of character in the street causing a loss of privacy, light and over shadowing to No.52 St Margarets Road.
3. Owner of No.52 St Margarets Road is against the 2 metre fence being erected on her boundary, as her fencing has only been up for approx. 3 years and cost a considerable sum to install.
4. St Margarets Road is not a hill and the properties do not sit on a hill and I dispute the planning statement that states "I therefore confirm that No. 54, even though up hill on St Margarets Road will not sit significantly above the two storey property at No.56. So will definitely be considerably bigger than my bungalow at No.52 St Margarets Road.
5. It is clear from the plans submitted that the development would be completely out of scale to the existing property footprint and would therefore be totally out of context with both adjacent and surrounding properties. The development is also not in keeping with the character of the surrounding properties.
6. The two first floor rear windows overlook the gardens that back on to No.54 St Margarets Road. Could this glass be made obscure glazed to prevent a loss of privacy.
7. The Existing Front Elevation Plan has a label 'Substantially built existing PD Extension behind'. This extension hasn't been completed, it was commenced on 14/2/12 and hasn't been completed as an inspection by council staff found that it was in need of planning permission. Therefore this element should have been removed from the Existing Front Elevation Plan as it gives the reader the impression that the footprint of the property is much larger than it really is.
8. The height, bulk and position relating to the neighbouring properties especially those on either side would result in an over bearing form of property development. The present outlook between the properties would be greatly cramped and reduced. The property at No.52 faces an easterly direction and the loss of sunlight due to the path of the sun (east to west) would result in it being considerably overshadowed and in a considerable amount of shade. As such the resulting overall loss of daylight would be unacceptable.
9. The proposal by virtue of its overall and very close proximity would result in the closing of the visual gap between both existing properties on either side. This would lead to cramped development which would be detrimental to the street scene which is a type of cul de sac with the River Pinn and open space at the southern end, a very short distance away.
10. I would also question the scaling and proportion of the submitted plans as they appear to give an unbalanced view of the development in relation to the properties on either side. I object to it most strongly.
11. The size of the proposed extension is disproportionate to the bungalow at No.52 which would appear to be dwarfed by the proposed extension.
12. Although the plans state that the altered dwelling would be two storey, I believe this is incorrect as the roof area of this property would be utilised as a living space and this in effect would mean it would be three storey.
13. The proposed development would not be in keeping with the original New English Homes 1930's style development.
14. The proposed development is too big and would not be in keeping with the other properties in the street and will become an eyesore.
15. Approval would set an unwelcome precedent. At present there is a good varied stock of both one and two storey dwellings on this residential road which presents a pleasing

aspect for residents. If proposals to increase the scale of properties as outlined here are given the go ahead, this balance would be lost.

Ruislip Residents Association:

We are writing in support of affected local residents objecting to this proposed development which amongst other things will be completely out of keeping with the existing street scene spoiling the existing character. The proposal is also considered overdevelopment with little concern for the effects on immediate neighbours.

Possible unauthorised work on the site recently had to be stopped as it needs firstly to be established whether under permitted development rules and now of course a full planning application has been submitted.

We understand that this application will go before the full planning committee for consideration and there is likely to be a local petition against the proposals too. Would you also take our views into account in your deliberations and inform us of the outcome in due course.

INTERNAL CONSULTEES:

Tree and Landscape Officer:

Tree Preservation Order (TPO)/Conservation Area: No

Significant trees/other vegetation of merit in terms of Saved Policy BE38 (on-site): There are several mature shrubs/small trees within the rear garden, however none are features of merit and none constrain development.

Conclusion (in terms of Saved Policy BE38): Acceptable

#### **4. UDP / LDF Designation and London Plan**

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

Part 2 Policies:

- |      |  |
|------|--|
| BE13 | New development must harmonise with the existing street scene.               |
| BE15 | Alterations and extensions to existing buildings                             |
| BE19 | New development must improve or complement the character of the area.        |
| BE20 | Daylight and sunlight considerations.  |
| BE21 | Siting, bulk and proximity of new buildings/extensions.                      |
| BE22 | Residential extensions/buildings of two or more storeys.                     |
| BE23 | Requires the provision of adequate amenity space.                            |
| BE24 | Requires new development to ensure adequate levels of privacy to neighbours. |

AM14	New development and car parking standards.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 5.3	(2011) Sustainable design and construction

## 5. MAIN PLANNING ISSUES

The main issues for consideration in determining this application relate to the effect of the proposal on the character and appearance of the original dwelling, the impact on the visual amenities of the surrounding area, the impact on residential amenity of the neighbouring dwellings, provision of acceptable residential amenity for the property and the availability of parking.

Policy BE13 requires development to harmonise with the existing street scene or other features of the area which are considered desirable to retain or enhance. Policy BE15 allows proposed extensions to existing buildings where they harmonise with the scale, form, architectural composition and proportions of the original building. BE19 ensures new development complements or improves the amenity and character of the area.

The application proposes to convert the existing bungalow into a two storey house with habitable roof space. To the north of the application site is a detached bungalow set approximately 3.70m away. To the south of the site is a two-storey semi-detached property. The proposed front elevation would reflect the design of the two-storey properties in the street. On this side of the street, whilst the dwellings consist mainly of bungalows there are two storey semi-detached properties at the end of the road, which adjoin the application site and opposite the application site. Given that the proposed development is comparable in terms of its scale to the existing two storey properties immediately adjoining and opposite the site, it would be difficult to argue that the proposed extensions are disproportionate and incongruous in the street, even taking into account that No.56 and adjoining properties are bungalows. Furthermore, there are no particular policies which prevent bungalows being converted to two storey properties and this has occurred in other parts of the borough, such as in Oak Avenue, Ickenham. The proposal is therefore not considered to detract from the character and appearance of the area and would comply with Policies BE13 and BE15 of the adopted UDP (Saved Policies September 2007).

The two storey house would extend to the rear of the property, part-two storey and part-single storey. There would be no breach of the 45 degree line. Whilst this element of the proposal would be set down from the proposed main roof, it would be closest to the boundary adjoining No.52 St Margarets Road. Furthermore, No.52 St Margarets Road has an obscure glazed kitchen window and door on the side elevation, a kitchen window facing the front of the property and a rear bay window serving a bedroom nearest to the application site. An overshadowing assessment has been carried out which indicates that whilst there would be no impact on No.56 St Margarets Road, there would be a substantial increase in overshadowing to No.52 St Margarets Road, particularly to the only window to the rear bedroom window, situated on the rear elevation of No.52, and to the kitchen/dining room windows to the side and front of the property. The assessment indicates that these windows would be overshadowed for a considerable part of the day. The proposal also includes rooflights which are set at a finished floor level and any other proposed windows in the side elevations are secondary windows or to non-habitable rooms and could be conditioned to be obscure glazed, thus they are unlikely to result in overlooking of the adjoining properties and their gardens. However, the proposal, by

reason of its size, scale, bulk, height, and position would have an unacceptable impact on the residential amenities of this property by way of loss of light, overshadowing and an overbearing effect, contrary to Policies BE19, BE20 and BE21 of the adopted UDP (Saved Policies September 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

The neighbouring property, No.56 St Margarets Road has obscure glazed windows on the side elevation facing the application site. Due to the orientation of the buildings, the 1.65m distance from the adjoining boundary and the proposed height of the house in relation to No.56 St Margarets Road, it is considered there would be no unacceptable impact on this property by way of loss of daylight, loss of sunlight, overbearing or overlooking the house.

The first floor rear windows and Juliett balcony would be set 21m from the rear boundary. It is considered this would be a sufficient distance to not result in an unacceptable degree of overlooking to the properties adjoining the rear of the application site.

The upper level bedroom in the roofspace would only have roof lights. The floor levels are not indicated, however, assuming these are at the eaves level the roof lights would be approximately 1.3m above finished floor level. At such a high level, there would not be a concern in relation to overlooking from the roof lights to neighbouring properties, however, roof lights at such a height would offer no or poor outlook to the detriment of future occupiers of this room, and an objection is raised to the scheme in this regard as it would be contrary to Policy BE19 of the adopted UDP (Saved Policies September 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

In terms of the garden area at least 100sq.m of rear garden should be retained to provide adequate amenity space for the extended dwelling. The resultant amenity space would be significantly over 100sq.m. which would be in excess of the requirements of the adopted Supplementary Planning Document HDAS: Residential Extensions.

The existing hardstanding to the frontage would provide parking for two vehicles. The proposal would, thus, be in compliance with Policy AM14 of the adopted UDP (Saved Policies September 2007).

The Trees and Landscape officer has no objections to the proposal.

In conclusion, the proposal would have an unacceptable impact on the adjoining bungalow, No.52 St Margarets Road and would result in rooms with no or poor outlook to the detriment of future occupiers. As such the proposal is considered to be unacceptable and conflict with Policies BE19, BE20 and BE21 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions and is therefore recommended for refusal.

## **6. RECOMMENDATION**

### **REFUSAL for the following reasons:**

#### **1 NON2 Non Standard reason for refusal**

The proposed development by reason of its size, scale, bulk, height, position and side windows in relation to the neighbouring bungalow, 52 St Margarets Road, would result in

a form of development which would be detrimental to the amenities of the occupiers of this property by reason of over-domination, overshadowing, loss of sunlight and loss of privacy. The proposal is therefore contrary to Policies BE19, BE20, BE21 and BE24 of the Hillingdon Unitary Development Plan (Saved Policies September 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

**2 NON2 Non Standard reason for refusal**

The proposal due to the lack of outlook (other than from roof lights) afforded to the proposed upper level bedroom in the roof space would result in an oppressive environment to that bedroom. As such the proposal would fail to provide a satisfactory residential environment for future occupiers, contrary to Policy BE19 of the Hillingdon Unitary Development Plan (Saved Policies September 2007), Policy 5.3 of the London Plan (July 2011) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

## **INFORMATIVES**

### **Standard Informatives**

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

2 The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

**Policy No.**

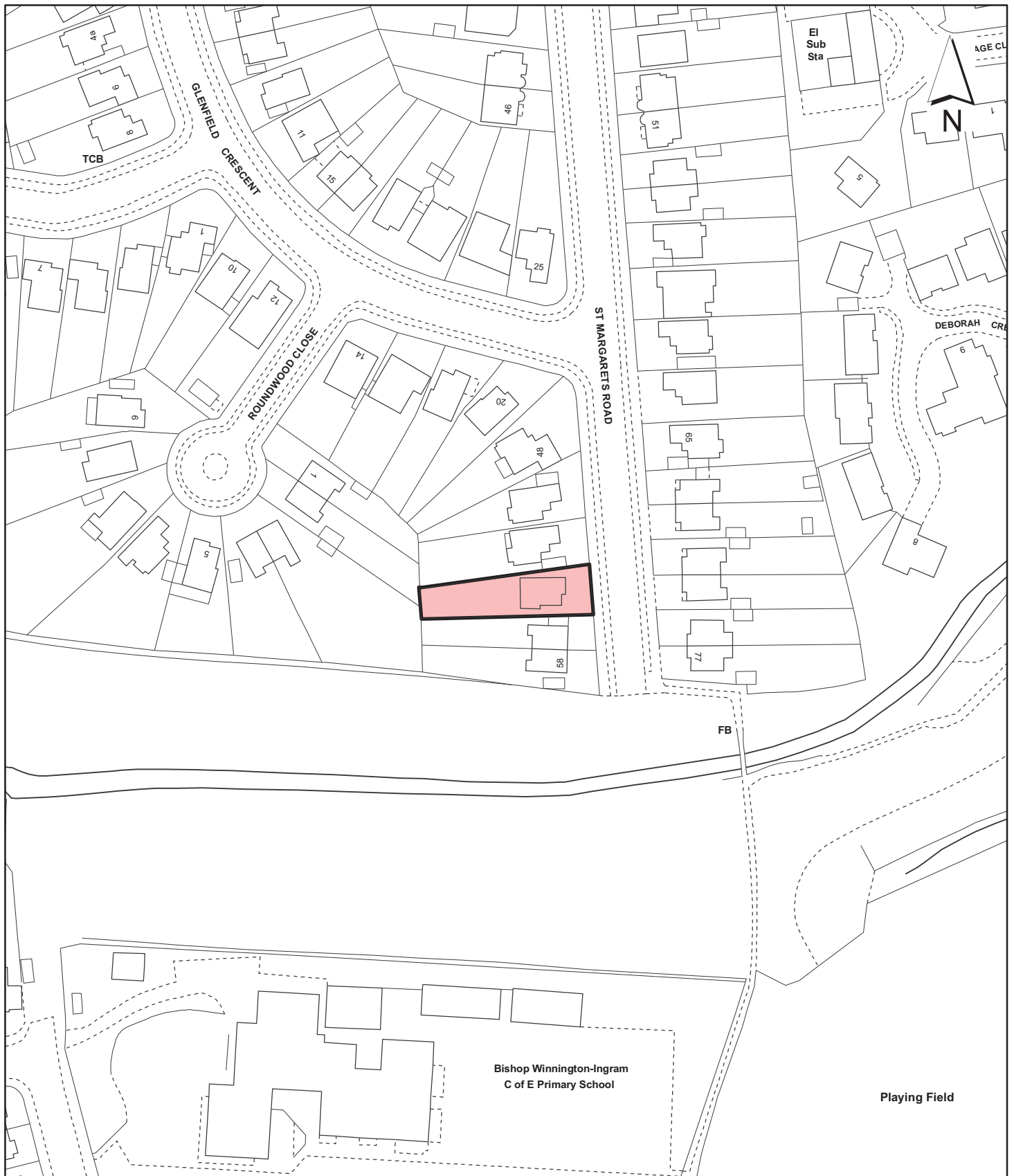
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
AM14	New development and car parking standards.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

LPP 5.3 (2011) Sustainable design and construction


**Contact Officer:** Mandeep Chaggar

**Telephone No:** 01895 250230





**Notes**

 Site boundary

For identification purposes only.

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Site Address	
<b>54 St. Margarets Road Ruislip</b>	
Planning Application Ref:	Scale
<b>42371/APP/2012/645</b>	<b>1:1,250</b>
Planning Committee	Date
<b>North</b> Page 91	<b>May 2012</b>

**LONDON BOROUGH  
OF HILLINGDON**  
 Planning,  
 Environment, Education  
 & Community Services

Civic Centre, Uxbridge, Middx. UB8 1UW  
 Telephone No.: Uxbridge 250111



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## Report of the Head of Planning & Enforcement Services

**Address** 80 BRIDLE ROAD EASTCOTE

**Development:** Two storey rear extension, single storey front extension, conversion of basement to habitable space and raising of roof to allow for conversion of roof space to habitable use to include a rear dormer, 2 front rooflights and 6 side rooflights

**LBH Ref Nos:** **68430/APP/2012/674**

**Drawing Nos:** P003 Rev. A  
P002 Rev. A  
P001a Rev. A  
P006 Rev. B  
P001 Rev. A  
P007 Rev. A  
P008 Rev. A  
Design and Access Statement  
LP-01  
TP-01  
BP-P01  
BP-01  
001  
002  
003  
004  
005  
007  
P004  
P005

**Date Plans Received:** 21/03/2012

**Date(s) of Amendment(s):**

**Date Application Valid:** 04/04/2012

## 1. CONSIDERATIONS

### 1.1 Site and Locality

The application site is located on the south-east side of Bridle Road and comprises a two storey detached house set back from the main highway with a long rear garden. The house has a hipped roof and a front projecting gable with bay windows and a pitched roof canopy over the front entrance. There is an integral garage and the property currently has 5 bedrooms. To the rear of the property is a raised terraced with railings and steps leading

down to the garden.

To the west of the application site lies No.78 Bridle Road, a detached bungalow with a double garage adjoining the boundary of No.80 Bridle Road. To the east lies No.82 Bridle Road, a two-storey detached house with a single storey flat roof garage adjoining the application boundary.

The street is residential in character comprising a mix of two-storey properties and bungalow properties with varied roof designs. The site is situated within the developed area as identified in the policies of the Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

## **1.2 Proposed Scheme**

The application proposes a two storey rear/side extension with part-single storey rear extension, single storey front extension, loft conversion including raising the height of the roof and rear dormer window and roof lights. A basement area is proposed under the existing rear extension and proposed rear extension.

The proposed two-storey rear extension would wrap around to the side of the property and measure 3m deep and the full width of the property. The two storey side extension would be 3m wide and no closer to the side boundary than the existing house and an overall depth of 6m where it wraps around to the two storey rear extension.

The ground floor rear extension would extend 1.6m deep off the proposed 3m deep two storey rear extension. The single storey rear extension would have a hipped roof 3.75m high and 3m at the eaves. This extension would serve a reception room.

The existing front canopy entrance would be removed and replaced with a front extension measuring 3.35m high with a pitched roof, 2.45m at the eaves, 1.80m deep and 5.55m wide. This extension would extend the existing garage and porch.

The basement extension would have a floorspace of 89sq.m and would be accessed through an external door to the rear of the property. The basement would create a reception room, bathroom and storage. There would be a 2m deep raised terrace with railings and steps leading down to the garden and the basement.

The existing ridge height of the roof would be increased by 1.15m to allow for conversion of the loft space. The proposed roof would have a hipped roof with a rear dormer window and velux windows to the sides and front elevations. The rear dormer window would be 2.50m wide, 2.45m high with a pitched roof and 3.25m deep. The dormer window would be set in 0.90m from the side of the roof, 0.65m down from the ridge of the roof and 0.90m from the eaves.

The proposed house would create an enlarged reception room on the ground floor, an additional bedroom and enlarged bedroom, both with en-suites on the first floor and two additional bedrooms in the roofspace. The materials would match the existing house.

## **1.3 Relevant Planning History Comment on Planning History**

No comments.

## 2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

## 3. Comments on Public Consultations

7 neighbouring properties were consulted by letter on 11th April 2012. No responses received.

Eastcote Village Conservation Area Advisory Panel:

Bridle Road is situated near to the Eastcote Village Conservation Area and the Eastcote Park Estate Conservation Area. Bridle Road is a bus route and carries a large amount of traffic. There is a mix of styles and sizes of dwelling, all fairly large. The road is tree lined and attractive.

This application is for extensive alterations resulting in an eight bedroom house with four bathrooms two en suite. Which gives rise to concern in many areas.

The dwelling situated next to number 80 is a bungalow, the raising of the ridge to accommodate a loft conversion will dwarf the bungalow and be out of keeping with the street scene.

The bulk of this house is already considerable and the front extension will add to the perception of over dominance.

The basement conversion to a reception room, bathroom and storage does not appear to have an entry from the main house. This gives every opportunity for the store room to be turned into a kitchen and a self contained flat would result.

With the proposed number of bedrooms parking would be a problem, there is no provision made for cycle store or a bin store, the house does not have a side entrance, thus giving rise to the refuse from a possible 14-16 people being stored in the front garden.

These proposals are an over development of the site and we ask that the application be refused.

Eastcote Residents Association: No comments received.

Ward Councillor: Requests that the application be reported to committee.

Trees and Landscape:

Tree Preservation Order (TPO)/Conservation Area: N/A

Significant trees/other vegetation of merit in terms of Saved Policy BE38 (on-site): The plans show a small Pear (T1) to the rear of the house, which is due to be removed. On inspection, it appeared to be a Magnolia or Lawson Cypress, however it is not relevant as the tree is low value and does not constrain the development.

Significant trees/other vegetation of merit in terms of Saved Policy BE38 (off-site): There are two semi-mature Horse Chestnuts along the site's western boundary (shown on the plans as Beech in the rear garden of No.78). The trees can be seen between the two

properties, but are not high value and do not constrain development. The nearest tree is about 12m away from the rear of the existing house, so there is a chance that some minor roots may be affected. This is a private matter, however the applicant may wish to erect temporary fencing across the rear garden (about 8m from the rear of the house), as this will minimise any damage to the tree/s.

Conclusion (in terms of Saved Policy BE38): Acceptable

#### **4. UDP / LDF Designation and London Plan**

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

Part 2 Policies:

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
AM14	New development and car parking standards.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 5.3	(2011) Sustainable design and construction

#### **5. MAIN PLANNING ISSUES**

The main issues for consideration in determining this application relate to the effect of the proposal on the character and appearance of the original dwelling, the impact on the visual amenities of the surrounding area, the impact on residential amenity of the neighbouring dwellings, provision of acceptable residential amenity for the application property, and the availability of parking.

Policy BE13 of the UDP Saved Policies September 2007 requires that the layout and appearance must harmonise with the existing street scene, policy BE15 goes on to state that extensions must be in keeping with the scale, form and architectural composition of the original building. BE19 also states that new developments should complement or improve the amenity and character of the area.

Section 5 of the Council's adopted Supplementary Planning Document (SPD) HDAS: Residential Extensions sets out criteria to assess two storey side extensions against. This

includes retaining a 1m distance from the side boundary and the width should be considerably less than that of the original house and be between half and two-thirds of the main house. Paragraph 5.7 states two storey side extension should be integrated with the existing house, for that reason there is no specific requirement for a set-back from the front of the house. Paragraph 5.8 states the roof height of the extension should be equal to that of the main house.

The proposed two storey side extension would be set behind the existing two storey side element of the house and 0.65m from the side boundary adjoining No.82 Bridle Road. Whilst this distance from the side boundary would not comply with the SPD HDAS: Residential Extensions, the distance would be no closer to the boundary than the existing house and taking into consideration the neighbouring property's garage along the adjoining boundary, the proposed two storey extension would not result in the gap between the properties being any less than the existing situation and would thus maintain the current character of the street scene in this respect.

Section 6 of the HDAS: Residential Extensions states two storey rear extensions for a detached house should not exceed 4m deep, should not breach the 45-degree line of sight taken from the nearest of the first floor window of any room of the neighbouring property and the wall of the extension should be set in from the boundary by at least 0.25m.

The proposed two storey rear extension would be within 0.25m of the side boundary, however would follow the existing building line along the boundary. No.78 Bridle Road has a single storey double garage along this adjoining boundary and the house would be set 6.65m away from the extension. It is considered the two storey rear extension would not result in an unacceptable overbearing effect, loss of light and loss of outlook.

HDAS: Residential Extensions paragraph 3.7 allows pitched roof single storey rear extensions with a maximum height of 3.4m and paragraph 3.4 allows a 4m deep single storey rear extension. By reason of its height and depth, the proposed single storey rear extension would be in conflict with the above guidance. However, the proximity of the rear extension to the neighbouring property, No.78 Bridle Road would be a sufficient distance to not result in any unacceptable effect on these neighbours and would therefore not justify the refusal of permission.

Section 7 of the HDAS: Residential Extensions states alterations to the roof should give careful consideration to the volume, height, proportion, details and position and overall appearance of any roof alterations.

The proposal involves an increase in the roof height. However, a pyramidal hipped roof would still be provided. As the street scene consists of houses with varied roof designs, it is considered the proposed roof would not detract from the character and appearance of the street scene or the surrounding area.

The proposed rear dormer window would be centrally located and set in from the sides of the roof and the ridge and eaves of the main roof. The dormer window would have a pitched roof, reflecting the design of the roof. It is considered the rear dormer window would not result in a bulky addition to the roof and would not detract from the surrounding area, in compliance with section 7 of the HDAS: Residential Extensions.

Section 8 of the HDAS: Residential Extensions states porches should be subordinate in

scale and form and should not be detrimental to the visual amenities of the street scene, the depth of any front extension must not extend past the line of any bay window and may be integrated with a forward extension of the garage not exceeding 1m. The proposed front extension would not extend forward of the existing bay window. Taking into consideration the 7.30m deep front garden and the existing open-porch extension, the depth at 1.80m would be considered not to be detrimental to the visual amenities of the street scene.

The basement extension would be accessed through an external door to the rear of the property. An objection to this basement has been received for it being used as a self-contained flat. Whilst the application has not applied for this use, a condition preventing the house from being divided into separate units would ensure the house would remain a single dwelling. Windows would be proposed to the basement to ensure an adequate outlook and source of natural light to these habitable rooms. There would be a 2m deep raised terrace with railings and steps leading down to the garden and the basement. Taking into consideration the existing raised terrace, the proposal would not result in any unacceptable overlooking to either neighbouring properties.

Policy BE24 states that the proposal should protect the privacy of the occupiers and their neighbours. There would be no new windows to the side elevations and would therefore not overlook any neighbouring properties, thereby complying with Policy BE24. The proposed velux windows would be angled and would therefore not directly overlook the adjoining neighbouring properties. It is considered that the proposal would not harm the residential amenities of the occupiers of the adjoining detached properties from increased overshadowing, visual intrusion and over-dominance.

It is considered, that all the proposed habitable rooms, and those altered by the development would still maintain an adequate outlook and source of natural light, therefore complying with Policy 5.3 of the London Plan (2011).

A garden area in excess of 100m<sup>2</sup> would be retained in accordance with guidance set out in the Residential Extensions SPD and policy BE23 of the UDP Saved Policies September 2007.

The proposed scheme would provide a garage and off-street parking on the existing hardstanding frontage. The application proposal would therefore be in compliance with policy AM14 of the saved UDP, September 2007, and the Council's adopted Car Parking Standards (Annex 1, adopted Hillingdon Unitary Development Plan, Saved Policies, September 2007).

In conclusion, whilst the proposal would not fully comply with HDAS: Residential Extensions, given the varied design of dwellings in the street and the distance from the neighbouring houses, it is considered the proposal would not detract from the character and appearance of the street scene and the residential amenities of the adjoining neighbouring properties. This application is therefore recommended for approval.

## 6. **RECOMMENDATION**

**APPROVAL** subject to the following:

1 HO1 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** HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers P002 Rev A, P003 Rev A, P001a Rev A, P006 Rev B, P001 Rev A, P007 Rev A, P008 Rev A, Design and Access Statement, LP-01, TP-01, BP-P01, BP-01, 001, 002, 003, 004, 005, 007, P004, P005.

**REASON**

To ensure the development complies with the provisions of BE15, BE19 and AM14 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**3** HO4 Materials

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building and shall thereafter be retained as such.

**REASON**

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**4** HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (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 facing 78 and 82 Bridle Road.

**REASON**

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**5** HO8 Garage retention

Notwithstanding the provisions of Section 55 of the Town and Country Planning Act 1990, the garage shall be used only for the accommodation of private motor vehicles incidental to the use of the dwellinghouse as a residence.

**REASON**

To ensure that adequate off-street parking to serve the development is provided and retained, in accordance with policy AM14 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**6** HH-MRD4 Single Dwellings Occupation

The development hereby approved shall not be sub-divided to form additional dwelling units or used in multiple occupation without a further express permission from the Local Planning Authority.

## REASON

To ensure that the premises remain as a single dwelling until such time as the Local Planning Authority may be satisfied that conversion would be in accordance with Policy H7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

## INFORMATIVES

### Standard Informatives

- 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).
  
- 2 The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:  
**Policy No.**

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
AM14	New development and car parking standards.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 5.3	(2011) Sustainable design and construction
  
- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any

deviation from these drawings requires the written consent of the Local Planning Authority.

- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.
- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning, Environment and Community Services, Building Control,  
3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).
- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).
- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
  - carry out work to an existing party wall;
  - build on the boundary with a neighbouring property;
  - in some circumstances, carry out groundworks within 6 metres of an adjoining building.Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning, Environment and Community Services Reception, Civic Centre, Uxbridge, UB8 1UW.
- 8 Your attention is drawn to the fact that the planning permission does not override

property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

- 9 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 should only be carried out between the hours of 08.00 hours 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 and Public Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

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

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) 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.

- 10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.
- 11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO<sub>2</sub>) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.
- 12 You are advised that 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).

**Contact Officer:** Mandeep Chaggar

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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Site Address

**80 Bridle Road  
Eastcote**

Planning Application Ref:

**68430/APP/2012/674**

Planning Committee

**North** Page 104

Scale

**1:1,250**

Date

**June  
2012**

**LONDON BOROUGH  
OF HILLINGDON**  
Planning,  
Environment, Education  
& Community Services

Civic Centre, Uxbridge, Middx. UB8 1UW  
Telephone No.: Uxbridge 250111



**HILLINGDON**  
LONDON

## Report of the Head of Planning & Enforcement Services

**Address** VYNERS SCHOOL WARREN ROAD ICKENHAM

**Development:** Application for additional first floor accommodation on the existing single storey changing room block and a two storey entrance/stair core

**LBH Ref Nos:** 4514/APP/2012/949

**Drawing Nos:** E12-015/P01 (Site Location Plan)  
E12-015/P02 (Existing Ground Floor Plan)  
E12-015/P03 (Existing Roof Plan)  
E12-015/P04 (Existing Elevations)  
E12-015/P05 (Existing Elevations)  
E12-015/P06 (Existing Sections)  
E12-015/P07 (Proposed Ground Floor Plan)  
E12-015/P08 (Proposed Sixth Form First Floor Plan)  
E12-015/P09 (Proposed Sixth Form Mezzanine Floor Plan)  
E12-015/P10 (Proposed Sixth Form Roof Plan)  
E12-015/P11 (Proposed Elevations North and South)  
E12-015/P12 (Proposed Elevations West)  
E12-015/P13 (Proposed Section)  
E12-015/P15 (Existing Drainage System)  
Design & Access Statement prepared by Osel Architects dated April 2012 (ref: E12-015 P14 Rev.A)  
Statement of Justification for Development within the Green Belt prepared by Osel Architects

**Date Plans Received:** 19/04/2012                      **Date(s) of Amendment(s):**

**Date Application Valid:** 03/05/2012

### 1. SUMMARY

This application seeks full planning permission for the erection of a new two-storey entrance lobby and first floor extension (including provision of a mezzanine level) to the existing single-storey changing rooms at Vyners School in Ickenham. The additional space will allow the creation of a first floor sixth form study area.

Vyners School is currently a mixed six form of entry 11-18 comprehensive school. It has 1,121 students on roll and this figure fluctuates slightly from year to year, depending on the size of the sixth form.

The school currently has a successful sixth form but, due to space constraints, is unable to offer sufficient private study space, which results in some students having to leave the school premises during private study time. Accordingly, the additional accommodation, located within the existing school grounds, will provide a dedicated sixth form private study area.

Whilst the site is located within the Green Belt, the proposal complies with current local, regional and national planning policies, which seek to encourage new and enhanced educational facilities. Furthermore, due to its location it would have very limited impact on the openness and visual amenity of the surrounding Green Belt and, as such, it is considered that very special circumstances exist so as to justify an exception to current

Green Belt policy.

It is not considered that the proposal would have any significant detrimental impact on the visual amenities of the existing school site or the surrounding area and it would have no impact on residential amenity. The proposal seeks to provide additional accommodation for existing students rather than to increase the capacity of the school and, as such, there would be no highway impacts as a result of the proposals.

The scheme is considered to comply with current UDP and London Plan policies and, accordingly, approval is recommended.

## **2. RECOMMENDATION**

### **APPROVAL subject to the following:**

#### **1 COM3 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 COM4 Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers E12-015/P01, E12-015/P02, E12-015/P03, E12-015/P04, E12-015/P05, E12-015/P06, E12-015/P07, E12-015/P08, E12-015/P09, E12-015/P10, E12-015/P11, E12-015/P12, E12-015/P13 and E12-015/P15, and shall thereafter be retained/maintained for as long as the development remains in existence.

#### **REASON**

To ensure the development complies with the provisions of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and the London Plan (July 2011).

#### **3 HO4 Materials**

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing school buildings and shall thereafter be retained as such.

#### **REASON**

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **4 NONSC Manangement Plan for disabled students**

Within one month of the date of this consent, details of measures which will be put in place to ensure that disabled students and their peers are not discriminated against shall be submitted to, and approved in writing by, the Local Planning Authority.

#### **REASON**

To ensure that adequate facilities are provided for people with disabilities in accordance with Policies AM13 and R16 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (July 2011) Policies 3.1, 3.8 and 7.2.



## INFORMATIVES

### 1 152 **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).

### 2 153 **Compulsory Informative (2)**

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL4	Green Belt - replacement or extension of buildings
OL5	Development proposals adjacent to the Green Belt
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R16	Accessibility for elderly people, people with disabilities, women and children
OE1	Protection of the character and amenities of surrounding properties and the local area
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.

### 3 11 **Building to Approved Drawing**

You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed

precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

**4 13 Building Regulations - Demolition and Building Works**

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

**5 111 The Construction (Design and Management) Regulations 1994**

The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994, which govern health and safety through all stages of a construction project. The regulations require clients (ie. those, including developers, who commission construction projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Further information is available from the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (telephone 020 7556 2100).

**6 112 Notification to Building Contractors**

The applicant/developer should ensure that the site constructor receives copies of all drawings approved and conditions/informatives attached to this planning permission. During building construction the name, address and telephone number of the contractor (including an emergency telephone number) should be clearly displayed on a hoarding visible from outside the site.

**7 115 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](http://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.

## **8 119 Sewerage Connections, Water Pollution etc.**

You should contact Thames Water Utilities and the Council's Building Control Service regarding any proposed connection to a public sewer or any other possible impact that the development could have on local foul or surface water sewers, including building over a public sewer. Contact: - The Waste Water Business Manager, Thames Water Utilities plc, Kew Business Centre, Kew Bridge Road, Brentford, Middlesex, TW8 0EE. Building Control Service - 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

## **9 134 Building Regulations 'Access to and use of buildings'**

Compliance with Building Regulations 'Access to and use of buildings' and Disability Discrimination Act 1995 for commercial and residential development.

You are advised that the scheme is required to comply with either:-

- The Building Regulations 2000 Approved Document Part M 'Access to and use of buildings', or with
- BS 8300:2001 Design of buildings and their approaches to meet the needs of disabled people - Code of practice. AMD 15617 2005, AMD 15982 2005.

These documents (which are for guidance) set minimum standards to allow residents, workers and visitors, regardless of disability, age or gender, to gain access to and within buildings, and to use their facilities and sanitary conveniences.

You may also be required make provisions to comply with the Disability Discrimination Act 1995. The Act gives disabled people various rights. Under the Act it is unlawful for employers and persons who provide services to members of the public to discriminate against disabled people by treating them less favourably for any reason related to their disability, or by failing to comply with a duty to provide reasonable adjustments. This duty can require the removal or modification of physical features of buildings provided it is reasonable.

The duty to make reasonable adjustments can be effected by the Building Regulation compliance. For compliance with the DDA please refer to the following guidance: -

- The Disability Discrimination Act 1995. Available to download from [www.opsi.gov.uk](http://www.opsi.gov.uk)
- Disability Rights Commission (DRC) Access statements. Achieving an inclusive environment by ensuring continuity throughout the planning, design and management of building and spaces, 2004. Available to download from [www.drc-gb.org](http://www.drc-gb.org).
- Code of practice. Rights of access. Goods, facilities, services and premises. Disability discrimination act 1995, 2002. ISBN 0 11702 860 6. Available to download from [www.drc-gb.org](http://www.drc-gb.org).
- Creating an inclusive environment, 2003 & 2004 - What it means to you. A guide for service providers, 2003. Available to download from [www.drc-gb.org](http://www.drc-gb.org).

This is not a comprehensive list of Building Regulations legislation. For further information you should contact Building Control on 01895 250804/5/6.

## **10 146 Renewable Resources**

To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO<sub>2</sub>) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.

### **3. CONSIDERATIONS**

#### **3.1 Site and Locality**

Vyners School occupies an approximately 4.2 hectare, irregularly shaped plot, located on the southern side of Warren Road in Ickenham.

The existing school buildings, which are located relatively centrally within the site, are predominantly three storeys high, although there are several single-storey and two-storey elements/blocks to the school. Tennis courts and car parking are located to the east and south east of the school buildings. Playing fields occupy the western side of the site.

The school is bounded to the north by residential properties, beyond which is Warren Road. To the east, south and west it is bounded by woodland. The A40 lies beyond the woodland to the south. Vehicular and pedestrian access to the site is via Warren Road.

The application site itself comprises an approximately 0.2 hectare rectangular site located between the school's existing sports hall and gymnasium.

The entire school site falls within the Green Belt as shown on the Hillingdon Unitary Development Plan Proposals Map. A Tree Preservation Order covers the site and the land to the south and east is designated as a Nature Conservation Site of Borough Grade II or Local Importance.

#### **3.2 Proposed Scheme**

This application seeks full planning permission for the erection of a first floor extension above the existing changing rooms. This would include a small two-storey element, which would also extend the changing room block at ground floor level. The extension would essentially infill the gap between the existing double height sport's hall to the east and the two-storey gymnasium to the west.

In total the extension would provide approximately 333m<sup>2</sup> of additional floorspace. At ground floor level it would comprise a new entrance lobby, stairway and WC facilities. At first floor level it would provide open plan study areas, WC facilities and a store cupboard. A mezzanine level would also be provided which would provide additional open plan study space.

The proposed building would be lower in height than the adjoining buildings but would have a pitched roof to match. Rooflights would be provided in the roof to maximise daylight into the building. The remainder of the extension would be clad to match the existing single-storey changing room block.

It should be noted that the applicant's Design and Access Statement advises that in the

long-term it is proposed to create a link at first floor level into the adjoining gymnasium and main school building.

### 3.3 Relevant Planning History

4514/AA/90/0036 Vyners School Warren Road Ickenham  
Retention of mobile classroom. Renewal of planning permission ref. 4514W/86/599 dated 19/06/86

**Decision:** 23-02-1990 ALT

4514/AC/92/0720 Vyners School Warren Road Ickenham  
Erection of a replacement portable building for two classrooms (retrospective application)

**Decision:** 07-08-1992 ALT

4514/AD/93/0383 Vyners School Warren Road Ickenham  
Retention of a mobile classroom

**Decision:** 07-05-1993 Approved

4514/ADV/2006/63 Common Plantation Field Adj. To Vyners School Warren Road Ickenham  
INSTALLATION OF A TEMPORARY LETTERING  
STYLE SIGN FOR A PERIOD OF TWO WEEKS  
FROM 21ST AUGUST 2006

**Decision:** 04-09-2006 Withdrawn

4514/AF/93/1213 Vyners School Warren Road Ickenham  
Renewal of planning permission ref. 4514Y/88/1175 dated 1.7.88; Retention of a mobile classroom

**Decision:** 05-10-1993 ALT

4514/AH/95/0135 Vyners School Warren Road Ickenham  
Erection of a detached building for ancillary storage of ground maintenance equipment

**Decision:** 23-05-1995 Approved

4514/AJ/95/1225 Vyners School Warren Road Ickenham  
Erection of a part two storey and part three storey classroom/design and technology building and relocation of modular classroom building

**Decision:** 15-11-1995 Approved

4514/AK/96/0519 Vyners School Warren Road Ickenham  
Details of protective fencing and method statement of construction in compliance with conditions 3 and 6 of planning permission ref. 4514AJ/95/1225 dated 15/11/95; Erection of a part two storey and part three storey classroom/design and technology building with relocation of modular classroom building

**Decision:** 25-04-1996 Approved

4514/AL/96/0569 Vyners School Warren Road Ickenham  
Details of materials in compliance with condition 5 of planning permission ref. 4514AJ/95/1225 dated 15/11/95; Erection of a part two storey and part three storey classroom/design and technology building and relocation of modular classroom building

**Decision:** 02-05-1996 Approved

4514/AM/96/0829 Vyners School Warren Road Ickenham  
Erection of two modular classrooms

**Decision:** 19-07-1996 ALT

4514/AN/96/1045 Vyners School Warren Road Ickenham  
Erection of a sports hall (outline application)

**Decision:** 30-10-1996 Approved

4514/AP/96/1679 Vyners School Warren Road Ickenham  
Details of increased car parking provision in compliance with condition 4 attached to planning permission ref. 4514AJ/95/1225 dated 15/11/95; Erection of a part two storey and part three storey classroom/design and technology building and relocation of modular classroom building

**Decision:** 27-11-1996 Approved

4514/APP/2002/2410 Vyners School Warren Road Ickenham  
ERECTION OF A SINGLE STOREY EXTENSION TO PROVIDE ADDITIONAL OFFICE/MEETING ROOM, CLASSROOM AND THE PROVISION OF A COVERED WALKWAY

**Decision:** 05-02-2003 Approved

4514/APP/2002/2411 Vyners School Warren Road Ickenham  
ERECTION OF A SINGLE STOREY BUILDING FOR STORAGE FOR SPORTS HALL EQUIPMENT

**Decision:** 05-02-2003 Approved

4514/APP/2003/1815 Vyners School Warren Road Ickenham  
ERECTION OF A SINGLE STOREY EXTENSION TO SPORTS HALL AND INSTALLATION

OF NEW RAMP

**Decision:** 26-09-2003 Approved

4514/APP/2003/911 Vyners School Warren Road Ickenham

ERECTION OF TWO STOREY EXTENSION TO EXISTING SCHOOL BUILDING TO PROVIDE TWO CLASSROOMS, STAFF OFFICES AND LOBBY (INVOLVING DEMOLITION OF EXISTING GARAGE)

**Decision:** 21-10-2003 Approved

4514/APP/2006/3577 Vyners School Warren Road Ickenham

ERECTION OF A SINGLE STOREY FRONT EXTENSION TO FORM NEW RECEPTION AREA.

**Decision:** 10-04-2007 Approved

4514/APP/2007/1666 Vyners School Warren Road Ickenham

DETAILS IN COMPLIANCE WITH CONDITIONS 3 (LANDSCAPE SCHEME), 5 (LANDSCAPE MAINTENANCE) AND 6 (DETAILS OF ACCESS TO BUILDING ENTRANCES) OF PLANNING PERMISSION REF.4514/APP/2006/ 3577 DATED 13/02/2007 FOR THE ERECTION OF A SINGLE STOREY FRONT EXTENSION TO FORM NEW RECEPTION AREA

**Decision:** 26-08-2009 Approved

4514/AR/98/0693 Vyners School Warren Road Ickenham

Erection of a sports hall

**Decision:** 24-06-1998 Approved

4514/AS/98/1492 Vyners School Warren Road Ickenham

Details of materials, colours and finishes in compliance with condition 2 of planning permission ref.4514AR/98/693 dated 24/06/98; Erection of a single storey sports hall

**Decision:** 21-09-1998 Approved

4514/AT/98/1895 Vyners School Warren Road Ickenham

Details of tree protection works in compliance with condition 4 of planning permission ref. 4514AR/98/693 dated 24/06/98; Erection of a sports hall

**Decision:** 19-10-1998 Approved

4514/AW/98/2271 Vyners School Warren Road Ickenham

Renewal of planning permission ref.4514AF/93/1213 dated 05/10/93; Retention of a mobile classroom

**Decision:** 20-01-1999 ALT

4514/AX/99/0816 Vyners School Warren Road Ickenham

Details of landscaping scheme in compliance with condition 5 of planning permission ref.4514AR/98/ 693 dated 24/06/98; Erection of a sports hall

**Decision:** 25-05-1999 Approved

4514/M/77/0393 Vyners School Warren Road Ickenham

Alterations and extension.

**Decision:** 01-06-1977 ADH

4514/N/79/1351 Vyners School Warren Road Ickenham

Re-siting of maintenance section messroom.

**Decision:** 15-10-1979 ADH

4514/Q/81/1491 Vyners School Warren Road Ickenham

Erection of a garage. Also BC pre-corres.

**Decision:** 28-10-1981 Approved

4514/R/81/1459 Vyners School Warren Road Ickenham

Retention of mobile classroom.

**Decision:** 19-11-1981 ADH

4514/S/82/1396 Vyners School Warren Road Ickenham

Erection of a mobile messroom.

**Decision:** 25-11-1982 ADH

4514/T/86/0530 Vyners School Warren Road Ickenham

Retention of a temporary mess room.

**Decision:** 22-05-1986 ALT

4514/W/86/0599 Vyners School Warren Road Ickenham

Erection of a classroom unit.

**Decision:** 19-06-1986 ALT



4514/X/86/2251 Vyners School Warren Road Ickenham  
Retention of a mobile classroom.

**Decision:** 28-01-1987 ADG

4514/Y/88/1175 Vyners School Warren Road Ickenham  
Erection of a temporary mobile classroom.

**Decision:** 01-07-1988 ADH

#### **Comment on Relevant Planning History**

The site has an extensive planning history as summarised above.

#### **4. Planning Policies and Standards**

Hillingdon Unitary Development Plan Saved Policies (September 2007)  
London Plan (July 2011)  
National Planning Policy Framework  
DCLG Policy statement on planning for schools development (15 August 2011)  
Hillingdon Supplementary planning Document: Accessible Hillingdon

#### **UDP / LDF Designation and London Plan**

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

- PT1.1 To maintain the Green Belt for uses which preserve or enhance the open nature of the area.
- PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.
- PT1.30 To promote and improve opportunities for everyone in Hillingdon, including in particular women, elderly people, people with disabilities and ethnic minorities.

Part 2 Policies:

- OL1 Green Belt - acceptable open land uses and restrictions on new development
- OL2 Green Belt -landscaping improvements
- OL4 Green Belt - replacement or extension of buildings
- OL5 Development proposals adjacent to the Green Belt
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.

BE24	Requires new development to ensure adequate levels of privacy to neighbours.
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R16	Accessibility for elderly people, people with disabilities, women and children
OE1	Protection of the character and amenities of surrounding properties and the local area
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.

## **5. Advertisement and Site Notice**

**5.1** Advertisement Expiry Date:- **15th June 2012**

**5.2** Site Notice Expiry Date:- Not applicable

## **6. Consultations**

### **External Consultees**

Consultation letters were sent to 14 local owner/occupiers and the Ickenham Residents Association. Site notices were also posted. No responses have been received.

### **Internal Consultees**

ACCESS OFFICER

Should lift access not be practicable, alternative measures that would be readily available to a disabled sixth-form student and his or her peers should be presented.

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

Policy R10 of the Council's Unitary Development Plan Saved Policies (September 2007) seeks to encourage the provision of enhanced educational facilities across the borough, stating:

"The Local Planning Authority will regard proposals for new meeting halls, buildings for education, social, community and health services, including libraries, nursery, primary and secondary school buildings, as acceptable in principle subject to other policies of this plan."

This is reiterated in the London Plan Policy 3.18 which states:

"Development proposals which enhance education and skills provision will be supported, including new build, expansion of existing facilities or change of use to educational

purposes. Those which address the current projected shortage of primary school places will be particularly encouraged."

Furthermore, on 15/08/11 the DCLG published a policy statement on planning for schools development, which is designed to facilitate the delivery and expansion of state-funded schools. It states:

"The Government is firmly committed to ensuring there is sufficient provision to meet growing demand for state-funded school places, increasing choice and opportunity in state-funded education and raising educational standards. State-funded schools - which include Academies and free schools, as well as local authority maintained schools (community, foundation and voluntary aided and controlled schools) - educate the vast majority of children in England. The Government wants to enable new schools to open, good schools to expand and all schools to adapt and improve their facilities. This will allow for more provision and greater diversity in the state-funded school sector to meet both demographic needs and the drive for increased choice and higher standards."

It goes on to say that:

"It is the Government's view that the creation and development of state-funded schools is strongly in the national interest and that planning decision-makers can and should support that objective, in a manner consistent with their statutory obligations. We expect all parties to work together proactively from an early stage to help plan for state-school development and to shape strong planning applications. This collaborative working would help to ensure that the answer to proposals for the development of state-funded schools should be, wherever possible, "yes."

The statement clearly emphasises that there should be a presumption in favour of the development of schools and that "Local Planning Authorities should make full use of their planning powers to support state-funded schools applications."

Paragraph 72 of the NPPF reiterates the objectives set out in the DCLG Policy Statement on Planning for Schools Development. It clearly confirms that the Government attaches great importance to ensuring that a sufficient choice of school places are available to meet existing and future demand.

Notwithstanding the above mentioned policies, which seek to encourage new and enhanced educational development, it should be noted that the proposed development falls within the Green Belt.

UDP policy OL4 states that the replacement or extension of buildings within the Green Belt will only be permitted if:

- i) The development would not result in any disproportionate change in the bulk and character of the original building;
- ii) The development would not significantly increase the built up appearance of the site;
- iii) Having regard to the character of the surrounding area the development would not injure the visual amenities of the Green Belt by reason of siting, materials, design, traffic or activities generated.

London Plan policy 7.16 and the NPPF confirm that the strongest protection should be given to the Green Belt and that inappropriate development should be refused, except in very special circumstances.

The proposal represents a relatively small infill extension in what is already a built up area of the school site, characterised by a range of one to three-storey buildings and hard play space. It would be seen in context with the existing school buildings and would have very limited impact on longer distance views from outside the school site. It is not considered that the proposal would have any significant impact on the visual amenities or the openness of the Green Belt in this location and, accordingly, the proposal is considered to comply with UDP policy OL4.

In view of the London Plan and NPPF policies which seek to prevent unacceptable development within the Green Belt, except in 'very special circumstances' it is necessary to demonstrate that the benefits of the development outweigh the harm to the Green Belt.

As stated above, the proposed extension is considered to have minimal visual impact on the Green Belt. Furthermore, it is acknowledged that there is a strong need for the proposed development in order to enhance the school's existing educational facilities. It would not be practical to site the proposed sixth form study area off site in a non-Green Belt location due to the operational requirements of the school and the need to locate the facility close to the existing sixth form centre.

The need for the proposed development in this location, the strong policy support for new and enhanced educational facilities and the limited visual impact of the proposed development on views outside the school site, are considered to amount to a case of very special circumstances sufficient to justify an exception to Green Policy in this instance. Accordingly, there is no objection to the principle of the proposed development, providing site specific issues can be satisfactorily addressed.

#### **7.02 Density of the proposed development**

Not applicable to this type of development.

#### **7.03 Impact on archaeology/CAs/LBs or Areas of Special Character**

Not applicable to this application as the site does not fall within an Archaeological Priority Area and there are no Conservation Areas, listed buildings or Areas of Special local Character within the vicinity.

#### **7.04 Airport safeguarding**

Not applicable to this application.

#### **7.05 Impact on the green belt**

This issue has been partly addressed in Section 7.01 of the report.

The application site currently comprises various school buildings, which range in height from one to three-storeys, sports facilities, playgrounds, car parking, playing fields and ancillary development. The proposed extension would be located within an existing developed part of the site, located between the existing double height sport's hall and a two-storey gymnasium. Its design would be in keeping with that of the surrounding school buildings and its size, scale and height are not considered to be obtrusive in this location.

Whilst the entire school site is located within the Green Belt, the proposed extension would be located approximately 100m from the school's southern boundary and is screened by existing buildings on all other sides. As such, it is not considered that it would have any significant impact on the openness or the visual amenities of the wider Green Belt sufficient to justify refusal.

#### **7.07 Impact on the character & appearance of the area**

The proposed extension would be located relatively centrally within the school site, bounded by residential properties to the north and existing school buildings to the east

and west. The proposed extension would be in keeping with the character and appearance of the existing school buildings. The southern boundary is located approximately 100m away, beyond which is dense woodland. Accordingly, very limited views of the application site would be available from outside the school boundary. Thus, it is not considered that it would not have any significant detrimental impact on the visual amenities of the school site or the surrounding area.

#### **7.08 Impact on neighbours**

The nearest residential properties are located over 50m away to the north. Given this distance it is not considered that the proposal would have any detrimental impact on the amenity of the nearest residential occupants.

#### **7.09 Living conditions for future occupiers**

Not applicable to this type of development.

#### **7.10 Traffic impact, car/cycle parking, pedestrian safety**

The applicant has confirmed that the proposed extension is required to provide additional space for existing pupils and that it is not intended to increase the student capacity of the site. Accordingly, there will be no impact on the highway network or existing parking provision as a result of this application. No alterations are proposed to the existing car parking or access arrangements.

#### **7.11 Urban design, access and security**

Urban design

The size, scale, height and design of the proposed building is considered to be acceptable in this location and would be keeping with the character and appearance of the existing school site, which is characterised by various small and large scale buildings of various ages, heights and designs.

The submitted Design and Access Statement confirms that a pitched roof would be provided in order to maximise internal space. Although lower in height, this would match the roof pitch and would be in keeping with the character and appearance of the adjacent sport's hall. The building would be finished in materials to match that of the existing changing room block, which will form the footings for the first floor extension.

The proposed scheme would be in keeping with the character and appearance of existing buildings on the school site and is considered to be visually acceptable in this location.

Security

Given the location of the proposed extension, relatively centrally within the school site, and the fact that the existing premises will already be operating its own security measures a secure by design condition is not considered to be necessary in this case.

#### **7.12 Disabled access**

Stair access only would be provided to the proposed first floor and mezzanine level study areas. However, given the relatively minor nature of the proposed extension and its location, this is considered to be acceptable in this instance.

Notably, the proposed extension has been sited as sensitively as possible in order to minimise its impact on the Green Belt. If it was located elsewhere, it would be likely to have greater visual impact. Furthermore, if located elsewhere it could reduce the amount of hard play space and/or playing field space available, which would both affect the operational requirements of the school and be contrary to other planning policies which seek to maintain existing playing fields and sports facilities.

The location of the extension also best meets the operational requirements of the school,

especially given the location of existing sixth form facilities, etc. Notably, the school could accommodate any pupils and/or staff with disabilities through the management of its existing accommodation and sixth form facilities.

Given the above, it is not considered that it would be reasonable to insist on the provision of a lift in this instance and refusal could not be justified on these grounds. Notably, the applicant's Design and Access Statement confirms that in the long-term the school would like to provide a link between the proposed extension and the adjoining gymnasium at first floor level and to provide lift access.

**7.13 Provision of affordable & special needs housing**

Not applicable to this type of development.

**7.14 Trees, Landscaping and Ecology**

The proposed development would not have any impact on existing landscaping and tree planting around the school site. Given its location, and the limited views which would be available from outside the school site, it is not considered that the provision of additional landscaping would be necessary in this instance.

**7.15 Sustainable waste management**

As this is a relatively small extension to an existing school, the school's existing waste management facilities will be used. Notably, the school ultimately has discretion over which waste management methods are used on site.

**7.16 Renewable energy / Sustainability**

Given the minor nature of the scheme there is no requirement for the development to incorporate the use of renewable energy. However, the applicant has advised that a BREEAM rating equivalent to 'good' will be achieved through sustainable building methods and design.

**7.17 Flooding or Drainage Issues**

The site is not located within a flood plain and no issues regarding flooding have been identified. However, building control regulations on this matter would need to be complied with.

**7.18 Noise or Air Quality Issues**

It is not considered that the proposed extension will result in any increase in noise or pollution at this site.

**7.19 Comments on Public Consultations**

None.

**7.20 Planning Obligations**

Not applicable to this type of development.

**7.21 Expediency of enforcement action**

Not applicable to this application.

**7.22 Other Issues**

None.

**8. Observations of the Borough Solicitor**

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the

Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are 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).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

#### **9. Observations of the Director of Finance**

Not applicable to this application.

#### **10. CONCLUSION**

No objections are raised to the principle of the development in this location, which it is considered would have limited impact on the openness of the wider Green Belt and complies with current policy objectives to enhance educational facilities.

It is not considered that the proposal would have any detrimental impact on the character or appearance of the school site or on the visual amenities of the surrounding area. Furthermore, it is not considered that it would have any detrimental impact on the amenity of the occupants of the nearest residential properties.

The applicant has confirmed that the proposal would not result in an increase in pupil numbers at the school and, as such, there would be no increase in traffic to/from the school site or increased parking demand as a result of the scheme.

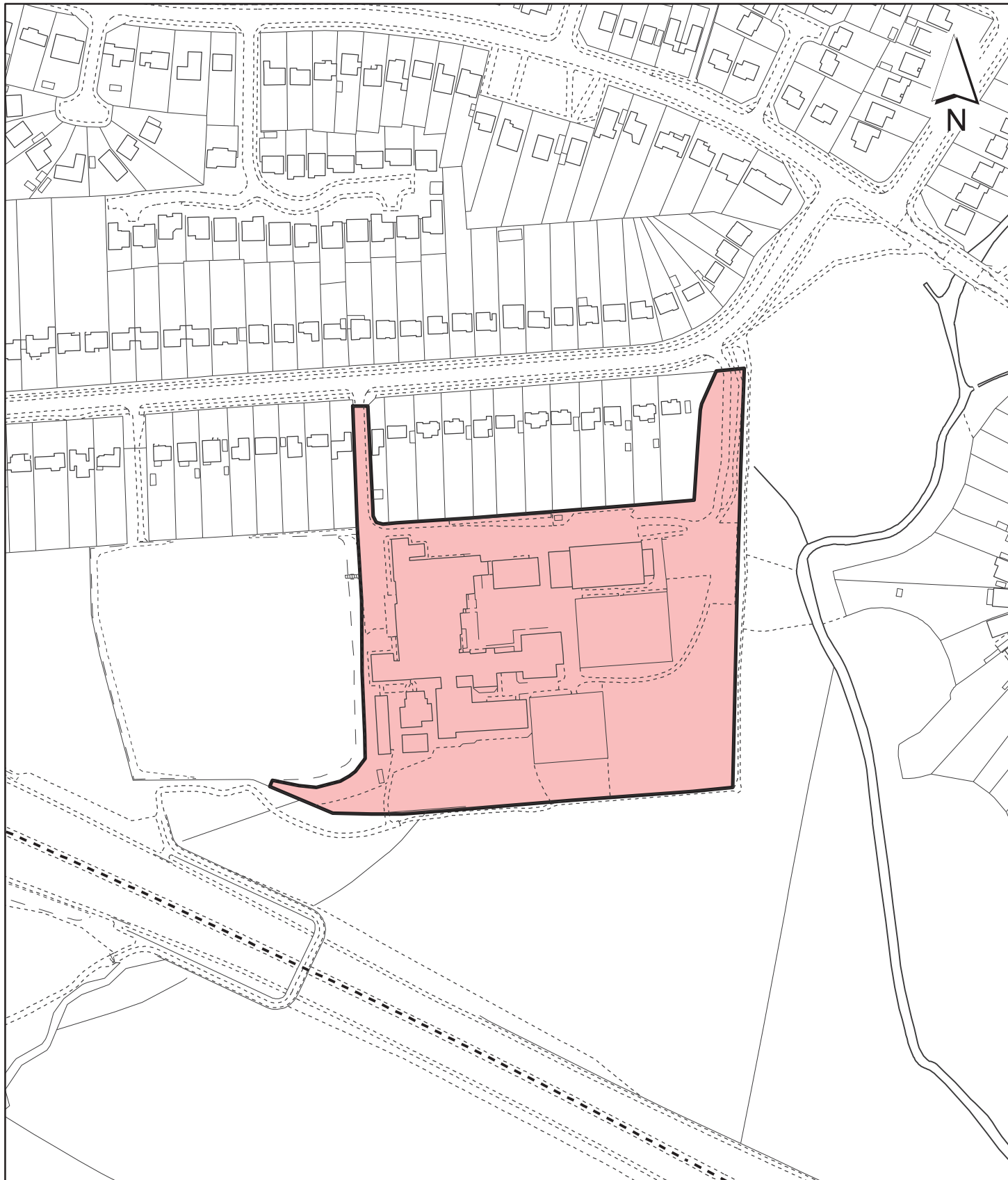
The proposal is considered to comply with relevant planning policy and, accordingly, approval is recommended.

#### **11. Reference Documents**

Hillingdon Unitary Development Plan Saved Policies (September 2007)  
London Plan (July 2011)  
National Planning Policy Framework  
DCLG Policy statement on planning for schools development (15 August 2011)  
Hillingdon Supplementary planning Document: Accessible Hillingdon

**Contact Officer:** Johanna Hart

**Telephone No:** 01895 250230



**Notes**

 Site boundary

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Site Address

**Vyners School  
Warren Road  
Ickenham**

**LONDON BOROUGH  
OF HILLINGDON**  
Planning,  
Environment, Education  
& Community Services

Civic Centre, Uxbridge, Middx. UB8 1UW  
Telephone No.: Uxbridge 250111

Planning Application Ref:  
**4514/APP/2012/949**

Scale  
**1:2,500**

Planning Committee  
**North** Page 122

Date  
**June  
2012**



**HILLINGDON**  
LONDON



## Report of the Head of Planning & Enforcement Services

**Address** RUISLIP GOLF CENTRE ICKENHAM ROAD RUISLIP

**Development:** Installation of 1 x internally illuminated totem sign, 4 x externally illuminated fascia sign, 1 x internally illuminated fascia sign and 2 x other signs

**LBH Ref Nos:** 10737/ADV/2012/26

**Drawing Nos:** LED Information  
Planning Sheet 1 of 4  
Planning Sheet 2 of 4  
Planning Sheet 3 of 4  
Planning Sheet 4 of 4  
Block Plan to Scale 1:500  
Location Plan to Scale 1:1250  
Photograph x 3

**Date Plans Received:** 04/04/2012                      **Date(s) of Amendment(s):**

**Date Application Valid:** 13/04/2012

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application site is located on the northern side of Ickenham Road and comprises of a club house with parking to both the front and rear. Access to the site is from Ickenham Road.

To the south, opposite the site is Blenheim Care Centre, to the west the site backs onto a railway track and to the north and west the site is surrounded by a golf driving range which relates to the main club house building. Along the south east of the site is a grass bank. There are residential properties further east of the site, the closest being No. 116 Ickenham Road located almost 100m away.

The site is located within the Metropolitan Green Belt as identified in the Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

#### 1.2 Proposed Scheme

The application seeks planning permission to display various signs and alterations within the curtilage of the site and on the main club house building as follows:

01-Double sided internally illuminated double-legger with various signs measuring 6000mm x 1545mm with two new posts.

02-Single sided fascia sign with a set of built up cream letters and red returns with through lighting measuring 6700mm x 780mm.

03-Internally illuminated logo sign with built up letters and coachline measuring 1245mm x 1245mm.

04-Single sided fascia sign with a set of built up cream letters and red returns and vinyl cream coachline with through lighting.

05-Transom sign illuminated with 2 x through lights above main entrance of the pub.

06-Transom sign illuminated with 2 x through lights above main walk way.

07-Black lantern on front elevation of building measuring 660mm high.

08-33m of LED rope lighting on front elevation.

### 1.3 Relevant Planning History

10737/ADV/2007/159 Ruislip Golf Centre Ickenham Road Ruislip  
INSTALLATION OF VARIOUS EXTERNALLY ILLUMINATED AND NON-ILLUMINATED SIGNAGE.

**Decision Date:** 11-03-2008      **Approved**      **Appeal:**

10737/AT/98/3015 Ruislip Golf Centre Ickenham Road Ruislip  
INSTALLATION OF EXTERNALLY ILLUMINATED SIGNS TO GOLF CENTRE BUILDING AND  
INSTALLATION OF FREE STANDING DOUBLE SIDED SIGN ADJACENT TO ICKENHAM  
ROAD

**Decision Date:** 21-02-2002      **Approved**      **Appeal:**

#### Comment on Planning History

No comments.

### 2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

### 3. Comments on Public Consultations

Five neighbours were notified on 16/4/12. A site notice was posted on the 2.5.12. No responses were received.

Highways Engineer: No objection.

### 4. UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

Part 2 Policies:

BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE27	Advertisements requiring express consent - size, design and location
BE29	Advertisement displays on business premises
OL5	Development proposals adjacent to the Green Belt
OL1	Green Belt - acceptable open land uses and restrictions on new development

## 5. MAIN PLANNING ISSUES

The main issues for consideration in determining this application are the impact of the signage on highway and public safety and the impact on the visual amenity of the area.

The proposed signs located on the grass bank would replace existing signs and thus there would be very little visual impact or change when viewed from Ickenham Road.

There are currently various signs on the existing club house building. The proposal would result in an increase in the number of signs at the site. However, it is considered that this increase would not result in visual clutter, given that the proposed additional signage would be small in scale and would not be readily visible from the road due to their location on the front elevation of the building facing towards a car park.

The signs would be compatible with the commercial nature of the site and the immediate area and would be similar to the existing signs in terms of their design, colour and position. The position of the signs would not therefore harm the visual openness of the Metropolitan Green Belt.

It is also considered that the degree of illumination would not cause harm to the amenity of nearby residents, the closest being almost 100m away.

All of the signs would either be non illuminated or internally illuminated and therefore would not be a distraction to pedestrians or motorists.

Overall it is considered that the proposed signs would not cause harm public safety or the the visual amenity of the area in accordance with UDP policies BE13, BE19, BE27, BE29 and OL5.

## 6. RECOMMENDATION

### **APPROVAL subject to the following:**

#### **1 ADVERT1 Standard Condition**

All advertisement consents carry the following 5 standard conditions as contained in the Town and Country Planning (Control of Advertisements) Regulations 1992 and unless specified to the contrary the consent expires after 5 years.

i)No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

ii) No advertisement shall be sited or displayed so as to:-

(a) Endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);

(b) Obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air or;

(c) Hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

iii) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

iv) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

v) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

vi) The consent hereby granted shall expire at the end of a period of five years from the date of this consent.

#### REASON

These requirements are deemed to be attached by Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

#### **2** ADV4 Intensity of Illumination - specified

The intensity of illumination of the advertisements hereby permitted shall not exceed 300 candelas per metre<sup>2</sup>.

#### REASON

To ensure that the brightness of the proposed advertisement(s) will not have an adverse effect on the amenities of the area and to avoid distraction to passing motorists in accordance with Policy BE27 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

### INFORMATIVES

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

2 The decision to GRANT Advertisement Consent has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

BE13 New development must harmonise with the existing street scene.

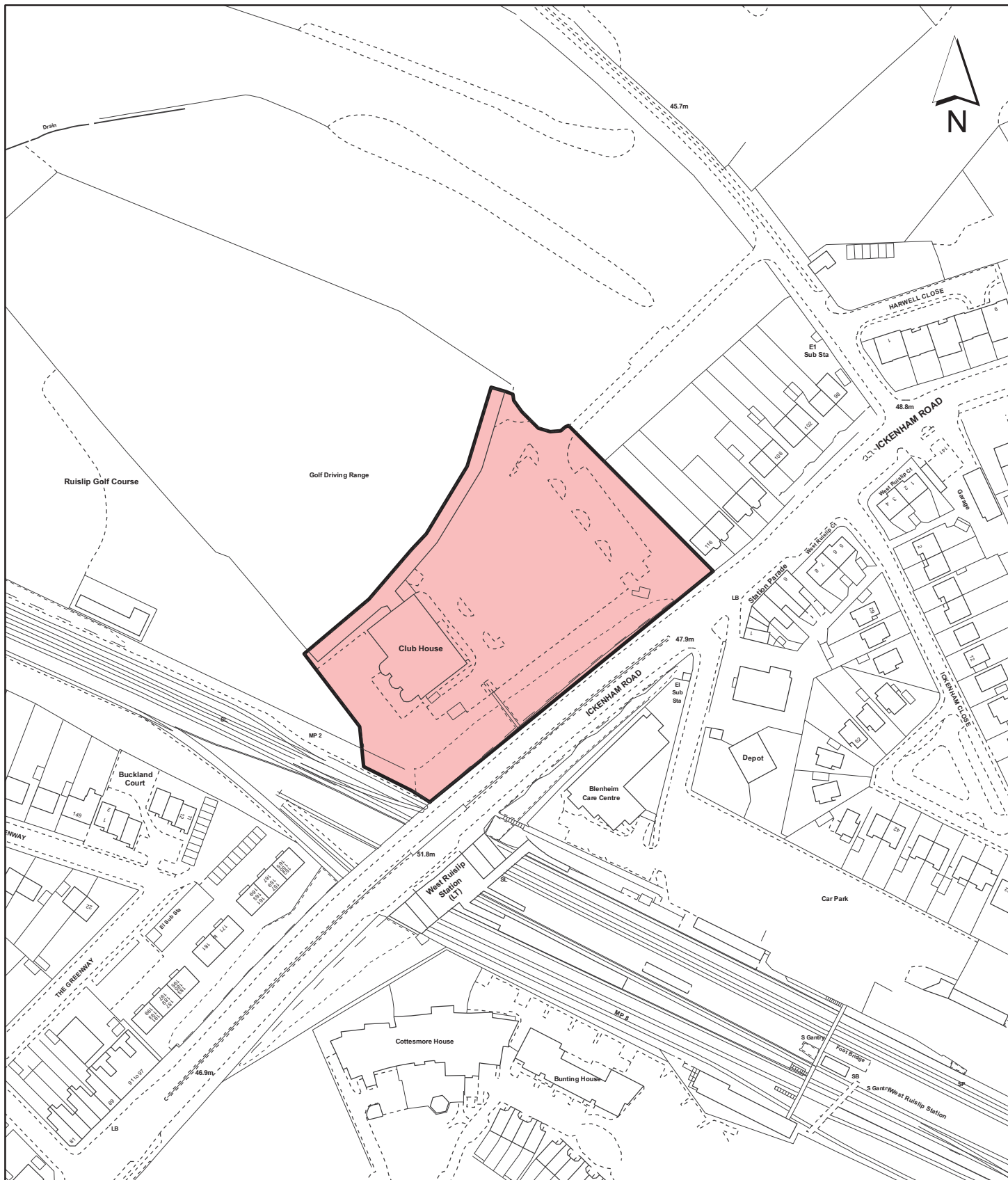
- BE19 New development must improve or complement the character of the area.
- BE27 Advertisements requiring express consent - size, design and location
- BE29 Advertisement displays on business premises
- OL5 Development proposals adjacent to the Green Belt
- OL1 Green Belt - acceptable open land uses and restrictions on new development

**3** You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

**4** You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.

**Contact Officer:** Kelly Sweeney

**Telephone No:** 01895 250230



**Notes**

 Site boundary

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Site Address

**Ruislip Golf Centre  
Ickenham Road  
Ruislip**

**LONDON BOROUGH  
OF HILLINGDON**  
Planning,  
Environment, Education  
& Community Services

Civic Centre, Uxbridge, Middx. UB8 1UW  
Telephone No.: Uxbridge 250111

Planning Application Ref:  
**10737/ADV/2012/26**

Scale  
**1:2,000**

Planning Committee  
**North** Page 128

Date  
**June  
2012**



**HILLINGDON**  
LONDON

# Plans for North Planning Committee

26th June 2012



HILLINGDON  
LONDON



INVESTOR IN PEOPLE

[www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)

**Report of the Head of Planning & Enforcement Services**

**Address** LAND FORMING PART OF 12 GLADSDALE DRIVE EASTCOTE

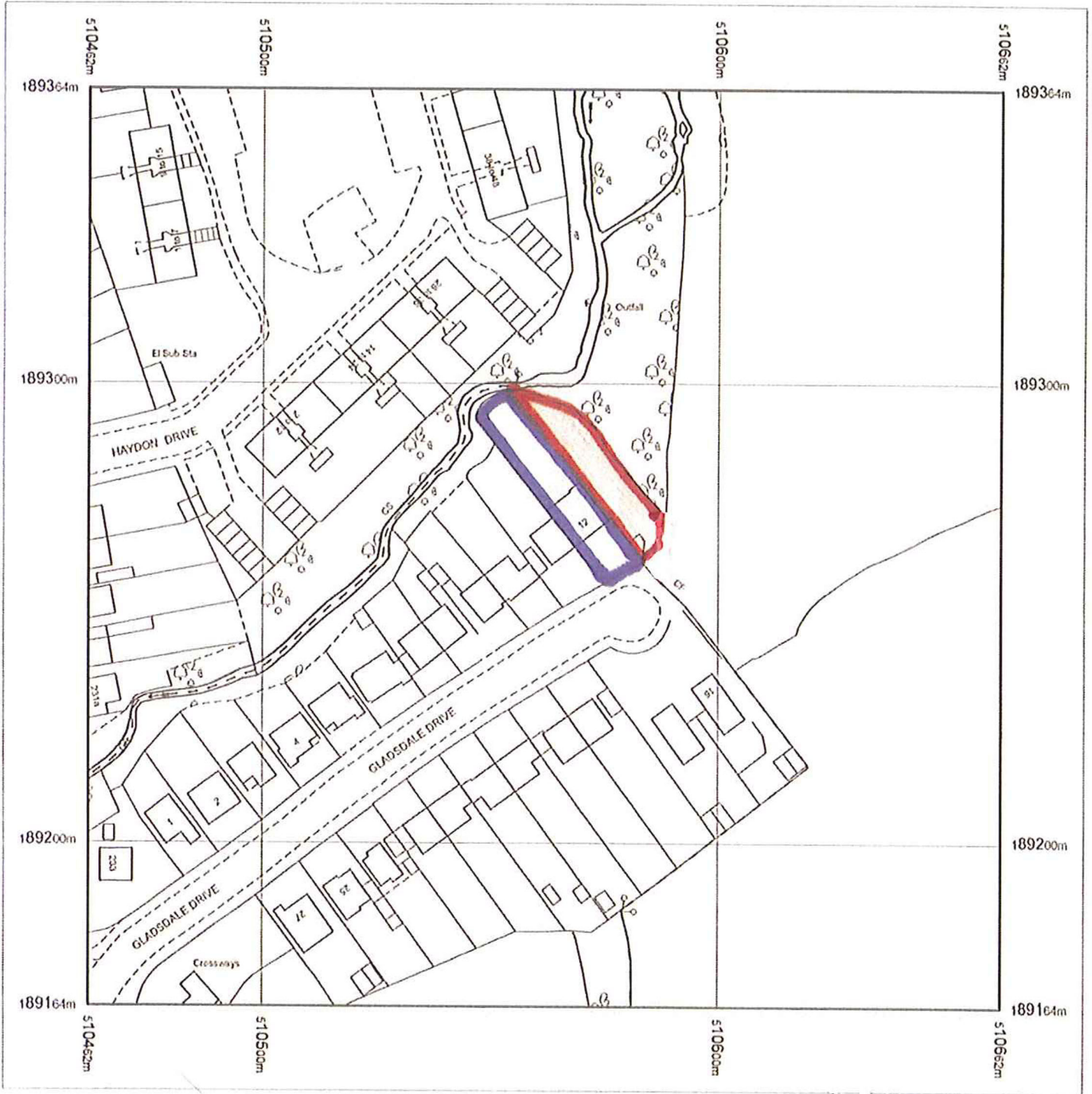
**Development:** Erection of a single storey, detached, two-bedroom dwelling with associated amenity space and parking

**LBH Ref Nos:** 65761/APP/2012/549

**Date Plans Received:** 07/03/2012                      **Date(s) of Amendment(s):**

**Date Application Valid:** 14/03/2012





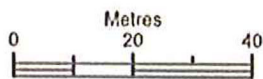
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Scale 1:1250

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Serial number: 00741300  
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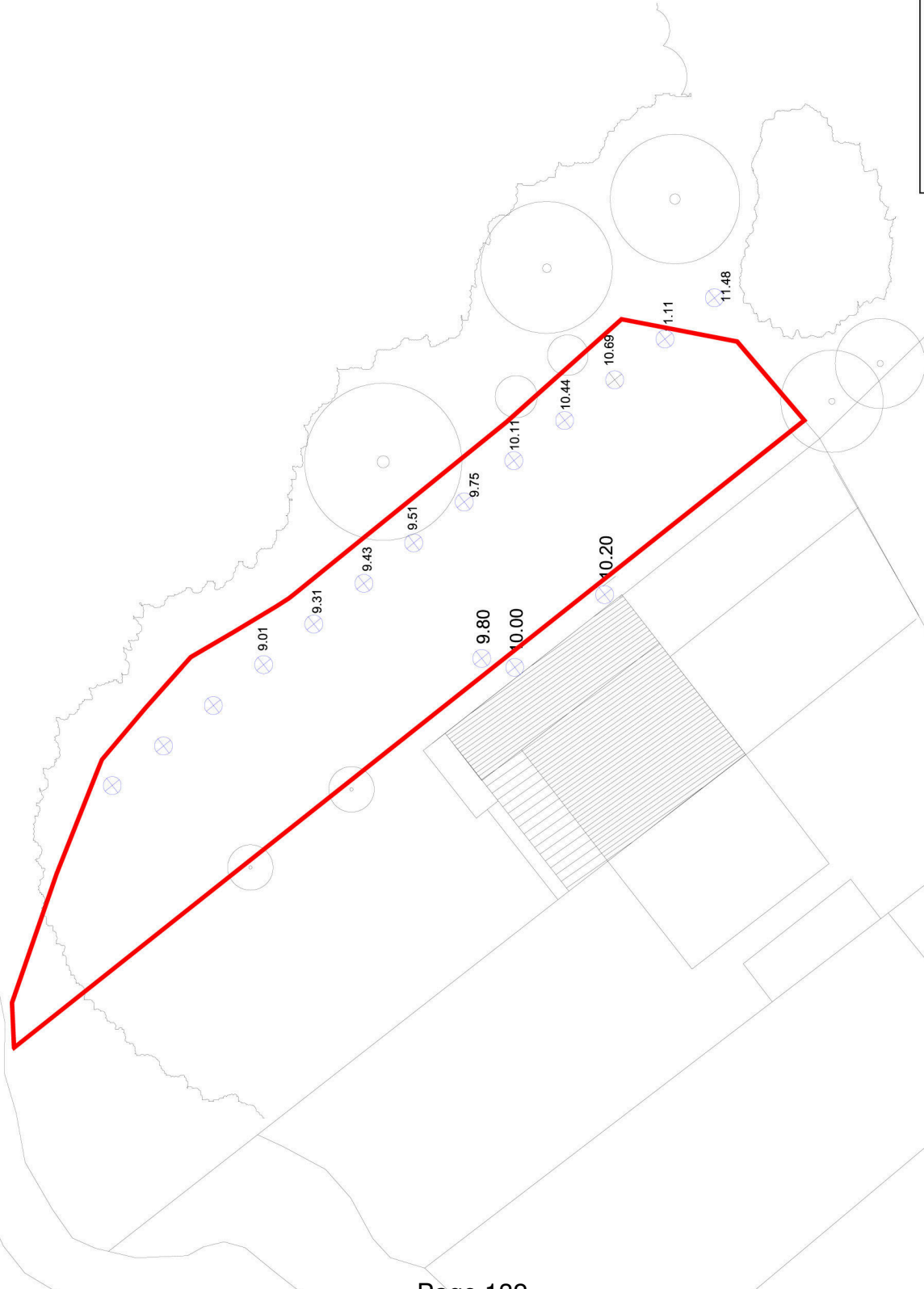
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2m

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# EXISTING SITE PLAN



DRG: No. 1/a

12 Gladstone Drive  
Eastcote  
Middx

SCALE = 1:200

5

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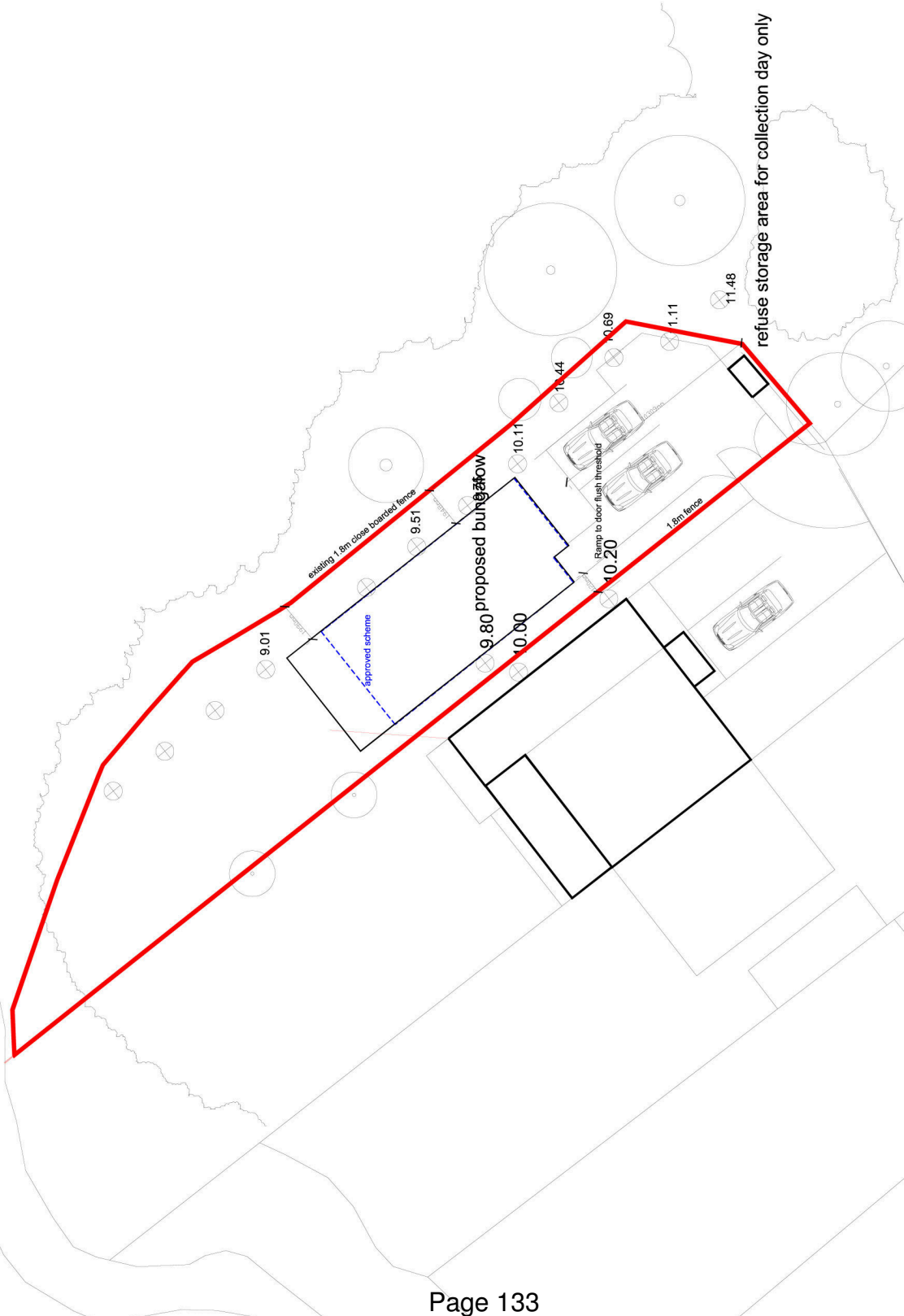
2

1



# PROPOSED PLANS

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DRG: No. DC/2d  
 12 Gladstone Drive  
 Eastcote  
 Middx

SCALE = 1:200

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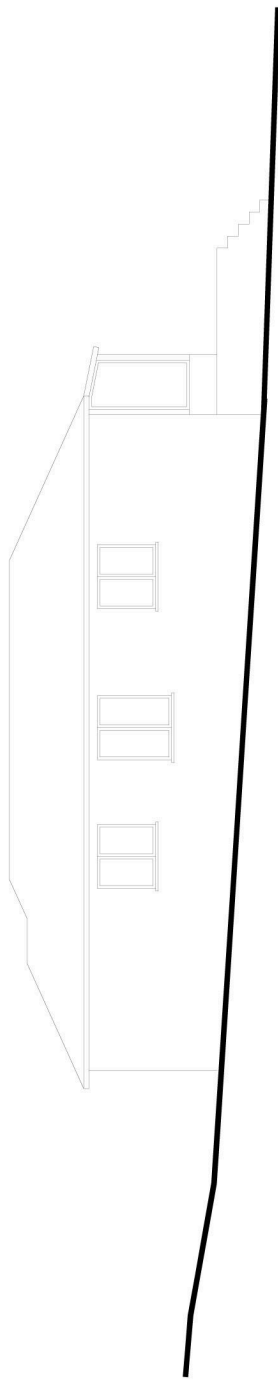
A

B

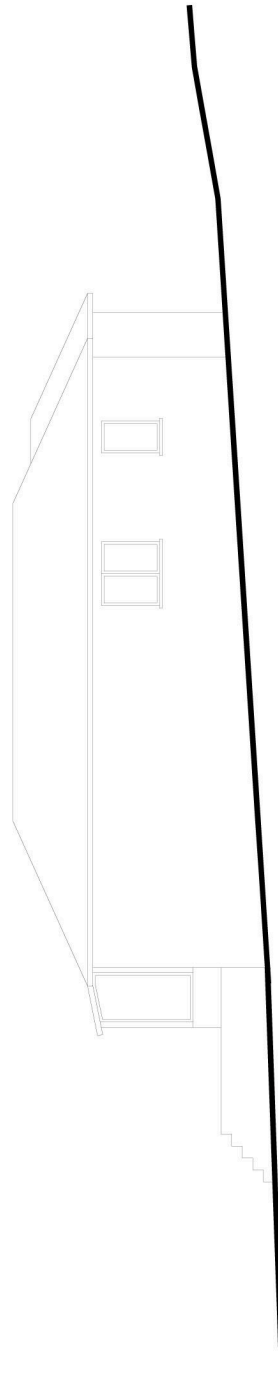
C

D

# Proposed Plans.



Side Elevation



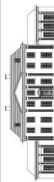
Side Elevation

DRG: No. DC/4/e

12 Gladsdale Drive  
Eastcote

R Clarke Planning Consultants Ltd

INDEPENDENT PLANNING ADVICE



Kewfery Farm, Rickmansworth Road, Northwood, Middx.  
e-mail: RClarkeH@aol.com

SCALE = 1:100

Tel / Fax: 01923 449335  
Mobile: 07796 20133

5

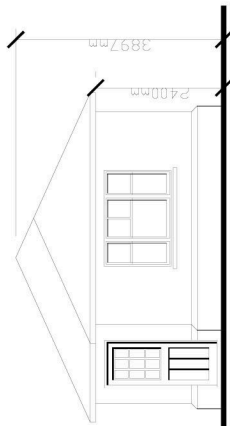
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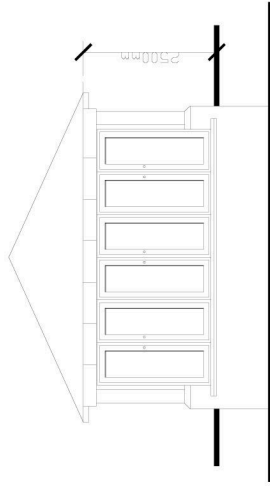
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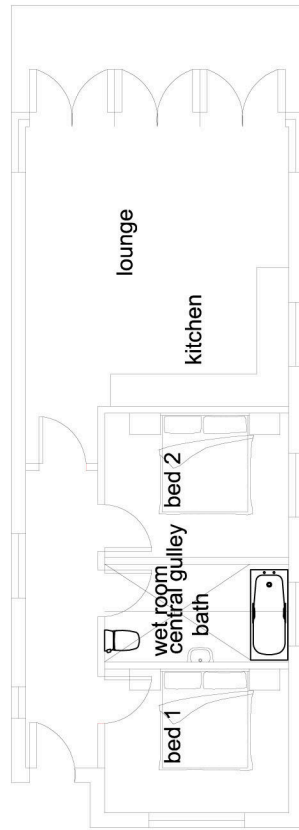
# Proposed Plans.



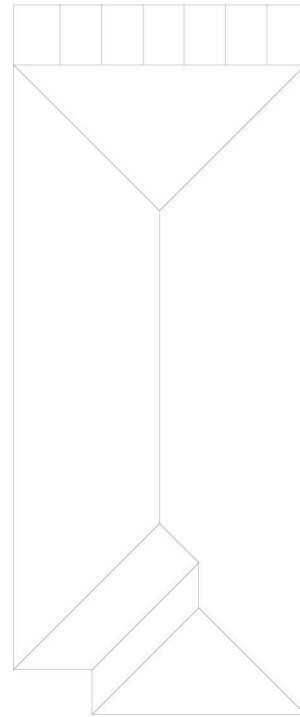
Front Elevation



Rear Elevation



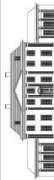
71 sqm (gross external)



Roof Plan

DRG: No. **RAC/3/e**  
**12 Gladstone Drive**  
**Eastcote**

R Clarke Planning Consultants Ltd  
 INDEPENDENT PLANNING ADVICE



Kewfery Farm, Rickmansworth Road, Northwood, Middx.  
 Tel / Fax: 01923 449335  
 Mobile: 07796 20133  
 e-mail: RClarkeH@aol.com

SCALE = 1:100

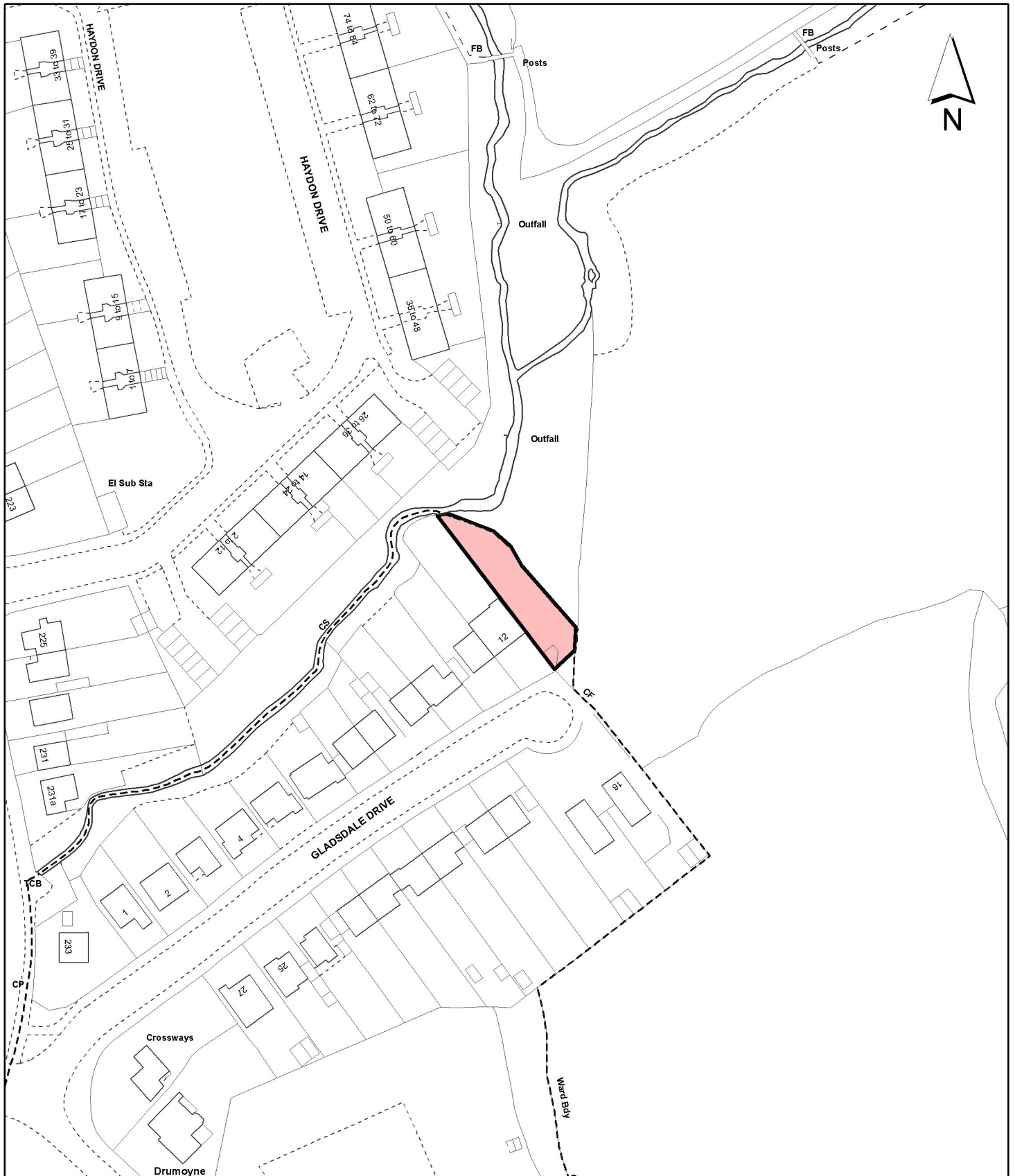
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1



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Site Address

**Land forming part of  
12 Gladsdale Drive  
Eastcote**

Planning Application Ref:

**65761/APP/2012/549**

Planning Committee

**North** Page 136

Scale

**1:1,250**

Date

**May  
2012**

**LONDON BOROUGH  
OF HILLINGDON**  
Planning,  
Environment, Education  
& Community Services

Civic Centre, Uxbridge, Middx. UB8 1UW  
Telephone No.: Uxbridge 250111



**HILLINGDON**  
LONDON

**Report of the Head of Planning & Enforcement Services**

**Address** REAR OF 64-66 HALLOWELL ROAD NORTHWOOD

**Development:** Change of use of the existing ancillary outbuilding to 4 x 1-bed residential care units, to include alterations to elevation

**LBH Ref Nos:** 2200/APP/2011/2927

**Date Plans Received:** 01/12/2011

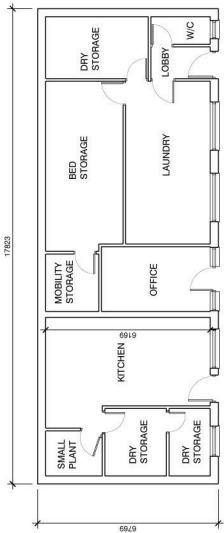
**Date(s) of Amendment(s):**

**Date Application Valid:** 09/12/2011



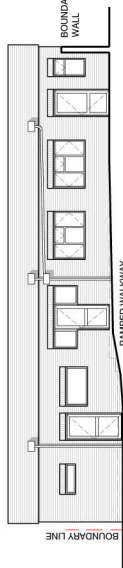
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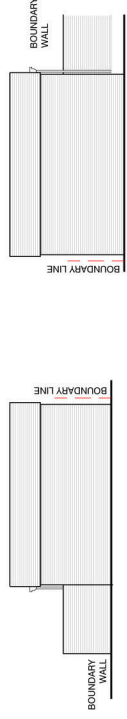


RAMPED WALKWAY  
SEE ELEVATION

EXISTING LAYOUT PLAN - 1:100

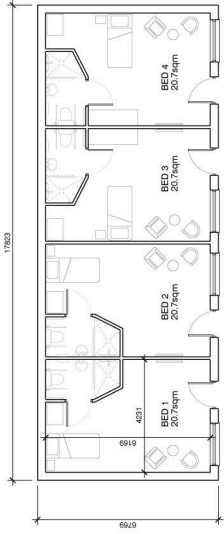


1-1 EXISTING FRONT ELEVATION - 1:100



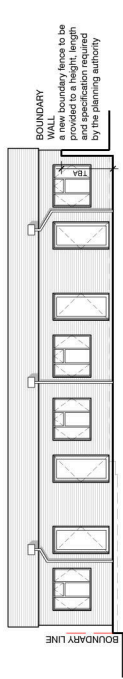
2-2 EXISTING SIDE ELEVATION - 1:100

3-3 EXISTING SIDE ELEVATION - 1:100

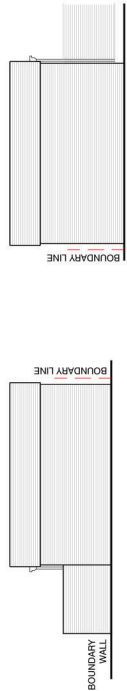


PROPOSED LAYOUT PLAN - 1:100

The proposed specific specifications to be used for the internal walls shall be 10.12.6 double glazing or equivalent to achieve 35db RRAwL, indicated in the notes required by the planning authority. Note: Assessment report no 11229-H1



1-1 PROPOSED FRONT ELEVATION - 1:100



2-2 PROPOSED SIDE ELEVATION - 1:100

3-3 PROPOSED SIDE ELEVATION - 1:100



PROPOSED SITE PLAN 1:200

Notes  
Do not scale, use figured dimensions only.  
All dimensions to be verified on site prior to the construction of the building.  
All dimensions to be reported to the planning authority. All discrepancies to be reported to the Architect.  
This drawing is to be read in conjunction with all relevant Architectural and Engineering information.  
This drawing is copyright © of DWA Architects Ltd.

Date	Revision	Description
A	18.11.11	Drawing updated with correct dimensions and annotations for planning submission and site plan added.
B	28.11.11	Notes added.



100, Ashfield, Ltd  
100, Ashfield, Ltd  
100, Ashfield, Ltd  
100, Ashfield, Ltd  
100, Ashfield, Ltd  
100, Ashfield, Ltd  
100, Ashfield, Ltd  
100, Ashfield, Ltd  
100, Ashfield, Ltd  
100, Ashfield, Ltd



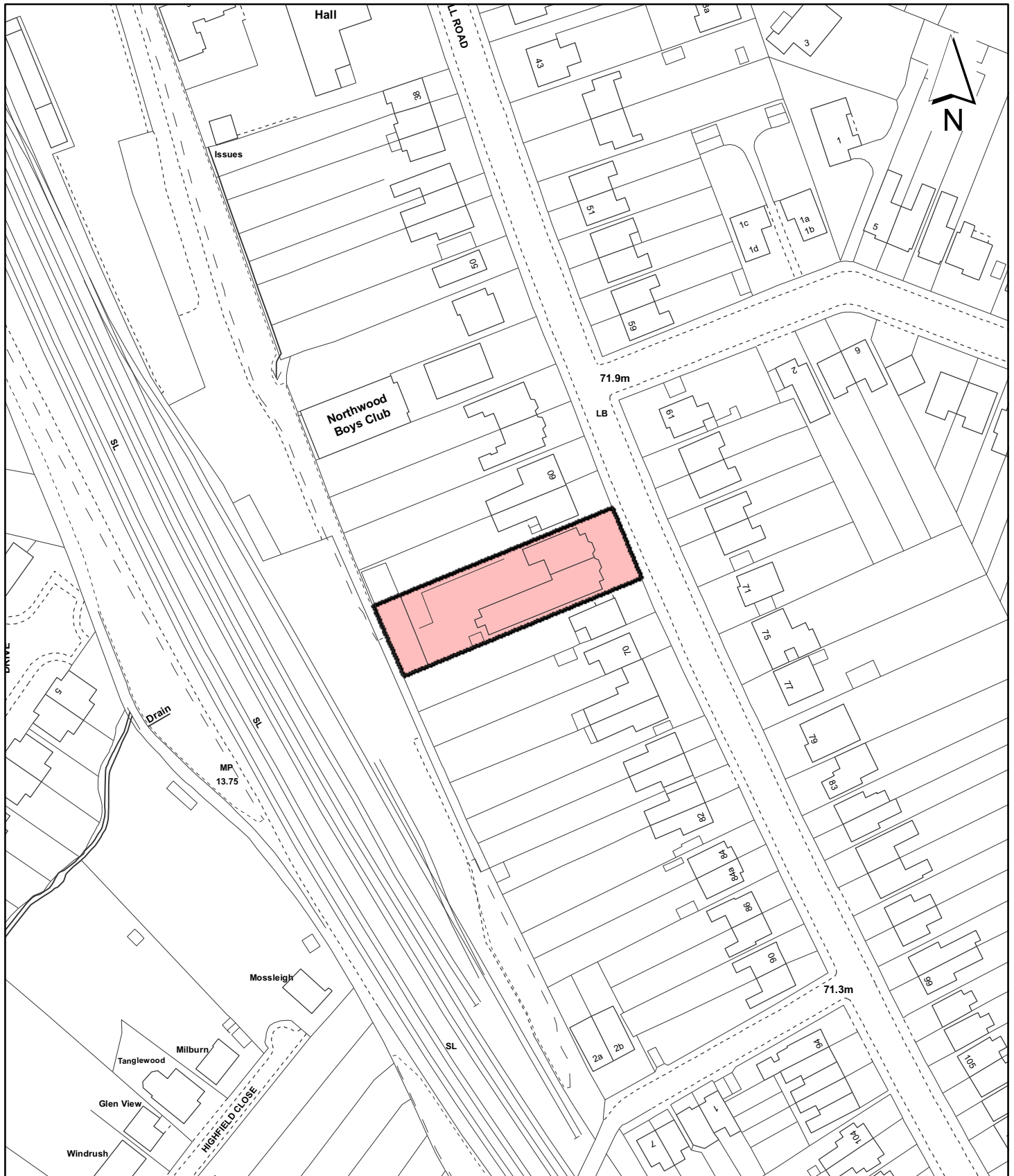
Client:  
**Ventry Residential**

Project:  
**Proposed Conversion of Existing Ancillary Building into 4no Assisted Living Units**


Drawing Title:  
**Existing and Proposed Floor Plans, Elevations & Site Plan**

Scale: 1:100 @ A1  
Date: Nov 2011  
Drawn by: DJR  
Checked by:

Job No: V1201  
Drawing No: 01  
Rev: B



**Notes**

 Site boundary

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Site Address

**Rear of 64 - 66 Hallowell Road  
Northwood**

Planning Application Ref:

**2200/APP/2011/2927**

Planning Committee

**North** Page 140

Scale

**1:1,250**

Date

**March  
2012**

**LONDON BOROUGH  
OF HILLINGDON**  
Planning,  
Environment, Education  
& Community Services

Civic Centre, Uxbridge, Middx. UB8 1UW  
Telephone No.: Uxbridge 250111



**HILLINGDON**  
LONDON

### Report of the Head of Planning & Enforcement Services

**Address** LAND FORMING PART OF OAKHURST NORTHGATE NORTHWOOD

**Development:** Erection of two storey 5 bedroom, detached dwelling with basement to include associated amenity space, parking and the installation of a vehicular crossover

**LBH Ref Nos:** 67012/APP/2011/2712

<b>Date Plans Received:</b>	07/11/2011	<b>Date(s) of Amendment(s):</b>	07/11/2011
<b>Date Application Valid:</b>	24/11/2011		24/11/2011
			06/01/2012
			08/02/2012
			24/02/2012
			28/02/2012

---



Rev	Date	Description

Project  
**Vacant land fronting Northgate and adjacent to Oakhurst, Northwood**

Drawing title

**Location Plan**

Scale **1:1250 @ A3** Dwg No. **P001/01**  
 Date **06.10.11** Rev  
 Drawn **A**



Rev	Date	Description

Project  
**Vacant land fronting Northgate and adjacent to Oakhurst, Northwood**

Drawing title

Site Plan

Scale  
**1:250 @ A3**

Dwg No.  
**P001/SUR/01**

Date  
**31.10.11**

Rev  
**A**

Drawn



Rev	Date	Description

Project  
 Vacant land fronting Northgate and adjacent to Oakhurst, Northwood

Drawing title

Site Plan

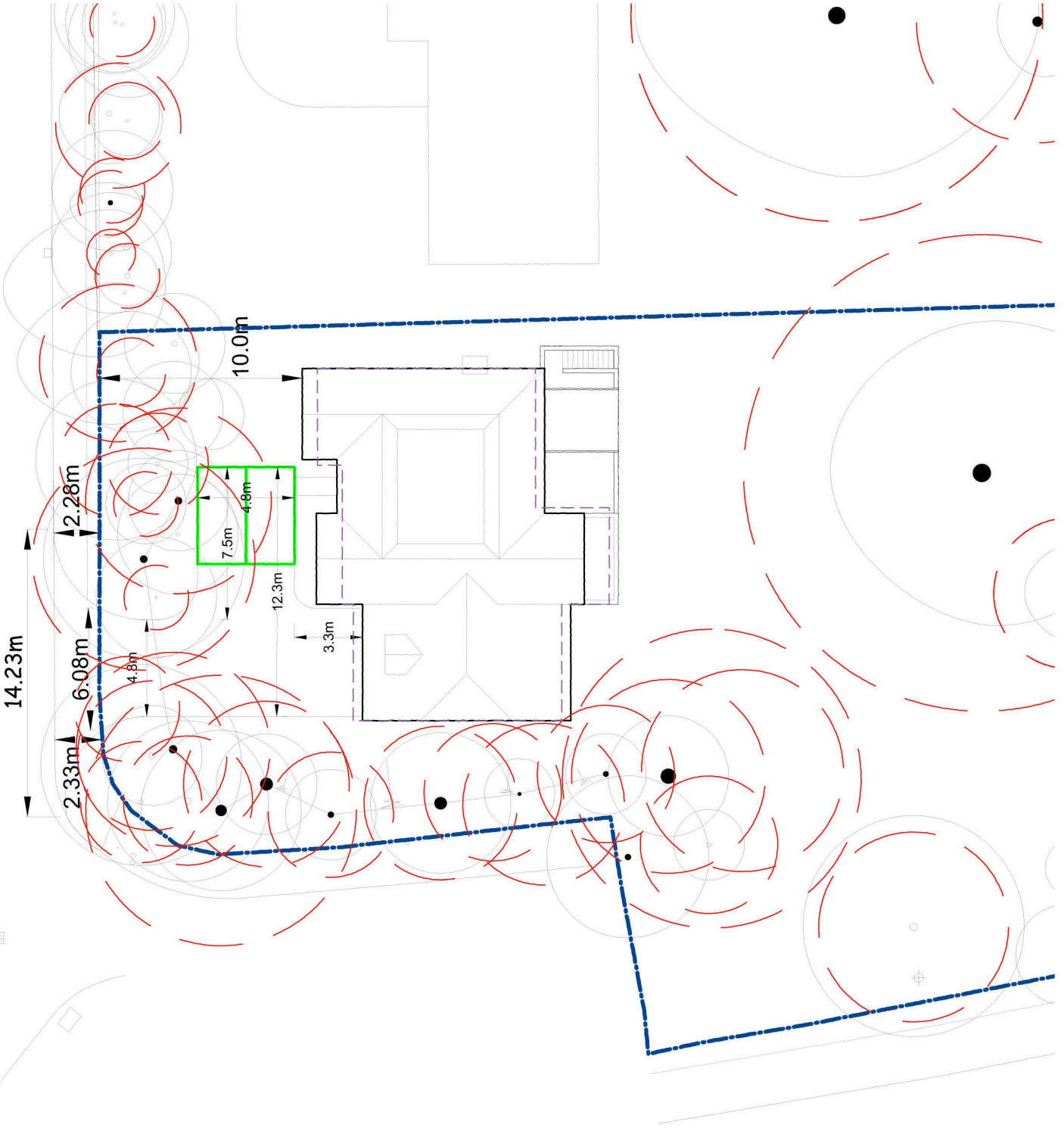
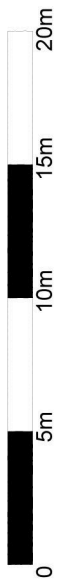
Scale  
 1:250 @ A3

Dwg No.  
 P001/02

Date  
 03.08.11

Rev  
 B

Drawn

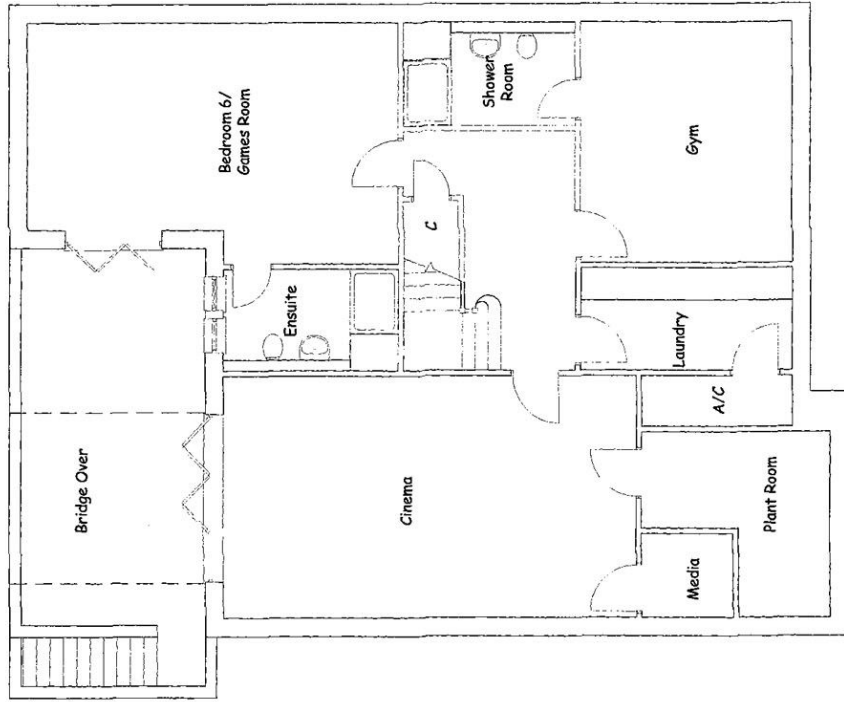


Rev	Date	Description

Project  
 Vacant land fronting Northgate and adjacent to Oakhurst, Northwood

Drawing title  
 Block Plan

Scale	Dwg No.
1:200 @ A3	P001/08
Date	Rev
03.08.11	C
Drawn	



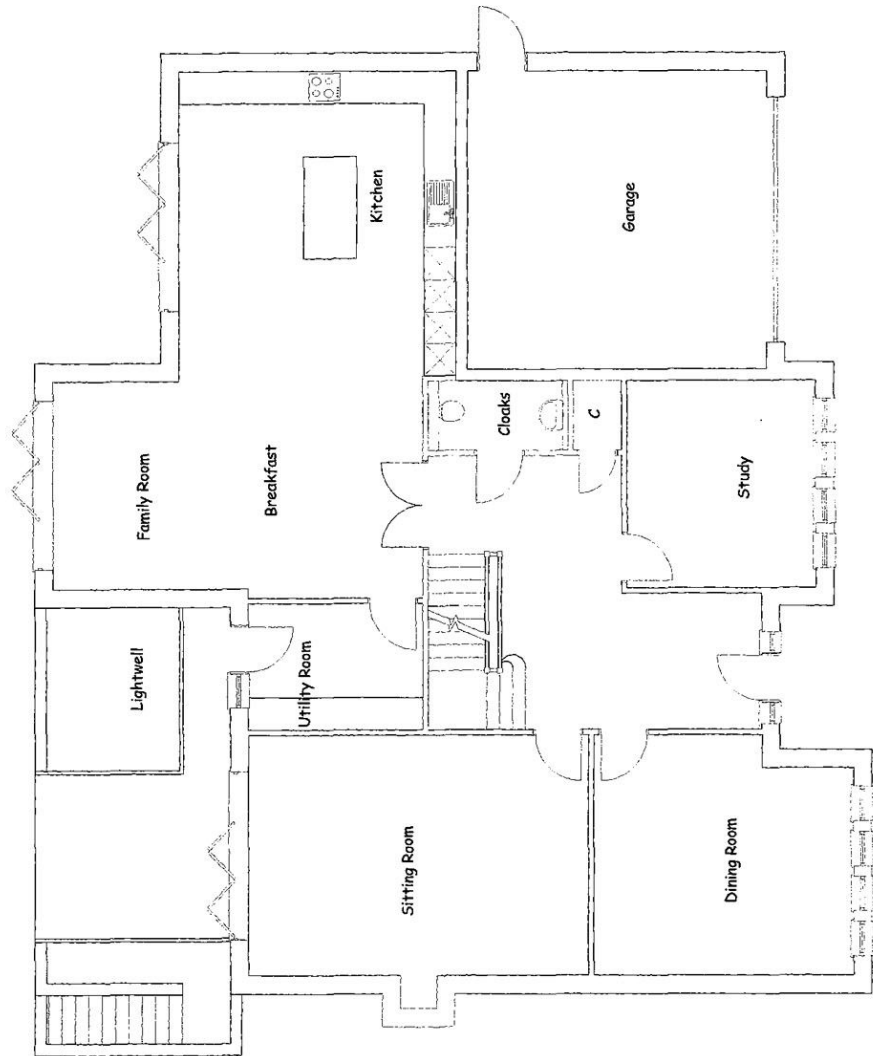
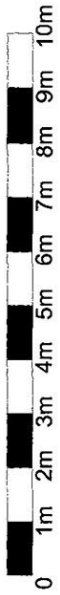
Rev	Date	Description

Project  
**Vacant land fronting Northgate and adjacent to Oakhurst, Northwood**

Drawing title  
**Basement Floor Plan**

Scale	Dwg No.
1:100 @ A3	P001/03
Date	Rev
03.08.11	B
Drawn	



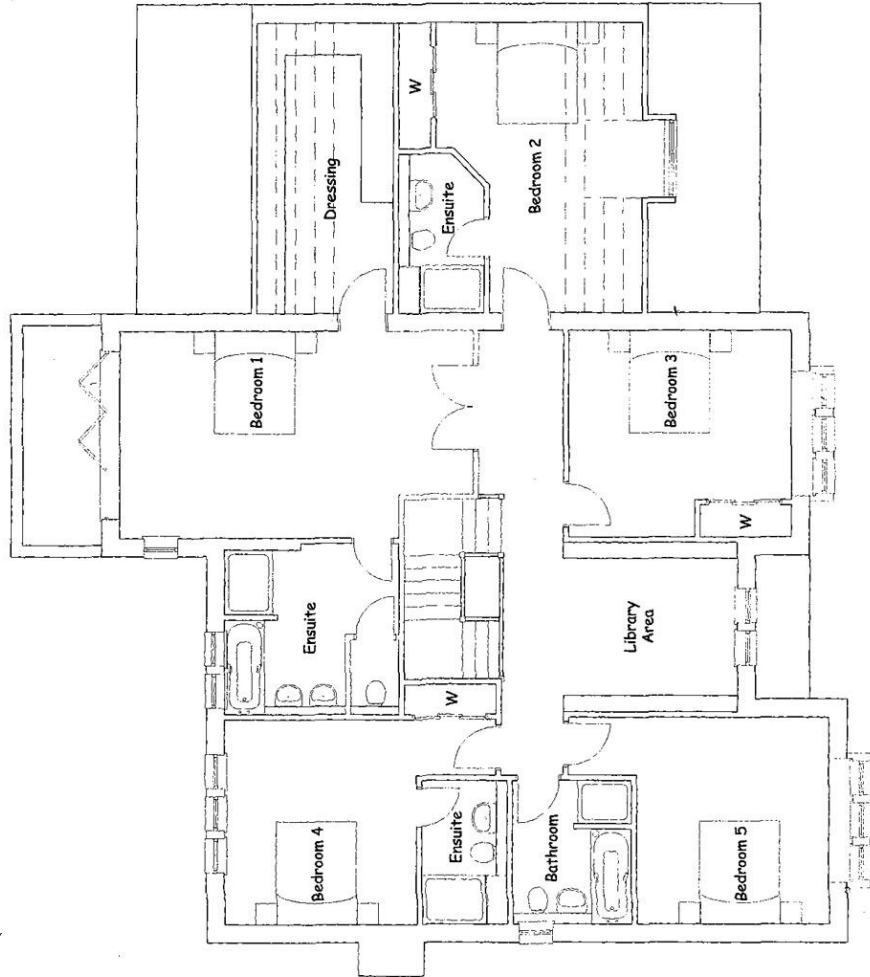


Rev	Date	Description

Project  
 Vacant land fronting Northgate and adjacent to Oakhurst, Northwood

Drawing title  
 Ground Floor Plan

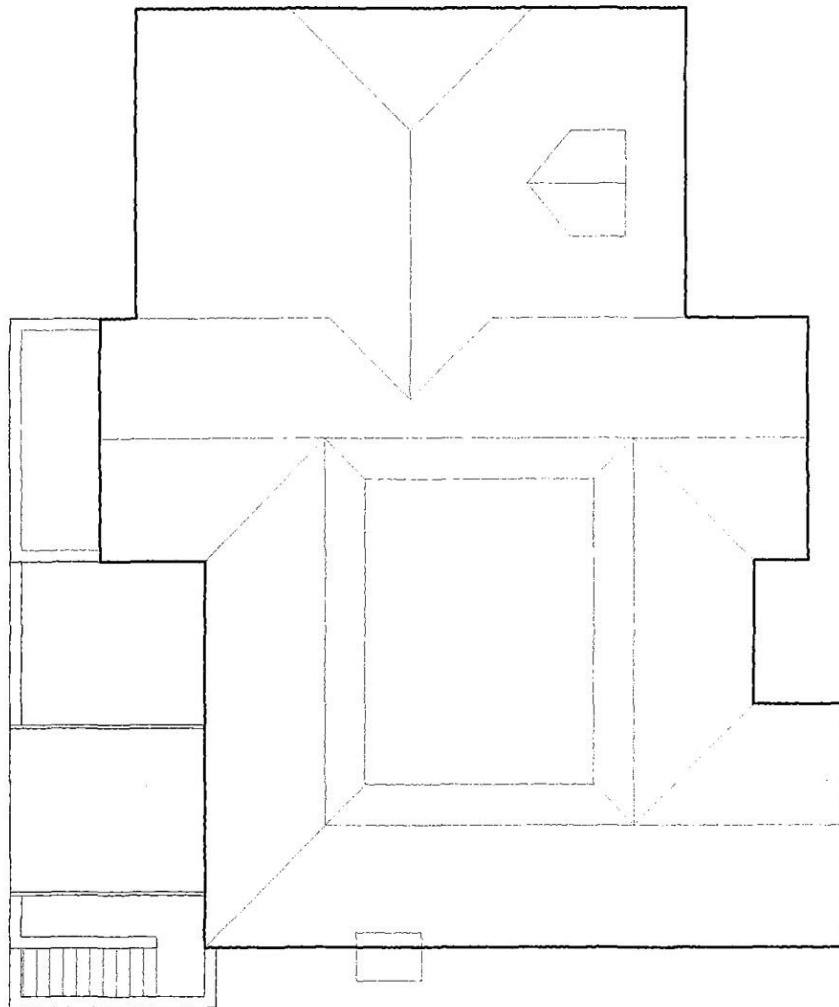
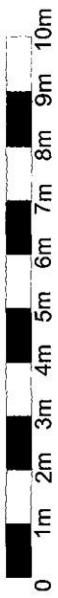
Scale	Dwg No.
1:100 @ A3	P001/04
Date	Rev
03.08.11	C
Drawn	



Rev	Date	Description

Project  
**Vacant land fronting Northgate and adjacent to Oakhurst, Northwood**

Drawing title	
<b>First Floor Plan</b>	
Scale	Dwg No.
<b>1:100 @ A3</b>	<b>P001/05</b>
Date	Rev
<b>03.08.11</b>	<b>C</b>
Drawn	



Rev	Date	Description

Project

Vacant land fronting Northgate and adjacent to Oakhurst, Northwood

Drawing title

Roof Plan

Scale

1:100 @ A3

Date

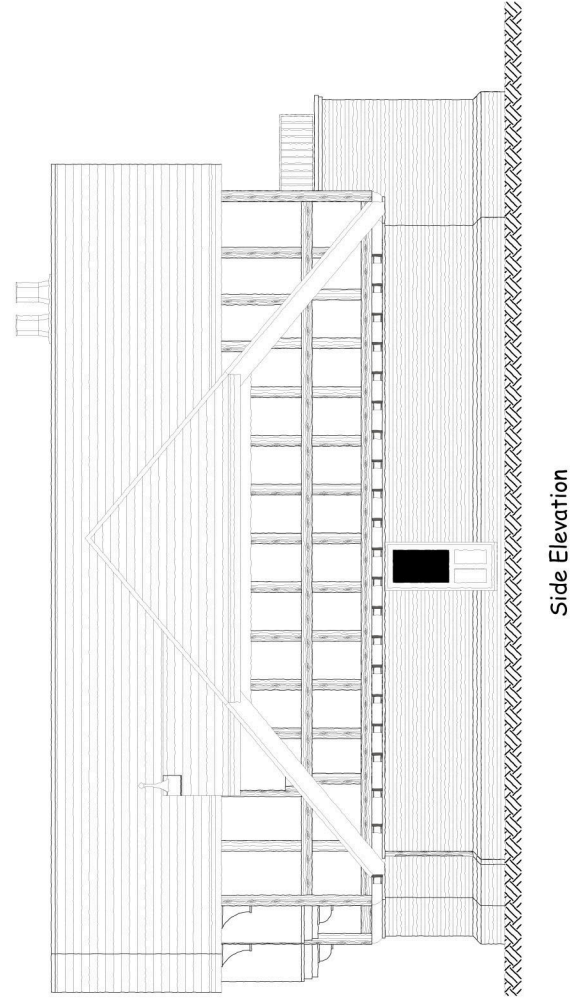
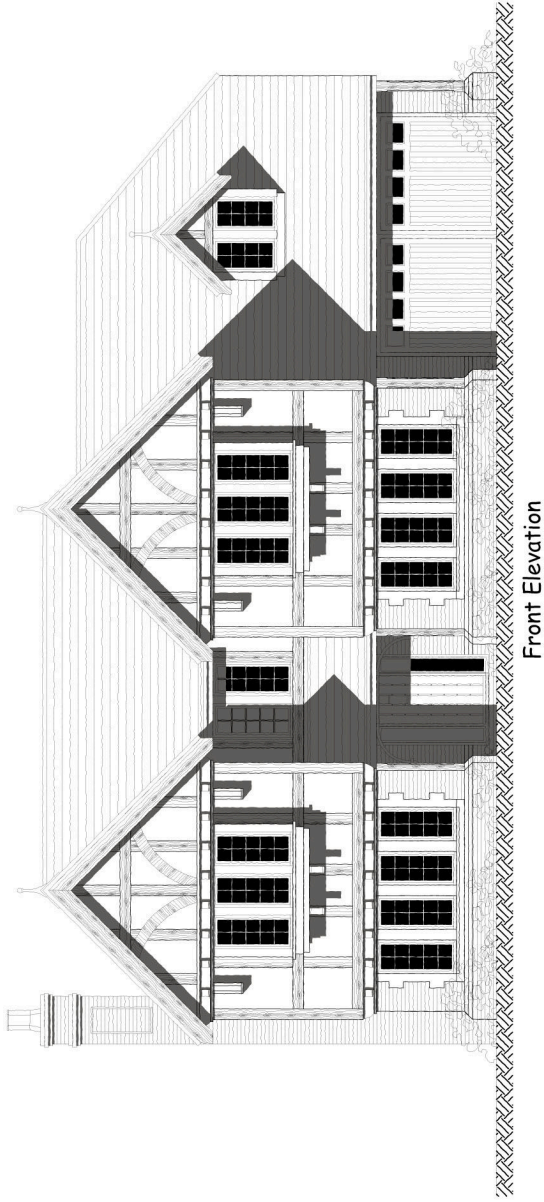
14.11.11

Drawn

Dwg No.

P001/10

Rev

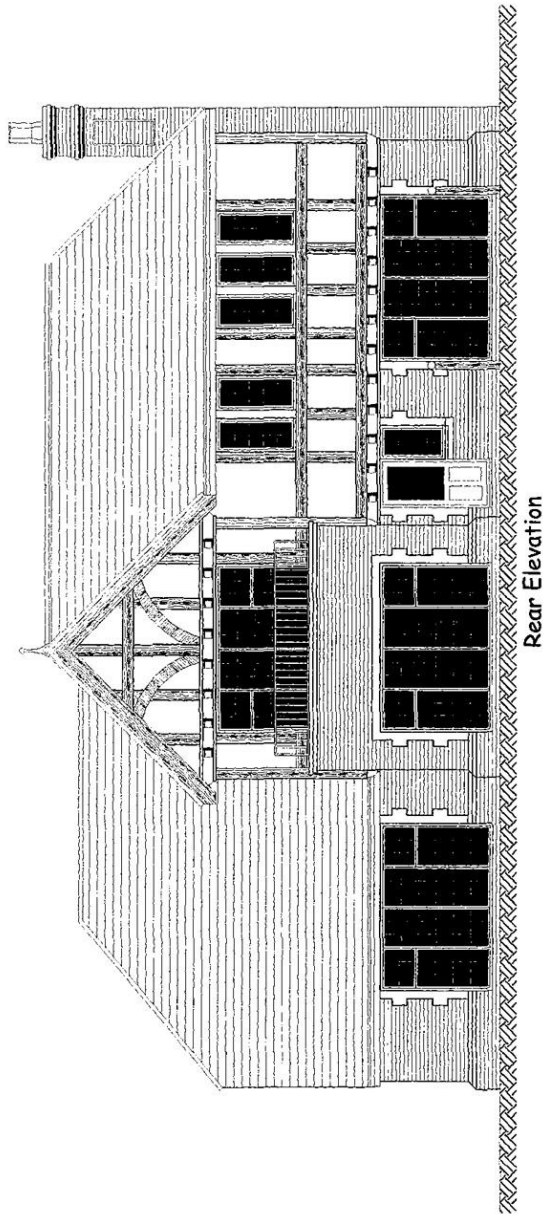


Rev	Date	Description

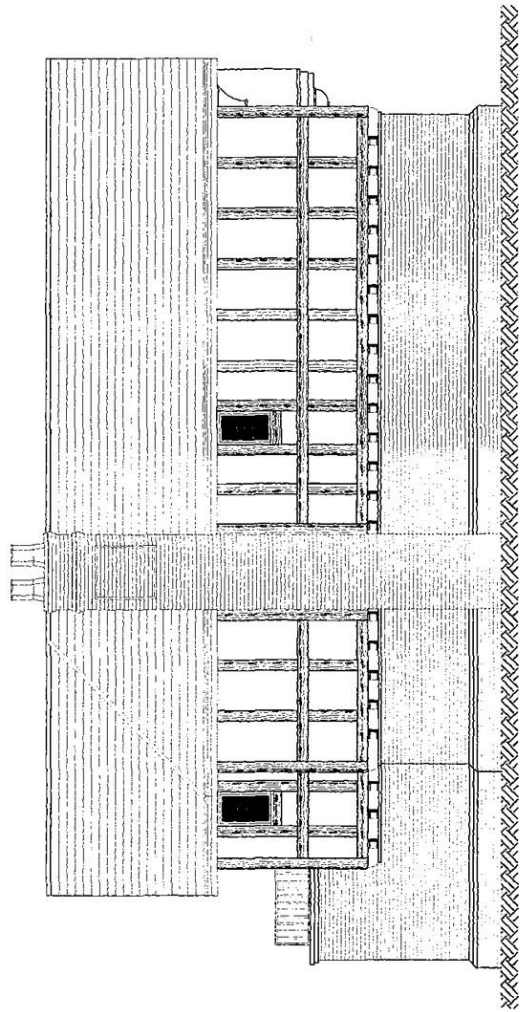
Project  
 Vacant land fronting Northgate and adjacent to Oakhurst, Northwood

Drawing title  
**Front & Side Elevations**

Scale	Dwg No.
1:100 @ A3	P001/06
Date	Rev
03.08.11	D
Drawn	



Rear Elevation



Side Elevation

Rev	Date	Description

Project  
**Vacant land fronting Northgate and adjacent to Oakhurst, Northwood**

Drawing title  
**Rear & Side Elevations**

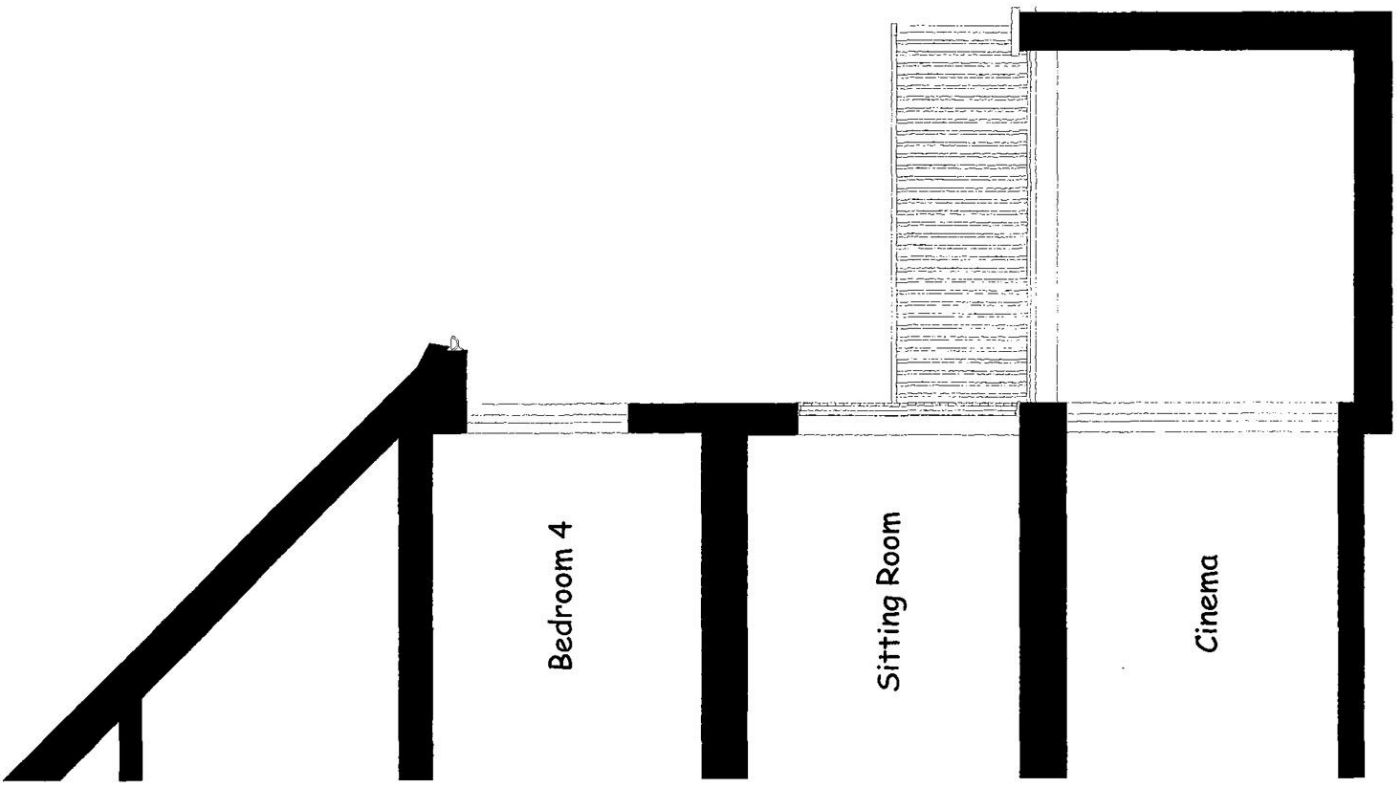
Scale  
**1:100 @ A3**

Dwg No.  
**P001/07**

Date  
**03.08.11**

Rev  
**B**

Drawn



Rev	Date	Description

Project  
 Vacant land fronting Northgate and adjacent to Oakhurst, Northwood

Drawing title  
 Section

Scale  
 1:50 @ A3

Date  
 03.08.11

Dwg No.  
 P001/09

Rev  
 A

Drawn

**Simon Hawkins M.Arbor.A.**  
**Merewood Arboricultural Consultancy Services**  
 Merewood, Gregory Road Hedgerley, Bucks, SL2 3XW  
 Tel: 01753 647236 Mob: 07784 915944  
 email: s\_jmon.hawkins@hotmail.co.uk

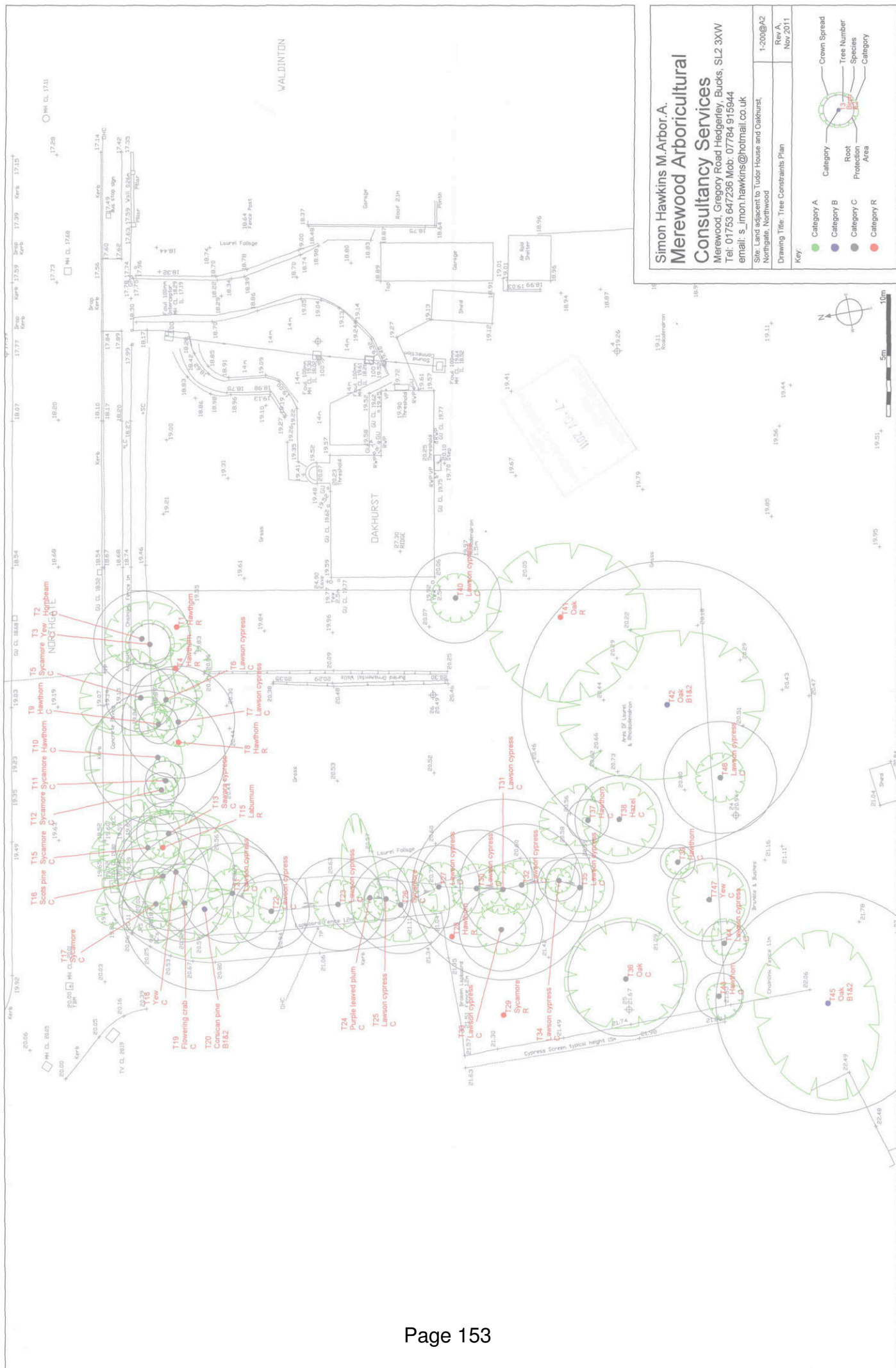
Site: Land adjacent to Tudor House and Oakhurst, Northgate, Northwood

1-200@A2  
 Rev A  
 Nov, 2011

Drawing Title: Tree Constraints Plan  
 Key:

- Category A
- Category B
- Category C
- Category R

- Crown Spread
- Tree Number
- Species
- Category
- Root Protection
- Area



**Simon Hawkins M.Arbor.A.  
Merewood Arboricultural**

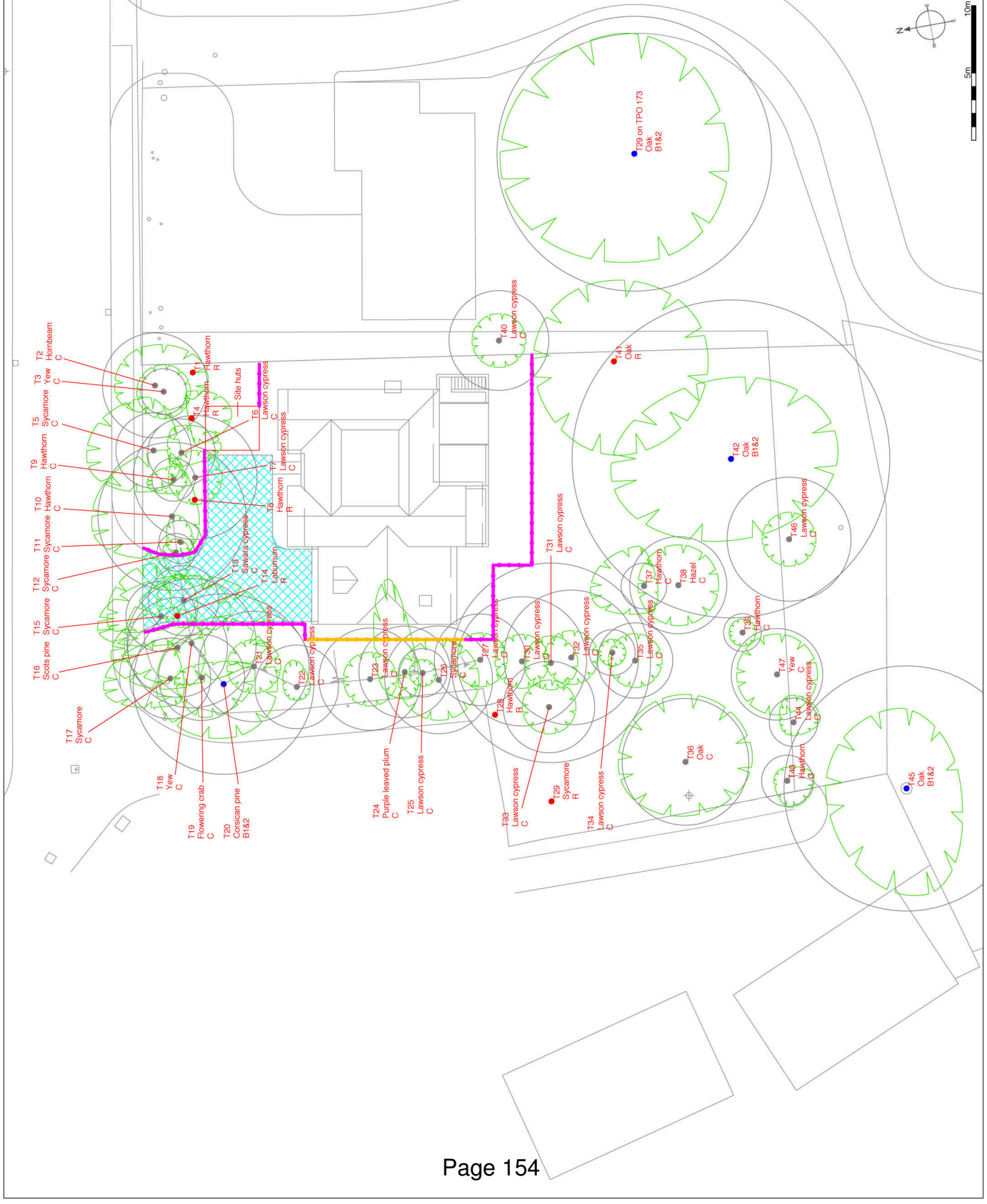
**Consultancy Services**

Merewood, Gregory Road Hedgerley, Bucks, SL2 3XW  
Tel: 01753 647236 Mob: 07784 915944  
email: s\_jmon.hawkins@hotmail.co.uk

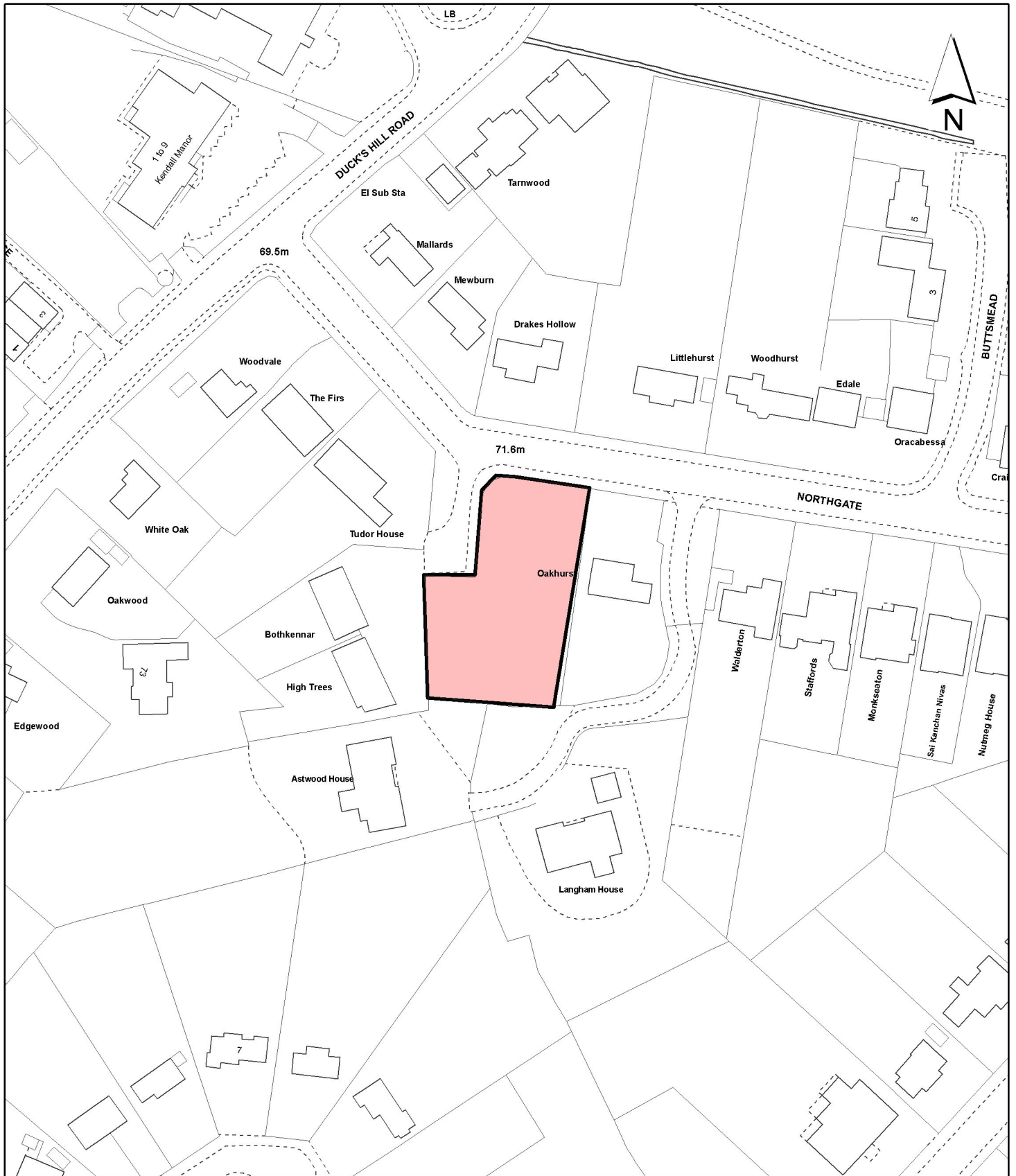
Site: Land adjacent to Tudor House and Oakhurst,  
Northgate, Northwood  
Drawing Title: Tree Protection Plan  
1-200@A2  
Rev E,  
Nov 2011

**Key:**

- Category A
- Category B
- Category C
- Category F
- Tree Protection Fencing  
BS5837:2005
- Tree Protection Fencing  
Incorporated into Scaffolding
- Crown Spread
- Tree Number
- Species
- Category
- No Dig Construction







**Notes**

 Site boundary

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Site Address

**Land forming part of Oakhurst  
Northgate, Northwood**

Planning Application Ref:

**67012/APP/2011/2712**

Planning Committee

**North** Page 155

Scale

**1:1,250**

Date

**June  
2012**

**LONDON BOROUGH  
OF HILLINGDON**  
Planning,  
Environment, Education  
& Community Services

Civic Centre, Uxbridge, Middx. UB8 1UW  
Telephone No.: Uxbridge 250111



**HILLINGDON**  
LONDON

**Report of the Head of Planning & Enforcement Services**

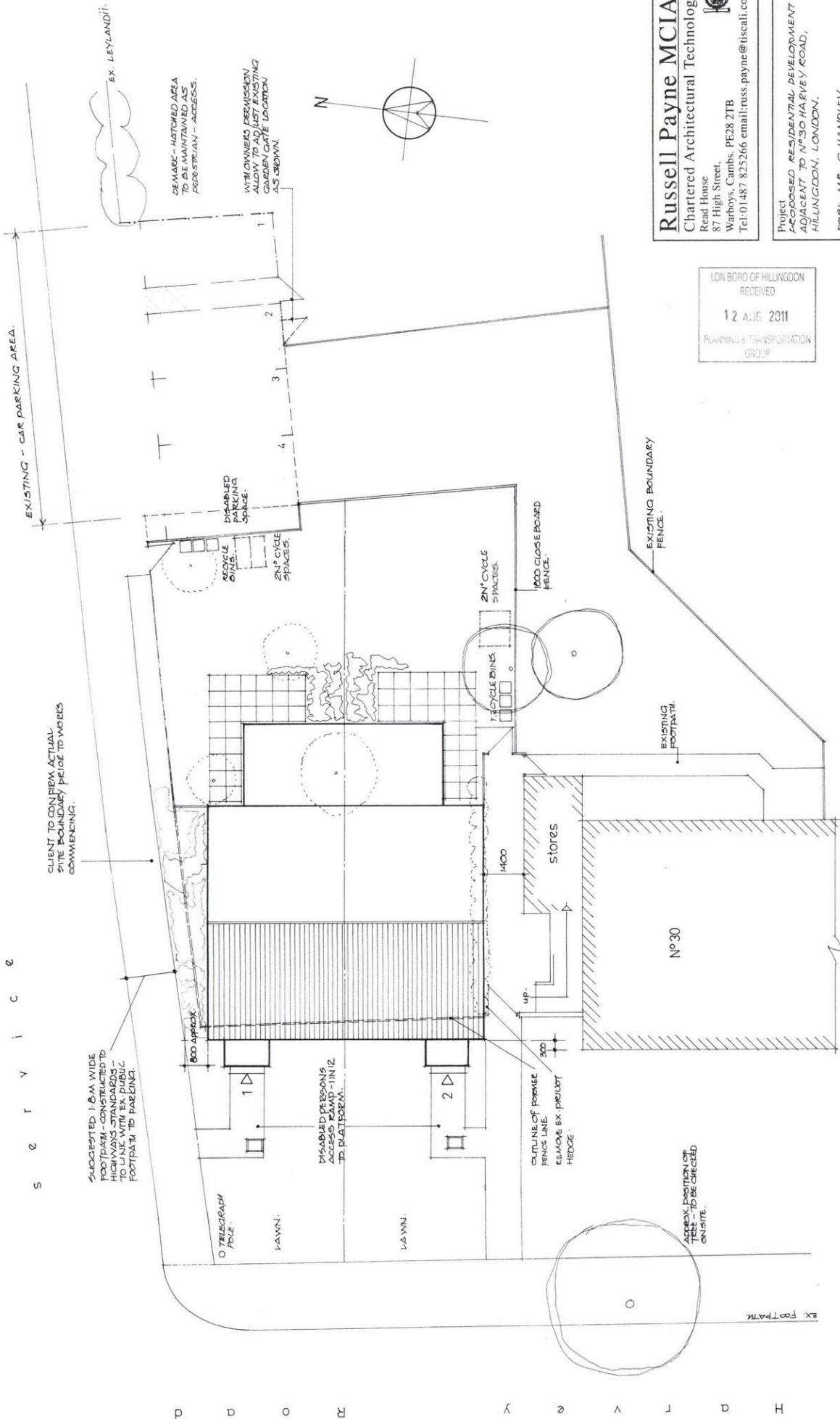
**Address** LAND ADJACENT TO AND FORMING PART OF 30 HARVEY ROAD  
NORTHOLT

**Development:** 2 x two storey, 2-bed semi detached dwellings with associated parking and amenity space

**LBH Ref Nos:** 67335/APP/2011/1968

<b>Date Plans Received:</b>	12/08/2011	<b>Date(s) of Amendment(s):</b>	12/08/2011
<b>Date Application Valid:</b>	19/08/2011		22/11/2011
			27/03/2012

S E R V I C E R O A D



LON BORO OF HILLINGDON  
RECEIVED  
12 AUG 2011  
PLANNING & TRANSPORTATION  
GROUP

**Russell Payne MCIAT**  
Chartered Architectural Technologist  
Read House  
87 High Street,  
Warboys, Cambs, PE28 2TB  
Tel: 01487 825266 email: russ.payne@tiscali.co.uk

Project  
**PROPOSED RESIDENTIAL DEVELOPMENT**  
ADJACENT TO Nº30 HARVEY ROAD,  
HILLINGDON, LONDON.  
FOR: M.E. C. HANDLEY.

Drawing  
**SITE PLAN AS PROPOSED**  
© This drawing is the copyright of Russell Payne MCIAT and must not be reproduced without authorisation.

Scale	1:100	Date	JUNE 2011
Drawn	KAP		
Drawn No.	10-590/7	Rev.	

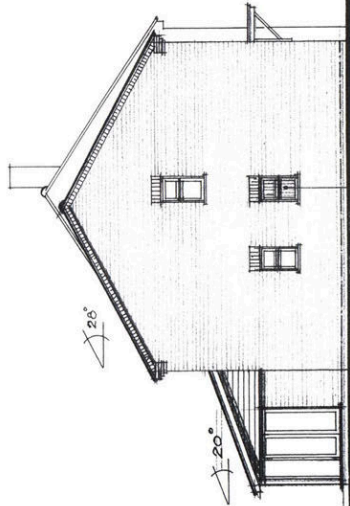
**NOTE:**  
THIS DRAWING IS FOR PLANNING APPLICATION PURPOSES ONLY & IS SUBJECT TO DETAILED MEASURED/LEVEL SURVEY PRIOR TO CONSTRUCTION WORKS COMMENCING.

H A R V E Y R O A D

S i t e P l a n 1:100



1200 1050



Side (NORTHERN)

**NOTE:**  
 ALL EXTERNAL MATERIALS  
 & FINISHES TO BE AGREED  
 IN WRITING WITH PLANNING  
 DEPT PRIOR TO WORKS  
 COMMENCING ON SITE.

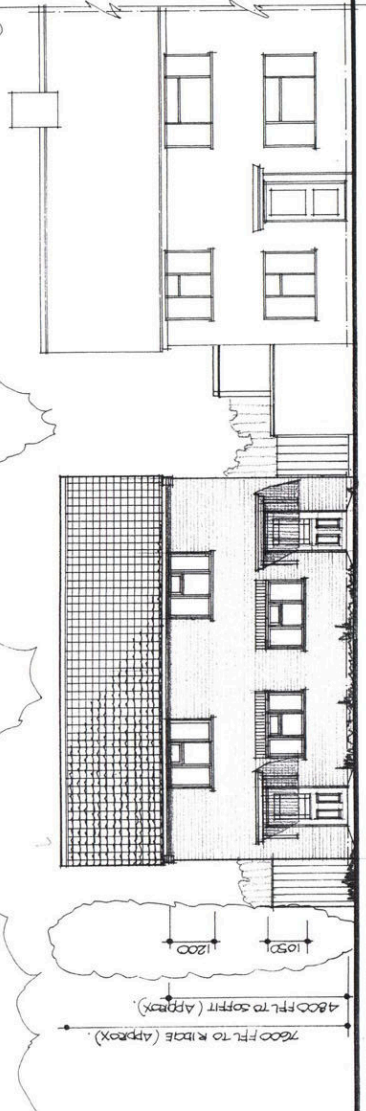
**Russell Payne MCIAT**  
 Chartered Architectural Technologist  
 Read House,  
 87 High Street,  
 Warboys, Cambs. PE28 2TB  
 Tel: 01487 825266 email: russ.payne@tiscali.co.uk

Project  
**PROPOSED RESIDENTIAL DEVELOPMENT**  
 ADJACENT TO N°30 HARVEY ROAD  
 HILLINGDON, LONDON.  
 FOR - MR C. HANDLEY

Drawing  
**PROPOSED ELEVATIONS**  
 © This drawing is the copyright of Russell Payne MCIAT and must not be reproduced without authorisation.

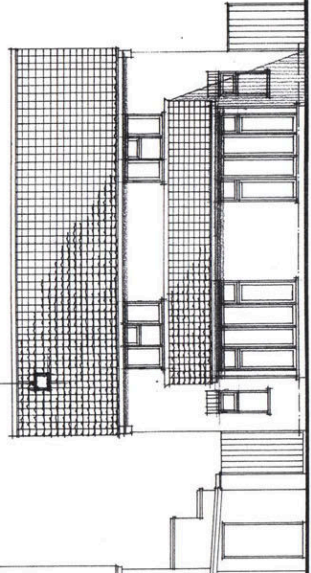
Scale: 1:100.	Date: JUNE 2011.
Drawn: RAB.	
Drawn No: 10-590/6	Rev:

LON BORO OF HILLINGDON  
 RECEIVED  
 12 AUG 2011  
 PLANNING & TRANSPORTATION  
 GROUP



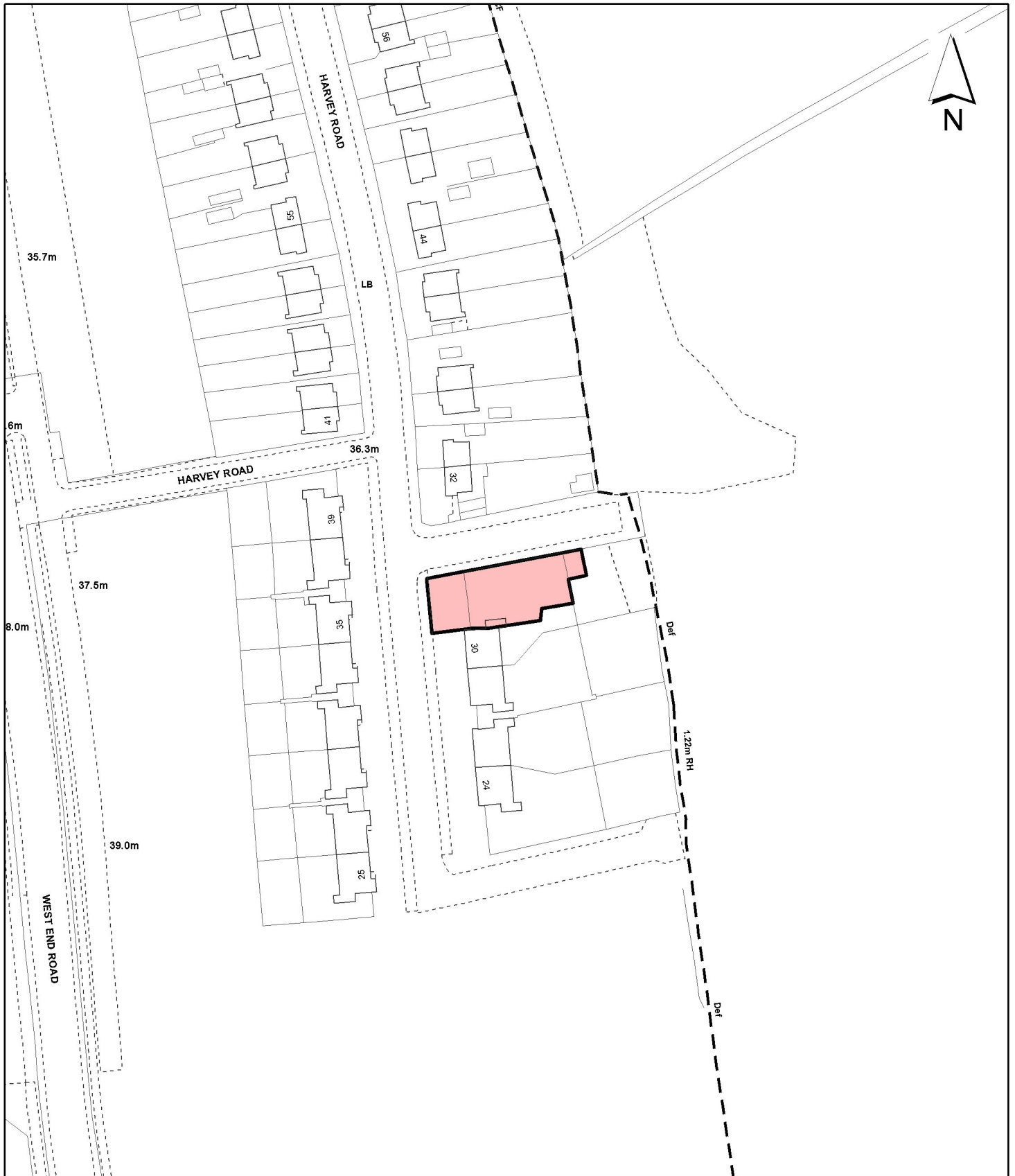
Front (WESTERN)

2100 1350 1050



Side (SOUTHERN)

Rear (EASTERN)



**Notes**

 Site boundary

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Site Address

**Land adjacent to and forming part of 30 Harvey Road Northolt**

Planning Application Ref:  
**67335/APP/2011/1968**

Planning Committee  
**North** Page 160

Scale  
**1:1,250**

Date  
**June 2012**

**LONDON BOROUGH OF HILLINGDON**  
Planning,  
Environment, Education  
& Community Services  
Civic Centre, Uxbridge, Middx. UB8 1UW  
Telephone No.: Uxbridge 250111



**HILLINGDON**  
LONDON

**Report of the Head of Planning & Enforcement Services**

**Address** 54 ST MARGARETS ROAD RUISLIP

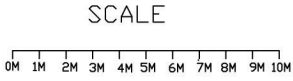
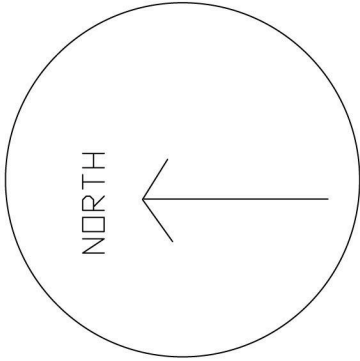
**Development:** Raising of roof to allow for conversion of bungalow to two storey dwelling with habitable roofspace to include 4 side rooflights and completion of single storey rear extension

**LBH Ref Nos:** 42371/APP/2012/645

**Date Plans Received:** 19/03/2012

**Date(s) of Amendment(s):**

**Date Application Valid:** 23/03/2012



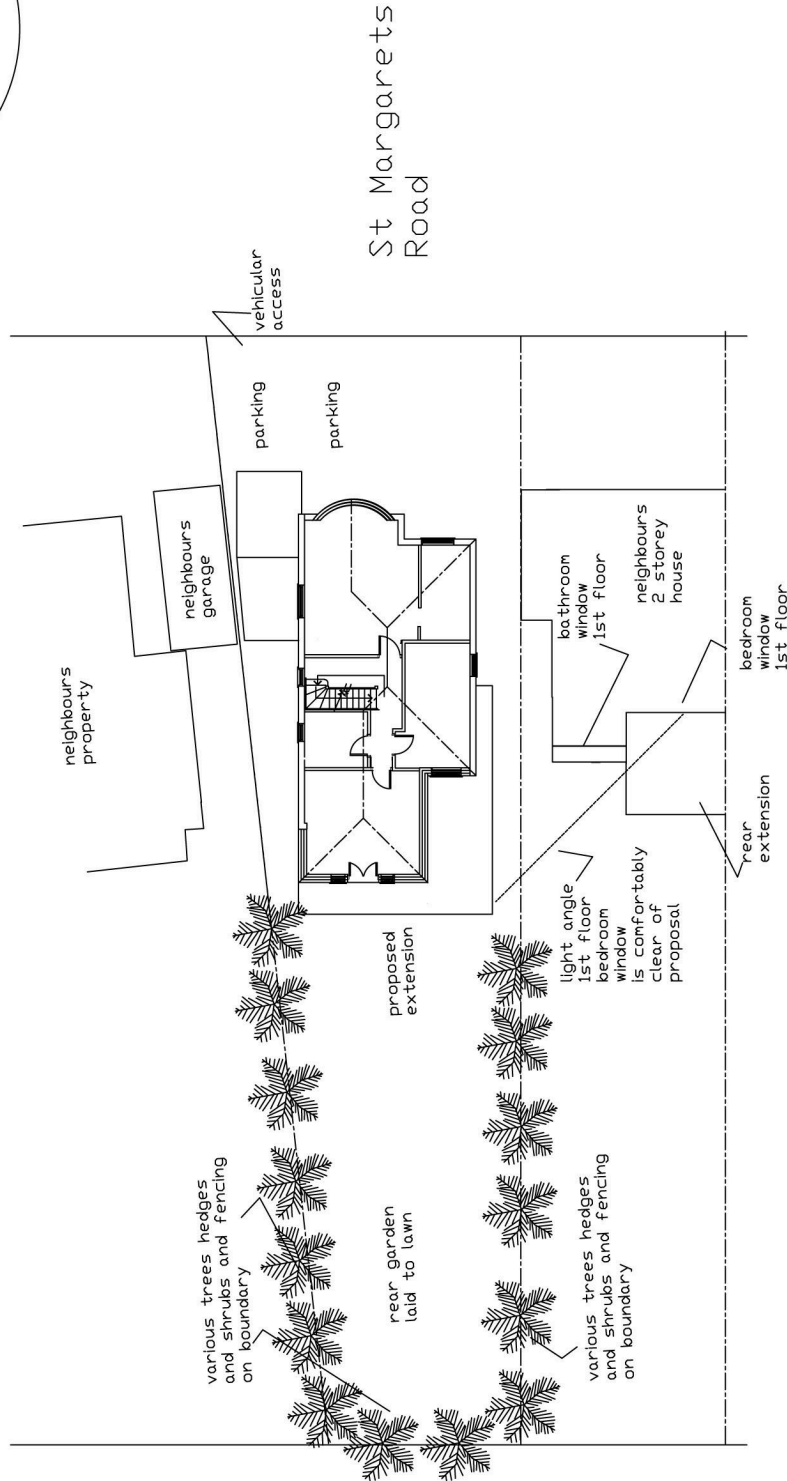
A3 PAPER

Proposed Block  
Plan

<b>JAC Associates</b> Property Consultants Mob: 07779 653101
--

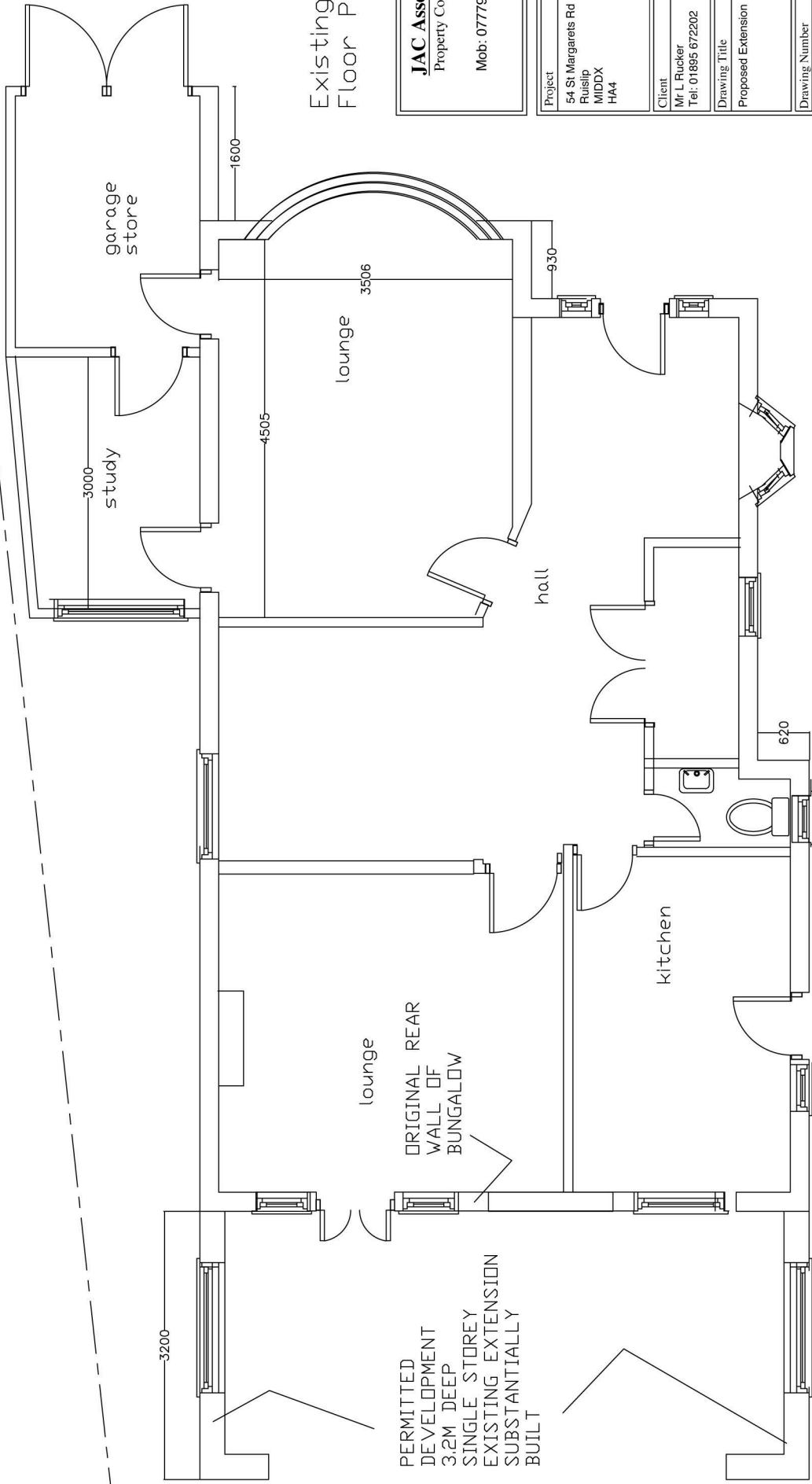
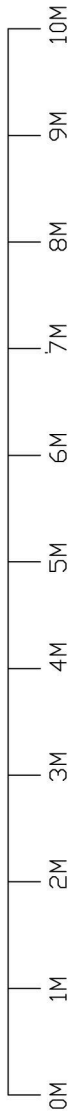
Project	54 St Margarets Rd Ruislip MIDDX HA4
Client	Mr L Rucker Tel: 01895 672202
Drawing Title	Proposed Extension
Drawing Number	stmarginetsrd-54/8 block
Scale	1 : 200
Date	10-03-12

All dimensions and information contained in these plans should be checked on site and with the Local Authority prior to commencing any building works. The drawings are prepared in accordance with the Building Regulations, Building Acts and The Party Wall Act. No works should be commenced prior to obtaining all necessary consents.





SCALE



Existing Ground Floor Plan

PERMITTED DEVELOPMENT  
3.2M DEEP  
SINGLE STOREY  
EXISTING EXTENSION  
SUBSTANTIALLY  
BUILT

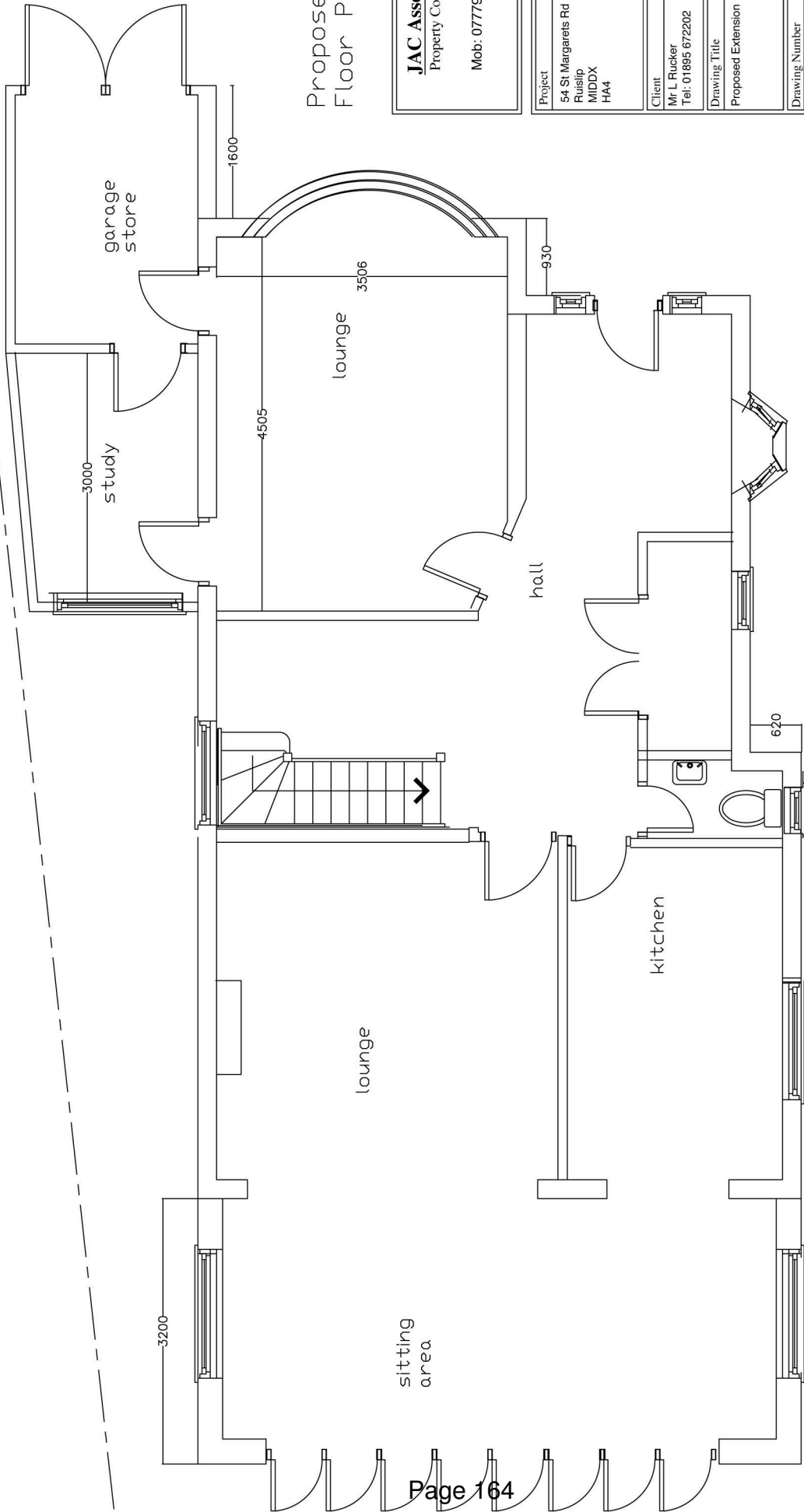
ORIGINAL REAR  
WALL OF  
BUNGALOW

**JAC Associates**  
Property Consultants  
Mob: 07779 653101

Project	54 St Margarets Rd Ruislip MIDDX HA4
Client	Mr L Rucker Tel. 01895 672202
Drawing Title	Proposed Extension
Drawing Number	stMargaretsrd-54 / 0 ground existing
Scale	1 : 50
Date	10-03-12

All dimensions and information contained in these plans should be checked on site and with the Local Authority prior to commencing any building works. The plans are prepared in accordance with the Building Regulations, Building Acts and The Party Wall Act. No works should be commenced prior to obtaining all necessary consents.

SCALE



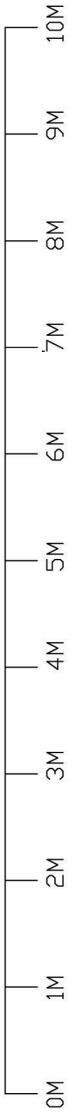
Proposed Ground Floor Plan

**JAC Associates**  
Property Consultants  
Mob: 07779 653101

Project	54 St Margarets Rd Ruislip MIDDX HA4
Client	Mr L Rucker Tel: 01895 672202
Drawing Title	Proposed Extension
Drawing Number	st margarets rd-54 / 1 ground proposed
Scale	1 : 50
Date	10-03-12

All dimensions and information contained in these plans should be checked on site and with the Local Authority prior to commencing any building works. The drawings are prepared in accordance with the Building Regulations, Building Acts and The Party Wall Act. No works should be commenced prior to obtaining all necessary consents.

SCALE

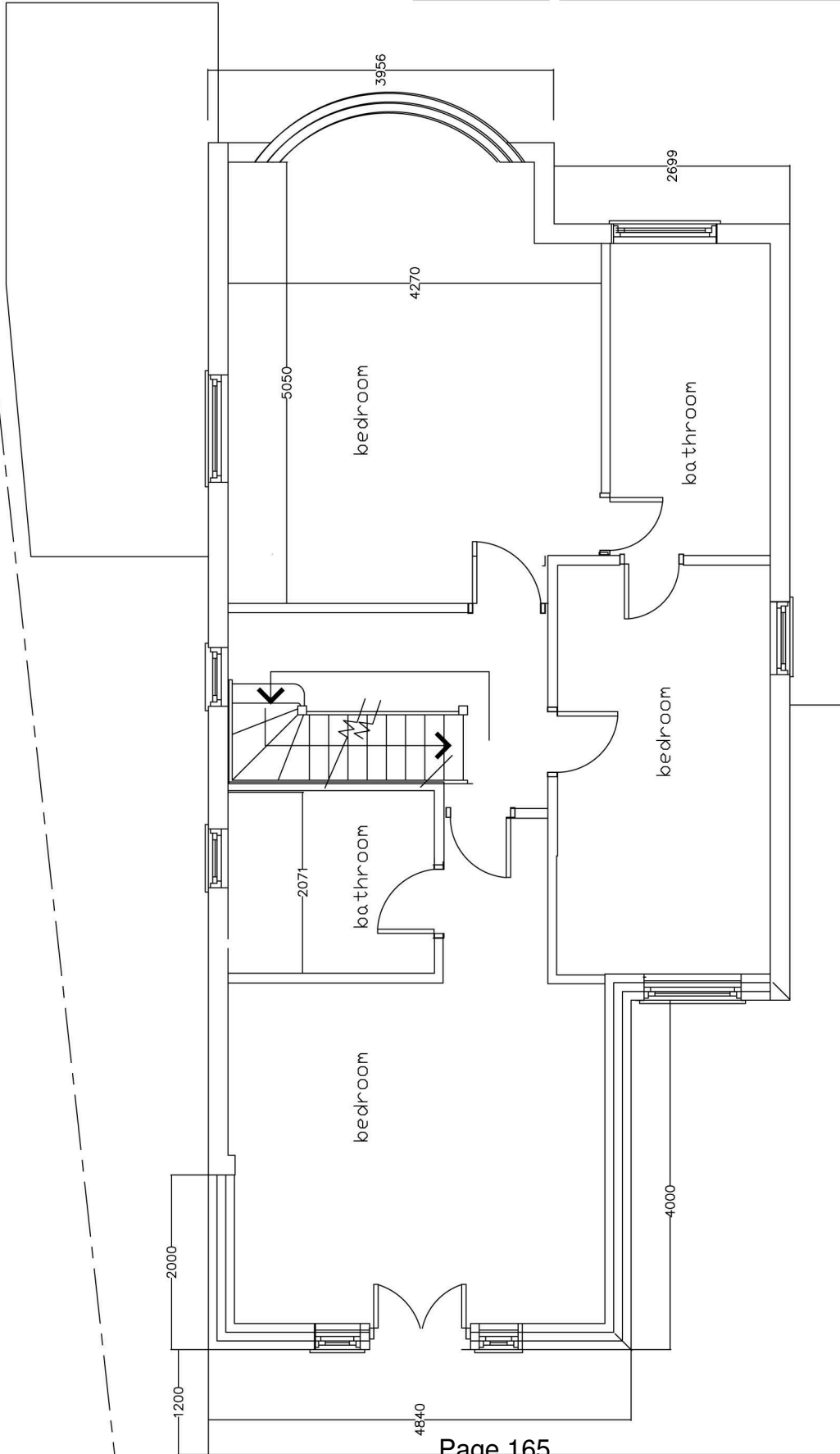


# Proposed First Floor Plan

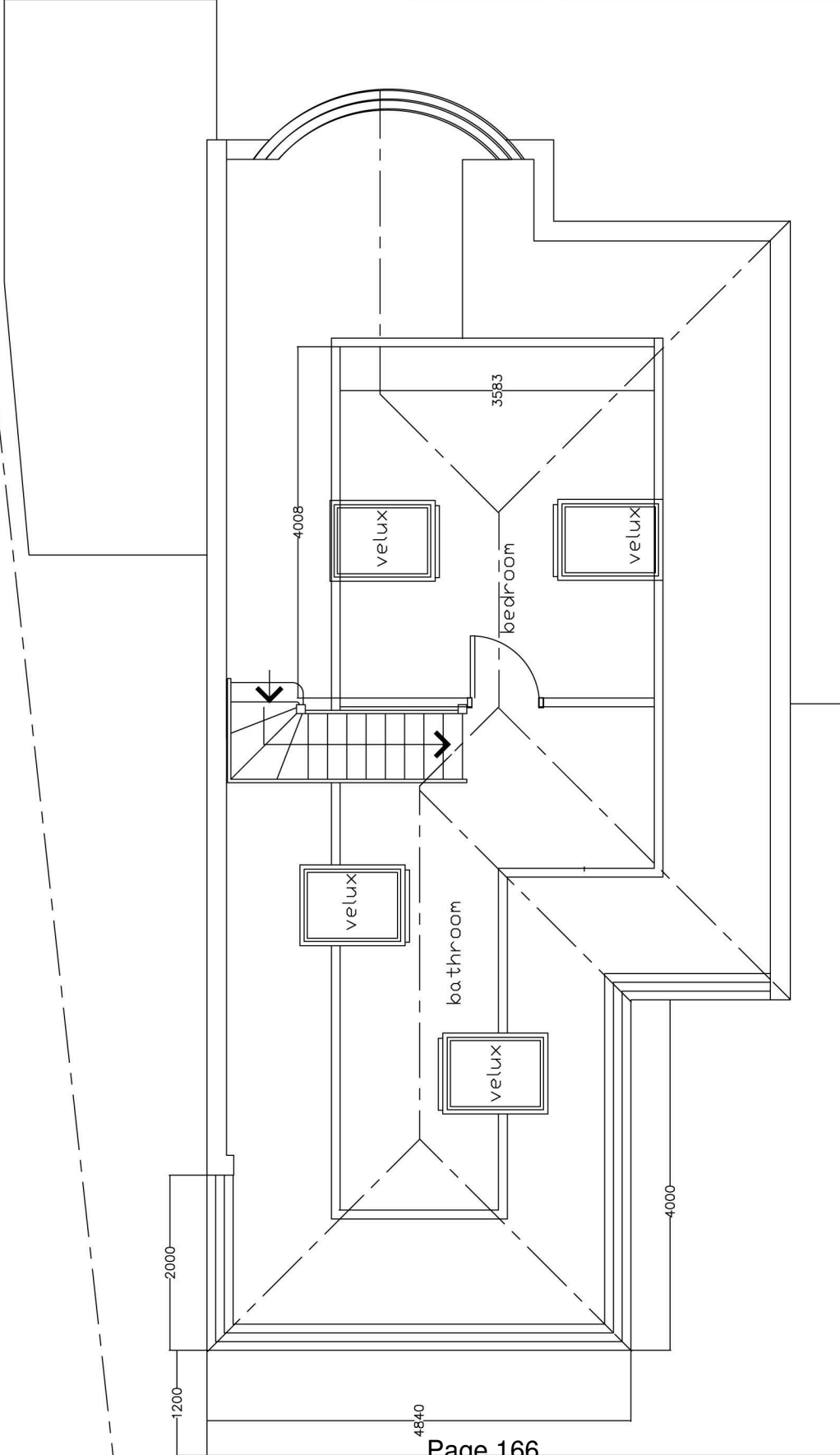
**JAC Associates**  
Property Consultants  
Mob: 07779 653101

Project	54 St Margarets Rd Ruislip MIDDX HA4
Client	Mr L Rucker Tel: 01895 672202
Drawing Title	Proposed Extension
Drawing Number	stmargaretsrd-54 / 2 first proposed
Scale	1 : 50
Date	10-03-12

All dimensions and information contained in these plans should be checked on site and with the Local Authority prior to commencing any building works. The plans are prepared in accordance with the Building Act, Planning Acts, Building Acts and The Party Wall Act. No works should be commenced prior to obtaining all necessary consents.



SCALE

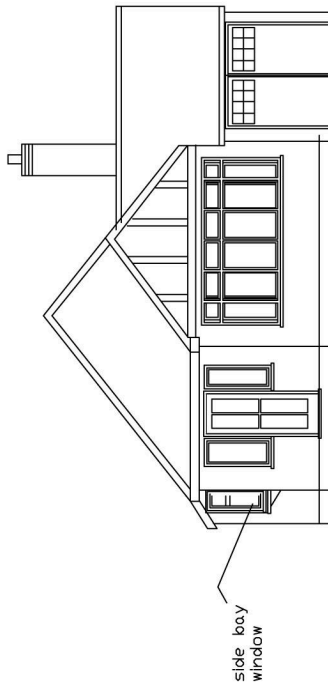
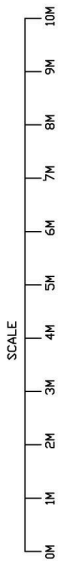


# Proposed Second Floor Plan

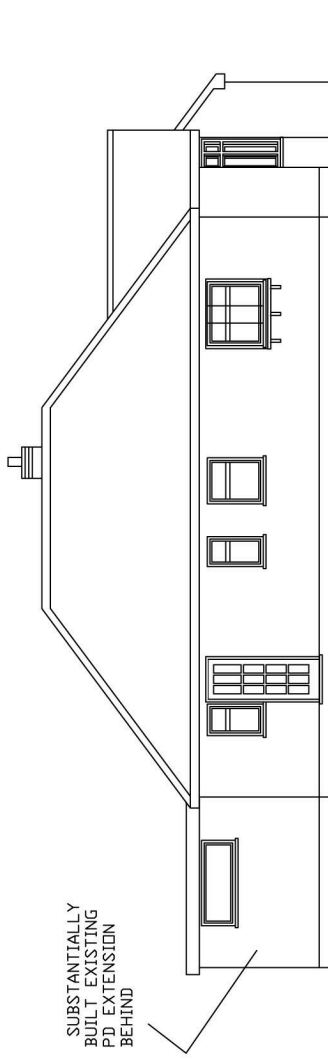
**JAC Associates**  
Property Consultants  
Mob: 07779 653101

Project	54 St Margarets Rd Ruislip MIDDX HA4
Client	Mr L Rucker Tel: 01895 672202
Drawing Title	Proposed Extension
Drawing Number	stMargaretsrd-54 / 3 second proposed
Scale	1 : 50
Date	10-03-12

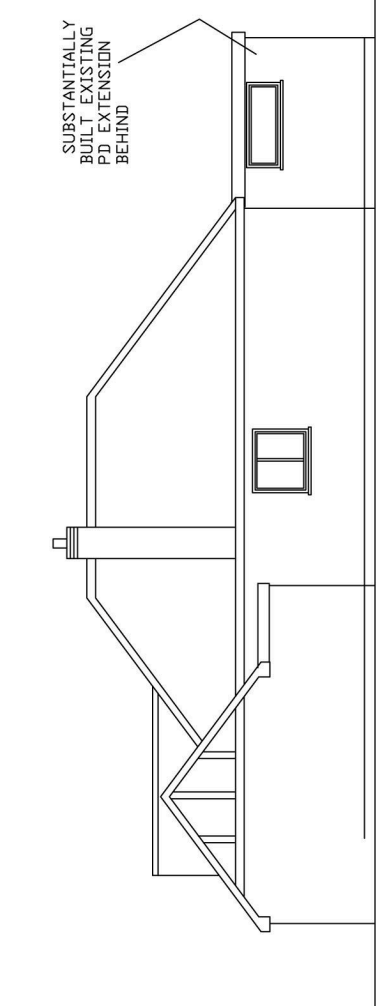
All dimensions and information contained in these plans should be checked on site and with the Local Authority prior to commencing any building works. The plans are prepared in accordance with the Building Regulations, Building Acts and The Party Wall Act. No works should be commenced prior to obtaining all necessary consents.



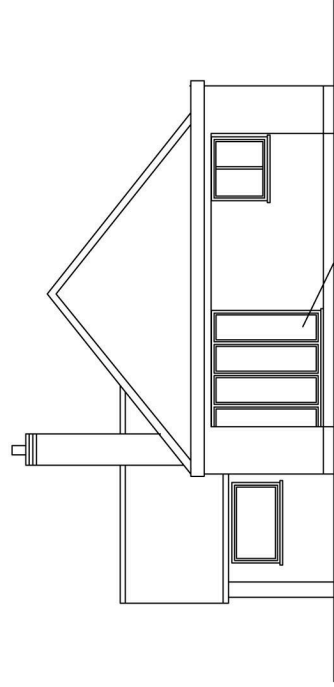
Existing Front Elevation



Existing Side Elevation



Existing Side Elevation

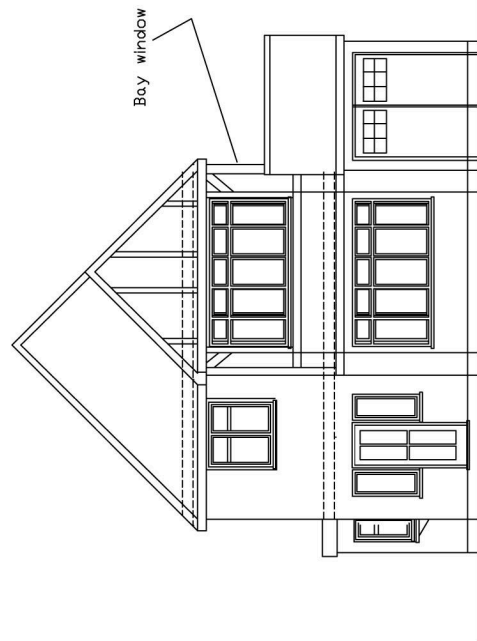


Existing Rear Elevation

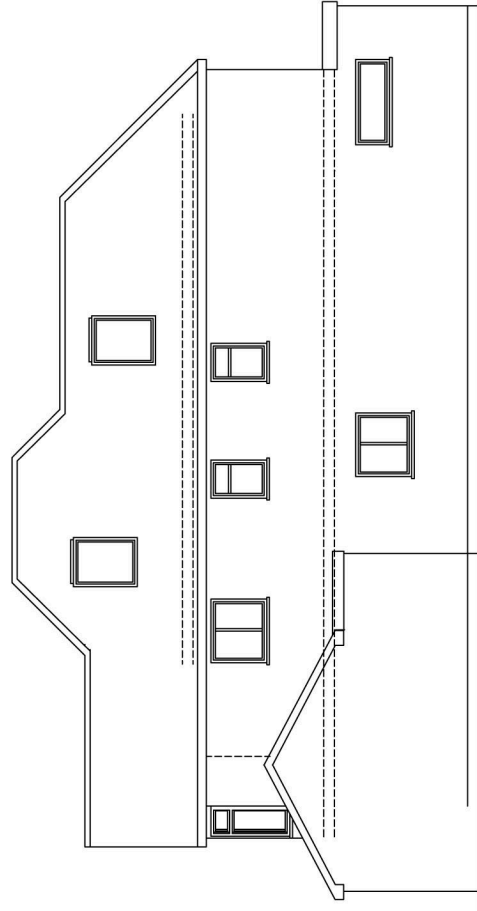
<b>JAC Associates</b> Property Consultants Mob: 07779 653101	
Project	54 St Margarets Rd Ruislip MIDDX HA4
Client	Mr L Rucker Tel: 01895 672202
Drawing Title	Proposed Extension
Drawing Number	stmargaretsrd-54 / 5 reva elevations existing
Scale	1 : 100
Date	21-03-12

All dimensions and information contained in these plans should be checked on site and with the Local Authority prior to commencing any building works. The Architect is not responsible for any works carried out in contravention of the Building Acts and The Party Wall Act. No works should be commenced prior to obtaining all necessary consents.

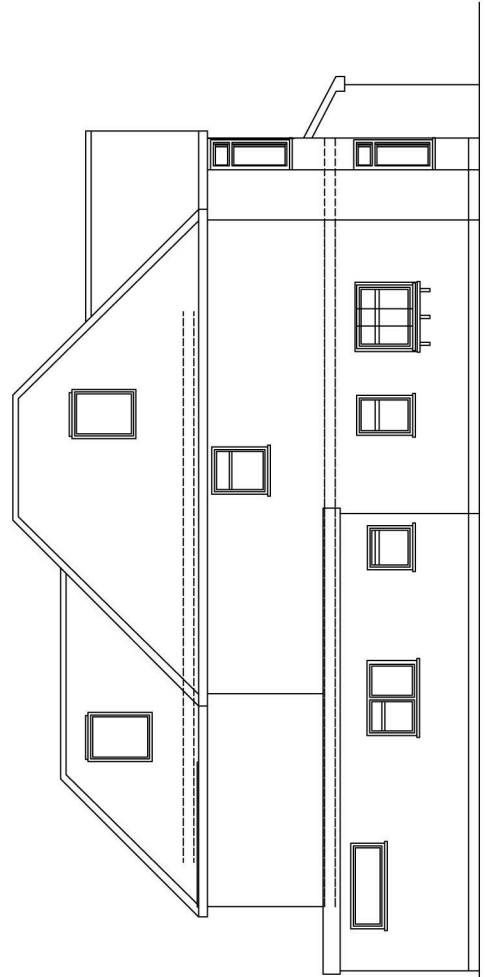
SCALE  
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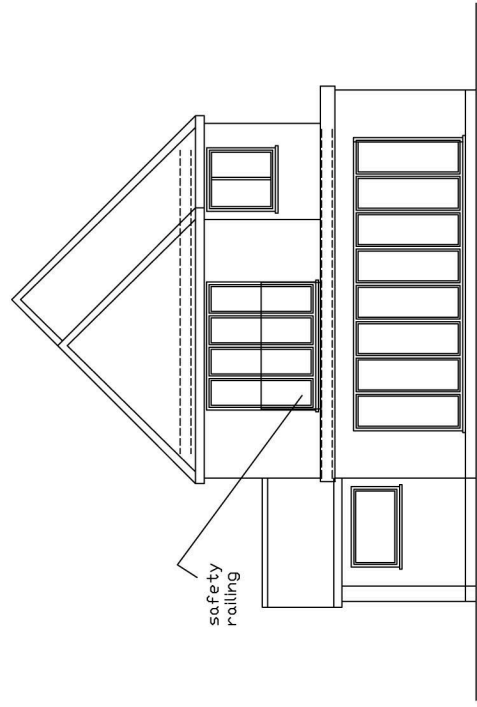
Proposed Front Elevation



Proposed Side Elevation



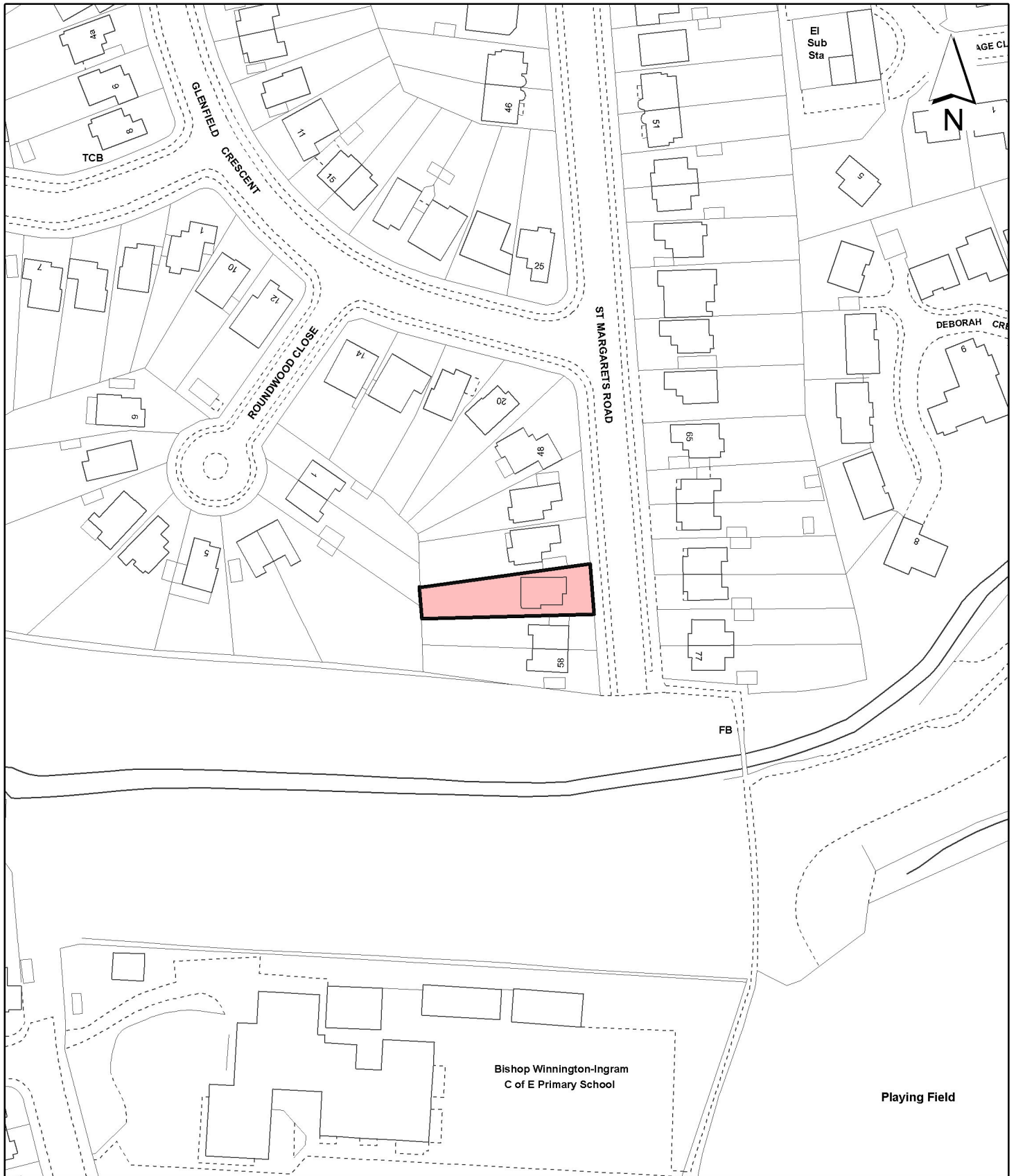
Proposed Side Elevation





Proposed Rear Elevation

<b>JAC Associates</b> Property Consultants Mob: 07779 653101	
Project	54 St Margarets Rd Ruislip MIDDX HA4
Client	Mr L Rucker Tel: 01895 672202
Drawing Title	Proposed Extension
Drawing Number	stmargaretsrd-54 / 6 reva elevations proposed
Scale	1 : 100
Date	21-03-12

All dimensions and information contained in these plans should be checked on site and with the Local Authority prior to commencing any building works. The drawings are prepared in accordance with the Building Regulations, Building Acts and The Party Wall Act. No works should be commenced prior to obtaining all necessary consents.



<p><b>Notes</b></p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2012 Ordnance Survey 100019283</p>	<p>Site Address</p> <p style="text-align: center;"><b>54 St. Margarets Road Ruislip</b></p>		<p><b>LONDON BOROUGH OF HILLINGDON</b> Planning, Environment, Education &amp; Community Services</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p> <p style="text-align: center;"> <b>HILLINGDON</b> LONDON</p>
	<p>Planning Application Ref:</p> <p style="text-align: center;"><b>42371/APP/2012/645</b></p>	<p>Scale</p> <p style="text-align: center;"><b>1:1,250</b></p>	
	<p>Planning Committee</p> <p style="text-align: center;"><b>North</b> Page 169</p>	<p>Date</p> <p style="text-align: center;"><b>May 2012</b></p>	

## **Report of the Head of Planning & Enforcement Services**

**Address** 80 BRIDLE ROAD EASTCOTE

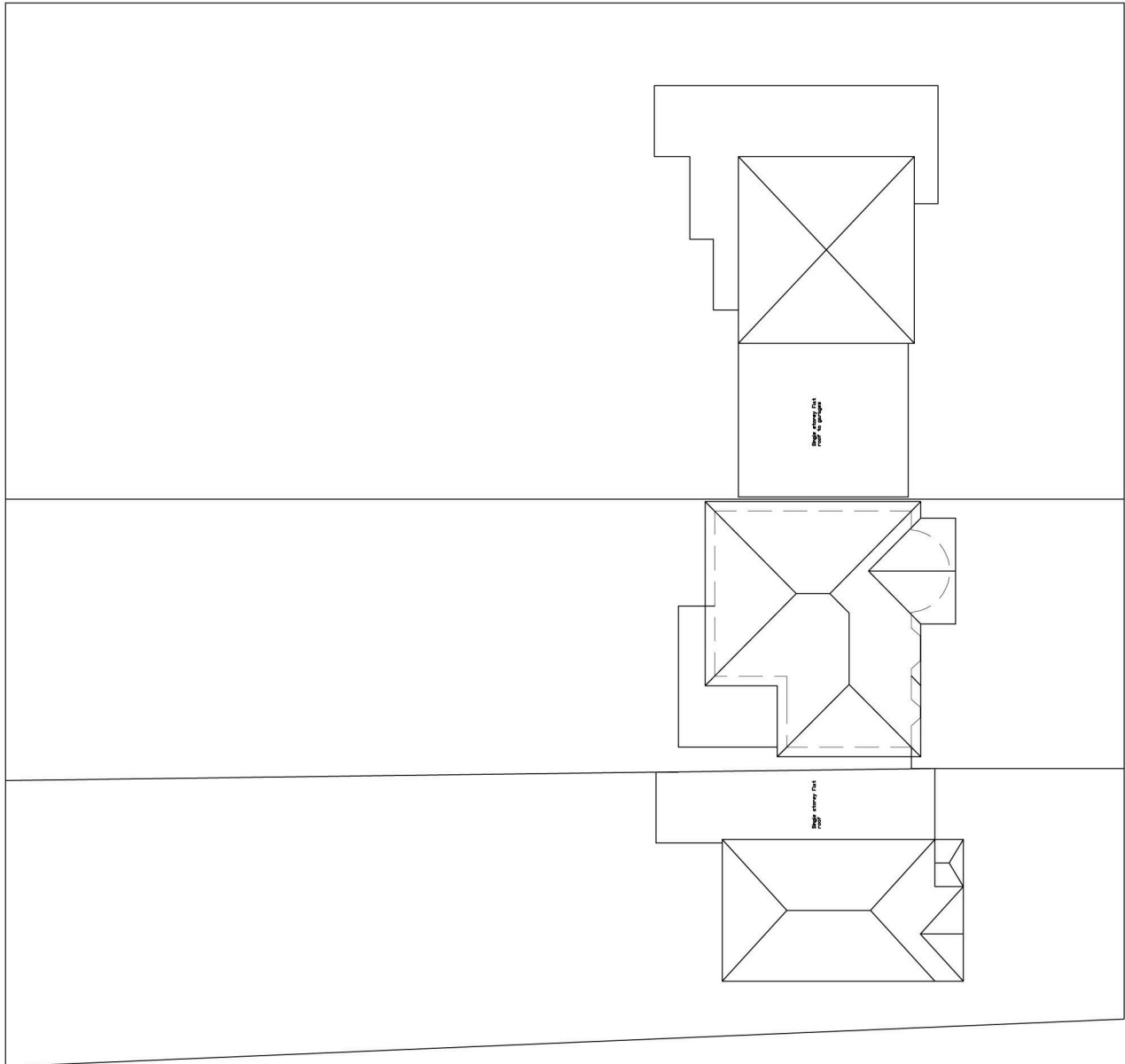
**Development:** Two storey rear extension, single storey front extension, conversion of basement to habitable space and raising of roof to allow for conversion of roof space to habitable use to include a rear dormer, 2 front rooflights and 6 side rooflights

**LBH Ref Nos:** 68430/APP/2012/674

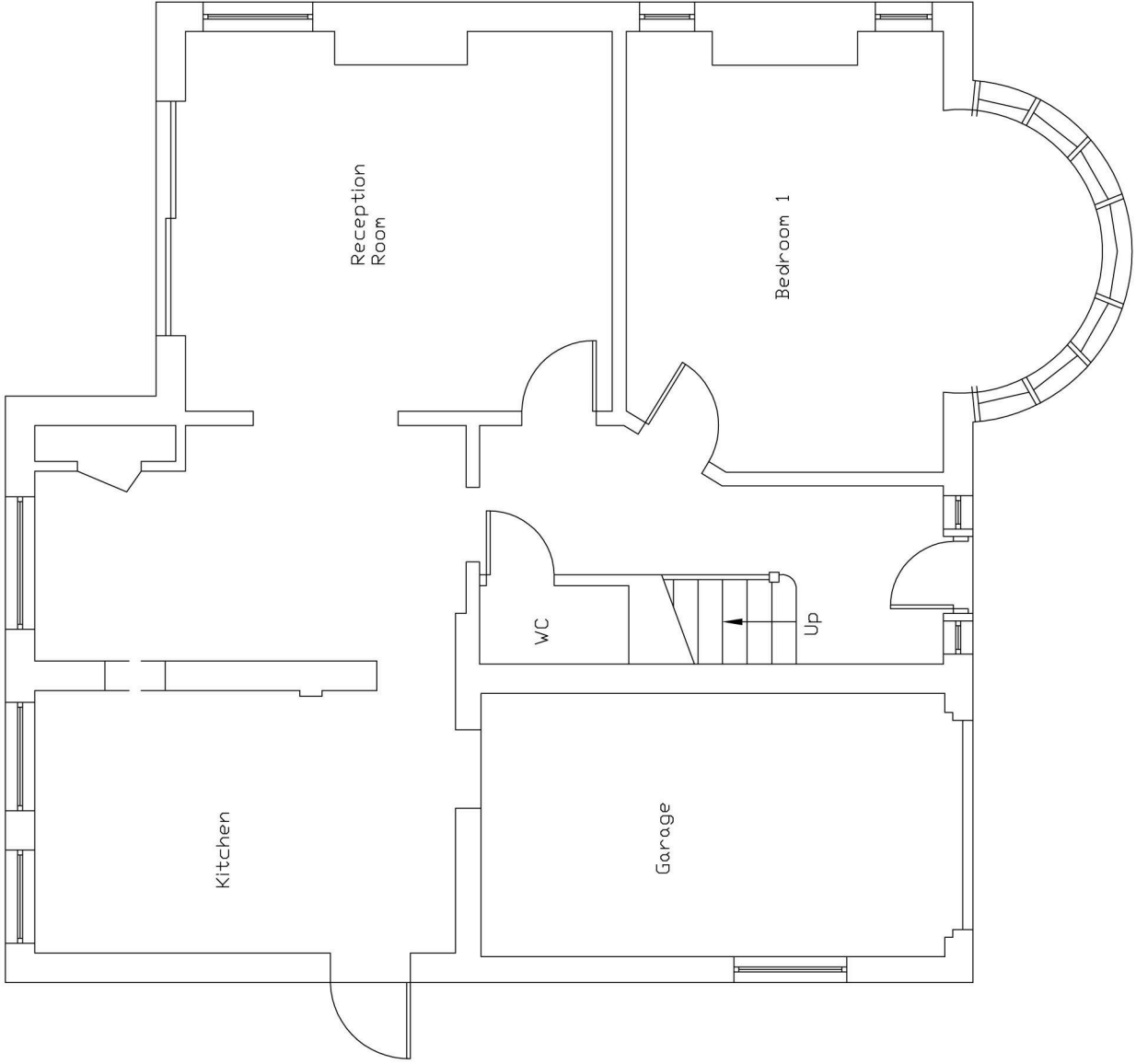
**Date Plans Received:** 21/03/2012                      **Date(s) of Amendment(s):**

**Date Application Valid:** 04/04/2012

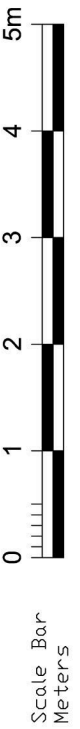


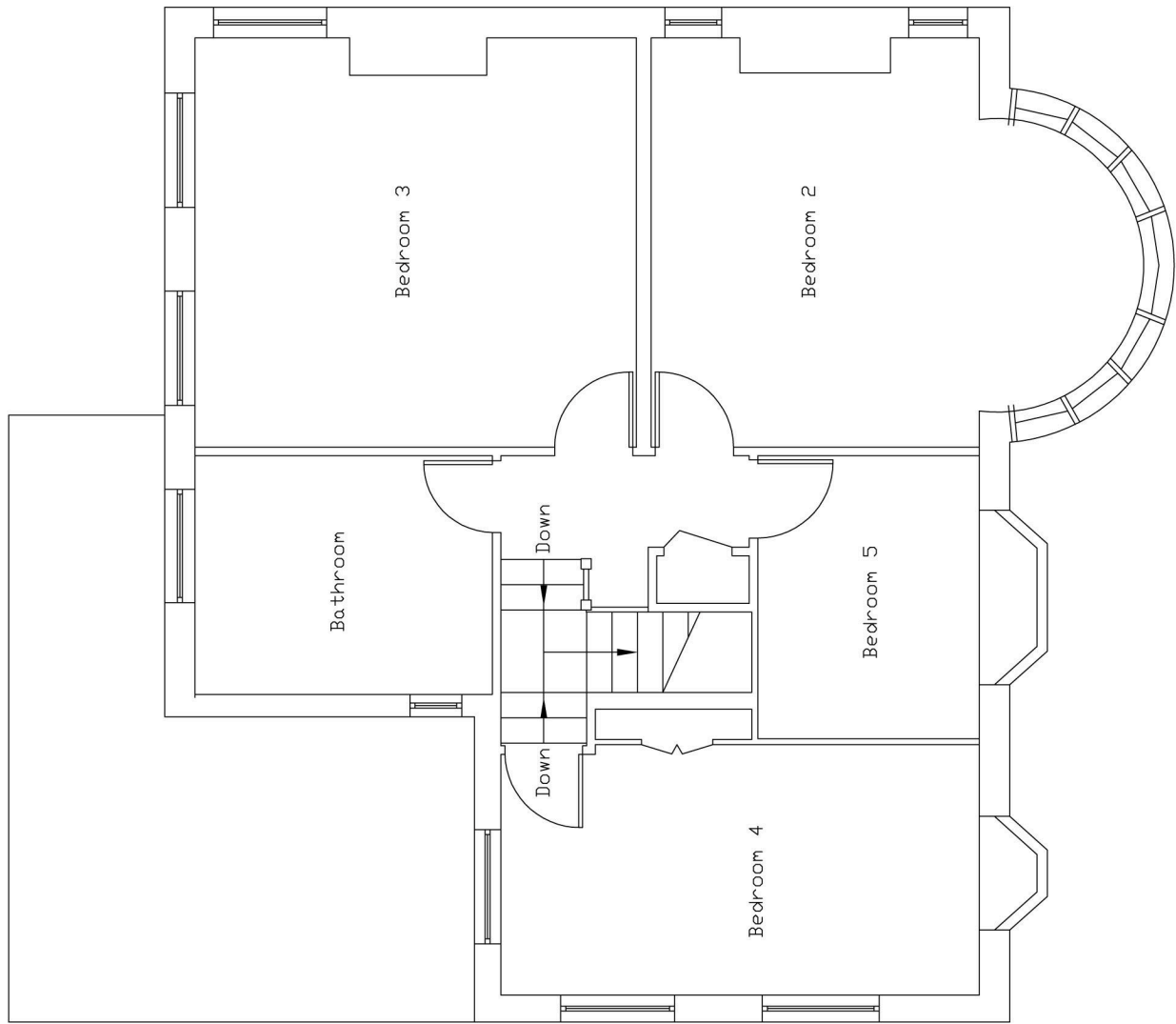


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Existing Block Plan			BP-01	
Scale	Dr'n. By	Chkd. By	Job No.	
1:200 @ A3	R.D.	M.F.	211091	
Client			Mr & Mrs Osborne.	
Project			80 Bridle Road, Pinner.	
<b>FIDLER ASSOCIATES LTD</b> STRUCTURAL ENGINEERS, SURVEYORS & PROJECT MANAGERS 31 Hillside Road, Northwood, Middx HA6 1PY Tel : 01923 840482 Fax : 01923 840483 Email : mikedfelder@blueyonder.co.uk				



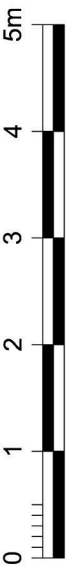
Ref.	Date	Revision	Preliminary Drawing	
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Existing Ground Floor Plan			001	
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		Chkd. By	M.F.	211091
Client	Mr & Mrs Osborne.			
Project	80 Bridle Road, Pinner.			
<b>FIDLER ASSOCIATES LTD</b> STRUCTURAL ENGINEERS, SURVEYORS & PROJECT MANAGERS 31 Hillside Road, Northwood, Middx HA6 1PY Tel : 01923 840482 Fax : 01923 840483 Email : mikedfider@blueyonder.co.uk				

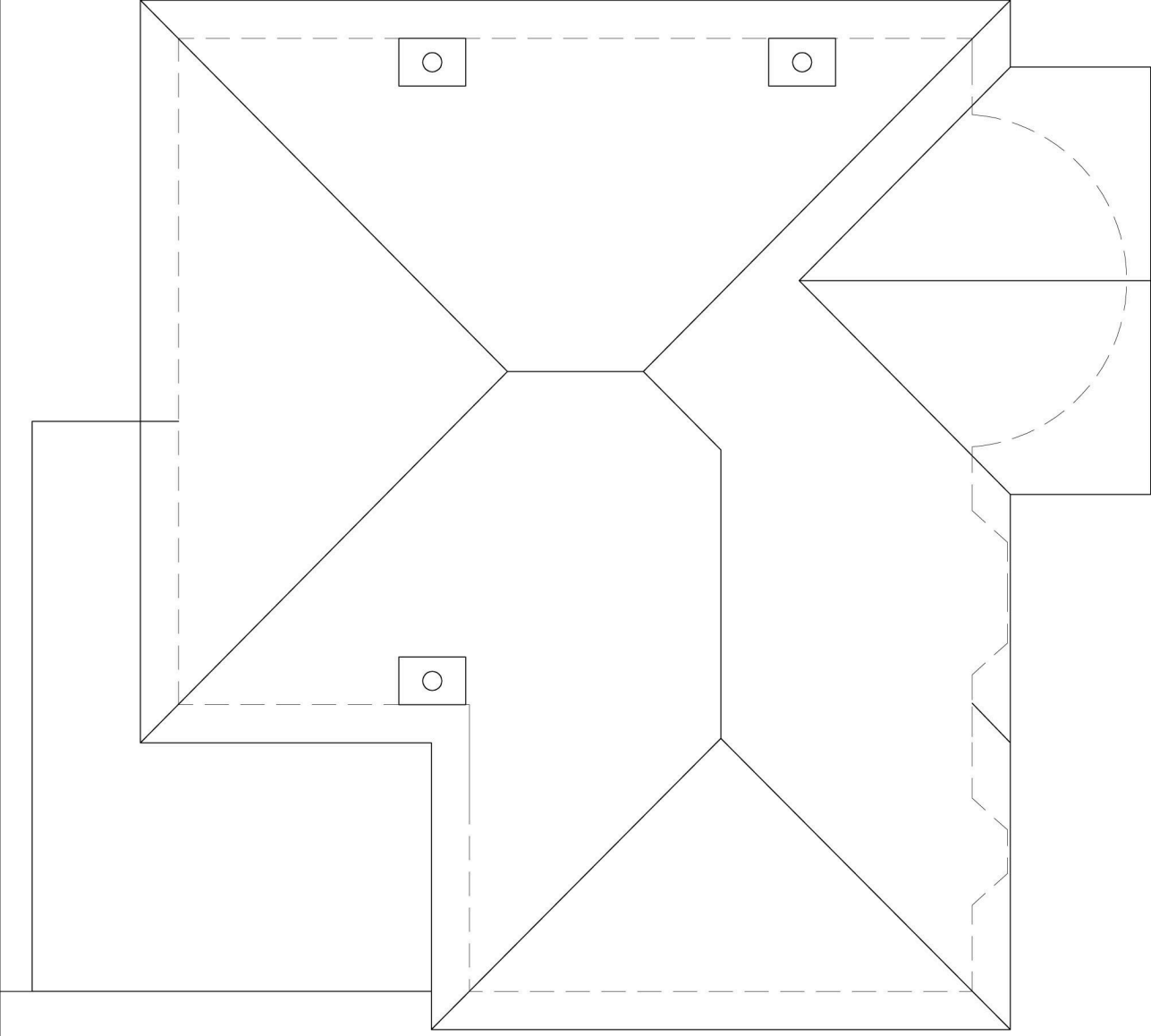




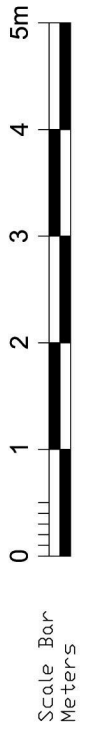
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			Job No.	211091
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		Chkd. By	M.F.	
Client	Mr & Mrs Osborne.			
Project	80 Bridle Road, Pinner.			

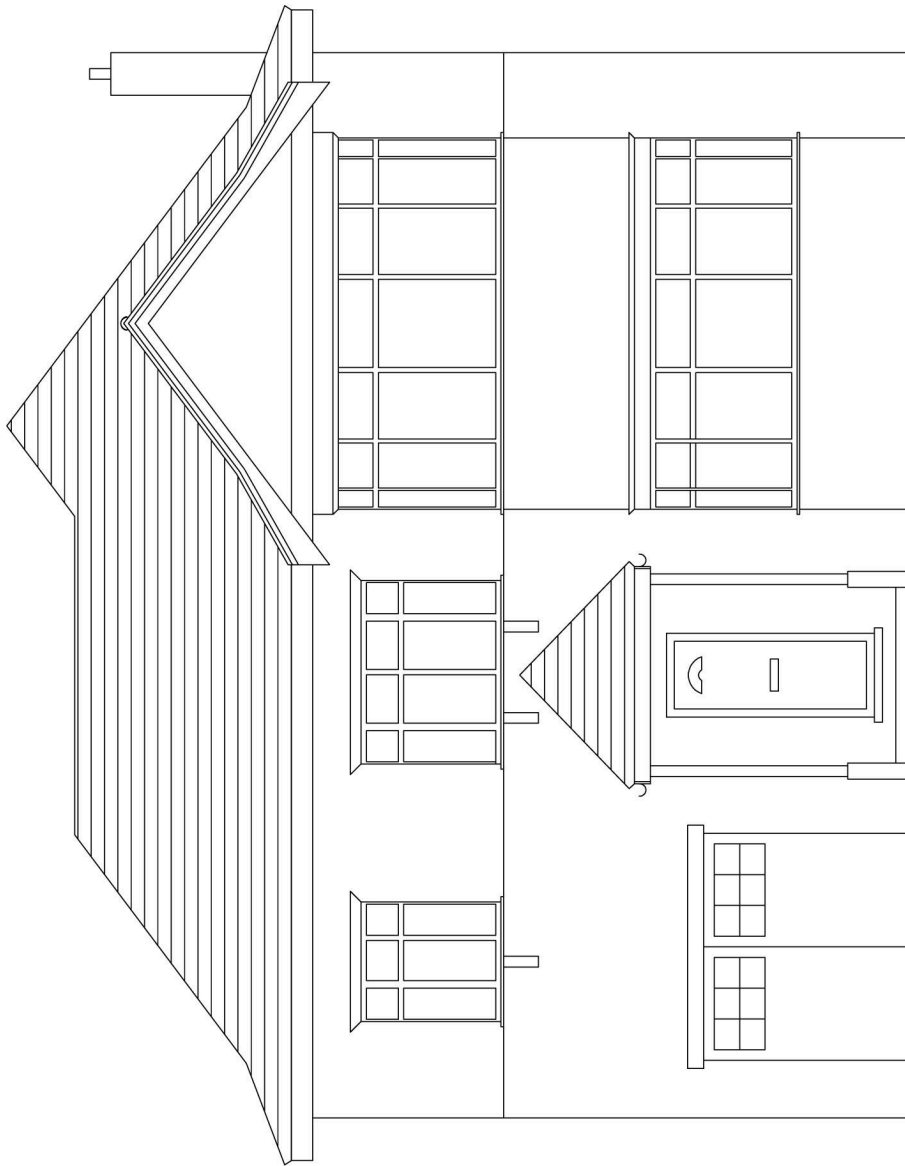
**FIDLER ASSOCIATES LTD**  
 STRUCTURAL ENGINEERS, SURVEYORS  
 & PROJECT MANAGERS  
 31 Hillside Road, Northwood, Middx HA6 1PY  
 Tel : 01923 840482 Fax : 01923 840483  
 Email : mikedfelder@blueyonder.co.uk



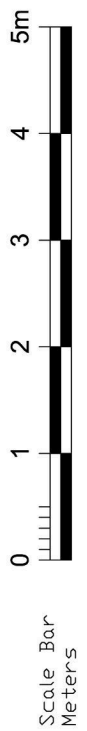


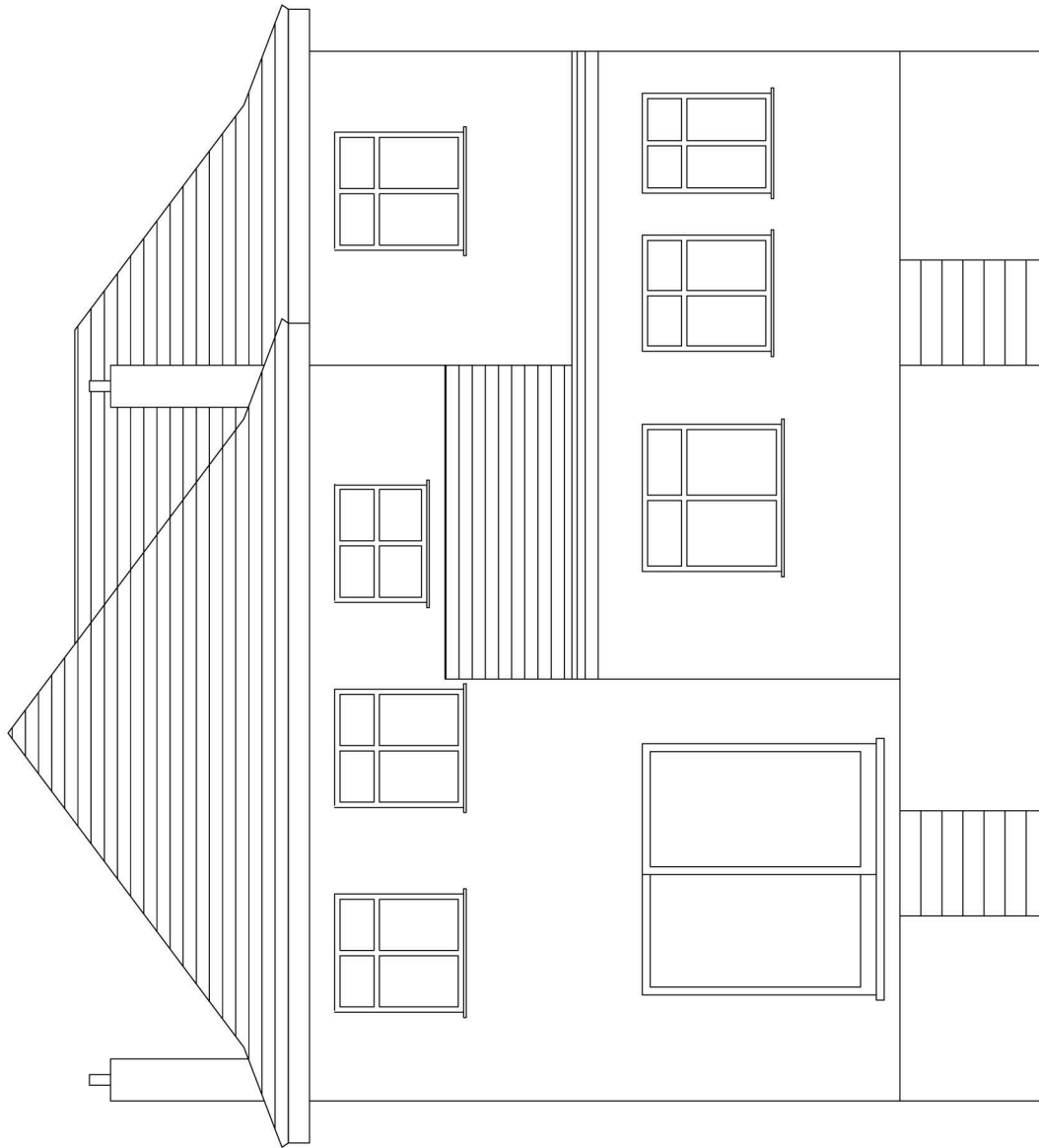
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			007	
<b>Existing Roof Plan</b>				
Scale	1:50 @ A3	Dr'n. By	R.D.	Job No.
		Chkd. By	M.F.	211091
Client	Mr & Mrs Osborne.			
Project	80 Bridle Road, Pinner.			
<b>FIDLER ASSOCIATES LTD</b> STRUCTURAL ENGINEERS, SURVEYORS & PROJECT MANAGERS 31 Hillside Road, Northwood, Middx HA6 1PY Tel : 01923 840482 Fax : 01923 840483 Email : mikefidler@blueyonder.co.uk				



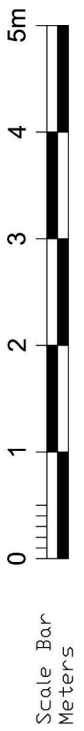


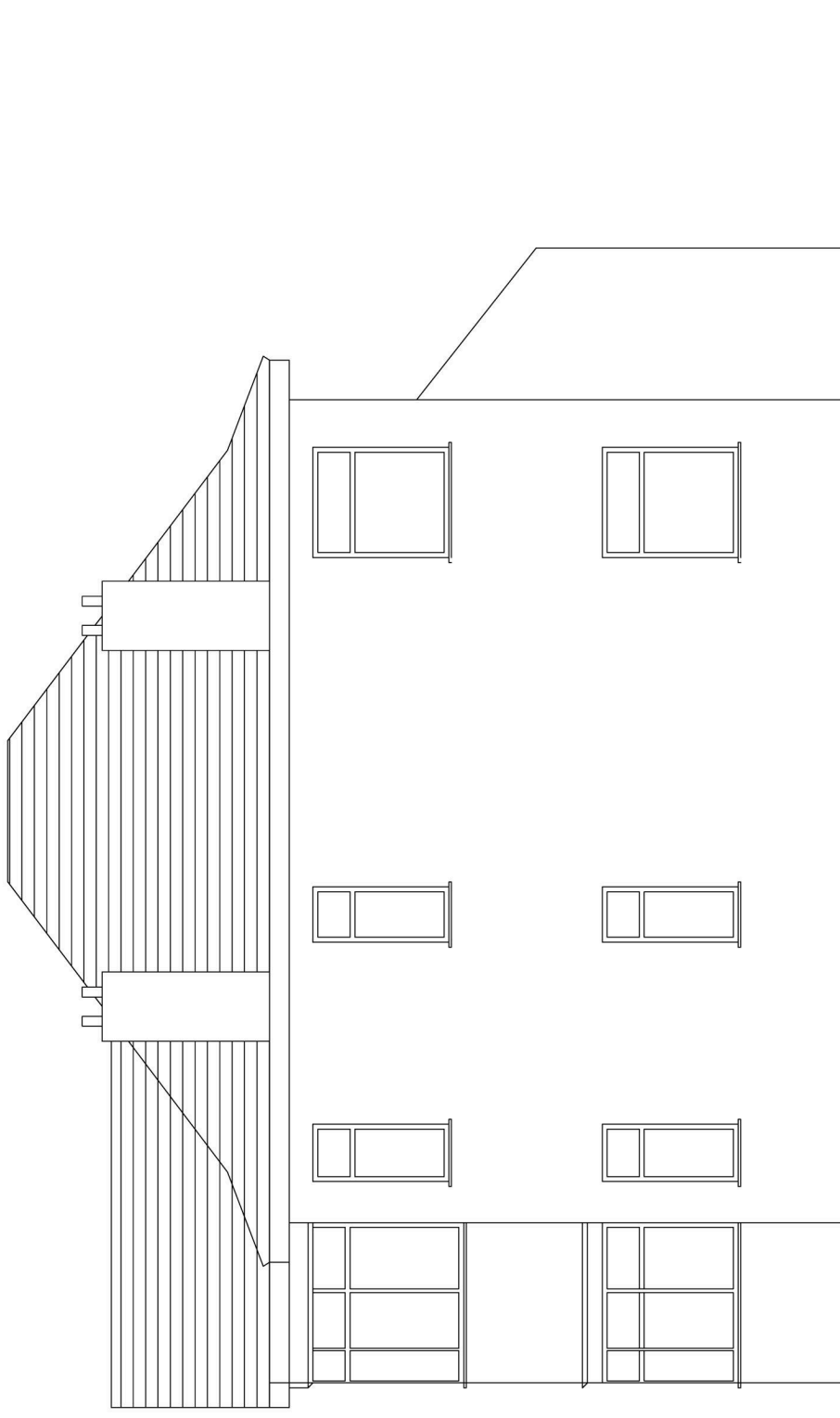
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		Chkd. By	M.F.	211091
Client	Mr & Mrs Osborne.			
Project	80 Bridle Road, Pinner.			
<b>FIDLER ASSOCIATES LTD</b> STRUCTURAL ENGINEERS, SURVEYORS & PROJECT MANAGERS 31 Hillside Road, Northwood, Middx HA6 1PY Tel : 01923 840482 Fax : 01923 840483 Email : mikedfider@blueyonder.co.uk				



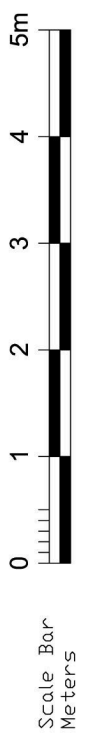


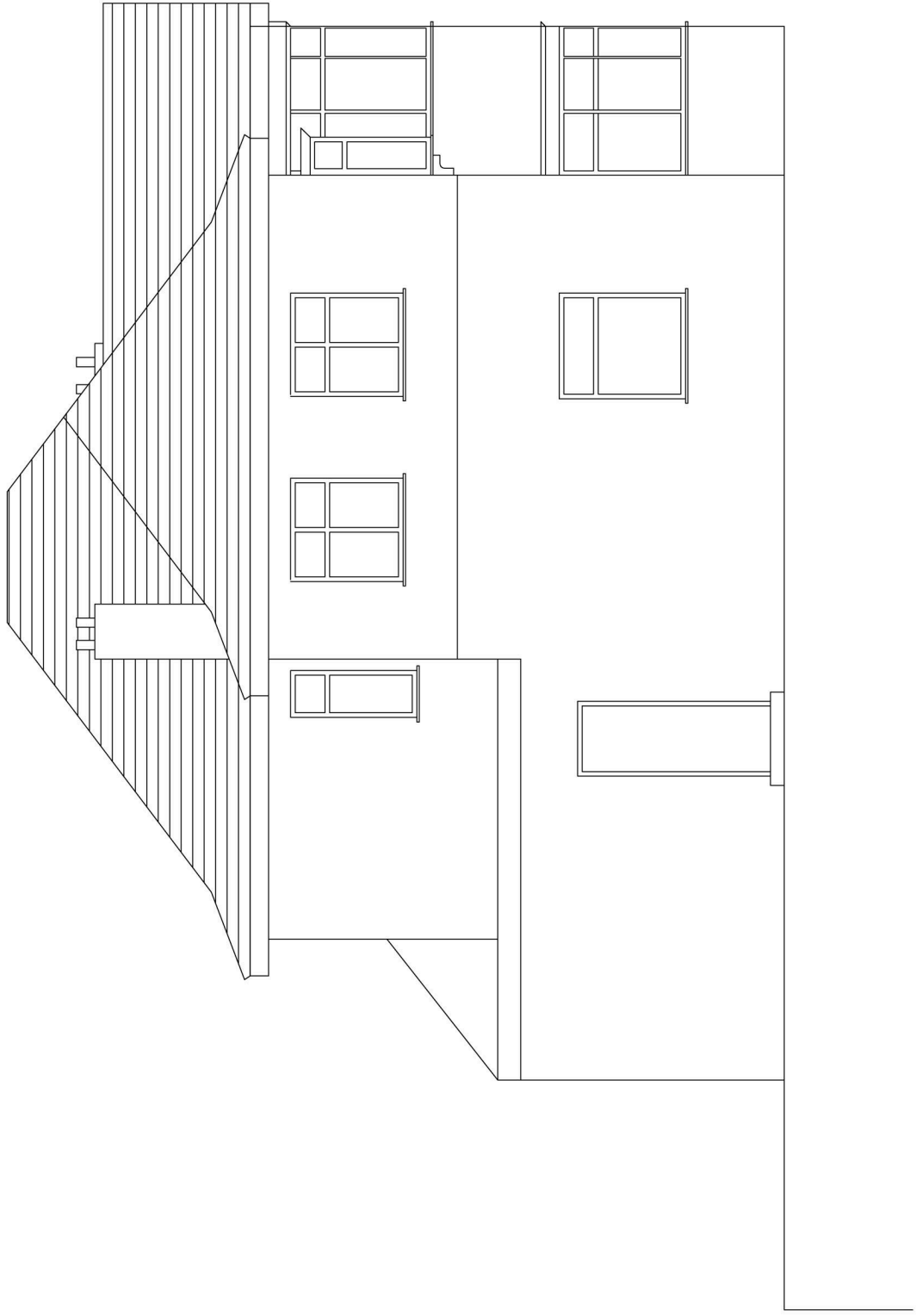
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Existing Rear Elevation			005	
Scale	1:50 @ A3	Dr'n. By	R.D.	Job No.
		Checkd. By	M.F.	211091
Client	Mr & Mrs Osborne.			
Project	80 Bridle Road, Pinner.			
<b>FIDLER ASSOCIATES LTD</b> STRUCTURAL ENGINEERS, SURVEYORS & PROJECT MANAGERS 31 Hillside Road, Northwood, Middx HA6 1PY Tel : 01923 840482 Fax : 01923 840483 Email : mikedfider@blueyonder.co.uk				



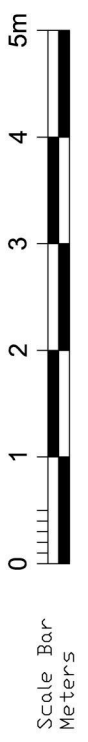


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Existing Side Elevation			004	
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		Chkd. By	M.F.	211091
Client	Mr & Mrs Osborne.			
Project	80 Bridle Road, Pinner.			
<b>FIDLER ASSOCIATES LTD</b> STRUCTURAL ENGINEERS, SURVEYORS & PROJECT MANAGERS 31 Hillside Road, Northwood, Middx HA6 1PY Tel : 01923 840482 Fax : 01923 840483 Email : mikedfider@blueyonder.co.uk				

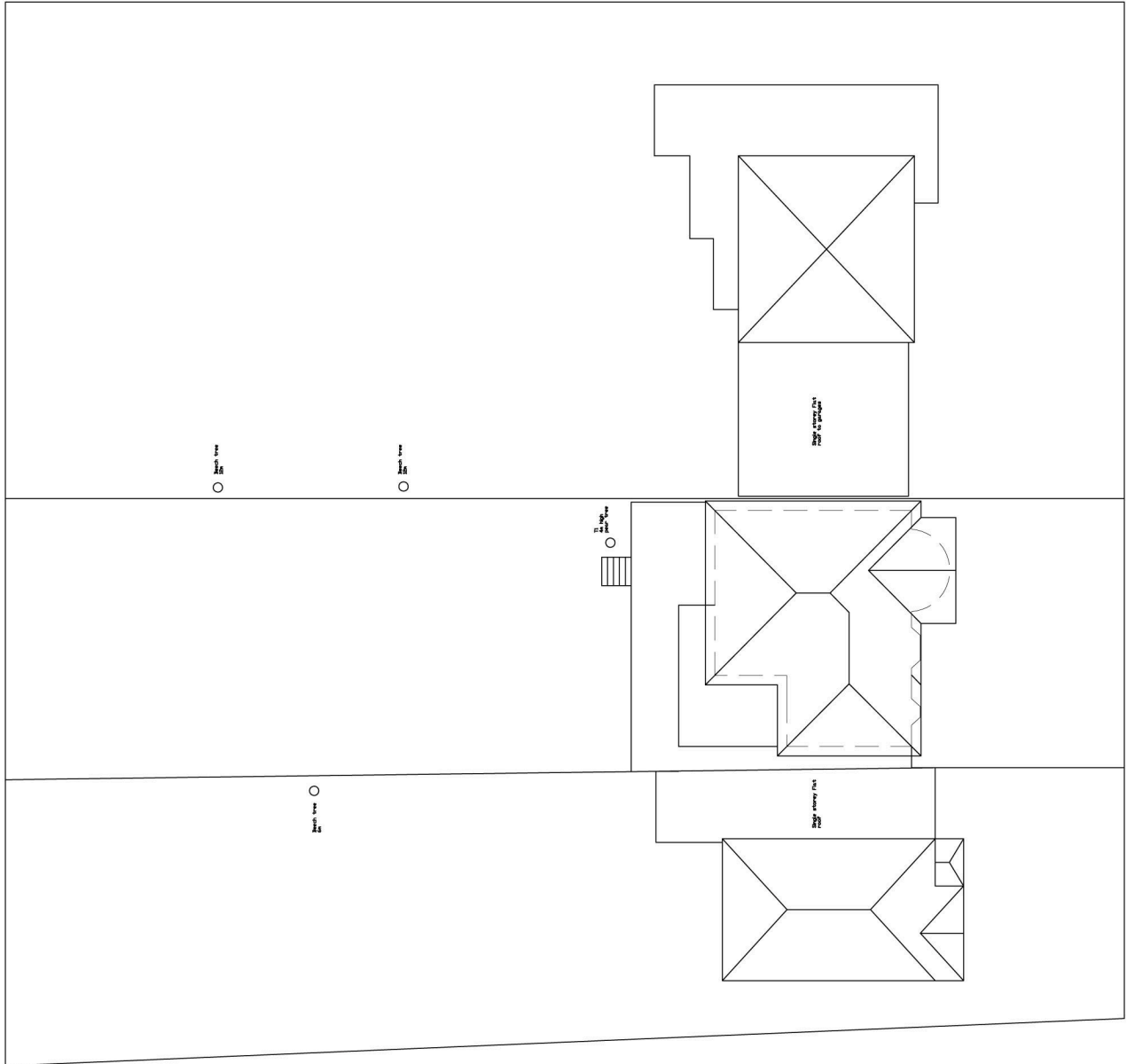




Ref.	Date	Revision	A - Existing Bay Window added	
	Mar 12			
Ref.	Date	Revision	Preliminary Drawing	
	Nov 11			
Existing Side 1 Elevation			Dwg. No.	006
			Job No.	211091
Scale	1:50 @ A3	Dr'n. By	R.D.	211091
		Chkd. By	M.F.	
Client	Mr & Mrs Osborne.			
Project	80 Bridle Road, Pinner.			
<b>FIDLER ASSOCIATES LTD</b> STRUCTURAL ENGINEERS, SURVEYORS & PROJECT MANAGERS 31 Hillside Road, Northwood, Middx HA6 1PY Tel : 01923 840482 Fax : 01923 840483 Email : mikedfider@blueyonder.co.uk				








Ref:	Date	Revision	Preliminary Drawing	
	Nov '11		Drwg. No.	Rev.
Existing Tree Plan			TP-01	
Scale	1:200 @ A3	Dr'n. By	R.D.	Job No.
		Chkd. By	M.F.	211091
Client	Mr & Mrs Osborne.			
Project	80 Bridle Road, Pinner.			
<b>FIDLER ASSOCIATES LTD</b> STRUCTURAL ENGINEERS, SURVEYORS & PROJECT MANAGERS 31 Hillside Road, Northwood, Middx HA6 1PY Tel : 01923 840482 Fax : 01923 840483 Email : mikedfider@blueyonder.co.uk				



**Notes**

 Site boundary

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Site Address

**80 Bridle Road  
 Eastcote**

Planning Application Ref:  
**68430/APP/2012/674**

Planning Committee  
**North** Page 180

Scale  
**1:1,250**

Date  
**June 2012**

**LONDON BOROUGH  
 OF HILLINGDON**  
 Planning,  
 Environment, Education  
 & Community Services  
 Civic Centre, Uxbridge, Middx. UB8 1UW  
 Telephone No.: Uxbridge 250111



**HILLINGDON**  
 LONDON

**Report of the Head of Planning & Enforcement Services**

**Address** VYNNERS SCHOOL WARREN ROAD ICKENHAM

**Development:** Application for additional first floor accommodation on the existing single storey changing room block and a two storey entrance/stair core

**LBH Ref Nos:** 4514/APP/2012/949

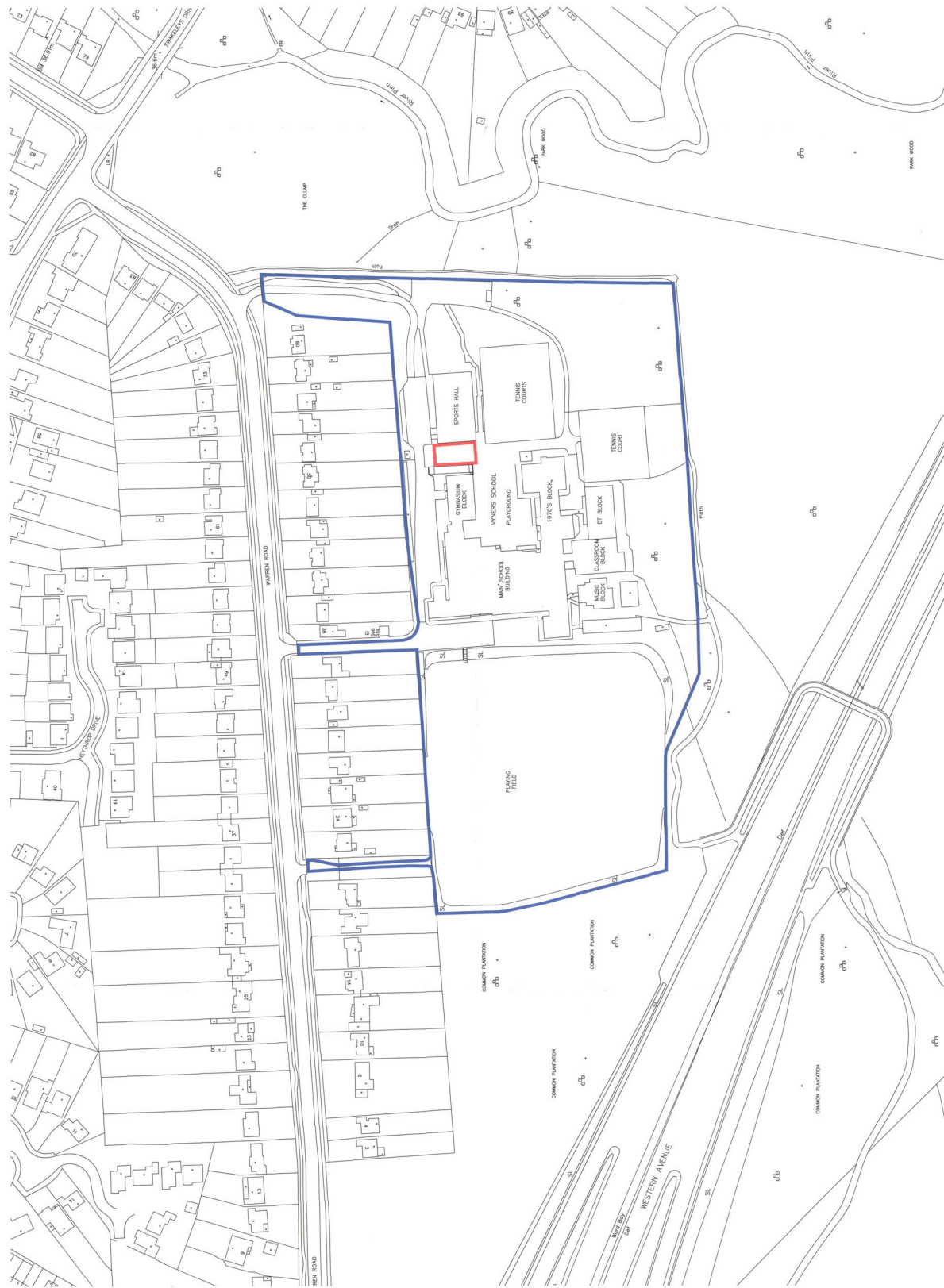
**Date Plans Received:** 19/04/2012

**Date(s) of Amendment(s):**

**Date Application Valid:** 03/05/2012

THE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE MAKING MODIFICATIONS TO BE SCALED FROM THIS DRAWING.

REV. DATE REVISION



**KEY**  
 Application site  
 Land owned by Applicant

LETTERS 04.13  
 LHM BOARD OF PLANNING  
 RECEIVED  
 19 APR 2012  
 Planning & Transportation Group

ISSUED FOR PLANNING  
 LETTERS 04.13

**Osel** architects and development consultants

PROJECT: VYNERS SCHOOL CAPITAL BD  
 VYNERS SCHOOL  
 JOZEHANNA LIBR0 S&B  
 CLIENT: VYNERS SCHOOL  
 WARREN ROAD  
 JOZEHANNA  
 DRAWING: SITE LOCATION PLAN

REV: -  
 DRAWING No: **E12-015/P01**  
 SCALE: 1:1000@A1  
 DRAWN: NS  
 CHECKED:  
 DATE: APRIL 2012  
 DATE:  
 28 Ludbury Place, London W1U 9PH. Tel: 020 7224 2447 Fax: 020 7224 2997  
 E-mail: [info@osel.co.uk](mailto:info@osel.co.uk) Web: [www.osel.co.uk](http://www.osel.co.uk)  
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01 | SITE LOCATION PLAN  
 1:1000 @ A1

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REV. DATE REVISION

LOW BOARD OF ARCHITECTS  
RPS/15/157  
19 APR 2012  
PLANNING & ARCHITECTURE  
GROUP

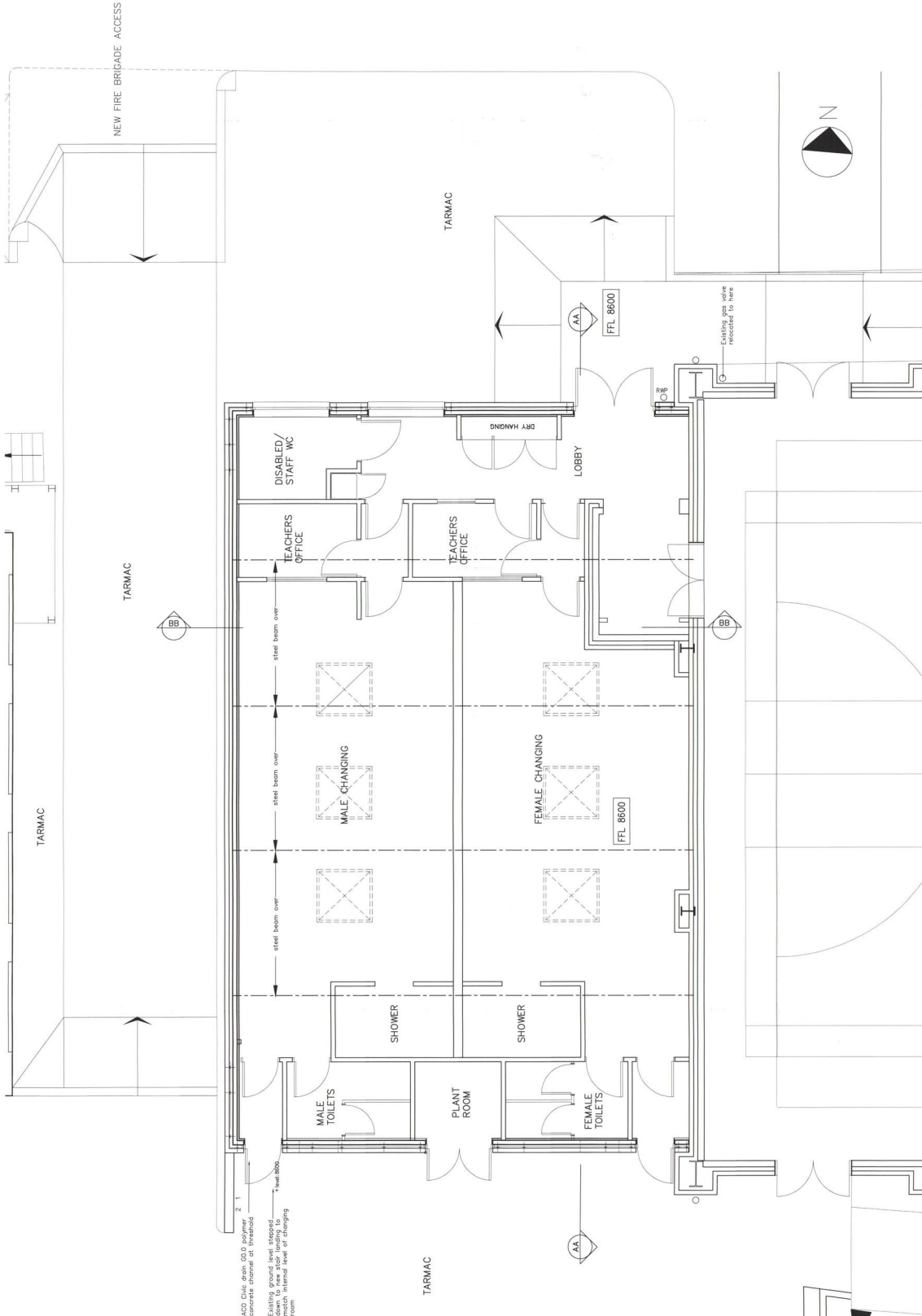
ISSUED FOR PLANNING  
DATE: 16.04.12

**Osel**  
architects and  
development consultants

PROJECT: VYNERS SCHOOL CAPITAL BID  
SIXTH FORM AREA  
IOKENHAM, LD10 9AB  
CLIENT: VYNERS SCHOOL  
WARREN ROAD  
IOKENHAM  
DRAWING: EXISTING GROUND FLOOR PLAN

DRAWING No.: E12-015/P02  
REV: -

SCALE: 1:50@A1  
DATE: APRIL 2012  
DRAWN: NS  
CHECKED: DATE:  
24 Colson Place, London W1U 19E, Tel: 020 7324 2447 Fax: 020 7324 2292  
E-mail: info@osel.co.uk  
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01 EXISTING GROUND FLOOR PLAN  
1:50 @ A1

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REV. DATE REVISION

CONTRIBUTOR OF ALL INFORMATION  
RECEIVED  
19 APR 2012  
PLANNING & REGULATORY GROUP

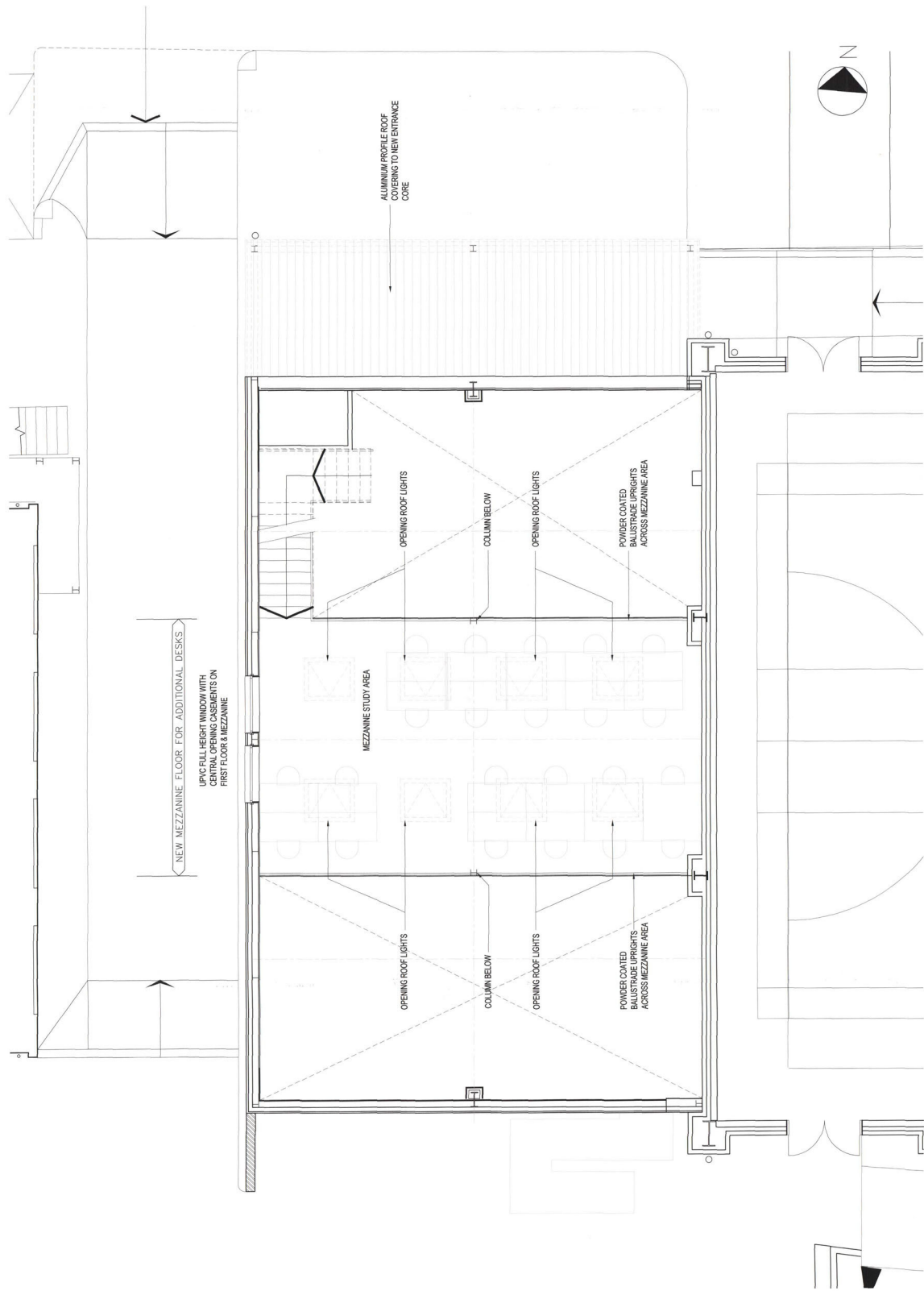
ISSUED FOR PLANNING  
DATE: 19 APR 2012

**Osel**  
architects and  
development consultants

PROJECT: VYNERS SCHOOL, CAPITAL BID  
SITE FOR ABBEY  
TOKENHAM, URBID B&B  
CLIENT: VYNERS SCHOOL  
WARREN ROAD  
TOKENHAM  
DRAWING: PROPOSED STUDY FROM  
MEZZANINE FLOOR PLAN

REV: -  
DRAWING No.: E12-015/P09  
SCALE: 1:50@A1  
DRAWN: NS  
CHECKED: NS  
DATE: APRIL 2012

SCALE 1:50  
SCALE 1:1  
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5m  
10m  
20m  
50m  
100m



01 | PROPOSED MEZZANINE FLOOR PLAN  
1:50 @ A1

THE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE MAKING ANY COMMENCEMENT. ALL DIMENSIONS TO BE SCALD FROM THIS DRAWING.

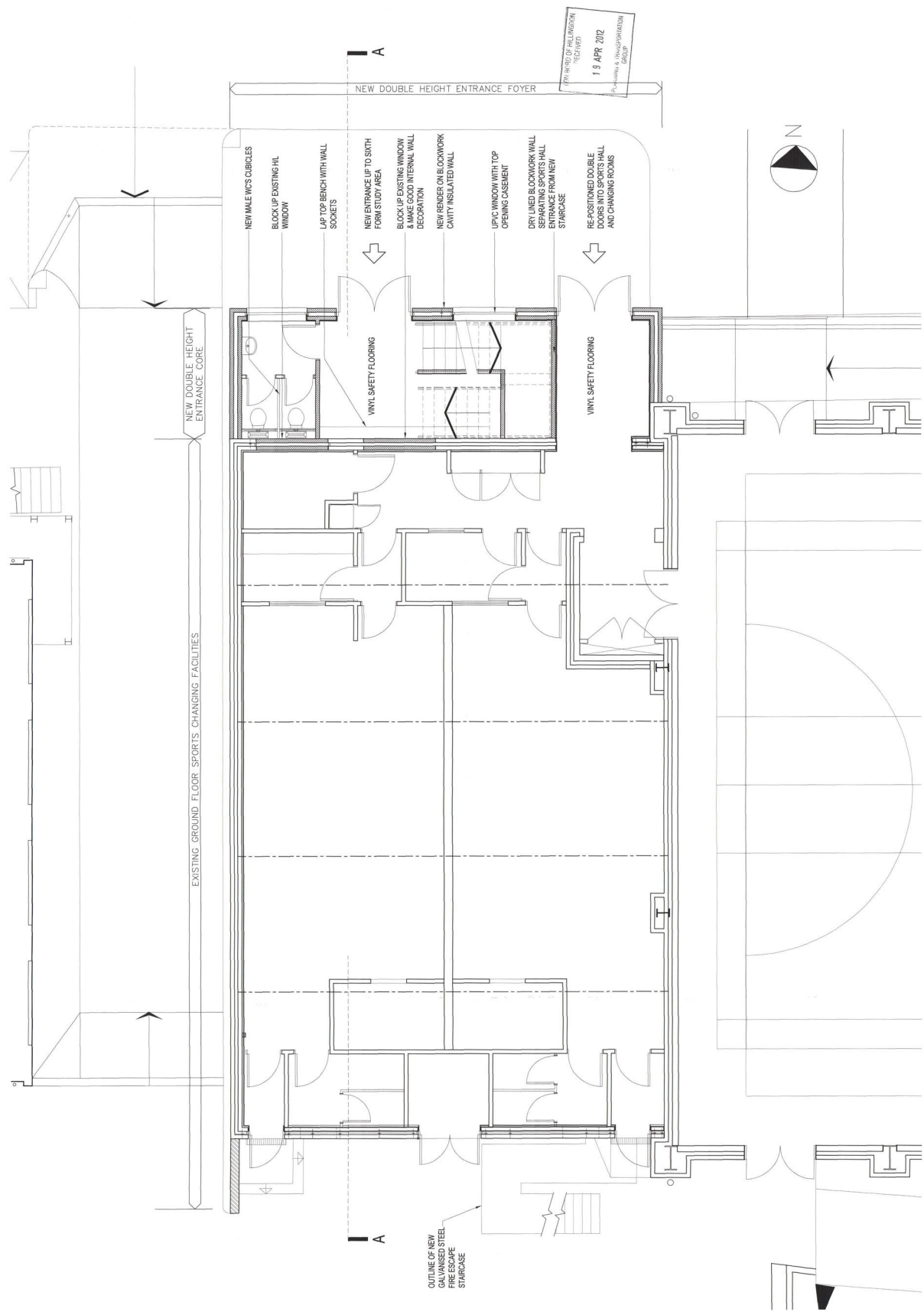
REV. DATE REVISION

ISSUED FOR PLANNING  
DATE: 19/04/12

**Osel** architects and development consultants

PROJECT: YNERS SCHOOL CAPITAL BID  
JOENHAM, LE10 9AB  
CLIENT: YNERS SCHOOL  
WARREN ROAD  
JOENHAM  
DRAWING: PROPOSED GROUND FLOOR PLAN

DRAWING No: **E12-015/P07**  
SCALE: 1:50@A1  
DATE: APRIL 2012  
DRAWN: NS  
CHECKED:  
21, Oldbury Place, London W10 9PR, Tel: 020 7224 2417 Fax: 020 7224 2997  
E-mail: admin@osel.co.uk Web: www.osel.co.uk  
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01 | PROPOSED GROUND FLOOR PLAN  
1:50 @ A1

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REV. DATE REVISION

LOW BOARD OF ALL WINDOWS  
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 19 APR 2012  
 PLANNING & TRANSPORTATION  
 GROUP

ISSUED FOR PLANNING  
 DATE: 18.04.12

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 development consultants

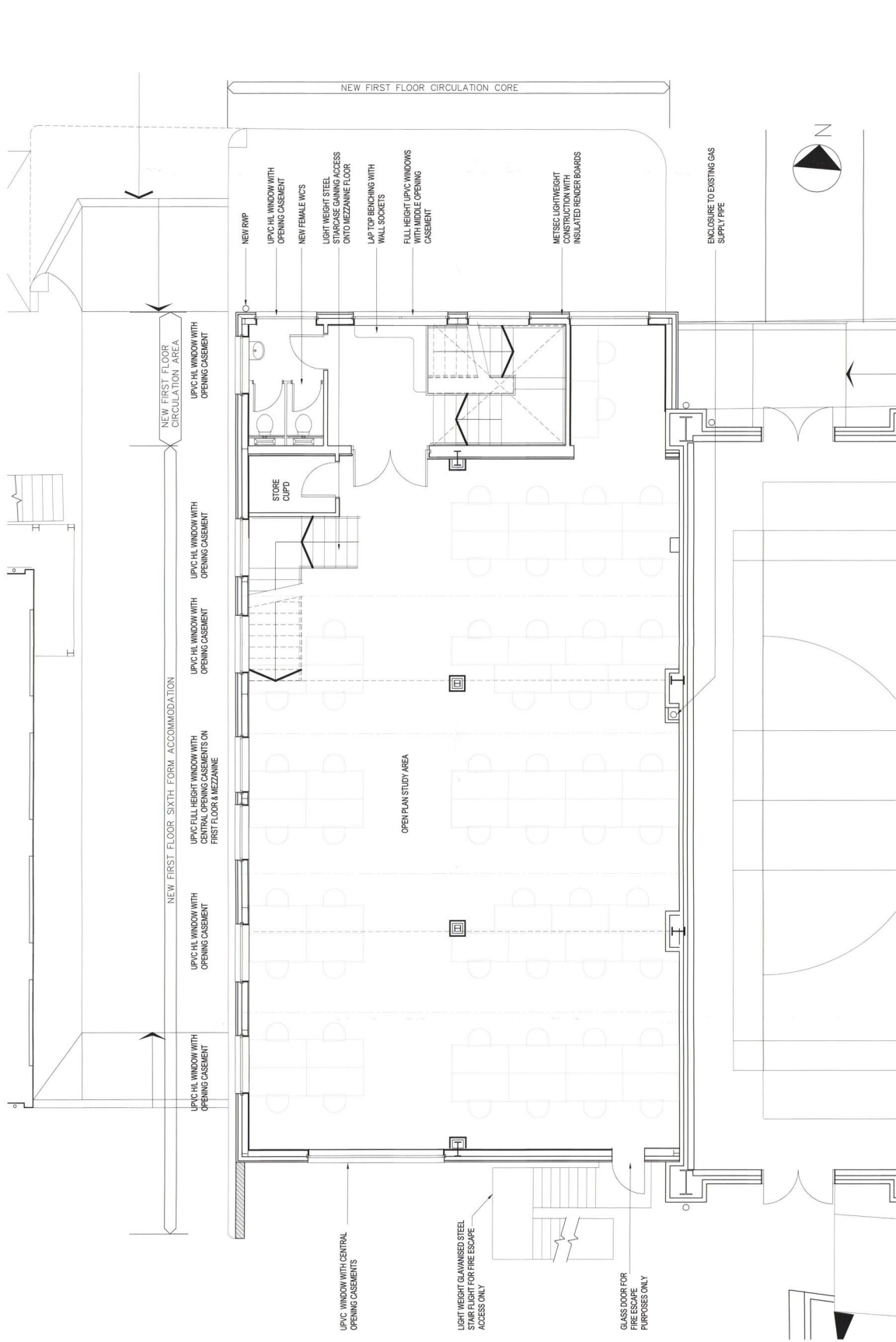
PROJECT: VYNER'S SCHOOL CAPITAL BID  
 SIXTH FORM AREA  
 ICEHENHAM, LB10 9AB  
 CLIENT: VYNER'S SCHOOL  
 WARBEN ROAD  
 ICEHENHAM  
 DRAWING: PROPOSED SIXTH FORM  
 FIRST FLOOR PLAN

REV:

DRAWING No.: E12-015/P08

SCALE: 1:50@A1  
 DRAWN: NS  
 CHECKED:  
 DATE: APRIL 2012

25, Dabney Place, London W1U 3PH. Tel: 020 7272 2447 Fax: 020 7272 2997  
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DATE: 19/04/12

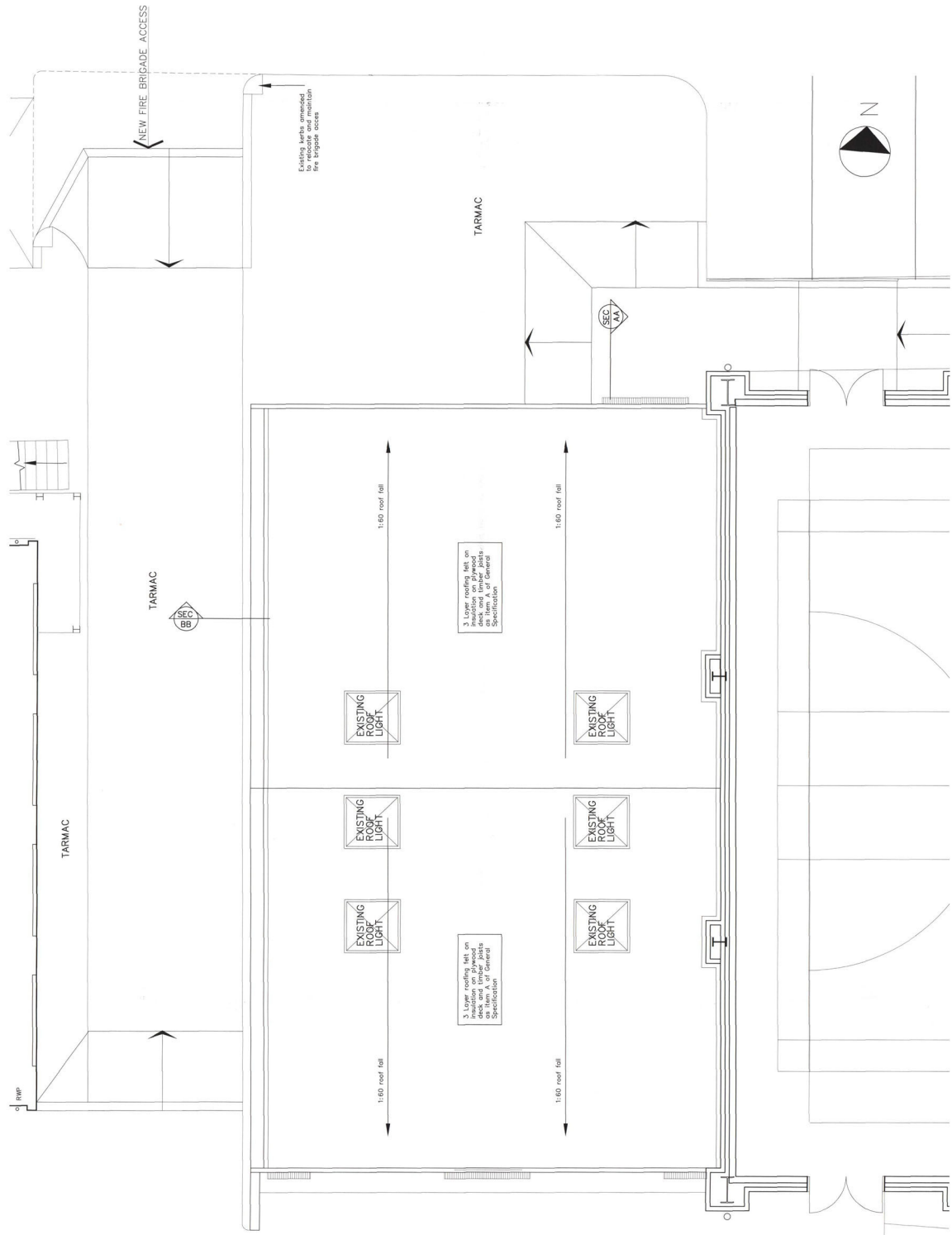
**Osel** architects and development consultants

PROJECT: VYNERS SCHOOL CAPITAL BID  
SOUTH FORTH AREA  
ICEENHAM, UB10 9AB  
CLIENT: VYNERS SCHOOL  
WARREN ROAD  
ICEENHAM  
DRAWING: EXISTING ROOF PLAN

DRAWING No.: E12-015/P03  
SCALE: 1:50 @ A1  
DATE: APRIL 2012  
DRAWN: NS  
CHECKED:

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LOW BIRD OF HALLOWEEN  
19 APR 2012  
PLANNING PERMISSION



01 | EXISTING ROOF PLAN  
1:50 @ A1

THE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE MAKING ANY DIMENSIONS TO BE SCALED FROM THIS DRAWING.

REV. DATE REVISION

LOWLAND OF HILLINGDON  
19 APR 2012  
P. ADAMS  
DRAWING CONTROL

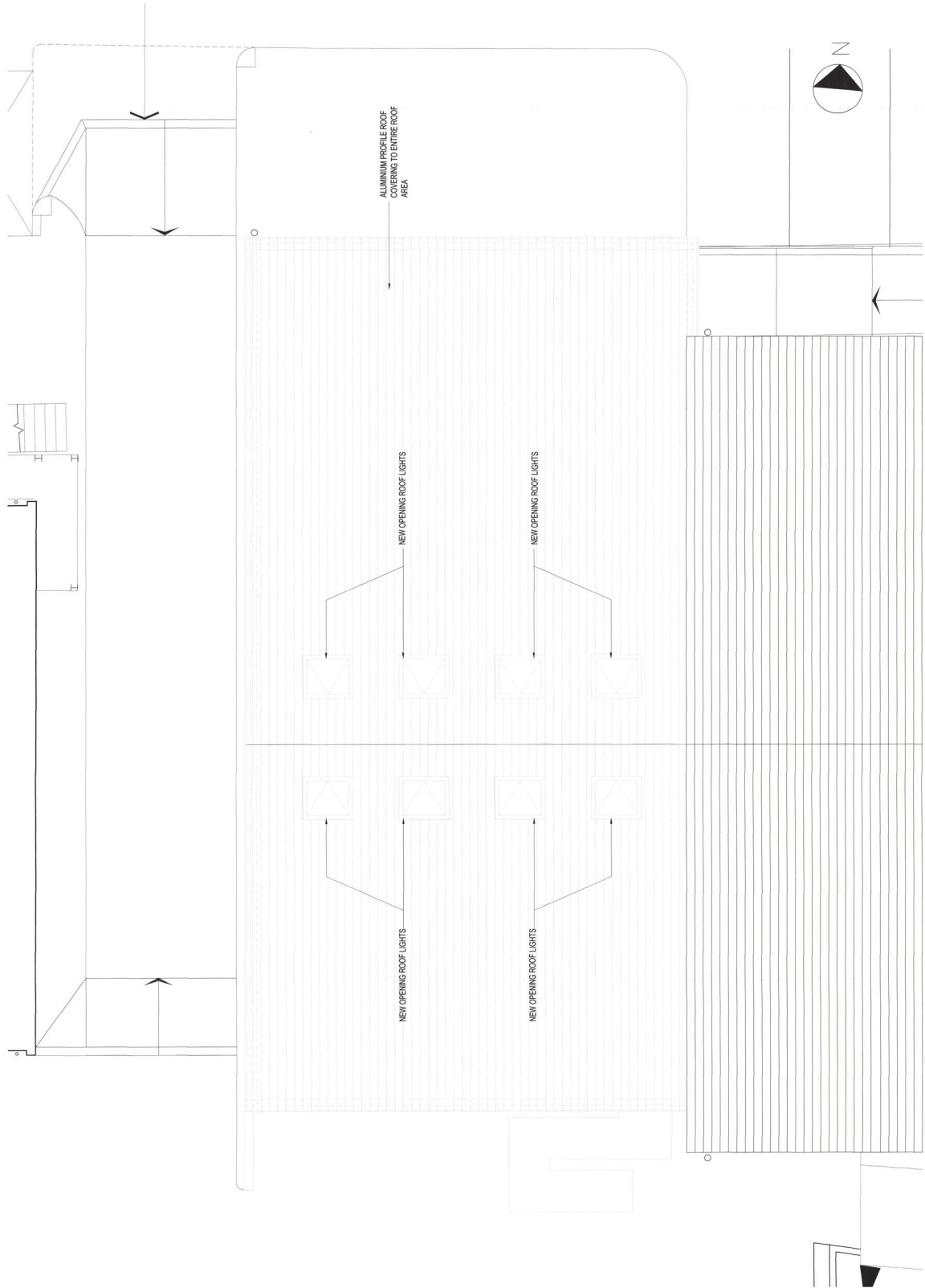
ISSUED FOR PLANNING  
DATE: 16.04.12

**Osel**  
architects and  
development consultants

PROJECT: VYNERS SCHOOL CAPITAL BID  
SIXTH FORM AREA  
JOERNHAM, UB8 9AB  
CLIENT: VYNERS SCHOOL  
WARREN ROAD  
JOERNHAM  
DRAWING: PROPOSED SIXTH FORM  
ROOF PLAN

DRAWING No: E12-015/P10  
SCALE: 1:50 @ A1  
DRAWN: NS  
CHECKED:  
DATE: APRIL 2012

24 Oldbury Place, London W3U 9SR, Tel: 020 7224 2447 Fax: 020 7224 2909  
E: osel.architects@bt.com Web: www.oselarchitects.co.uk  
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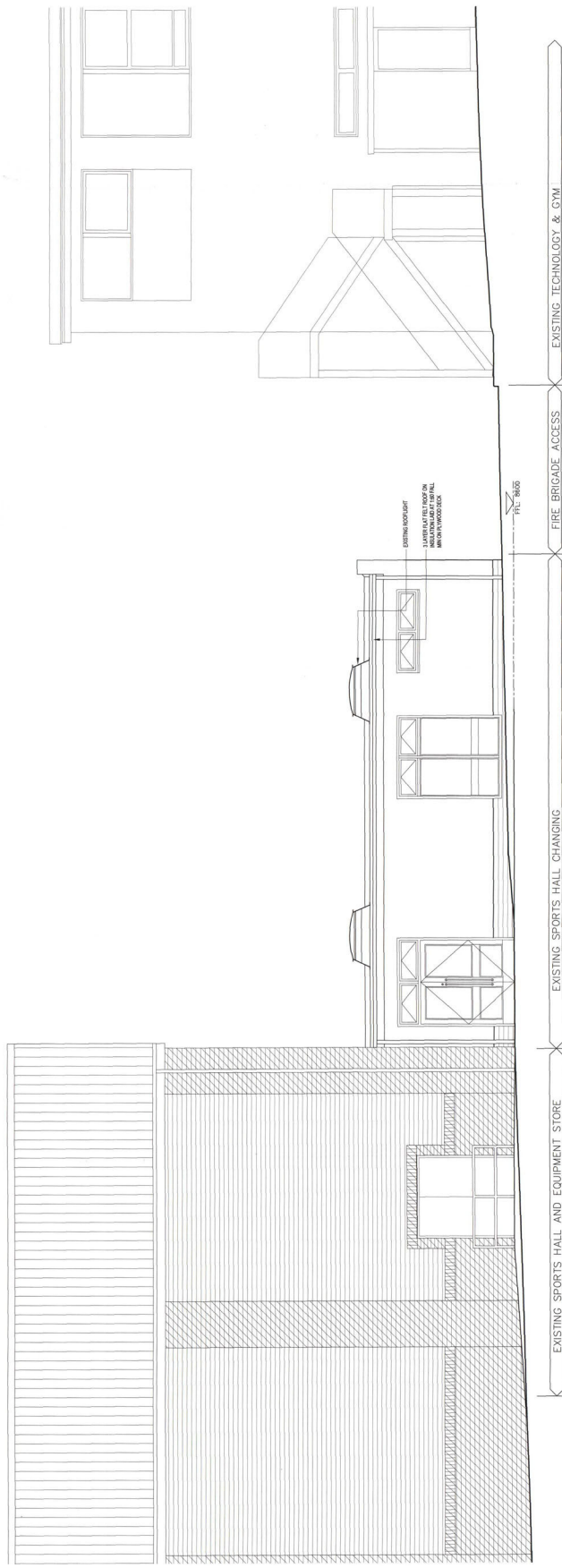


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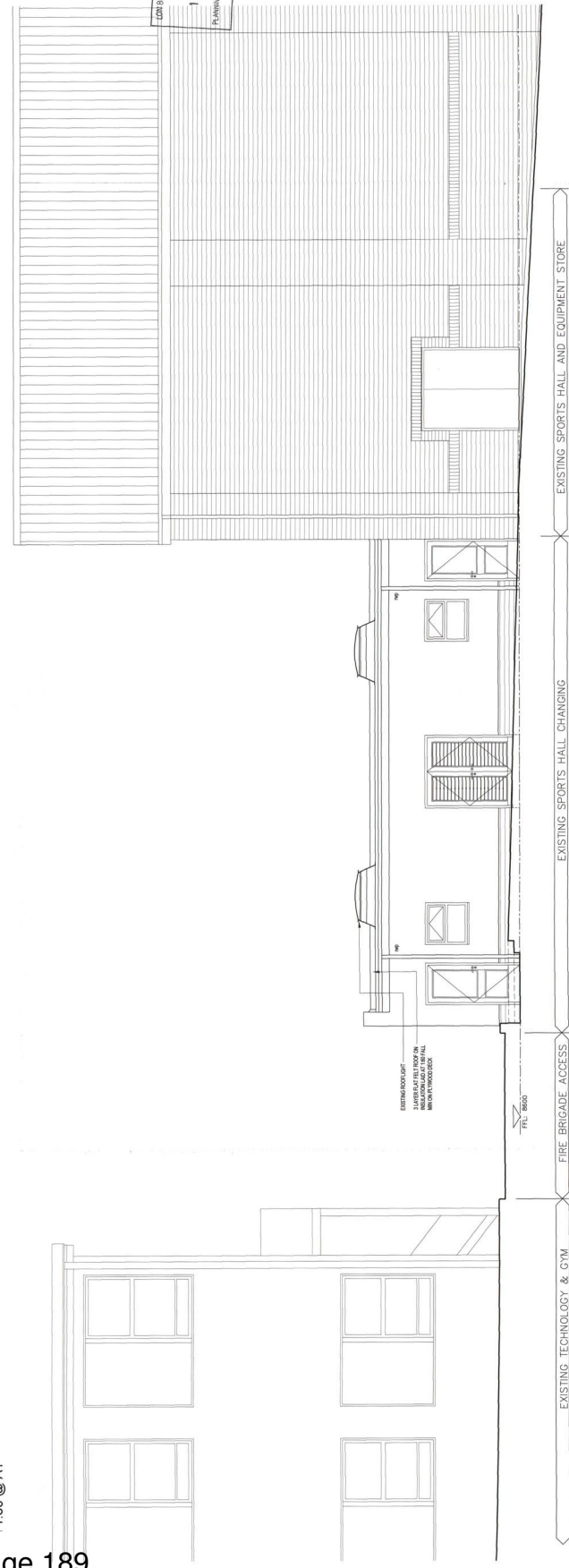
01 | PROPOSED ROOF PLAN  
1:50 @ A1

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 ANY DRAWINGS OR COMMENCING WORK OF ANY KIND.  
 DIMENSIONS TO BE SHOWN ON THIS DRAWING.

REV. DATE REVISION



01 EXISTING NORTH ELEVATION  
 1:50 @ A1



02 EXISTING SOUTH ELEVATION  
 1:50 @ A1

LOW BOARD OF ALL LONDON  
 REF: 10/10  
 19 APR 2012  
 PLANNING & REGISTRATION  
 GROUP

ISSUED FOR PLANNING  
 DATE: 16.04.12

**Osel**  
 architects and  
 development consultants

PROJECT: YNERS SCHOOL CAPITAL BD  
 1000 WILSON ROAD  
 JOZEHAM, LD18 3AB  
 CLIENT: YNERS SCHOOL  
 WARREN ROAD  
 JOZEHAM  
 DRAWING: EXISTING ELEVATIONS  
 NORTH AND SOUTH

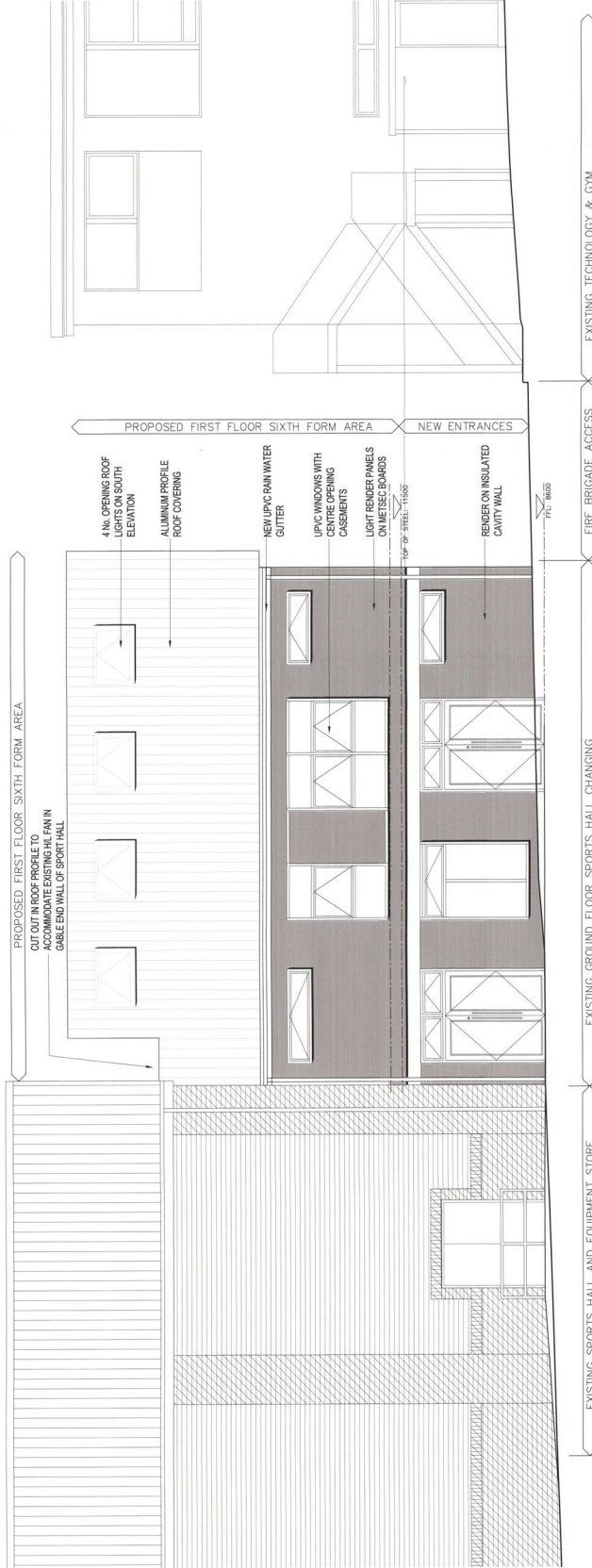
REV: -  
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SCALE: 1:50 @ A1  
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 CHECKED:  
 DATE: APRIL 2012  
 DATE:  
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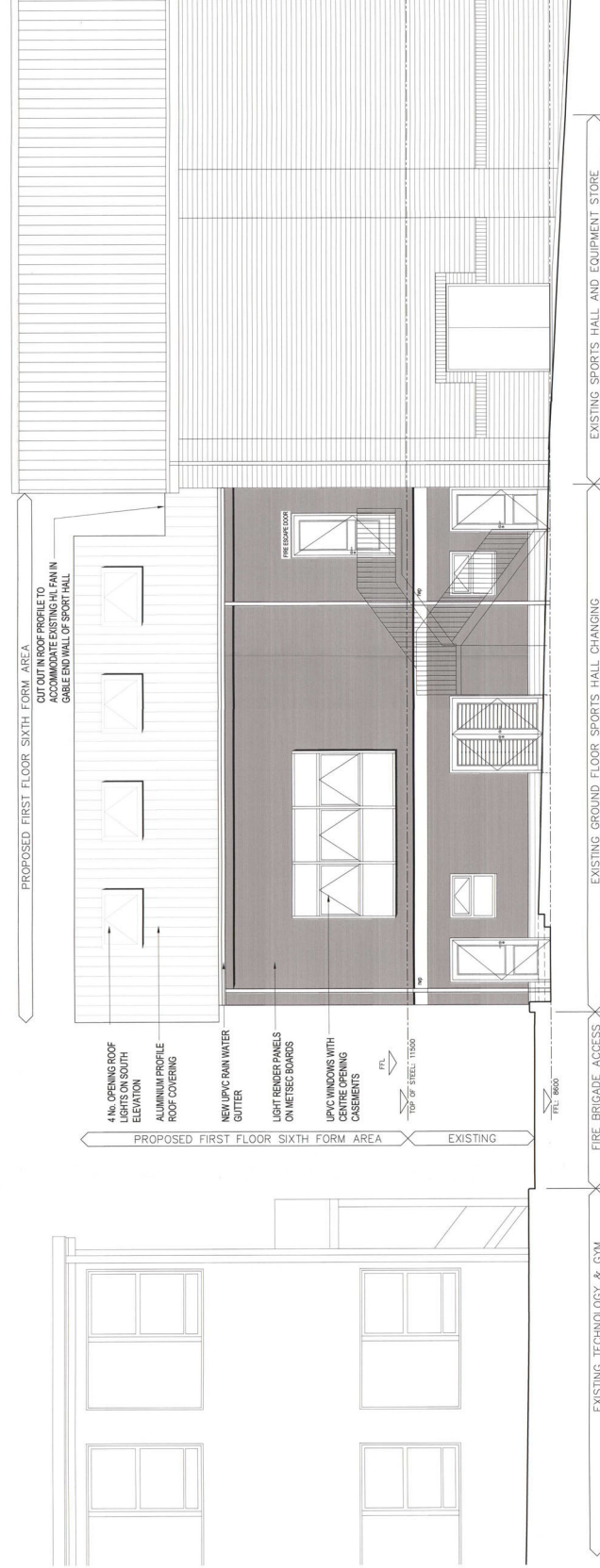


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REV. DATE REVISION



01 | PROPOSED NORTH ELEVATION  
1:50 @ A1



02 | PROPOSED SOUTH ELEVATION  
1:50 @ A1

LOW BRIDGE OF THE BRIDGE REFERRED  
19 APR 2012  
PLANNING & DESIGN DIVISION GROUP

ISSUED FOR PLANNING  
DATE: 16.04.12

**Osel** architects and development consultants

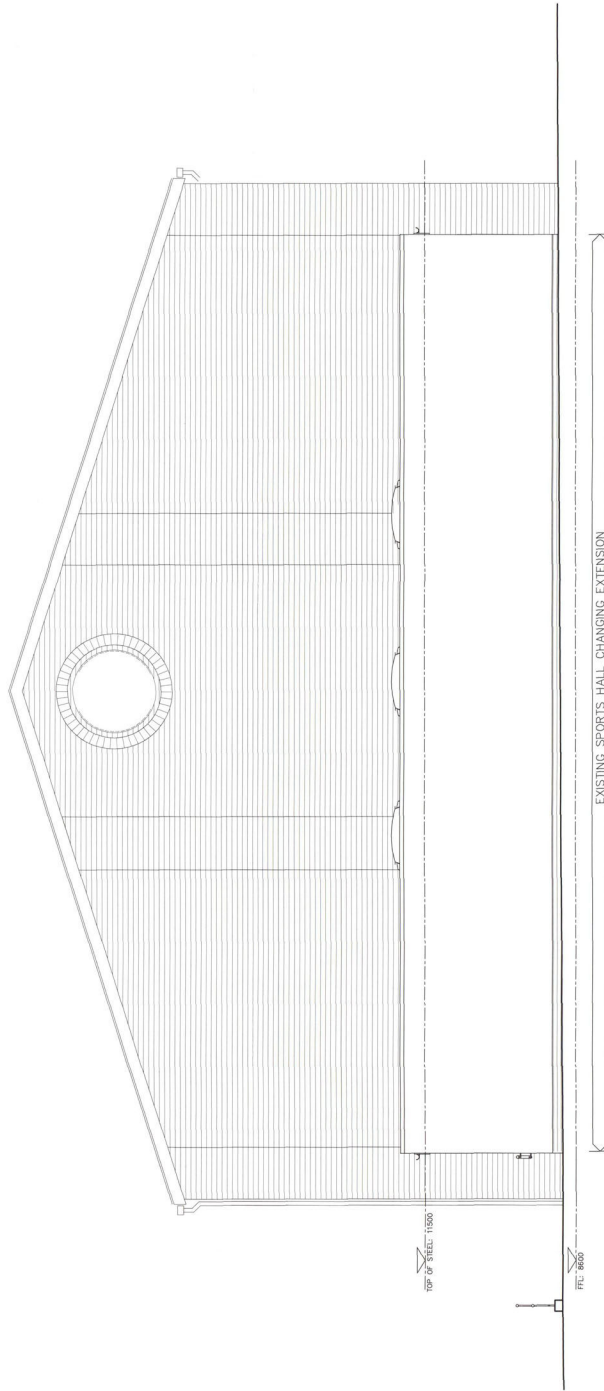
PROJECT: VYNERS SCHOOL CAPITAL BID SIXTH FORM AREA ICKENHAM, ULSO 9AB  
CLIENT: VYNERS SCHOOL WARREN ROAD ICKENHAM  
DRAWING: PROPOSED ELEVATIONS NORTH AND SOUTH

DRAWING No: E12-015/P11  
SCALE: 1:50 @ A1  
DATE: APRIL 2012  
DRAWN: NS  
CHECKED: DATE:  
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REV. DATE REVISION



03 | EXISTING WEST ELEVATION  
1:50 @ A1

LOAN BOARD OF HILLINGDON  
RECEIVED  
19 APR 2012  
PLANNING & TRANSPORTATION  
GROUP

ISSUED FOR PLANNING  
DATE: 16.04.12



PROJECT: WYNNERS SCHOOL CAPITAL BID  
SIXTH FORM AREA  
COENHAM, WILTSHIRE

CLIENT: WYNNERS SCHOOL  
WARREN ROAD  
COENHAM

DRAWING: EXISTING ELEVATIONS  
WEST

DRAWING NO.: E12-015/P05

SCALE: 1:50 @ A1

DRAWN: NS

CHECKED: NS

DATE: APRIL 2012

REV: -



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RESERVE  
19 APR 2012  
Planning & Regeneration  
Group

ISSUED FOR PLANNING  
DATE: 19.04.12

**Osel** architects and  
development consultants

PROJECT: VYNERS SCHOOL CAPITAL BID  
SIXTH FORM AREA  
ICEENHAM, LB10 3AB

CLIENT: VYNERS SCHOOL  
VARNER ROAD  
ICEENHAM

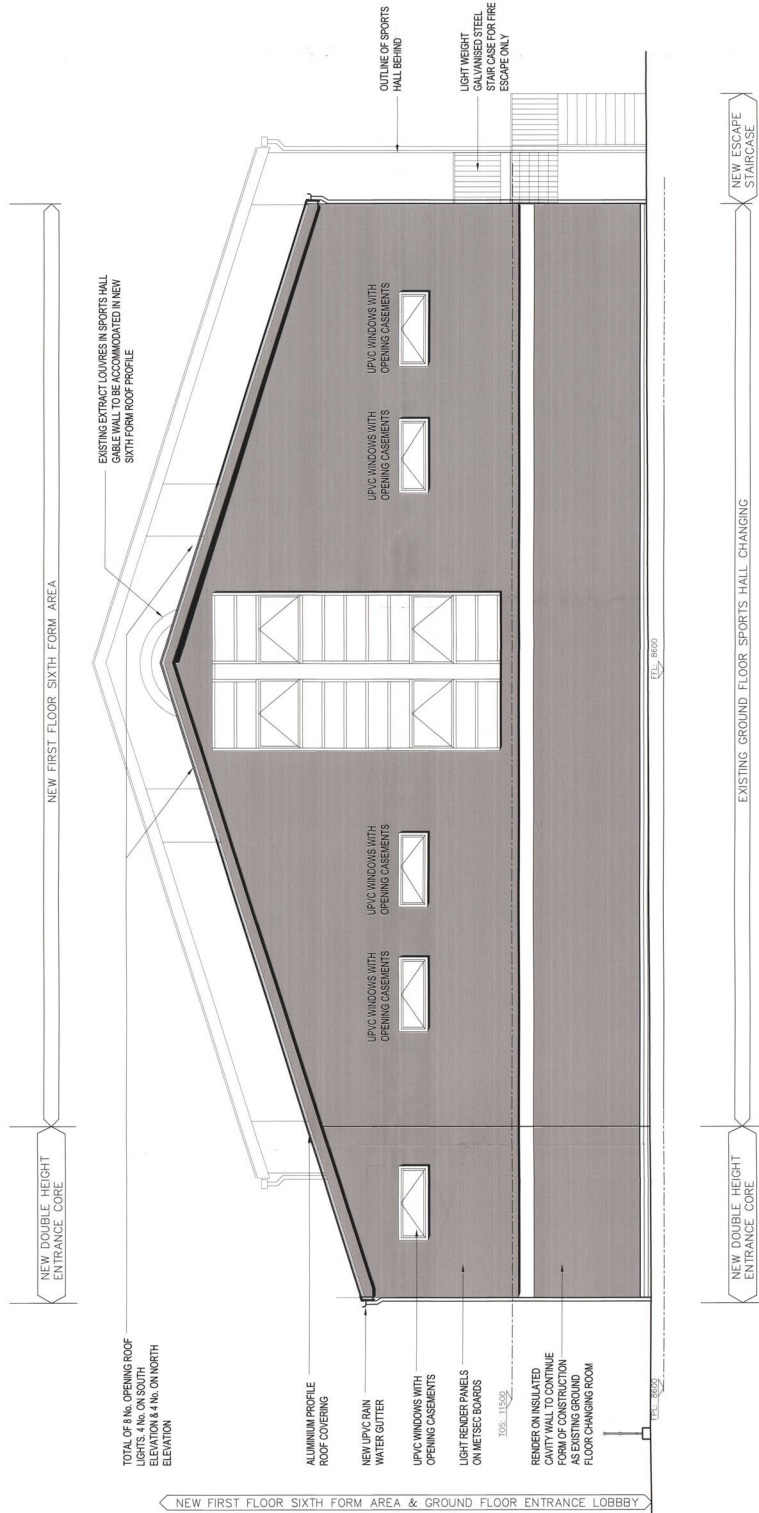
DRAWING: PROPOSED ELEVATIONS  
WEST

DRAWING No.: **E12-015/P12**  
REV: -

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DRAWN: NS  
DATE: APRIL 2012

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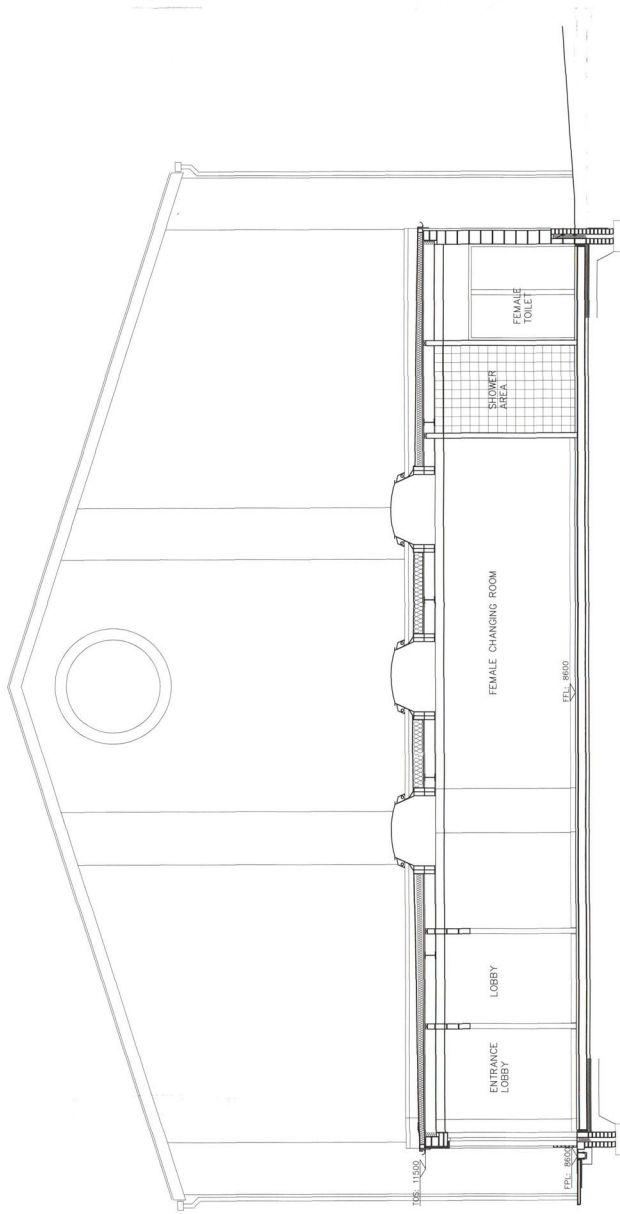
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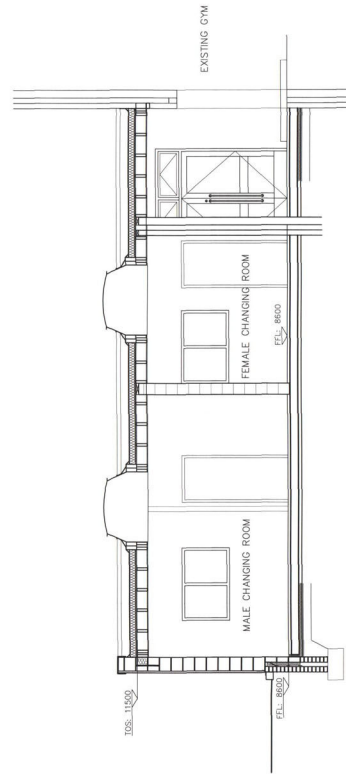
03 PROPOSED WEST ELEVATION  
1:50 @ A1

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REV. DATE REVISION



01 | SECTION A - A |  
 1:50 @ A1



02 | SECTION B - B |  
 1:50 @ A1

CON BOARD OF ILLINOIS  
 REGISTERED  
 19 APR 2012  
 PLANNING & ARCHITECTURE  
 GROUP

ISSUED FOR PLANNING  
 DATE: 16.04.12

**Osel** architects and  
 development consultants

PROJECT: VYNERS SCHOOL CAPITAL BID  
 SOUTH FORTH AREA  
 LOUGHNA, URBID 948  
 CLIENT: VYNERS SCHOOL  
 WARREN ROAD  
 LOUGHNA

DRAWING: EXISTING SECTIONS  
 SECTION A &  
 SECTION B &

DRAWING No.: E12-015/P06  
 REV: -

SCALE: 1:50 @ A1  
 DRAWN: NS  
 CHECKED: DATE: APRIL 2012

SCALE 1:1 50  
 SCALE 1:1 1

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LOW BOARD OF HULLINGDON  
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19 APR 2012  
PLANNING & REGISTRATION  
GROUP

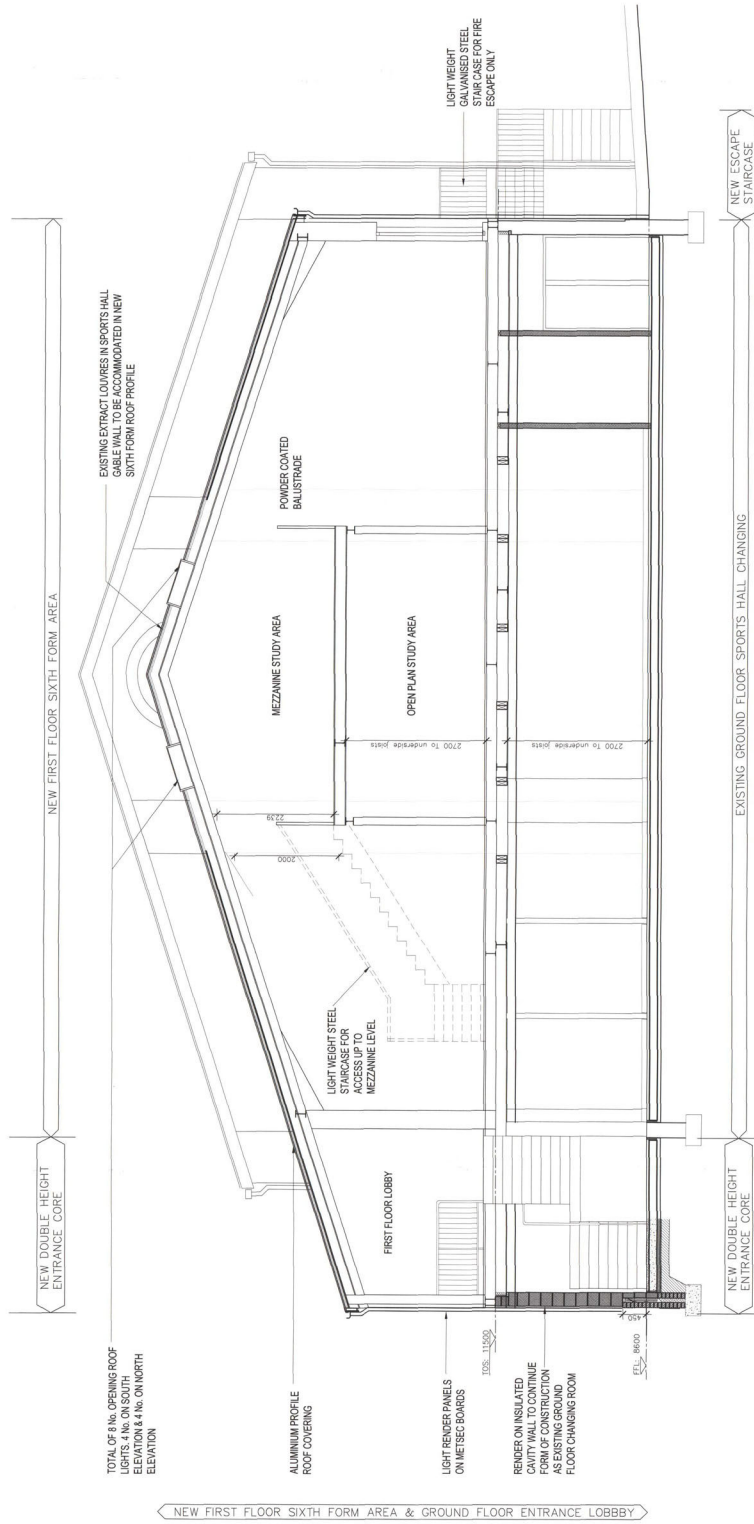
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DATE: 04.12

**Osel** architects and  
development consultants

PROJECT: VYNERS SCHOOL CAPITAL BID  
SIXTH FORM AREA  
LOKENHAM, LD16 9AB  
CLIENT: VYNERS SCHOOL  
WARRER ROAD  
LOKENHAM  
DRAWING: PROPOSED SECTION  
SECTION A-A

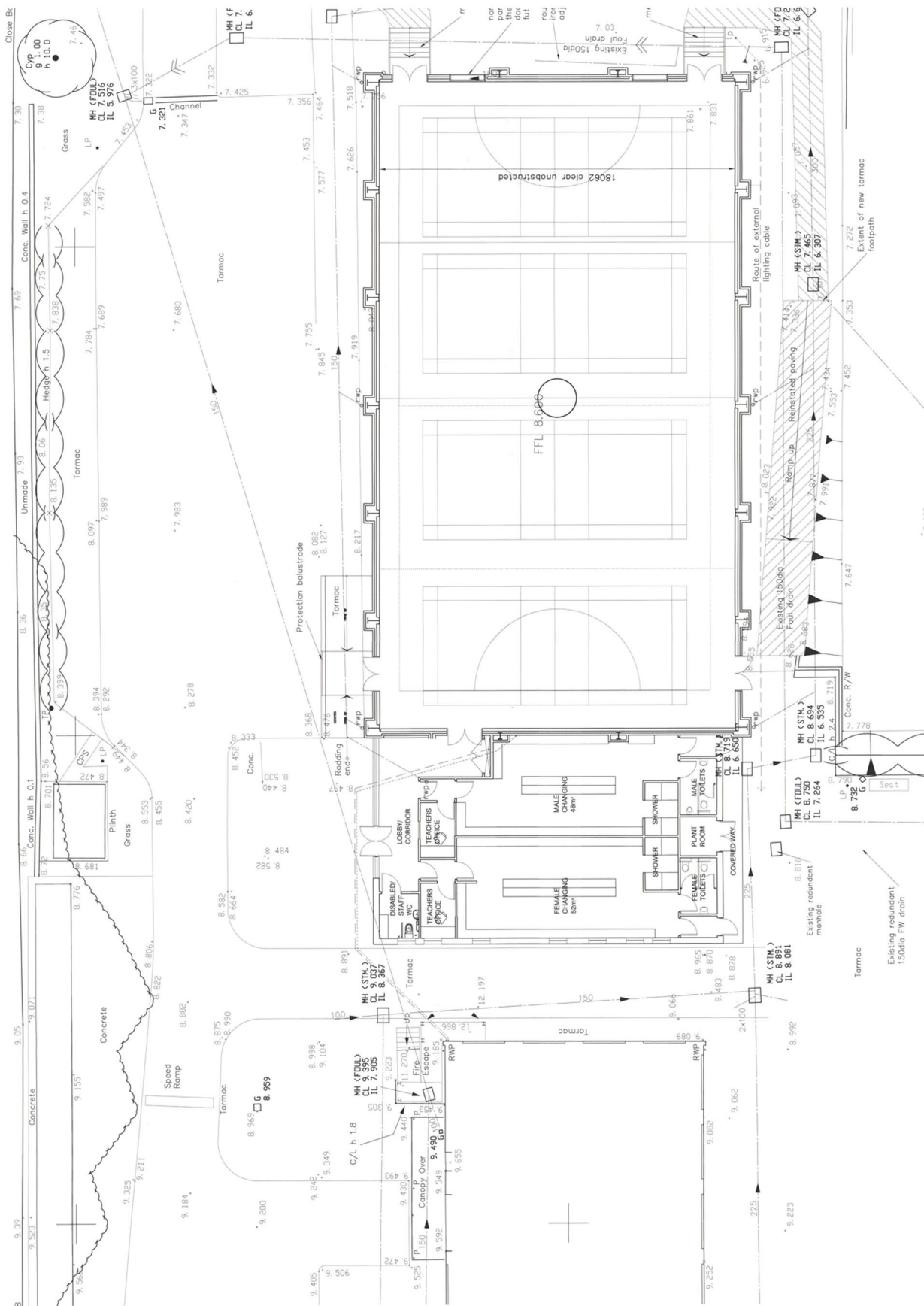
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01 | PROPOSED SECTION A-A  
1:50 @ A1





CONTRACTOR TO BE ADVISED  
19 APR 2012  
P. Williams & Associates (WARRINGTON)  
20020

ISSUED FOR PLANNING  
DATE: 16.04.12

**Osel** architects and development consultants

PROJECT: VYNERS SCHOOL CAPITAL BID  
SIXTH FORM AREA  
JOSHWAY, LEIGH B6B

CLIENT: VYNERS SCHOOL  
WARREN ROAD  
TOXENHAM

DRAWING: EXISTING DRAINAGE SYSTEM

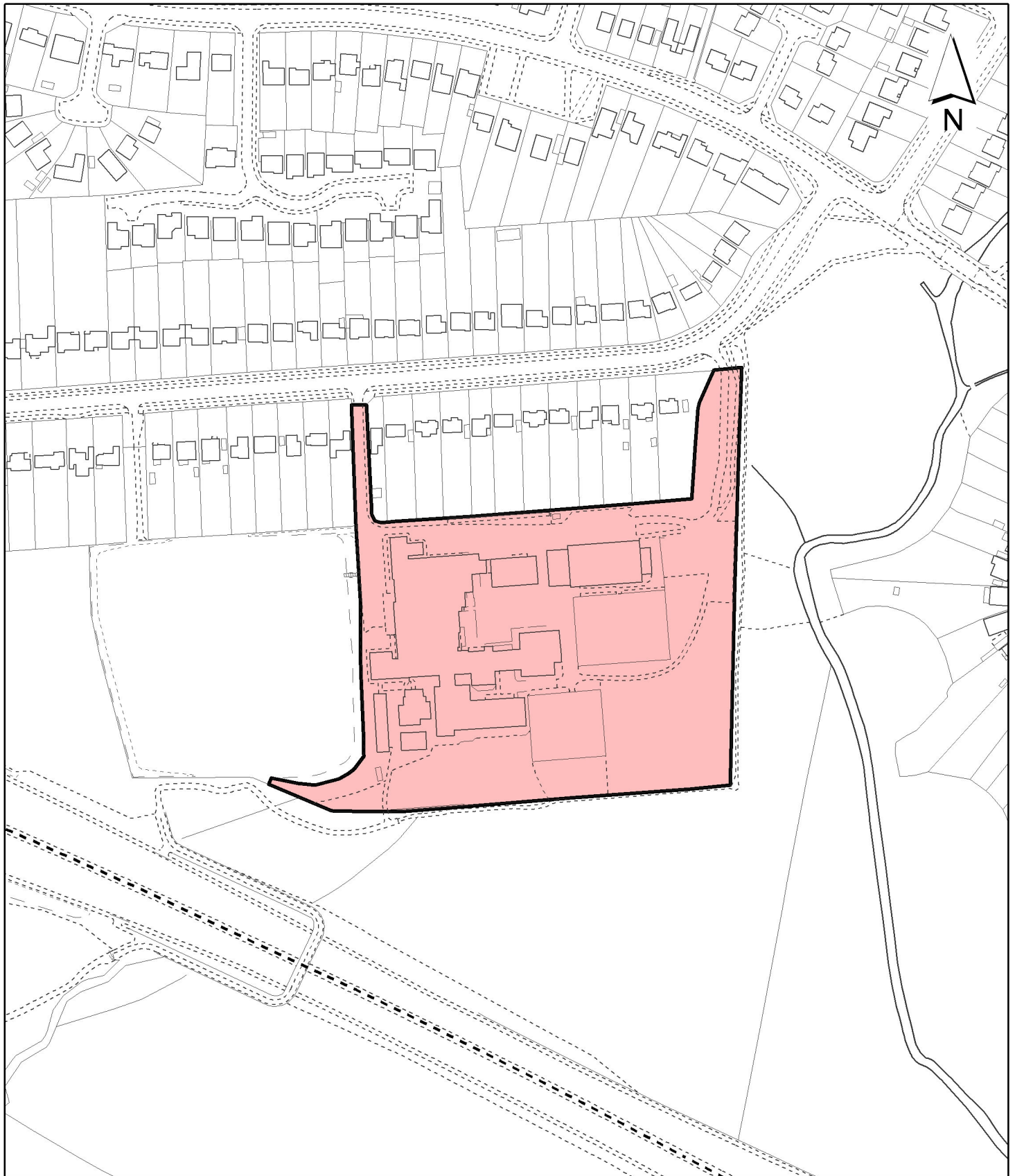
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REV: -

SCALE: 1:100 @ A1  
DATE: APRIL 2012  
DRAWN: NS  
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01 | EXISTING GROUND FLOOR DRAINAGE PLAN  
SCALE 1:100 @ A1



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**LONDON BOROUGH  
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Planning,  
Environment, Education  
& Community Services

Civic Centre, Uxbridge, Middx. UB8 1UW  
Telephone No.: Uxbridge 250111

Planning Application Ref:  
**4514/APP/2012/949**

Scale  
**1:2,500**

Planning Committee  
**North** Page 196

Date  
**June  
2012**



**HILLINGDON**  
LONDON

**Report of the Head of Planning & Enforcement Services**

**Address** RUISLIP GOLF CENTRE ICKENHAM ROAD RUISLIP

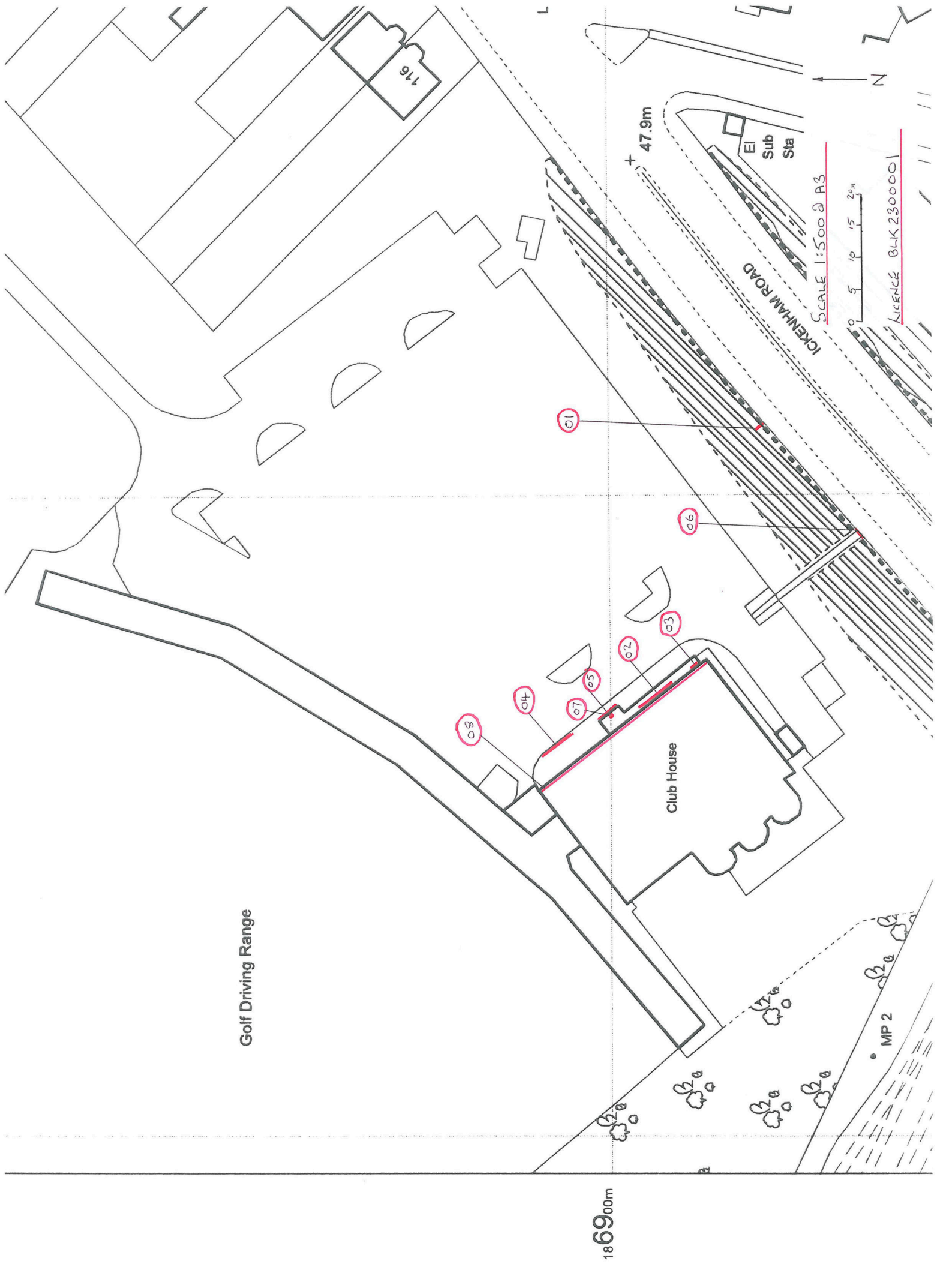
**Development:** Installation of 1 x internally illuminated totem sign, 4 x externally illuminated fascia sign, 1 x internally illuminated fascia sign and 2 x other signs

**LBH Ref Nos:** 10737/ADV/2012/26

**Date Plans Received:** 04/04/2012

**Date(s) of Amendment(s):**

**Date Application Valid:** 13/04/2012



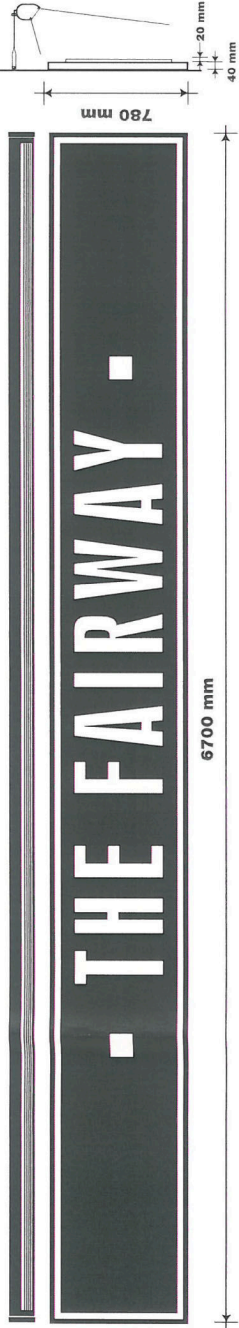
**ITEM 01 (Qty 1)**

Double sided internally illuminated double legger with new posts.  
 Housename - Built up cream letters with red returns.  
 F&S Logo - Built up letters and coachline.  
 2410 & Costa - Reverse decorated acrylic panels.  
 Scale 1:30



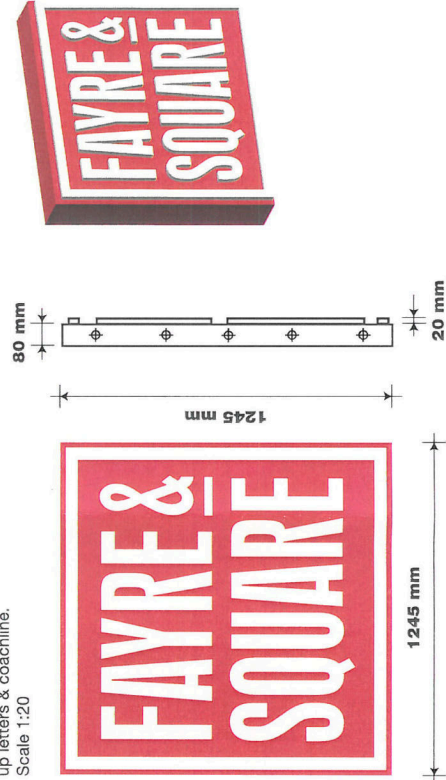
**ITEM 02 (Qty 1)**

Single sided fascia sign, with a set of built up cream letters with red returns. And a vinyl cream coachline. With trough lighting.  
 Scale 1:30



**ITEM 03 (Qty 1)**

Internally illuminated logo sign, with built up letters & coachline.  
 Scale 1:20





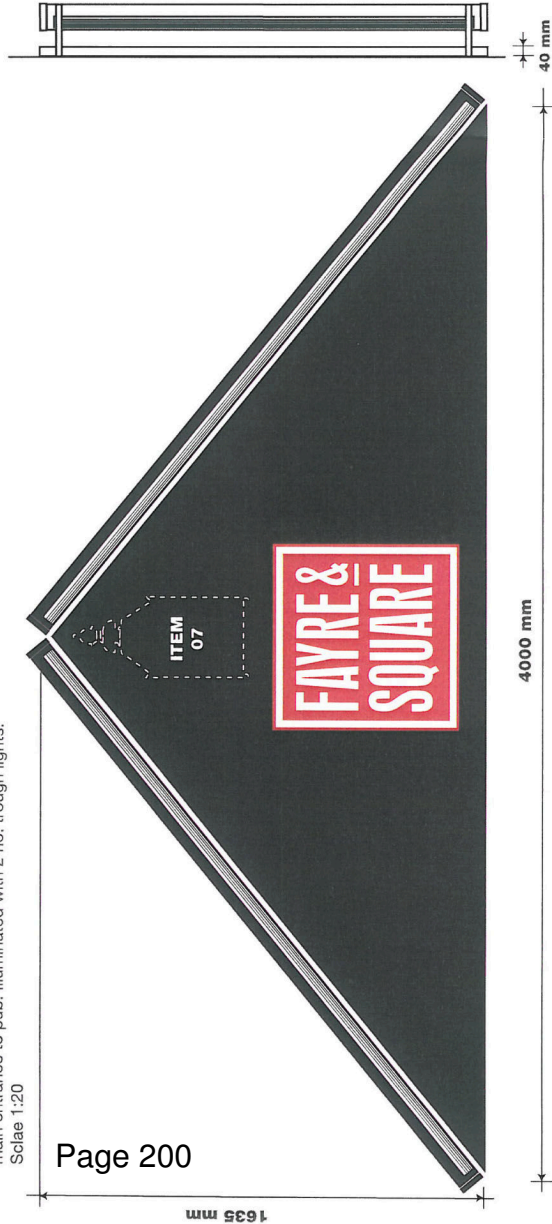
**ITEM 04 (Qty 1)**

Single sided fascia sign, with a set of built up cream letters with red returns. And a vinyl cream coachline. With trough lighting. Scale 1:20



**ITEM 05 (Qty 1)**

Transom sign complete with applied display. Fixed above main entrance to pub. Illuminated with 2 no. trough lights. Scale 1:20



Page 200

**ITEM 06 (Qty 1)**

Transom sign complete with applied display. Fixed in the structure above the walkway. Illuminated with 2 no. trough lights. Scale 1:20



**ITEM 07 (Qty 1)**

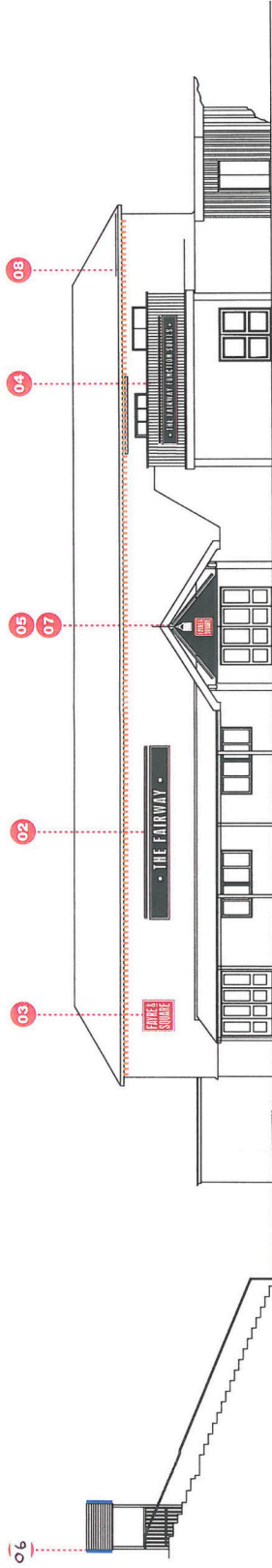
Black lantern with etched panels. Scale 1:20



**ITEM 08 (Qty 33 m)**

33 m of LED Rope lighting.





EAST ELEVATION  
SCALE 1:200

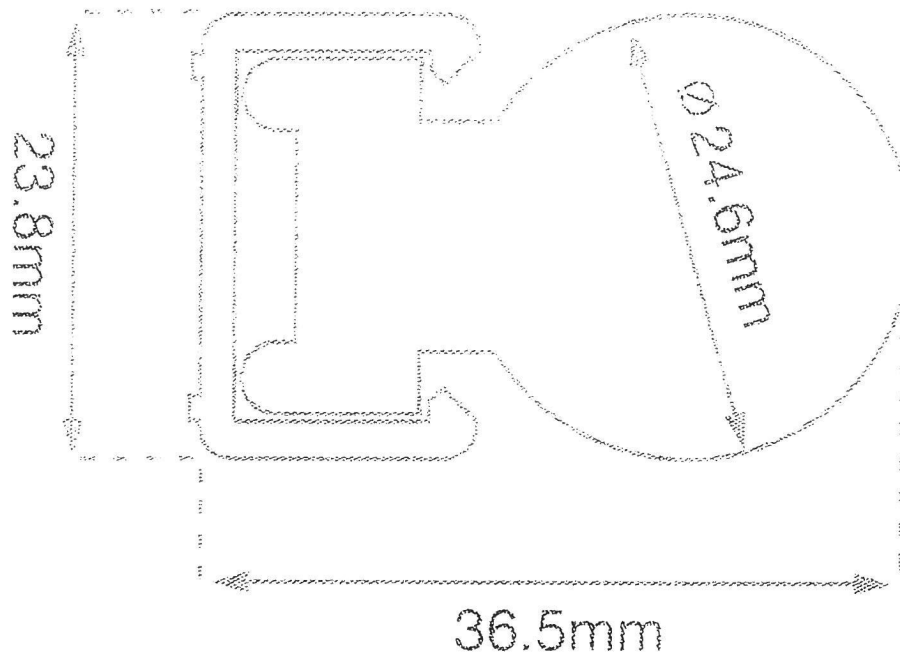




LED lighting to be positioned on key elevations requiring high impact.

**Illumination**

**Bracketwork N/A**



36 LED'S PER METRE

5-6 LUMENS EACH LED

APP 200 LUMENS PER METRE



# THE FAIRWAY

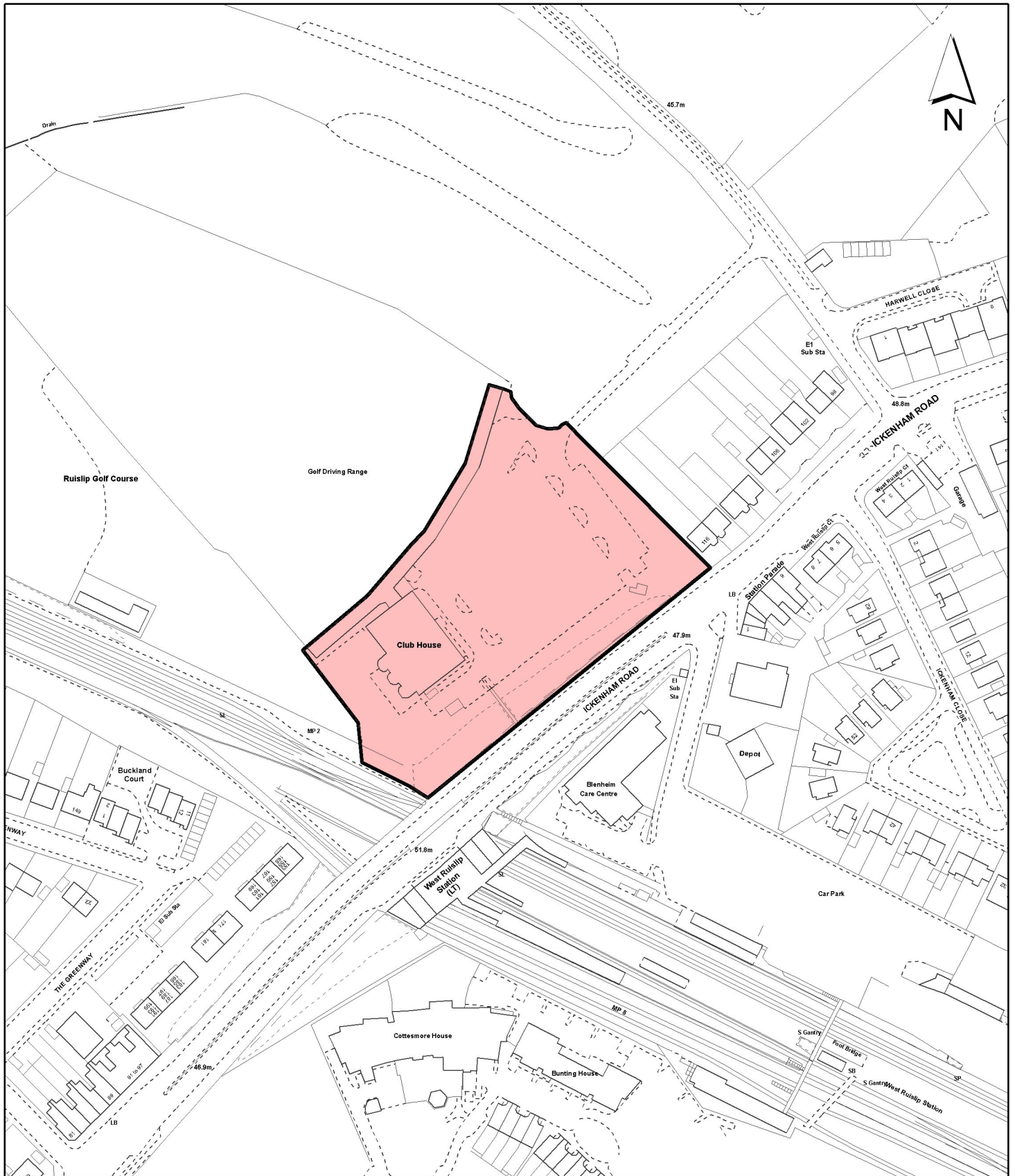
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Planning,  
Environment, Education  
& Community Services  
Civic Centre, Uxbridge, Middx. UB8 1UW  
Telephone No.: Uxbridge 250111

Planning Application Ref:  
**10737/ADV/2012/26**

Scale  
**1:2,000**

Planning Committee  
**North** Page 207

Date  
**June  
2012**



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