



HILLINGDON
LONDON



North Planning Committee

To Councillors on the Committee

Date: TUESDAY, 6 OCTOBER
2009

Time: 7.00 PM

Venue: CR 5
CIVIC CENTRE
HIGH STREET
UXBRIDGE
UB8 1UW

Eddie Lavery, Chairman
Alan Kauffman
Anita MacDonald
Michael Markham
Carol Melvin
John Oswell
David Payne

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

**This agenda and associated
reports can be made available
in other languages, in braille,
large print or on audio tape on
request. Please contact us for
further information.**

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This Agenda is available online at: <http://lbh-modgov:9071/ieListDocuments.aspx?CId=116&MId=293&Ver=4>

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INVESTOR IN PEOPLE

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Petitions and Councillors

Petitions - Those who have organised a petition of 20 or more borough residents can speak at a Planning Committee in support of or against an application. 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.

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.

Representatives of Conservation Area Advisory Panels are also members of the Committees and they advise on applications in their conservation area. They do not vote at Committee meetings

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

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of 17 September 2009 meeting - to follow
- 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.

Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	Southbourne Day Centre, 161 Elliott Avenue, Ruislip - 66033/APP/2009/1060	West Ruislip;	Erection of a two storey building to provide 23 one and two-bedroom apartments, together with associated parking, involving the demolition of existing day centre building (Outline application). Recommendation: Approval	1 - 34

Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
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Non Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
7	Land at rear and forming part of 63, 65, 67 Lowlands Road, Eastcote - 56032/APP/2009/967	Eastcote & East Ruislip;	Two storey, detached four-bedroom dwelling with habitable roofspace with associated parking and new vehicular crossover Recommendation: Approval	35 - 60
8	37 Frithwood Avenue, Northwood - 29009/APP/2009/1182	Northwood ;	Two storey building comprising of 5 two-bedroom flats with associated parking in basement and habitable roofspace, involving demolition of the existing house (Outline application for approval of access, appearance, layout and scale) Recommendation: Had an appeal for non determination not been lodged that the application would have been refused for the following reasons:	61 - 78

Non Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
9	Texaco, High Road, Eastcote - 3689/ADV/2007/40	Eastcote & East Ruislip;	Retention of internally illuminated free-standing totem sign Recommendation: Refusal	79 - 86
10	35 Bushey Road, Ickenham - 48449/APP/2009/793	Ickenham;	Single storey side/rear extension including reduction in height of roof and 1 rear and 1 side rooflight (Part retrospective application) Recommendation: Approval	87 - 94
11	42 Lawrence Drive, Ickenham - 23057/APP/2009/1053	Ickenham;	Single storey rear extension with roof lantern Recommendation: Approval	95 - 104

12	76 Park Way & 59-61 Windmill Hill, Ruislip - 16366/APP/2009/1873	Manor;	Change of use of 61 Windmill Hill and 76 Park Way from Class A1 (Retail) to Class A3 (Restaurants and Cafes), with new shopfronts and alterations to existing shopfront at 59 Windmill Hill Recommendation: Approval	105 - 118
13	41 Green Lane, Northwood - 12112/APP/2009/1591	Northwood ;	Change of use of basement and ground floor from Class A1 Retail to Class A3/A4 Restaurants/Cafes and Drinking Establishments, to include new door and ventilation duct to rear Recommendation: Refusal	119 - 126
14	Paul Strickland Cancer Centre, Mount Vernon Hospital, Rickmansworth Road, Northwood - 3807/APP/2009/1388	Northwood ;	Extension of existing fencing and new access gate Recommendation: Approval	127 - 134

Other

	Address	Ward	Description & Recommendation	Page
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Part 2 - Members Only

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

	Address	Ward	Description & Recommendation	Page
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15 Enforcement Report - ENF/270/07/

Plans for North Planning Committee

Agenda Item 6

Report of the Corporate Director of Planning & Community Services

Address SOUTHBOURNE DAY CENTRE 161 ELLIOTT AVENUE RUISLIP

Development: Erection of a two storey building to provide 23 one and two-bedroom apartments, together with associated parking, involving the demolition of existing day centre building (Outline application).

LBH Ref Nos: 66033/APP/2009/1060

Drawing Nos: 20080009/A/P/01
20080009/A/P/02
20080009/A/P/03 Rev. A
20080009/A/P/04 (illustrative flat layouts
20080009/A/P/05 Rev. A
Design and Access Statement (Revised June 2009)
Planning Statement
Energy Report (September 2009)

Date Plans Received:	23/04/2009	Date(s) of Amendment(s):	23/04/2009
Date Application Valid:	03/06/2009		26/06/2009
			07/08/2009
			10/08/2009
			18/09/2009

1. SUMMARY

Outline planning permission is sought for a residential development comprising 16 x 1 bedroom and 7 x 2 bedroom apartments in one, 2 storey block on the former Southbourne Day Centre site.

The site has been identified as being surplus to requirements in accordance with the Council's Final Strategy for Day and Employment Services and there are no national or regional planning objections in principle to the loss of such a use.

There are no adverse impacts upon the visual amenities of the surrounding area, there would be no loss of residential amenity to surrounding occupiers and highway and pedestrian safety impacts are considered to be acceptable. The application is therefore recommended for approval, subject to conditions and S106/S111 Agreements.

2. RECOMMENDATION

2.1 This authority is given by the issuing of this notice under regulation 3 of the Town and Country Planning General regulations 1992 and shall ensure only for the benefit of the land.

2.2. That in advance of, or at the time of the grant of planning permission, the Council as applicant enters into a legal agreement under Section 111 of the Local Government Act 1972 with any proposed purchaser of the Council's interest in the site. That agreement to be completed in advance of or at the same date as any conveyance or transfer of any interest or option to acquire any interest in the site.

2.3 The Section 111 legal agreement shall require the purchaser immediately or before acquisition of any interest in the site to enter into an agreement under section 106 of the Town and Country Planning Act 1990, section 16 of the Greater London Council (General Powers) Act 1974, and section 111 of the Local Government Act 1972 in a form annexed to the agreement and/or Section 278 of the Highways Act 1980 (as amended) or other appropriate legislation to secure the following:

- (i) A financial contribution of £8,161.96 for healthcare facilities.**
- (ii) The developer provides a financial contribution of £46,331 towards, nursery, primary, secondary and Post 16 school places within the locality of the development to satisfy the educational requirements arising from the child yield resulting from the proposal, in accordance with the Supplementary Planning Document on Planning Obligations adopted in July 2008.**
- (iii) A financial contribution towards training initiatives equal to £2,500 for every £1 million build cost.**
- (iv) A financial contribution of £10,000 towards community facilities.**
- (v) A financial contribution of £866.41 towards library facilities and books**
- (vi) provision of affordable housing equivalent to 9% of the total number of habitable rooms, of which at least 70% are to be of social rented tenure.**
- (vi) The applicants pay a sum to the Council equivalent to 2% of the value of contributions for compliance, administration and monitoring of the completed planning (and/or highways) agreement(s).**
- (vii) The applicants pay a sum to the Council of 3% of the value of contributions for specified requirements to project manage and oversee implementation of elements of the completed planning (and/or highways) agreement(s).**

2.4. That in respect of the application for planning permission, the purchaser of the Council's interest in the land meets the Council's reasonable costs in the preparation of the S111/S106 Agreements and any abortive work as a result of the agreements not being completed.

2.5. If the S106 Agreement has not been finalised within 12 months, the application is to be referred back to the Planning Committee for determination at the discretion of the Director of Planning and Community Services.

2.6. That officers be authorised to negotiate and agree the detailed terms of the proposed agreements.

2.7. That subject to the above, the application be deferred for determination by the Director of Planning and Community Services under delegated powers.

2.8. That if the application is approved, the following conditions be attached:

1 OUT1 Time Limit- outline planning application

The development hereby permitted shall begin either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

REASON

To comply with Section 92 of the Town and Country Planning Act 1990 (As Amended).

2 OUT2 Reserved matters - submission

Application for approval of the following reserved matters shall be made to the Local Planning Authority before the expiry of three years from the date of this permission: -

- (a) Appearance
- (b) Landscaping

REASON

To comply with Section 92 of the Town and Country Planning Act 1990 (As Amended).

3 OUT3 Approval of Details

Approval of the details of the appearance of the building, and the landscaping of the site (hereinafter called the "reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990 (As Amended).

4 OUT4 Reserved matters - submission and approval

Plans and particulars of the reserved matters referred to in condition 3 shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990 (As Amended).

5 TL1 Existing Trees - Survey

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

- (i) Species, position, height, condition, vigour, age-class, branch spread and stem diameter of all existing trees, shrubs and hedges on and immediately adjoining the site.
- (ii) A clear indication of trees, hedges and shrubs to be retained and removed.
- (iii) Existing and proposed site levels.
- (iv) Routes of any existing or proposed underground works and overhead lines including their manner of construction.
- (v) Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees and other vegetation to be retained during construction work.

REASON

To enable the Local Planning Authority to assess the amenity value of existing trees, hedges and shrubs and the impact of the proposed development on them and to ensure that the development conforms with Policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

6 TL2 Trees to be retained

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority.

If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place and shall be of a size and species to be agreed in writing by the Local

Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'. Remedial work should be carried out to BS 3998 (1989) 'Recommendations for Tree Work' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and to comply with Section 197 of the Town and Country Planning Act 1990.

7 TL3 Protection of trees during site clearance and development

Prior to the commencement of any site clearance or construction work, detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres. The fencing shall be retained in position until development is completed. The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

1. There shall be no changes in ground levels;
2. No materials or plant shall be stored;
3. No buildings or temporary buildings shall be erected or stationed.
4. No materials or waste shall be burnt; and
5. No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

REASON

To ensure that trees and other vegetation to be retained are not damaged during construction work and to ensure that the development conforms 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 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 DIS5 Design to Lifetime Homes Standards & to Wheelchair Standards

All residential units within the development hereby approved shall be built in accordance with 'Lifetime Homes' Standards. Further 10% of the units hereby approved shall be designed to be fully wheelchair accessible, or easily adaptable for residents who are wheelchair users, as set out in the Council's Supplementary Planning Document 'Hillingdon Design and Accessibility Statement: Accessible Hillingdon'.

REASON

To ensure that sufficient housing stock is provided to meet the needs of disabled and elderly people in accordance with London Plan (February 2008) Policies 3A.5, 3A.13, 3A.17 and 4B.5.

10 OM19 Construction Management Plan

Prior to development commencing, the applicant shall submit a demolition and construction management plan to the Local Planning Authority for its approval. The plan shall detail:

- (i) The phasing of development works
- (ii) The hours during which development works will occur.
- (iii) A programme to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed safely and intact for later re-use or processing.
- (iv) Measures to prevent mud and dirt tracking onto adjoining roads. (Wheel washing).
- (v) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process. Construction traffic should avoid morning and evening peak hours.
- (vi) Details of storage of materials on site.

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

REASON

To safeguard the amenity of surrounding areas in accordance with Policy OE1 of the Hillingdon Unitary Development Plan (Saved Policies 2007).

11 SUS1 Energy Efficiency Major Applications (full)

The measures to reduce the energy demand and carbon dioxide emissions of the development and to provide 20% of the sites energy needs through renewable energy generation contained within the submitted report entitled 'Energy Report: Proposed Residential development at Southbourne Day centre Site Ruislip', shall be integrated into the development and thereafter permanently retained and maintained.

REASON

To ensure that the development incorporates appropriate energy efficiency measures in accordance with policies 4A.1, 4A.3, 4A.4, 4A.6, 4A.7, 4A.9, and 4A.10 of the London Plan (February 2008).

12 SUS5 Sustainable Urban Drainage

No development shall take place on site until details of the incorporation of sustainable urban drainage have been submitted to, and approved in writing by the Local Planning Authority. The approved details shall thereafter be installed on site and thereafter permanently retained and maintained.

REASON

To ensure that surface water run off is handled as close to its source as possible in compliance with policy 4A.14 of the London Plan (February 2008) /if appropriate/ and to ensure the development does not increase the risk of flooding contrary to Policy OE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), policies 4A.12 and 4A.13 of the London Plan (February 2008) and PPS25.

13 N1 Noise-sensitive Buildings - use of specified measures

Development shall not begin until a scheme for protecting the proposed development from road traffic noise has been submitted to and approved in writing by the Local Planning Authority. All works which form part of the scheme shall be fully implemented before the development is occupied and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

REASON

To ensure that the amenity of the occupiers of the proposed development is not adversely affected by road traffic noise in accordance with policy OE5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 4A.20 of the London Plan (February 2008).

14 M3 Boundary treatment - details

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the buildings is first occupied or Development shall be carried out in accordance with the approved details.

REASON

To safeguard the visual amenities of the area in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

15 OM2 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 know 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).

16 NONSC Non Standard Condition

An unobstructed visibility splay above the height of 0.6 metres shall be maintained for a distance of not less than 2.4 metres in both directions along the back edge of the footway either side of the site access.

REASON

To ensure that pedestrian and vehicular safety is not prejudiced and having regard to the requirements of Policy AM7 from the adopted Unitary Development Plan Saved Policies (September 2007).

17 NONSC Non Standard Condition

The development shall not be commenced until details of 39 secure and covered cycle parking spaces have been submitted to and approved in writing by the Local Planning Authority. Details as approved shall be provided on site, prior to the occupation of the proposed development and thereafter retained on site.

REASON

To ensure that adequate facilities are provided for cyclists in accordance with Policy AM9 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) Saved Policies (September 2007).

18 OM14 Secured by Design

The development hereby approved shall incorporate measures to minimise the risk of crime and to meet the specific security needs of the application site and the development. Details of security measures shall be submitted and approved in writing by the Local Planning Authority before development commences. Any security measures to be implemented in compliance with this condition shall reach the standard necessary to achieve the 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO).

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, and to reflect the guidance contained in Circular 5/94 'Planning Out Crime' and the Council's SPG on Community Safety By Design.

19 H1 Traffic Arrangements - submission of details

Development shall not begin until details of all traffic arrangements (including where appropriate carriageways, footways, turning space, safety strips, sight lines at road junctions, kerb radii, car parking areas and marking out of spaces, loading facilities,

closure of existing access and means of surfacing) have been submitted to and approved in writing by the Local Planning Authority. The approved development shall not be occupied until all such works have been constructed in accordance with the approved details. Thereafter, the parking areas, sight lines and loading areas (where appropriate) must be permanently retained and used for no other purpose at any time. Disabled parking bays shall be a minimum of 4.8m long by 3.6m wide or at least 3.0m wide where two adjacent bays may share an unloading area.

REASON

To ensure pedestrian and vehicular safety and convenience and to ensure adequate off-street parking, and loading facilities in compliance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan . (February 2008).

20 NONSC Non Standard Condition

All soils used for gardens and/or landscaping purposes shall be clean and free of contamination. Site derived soils and imported soils shall be tested for chemical contamination, and the results of this testing shall be submitted and approved by the Local Planning Authority.

REASON

To ensure that the occupants of the development are not subjected to any risks from land contamination in accordance with Policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 4A.33 of the London Plan (February 2008).

21 NONSC Non Standard Condition

Before development commences, details of the position and design of external lighting shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of underground works and measures to eliminate vertical and horizontal light spillage for the car park areas, areas immediately around the buildings and courtyards.

REASON

To ensure

- (i) That the development presents a satisfactory appearance
- (ii) To safeguard the amenities of nearby residential properties
- (iii) To ensure that the work does not undermine landscaping proposals

in accordance with Policies BE13, BE38, OE1, and E5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

22 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).

23 OM13 Demolition Protocols

The applicant is to prepare a selective programme (or demolition protocol) to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed from the site safely and intact for later re-use or processing, which is to be submitted to the Local Planning Authority prior to the commencement of demolition work.

REASON

To establish an 'audit trail' for demolition materials based on an established Demolition Protocol which will encourage more effective resource management in demolition and new builds, in accordance with London Plan (February 2008) Policies 4A.30 and 4A.31.

24 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).

25 DIS1 Facilities for People with Disabilities

All the facilities designed specifically to meet the needs of people with disabilities that are shown on the approved plans shall be provided prior to the occupation of the development and thereafter permanently retained.

REASON

To ensure that adequate facilities are provided for people with disabilities in accordance with Policy AM13/R16 [refer to the relevant policy/ies] of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policies 3A.13, 3A.17 and 4B.5.

26 DIS4 Signposting for People with Disabilities

Signplates, incorporating a representation of the Universal Wheelchair Symbol, should be displayed to indicate the location of convenient facilities to meet the needs of people with disabilities. Such signplates should identify or advertise accessible entrances to buildings, reserved parking spaces, accessible lifts and lavatory accommodation, manageable routes through buildings and availability of additional services. Signs for direction and location should have large characters or numerals and clearly contrast with the background colour.

REASON

To ensure that people with disabilities are aware of the location of convenient facilities in accordance with Policy AM13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

27 TL4 Landscaping Scheme (outline application)

The development hereby permitted shall be landscaped and planted in accordance with a

fully detailed scheme to be submitted to and approved in writing by the Local Planning Authority as part of the details of the proposed development required by condition No.3.

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).

28 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).

29 SUS4 Code for Sustainable Homes details (only where proposed as

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 Code Level 3 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 policies 4A.1 and 4A.3 of the London Plan (February 2008).

30 NONSC Non Standard Condition

Development shall not begin until details of the method of control for the designation and allocation of parking spaces to individual properties for their sole use have been submitted

to and approved in writing by the Local Planning Authority.

REASON

To ensure that adequate on site parking is provided, in accordance with Policy AM14 of the Hillingdon Unitary development Plan Saved Policies (September 2007) and the Council's Car Parking Standards.

31 NONSC Non Standard Condition

Development shall not begin until details of the vehicular entrance gate to the car park area, including noise mitigation measures have been submitted to and approved in writing by the Local Planning Authority. The gate should be located a minimum of 5 metres from the carriageway, should be operable by a disabled motorist from within their vehicle and shall be provided on site prior to first occupation of the development and thereafter shall be retained and maintained on site for as long as the development remains in existence.

REASON

- (i) In pursuance of the Council's duty under Section 17 of the Crime and disorder Act 1998
- (ii) To ensure that pedestrian and vehicular safety is not prejudiced having regard to the requirements of Policy AM7 of the Hillingdon Unitary development Plan Saved Policies (September 2007).
- (iii) To protect the amenity of occupiers of the development and neighbouring residential premises, in accordance with Policy OE1 of the Hillingdon Unitary development Plan Saved Policies (September 2007).

32 OM5 Provision of Bin Stores

No development shall take place until details of facilities to be provided for the covered, secured and screened storage of refuse and recycling bins within the site have been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until the facilities have been provided in accordance with the approved details and thereafter the facilities shall be permanently retained.

REASON

To ensure a satisfactory appearance and in the interests of the amenities of the occupiers and adjoining residents, in accordance with Policy OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

INFORMATIVES

1 17 Design Guidance - Reserved Matters

You are advised to consult the Council's Design Guides for guidance on matters of design and layout prior to submitting details of reserved matters. These are available from the Planning & Community Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

2 18 Reserved Matters

All details of reserved matters should be submitted for approval simultaneously.

3 19 Community Safety - Designing Out Crime

Before the submission of reserved matters/details required by condition 2, you are advised to consult the Metropolitan Police's Crime Prevention Design Advisor, Planning & Community Services, Civic Centre, Uxbridge, UB8 1UW (Tel. 01895 250538).

4 I10 Illustrative Drawings

You are reminded that the drawings submitted with the application are for illustrative purposes only and do not form part of the application for which permission is hereby granted.

5 I15 Control of Environmental Nuisance from Construction Work

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

A) Demolition and construction works 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 or Bank 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.

6 I34 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
- 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.
- 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.
- 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.

This is not a comprehensive list of Building Regulations legislation. For further information you should contact Building Control on 01895 250804/5/6.

7 124 Works affecting the Public Highway - General

A licence must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the public highway. This includes the erection of temporary scaffolding, hoarding or other apparatus in connection with the development for which planning permission is hereby granted. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW

8 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).

9 111 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).

10 I12 **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.

11 I6 **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.

12

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 Acts

13

Opportunities for Work Experience

The developer is requested to maximise the opportunities to provide high quality work experience for young people (particularly the 14 - 19 age group) from the London Borough of Hillingdon, in such areas as bricklaying, plastering, painting and decorating, electrical installation, carpentry and landscaping in conjunction with the Hillingdon Education and Business Partnership.

Please refer to the enclosed leaflet and contact Peter Sale, Hillingdon Education and Business Partnership Manager: contact details - c/o British Airways Community Learning Centre, Accommodation Lane, Harmondsworth, UB7 OPD. Tel: 020 8897 7633. Fax: 020 897 7644. email: p.sale@btconnect.com"

14

Your attention is drawn to conditions 2, 3, 4, 5, 7, 10, 11, 12, 13,14, 15, 17, 18, 19, 21, 23, 24, 28, 30, 31 and 32, which must be discharged prior to the commencement of works. You will be in breach of planning control should you commence these works prior to the discharge of these conditions. For further information and advice contact Planning and Community Services Group, Civic Centre, Uxbridge (Tel: 01895 250230)

15 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).

16 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 (February 2008) and national guidance

BE13	New development must harmonise with the existing street scene.
BE18	Design considerations - pedestrian security and safety
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.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments
H4	Mix of housing units
H5	Dwellings suitable for large families
R5	Proposals that involve the loss of sports, leisure, community, religious, cultural or entertainment facilities
R7	Provision of facilities which support arts, cultural and entertainment activities
AM7	Consideration of traffic generated by proposed developments.
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.
AM15	Provision of reserved parking spaces for disabled persons
HDAS	Supplementary Planning Document - Accessible Hillingdon Supplementary Planning Document - Residential Layouts Supplementary Planning Guidance - Community Safety by Design Supplementary Planning Guidance - Planning Obligations Strategy Supplementary Planning Document - Affordable Housing (May 2006)

17

The applicant is encouraged to discuss with Council officers in conjunction with the Metropolitan Police Crime Prevention Officer whether on site CCTV cameras can be linked to the Council's central CCTV system.

3. CONSIDERATIONS

3.1 Site and Locality

The site has an area of 0.27 hectares and is located on the eastern side of Elliott Avenue, Ruislip, which is accessed from Mansfield Avenue and Chelston Road/Southbourne Gardens.

The site is on the southern part of a series of residential estate roads and approximately 400 metres distance from Chelston Road/Southbourne Gardens, which leads onto the Victoria Road roundabout and local shopping area. The site lies close to Bessingby Playing fields/open space and within 250 metres of Lady Bankes Junior and Infants school.

The access road leading to the site from Southbourne Gardens and Chelston Road is flanked by a sheltered housing scheme for the elderly.

A block of flats (Peter Lyall Court), lies to the immediate north east of the site and the Cedars Medical Centre is located on the opposite side of Elliott Avenue, which is to the south west of the site.

The site is currently occupied by a single storey day centre. The day centre was built in the 1990's and has a number of young trees around the boundaries, planted as part of the approved development. The Centre is currently disused having been vacated by the previous service user (when it was used as an employment services training centre for people with learning disabilities).

3.2 Proposed Scheme

Outline planning permission is sought for the erection of a two storey block of 23 flats comprising 16 x one bedroom and 7 x two bedroom apartments, together with associated amenity space and parking. Matters for which approval is being sought at this stage are access, layout and scale. Appearance and landscaping are to be reserved for future determination, at reserved matters stage.

The design is on the basis of a two-storey building with a central corridor giving access to the individual residential units. A single main entrance is supplemented by two side access positions at each end of the building. All units will be built to Lifetime Homes Standards. Both lifts and stairs are provided for vertical circulation.

34 parking spaces, including 3 wheelchair accessible spaces and access zones for disabled residents are provided. The main car parking area is located to the south of the residential block, with vehicular access off Elliott Avenue. 8 of these spaces, including two for people with disabilities are provided directly off Elliott Avenue at the front of the building, accessed via dropped kerbs.

The block is surrounded to the front and rear by soft landscaping. Tree planting is proposed along the site frontage and boundaries.

The application is supported by 3 reports that assess or provide information on the proposal. A summary and some key conclusions from these reports are provided below:

A sustainable assessment energy report

This report has been provided to take into account carbon emissions for the development. The report seeks to demonstrate how the proposed development meets renewable energy requirements. The assessment makes use of Standard Assessment Procedure (SAP)

energy and carbon calculations in accordance with the methodology of Part L of the 2006 Building Regulations.

Design and Access Statement

This report outlines the context for the development and provides a justification for the number of units, layout, scale and access for the proposed development. The report also provides a summary of the proposals and assesses them against policy and planning guideline considerations.

Planning Statement on loss of community facility from Southborne Gardens and re-siting elsewhere in Hillingdon.

3.3 Relevant Planning History

Comment on Relevant Planning History

None.

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:

- BE13 New development must harmonise with the existing street scene.
- BE18 Design considerations - pedestrian security and safety
- 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.
- OE1 Protection of the character and amenities of surrounding properties and the local area

OE5	Siting of noise-sensitive developments
H4	Mix of housing units
H5	Dwellings suitable for large families
R5	Proposals that involve the loss of sports, leisure, community, religious, cultural or entertainment facilities
R7	Provision of facilities which support arts, cultural and entertainment activities
AM7	Consideration of traffic generated by proposed developments.
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.
AM15	Provision of reserved parking spaces for disabled persons
HDAS	Supplementary Planning Document - Accessible Hillingdon Supplementary Planning Document - Residential Layouts Supplementary Planning Guidance - Community Safety by Design Supplementary Planning Guidance - Planning Obligations Strategy Supplementary Planning Document - Affordable Housing (May 2006)

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **24th June 2009**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

This application has been advertised under Article 8 of the Town and Country Planning General Development Procedure Order 1995 as a Major Development. 114 surrounding occupiers were consulted. 15 letters of objection have been received. The following issues have been raised:

- (i) Development will be out of character with the existing street scene;
- (ii) Loss of privacy to surrounding gardens;
- (iii) Overcrowding. The density is too high;
- (iv) Noise pollution;
- (v) Traffic congestion;
- (vi) Construction activities will would cause distress to adjoining resident's disabled child;
- (vii) Concern over wild life in the area;
- (viii) In favour provided height is kept to 2 storeys;
- (ix) Building should be divided into two or more smaller blocks;
- (x) Lack of open space;
- (xi) Strain on medical resources in the area;
- (xii) Loss of light to adjoining properties;
- (xiii) Parking problems in the area;
- (xiv) The present building should be kept as a community resource;
- (xv) Increased air pollution;
- (xvi) Increased dirt and filth on surrounding roads;
- (xvii) Land should be used as a local park;
- (xviii) The present building is only 12 years old and still in good condition.
- (xviii) The elderly residents of Peter Lyell Court will be subject to disturbance during construction.

In addition, a petition with 66 signatures has been received, objecting to the proposal on the following grounds:

1. Southbourne Day Centre was a useful part of our community. It is a new building, which could be used for a variety of community projects;
2. The parking problems in Elliott Avenue will get worse with the increased traffic flow and the associated number of cars in the area;
3. The proposed construction would back onto an old peoples' home. It will cause the residents problems with noise;
4. Opposite and adjacent to the development live people with disabilities. They already have problems caused by noise, children playing and the parking of vehicles. They do not need the additional stress of increased occupancy in the area;
5. All of the properties bordering the proposed development will suffer loss of light. This will be a particular problem to those people in sheltered accommodation at the rear of the development.

EASTCOTE RESIDENTS ASSOCIATION

In principle, the Eastcote Residents Association has no overall objection to this site being developed for residential use. However, we would seek clarification on the following points:-

Private Amenity Space: The drawings and other documents currently submitted do not appear to make any mention of the provision of private amenity space. Are such spaces to be provided? If not, can the lack of such a provision be justified?

Social Housing Issues: Is it intended that the flats will be sold as affordable housing under a Social Housing Scheme of some sort or are they to be sold as an entirely commercial project?

We would add that we are concerned about the size of this proposed building in relation to the relatively small houses in the vicinity, this in terms of a requirement that it should blend in and be integrated with, the current building landscape.

CLLR. MICHAEL WHITE

I have carried out a survey in the Elliott Avenue/Fleming Avenue Estate and from the replies I can say that the majority of people are against any proposed development, half of which would accept elderly housing.

The main reasons are:

1. Congestion in leaving the estate in the morning and night;
2. Parking is problematical on the estate, with lorries and vans being often parked there;
3. The proposed development is opposite a dance school and doctors surgery so although the road is very narrow it is very busy at times causing problems with people trying to gain entrance to the proposed site.

for these reasons I will object to proposed outline planning permission.

CLLR KAY WILLMOTT -DENBEIGH

Cllr White and myself carried out a residents survey regarding this planning application. The majority of responses were not in favour of development. Therefore I will be supporting residents in opposing

this application.

METROPOLITAN POLICE - No objections.

Internal Consultees

ENVIRONMENTAL PROTECTION UNIT

No contaminative use but could you attach an imported soil condition for imported soils. Could you also add the construction site informative.

EDUCATION & CHILDRENS SERVICES

Based on the erection of 16 x 3-room and 7 x 4-room private flats in Cavendish, with no demolition of existing dwellings, the requested contribution is £46,331.

S106 OFFICER

16 x 1 bed flats (2hrms @1.51people)

7 x 2 bed flats (3hrms @ 1.93 people)

Based on a projected population of 37.67, the proposed heads of terms are:

1. Transport - In line with the SPD please ascertain whether or not a s278 agreement is needed. There may also be a need for some form of public transport contribution but this will be dependant upon the submission by TfL.
2. Affordable Housing - The applicant has submitted a FVA with their application. They have proposed 9% affordable housing, by habitable rooms, equivalent to 2 residential units. An independent consultant was engaged to validate the submitted financial viability appraisal. His findings confirm that the development of the site can only support the level of affordable housing proposed.
3. Education - in line with the SPD a contribution for education is sought. The requested contribution is £46,331.
4. Health - in line with the SPD a contribution in the sum of £8,161.96 is likely to be sought, we will await a formal bid from the PCT.
5. Community Facility - in line with the SPD there may be a need for an off-site community facility contribution to be secured as a result of this proposal. A scheme of this nature will result in a contribution in the sum of £10,000 being sought if a need is demonstrated.
6. Construction Training - in line with the SPD a contribution equal to £2,500 for every £1m build cost will be sought for construction training in the borough.
7. Library Contribution - in line with the SPD a contribution of £23 per person is likely to be sought towards library facilities and books equivalent to £866.41
8. Project Management and Monitoring fee - a contribution equal to 5% of the total cash contribution is sought to enable the management and monitoring of the resulting agreement.

With respect to the affordable housing, an independent consultant has been used to justify the submitted financial viability appraisal. His findings confirm that the development of the site cannot

support affordable housing.

TREE AND LANDSCAPE OFFICER

The site is currently occupied by a single storey day centre within the Southbourne Gardens residential development. The site fronts onto Elliott Avenue and to the west of Peter Lyell Court, with residential property to the south and a vacant plot to the north. The day centre was built in the 1990's and has a number of young trees around the boundaries, planted as part of the approved development. The proposal includes an 'initial' tree survey which assesses the quality and value of 15No. trees within the site and a further offsite Birch, T16, close to the southern boundary of the site

The 10No. *Pyrus calleryana* 'Chanticleer' on the north and west boundaries are rated 'C/C+' (poor) - which are not normally considered a constraint on development and the remaining Acers, on the east boundary are assessed as 'B-' (fair). While these trees are not of the highest quality and are not protected by TPO or Conservation Area designation, they do, nevertheless, contribute to the landscape character of the area and have a useful life expectancy (> 30 years). There are no root protection areas (RPA's) given and no arboricultural implications assessment which would provide a guide as to the opportunities and constraints posed by the trees in relation to the proposed built development.

THE PROPOSAL

The outline proposal is to demolish the existing day centre and erect a two-storey building to provide 23 x one and two bedroom apartments, together with associated parking and amenity space.

The Design & Access Statement refers to landscaping in section 3.6. While some general points are made regarding the provision of landscaped amenity space, car parking and a screened bin store there are no clear landscape design objectives for the site. At 3.6.5 reference is made to the 're-siting' of some of the young trees which have to be lost. This is unlikely to be cost effective and it is likely to be easier and more effective to buy in suitable new nursery stock.

According to survey drawing No P/02, nine of the 15No. trees will be removed to facilitate the development - and 6No. retained. Given the age and quality of these trees, this is considered to be acceptable provided that suitable replacement tree planting is included as part of a comprehensive landscape scheme - to satisfy the requirements of saved policy BE38.

The proposed layout drawing No. P/03 indicates the retention of five (rather than six) existing trees and the provision of 11No. new trees around the boundaries. While the layout drawing illustrates that there is space and potential for the provision of landscape enhancement within much of the site, the car park at the southern end is dominated by hard surfacing with densely packed parking and opportunity to reduce the impact of parked cars with soft landscape. The design and layout of the main car park needs to be reviewed.

RECOMMENDATION

If you are minded to approve this application I have no objection subject to conditions TL1 (which should include an Arboricultural Implications Assessment and Method Statement), TL2, TL3, TL4, TL6 and TL7.

Comment: The plans were revised to soften the parking area with an additional 1.2 metre landscape buffer.

HOUSING DIRECTORATE

On this application we would seek our standard policy requirements of 50% affordable housing calculated on a habitable room basis on this site unless a lower figure could be justified by a

Financial Viability Appraisal (FVA). The affordable housing should be split 70:30 in favour of rented units.

There are no larger family units, which is not in keeping with area and more suited to a high street location. Our preferred mix would be: 15% - 1 beds 35% - 2 beds; 25% - 3 beds; 15% - 4 beds & 10% - 5 beds. There is a chronic shortage of larger family homes and the expectation from the London Plan is that 50% of all new homes should be 3 bed plus. The units comply with HDAS size standards but all homes should comply with lifetime homes standards and 10% to be fully wheelchair accessible and thus of a larger than average footprint.

There is no information to confirm whether the units will comply with minimum HQI scores or meet level 3 of the code for Sustainable Homes both of which are essential for HCA funding on affordable housing.

Based on these observations this application is not acceptable from a Housing viewpoint.

WASTE STRATEGY

With respect to flats the plans do indicate a bin provision, it does not mention dimensions. The required ratio is of 1100 litre refuse and recycling bins on a ratio of 1:10 + 1 per waste stream as a minimum no rounding down.

For this development a recommendation for bins would be 5 x1100 ltr refuse and 5 x 1100 litre recycling bins.

The design of the bin chambers seems adequate but care should be taken to incorporate standard design principles.

ACCESS OFFICER

No unit has been identified to meet fully wheelchair accessible standards
The internal layout does not comply with HDAS standards for bathroom sizes.

URBAN DESIGN OFFICER

From an urban design point of view the amended scheme is considered to be much improved. The varied roof line and the segmented approach around a central gable element effectively reduces the scale, bulk and massing, and results in a more interesting and more balanced scheme, in tune with the existing built context.

The central main entrance feature creates a strong focal point and increases the legibility and with the more modest twin gable elements it creates a design theme along the main elevation. The full height glazed feature at the main entrance and an increasing element of full height glazing generally within the scheme creates a welcome lightness to the building which reduces the bulk and scale and creates more balanced proportions and massing. The increased amount of glazing also increases the degree of natural lighting which is considered positively from a health perspective.

HIGHWAY ENGINEER

34 parking spaces are provided to serve 23 units, a ratio of 1:1.48.
There are 16 one bed and 7 two 2 bed units. 10 parking spaces should be allocated to the 2 bed units (1:1.43), 16 spaces for the 1 bed units and 6 unallocated for visitors. 2 parking spaces from those in groups of three fronting Elliot Road should be deleted reducing the width of the crossovers. A total of 32 parking spaces are acceptable. The gates to the on site parking area should be set

back 5.0 m from the kerb.

Subject to the above no objections are raised on highway grounds.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Saved Policy R5 of the UDP states:

The local Planning Authority will not grant planning permission for proposals which involve the loss of land or buildings used (or where the last authorised use was for) a sports stadium, outdoor or indoor sports and leisure facilities, public or community meeting halls, or religious, cultural and entertainments activities, unless adequate, accessible, alternative facilities are available.

The supporting text states that in assessing such proposals the Local Planning Authority will also have regard to:-

- (a) The suitability or potential of the premises to serve the recreational and leisure needs of people living within walking distance, and also within 3.2km;
- (b) The availability, location and accessibility of other existing or proposed alternatives for people who use the premises;
- (c) The alternative uses suitable for any existing building which is architecturally worthy of retention.

The applicants have submitted a Planning Statement which provides a justification for the loss of the community facility from Southborne Gardens and the relocation of these facilities elsewhere in the Borough. The use of the premises and site was previously a day centre for employment of disabled people, many of them with learning disabilities. This use was terminated in 2007 following a strategic review of the Council provided services for persons with learning disabilities.

The Final Strategy for Day and Employment Services sets out the strategic review for various sites in the London Borough of Hillingdon, and outlines the approach on Southborne site. This strategy is a document which forms the Learning Disability Modernisation Programme 'Opportunities for all.'

Under the assessment of asset fitness of the report the access at Southborne was considered poor, with a long walk to public transport and amenities. This is pertinent particularly where disabled people may have to attend with a degree of mobility impairment or learning impairment. Not all disabled persons are able to drive to the centre, so may have to rely on public transport, or be transported by car or minibus.

Additionally it was recognised that the building was too large for the occupancy at the time, and was under-utilised. The recommendation in the report was to provide the service from alternative sites, being Parkview and Woodside. The existing facility was classed as not fit to effectively deliver the service, even though the building was relatively new and in good condition.

The report states that service users will move and be integrated into Woodside and the Resource Centre in Autumn 2007. The Southborne building is now vacant.

It can be seen that the location of such a community use was seen as not viable, partly due to the limited access to and from transport and amenities for disabled people, and partly due to under-use of the facilities. In addition, there are no plans currently to provide an

alternative community use at Southborne Gardens.

Given the factors above, it is considered that the proposal satisfies the requirements of Policy R5. No objections are therefore raised to the loss of the community use and redevelopment of the site for residential purposes.

7.02 Density of the proposed development

London Plan Policy 3A.3 seeks to maximise the potential of sites, compatible with local context and design principles in Policy 4B.1 (Design principles for a compact city) and with public transport capacity. Boroughs are encouraged to adopt the residential density ranges set out in Table 3A.2 (Density matrix (habitable rooms and dwellings per hectare) and which are compatible with sustainable residential quality.

The site has a Public Transport Accessibility Level (PTAL) of 1 on a scale of 1 to 6 where 1 represents the lowest level of public accessibility. Table 3A.2 recommends that developments within suburban residential setting with a PTAL score of 1 and with 2.7 - 3 hr/unit, should be within the ranges of 150-200 hr/ha and 50-75 units/ha.

The proposed density for the site would be 196 hr/ha, which is within the London Plan guidelines, having regard to the site's Public Transport Accessibility Level.

In terms of the number of units, the proposed density would be 85 units/ha, which slightly exceeds London Plan guidance. However, given the predominance of one bedroom apartments and that good environmental conditions can be provided for surrounding and future occupiers, (issues of which are dealt with elsewhere in the report), the proposed density is considered appropriate in this case.

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

There are no archaeological or historic issues associated with this site.

7.04 Airport safeguarding

there are no airport safeguarding issues related to this development.

7.05 Impact on the green belt

There are no green belt issues associated with this site.

7.06 Environmental Impact

Not applicable to this development.

7.07 Impact on the character & appearance of the area

The application site is situated in a predominantly suburban, residential area, characterised by small scale, mainly semi-detached dwelling houses. Although there are no objections in principle to the re-development of the existing day centre site for residential purposes, the initially submitted scheme raised concerns, as it failed to respect the established scale and built character of the area. In addition, the illustrative elevations failed to demonstrate good quality design. The Urban Design Officer considered that the excessive scale, bulk and massing of the 54 meter long monolithic building block would be seriously out of scale with the prevalent built character of the neighbourhood. The visual appearance of the front facade was unarticulated, whilst the unbroken roof line which lacks visual interest and relief further exacerbates the monotonous and static character of the building block.

Amended plans have been received, reducing the scale and massing of the built form, by breaking up the structure in several different compartments, to create a more varied, more legible and more accessible layout, and to reduce the visual impact. It is considered that

the front facade, as well as the roof treatment, has responded to the local distinctiveness of the area, evoking the character of individuality and a stronger sense of place.

The urban design Officer considers that the varied roof line and the segmented approach around a central gable element effectively reduces the scale, bulk and massing, and results in a more interesting and more balanced scheme, in tune with the existing built context. Although appearance is not being determined at this stage, the illustrative elevations show a central main entrance feature, which creates a strong focal point and increases the legibility. The more modest twin gable elements at each end create a design theme along the main elevation. It is considered that the full height glazed feature at the main entrance, and fenestration generally within the scheme creates a welcome lightness to the building, which reduces the bulk and scale and creates more balanced proportions and massing.

7.08 Impact on neighbours

Policy BE20 of the Unitary Development Plan Saved Policies September 2007 states that the Local Planning Authority will seek to ensure that buildings are laid out so that adequate daylight, sunlight and amenities of existing houses are safeguarded.

Policy BE21 of the Unitary Development Plan Saved Policies September 2007 states that planning permission will not be granted for new development, which by reason of its siting, bulk and proximity, would result in a significant loss of residential amenity of established residential areas.

The supporting text to Policies BE20 and BE21 of the UDP Saved Policies September 2007 states 'that while some proposals of substantial width, height and depth, may not cause loss of amenity by reason of daylight or sunlight, these may nonetheless still be over-dominant in relation to the adjoining property and/or its private amenity space. This in turn can result in a depressing outlook detracting from residential amenity'.

Policy BE24 of the UDP Saved Policies September 2007 seeks to ensure that the design of new buildings protects the privacy of the occupiers and their neighbours. The supporting text to this policy states that 'the protection of privacy, particularly of habitable rooms (including kitchens) and external private amenity space is an important feature of residential amenity'.

The Council's Supplementary Planning Document 'Hillingdon Design and Access Statement' (HDAS) states that where a two or more storey building abuts a property or its garden, adequate distance should be maintained to overcome possible over domination. The distance provided will be dependent on the bulk and size of the building but generally 15m would be the minimum acceptable separation distance. The Council's HDAS also provides further guidance in respect of privacy, stating in particular that the distance between habitable room windows should not be less than 21m.

The Council's HDAS at paragraph 4.12 states that 'new residential development should be designed so as to ensure adequate privacy for its occupants and that of the adjoining residential property from windows above ground floor, an angle of 45 degrees each side of the normal is assumed in determining facing, overlooking distances'. This requirement has been adhered to so as to respect the residential amenity of existing residents.

In this case, the separation distance between the flank walls of the proposed block and No.47 Elliott Avenue, located to the north of the site would be 9 metres at their closest point

and the development would fall completely outside the 45 degree angle of vision. In terms of the relationship with Peter Lyell Court to the east, the bulk of the block maintains an average separation distance of 22 metres. With regard to properties to the south, an average distance of 15 metres is maintained to the southern boundary, while an average of 28 metres is maintained between the southern elevation of the proposed block and the rear of properties backing onto the site (169 -177 Elliott Avenue). This represents an improvement over the current situation in terms of outlook from these properties, given that the existing building (to be demolished) is located only 5 metres away from the southern boundary. It is not therefore considered that the proposal would result in an over dominant form of development which would detract from the amenities of neighbouring occupiers, in compliance with policy BE21 of the UDP Saved Policies September 2007.

With regard to privacy, the position of all windows would be dealt with at reserved matter stage. However, it is considered that the relevant minimum overlooking distances can be achieved, as the proposed building would be sited a sufficient distance away from adjoining properties. In addition, boundary treatment is covered by condition.

It is not considered that there would be a material loss of daylight or sunlight to neighbouring properties, as the proposed buildings would be sited a sufficient distance away from adjoining properties. It is also considered given its layout that there will be a good level of day lighting for the proposed development. The proposal is considered to be consistent with Policies BE20 and BE24 of the UDP Saved Policies September 2007 and relevant design guidance.

7.09 Living conditions for future occupiers

All units comply with the Council's HDAS guidelines for minimum internal floor areas and it is not considered that these units would result in a poor internal living environment for future occupiers.

Policy BE23 of the Unitary Development Plan Saved Policies September 2007 requires the provision of external amenity space which is sufficient to protect the amenity of the development and surrounding buildings and which is usable in terms of its shape and siting, for future occupiers. For one bedroom flats a minimum 20m² per unit should be provided and for two bedroom flats a minimum of 25m² per unit should be provided. In accordance with this standard, a total of 495m² of amenity space is required.

The application identifies a communal amenity area at the rear of the site comprising 559m², which is in excess of the guidelines in the HDAS. Any future landscaping scheme could also incorporate low hedge borders around each of the ground floor level patio areas, which allows the demarcation between private and communal amenity areas.

Overall, it is considered that the proposed development would provide good living conditions for all of the proposed units in accordance with Policies BE23, BE24, OE1 and OE5 of the UDP, HDAS Residential Layouts and the provisions of the London Plan.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The Council's Highways Engineer raises no objection to the development in terms of the impact of the traffic generated on the highway network or the proposed access arrangements from Elliott Avenue, subject to the provision of sight lines at the site entrance. This can be secured by an appropriate condition in the event of planning permission being granted.

With regard to parking, 34 (including 2 disabled) car parking spaces have been provided for the proposed development, which at a ratio of 1.47 spaces per unit, complies with Council's Parking Standards.

The Highway Engineer has requested that 10 parking spaces should be allocated to the 2 bed units (1: 1.43), 16 spaces for the 1 bed units and 6 unallocated for visitors. 2 parking spaces from those in groups of three fronting Elliot Road should be deleted, in order to reduce the width of the crossovers. This would result in a total provision of 32 parking spaces. In addition the highway Engineer has requested that the gates to the on site parking area should be set back a minimum of 5.0 m from the kerb. These measures can be secured by condition.

Subject to the implementation of these measures it is considered that adequate vehicular access to the site can be provided, and highway and pedestrian safety would not be prejudiced, in compliance with Policy AM7 of the UDP Saved Policies September 2007.

7.11 Urban design, access and security

In terms of the mix of units, Policy H4 states that, wherever practicable, new residential developments should have a mix of housing units of different sizes, including units of one or two bedrooms. Policy H5 states that the Council will encourage the provision of dwellings suitable for large families. The proposed mix of one and two bedroom units would have been more appropriate in a town centre location. However, the proposal would result in net gain of 23 units, which would contribute towards meeting the housing need in the Borough. The lack of larger units is therefore not considered to be a sustainable reason to refuse this application.

Other issues relating to urban design have been addressed in section 7.07 of this report.

7.12 Disabled access

HDAS was adopted on the 20th December 2005 and requires all new residential units to be built to lifetime home standards and 10% of units designed to wheelchair accessible standards. Further guidance is also provided on floor space standards for new residential development to ensure sound environmental conditions are provided on site. As a guide, the recommended minimum standard for 1 bedroom flats is 50sq. m and 63sq. m for 2 bedroom flats. Where balconies are provided, the floor space of the balconies can be deducted from these standards, up to a maximum of 5sq. metres. Additional floorspace would be required for wheelchair units.

The floor plans indicate that the development generally achieves HDAS recommended floor space standards and that Lifetime Home Standards could be met for these flats in terms of size.

The Access officer has concerns that no unit has been identified to meet fully wheelchair accessible standards and that the internal layout does not comply with HDAS standards for bathroom sizes. Although details have not been provided, two of the units could be designed to full relevant standards, while the internal layout of individual flats could be modified to enlarge the bathrooms at reserved matters stage. Conditions are therefore recommended, requiring the submission of internal layout details, to ensure compliance.

7.13 Provision of affordable & special needs housing

London Plan Policy 3A.10 requires borough councils to seek the maximum reasonable

amount of affordable housing when negotiating on individual private residential and mix-use schemes. In doing so, each council should have regard to its own overall target for the amount of affordable housing provision. Policy 3A.9 states that such targets should be based on an assessment of regional and local housing need and a realistic assessment of supply, and should take account of the London Plan strategic target that 35% of housing should be social and 15% intermediate provision, and of the promotion of mixed and balanced communities. In addition, Policy 3A.10 encourages councils to have regard to the need to encourage rather than restrain residential development and to the individual circumstances of the site. Targets should be applied flexibly, taking account of individual site costs, the availability of public subsidy and other scheme requirements.

Policy 3A.10 is supported by paragraph 3.52, which urges borough councils to take account of economic viability when estimating the appropriate amount of affordable provision. The 'Three Dragons' development control tool kit is recommended for this purpose. The results of a tool kit appraisal might need to be independently verified. Where borough councils have not yet set overall targets as required by Policy 3A.9, they should have regard to the overall London Plan targets. It may be appropriate to consider emerging policies, but the weight that can be attached to these will depend on the extent to which they have been consulted on or tested by public examination.

The London Borough of Hillingdon Affordable Housing SPD (May 2006) seeks to secure a minimum of 50% affordable housing on new build schemes that contain 15 units or more. This should then be split in 70% social rented and 30% shared ownership / intermediate housing. The Council's Planning Obligations SPD (July 2008), together with the London Plan Consolidation (2008) supersedes these requirements and schemes with 10 units or more shall secure 50% affordable housing.

The affordable housing provision offered by the applicant represents 9% in terms of habitable rooms. The tenure split achieved on a unit basis equates to 70% social rented and 30% intermediate. This is to be secured by way of the S106 Agreement.

As the proposed affordable housing provision is below 50%, the applicant has submitted a financial appraisal (Three Dragon's toolkit). This appraisal has been checked by an independent consultant and his view is that the appraisal justifies the level of affordable housing provided by the applicant and is considered to be the maximum reasonable amount.

7.14 Trees, Landscaping and Ecology

It is proposed to remove 15 trees to facilitate the development. However, 6 trees are to be retained. Given the age and quality of these trees, the Tree/Landscape Officer considers that this tree loss is acceptable, provided that suitable replacement tree planting is included as part of a comprehensive landscape scheme, in order to satisfy the requirements of Saved Policy BE38.

While the layout drawing illustrates that there is space and potential for the provision of landscape enhancement within much of the site, the car park at the southern end on the originally submitted plans was dominated by hard surfacing with densely packed parking. The site layout plan has been revised to provide a 1.2 metre landscape strip along the southern boundary, to provide an opportunity for tree and shrub planting, to reduce the impact of parked cars, particularly when viewed from properties to the south of the site.

The layout drawing illustrates that there is space and potential for additional tree planting along the site frontage and along the rear boundary with Peter Lyell Court. It is considered that issues relating to landscaping can be addressed at reserved matters stage.

7.15 Sustainable waste management

It is proposed that the refuse collection point would be conveniently located close to the vehicular entrance to the site, to allow easy access for refuse collection.

Although the plans do indicate a bin provision, the number of bins is not indicated. The requirement is 1100 litre refuse and recycling bins on a ratio of 1:10 + 1 per waste stream as a minimum. Although the design details have not been provided, the requirement for the scheme to provide for appropriate covered and secure refuse and recycling bin storage facilities can be secured by a condition in the event that this scheme is approved.

7.16 Renewable energy / Sustainability

Policy 4A.4 of the London Plan requires submission of an assessment of the energy demand and carbon dioxide emissions from proposed major developments, which should demonstrate the expected energy and carbon dioxide emission savings from the energy efficiency and renewable energy measures incorporated in the development.

Policy 4A.7 of the London Plan advises that boroughs should ensure that developments will achieve a reduction in carbon dioxide emissions of 20% from on site renewable energy generation (which can include sources of decentralised renewable energy) unless it can be demonstrated that such provision is not feasible.

The applicant has submitted a renewable energy assessment as part of the application. This sets out that solar collection for hot water heating is the preferred technology to deliver the renewables target for the scheme. A condition requiring the provision of 20% of the site's heat and/or energy needs from renewable technology is considered reasonable and therefore recommended, to ensure the current scheme achieves the required level of energy efficiency and carbon reduction. No objections are raised to the details submitted.

7.17 Flooding or Drainage Issues

There are no specific flooding or drainage issues associated with this application. However, a condition is recommended requiring sustainable Urban Drainage (SUDS) measures for areas of hard surfacing.

7.18 Noise or Air Quality Issues

With respect to the noise impact the development may have upon surrounding residents, traffic to the proposed development would utilise the existing access and it is not considered that the additional vehicle movements associated with the proposed development would result in the occupiers of surrounding properties suffering any significant additional noise and disturbance or visual intrusion, in compliance with Saved Policy OE1 of the UDP.

7.19 Comments on Public Consultations

The primary concerns relating to the principle of the development, parking and the impact on residential amenity (loss of privacy, and outlook), have been dealt with in great detail in other sections of the report. Similarly, the effect of the scheme on the character of the area and intensification of use, have also been addressed.

The issues of noise, vibration and dust during construction (xi) and (xv) are covered by other legislation administered by the Council's Environmental Protection Unit.

With regard to wildlife (vii), the site is previously developed and has not been identified as being within, or in the vicinity of a site of Nature Conservation Importance.

7.20 Planning Obligations

Policy R17 of the Council's Unitary Development Plan states that: 'The Local Planning Authority will, where appropriate, seek to supplement the provision of recreation open space, facilities to support arts, cultural and entertainment activities, and other community, social and education facilities through planning obligations in conjunction with other development proposals'.

The applicant has agreed to a full range of planning obligations required to offset the impact of the development, including contributions towards the provision of education, healthcare, community and libraries. A contribution can also be secured in respect of project management and monitoring.

Proposed Heads of Terms are:

- (i) A financial contribution of £8,161.96 for healthcare facilities.
- (ii) The developer provides a financial contribution of £46,331 towards, nursery, primary, secondary and Post 16 school places within the locality of the development to satisfy the educational requirements arising from the child yield resulting from the proposal, in accordance with the Supplementary Planning Document on Planning Obligations adopted in July 2008.
- (iii) A financial contribution towards training initiatives equal to £2,500 for every £1 million build cost.
- (iv) A financial contribution of £10,000 towards community facilities.
- (v) A financial contribution of £866.41 towards library facilities and books
- (vi) Provision of affordable housing equivalent to 9% of the total number of habitable rooms, of which at least 70% are to be of social rented tenure.
- (vi) The applicants pay a sum to the Council equivalent to 2% of the value of contributions for compliance, administration and monitoring of the completed planning (and/or highways) agreement(s).
- (vii) The applicants pay a sum to the Council of 3% of the value of contributions for specified requirements to project manage and oversee implementation of elements of the completed planning (and/or highways) agreement(s).

The applicant has agreed to these proposed Heads of Terms, which are to be secured by way of the S106 Agreement. Overall, it is considered that the level of planning benefits sought is adequate and commensurate with the scale and nature of the proposed development, in compliance with Policy R17 of the UDP.

7.21 Expediency of enforcement action

There are no enforcement issues associated with this site.

7.22 Other Issues

There are no other issues associated with this development.

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

The report indicates that the costs of the development will be fully met by the applicant, and the applicant will make a contribution to the Council towards the associated public facilities. The developer will also meet all reasonable costs of the Council in the preparation of the Section 106 agreement and any abortive work as a result of the agreement not being completed. Consequently, there are no financial implications for this Planning Committee or the Council.

10. CONCLUSION

No objection is raised to the principle of the use of this redundant Day Centre site for residential purposes. The density of the proposed development is marginally higher than London Plan guidance, but the bulk and scale of the proposed building is considered appropriate for the site and existing surrounding development. The development should not result in unacceptable impacts on the amenities of neighbouring properties and would provide good environmental conditions for future occupiers.

Subject to the recommended conditions and the planning obligations to be secured by a S106/S111 agreement, the application is recommended for approval.

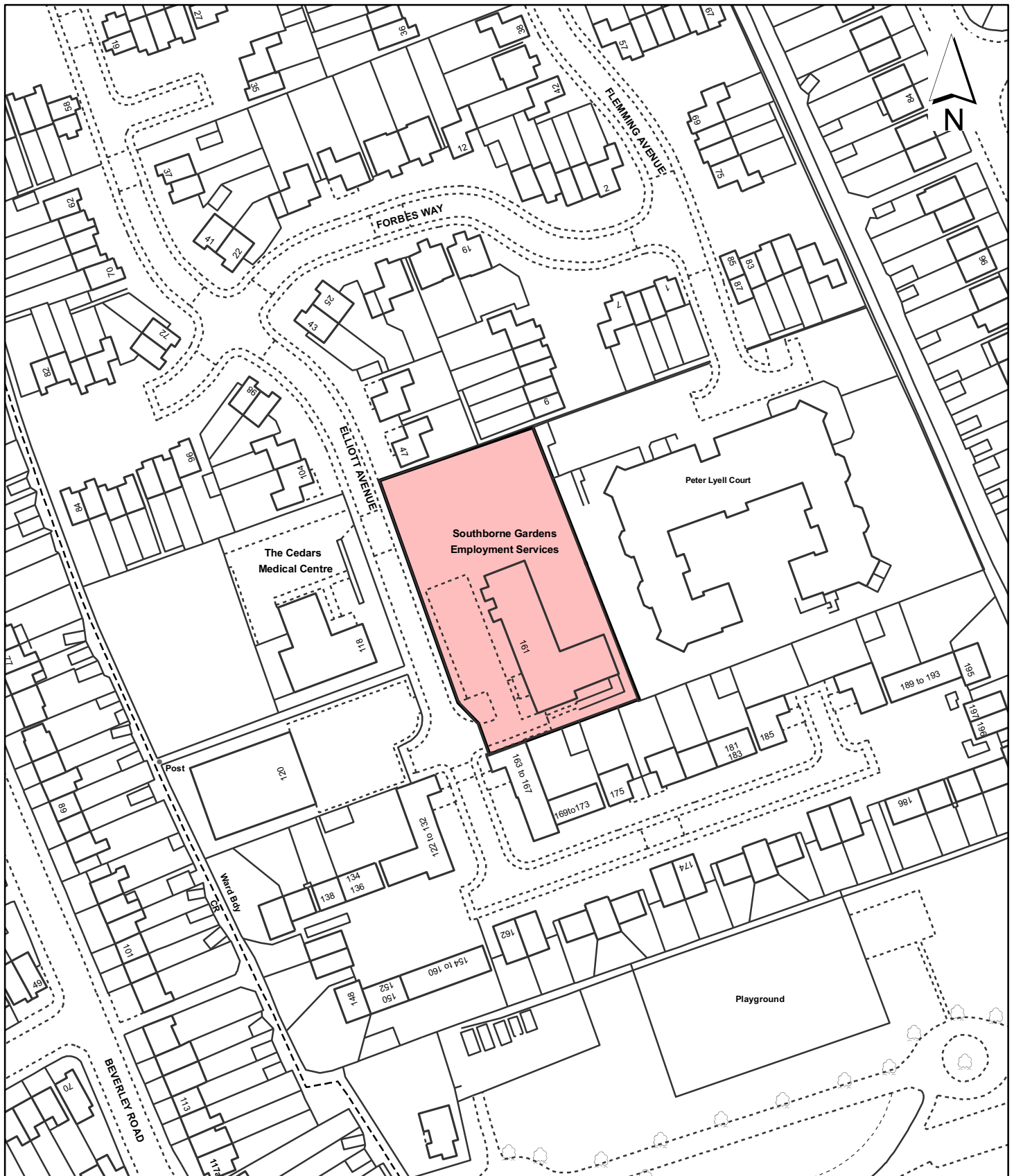
11. Reference Documents

- (a) Planning Policy Statement 1 (Delivering Sustainable Development)
- (b) Planning Policy Statement 3 (Housing)
- (c) Planning Policy Guidance Note 13 (Transport)
- (d) The London Plan
- (e) Hillingdon Unitary Development Plan Saved Policies September 2007.
- (f) Hillingdon Design and Accessibility Statement - Residential Layouts


- (g) Hillingdon Design and Accessibility Statement - Residential Extensions
- (h) Supplementary Planning Guidance - Educational Facilities
- (i) Supplementary Planning Guidance - Community Facilities

Contact Officer: Karl Dafe

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address	
Southborne Day Centre 161 Elliott Avenue Ruislip	
Planning Application Ref:	Scale
66033/APP/2009/1060	1:1,250
Planning Committee	Date
North Page 33	August 2009

LONDON BOROUGH OF HILLINGDON

Planning & Community Services

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



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Report of the Corporate Director of Planning & Community Services

- Address** LAND AT REAR AND FORMING PART OF 63, 65 AND 67 LOWLANDS ROAD EASTCOTE
- Development:** Two storey, detached four-bedroom dwelling with habitable roofspace with associated parking and new vehicular crossover
- LBH Ref Nos:** 56032/APP/2009/967
- Drawing Nos:** 1:1250 Site location plan
Design and Access Statement
TSG/65LR/PRK/07
TSG/65LR/PRK/06
TSG/65LR/PRK/04
TSG/65LR/PRK/05 Received 7th September 2009
TSG/65LR/PRK/09 Received 7th September 2009
TSG/65LR/PRK/10 Received 7th September 2009
TSG/65LR/PRK/02 Received 7th September 2009
TSG/65LR/PRK/01 Received 7th September 2009
TSG/65LR/PRK/03 Received 7th September 2009
TSG/65LR/PRK/08 Received 7th September 2009
TS09-118M/1 Received 7th September 2009

Date Plans Received: 11/05/2009

Date(s) of Amendment(s):

Date Application Valid: 21/05/2009

1. SUMMARY

The application site has been the subject of a number of proposals for residential development in the past. This current application has reduced the overall size and bulk of the house and simplified the roof design in order to address the concerns of the Inspector who dismissed the previous application at appeal. It is considered that the revised scheme would not give rise to an overdominant or incongruous form of development. Adequate amenity space would be provided for existing and future occupiers in accordance with council policy and standards. The proposal would not be overdominant or result in a loss of privacy to nearby occupiers, and the proposed means of access affords adequate visibility and parking and is provided in accordance with the Council's standards.

2. RECOMMENDATION

APPROVAL subject to the following:

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 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 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 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).

5 MRD8 Education Contributions

Before the development hereby permitted is commenced, a scheme shall be submitted to and approved by the Local Planning Authority detailing how additional or improved education facilities will be provided within a 3 miles radius of the site to accommodate the child yield arising from the proposed development. This shall include a timescale for the provision of the additional/improved facilities. The approved means and timescale of accommodating the child yield arising from the development shall then be implemented in accordance with the agreed scheme.

REASON

To ensure the development provides an appropriate contribution to educational facilities within the surrounding area, arising from the proposed development, in accordance with Policy R17 of the Hillingdon Unitary Development plan Saved Policies (September 2007) and the Council's Supplementary Planning Guidance on Educational Facilities.

6 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).

7 RPD2 Obscured Glazing and Non-Opening Windows (a)

The first floor windows facing Nos.98-104 Abbotsbury Gardens and 63-67 Lowlands Road shall be glazed with obscure 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).

8 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).

9 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 prior written consent of 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).

10 OM5 Provision of Bin Stores

No development shall take place until details of facilities to be provided for the screened and secure storage of refuse bins within the site have been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until the facilities have been provided in accordance with the approved details and thereafter the facilities shall be permanently retained.

REASON

To ensure a satisfactory appearance and in the interests of the amenities of the occupiers and adjoining residents, in accordance with Policy OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

11 M6 Boundary Fencing - retention

A 1.8 metre high close boarded fence or imperforate wall shall be maintained on the boundary with Nos. 98-104 Abbotsbury Gardens and 63-67 Lowlands Road for the full depth of the development hereby approved, and shall be permanently retained for so long as the development remains in existence.

REASON

To safeguard the privacy and amenity of neighbouring occupiers in accordance with Policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

12 H5 Sight Lines - submission of details

The development hereby permitted shall not be commenced until details of the sight lines at the point of the vehicular access to the highway have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved sight lines have been implemented and thereafter, the sight lines shall be permanently retained and kept clear of obstructions exceeding 0.6 metres in height.

REASON

To ensure that adequate sight lines are provided and thereafter retained in the interests of highway safety in accordance with Policy AM7 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan. (February 2008).

13 H7 Parking Arrangements (Residential)

The parking areas (including where appropriate, the marking out of parking spaces) including any garages and car ports shown on the approved plans, shall be constructed prior to the occupation of the development and thereafter be permanently retained and used for no other purpose.

REASON

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan. (February 2008).

14 H13 Installation of gates onto a highway

No gates shall be installed which open outwards over the highway/footway.

REASON

To ensure that pedestrian and vehicular safety is not prejudiced in accordance with Policies AM3 and AM8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan. (February 2008).

15 RCU3 Loss of Garage(s) to Living Accommodation (Not Garage

Courts
Notwithstanding the provisions of Section 55 of the Town and Country Planning Act 1990, the garage(s) 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).

16 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).

17 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 Landscaping 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 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).

18 DRC1 Surface Water/Sewage Disposal

Before any part of this development is commenced, details of a scheme for the disposal of surface water and sewage shall be submitted to and approved in writing by the Local Planning Authority. All works which form part of this scheme shall be carried out before any part of the approved development is occupied unless otherwise agreed in writing by the Local Planning Authority.

REASON

To ensure that the proposed development drainage is in accordance with the required standards and that the development does not give rise to an increased risk of flooding, nor to an overloading of the sewerage system in the locality in accordance with Policy OE7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policies 4A.14, 4A.17 and 4A.18 of the London Plan (February 2008).

19 OM19 Construction Management Plan

Prior to development commencing, the applicant shall submit a demolition and construction management plan to the Local Planning Authority for its approval. The plan shall detail:

- (i) The phasing of development works
- (ii) The hours during which development works will occur (please refer to informative I15 for maximum permitted working hours).
- (iii) A programme to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed safely and intact for later re-use or processing.
- (iv) Measures to prevent mud and dirt tracking onto adjoining roads (including wheel washing facilities).
- (v) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures to reduce the numbers of construction vehicles accessing the site during peak hours).
- (vi) Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process.
- (vii) The storage of demolition/construction materials on site.

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

REASON

To safeguard the amenity of surrounding areas in accordance with Policy OE1 of the Hillingdon Unitary Development Plan (Saved Policies 2007).

20 NONSC Non Standard Condition

Notwithstanding the submitted plans, further plans indicating a reduction in the width of the access to 3m shall be submitted to and approved, in writing by the Local Planning Authority prior to the commencement of any works on the site. Such details as are subsequently approved shall be implemented.

REASON

To ensure that the development does not cause danger and inconvenience to users of the adjoining pavement and highway in accordance with Policy AM7 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

21 SUS5 Sustainable Urban Drainage

No development shall take place on site until details of the incorporation of sustainable urban drainage have been submitted to, and approved in writing by the Local Planning Authority. The approved details shall thereafter be installed on site and thereafter permanently retained and maintained.

REASON

To ensure that surface water run off is handled as close to its source as possible in

compliance with policy 4A.14 of the London Plan (February 2008) /if appropriate/ and to ensure the development does not increase the risk of flooding contrary to Policy OE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), policies 4A.12 and 4A.13 of the London Plan (February 2008) and PPS25.

22 OM2 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).

23 SUS4 Code for Sustainable Homes details (only where proposed as

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 3 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 policies 4A.1 and 4A.3 of the London Plan (February 2008).

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 (February 2008) 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. |
| 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.
H12	Tandem development of backland in residential areas
OE1	Protection of the character and amenities of surrounding properties and the local area
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
HDAS	Residential Layouts
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.
LPP 3A.4	Accessible Developments
LPP 4B.3	Residential Densities

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 I6 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 I47 Damage to Verge

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).

9 I23 Vehicle crossovers

The development requires the formation of a vehicular crossover, which will be constructed by the Council. This work is also subject to the issuing of a separate licence to obstruct or open up the public highway. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW.

10 I15 Control of Environmental Nuisance from Construction Work

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

A) Demolition and construction works 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.

11

The development must have a food waste grinder included as standard as part of the kitchen sink unit to allow residents to indirectly recycle their food wastes by grinding it and washing it down into the waste water system for composting by the relevant water company.

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises approximately half of the back gardens to the rear of three semi-detached houses located on the northern side of Lowlands Road, which runs in an east/west direction. Immediately to the east of No.63 the road turns to the north at 90 degrees. The proposed house would be orientated to face this road, and would be set at 90 degrees to the existing houses (Nos. 63-65, odd).

Lowlands Road and other roads within close proximity of the application site predominantly comprise of two storey semi-detached houses with long gardens, a number of which have extensions and loft conversions with rear dormer additions, creating rooms within the roof.

The site is within the 'developed area' as identified in the Hillingdon Unitary Development Plan (UDP) (Saved Policies September 2007).

3.2 Proposed Scheme

Planning permission is sought for the erection of a 2 storey four-bedroom detached house with additional habitable accommodation in the roof space. There would be a single storey side projection giving an 'L' shaped footprint. The proposed two-storey element would be 8.6m wide and 12.5m deep. The dwelling would be finished with a hipped roof, 5.5m high to the eaves and 8.8m to the ridge. The house would have a single storey side projection, which would be set back from the front wall by 7.55m and would be 3.8m wide by 6.45m deep. This projection would wrap round the rear of the proposed dwelling at a depth of 1.4 and would span the whole of the rear elevation. This single storey element would be finished with a crown and mono-pitched roof form at a maximum height of 3.4m. Roof lights are proposed on the front, rear and side facing towards Abbotsbury Gardens. Two off street parking spaces would be provided, one within an integral garage, accessed from Lowlands Road.

With regard to the size and bulk of the current proposal in relation to the previous two schemes (2008/2417 and 2005/1287), both of which were dismissed at appeal, the table below lists the main points:

Width of 2 storey element	2009/967 =8.6m	2008/2417 =8.2m	2005/1287 =8.6m
Depth of 2 storey element	2009/967 =12.5m	2008/2417 =15.1m	2005/1287=15.1m
Height to eaves (2 storey)	2009/967 =5.5m	2008/2417 =5.3m	2005/1287 =5.3m
Height to Ridge (2 storey)	2009/967 =8.8m	2008/2417 =8.6m	2005/1287 =8.6m
Width of single storey element	2009/967 =3.8m	2008/2417 =3.8m	2005/1287 =3.8m
Depth of single storey element	2009/967 =6.4m	2008/2417 =6.4m	2005/1287 =5.2m
Height of single storey element	2009/967 =3.4m	2008/2417 =5.1m	2005/1287 =4.8m
Dormers	2009/967 =No	2008/2417 =Yes	2005/1287 =Yes

The siting of this current proposal remains the same as the previous application, however the overall depth has been reduced by 2.6m and the height of the single storey side element has been reduced to 3.4m. The previous scheme, as with the current application, proposed a two storey house with a single storey side addition and integral garage, although the current scheme now shows the siting of the garage on the northern side of the proposed dwelling in order to overcome the inspectors concern regarding the lack of outlook and necessity of artificial light that would be required by the proposed dining room,

due to the close proximity of the window to the shared boundary. The dormer windows have been removed from the scheme and there are no gabled elements proposed.

3.3 Relevant Planning History

56032/APP/2001/400 Land At Rear And Forming Part Of 63, 65 And 67 Lowlands Road East
ERECTION OF TWO FIVE-BEDROOM THREE STOREY DETACHED HOUSES

Decision: 08-03-2002 Refused

56032/APP/2002/1134 Land At Rear And Forming Part Of 63, 65 And 67 Lowlands Road East
ERECTION OF 2 FIVE-BEDROOM DETACHED HOUSES WITH INTEGRAL GARAGES AND
REAR DORMER WINDOWS IN REAR ROOF ELEVATIONS

Decision: 01-08-2003 Refused **Appeal:** 12-03-2004 Withdrawn

56032/APP/2004/3302 Land At Rear And Forming Part Of 63, 65 And 67 Lowlands Road East
ERECTION OF A FOUR-BEDROOM DETACHED HOUSE WITH INTEGRAL GARAGE

Decision: 31-01-2005 Refused **Appeal:** 13-07-2005 Dismissed

56032/APP/2004/976 Land At Rear And Forming Part Of 63, 65 And 67 Lowlands Road East
ERECTION OF A FIVE-BEDROOM DETACHED HOUSE

Decision: 22-06-2004 Refused **Appeal:** 22-02-2005 Dismissed

56032/APP/2005/1287 Land Forming Part Of 63, 65 & 67 Lowlands Road Eastcote
ERECTION OF A FOUR-BEDROOM DETACHED HOUSE.

Decision: 21-04-2006 Refused **Appeal:** 19-04-2007 Dismissed

56032/APP/2008/2417 Land At Rear And Forming Part Of 63, 65 And 67 Lowlands Road East
ERECTION OF A FOUR-BEDROOM DETACHED DWELLING WITH AN INTEGRAL GARAGE
AND OFF STREET PARKING AND NEW VEHICULAR ACCESS FROM LOWLANDS ROAD

Decision: 03-04-2009 Not Determined **Appeal:** 03-04-2009 Dismissed

Comment on Relevant Planning History

Permission was refused in March 2002 for the erection of two, 5-bedroom three-storey detached houses (ref. 56032/APP/2001/400) for the following reasons:

1. The proposal would result in an over-development of the site with an excessive site coverage and bulk of buildings that would be out of keeping with the general scale of other semi-detached and detached buildings in the area. The proposal would be detrimental to the character and visual amenities of the area
2. The size of the detached houses and their proposed location in the rear gardens of three existing properties by reason of their overall size, siting, bulk and height would represent an

obtrusive form of development to the detriment of the amenities of adjoining properties.

Permission was refused in July 2003 for the erection of two, 5-bedroom detached houses with integral garages (ref: 56032/APP/2002/1134) for the following reasons:

1. The proposal does not provide a 1m gap between off the boundary of the site and between the new dwellings, giving rise to a cramped form of development, which would be detrimental to the visual amenities of the street scene and character and appearance of the area.
2. The proposal having regard to the size of surrounding gardens in Lowlands Road, fails to maintain an adequate amount of amenity space in order to relate satisfactorily with the character of the area, and as such would be detrimental to the amenity of the neighbouring occupiers and character of the area.
3. The proposal by reason of its siting, bulk and height would represent an obtrusive and overdominant form of development that would be out of keeping with the general scale of other houses in the area to the detriment of the visual amenities of the area.
4. The proposed access near the bend in the road would harm highway and pedestrian safety.

Permission was refused for the erection of a five bedroom detached house with an integral garage (ref: 56032/APP/2004/976) for the following reasons:

1. The proposed development by reason of its size bulk and location would not be in keeping with the plan layout of the surrounding area adversely impacting upon the visual amenities of the streetscene and locality. The proposal is therefore contrary to Policies Pt1.10 and BE19 of the borough's adopted Unitary Development Plan.
2. The proposed development by reason of its location to the rear of adjoining gardens, would result in a loss of privacy to adjoining residential properties at Nos.98, 100 and 102 Abbotsbury Gardens. The proposal is therefore contrary to Policy H12 of the borough's adopted Unitary Development Plan.

This application was dismissed on appeal on 22/02/05.

Permission was refused for the erection of a four bedroom detached house (ref: 56032/APP/2004/3302) for the following reasons:

1. The proposed development by reason of the siting, size, bulk and roof design would be out of keeping with the character of the surrounding area and properties adversely impacting on the visual amenities of the locality contrary to policies BE13 and BE19 of the borough's adopted Unitary Development Plan.

This application was dismissed on appeal on 13/07/05.

Permission was refused for the erection of a four bedroom detached house (ref: 56032/APP/2005/1287) for the following reasons:

1. The proposed development by reason of its siting, size, bulk and design would be out of keeping with the design and layout of the surrounding area, creating an out of scale and visually overdominant form of backland development detrimental to the character and visual amenities of the locality and street scene. The proposal is therefore contrary to Policies BE13, BE19 and H12 of the adopted Unitary Development Plan.
2. The proposal does not provide a proper means of access to the new house, introducing

a traffic conflict point close to a bend which is likely to give rise to conditions detrimental to highway and pedestrian safety contrary to Policy AM7(ii) of the adopted Unitary Development Plan.

This application was dismissed on appeal on 19/04/07.

An appeal was lodged against the non determination of an application for the erection of a four bedroom detached dwelling with integral garage and off street parking (ref 56032/APP/2008/2417). However, the Planning Committee determined that had the Local Planning Authority been in a position to determine the application, it would have been refused for the following reasons:

1. The proposed development by reason of its siting, size, bulk and design would be out of keeping with the design and layout of the surrounding area, creating an out of scale and visually overdominant form of backland development detrimental to the character and visual amenities of the locality and street scene. The proposal is therefore contrary to Policies BE13 and BE19 of the Hillingdon Unitary Development Plan Saved Policies September 2007 and the Supplementary Planning Document HDAS: Residential Layouts.
2. The proposal by reason of the relationship to the proposed dining room to the northern boundary of the application site would fail to provide a satisfactory outlook giving rise to a substandard form of accommodation for the future occupiers of this property and would necessitate the increased use of artificial light, which fails to meet the objective of Policy BE19 of the Hillingdon Unitary Development Plan Saved Policies September 2007, the Supplementary Planning Document HDAS: Residential Layouts and Policy 4A.3 of the London Plan 2008.
3. The development is estimated to give rise to a significant 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 Borough's adopted Unitary Development Plan Saved Policies September 2007.

The appeal was dismissed on the 3rd April 2009.

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. |
| 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.
H12	Tandem development of backland in residential areas
OE1	Protection of the character and amenities of surrounding properties and the local area
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
HDAS	Residential Layouts
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.
LPP 3A.4	Accessible Developments
LPP 4B.3	Residential Densities

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

95 neighbours and Eastcote Residents Association were consulted. 26 individual responses and a petition with 104 signatures have been received making the following comments:

1. We the undersigned, object to the application;
2. We do not want or need another house in the area;
3. The house is over large and out of keeping, appearing as a massive monolithic block, when viewed from all angles;
4. It is cramped into one side of the site, and we are concerned he will ask for another on the other side if this gets the go ahead;
5. The site entrance would be dangerous, in an already hazardous part of the road which is indicated by the presence of double yellow lines to prevent parking;
6. The application describes the house as having a habitable roof space, and together with a fixed staircase will mean the number of bedrooms could be easily increased;
7. The proposal would detract from the amenity of the area for other residents;
8. For over 70 years people have bought houses here for the large sized gardens, privacy, feeling of open space and area of greenery to enjoy;
9. These suburbs were designed to provide a particular style of living, with owners agreeing to covenants that this should be maintained;
10. The example of this developer having built an over large dwelling on Rusdene Road, squeezed close to another house does not inspire confidence;
11. I am totally against this application and the many previous applications have all been dismissed;
12. The planning inspectorate has stated that a back land development on this site would not enhance the street scene;
13. The applicant only owns No.65 Lowlands Road and therefore would not be able to implement this proposal, as the remaining owners of the site do not wish to sell their land;
14. The roof design is not in-keeping with the street scene;

15. The inspector's report recommended pre-application discussions, this advice has not been heeded, and therefore this proposal is unsatisfactory;
16. This would be visible from all directions. Please could the height of the ridge and eaves of the dwelling be confirmed to be the same as the surrounding dwellings. Although, dormers and gables have not been included, the footprint from the previous application which was larger than the previous which was considered overly large for the area;
17. The single storey side element does not sit comfortably with the remainder of the building;
18. A tree report should be sought to ascertain any possible detriment to trees;
19. To shorten the gardens of the existing properties will result in the properties being out of keeping with the larger area;
20. We are concerned about the precedent this will set in relation to other properties in Abbotsbury Gardens;
21. The proposed crossover would facilitate easy and concealed access/escape routes for burglaries;
22. The development will impinge of the privacy of existing homeowners;
23. The development will cause unacceptable noise and vehicular pollution in existing homeowners;
24. Having a thoroughfare in homeowners back gardens poses a safety risk for young children;
25. The continual harassment by this developer is in breach of Section 1 of Article 8 of the European Human Rights Convention;
26. Baroness Andrews, Planning Minister stated, in the Daily Telegraph, that Planning Authorities have the ability to set local policies that protect gardens from developments and separate them from wider brownfield sites;
27. This application is blatant garden grab;
28. A two storey house so close to our rear boundary will change the light and ambiance of the garden;
29. I was told another application could not be made within 5 years, however we have been repeatedly harassed;
30. There is a covenant in place on the estate which the Council continually chooses to ignore;
31. The drawings are littered with mistakes and this is particularly worrying in view of the applicants other site at No 41 Rushdene Road;
32. The views from our upstairs windows would be spoilt;
33. The Sewerage system in the area is particularly bad;
34. The rear gardens of Lowlands and Abbotsbury Gardens provide a wildlife corridor and the development will reduce its benefit;
35. The services would need to be advanced;
36. It would spoil the look of the area;
37. The proposal is roughly twice the size of the adjacent properties;
38. It is unlikely to have a ground source heat pump and the siting for the plant for this has not been shown - if it is to be in the garage then an assessment needs to be made to check adequate room would still be available for a vehicle;
39. If approved permitted development rights should be removed;
40. This is not a case of a neighbour wanting to build an overbearing extension. it is a single minded developer wanting to make money at our expense;
41. The garage seems somewhat undersized and there is limited off street parking available;
42. We are concerned whether the developer can be trusted especially after the length of time taken to complete his other site on Rushdene Road (which is still not complete), and that the approved plans were not followed;
43. The law does not now permit the planting of a hedge near a boundary, due to loss of light, yet how can a three storey house be allowed;
44. Land drainage is extremely poor, and the sewerage system very old and not capable of efficient operation - this development will exacerbate these issues;
45. We do not agree that the development will visually assimilate into the street scene, due to its size and design. There is nothing that would match this development in size or ratio of a house size to this plot;

46. We would not allow access to our land if this development were to proceed;
47. We are concerned with regard to the residential density for the proposal and whether it meets to recommendations in the London Plan having had regard for the PTAL for the area, and if the loft area where to be used as a room this would influence the 106 payments requested for the development;
48. There is an area of land shown on the frontage, adjacent to the public footpath - it is not clear what this is for - if it is for parking it would be very difficult to access, in addition the proposed driveway at 4.8m is very short;
49. The bin store is not shown on the plans;
50. If finances allowed we would mount a legal challenge for infringing our Human Rights - Perhaps Hillingdon would like to mount a test case on behalf of Londons LA's. Surely there should be some sort of redress against this type of continual proposals;
51. A four bedroom house will result in more than a two car ownership and result in additional cars parking on the highway;
52. Please can the information supplied by the applicant be independently checked;
53. The amended drawings do not address the lack of information regarding the layout of the second floor, nor the amount of natural light to that area;
54. The building is squashed over to one side, 1m from the side boundary. Please can the following two points be taken into consideration when determining this application.
- The SPD HDAS New Residential Layouts, Page 9, 4.9 Where a two or more storey building abuts a property or its garden adequate distance should be maintained to overcome possible over domination. The distance provided will be dependant on the bulk and size of the building, but generally, 15m will be the minimum accepted distance..... Therefore this dwelling should be much further away from the boundary with Abbotsbury Garden, taking into account that the footprint of this dwelling is approximately the same as one pair of average semi-detached houses on the Deane Estate. The Planning Inspector for the previous appeal was in agreement that the proposed dwelling was poorly placed.
 - The position of the driveway in relation to the bend in the road. The second application for this site was for 2 detached houses. The original plans showed the driveways in the same position as this application. During the course of the determination of that application, to comply with comments from Mr. Adenegan Case Officer and Mr. Ranger Traffic Officer, the driveways were moved to the centre of the site, to comply with road safety. This information is contained in a letter from the Appellant to the Planning Inspectorate dated 25th November 2003. If there were objections to the positioning of the driveway on the second application, then this position cannot be acceptable for this current application;
55. The driveway and garage have been moved on this application to try to overcome habitable rooms being 1 metre from a close board fence, which was an objection by the Planning Inspector, but by so doing has made the position of the driveway un-acceptable, yet again.

John Wilkinson MP - No comments received

Cllr Baker - Is it possible we could use the law, to put a stop to the constant applications being submitted by this applicant. The application is for a single detached house, with no significant differences from the previous applications, all of which have been refused.

Internal Consultees

Highways Officer

In the appeal decision relating to application ref: 2005/1287 the Inspector concluded that an acceptable access with adequate visibility could be achieved and the proposal would not be detrimental to highway and pedestrian safety.

Provided the access as currently shown is reduced in width to 3.0 metres at the front boundary and a Condition requiring details of the cross over are submitted for the LPA's approval prior to the commencement of the development, no objections are raised on highway grounds.

Director of Education

On the basis of the creation of a 1x 8/9 room private house in Eastcote and East Ruislip, with no demolition, the requested amount is £15,492.

Tree/Landscape Officer

There are a few trees on and close to site, however, none of them are protected by TPO or CA designations, nor do they justify protection at this time.

As there are no new tree or landscaping issues introduced with the current scheme, the previous tree and landscape comments apply:

'The proposed scheme does not affect any trees protected by a TPO but there is scope for landscaping for this application. Subject to conditions TL5 and TL6, the scheme is acceptable and, in tree preservation and landscape terms, complies with policies BE38 of the Saved policies UDP'.

Waste and Recycling Officer

No commentary with respect of the design, however, they must have food waste grinders included as standard as part of the kitchen sink unit to allow residents to indirectly recycle their food wastes by grinding it and washing it down into the waste water system for composting by the relevant water company. In addition the dwelling should incorporate in their design storage provision for an average of 2 bags of recycling and two bags of refuse per week plus 3 garden waste bags every 2 weeks.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy BE13 of the Adopted Hillingdon UDP (Saved Polices, 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 LPA 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): Residential Layouts: Section 3.4 states this type of development must seek to enhance the character of the area. Section 4.10 of the SPD explains careful consideration should be given to the height of new buildings and the surrounding building lines, as a general rule the front and rear building lines should be a guide for the siting of new dwellings.

Policy H12 states Proposals for tandem development of backland in residential areas will only be permitted if no undue disturbance or loss of privacy is likely to be caused to adjoining occupiers. This policy recognises that some houses with long back gardens may provide more garden area than is actually required and can be developed for housing purposes, provided that proposals conform with other policies in the UDP. It is also specified that a proper means of access is required. There is therefore no objection to this development subject to the proposal satisfying Policy H12 and other policies in the UDP (Saved Polices, September 2007).

The previous application was tested at appeal (56032/APP/2008/2417), and the inspector commented that during the course of the previous appeals certain principles had been established relating to the site, as follows:

- a) The site is suitable to accommodate development of the general scale proposed;
- b) The separation between the proposed dwelling and others in the area would prevent any undue dominance or disturbance;
- c) It is possible to design the development to prevent overlooking;

- d) A safe and workable access can be achieved;
- e) The character of the area is not formed by the widespread presence of dormer windows;
- f) Whilst imaginative design should be encouraged, this should not be at the expense of living conditions of occupiers;
- g) The backland location is a sensitive one, particularly with regard to the effect of the roof on the character of the area;
- h) The area is not designated for its special character.

Given that there has been acceptance by Inspectors that the site is suitable for residential development, the principle of a new dwelling in this location is considered acceptable.

7.02 Density of the proposed development

The scheme would have a residential density which equates to approximately 145 habitable rooms per hectare (hrpha). Whilst this would be marginally under the London Plan's recommended guidelines having regard to the sites Public Transport Accessibility Level (PTAL) score of 1b (which suggests a level of 150-200 hrpha, 30-50 units per hectare), this density would be more comparable with the surrounding residential development and this marginal shortfall is not considered enough to warrant the refusal of Planning Permission on these grounds alone. As such, the proposal is considered to comply with the intentions of Policy 4B.3 of the London Plan (2008).

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

This is not applicable to this application

7.04 Airport safeguarding

This is not applicable to this application

7.05 Impact on the green belt

This is not applicable to this application

7.06 Environmental Impact

This is not applicable to this application

7.07 Impact on the character & appearance of the area

The Deane Estate is a characteristic 1930's development comprising semi-detached and detached properties with a variety of house styles. Although properties within the immediate vicinity of the application site are semi-detached there are also detached properties on this Estate. The properties are situated on large plots of land and generally have long gardens. The houses are set back from the road frontage by approximately 8 metres to establish building lines. The area therefore has an open character and appearance.

With regard to design, Policy BE22 states development of two or more stories should be set away a minimum of 1 metre from the side boundary for the full height of the building. This is to protect the character and appearance of the street scene and the gaps between properties. The proposal would comply with this advice as the proposed dwelling would be set in 1m from the northern boundary of the site. Whilst it was considered in the previous appeal that due to the proposal being pushed over to one side of the site, it resulted in a cramped appearance against one boundary, the applicant has revised the scheme to show the '2m high close boarded fence' to remain on the front boundary of the side garden land. With the front garden and 0.6m front boundary wall with vehicular access occupying only the area directly in front of the proposed dwelling, to give the visual appearance of the proposal being centrally sited in the open frontage. Furthermore, the Inspector in the previous appeal proposal (ref 56032/APP/2008/2417), in relation to this issue stated:

"Many representations made in the appeal consider that the closeness of the proposal to the boundary would lead to a cramped design. Whilst I agree that this would be the case, it seems to me that the principal objection to the proposal is its overall bulk when seen from the south east and the fussiness of the design. A smaller scale dwelling could sit more comfortably within the space available, but it is the shortcomings in the design of the appeal proposal have led me to dismiss the appeal. None of the many other objections which have been made alter my conclusions."

As stated above, the Inspector concluded that the principle objection was the proposals overall bulk when viewed from the south east and the fussiness of the design. On the design the Inspector commented:

"It appears to me that the architect of the appeal proposal has failed to understand the importance of the context. Whilst studiously achieving many of the parameters of height, depth and roof pitch which make up local character, there has been a failure to maintain the simplicity of approach. This to my mind is of fundamental importance because of the scale of the building proposed, but would be important in any building. The design employs some features which are redolent of nearby dwellings, but the differences in wall treatment, division of windows, and the variety in scale of dormer windows, gables and roof lights neglect the need identified by my colleague to avoid irregularity and cumbersome scale. I accept that some features could be precluded by planning condition, but it is not possible to carry out the redesign necessary in a planning appeal decision."

The revised scheme has now been reduced in depth to 12.5m (2-storey element), with the roof of the single storey side at 3.4m in height. It is proposed to finish the dwelling with a simple hipped roof that would be in-keeping with the design characteristics of the surrounding properties and the dormer windows and gables no longer form part of the proposal. The design approach has thus been simplified and is no longer considered to be irregular or cumbersome.

Section 4.10 of the SPD states careful consideration should be given to the height of new buildings and the surrounding building lines, as a general rule the front and rear building lines should be a guide for the siting of new dwellings. The plans submitted indicate the proposed new dwelling would have a ridge line at 8.8m, and an eaves height of 5.5m. A survey plan of No.65 Lowlands Road has been produced and shows this property to have a ridge height of 9.12m and an eaves height of 5.74m. The proposed dwelling would therefore, be lower than this existing property, by 0.32m at ridge height and 0.24m at eave height. As such the proposal would not be considered to be over-dominant in relation to the surrounding properties.

It is considered that bulk and design of the proposal would not result in a dominant or discordant feature in the street scene or the wider area, and therefore no undue harm would result. As such, the proposal is considered to be in-keeping with the appearance of the surrounding area, thereby complying with policies BE13 and BE19 of the UDP (Saved Polices September 2007) and Policies contained the HDAS Supplementary Planning Document: 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. Where a two or more storey building abuts a property or its garden,

adequate distance should be maintained to overcome possible over-domination, and 15m will be the minimum acceptable distance. In this case the flank wall of the proposed house would be situated 26m from the rear 63, 65 and 67 Lowlands Road and 34m from properties in Abbotsbury Gardens. Taking into consideration these distances the proposal is not considered to be overdominant, or result in overshadowing of adjoining properties.

The bend in Lowlands Road enables the proposed house to be accessed from a separate entrance to those serving existing properties in Lowlands Road. This access is situated some 30m from the rear of No.61 and the proposed additional house is unlikely to give rise to an increase in pollution, noise and disturbance to adjoining properties to justify refusal.

The Inspector in the appeal decision dismissing application 56032/APP/2007/1287 (April 2007) stated:-

"The separation distances between the facing elevations of the existing elevations and that which is proposed are such that there would not be any significant loss of residential amenity whether by virtue of loss of light or harm to the outlook of existing occupiers."

The proposal would therefore comply with Policies BE20, BE21 and OE1 of the UDP (Saved Polices September 2007).

With regard to privacy, the design guide requires that a minimum distance of 21m between habitable room windows and private garden areas is provided in order to protect privacy. The windows proposed in the first floor flank elevations facing Lowlands Road and Abbotsbury Gardens are either secondary windows or are to non-habitable rooms and are conditioned to be obscure glazed and non-opening below top vent. Furthermore, the distance of the proposed house from the private garden areas of properties on Lowlands Road and Abbotsbury Gardens would be in excess of 21m. With regard to roof windows, amended plans have now been received which show the removal of the roof window in the elevation facing 63-67 Lowlands Road, and the remaining roof windows in the rear elevation and the side elevation facing the properties in Abbotsbury Gardens have been re-positioned to have an internal sill height of 1.8m so that no vantage could be gained from these windows. Therefore subject to appropriate conditions controlling the insertion of further windows and obscure glazing the proposal is considered to accord with Policy BE24 of the UDP (Saved Polices 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 over 200m² (not including the integral garage). The SPD states the minimum amount of floor space required for a 5-bedroom house would be 108m² 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 4+ bed house should have a minimum garden space of 100m², and the development would comply with this advice, with a rear usable garden area over 400m². Whilst there would be a reduction in the amenity land for the remaining dwellings, the amenity space left for these properties would still be in excess of 100m². Therefore the proposal would comply with this advice and with Policy BE23 of the Hillingdon UDP (Saved Policies, September 2007).

7.10 Traffic impact, car/cycle parking, pedestrian safety

Highway safety issues were considered by the previous inspector's decision in relation to

application 56032/APP/2005/1287, for a four bedroom house on this site, and whilst the vehicular access point for the current scheme has been re-sited further towards boundary, it is not considered to result in a material alteration to highway issues and as such these previous comments are still considered relevant and stated:

"Whilst I note that vehicles would have to either reverse into or out of the driveway to the proposed dwelling, this arrangement is typical of many residential properties. I therefore conclude that acceptable access with adequate visibility in both directions would be achieved. I also note that the Council's Highway Engineer raised no concerns in relation to the proposed access. In light of the above and given that one extra dwelling would not significantly add to existing traffic flows I conclude that the proposal would not be detrimental to pedestrian and highway safety."

Therefore the proposal is considered to comply with Policies AM7 and AM14 of the Hillingdon UDP (Saved Policies, September 2007).

7.11 Urban design, access and security

See Section 7.07

7.12 Disabled access

Disabled access will be provided at ground floor via a level threshold and there would be a wheelchair accessible WC on the ground floor. This is considered to satisfy Lifetime Homes standards. Therefore the proposal would comply with Policy 3A.4 of the London Plan and the Council's HDAS: Accessible Hillingdon.

7.13 Provision of affordable & special needs housing

This is not applicable to this application

7.14 Trees, Landscaping and Ecology

The Council's Trees and Landscape Section have been consulted on the application and consider that whilst there are a few trees on and close to site, none of them are protected by TPO or Conservation Area designations, nor do they justify protection at this time. However, it is considered that there is scope for additional landscaping and thus conditions requiring this are recommended.

Therefore the scheme is considered acceptable in landscape terms and would 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. No details have been provided in this respect. However, the waste and recycling officer was consulted and recommended that food waste grinders should be included as standard as part of the kitchen sink unit, and the dwelling should incorporate in their design adequate storage provision refuse and recycling. Therefore if members wish to approve this application it is considered these matters could be dealt with by way of a condition/informative.

7.16 Renewable energy / Sustainability

It is considered that all the proposed habitable rooms would have an adequate outlook and source of natural light, and therefore comply with the SPD: Residential Layouts: Section 4.9 and Policy 4A.3 of the London Plan (2008).

7.17 Flooding or Drainage Issues

The proposal is not within a flood plain, however, a number of concerns from local residents have been raised with regard to the existing sewerage system in the locality and

land drainage problems. This matter was considered by a previous inspector's decision in relation to application 56032/APP/2005/1287 (April 2007), for a four bedroom house on this site. The conclusion was drawn that these matters could be adequately dealt with by way of appropriate planning condition requiring the submission of suitable schemes for approval by the Local Planning Authority. As such, if members wish to approve this application it is recommended the above approach is taken to deal with this issue.

7.18 Noise or Air Quality Issues

This is not applicable to this application

7.19 Comments on Public Consultations

The following points raised are not material to the planning consideration of this application; 2, 9, 10, 13, 15, 25, 27, 29, 30, 32, 40, 42, 46 and 50. With regard to the other points;

6 and 53 - The roof space has now been clarified and is now shown as a study

16 and 52 - A survey drawing has been received of No.65 Lowlands Road, which shows the proposal to be lower than this property, this drawing was prepared by an independent company and has been checked by officers.

18 - Tree and landscape advice has been sought from internal landscape officers and is included in this report.

21 - The inspectors' decision in relation to application 56032/APP/2005/1287, for a four bedroom house on this site, stated 'I do not consider that the erection of a property on this site would pose a security risk.'

26 - Baroness Andrews, Planning Ministers statement published in the Daily Telegraph. Whilst, yes it is correct that Planning Authorities have the ability to set local policies that protect gardens from developments and separate them from wider brownfield sites the London Borough of Hillingdon does not currently have such a policy and therefore this application is required to be assessed against the currently adopted policies and guidance which would not preclude a development of this nature.

31 - Revised drawings have been received to address omissions/errors in the originally submitted plans.

34 - The inspectors' decision in relation to application 56032/APP/2005/1287, for a four bedroom house on this site, stated 'I do not consider that the erection of a property on this site would be detrimental to local wildlife given the limited scale of the proposal.'

38 - The internal dimensions of the garage exceed the minimum requirements and the plant for the Ground Source Heating System is shown in the garage area.

43 - The law does not prohibit the planting of hedges adjacent to boundaries, but provides redress if these then become a nuisance.

48 - The area on the frontage adjacent to the footpath would be a front garden, and the footprint of the proposed dwelling has now been sited further back in the site to allow for a 5.7m driveway.

The remaining points are addressed in the full report.

7.20 Planning Obligations

Presently S106 contributions for education are only sought for developments if the net gain of habitable rooms exceeds six. This proposal shows the creation of a private house with a net gain of 10 rooms and therefore the Director of Education has suggested a contribution of £15,492 would be appropriate for this development, towards Nursery, Primary, Secondary and Post-16 education facilities in the Eastcote and East Ruislip Ward.

7.21 Expediency of enforcement action

This is 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

As there are no S106 or enforcement issues involved, the recommendations have no financial implications for the Planning Committee or the Council. The officer recommendations are based upon planning considerations only and therefore, if agreed by the Planning Committee, they should reduce the risk of a successful challenge being made at a later stage. Hence, adopting the recommendations will reduce the possibility of unbudgeted calls upon the Council's financial resources, and the associated financial risk to the Council.

10. CONCLUSION

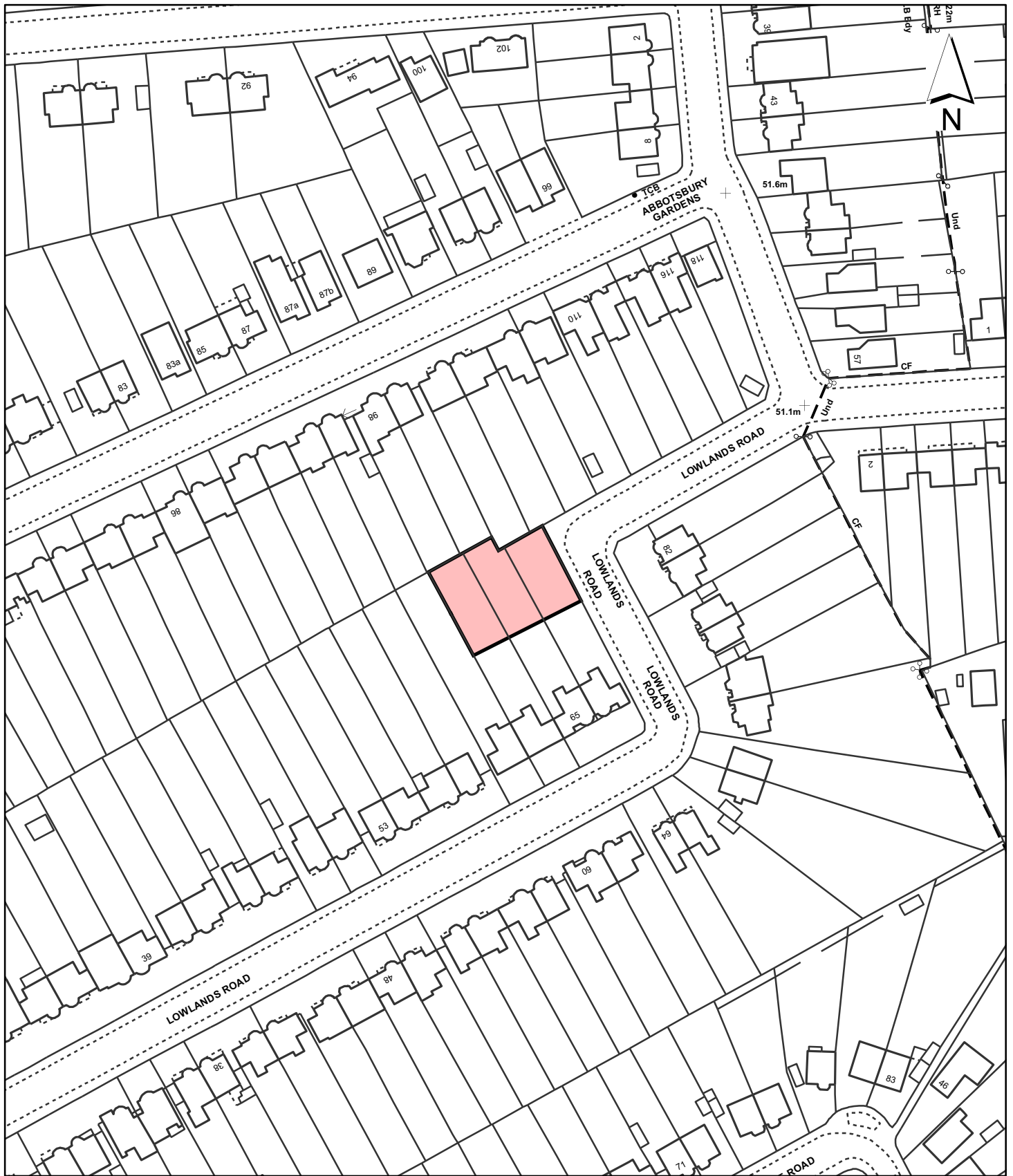
The proposal is not considered to detract from the visual amenities of the street scene or the amenities of adjoining residents. It provides a satisfactory form of accommodation for future residents and would not prejudice highway and pedestrian safety. The proposal is considered to satisfy the relevant policies of the UDP (Saved Policies September 2007). As such approval is recommended.

11. Reference Documents

Hillingdon Unitary Development Plan Saved Policies September 2007
HDAS: Residential Layouts: July 2006
The London Plan (2008)
Supplementary Planning Guidance: Educational Facilities

Contact Officer: Catherine Hems

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**Land at rear and forming part of
63, 65, 67 Lowlands Road
Eastcote**

Planning Application Ref:
56032/APP/2009/967

Planning Committee
North Page 59

Scale
1:1,250

Date
September 2009

**LONDON BOROUGH
OF HILLINGDON
Planning &
Community Services**

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



HILLINGDON
LONDON

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Report of the Corporate Director of Planning & Community Services

- Address** 37 FRITHWOOD AVENUE NORTHWOOD
- Development:** Two storey building comprising of 5 two-bedroom flats with associated parking in basement and habitable roofspace, involving demolition of the existing house (Outline application for approval of access, appearance, layout and scale).
- LBH Ref Nos:** 29009/APP/2009/1182
- Drawing Nos:** Site Location Plan at Scale 1:125C
Energy Statement
Ground Floor Plan Existing
First Floor Plan Existing
Arboricultural Report
Design and Access Statement
08/3155/6
08/3155/8
08/3155/11
08/3155/10
08/3155/9
08/3155/7

Date Plans Received: 02/06/2009

Date(s) of Amendment(s):

Date Application Valid: 16/06/2009

1. SUMMARY

This application seeks outline planning permission (with only landscaping reserved) for the demolition of the existing detached dwelling and the erection of a 3-storey block (with the second floor partly within the roof) for 5 flats, comprising 4, two bedroom flats and 1, three-bedroom flat with basement parking and amenity space.

The proposal seeks to overcome the deficiencies in a previously refused scheme proposed on this site. The previous 5 unit development was refused as it raised concerns relating to its impact on the character and appearance of the street scene and surrounding residential area, failure to provide good environmental conditions for future occupiers and over provision of parking. Further, the refused scheme would have resulted in impacts upon the amenity of adjoining occupiers. In addition, no contributions were offered or secured towards the improvements of services and facilities as a consequence of demands created by the proposed development.

It is considered that the revised scheme has failed to satisfactorily address issues relating to its impact on the character and appearance of the street scene and surrounding residential area and impact upon the amenity of occupiers of adjoining residential properties. It is also considered that both the vehicular and pedestrian access to the development is inadequate and as a result, it is likely that the development would give rise to conditions prejudicial to free flow of traffic and highway and pedestrian safety. No agreement has been reached with the applicant in respect of contributions towards the improvement of education services and facilities required, arising from the demands created by the proposed development.

It is therefore recommended that planning permission be refused for these reasons.

2. RECOMMENDATION

Had an appeal for non determination not been lodged that the application would have been refused for the following reasons:

1 NON2 Non Standard reason for refusal

The proposal by reason of its siting, design, overall layout, size, bulk, site coverage and density, would result in a cramped overdevelopment of the site, which is visually incongruous and overdominant and would be intrusive and detrimental to the open character and visual amenity of the area and the amenities of nearby residents. The development therefore fails to harmonise with the street scene and open character of the surrounding area. The proposal is therefore contrary to Policies BE13, BE19 and BE21 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 3A.3 of the London Plan.

2 NON2 Non Standard reason for refusal

The proposed development by reason of its overall size, height, siting and length of projection would result in an overdominant/visually obtrusive form of development in relation to the neighbouring properties and as such would constitute an un-neighbourly form of development, resulting in a material loss of residential amenity. The proposal is therefore contrary to Policy BE21 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

3 NON2 Non Standard reason for refusal

The applicants have failed to demonstrate that vehicular access to the site is adequate to serve the proposed development (in particular, regarding the failure to demonstrate that a 1:10 slope for the vehicular ramp can be achieved to the basement car park and lack of a dedicated pedestrian access to the development). As a result, it is likely that the proposal would give rise to conditions prejudicial to the free flow of traffic and would be detrimental to highway and pedestrian safety. The development is therefore contrary to Policy AM7 of the adopted Unitary Development Plan Saved Policies (September 2007).

4 NON2 Non Standard reason for refusal

The applicant has failed to provide contributions towards the improvements of services and facilities as a consequence of demands created by the proposed development (in respect of education). The scheme therefore conflicts with Policy R17 of the London Borough of Hillingdon Unitary Development Plan Saved Policies September 2007, and the adopted Supplementary Planning Document 'Planning Obligations.'

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 (February 2008) 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.
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	Use of planning obligations to supplement the provision of recreation leisure and community facilities
AM7	Consideration of traffic generated by proposed developments.
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.
AM15	Provision of reserved parking spaces for disabled persons
HDAS	Residential Layouts Accessible Hillingdon
BE22	Residential extensions/buildings of two or more storeys.
BE4	New development within or on the fringes of conservation areas

3. CONSIDERATIONS

3.1 Site and Locality

This application relates to 37 Frithwood Avenue, Northwood, a large detached property situated on the northern side of Frithwood Avenue. Immediately to the north of the site is a relatively new and smaller detached house (No. 6 Canterbury Close). To the east of the site is 39 Frithwood Avenue, a large detached property, whilst another detached property No.33 abuts the site on the western side. Another large detached house, the White House abuts the site on the far north eastern corner.

Part of Frithwood Avenue (Nos.1 to 23 and 2 to 20) lies within the Northwood Conservation Area. With the exception of 5-flatted properties, Frithwood Avenue comprises of predominantly detached properties with a variety of designs. Many are of a generous size

standing in large plots and contain mature planting. There are also a small number of developments of flats.

The site is within the developed area as identified in the Hillingdon UDP Saved Policies (September 2007).

3.2 Proposed Scheme

Outline planning permission is sought for the demolition of the existing house and erection of a 3-storey block (with the second floor partly within the roof) for 5 flats comprising 4, two bedroom flats and 1, three-bedroom flat with basement parking and amenity space. It is noted that each of the units are described as 2 bedroom flats. However, each of these units contain an extra room, which although described as a study are of a sufficient size to be used as a bedroom.

The current application has been made following the refusal of application 29009/APP/2008/1636 by the Council's North Planning Committee on 28/8/2008. Details of access, appearance, layout and scale are to be determined at this stage, with landscaping reserved for future determination.

The 2-storey element of the existing house is 17.2m wide (25m wide including single-storey elements), 9.8m deep, 10.8m high with a hip end roof and is set approximately 22.8m from the back edge of the pavement, taken from the mid-point of the building.

The main body of the proposed block of flats would have an overall width of 18.4m and would vary in depth between 16.4 and 23 metres, with a ridge height of 10.4metres. The proposed building would have a generally rectangular footprint, with front and rear projections.

The front elevation would be roughly of vernacular design, with the third floor contained within a pitched roof, the rear of the property would be of three floors. It would have a basement for parking and storage rooms. The building would have two front bays (full height) with gable front. The gable front ends incorporate glass material. The basement parking area would be accessed via an access drive, at the front of the building via a 3.54m wide ramp and would house 8 parking spaces (including 1 disabled bay), 5 storerooms, cycle parking area for 5 bikes and staircase/lift. A refuse/recycling chamber (2m x 4.5m) is also proposed in the front garden, 10m away from the front boundary. However, no details of the appearance of this structure have been provided.

The application is supported by a number of reports that assess the impact of the proposal. A summary and some key conclusions from these reports are provided below:

Design & Access Statement:

This report outlines the context for the development and the relevant planning policies and standards. The report also provides a justification for the design, number of units, layout, scale, landscaping, appearance and access for the proposed development.

Arborocultural Survey

The report includes a tree survey, observations, and an appraisal. It concludes that it will be economically viable and practical to develop the site without harm to significant trees and

shrubs.

Energy statement

The report identifies air source heat pumps as the preferred option for renewable energy technology.

3.3 Relevant Planning History

29009/APP/2008/1220 37 Frithwood Avenue Northwood

ERECTION OF A THREE STOREY DETACHED BUILDING TO CONTAIN 4 TWO-BEDROOM AND 1 THREE-BEDROOM FLATS WITH BASEMENT PARKING AND ASSOCIATED LANDSCAPING AND AMENITY AREAS (INVOLVING DEMOLITION OF THE EXISTING DWELLINGHOUSE) (OUTLINE APPLICATION)

Decision: 01-10-2008 Not Determined **Appeal:** 01-10-2008 Withdrawn

29009/APP/2008/1636 37 Frithwood Avenue Northwood

ERECTION OF A THREE STOREY DETACHED BUILDING TO CONTAIN 4 TWO-BEDROOM AND 1 THREE-BEDROOM FLATS WITH BASEMENT PARKING AND ASSOCIATED LANDSCAPING AND AMENITY AREAS (INVOLVING DEMOLITION OF THE EXISTING DWELLINGHOUSE) (OUTLINE APPLICATION)

Decision: 03-09-2008 Refused

Comment on Relevant Planning History

Application ref: 29009/APP/2008/1636 was refused for the following reasons:

1. The proposal by reason of its siting, design, overall layout, size, bulk, site coverage and density, would result in a cramped overdevelopment of the site, which is visually incongruous and overdominant and would be visually intrusive and detrimental to the open character and visual amenity of the area and the amenities of nearby residents. The development therefore fails to harmonise with the street scene and open character of the surrounding area. The proposal is therefore contrary to Policies BE13, BE19 and BE21 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 3A.3 of the London Plan.
2. The proposal fails to provide sufficient quality of amenity space as defined in the Council's HDAS (SPD) 'Residential Layouts', and as such would provide a substandard form of accommodation for future residents. The proposal is therefore considered contrary to Policy BE23 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).
3. The proposal, by reason of overlooking and loss of privacy of ground floor rear habitable rooms from the shared amenity area, would be to the detriment of amenities for future occupiers the development on the site. The proposal is therefore contrary to Policy BE24 of the adopted Hillingdon Unitary Development Plan.
4. The proposed development by reason of its overall size, height, siting and length of projection would result in an overdominant / visually obtrusive form of development in

relation to the neighbouring properties and as such would constitute an un-neighbourly form of development, resulting in a material loss of residential amenity. The proposal is therefore contrary to Policy BE21 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and the Council's HDAS (SPD) 'Residential Layouts'.

5. The level of parking provision for the proposed development, which is above the Council's required maximum standard for the number of type and dwellings proposed is excessive and would encourage the use of private vehicles, which may lead to increased traffic in the area to the detriment of pedestrian and road safety. The proposal is therefore contrary to Policies AM7 and AM14 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), the Council Car Parking Standards and Policy 3A.3 of the London Plan.

6. The development is estimated to give rise to a significant 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 Hillingdon UDP Saved Policies (September 2007).

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:

- | | |
|------|---|
| 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. |
| 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 | Use of planning obligations to supplement the provision of recreation, leisure and community facilities |

AM7	Consideration of traffic generated by proposed developments.
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.
AM15	Provision of reserved parking spaces for disabled persons
HDAS	Residential Layouts Accessible Hillingdon
BE22	Residential extensions/buildings of two or more storeys.
BE4	New development within or on the fringes of conservation areas

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

34 neighbouring owner/occupiers have been consulted. 8 letters of objection have been received. The issues raised are summarised below:

- (i) The proposal is overbearing and very imposing compared with the existing house. It would more than triple the size of the existing house and will completely overwhelm neighbouring properties;
- (ii) It will hugely impact our view as it would extend 2/3rds way back into our garden;
- (iii) The proposal will impinge on the enjoyment of our house and garden;
- (iv) It would result in loss of privacy in our small rear garden;
- (v) Create noise pollution due to the potential increase in number of people and vehicle to be accommodated by the proposal and would impinge on the enjoyment of our property;
- (vi) Some properties on Canterbury Close will be overlooked;
- (vii) More blocks of flats in Frithwood Avenue would destroy the character of the road. It is one of the streets in Northwood that still has their original houses. Putting yet more flats will be another step towards turning an attractive suburb into ugly urban development;
- (viii) The extra traffic to be generated by the proposal would create danger and hassle in the area, especially as the road is used by parents dropping off and picking up their children. The proposal would have an adverse impact on traffic in the area especially as another site further down the road has recently been developed.

In addition, a petition with 27 signatures has been received, objecting to the proposal on the following grounds:

- (i) The size of the block is out of proportion to neighbouring properties in the immediate area;
- (ii) The construction will be close to the extended Northwood Conservation Area.
- (iii) It will be overdominant and close to the flank wall of No.6 Canterbury Close, with the latter house also being overlooked;
- (iv) The green garden element will be reduced;
- (v) The proposed development is poorly designed and out of keeping with the character of street scene;
- (vi) This part of Frithwood Avenue becomes extremely congested because of the nearby school.

Internal Consultees

CONSERVATION OFFICER

This part of Frithwood Avenue is outside the Conservation Area. It has, nevertheless, a pleasant domestic appearance, with some attractive, interwar detached houses interspersed with smaller post war houses, all set within generous plots amongst mature trees and planting.

This scheme proposes a building over 20 metres deep in places, on three floors with the second floor within the roof space. The development fills most of the width of the plot and now sits further forward (in part) than the originally refused scheme. The bulk of the scheme would be visible from the street in the gap views along the site boundaries and in views across the frontage of no.39. It is considered that as proposed, this would be an overly large and bulky structure, out of keeping with the character of the streetscene.

It is noted, however, that the elevational design is an improvement on that of the previously refused scheme. The scale of development, however, would require large areas of flat roof and underground parking, and such features are not characteristic of this area.

In summary, it is considered that this proposal would constitute an overdevelopment of the site. It would be out of scale and as such would be damaging to the streetscene. The large footprint and excessive width of the proposed building would result in the loss of much of the existing mature planting and the garden setting of the site.

CONCLUSION Unacceptable

TREE AND LANDSCAPE OFFICER

The site is covered by TPO No 149, but does not lie within a designated Conservation Area. There is a mix of ornamental and native trees, which contribute to the amenity value of the surrounding area. There is a mature Beech tree (T30 on TPO 149) with high amenity value, which dominates the site frontage.

As there are no new tree or landscaping issues introduced with this scheme, my previous comments still apply:

'If you are minded to approve this application, the tree officer has no objections to the conclusions of the tree survey. The better quality trees will remain and there will be scope for new planting and landscaping. The tree protection plan submitted with this outline application needs to be detailed but can be addressed by condition. The proposed scheme makes provision for the long-term retention of the valuable trees on and close to the site, subject to conditions OUT2 (d), OUT3 (landscaping), OUT4, TL1, TL2, TL3, TL4, TL5, TL6 and method statement/tree protection plan. The scheme is considered acceptable and, in tree preservation and landscape terms, complies with policy BE38 of the Saved policies UDP (in accordance with BS 5837:2005).'

ENVIRONMENTAL PROTECTION UNIT

There are no contamination issues on the site as far as we are aware, but as a new development it is important that the soils in any landscaped or garden areas are suitable for use.

A condition is recommended in the absence of any specific requirement within the landscaping condition for the provision of soil test data for the soils used on the site, to show the soils are suitable for garden/landscaping use.

EDUCATION DIRECTORATE

Based on the creation of 4x 5-room and 1x 6-room private flats, demolition of 1x 6-room private house, in Northwood, the requested amount is £6,953.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

This part of Frithwood Avenue is outside the Conservation Area. Whilst there is no objection in principle to the proposed redevelopment of the site for residential purposes, it is particularly important in this instance to ensure that any proposed development is compatible with the character and appearance of both the surrounding residential setting.

The Supplementary Planning Document (SPD) HDAS: Residential Layouts, at paragraph 3.3 states that in relation to the redevelopment of large plots and infill sites currently used for individual dwellings into flats, the redevelopment of more than 10% of properties on a residential street is unlikely to be acceptable, including the houses which have been converted into flats or other forms of housing. The above document underpins and supports policies BE13 and BE19 of the Unitary Development Plan, which seek to protect the impacts of flatted development on the character and amenity of established residential areas.

Should the current proposal be approved, less than 10% would have been approved for redevelopment, and would therefore not be contrary to the Supplementary Planning Document (SPD) HDAS: Residential Layouts. There is therefore no objection in principle to the conversion and redevelopment of the site for flatted development, subject to other policies in the Plan.

However, as stated elsewhere in this report, the development is considered to be detrimental to the character and amenity of the area, the residential amenities of adjoining occupiers and to highway and pedestrian safety.

In terms of the loss of a family dwelling, Policy H5 states that the Council will encourage the provision of dwellings suitable for large families. The proposal would result in the loss of one four bedroom family dwelling, contrary to the intent of Policy H5. However, its replacement with 4 two-bedroom units and one three unit is considered to offset this loss, as it would provide a greater number of units, which would meet other forms of housing need in the Borough.

7.02 Density of the proposed development

London Plan Policy 3A.3 seeks to maximise the potential of sites, compatible with local context and design principles in Policy 4B.1 (Design principles for a compact city) and with public transport capacity. Boroughs are encouraged to adopt the residential density ranges set out in Table 3A.2 (Density matrix (habitable rooms and dwellings per hectare) and which are compatible with sustainable residential quality.

The site has a Public Transport Accessibility Level (PTAL) of 1a on a scale of 1 to 6 where 1 represents the lowest level of public accessibility. Table 3A.2 recommends that developments within suburban residential setting with a PTAL score of 1 and with 3.8-4.6 hr/unit, should be within the ranges of 150-200 hr/ha and 35-55 units/ha.

This application is described as offering 4 (80%) 2 bedroom and 1 (20%) 3 bedroom units. However the 2 and 3 bedroom units all have what are described as studies, which are

large enough to qualify as habitable rooms. The proposed density for the site would therefore be 166 hr/ha and 33 units/ha, which is within the London Plan guidelines.

However, given site specific issues, which are all dealt with elsewhere in the report, including, the impact on the street scene and amenity of adjoining occupiers, the proposed density cannot be supported.

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

Policy BE4 requires any new development within or on the fringes of a Conservation Area to preserve or enhance those features that contribute to its special architectural and visual qualities, and to make a positive contribution to the character or appearance of the conservation area.

This part of Frithwood Avenue is outside the existing Northwood Conservation Area and also falls outside the proposed extension to the Conservation Area. The Council's Conservation Officer considers that the proposed development would not affect the character or appearance of the Conservation Area directly, although there are serious reservations about the scale and bulk on the impact of adjoining occupiers. As such, the proposal is not considered to be contrary to Policy BE4 of the UDP.

7.04 Airport safeguarding

There are no airport safeguarding objections to this proposal.

7.05 Impact on the green belt

There are no Green Belt issues related to this application.

7.06 Environmental Impact

The Council's Environmental Protection Unit are not aware of any contamination issues on the site, but have advised that as a new development it is important that the soils in any landscaped or garden areas are suitable for use.

Had the scheme been acceptable in other respects, this could have been addressed by the imposition of a suitably worded condition, to ensure that the soils used on the site were suitable for garden/landscaping use.

7.07 Impact on the character & appearance of the area

Policy BE13 of the UDP states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene or other features of the area which the local planning authority considers it desirable to retain or enhance. Policy BE19 seeks to ensure that new development within residential areas complements or improves the amenity and character of the area.

This part of Frithwood Avenue is outside the Conservation Area. It has, nevertheless, a pleasant domestic appearance, with some attractive, interwar detached houses interspersed with smaller post-war houses, all set within generous plots amongst mature trees and planting.

No.37 is one of the larger properties on Frithwood Avenue. There is existing landscaping which runs along the boundaries of the application site and there are also several trees in the front and rear garden of the existing property. The layout plan shows the retention of most of the trees on the site.

A number of modifications have been made to the previously refused scheme, in an

attempt to overcome the Council's concerns relating to bulk, massing, site coverage and density. These can be broadly summarised as follows:

- * The two storey wings on both sides of the built form have been removed
- * The overall design has been revised
- * The roof mass and size has been reduced
- * The rear elevation has been redesigned to provide a traditional two storey eaves, rather than the three storey eaves previously proposed
- * The rear projection of the built form has been reduced
- * Access to the basement car park has been moved to the left hand side.

The proposed modifications to the scheme would mean that the two/three storey element of the proposed block of flats would be situated 3m from the boundary with No.33 and 3.5 metres from the boundary with No. 39 Frithwood Avenue. In addition, although there is no clearly defined building line formed by the properties on Frithwood Avenue, the 3 storey element would be 3.8m closer to the frontage of the site with the road than the existing main front wall of the existing house. The 3 storey element of the proposed block would be set 14m forward of the front wall of No.39 (as compared to the 11m with the existing building) and 4 metres forward of the main front wall of No.33, the latter being approximately in line with the existing building at No.37 at present.

The Urban Design/Conservation Officer notes that this revised scheme still proposes a building over 20 metres deep in places, on three floors (with the second floor within the roof space). The development fills most of the width of the plot and now sits further forward (in part) than the originally refused scheme. The bulk of the scheme would be visible from the street in the gap views along the site boundaries and in views across the frontage of no.39. It is considered that as proposed, this would be an overly large and bulky structure, out of keeping with the character of the streetscene.

Even though the overall width of the proposal is similar to the existing house, it is considered that the impression of size would be much greater partly due to the fact that the existing house is single storey in height at either end, whereas the proposal would be of its full 3 storey height for virtually the full width of the building.

In addition, the 3 storey element would project a further 6 metres back into the site than the existing 2 storey building and project forward of the existing house. These factors combined would mean that the proposal would appear significantly greater in bulk than the existing house and its neighbours.

In addition, although the elevational design is an improvement on that of the previously refused scheme, the scale of development would require large areas of flat roof and underground parking, which are uncharacteristic of this area.

Notwithstanding the overall set back from the road frontage of Frithwood Avenue, it is considered that the block would appear out of place and would unduly dominate the area, resulting in harm to the street-scene as a result. It would fail to harmonise with the existing street-scene and would not complement the character of the area, contrary to the aims of Policies BE13 and BE19 of the London Borough of Hillingdon Unitary Development Plan (UDP) and sections 4.23 and 4.24 of the Council's HDAS (SPD) Residential Layouts. It is therefore recommended that planning permission be refused for this reason.

7.08 Impact on neighbours

In relation to outlook, Policy BE21 requires new residential developments to be designed to

protect the outlook of adjoining residents. The design guide 'Residential Layouts' advises that for two or more storey buildings, adequate distance should be maintained to avoid over dominance. A minimum distance of 15m is required, although this distance will be dependent on the extent and bulk of the buildings. Given the height and layout of the proposed block, and its distance to adjacent property to the north, (No. 6 Canterbury Close), it is considered unlikely that this would result in unacceptable impacts, in relation to over-dominance.

However, the north west and south east 2/3 storey flank walls of the block would be only 3 metres and 3.5 metres from the side boundaries of Nos.33 and 39 Frithwood Avenue respectively. It is noted that the rear garden of No.39 is only 4 metres deep and the main amenity area is in fact in front of the property. Although the staggered layout of the block has been designed to avoid the breach of the 45° line-of-sight from these adjoining properties at the rear, it is nevertheless considered that the proposal would have a negative impact on the amenities of these properties, as it would represent a visually obtrusive form of development due to its mass, scale and bulk.

Notwithstanding the modifications to the built elements of the refused scheme, it is considered that the height and extent of the proposed flank elevations would present particularly dominant structures when positioned so close to the site boundaries. The proximity of these elevations would unpleasantly confine the outlook from the adjacent dwellings, and the largely blank flank walls would form a bleak and oppressive prospect, particularly from the small rear garden of No.39.

It is not considered that the intervening foliage would sufficiently ameliorate those harmful effects, particularly during the winter months. Given the spacious character of this area, it is considered that the proposal would noticeably impair the prospect that adjoining residents might reasonably expect to enjoy. It is therefore considered that the proposal would have an unacceptable impact on the amenities of the occupiers of Nos.33 and 39 Frithwood Avenue in terms of loss of outlook and over-dominance, contrary to Policy BE21 of the UDP and the SPD HDAS: 'Residential Layouts'.

Policy BE24 states that the development should be designed to protect the privacy of future occupiers and their neighbours. The Council's Supplementary Planning Document HDAS: 'Residential Layouts' also provides further guidance in respect of privacy, stating that adequate distance should be maintained to any area from which overlooking may occur. In particular, that the distance between habitable room windows should not be less than 21 metres distance.

Given the design and layout of the proposed block and its distance to adjacent properties to the northeast (rear), it is considered unlikely that this would result in unacceptable impacts, in relation to loss of privacy.

In addition, it is considered that the proposed block would be sited to avoid any undue loss of light or privacy of neighbouring properties on either side. It is noted that there are side window openings to two of the dining rooms on both the ground and first floor. Whilst fencing would screen the windows at ground level, the windows to the first floor may result in potential overlooking issues. However, these windows could be covered by an obscure glazing/non opening condition, as these are secondary windows. Similarly, any potential overlooking from the first floor rear balconies could be addressed by a suitable worded screening condition. Subject to these conditions, it is not considered that the rear development would cause loss of privacy to adjoining occupiers, in accordance with Policy

BE24 of the UDP Saved Policies September 2007.

7.09 Living conditions for future occupiers

In relation to outlook and privacy, Policies BE21 and BE24 require new residential developments to be designed so as to ensure adequate outlook and privacy for occupants of the site. In relation to sunlight access, Policy BE20 of the UDP seeks to ensure that buildings are laid out to provide adequate sunlight and preserve the amenity of existing houses.

It is considered that all of the units would benefit from an acceptable level of privacy, outlook and light.

Policy BE23 of the Unitary Development Plan requires the provision of external amenity space which is sufficient to protect the amenity of the development and surrounding buildings, and which is usable in terms of its shape and siting. In addition, the Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document Residential Layouts seeks to ensure that an adequate amount of conveniently located amenity space is provided in new residential developments.

The block would be provided with a private garden area at the rear of approximately 430m², which equates to 86m² of amenity space per dwelling. In addition, a number of revisions to the refused scheme to improve the quality of the amenity area are proposed in the revised scheme, and these are summarised below:

- * The reduction in the bulk of the building at the rear
- * A defined access path to the rear amenity space has been provided
- * The layout allows for private patio areas for the ground floor units.

It is considered that the quantity and quality of the amenity space provision in this revised scheme is adequate and in compliance with the Council's HDAS standards.

All the units comply with the Council's HDAS guidelines for minimum internal floor areas. Overall, it is considered that the proposed development would provide good living conditions for all of the proposed units, in accordance with Policies BE23, BE24, OE1 and O5 of the UDP, HDAS Residential Layouts and the provisions of the London Plan.

7.10 Traffic impact, car/cycle parking, pedestrian safety

It is considered that the level of traffic generated by the proposal in this instance would not give rise to additional congestion sufficient to justify refusal of permission.

The Council's car parking standards for flats requires that a maximum of 1.5 spaces should be provided per flat. Plans indicate that 8 off-street parking spaces including one disabled space would be provided which is in compliance with Policies AM14 and AM15 of the Hillingdon UDP Saved Policies (September 2007) and the Council's Car Parking Standards.

The proposal also indicates provision for cycle storage facilities for the 5 flats in accordance with the requirements as contained in the Council's Car Parking Standards.

However, the Highway Engineer considers that the width of the vehicular access ramp to the lower ground car park is insufficient for two way access. A minimum 4.1 metres is required with widening around the bends. In addition, the plans do not provide levels or gradients to the car park ramp. A maximum gradient of 1:10 is required and it has not been

demonstrated that this can be achieved.

In addition, there is no dedicated footpath from the development to the public footway in Frithwood Avenue, while refuse bins are located more than 10m from the highway. In light of the above considerations, it is considered that both the vehicular and pedestrian access to the development is inadequate and as a result, it is likely that the development would give rise to conditions prejudicial to free flow of traffic and highway and pedestrian safety. The development is therefore contrary to Policy AM7 and from the Borough's adopted Unitary Development Plan Saved Policies (September 2007).

7.11 Urban design, access and security

Urban design and access issues have been dealt with in Section 7.07 .

7.12 Disabled access

HDAS was adopted on the 20th December 2005 and requires all new residential units to be built to lifetime home standards and 10% of units designed to wheelchair accessible standards. Further guidance is also provided on floor space standards for new residential development to ensure sound environmental conditions are provided on site. As a guide, the recommended minimum standard for 2 bedroom flats is 63sq. m and 77sq. m for 3 bedroom flats. Where balconies are provided, the floor space of the balconies can be deducted from these standards, up to a maximum of 5sq. metres. Additional floorspace would be required for wheelchair units.

The floor plans indicate that the development generally achieves HDAS recommended floor space standards and that Lifetime Home Standards could be met for these flats in terms of size.

7.13 Provision of affordable & special needs housing

This application does not trigger a requirement for the provision of affordable housing, as the net gain in units is below the 10 unit threshold.

7.14 Trees, Landscaping and Ecology

The large footprint and excessive width of the proposed building would result in the loss of some of the existing mature planting and the garden setting of the site. The applicant will therefore need to demonstrate that existing trees on the site can be satisfactorily retained as part of the development, as there are trees on the site that are protected by Tree Preservation Order 149 and these trees contribute to the visual amenity of the area.

Landscape matters do not form part of this application. However, the Council's Trees and Landscape Officer has advised that the proposal is acceptable, subject to conditions.

7.15 Sustainable waste management

The Council's Waste Services Manager has commented that although the plans do indicate a bin provision, the number of bins is not indicated. The required ratio is of 1100 litre refuse and recycling bins on a ratio of 1:10 + 1 per waste stream as a minimum, with no rounding down. The design of the bin chambers seems adequate, although the location of the bins store area does not incorporate the 10m closet point of access. In the event of an approval, a revision to the bin storage facilities could be carried through as a condition of consent.

7.16 Renewable energy / Sustainability

Although this is not a major application, the submitted energy statement has identified air source heat pumps as the preferred option for renewable energy technology.

Had the scheme been acceptable in other respects, a condition requiring 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 3 of the Code would have been attached.

7.17 Flooding or Drainage Issues

There are no specific flooding or drainage issues associated with this application. Had the scheme been acceptable in other respects, a condition could have been imposed requiring sustainable Urban Drainage (SUDS) measures.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

The issues raised by the objectors have been addressed in the report, some of which are supported in the reasons for refusal.

7.20 Planning Obligations

Policy R17 of the Hillingdon UDP is concerned with securing planning obligations to supplement the provision recreation open space, facilities to support 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.

As the application is being recommended for refusal, no negotiations have been entered into with the developer in respect of these contributions. However, if the application were to be considered for approval, the following broad Section 106 Heads of Terms would be pursued by the Council at that time:

* Education contributions: In connection with this proposal and following an assessment by Education Services, a contribution of £6,953 is considered appropriate in order to cater for the increased demand placed on existing nursery (£1,346) and primary (£5,589) school places by the proposed development.

No legal agreement to address this issue has been offered. As such, the proposal fails to comply with Policy R17 of the UDP and it is recommended the application should be refused on this basis.

7.21 Expediency of enforcement action

There are no enforcement issues associated with this site.

7.22 Other Issues

There are no other relevant issues related to 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

As there are no S106 or enforcement issues involved, the recommendations have no financial implications for the Planning Committee or the Council. The officer recommendations are based upon planning considerations only and therefore, if agreed by the Planning Committee, they should reduce the risk of a successful challenge being made at a later stage. Hence, adopting the recommendations will reduce the possibility of unbudgeted calls upon the Council's financial resources, and the associated financial risk to the Council.

10. CONCLUSION

The revised scheme has failed to overcome the issues raised with the previous scheme, which was refused on this site.

The proposed scheme causes concerns with regards to the scale, bulk, massing and style of the proposed block, which is considered to be over dominant in relation to the existing adjoining buildings. The scale of the development as a whole fails to complement or improve the amenity and character of the area and the residential setting of Frithwood Avenue in particular.

There is also concern regarding residential amenity of adjoining occupiers, while inadequate pedestrian and vehicular access has been provided. In addition, no contributions have been offered or secured towards the improvements of services and facilities as a consequence of demands created by the proposed development.

Given that an appeal against non-determination has been received, the recommendation is to agree the above reasons for refusal which the Council will use as its Statement of Case.

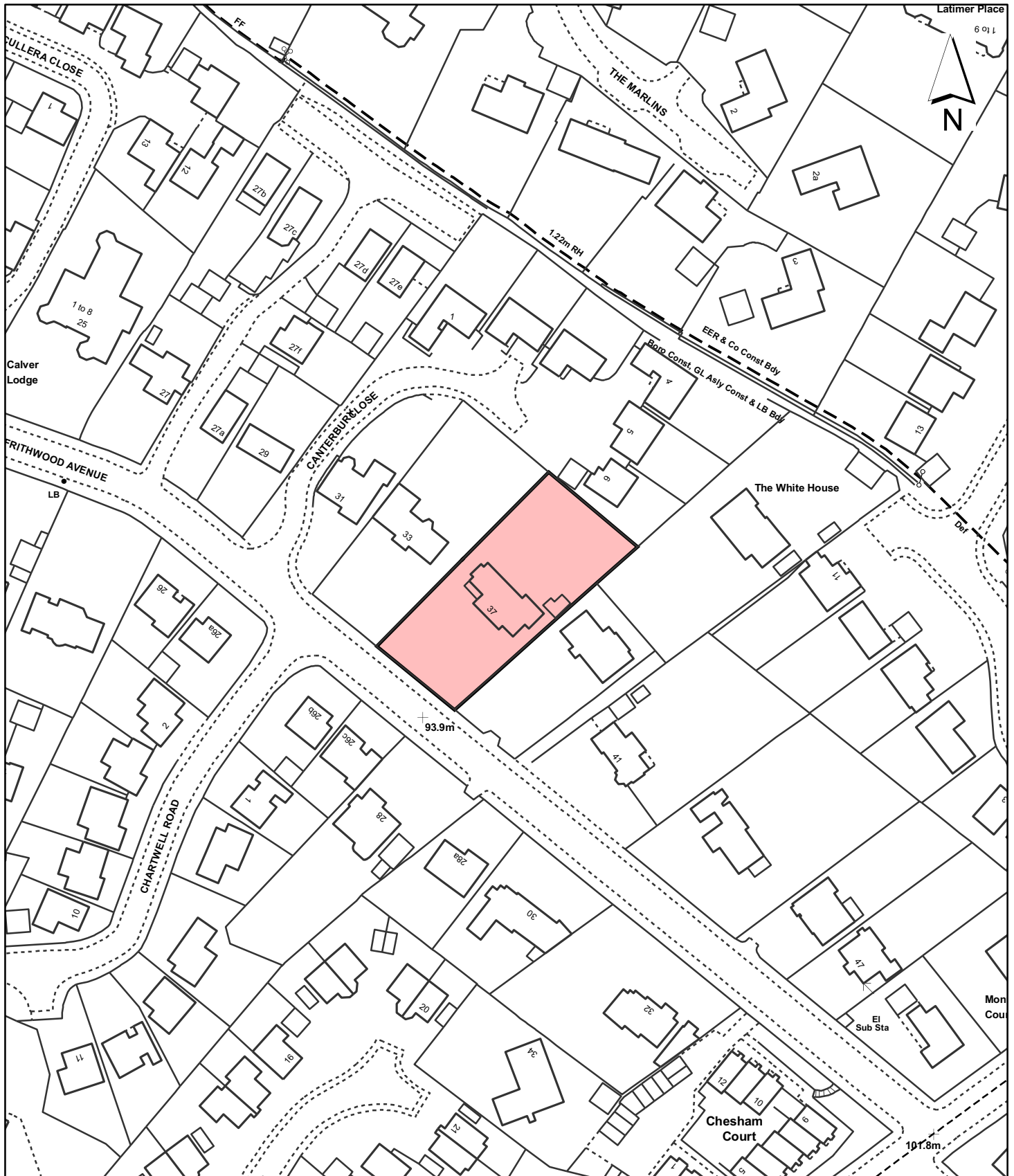
11. Reference Documents

(a) Planning Policy Statement 1 (Delivering Sustainable Development)


- (b) Planning Policy Statement 3 (Housing)
- (c) Planning Policy Guidance Note 13 (Transport)
- (d) The London Plan
- (e) Hillingdon Unitary Development Plan Saved Policies September 2007.
- (f) Hillingdon Design and Accessibility Statement - Residential Layouts
- (g) Hillingdon Design and Accessibility Statement - Residential Extensions
- (h) Supplementary Planning Guidance - Educational Facilities
- (i) Supplementary Planning Guidance - Community Facilities

Contact Officer: Karl Dafe

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**37 Frithwood Avenue
Northwood**

Planning Application Ref:

29009/APP/2009/1182

Planning Committee

North Page 78

Scale

1:1,250

Date

September 2009

**LONDON BOROUGH
OF HILLINGDON
Planning &
Community Services**

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



HILLINGDON
LONDON

Report of the Director of Planning & Community Services Group

Address TEXACO HIGH ROAD EASTCOTE

Development: RETENTION OF INTERNALLY ILLUMINATED FREE-STANDING TOTEM SIGN

LBH Ref Nos: 3689/ADV/2007/40

Drawing Nos: Letter from agent received 28 March 2007
762/7/1
Unnumbered elevation received 2 April 2007

Date Plans Received: 02/04/2007 **Date(s) of Amendment(s):**

Date Application Valid: 02/04/2007

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the northern side of Eastcote High Road, and contains a 24 hour Petrol Station and other associated structures, which are positioned inconspicuously at the rear of the site. The grass verge fronting the Station forecourt is of most relevance to this application.

Aside from the Petrol Station, the immediate area is predominantly residential in character, and semi-rural in nature, with a pleasant, well-greened street scene. To the east of the application site lies Willow Tree House, a residential property, whilst directly opposite the application site is Flag Walk, a residential cul-de-sac. Further to the east, lies a Public House and parade of shops.

The application site falls within the Eastcote Village Conservation Area and is covered by Tree Preservation Order 20 (land bounded by River Pinn, Fore Street, Joel Street, and High Road) however there are no protected trees on or close to the sign. The High Road is a designated Local Distributor Road.

1.2 Proposed Scheme

The proposal is for the retention of the existing illuminated free-standing totem sign that is located centrally on the grass landscaping area fronting the Station forecourt. The sign measures 1.92m wide x 5.00m high and includes Light Emitting Diodes (LEDs), which are positioned centrally within the sign, displaying current petrol/diesel prices. The LEDs are materially brighter than the system it replaced. The sign is positioned perpendicular to High Road.

1.3 Relevant Planning History

3689/AA/82/9119 Eastcote Motor Services High Road Eastcote
Erec. of an int. illum. pole sign - (TERRY'S TYRES/WORKSHOP SITE).

Decision Date: 04-02-1983 Approved **Appeal:**

3689/AC/85/0825 Eastcote Motor Services High Road Eastcote
 Extension/Alterations to petrol/service station(P) of 935sq.m. (EASTCOTE MOTOR SERV/FILLING STN SITE)

Decision Date: 25-09-1985 **Approved** **Appeal:**

3689/AD/86/1021 Eastcote Motor Services High Road Eastcote
 Section 53 Det. - (EASTCOTE MOTOR SERVICES/FILLING STATION SITE) - *DUPLICATE SUFFIX USED IN ERROR!*

Decision Date: 04-08-1986 **GPD** **Appeal:**

3689/ADV/2005/105 Texaco Garage High Road Eastcote
 INSTALLATION OF NON-ILLUMINATED CANOPY SURROUND AND SHOP FASCIA SIGNS (RETROSPECTIVE APPLICATION) - APPROVAL
 INSTALLATION OF ENTRY AND EXIT SIGNS - REFUSAL

Decision Date: 12-12-2005 **SD** **Appeal:**

3689/ADV/2005/110 Q8 Petroleum Ltd High Road Eastcote
 INSTALLATION OF INTERNALLY ILLUMINATED FREE-STANDING DISPLAY UNIT

Decision Date: 30-12-2005 **Refused** **Appeal:**04-MAY-06 Dismissed

3689/ADV/2005/90 Q8 Service Station High Road Eastcote
 INSTALLATION OF AN INTERNALLY ILLUMINATED FREESTANDING SIGN (RETROSPECTIVE APPLICATION)

Decision Date: 30-09-2005 **Approved** **Appeal:**

3689/ADV/2006/116 Texaco Garage High Road Eastcote
 INSTALLATION OF AN INTERNALLY ILLUMINATED SLIM LINE BOX SIGN ABOVE ATM MACHINE

Decision Date: 09-03-2007 **Approved** **Appeal:**

3689/ADV/2006/5 Texaco Service Station High Road Eastcote
 INSTALLATION OF NON-ILLUMINATED ENTRANCE AND EXIT SIGNBOARDS

Decision Date: 13-03-2006 **Refused** **Appeal:**

3689/AE/86/1507 Eastcote Motor Services High Road Eastcote
 Extension/Alterations to Retail premises (P) (EASTCOTE MOTOR SERVICES/FILLING STATION SITE).

Decision Date: 09-01-1987 **Refused** **Appeal:******* Dismissed

3689/AF/87/3132 Eastcote Motor Services High Road Eastcote
 Installation of part internally illuminated fascia

Decision Date: 07-01-1988 **Approved** **Appeal:**

3689/AG/87/2204 Eastcote Motor Services High Road Eastcote
 Replacement shopfront

Decision Date: 07-01-1988 **Approved** **Appeal:**

3689/AJ/92/0469 Eastcote Motor Services High Road Eastcote
 Tree surgery to 1 Ash (T1) on TPO 20 including raising the crown to 2.5m over the pavement and to 5.5m over main road and to 1 Oak (T2) including crown thinning by 10% and raising crown to 2.5m over the pavement and to 5.5m over main road

Decision Date: 05-05-1992 **Approved** **Appeal:**

3689/AK/92/1293 Eastcote Motor Services High Road Eastcote
 Demolition of sales building (Application for Conservation Area Consent)

Decision Date: 19-02-1993 **Approved** **Appeal:**

3689/AL/92/1294 Eastcote Motor Services High Road Eastcote
 Erection of sales building and jet wash facility

Decision Date: 19-02-1993 **Approved** **Appeal:**

3689/APP/2001/2187 Q8 Service Station High Road Eastcote
 REDEVELOPMENT OF SERVICE STATION

Decision Date: 20-02-2002 **Refused** **Appeal:**02-MAY-03 Withdrawn

3689/APP/2001/2294 Q8 Service Station High Road Eastcote
 DEMOLITION OF EXISTING BUILDINGS (APPLICATION FOR CONSERVATION AREA CONSENT)

Decision Date: 20-02-2002 **Refused** **Appeal:**02-MAY-03 Withdrawn

3689/APP/2002/2137 Q8 Service Station High Road Eastcote
 REDEVELOPMENT OF PETROL FILLING STATION INVOLVING DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF NEW SALES BUILDING, CANOPY, PUMPS, CAR WASH, PLANT ROOM WITH ASSOCIATED WORKS, BOUNDARY TREATMENT AND LANDSCAPING

Decision Date: 21-03-2003 **Approved** **Appeal:**

3689/APP/2002/2142 Q8 Service Station High Road Eastcote
 DEMOLITION OF EXISTING BUILDINGS (APPLICATION FOR CONSERVATION AREA CONSENT)

Decision Date: 21-03-2003 **Approved** **Appeal:**

3689/APP/2006/3583 Texaco High Road Eastcote
 INSTALLATION OF CASH POINT ATM AT PETROL STATION

Decision Date: 09-03-2007 **Approved** **Appeal:**

3689/AR/94/1042 Q8 Service Station High Road Eastcote
 Redevelopment of service station including new sales building, car wash, canopy and ancillary services

Decision Date: 14-07-1994 **Withdrawn** **Appeal:**

3689/AS/94/1144 Q8 Service Station High Road Eastcote
 Redevelopment of petrol service station

Decision Date: 02-08-1995 **Refused** **Appeal:**02-AUG-95 Dismissed

3689/AT/94/1509

Q8 Service Station High Road Eastcote

Demolition of existing service station buildings (Application for Conservation Area Consent)

Decision Date: 02-08-1995

Refused

Appeal: 02-AUG-95 Dismissed

3689/X/78/0863

Eastcote Motor Services High Road Eastcote

Commercial garage, road haulage depot etc (P) (EASTCOTE MOTOR SERVICES/FILLING STATION SITE).

Decision Date: 11-02-1980

Refused

Appeal:

Comment on Planning History

The existing free-standing totem sign replaces a previously agreed illuminated sign of approximately the same size granted retrospectively (3689/ADV/2005/90) on 30th September 2005. The previous sign was conditioned for the applicant to provide details of the level of internal illumination. No details were submitted by the owner in respect of this condition.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 23rd May 2007

2.2 Site Notice Expiry Date:- 23rd May 2007

3. Comments on Public Consultations

This application has been advertised as a development that may affect the character and appearance of the Conservation Area (via Site Notice and Press Advert).

Internal Comments

Conservation & Urban Design Officer:

The proposed signage would replace an existing sign, similar in size and detail. Whilst internally illuminated lighting is normally not acceptable within a Conservation Area (given the history of the site with a previous approval for such a sign) it would be acceptable in principle on this site. It is felt however given the intensity of illumination it would detract from the character and appearance of the Conservation Area and would be detrimental to the street scene. The proposal is therefore unacceptable.

Public Lighting Manager:

The Public Lighting Manager has in discussions considered that the LED display is currently excessive in luminance, particularly from dusk till dawn. With significantly reduced brightness, it is considered that the LED display would lessen motorist distraction

External Comments

Eastcote Residents Association:

Very bright LED display appears to be contrary to advertisements allowed in a Conservation Area and jeopardises highway safety, by "dazzling" motorists (particularly those approaching from Ruislip). Refers to Class 6 of Communities and Local Government Publication 'Outdoor advertisements and signs: a guide for advertisers', quoting that

"Forecourt advertisements must not be illuminated in any circumstances". Considers the sign to appear "very gaudy and out of place", claiming that "something less outstanding would be acceptable". The size and shape of the sign is not contested, but the exceedingly bright LED display is out of keeping with the conservation area in which it is situated and, when approaching from Ruislip, the display is distracting to motorists. If permission is to be granted, requests that a condition be attached securing a reduction in the brightness of the LED display.

Eastcote Village Area Advisory Conservation Panel:

No objection to the totem sign, in principle, however, considers that the "illuminated red petrol pricing details are too bright and must be toned down". As a separate issue, requests that "other signage/billboards/posters on forecourt and front lawn must be removed".

Councillor Baker:

Expresses no objection to the illuminated signage provided there is a reduction in the intensity of the light.

Neighbours

No written responses received from local residents following from the placement of public notice in the local newspaper.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

BE4	New development within or on the fringes of conservation areas
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
HDAS	Shopfronts
AM7	Consideration of traffic generated by proposed developments.

5. MAIN PLANNING ISSUES

The signage application raises 3 main planning considerations namely the impact on residential amenity, possible visual amenity concerns and the potential road safety implications.

Notwithstanding the high level of illumination given the distance of the illuminated sign from residential properties situated on the opposite side of the road, the sign is not considered to impose adverse glow and thereby adverse impact on residential amenity whilst the residents are within their homes.

In terms of visual amenity the use of internally illuminated signage is not usually considered acceptable in Conservation Areas. The LEDs are materially brighter than the system they replaced. The signage replaces a previous illuminated sign of comparable size and for this reason it is not considered there is a reason to object in principle to the retention of some form of internally illuminated sign. The particular concern in this case is the degree of illumination. The comments from objectors appear to support such concern.

In terms of road safety the Public Lighting Manager considers the luminance excessive and liable to distract motorists and accordingly the Highways Department seek a sign with a reduced brightness of LED display to lessen the potential for distraction to motorists.

This matter of excess brightness of the illuminated signage is a matter that can be dealt with by means of a planning condition to an approval as was the case with the previous approval. However, given that the applicant has failed to discharge the aforementioned planning condition and the technical details of illumination submitted in support of this application are not considered acceptable by the Environmental Protection Unit, it is considered that this course of action is not appropriate.

In conclusion it is considered the application should be refused on the basis that the level of brightness of the internally illuminated sign is considered out of character and detrimental to the visual amenities of the streetscene and the Eastcote Village Conservation Area. The proposal is therefore contrary to polices BE4, BE13 and BE27 of the adopted Hillingdon Development Plan Saved Polices (September 2007) and the adopted Supplementary Planning Document HDAS: Shopfronts.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

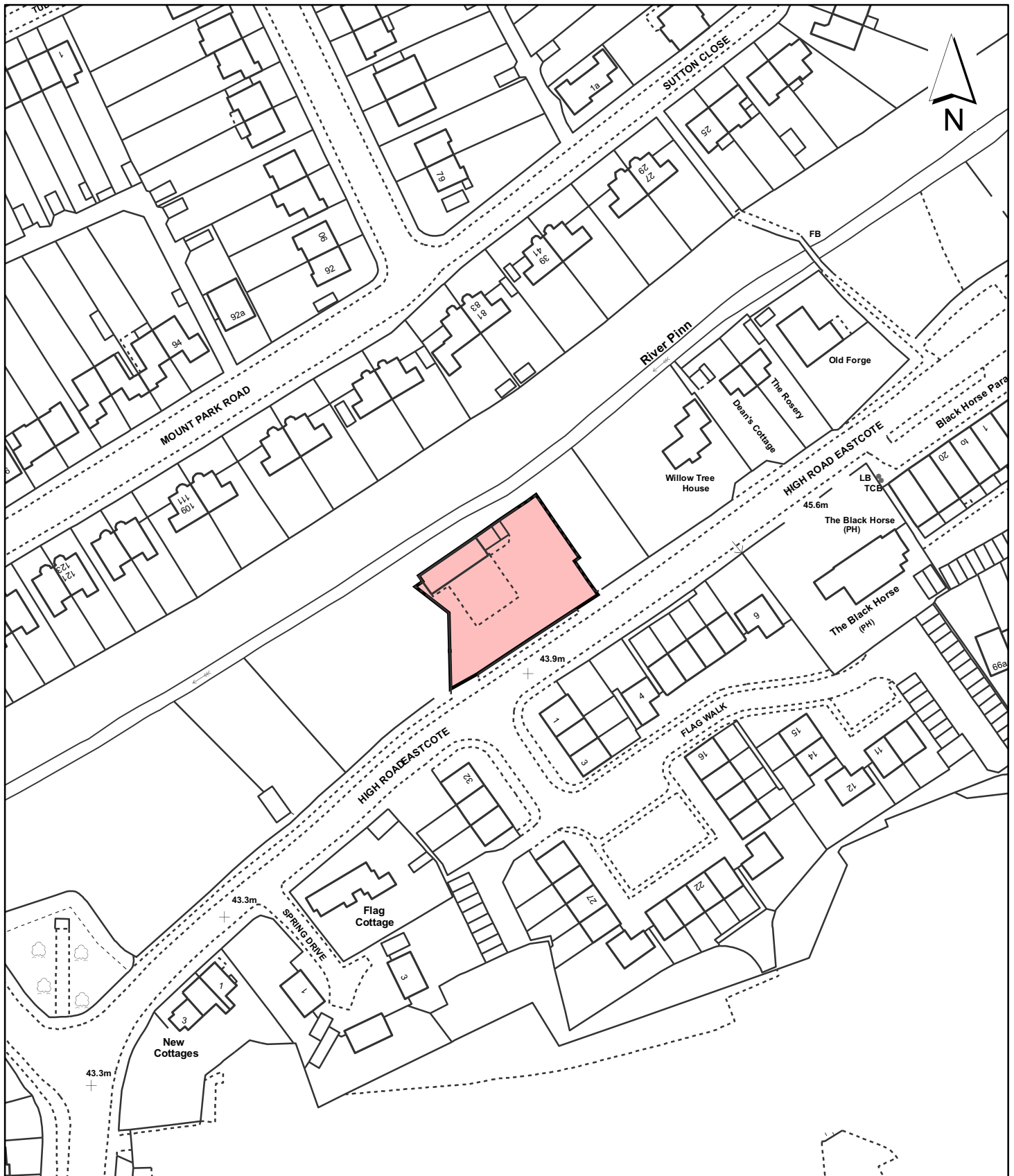
The level of brightness of the internally illuminated sign is considered to be out of character and detrimental to the visual amenity of the streetscene and the Eastcote Village Conservation Area. The proposal is therefore contrary to polices BE4, BE13 and BE27 of the adopted Hillingdon Unitary Development Plan Saved Polices (September 2007) and the adopted Supplementary Planning Document HDAS: Shopfronts.



INFORMATIVES

- 1** The applicant is advised to provide a technical assessment report of the intended level of internal illumination that is produced to the standards set out in the Institute of Engineers Technical Report No 5 Brightness of Illuminated Advertisements in the event of any resubmission. The assessment should demonstrate that the sign will not exceed 350 candelas/m² maximum as previously suggested to the applicant by the Council's Environmental Protection Unit.

Contact Officer: Simon Taylor

Telephone No: 01895 250230



<p>Notes</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. All rights reserved. London Borough of Hillingdon 100019283 2009</p>	<p>Site Address</p> <p style="text-align: center;">Texaco High Road Eastcote</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p style="text-align: center;">Planning & Community Services</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p style="text-align: center;">3689/ADV/2007/40</p>	<p>Scale</p> <p style="text-align: center;">1:1,250</p>	 HILLINGDON <small>LONDON</small>
	<p>Planning Committee</p> <p style="text-align: center;">North Page 85</p>	<p>Date</p> <p style="text-align: center;">September 2009</p>	

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Report of the Director of Planning & Community Services Group

Address 35 BUSHEY ROAD ICKENHAM

Development: Single storey side/rear extension including reduction in height of roof and 1 rear and 1 side rooflight (Part retrospective application)

LBH Ref Nos: 48449/APP/2009/793

Drawing Nos: RP/35/06A (Received 13th July 2009)

Date Plans Received: 16/04/2009

Date(s) of Amendment(s): 13/07/2009

Date Application Valid: 05/05/2009

1. CONSIDERATIONS

1.1 Site and Locality

No.35 Bushey Road is a detached chalet bungalow located on the western side of Bushey Road and the application site lies within the developed area as identified in the Adopted UDP, saved policies September 2007. The area is characterised by similar detached bungalows and chalet bungalows and the properties either side are similar detached bungalows with driveways on their respective southern side. In the case of No.35, the detached garage alongside the boundary with No.33 has been demolished and replaced with a side and rear extension, which is discussed in greater detail below, as this is the subject of a current Enforcement Notice.

1.2 Proposed Scheme

As a result of a recent Appeal decision (APP/R5510/C/08/2086569) against the Enforcement Notice, in respect of the side extension alongside the boundary with No.33 Bushey Road, this application, now seeks permission to demolish the side extension alongside No.33 Bushey Road and replace it with a new flat roof 2.35m high, whilst the depth would also be reduced alongside the boundary with No.33, to a depth of no more than 4 metres.

1.3 Relevant Planning History

48449/APP/2006/2550 35 Bushey Road Ickenham

ERECTION OF A SINGLE-STOREY PART REAR EXTENSION AND COVERED OPEN AREA, AND LOFT CONVERSION, INVOLVING REAR PITCHED ROOF ADDITION.

Decision Date: 01-03-2007 **Approved** **Appeal:**

48449/APP/2007/3040 35 Bushey Road Ickenham

ERECTION OF A SINGLE STOREY PART SIDE AND REAR EXTENSION WITH EXTENDED PITCHED ROOF OVER AND CONVERSION OF ROOFSPACE TO HABITABLE ACCOMMODATION INVOLVING INSTALLATION OF ONE SIDE AND ONE REAR ROOFLIGHTS (PART RETROSPECTIVE)

Decision Date: 13-12-2007 **Refused** **Appeal:**

48449/APP/2008/2048 35 Bushey Road Ickenham
Single storey rear/side extension (retrospective application).

Decision Date: 02-10-2008 Refused **Appeal:**

48449/APP/2008/3216 35 Bushey Road Ickenham

Erection of a single storey part side and rear extension with extended pitched roof and conversion of the roofspace to habitable accommodation involving one side and one rear rooflights (Appeal against Enforcement Notice; Application for planning permission deemed to have been made pursuant to Section 174 of the Town and Country Planning Act 1990).

Decision Date: **Appeal:******* Part Allowed

Comment on Planning History

In 2007, an application (2007/3040) to demolish the garage alongside the boundary with No.33 Bushey Road and erect a replacement side extension and a rear extension. At the time of the officers site visit, (October 2007), work was well advanced on this proposal.

The application was reported to Committee on 13th December 2007, with the Officers report concluding:

"with regard to the impact upon neighbours, whilst the plans indicate that the height of the new utility room is 2.4m high, where it adjoins the boundary with No33, when measured on site, the height is nearer 2.7m. In addition, whilst appreciating that this utility room replaces a mono-pitched building in the same location, the building is set back 1m from the rear of No.33, with the overall rearward projection of this building, beyond No.33 is 6 metres.

This depth of rearward projection far exceeds the 3.6m guideline set out in paragraph 3.4 to Section 3 of the HDAS SPD Residential Guidelines, and the combination of the building of this depth, and of the height constructed adversely affects the amenities of No.33, which has its main rear habitable lounge doors alongside the boundary with No.35 Bushey Road.

A photograph taken from inside this lounge is appended to this report, and this demonstrates the adverse impact the development has had upon their outlook, to the detriment of their enjoyment of their property and their rear patio area immediately outside."

Following refusal of that scheme in 2007, the Committee resolved to take Enforcement Action particularly in respect of the element of the extension alongside No.33 Bushey Road, due to its excessive depth and height.

A revised application was submitted (2008/2048). However, the only difference between the previous application and the revised scheme was that the roof would be changed from the existing ridged roof to a Crown Roof, which would reduce its height by approximately 200mm. All aspects of that revised application, including the overall depth and height to the eaves were the same, and therefore that application was also refused.

An Enforcement Notice was subsequently served and an appeal against the Enforcement Notice was subsequently part allowed, part dismissed on 20th March 2009. Essentially, the Inspector allowed the rear extension to remain, however he also required the demolition of the side extension where it adjoins the boundary with No.33 and the reinstatement of the garage which existed before the new extension was built in 2007.

The Inspector was concerned about the height (2.7 metres to eaves and 4 metres to the

ridge) and depth (6 metres) of the extension alongside No.33 and its detrimental impact upon the amenities of No.33 Bushey Road.

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

Six adjoining occupiers consulted. One reply received referring to the requirements of the Enforcement Notice, and the fact that the applicant appeared to ignore the advice of the Local Planning Authority. With regards to the amended plans received on 13th July they remain of the view that, whilst the flat roof is an improvement, the brickwork is too high and the proximity to their lounge window and patio is the same and therefore consider that the extension should be demolished in accordance with the Inspectors recommendations.

Ickenham Residents Association

Also refer to the requirements of the Enforcement Notice, and that this amended application still fails to meet its requirements.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

AM14	New development and car parking standards.
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.
HDAS	Residential Extensions - Section 3
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.

5. MAIN PLANNING ISSUES

The only issue with regards to this revised application is whether or not the demolition of the extension, and its replacement in the manner proposed would overcome the Inspectors concerns regarding the impact upon No.33 Bushey Road.

The comments from No.33 Bushey Road and the Ickenham Residents Association are

noted, however the amended plan proposes to demolish and replace the current extension, by bringing the side extension forwards, creating an overall depth of approximately 4 metres, and a height of 2.35 metres, alongside the boundary with No.33 Bushey Road.

Whilst the overall depth at 4 metres, exceeds the 3.6m maximum advocated in Section 3 of the Supplementary Planning Document (SPD) HDAS Residential Extensions, this is considerably less than the current 6m depth, and also, more importantly, less than the depth of the original garage which projected 5.7m beyond the rear of No.33 Bushey Road. With regards to the height, this would also now be less than the current height of 2.7 metres and also below the SPD, HDAS: Residential Extensions, maximum of 3.1m high for a flat roof extension, as referred to in Paragraph 3.9.

Consequently, in its amended form, it is considered that the proposal will not be detrimental to the amenities of No.33 Bushey Road, and would overcome the Council's and the Inspectors' concerns regarding the adverse impact upon No.33 Bushey Road. Therefore, the proposal would not conflict with Policies BE20 and BE21 of the Adopted UDP, saved policies, September 2007.

6. RECOMMENDATION

APPROVAL subject to the following:

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 M2 External surfaces to match existing building

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.

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).

3 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 BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 RPD4 Prevention of Balconies/Roof Gardens

The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the granting of further specific permission from the Local Planning Authority.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 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.

AM14	New development and car parking standards.
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.
HDAS	Residential Extensions - Section 3
LPP 4A.3	London Plan Policy 4A.3 - 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 & 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 & Community Services Reception Desk, Level 3, 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.

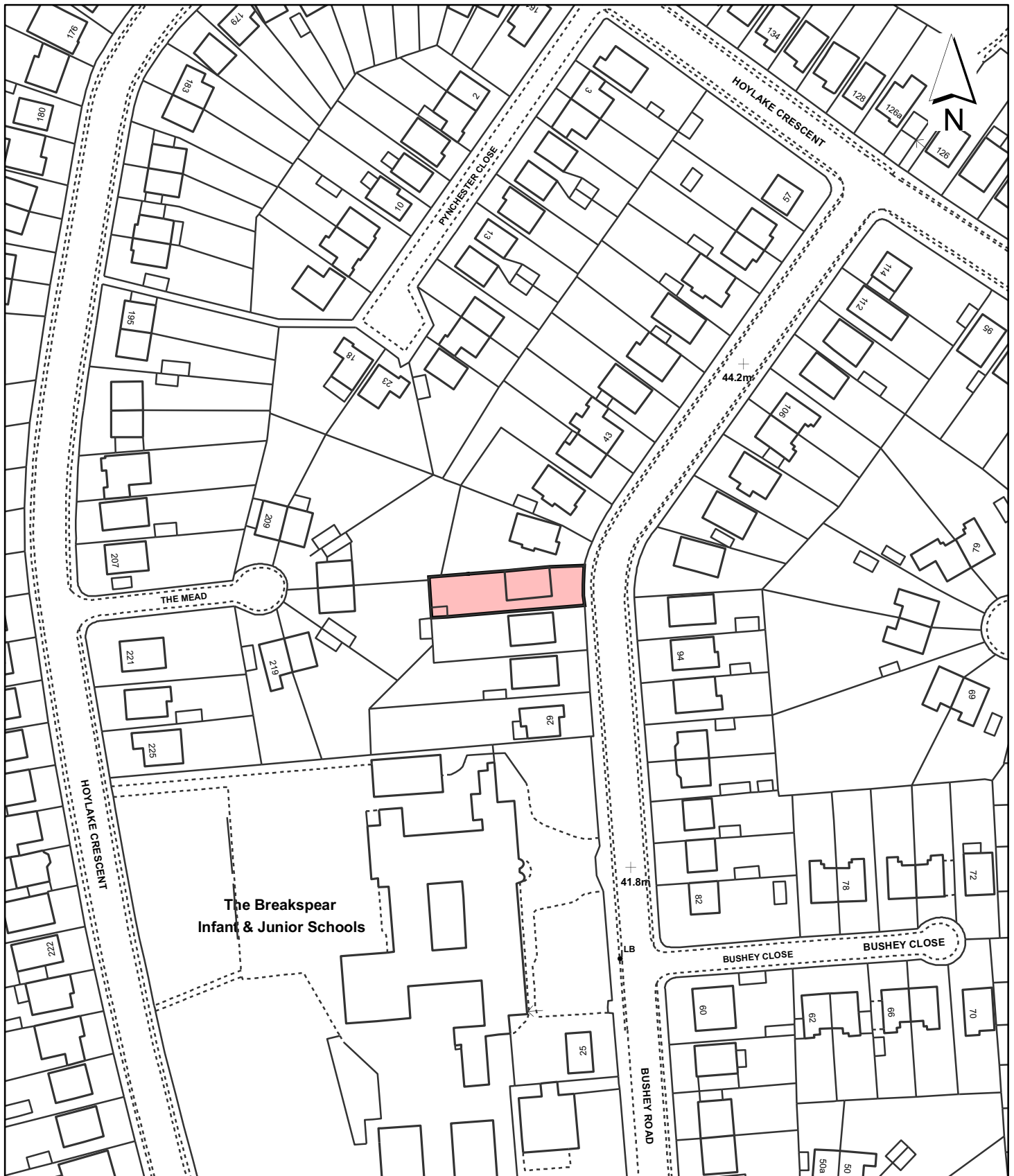
D) No bonfires that create dark smoke or nuisance to local residents.

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 (CO₂) 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: Colin Tebb

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

**35 Bushey Road
Ickenham**

Planning Application Ref:
48449/APP/2009/793

Planning Committee
North Page 94

Scale
1:1,250

Date
September 2009

**LONDON BOROUGH
OF HILLINGDON
Planning &
Community Services**

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



HILLINGDON
LONDON

Report of the Director of Planning & Community Services Group

Address 42 LAWRENCE DRIVE ICKENHAM

Development: Single storey rear extension with roof lantern

LBH Ref Nos: 23057/APP/2009/1053

Drawing Nos: 2 - Proposed Floor Plan
3 - Proposed Roof Plan
1:1250 Site Location Plan
1 - Proposed Block Plan
4 - Proposed Rear Elevation
5 - Proposed Side Elevation
Flood Risk Matrix

Date Plans Received: 18/05/2009 **Date(s) of Amendment(s):**

Date Application Valid: 05/06/2009

DEFERRED ON 22nd September 2009 FOR FURTHER INFORMATION ON

- i) The production of a shadowing diagram; and
- ii) An assessment of the proposal against the BRE guidelines.

i) An overshadowing diagram has been produced and shows that from 8am until approximately 1.30pm the area of shadow cast by the proposed extension would fall within the extent of the existing shadow cast by the two storey dwellings, and as such would not result in any additional shadowing of the adjoining property.

ii) The Building Research Establishments report 'Site Layout Planning for Daylight and Sunlight 1991' recommends that suitable daylight to habitable rooms is achieved where a 25 degree vertical angle taken from a point 2 metres above the floor of the fenestrated elevation is kept unobstructed. This guidance refers to built development that would be directly in front of the existing opening of the adjoining property (French doors) and therefore in relation to this advice the daylight to this room would not be obstructed by the proposed extension and as such would comply with the recommended guidelines.

1. CONSIDERATIONS

1.1 Site and Locality

The application property is situated on the north side of Lawrence Drive at a 90° bend in the road such that the site is narrower at the front and then splays out at the rear. The existing property comprises a two storey semi detached dwelling with a pitched roof. The property has an existing single storey side and part rear extension and is in a street of broadly similar properties and is within the 'Developed Area' as identified in the Hillingdon Unitary Development Plan (UDP) (Saved Policies September 2007).

1.2 Proposed Scheme

The application seeks planning permission to erect a single storey rear extension. The extension would fill the gap between the existing rear extension and the shared boundary fence with No.44. It would be 2.7m wide and 3.6m deep and would be finished with a flat roof at a maximum height 3m including the parapet wall to the side. A lantern style roof light is situated centrally in the roof space.

1.3 Relevant Planning History

23057/APP/2008/1202 42 Lawrence Drive Ickenham

ERECTION OF A PART SINGLE STOREY SIDE EXTENSION AND FRONT PORCH.

Decision Date: 30-06-2008 **Refused** **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

5 Neighbours consulted, one response received making the following Comments:

1. Object to the application due to loss of light and overshadowing. Instead of there being 18 feet between the kitchen wall of No.42 and our kitchen wall there will only be 9 feet;
2. The extension will run along the boundary and only be 18inches from our French window. This will create a brick corridor and severely cut the amount of light entering both our kitchen and lounge/dining room;
3. The visual impact will also be considerable and perhaps Policy BE20 would apply;
4. We also have concerns regarding the drainage and the damage that could be caused by digging the foundations;

Officer comment - Point 4 is not a planning matter and the remaining points are addressed in the full report.

Ickenham Residents Association

This extension is right on the boundary of No.44 and we trust that sympathetic treatment will be considered to minimise light loss by painting and rendering the wall in white.

A ward Councillor has requested that the application be reported to the North Planning Committee.

Environment Agency - We have reviewed the information and are satisfied that any concerns would be covered by our standing advice.

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.
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	Residential Extensions
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.

5. MAIN PLANNING ISSUES

The main considerations are the impact upon the amenities of adjoining occupiers, design and impact upon the character of the dwelling and wider locality and car parking considerations.

The Supplementary Planning Document HDAS: Residential Extensions: Section 3.1 states extensions should not protrude too far from the rear wall of the original house and that for this type of property the extension should not exceed 3.6m in depth and Section 3.6 of the document states that a flat roof should not exceed 3m in height and where a parapet is proposed this should not exceed 3.1m in height.

No.40 Lawrence Drive is not affected by the proposal as there is an existing single storey extension between it and the proposed extension. Thus, the main issue is the impact on No.44 which has a ground floor main rear facing window adjacent to the proposed extension.

The proposed single storey rear extension would not be more than 3.6m deep and 3.0m high beyond the rear elevation wall of no.44 Lawrence Drive (in accordance with paragraphs 3.3 and 3.6 of the HDAS: Residential Extensions). Given this, the extension is not considered to have a visually intrusive and over-dominant impact upon the residential amenities of this property. The extension would not result in increased overshadowing to the rear of 44 Lawrence Drive over and above that from the existing two storey dwelling given its location to the west of the application site.

The rooflight and window to the extension would provide an adequate outlook and natural light to the room it would serve and the original rear dining room in the house.

With regard to loss of privacy, there are no openings in the flank wall facing no.44 and as such it is not considered a material loss of privacy would arise and that the proposal would comply with section 3.11 of the SPD: Residential Extensions, in relation to windows and overlooking. Although it is recommended that a condition should be added to any permission issued to restrict the insertion of any additional openings facing the adjoining property, (no. 44). Furthermore, as the extension would have a flat roof it is proposed that a condition should be added to any permission issued, restricting the use of the area to provide a balcony as set out in section 3.8 of the SPD.

As such, the proposal would not represent an un-neighbourly form of development and would comply with policies BE20, BE21 and BE24 of the UDP saved policies September 2007 and section 3.0 of the HDAS: Residential Extensions as well as the London Plan (2008) Policy 4A.3.

In terms of design and appearance, the proposed extension, at 3.6m deep, would comply with the recommended depth guidance in the SPD: Residential Extensions, which specifies a maximum of 3.6m deep. The proposed fenestration details would reflect the proportions and style of the existing property and therefore comply with section 3.11 of the SPD: Residential Extensions, and with regard to the roof design, the extension is shown to have a flat roof at an appropriate tie-in level to the original property. It is considered that the proposed extension would be both clearly articulated and visually subordinate to the main dwelling, such that its character would not be unduly harmed, and would therefore comply with policies BE13, BE15, and BE19 of the UDP (Saved Polices September 2007).

There would be no impact upon the levels of car parking at this dwelling. The proposal would therefore comply with policy AM14 of the UDP (Saved Polices September 2007).

A garden of more than 100 sq m would be retained and therefore it would comply with BE23 of the UDP (Saved Policies September 2007)

This site is within a flood zone 2, and the Environment Agency has commented that the application falls within the scope of the `Environment Agency's Flood Risk Standing Advice and they do not therefore object to the proposal. The proposal is , thus, considered to comply with Policy OE8 of the Hillingdon UDP (Saved Policies, September 2007).

6. RECOMMENDATION

APPROVAL subject to the following:

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 M2 External surfaces to match existing building

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.

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).

3 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 facing 44 Lawrence Drive.

REASON

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

4 RPD4 Prevention of Balconies/Roof Gardens

The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the granting of further specific permission from the Local Planning Authority.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 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.

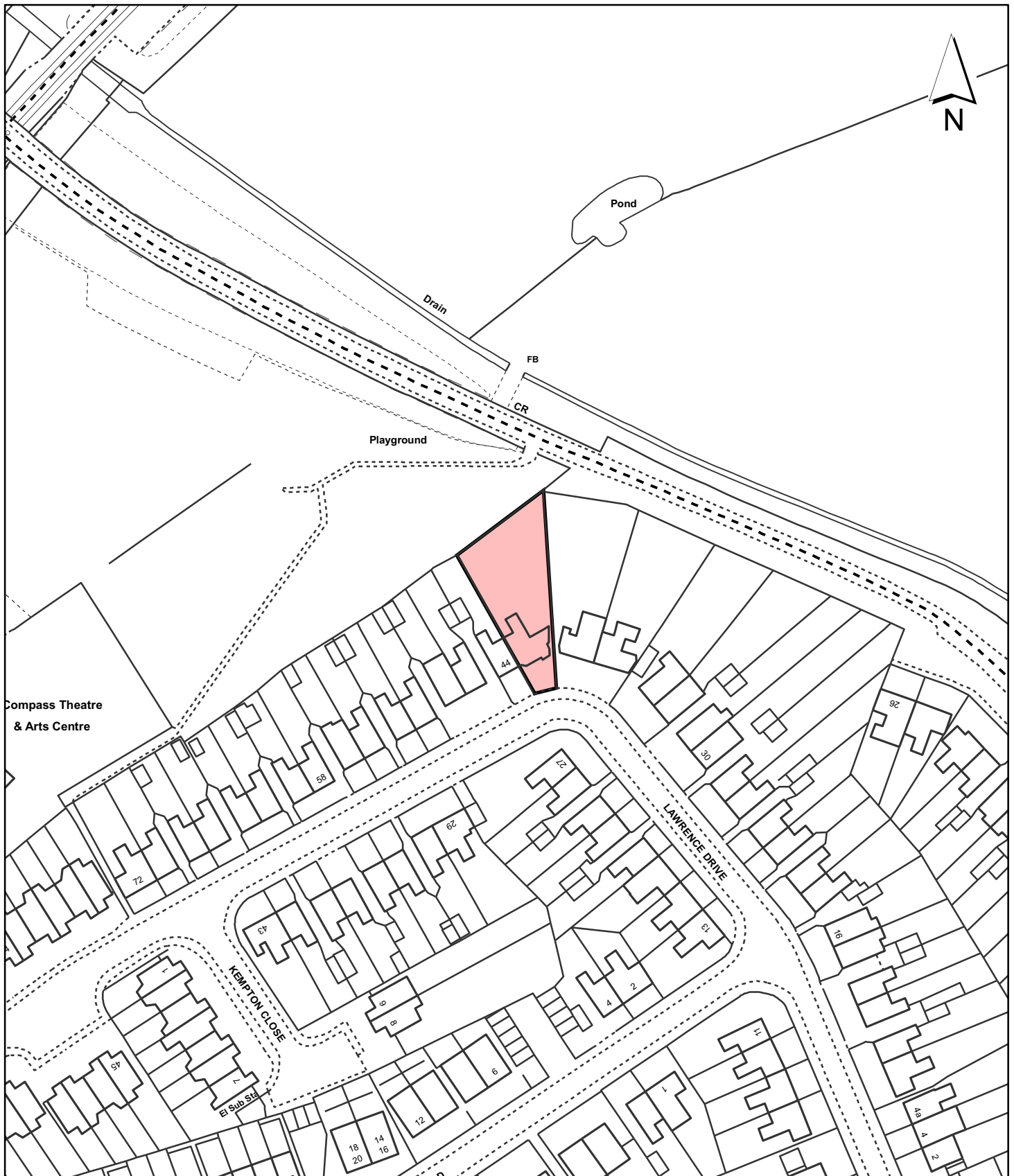
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
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	Residential Extensions
LPP 4A.3	London Plan Policy 4A.3 - 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 & 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 & Community Services Reception Desk, Level 3, 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 (CO₂) 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: Catherine Hems

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address	
42 Lawrence Drive Ickenham	
Planning Application Ref:	Scale
23057/APP/2009/1053	1:1,250
Planning Committee	Date
North Page 103	August 2009

**LONDON BOROUGH
OF HILLINGDON**

**Planning &
Community Services**

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



HILLINGDON

LONDON

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Report of the Corporate Director of Planning & Community Services

Address 76, PARK WAY AND 59-61 WINDMILL HILL RUISLIP

Development: Change of use of 61 Windmill Hill and 76 Park Way from Class A1 (Retail) to Class A3 (Restaurants and Cafes), with new shopfronts and alterations to existing shopfront at 59 Windmill Hill.

LBH Ref Nos: 16366/APP/2009/1873

Drawing Nos: Design and Access Statement
Location Plan at Scale 1:1250
01
02
03
04
05
06

Date Plans Received: 27/08/2009 **Date(s) of Amendment(s):**

Date Application Valid: 27/08/2009

1. SUMMARY

This application seeks permission for the change of use of two former retail units in use as a beauty salon to allow the expansion of a restaurant use within the secondary area of the Ruislip Manor Minor Town Centre. The proposal would not result in the length of retail representation of the secondary shopping area reducing below 50% and it is considered that being sited on the northern edge of the secondary shopping area, there would be no separation of retail uses within either the primary or secondary areas. The amenities of the surrounding residential occupiers can be safeguarded with appropriate conditions and the proposed new shopfront would be appropriate to the area. No alterations are proposed to the existing car parking arrangements on site and no additional car parking is required. The scheme is recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

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 HLC1 Restaurants/Cafes/Snack Bars

The premises shall only be used for the preparation or sale of food, between the hours of 08:00 and 23:30. There shall be no staff allowed on the premises outside these hours.

REASON

To safeguard the residential amenity of the occupiers and nearby properties, in accordance with Policies OE1 and OE3 of the Hillingdon Unitary Development Plan (Saved Policies September 2007).

4 NONSC Non Standard Condition

The premises shall not be used for deliveries and collections, including waste collections other than between the hours of 08:00 and 18:00, Mondays to Fridays, 08:00 to 13:00 Saturdays and not at all on Sundays and Bank and Public Holidays.

REASON

To safeguard the amenity of surrounding areas, in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 4A.20 of the London Plan (February 2008).

5 DIS2 Access to Buildings for People with Disabilities

Development shall not commence until details of access to building entrances and w.c. facilities (to include ramped/level approaches, signposting, types and dimensions of door width and lobby openings) to meet the needs of people with disabilities have been submitted to and approved in writing by the Local Planning Authority. The approved facilities should be provided prior to the occupation of the development and shall be permanently retained thereafter.

REASON

To ensure that people with disabilities have adequate access to the development in accordance with Policy R16 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan Policies (February 2008) Policies 3A.13, 3A.17 and 4B.5.

6 N13 Sound insulation of commercial/entertainment premises

The development shall not begin until a sound insulation scheme for the control of noise transmission to the adjoining dwellings/premises has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before the development is occupied/use commences and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

REASON

To safeguard the amenity of the occupants of surrounding properties in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 4A.20 of the London Plan (February 2008).

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 (February 2008) and national guidance

BE13	New development must harmonise with the existing street scene.
BE28	Shop fronts - design and materials
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
S6	Change of use of shops - safeguarding the amenities of shopping areas
S12	Service uses in Secondary Shopping Areas
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
LPP	London Plan (February 2008).
HDAS	Accessible Hillingdon Shopfronts
R16	Accessibility for elderly people, people with disabilities, women and children

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 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).

5 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.

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 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.

8 125 Consent for the Display of Adverts and Illuminated Signs

This permission does not authorise the display of advertisements or signs, separate consent for which may be required under the Town and Country Planning (Control of Advertisements) Regulations 1992. [To display an advertisement without the necessary consent is an offence that can lead to prosecution]. For further information and advice, contact - Planning & Community Services, 3N/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250574).

9 I27 **Hot Food Takeaways/restaurants - late night opening**

If the premises are to be open after midnight on any night (for which an application for planning permission is required), registration with the Council is required pursuant to the Night Cafes Act. For further advice and information contact:- Commercial Premises Section, 4W/04, Civic Centre, High Street, Uxbridge (Telephone 01895 250190).

10 I34 **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
- 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.
- 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.
- 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.

This is not a comprehensive list of Building Regulations legislation. For further information you should contact Building Control on 01895 250804/5/6.

11 I43 **Keeping Highways and Pavements free from mud etc**

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.

12 I45 Discharge of Conditions

Your attention is drawn to conditions 5 and 6 which must be discharged prior to the commencement of works. You will be in breach of planning control should you commence these works prior to the discharge of this/these condition(s). The Council may consider taking enforcement action to rectify the breach of this condition(s). For further information and advice contact - Planning & Community Services, Civic Centre, Uxbridge, UB8 1UW (Tel: 01895 250230).

13 I46 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 (CO₂) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.

14 I47 Damage to Verge

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).

15

You are advised that Thames Water recommends that a properly maintained fat trap is installed on all catering establishments. They further recommend, in line with best practice for the disposal of Fats, Oils and Grease, that waste oil is collected by a contractor, particularly for recycling purposes for the production of bio diesel. Failure to implement these recommendations may result in this and other properties suffering blocked drains, sewage flooding and pollution to local watercourses. Further information on the above is available in their leaflet, 'Best Management Practices for Catering Establishments', which can be requested by telephoning 020 8507 4321.

16

You are advised to contact the Council's Environmental Protection Unit prior to submitting details seeking to discharge condition 5.

3. CONSIDERATIONS

3.1 Site and Locality

The application site forms three ground floor units within a three storey retail parade sited on the eastern side of Windmill Hill just to the north of its junction with Park Way.

No.59 is currently in use as a restaurant and Nos.61 Windmill Hill and 76 Park Way are in use as a beauty saloon. The floors above form residential maisonettes which are accessed from a stairwell which opens onto Windmill Hill immediately to the north of No.59. To the north of this stairwell, beyond the vehicular access of the rear service road is a new three storey development with a large ground floor bedroom furniture store with residential units above which are yet to be occupied.

The site forms part of the secondary shopping area of the Ruislip Manor Town Centre.

3.2 Proposed Scheme

Planning permission is sought to change the use of No.61 Windmill Hill and No.76 Park Way from retail (Class A1) to restaurant (Class A3) in order to allow the expansion of the existing Indian restaurant at No.59 Windmill Hill. The proposal also involves the installation of a new shopfront at Nos.61 Windmill Hill and 76 Park Way, with alterations to the existing shopfront at No.59 Windmill Hill.

3.3 Relevant Planning History

Comment on Relevant Planning History

There is no relevant planning history on this site.

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.
BE28	Shop fronts - design and materials
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
S6	Change of use of shops - safeguarding the amenities of shopping areas
S12	Service uses in Secondary Shopping Areas
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
LPP	London Plan (February 2008).
HDAS	Accessible Hillingdon Shopfronts
R16	Accessibility for elderly people, people with disabilities, women and children

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 neighbouring properties have been consulted. No responses have been received.

Ruislip Residents' Association: No response received.

Thames Water: Thames Water recommends the installation of a properly maintained fat trap on all catering establishments. They further recommend, in line with best practice for the disposal of Fats, Oils and Grease, the collection of waste oil by a contractor, particularly to recycle for the production of bio diesel. Failure to implement these recommendations may result in this and other properties suffering blocked drains, sewage flooding and pollution to local watercourses. Further information on the above is available in a leaflet, 'Best Management Practices for Catering Establishments', which can be requested by telephoning 020 8507 4321.

Internal Consultees

Environmental Protection Unit:

No objections, subject to restriction on hours of use, hours of delivery and waste collection and the provision of sound insulation between the ground floor use and the residential units above.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) (UDP) seeks to maintain the retail hierarchy in the Borough and Minor Town Centres are viewed as being vital in providing a range of goods and services over and above local convenience shopping which is still reasonably accessible to the local community.

Policy S6 advises that changes of use of Class A1 shops should:-

- (i) Not be detrimental to visual amenity in the case of a Listed Building or within a conservation area,
- (ii) Retain an appropriate frontage,
- (iii) Be compatible with neighbouring uses, and
- (iv) Not be harmful to road safety.

This part of the Ruislip Manor Minor Town Centre forms part of the secondary retail area. Policy S12 advises that changes of use to service uses, including restaurants, will be allowed where:

- (a) The remaining retail facilities are adequate to accord with the character and function of the shopping centre, and
- (b) The proposed use will not result in the separation of Class A1 uses or a concentration of non-retail uses which might harm the viability of the centre.

The supporting text of the saved UDP at paragraph 8.26 advises that secondary shopping areas are generally expected to maintain at least 50% of their frontage in retail use. The shopping survey carried out in July 2009 records Ruislip Manor's secondary shopping area as having 61% of its frontage in retail use. This would reduce to 58% with the implementation of this proposal. As such, the overall retained retail representation in the secondary area would be acceptable.

The application site lies on the northern edge of the secondary area. This part of the

secondary area, to the north of Park Way, comprises the following uses:

- 61 Windmill Hill - Indian Restaurant (Class A3)
- 59 Windmill Hill/76 Park Way - Beauty Salon (Class A1)
- 74 Park Way - Locksmiths (Class A1)
- 72 Park Way - Kebab takeaway (Class A5)
- 70 Park Way - Vacant (Former kitchen showroom (Class A1)
- 68 Park Way - Insurance Office (Class A2)
- 66 Park Way - Travel Agent (Class A2)
- 64 Park Way - Tuition School (Class D1)
- 58-62 Park Way - Supermarket (Class A1)

In terms of separation, there are no retail units within either the primary or secondary areas of the town centre that would be isolated or marginalised by the proposed change of use. It is also considered that the proposal would not result in a concentration of non-retail uses in this area, given the supermarket use at Nos.58 to 62 Park Way with a wide frontage onto Park Way and the new retail uses to the north of the application site and on the opposite side of Windmill Hill.

It is therefore considered that the proposal complies with policies S6 and S12 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007).

7.02 Density of the proposed development

N/A to this development.

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

N/A to this development.

7.04 Airport safeguarding

N/A to this development.

7.05 Impact on the green belt

N/A to this development.

7.06 Environmental Impact

N/A to this development.

7.07 Impact on the character & appearance of the area

The proposed new shopfront would be similar in design and proportion to the existing shopfront at No.59 Windmill Hill. They would consist of a recessed glazed shopfront, fronted by a series of oriental arches supported on twisted brick columns with railings in between.

In terms of the character of the street scene and surrounding area, it is considered that the proportion of the shopfront would be in-keeping with surrounding shopfronts and the design would reflect the use of the premises. It is considered that the proposal satisfies policies BE13, BE28 and S6 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and the Council's Supplementary Planning Document HDAS: Shopfronts.

7.08 Impact on neighbours

Policy S6 of the UDP saved policies September 2007 states that to safeguard the amenities of shopping areas, the Local Planning Authority will only grant permission for changes of use of class A1 shops if the proposed use will not cause unacceptable loss of amenity to nearby residential properties by reason of disturbance, noise, smell, fumes, parking.

Policy OE1 states that proposed uses should not have a detrimental impact on the character of an area or the amenities of neighbouring properties by reason of noise and vibration or the emission of dust, smell or other pollutants.

The application site forms part of the Ruislip Manor town centre where commercial activity, even into the late evening, can reasonably be expected to take place. There are residential occupiers on the first and second floors of this building. In terms of the potential for disturbance, the proposed enlarged restaurant would utilise the existing kitchen at No.59, so there would be no requirement for a new or re-sited extract flue. It is recommended that the hours of use, amplified music and deliveries/collections are controlled. With such controls in place, it is considered that the proposal would be compatible with neighbouring uses and would not result in an unacceptable loss of amenity to adjoining residential properties. It is considered that the proposal would comply with Policies S6 and OE1 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007).

7.09 Living conditions for future occupiers

N/A to this development.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Policy S6 of the UDP Saved Polices (September 2007) states that to safeguard the amenities of shopping areas, the Local Planning Authority will only grant permission for changes of use of class A1 shops if the proposed use will not cause unacceptable traffic related problems.

Policy AM14 of the UDP Saved Polices (September 2007) states that new development will only be permitted where it is in accordance with the Council's adopted car parking standards.

The proposal would not alter the existing car parking arrangements on site, with 3 spaces being provided at the rear of the premises and the Council's and London Plan's (February 2008) car parking standards do not differentiate between Class A1 and A3 uses. As such, there is no requirement for additional off-street car parking. In light of the above, it is considered that the proposed change of use would not be detrimental to highway safety and accords with policies S6, AM7(ii) and AM14 of the adopted Hillingdon Unitary Development Plan Saved Polices (September 2007).

7.11 Urban design, access and security

N/A to this development.

7.12 Disabled access

The plans show that a disabled toilet will be provided. A condition has been added to ensure that this will be provided and disabled access is provided to the building. As such, the proposal would comply with policy R16 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.13 Provision of affordable & special needs housing

N/A to this development.

7.14 Trees, Landscaping and Ecology

N/A to this development.

7.15 Sustainable waste management

N/A to this development.

7.16 Renewable energy / Sustainability

N/A to this development.

7.17 Flooding or Drainage Issues

An informative, recommended by Thames Water, has been added.

7.18 Noise or Air Quality Issues

N/A to this development.

7.19 Comments on Public Consultations

No responses have been received.

7.20 Planning Obligations

N/A to this application.

7.21 Expediency of enforcement action

N/A to this development.

7.22 Other Issues

N/A to this development.

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

As there are no S106 or enforcement issues involved, the recommendations have no financial implications for the Planning Committee or the Council. The officer recommendations are based upon planning considerations only and therefore, if agreed by the Planning Committee, they should reduce the risk of a successful challenge being made at a later stage. Hence, adopting the recommendations will reduce the possibility of unbudgeted calls upon the Council's financial resources, and the associated financial risk to the Council.

10. CONCLUSION

The change of use is acceptable in terms of retaining the retail attractiveness of the Ruslip Manor Town Centre and conditions would safeguard the amenities of surrounding residential occupiers. The proposed shopfront is also acceptable.

11. Reference Documents


- (a) Adopted Hillingdon Unitary Development Plan Saved Policies (September 2007)
- (b) London Plan (February 2008)
- (c) HDAS: 'Accessible Hillingdon' & 'Shopfronts'
- (d) Council's adopted Car Parking Standards (Annex 1, adopted Hillingdon UDP, Saved Policies, September 2007)
- (e) Consultation Responses

Contact Officer: Richard Phillips

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

**76 Park Way and
59 - 61 Windmill Hill
Ruislip**

**LONDON BOROUGH
OF HILLINGDON
Planning &
Community Services**

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

Planning Application Ref:
16366/APP/2009/1873

Scale
1:1,250

Planning Committee
North Page 117

Date
September 2009



HILLINGDON
LONDON

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Report of the Corporate Director of Planning & Community Services

Address 41 GREEN LANE NORTHWOOD

Development: Change of use of basement and ground floor from Class A1 Retail to Class A3/A4 Restaurants/Cafes and Drinking Establishments, to include new door and ventilation duct to rear .

LBH Ref Nos: 12112/APP/2009/1591

Drawing Nos: Design and Access Statement
0901/1
0901/2
0901/3

Date Plans Received: 21/07/2009 **Date(s) of Amendment(s):**

Date Application Valid: 21/07/2009

1. **SUMMARY**

Planning permission is sought for the change of use of the basement and ground floors from retail (Class A1) to a mixed use of restaurant and drinking establishment (Classes A3/A4). The proposed change of use would result in a concentration of non-A1 retail uses which is considered to harm the vitality and viability of the Green Lane Northwood town centre.

2. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 **Non Standard reason for refusal**

The proposal would result in a concentration of non-retail uses within this part of the Secondary frontage which would be detrimental to the vitality and viability of Green Lanes Northwood Town Centre as a whole. The proposal is therefore contrary to Policy S12 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

3. **CONSIDERATIONS**

3.1 **Site and Locality**

The application site is located on the north side of Green Lane, Northwood, and comprises the basement and ground floor, currently in use as a retail unit selling stationary goods, with two upper floors in residential use accessed from the rear. To the east lies 43 Green Lane, a beauty salon, and to the west lies 37-39 Green Lane formally a bank. To the rear lies a service road and the accesses to the residential properties above the commercial units. The street scene is commercial in character and appearance and the application site lies within the secondary shopping area of the Green Lane Northwood Town Centre, as designated in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

3.2 **Proposed Scheme**

Planning permission is sought for the change of use of the basement and ground floors

from retail within class A1 to a restaurant/drinking establishment within classes A3 and A4. Alterations comprising the installation of a new emergency exit door in the rear wall at ground floor level and the installation of a ventilation duct which would extend from the roof of the part first floor rear extension, up against the rear wall and project above the edge of the roof, measuring 0.6m by 0.45m and finished in galvanised steel, are proposed. No alterations are proposed to the front of the unit.

3.3 Relevant Planning History

12112/APP/2001/103 41 Green Lane Northwood

CHANGE OF USE FROM CLASS A1 (RETAIL) TO CLASS A3 (WINE BAR) ON THE GROUND FLOOR WITH CLASS D2 (PRIVATE MEMBERS CLUB) IN THE BASEMENT

Decision: 09-05-2001 Refused

Comment on Relevant Planning History

Planning application reference 12112/APP/2001/103 was refused for the following reason:

"The proposal would result in both an unacceptable break in the retail function of the Secondary frontage and reduce the retail function of the frontage to below 50%, which would be detrimental to the vitality and viability of Northwood Town Centre. The proposal is therefore contrary to Policy S12 from the Borough's adopted Unitary Development Plan."

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.
OE1	Protection of the character and amenities of surrounding properties and the local area
S6	Change of use of shops - safeguarding the amenities of shopping areas
S12	Service uses in Secondary Shopping Areas
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

11 adjoining owner/occupiers and the Northwood Residents' Association (2 groups) have been consulted. No comments have been received.

Northwood & Pinner Chamber of Trade: No comments received

Ward Councillor requests that the application is determined by the planning committee.

Internal Consultees

Waste Management: No comments to make in respect of this application.

Projects & Environmental Planning:

Proposals map shows town centre site within a secondary shopping frontage.

The principle for a change of use from A1 to A3/A4 use in a secondary frontage can be established where the separation of class A1 units is no more than 12m and where at least 50% of the remaining frontage is in A1 use in order to maintain the vitality and viability of the town centre.

Policy S12 establishes the criteria where service use would be permitted in secondary frontages. The proposed change of use would not result in a shortfall of A1 uses in the secondary frontage, which is currently 53.7%, including vacant A1 use. The change of this unit would reduce this to 51.5%. However the separation criteria detailed above should be taken into account when considering this application as a change of use at 41 Green Lane would add to a row of non-A1 uses already established from 35-39 Green Lane.

There is no objection in principle to the proposed change of use, however the separation guidelines set out in paragraph 8.26 should be considered.

Environmental Protection Unit:

No noise report has been submitted with the application and as such, conditions relating to the control of noise, hours of operation and air extraction equipment are recommended.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Paragraph 8.24 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) defines secondary shopping areas as peripheral to the primary areas in which shopping and service uses are more mixed although class A1 shops should still be the majority use. Paragraph 8.26 states that as a guideline, the Council will normally seek to prevent a separation or an increase in the separation of class A1 units of more than 12m which is broadly the width of two typical shop fronts. Class A1 shops should remain the predominant use in secondary areas and the Local Planning Authority will expect at least 50% of the frontage to be in class A1 use.

Policy S12 establishes the change of use from class A1 to non class A1 uses in secondary frontages where there remains adequate retail facilities to accord with the character and function of the shopping centre in order to maintain the vitality and viability of the town centre.

The shopping survey shows that the class A1 secondary frontage for the Green Lane Town centre is at 53.7%, including vacant A1 use. The change of this unit would reduce this to 51.5%. The loss of the application property would not therefore result in a reduction in the

retail frontage below 50%.

Adjoining the application site to the west is the former National Westminster Bank which has an A2 frontage of 16.5m. To the east lies La Dolce Vita, a beauty salon with a retail frontage of 6.5m. The proposed change of use to a non shop use would result in a 23m long break in the retail frontage. On this basis, the proposed change of use would result in an unacceptable concentration of non-retail uses and an unacceptable separation of retail (Class A1) units to the detriment of the vitality and viability of the town centre.

The applicant has suggested in a covering letter that they have had difficulty attracting A1 uses to take over the unit (marketing for up to 6 years, but intensively only recently), they acknowledge the frontage issue, but consider that this should not be used to refuse the application given that 50% non A1 uses will not be exceeded. Officers have considered whether the overall function of the centre supports a relaxation of planning policy (re: Given the non-compliance with Council policy concerning the site frontage length in non-A1 use).

The Local Development Framework, Background Technical Report, Town Centres and Retail Study 2006 is helpful with respect to survey work undertaken in 2006. It states that:

'The retail offer is concentrated around Green Lane and the centre contains a Waitrose supermarket. The centre has a few notable vacancies, being only 4% of the outlets. Also, it is dominated by service units at 56%, compared to the GB average of 30%. Overall, this centre is performing reasonably well. However, it is considered that the Local Authority should encourage an increase in comparison provision in the town centre in order to enhance vitality and viability (this would not necessarily require additional comparison floorspace in the town centre).'

The reference to a high proportion of service units is not the usual A1/A2/A3/A4/A5 definition but a broad-brush term which covers cafe's, bars and restaurants (A3/A4/A5) as well as uses which can be A1 (e.g hairdressers) but provide a service. In plain English the number of existing retail units that actually sell retail goods rather than services is low in this centre. Furthermore there is no evidence of a high level of vacancies at this local centre. The relevance of this is that the background knowledge the Council has of Northwood centre does not support a relaxation of Council policy

Overall, it is considered that the proposed change of use will harm the vitality and attractiveness of Green Lane, Northwood town centre as the proposed use will result in a concentration of non-shop uses within this part of the secondary frontage contrary to policy S12 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007)

7.02 Density of the proposed development

This is not applicable to this application.

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

This is not applicable to this application.

7.04 Airport safeguarding

This is not applicable to this application.

7.05 Impact on the green belt

This is not applicable to this application.

7.06 Environmental Impact

This is not applicable to this application.

7.07 Impact on the character & appearance of the area

No elevational alterations are proposed on the front and therefore the proposal would not harm the appearance of the street scene. The installation of a new rear door is considered to be minor and would not harm the appearance of the application property or the surrounding area generally.

There are not any ventilation ducts attached to the rear wall of the properties in the terrace. However, the proposed ventilation duct, by reason of its overall size, and siting, is not considered to be detrimental to the appearance of the terrace. The proposal would comply with policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.08 Impact on neighbours

In terms of assessing the effects of the proposal on residential amenity, the relevant factors are those of noise, smell and disturbance. The nearest residential properties lie above the application unit and a ventilation duct is proposed on the rear wall of the building. It is considered that planning conditions requiring details of the ventilation equipment, the installation of appropriate sound attenuation and insulation between floors and the imposition of limitations on hours of operation and deliveries would be sufficient to maintain the residential amenity of the occupiers of adjoining and nearby residential properties, should planning permission be granted. The proposal would therefore comply with policies OE1 and S6 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.09 Living conditions for future occupiers

This is not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The Council's Parking Standards (Annex 1, adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) requires 1 space per 25sqm for non-shop uses. This requirement is the same for shop uses. As no additional floorspace is proposed, no additional parking spaces are required. As such, the proposal would not result in a significant increase in on-street parking and would comply with policies AM7(ii) and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the Council's Parking Standards (Annex 1, adopted Hillingdon Unitary Development Plan, Saved Policies, September 2007).

7.11 Urban design, access and security

This is addressed at section 07.07

7.12 Disabled access

This is not applicable to this application.

7.13 Provision of affordable & special needs housing

This is not applicable to this application.

7.14 Trees, Landscaping and Ecology

This is not applicable to this application.

7.15 Sustainable waste management

This is not applicable to this application.

7.16 Renewable energy / Sustainability

This is not applicable to this application.

7.17 Flooding or Drainage Issues

This is not applicable to this application.

7.18 Noise or Air Quality Issues

This is not applicable to this application.

7.19 Comments on Public Consultations

There are no third party comments.

7.20 Planning Obligations

This is not applicable to this application.

7.21 Expediency of enforcement action

This is 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

As there are no S106 or enforcement issues involved, the recommendations have no financial implications for the Planning Committee or the Council. The officer recommendations are based upon planning considerations only and therefore, if agreed by the Planning Committee, they should reduce the risk of a successful challenge being made at a later stage. Hence, adopting the recommendations will reduce the possibility of unbudgeted calls upon the Council's financial resources, and the associated financial risk to the Council.

10. CONCLUSION

The proposed change of use would result in a concentration of non-A1 retail uses which is considered to harm the vitality and viability of the Green Lane Northwood town centre and

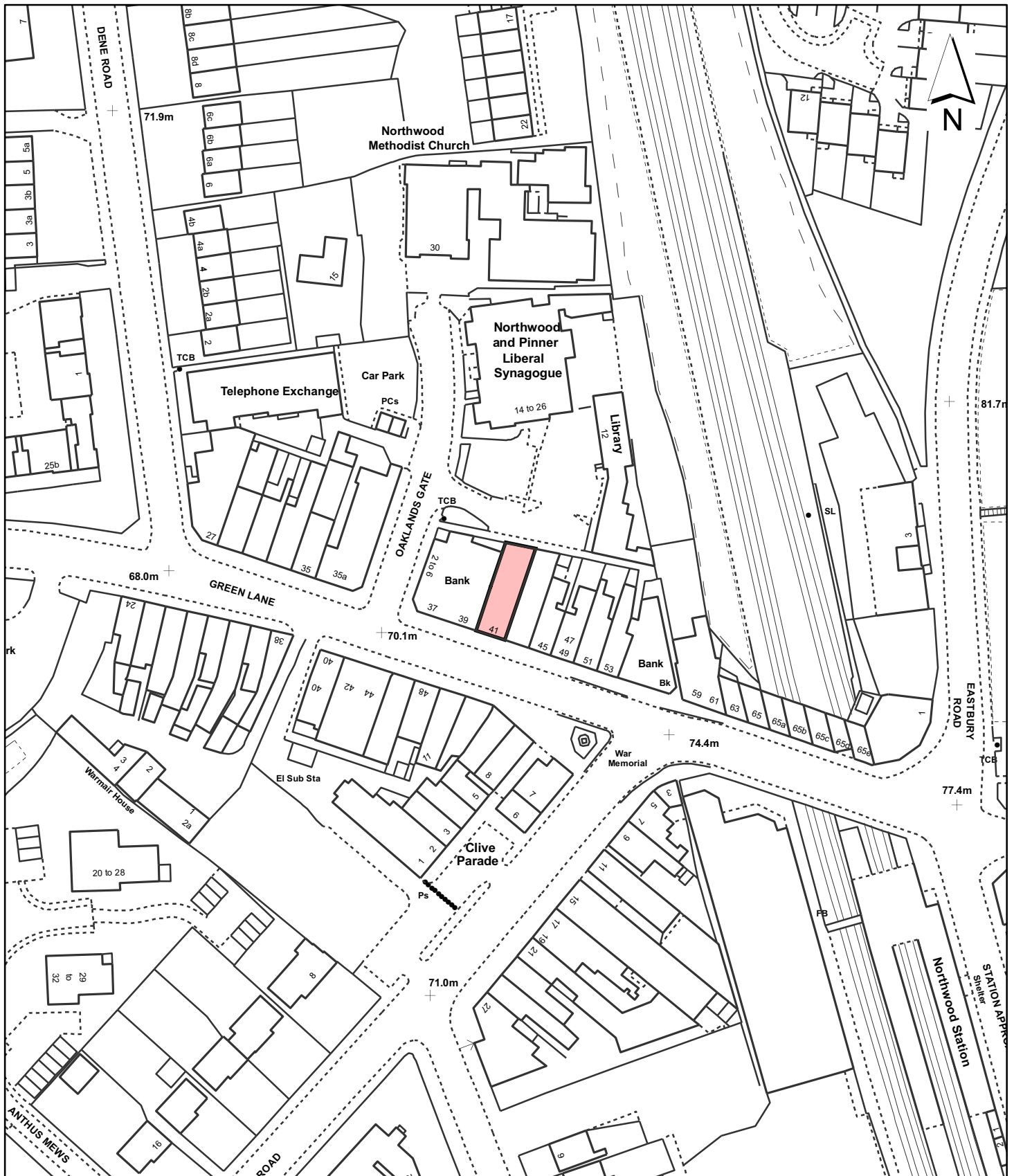
the application is therefore recommended for refusal.

11. Reference Documents

Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

Contact Officer: Sonia Bowen

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

**41 Green Lane
Northwood**

Planning Application Ref:

12112/APP/2009/1591

Planning Committee

North Page 126

Scale

1:1,250

Date

September 2009

**LONDON BOROUGH
OF HILLINGDON**

**Planning &
Community Services**

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



HILLINGDON
LONDON

Report of the Corporate Director of Planning & Community Services

Address PAUL STRICKLAND SCANNER CENTRE, MOUNT VERNON HOSPITAL
RICKMANSWORTH ROAD NORTHWOOD

Development: Extension of existing fencing and new access gate.

LBH Ref Nos: 3807/APP/2009/1388

Drawing Nos: 1147 X 005 Rev. E
1147 X 013
1147/L/400 Rev. C
Design and Access Statement

Date Plans Received: 25/06/2009

Date(s) of Amendment(s):

Date Application Valid: 27/07/2009

1. SUMMARY

This application seeks planning permission for the erection of a timber fence in association with the enlargement of an existing electricity compound, forming part of the Mount Vernon Cancer Centre, located within the Green Belt. The proposal is minor and would not harm the visual amenities of the green belt and the character and appearance of the surrounding area.

2. RECOMMENDATION

APPROVAL subject to the following:

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).

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 (February 2008) and national guidance

OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
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.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
PPG2	Green Belts

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.

3. CONSIDERATIONS

3.1 Site and Locality

Mount Vernon Hospital is located on the south west side of Rickmansworth Road and comprises a series of medical buildings. This application relates to a compound housing an electricity sub-station enclosed by timber fencing. It is located along the southern elevation of the Paul Strickland Scanner Centre, to the north of the Chemotherapy Centre, within the centre of the hospital complex. The hospital complex comprises some listed buildings however the buildings surrounding the sub-station are not listed. The application site lies within the Green Belt as designated in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

3.2 Proposed Scheme

Planning permission is sought to increase the size of the compound to house additional electrical equipment, by extending the existing timber fence 2.8m westwards towards building LA1. The extended element of the timber fence would measure 2.8m along the southern elevation and 5.5m along the western elevation, would be 2m high and would incorporate a door, matching the design and height of the existing timber fence.

3.3 Relevant Planning History

3807/APP/2009/1092 Mount Vernon Hospital Rickmansworth Road Harefield
Construction of a flat roof over the existing building (involving demolition of the existing pitched roof).

Decision: 07-09-2009 Approved

3807/APP/2009/164 Mount Vernon Cancer Centre, Mount Vernon Hospital Rickmansworth
Single storey side extension to include new access ramp, detached side outbuilding for use as generator and bottle store and landscaping.

Decision: 30-04-2009 Approved

Comment on Relevant Planning History

There is an extensive planning history relating to the Mount Vernon Hospital site, the most recent is set out above.

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:

OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
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.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
PPG2	Green Belts

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **25th August 2009**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Given the location of the compound within the centre of the hospital complex, a site notice was placed on site. The Northwood Residents' Associations was also consulted. No comments have been received.

Internal Consultees

None

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The Mount Vernon Hospital Site is located within the Green Belt. PPG2 (Green Belts) states that the most important attribute of the Green Belt is its openness. Therefore, the construction of new buildings in the Green Belt is inappropriate unless it is for, agriculture and forestry, essential facilities for outdoor sport and recreation, for cemeteries and or other uses of land which preserve the openness of the Green Belt, limited extension, alteration or replacement of existing dwellings or limited infilling or redevelopment of major developed sites identified in adopted development plans which meet the criteria specified in Annex C of Planning Policy Guidance Note 2 (Green Belts) 1995.

PPG 2 also makes clear that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. The guidance adds that such circumstances will not exist unless the harm is clearly outweighed by other considerations and that it is for the applicant to show why permission should be granted. The policies in the adopted Unitary Development Plan endorse National Guidance within the Green Belt. Policy OL1 of the adopted Hillingdon Unitary Development Plan Saved Policies September 2007 defines the types of development that are considered acceptable in the Green belt.

The proposal at Mount Vernon Hospital does not conform to the types of development allowed by Policy OL1. However, there is already an established health care development on this site and PPG2 does allow limited extensions and alteration to existing building in the Green Belt. PPG2 advises at paragraph 3.6 that provided the proposal does not result in disproportionate additions over and above the size of the original building, the extension or alteration of buildings is not inappropriate in Green Belts. Policy OL4 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) also permits the extension of buildings within the Green Belt if the development does not result in a disproportionate change to the bulk and character of the original building and would not be of detriment to the character and appearance of the Green Belt. Thus, in principle minor alterations and extensions to buildings within the Green Belt are considered to be acceptable.

7.02 Density of the proposed development

This is not applicable to this application.

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

This is not applicable to this application.

7.04 Airport safeguarding

This is not applicable to this application.

7.05 Impact on the green belt

The proposal would involve extending the existing electricity sub-station compound by erecting additional fencing. The proposed fencing would match the existing fence in terms of design and appearance and would not be detrimental to the appearance of the surrounding area. As such, the proposal would not injure the visual amenities of the Green Belt and would therefore comply with policy OL4 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.06 Environmental Impact

This is not applicable to this application.

7.07 Impact on the character & appearance of the area

Given the nature and location of the proposed development, the proposal will not harm the character and appearance of the surrounding area in accordance with policies BE13 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.08 Impact on neighbours

There are no residential properties nearby that would be adversely affected by the proposed development in accordance with policies BE20, BE21 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.09 Living conditions for future occupiers

This is not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

This is not applicable to this application.

7.11 Urban design, access and security

This is addressed at section 07.07.

7.12 Disabled access

This is not applicable to this application.

7.13 Provision of affordable & special needs housing

This is not applicable to this application.

7.14 Trees, Landscaping and Ecology

This is not applicable to this application.

7.15 Sustainable waste management

This is not applicable to this application.

7.16 Renewable energy / Sustainability

This is not applicable to this application.

7.17 Flooding or Drainage Issues

This is not applicable to this application.

7.18 Noise or Air Quality Issues

This is not applicable to this application.

7.19 Comments on Public Consultations

No third party comments have been received.

7.20 Planning Obligations

This is not applicable to this application.

7.21 Expediency of enforcement action

This is not applicable to this application.

7.22 Other Issues

There are no other relevant issues.

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

As there are no S106 or enforcement issues involved, the recommendations have no financial implications for the Planning Committee or the Council. The officer recommendations are based upon planning considerations only and therefore, if agreed by the Planning Committee, they should reduce the risk of a successful challenge being made at a later stage. Hence, adopting the recommendations will reduce the possibility of unbudgeted calls upon the Council's financial resources, and the associated financial risk to the Council.

10. CONCLUSION

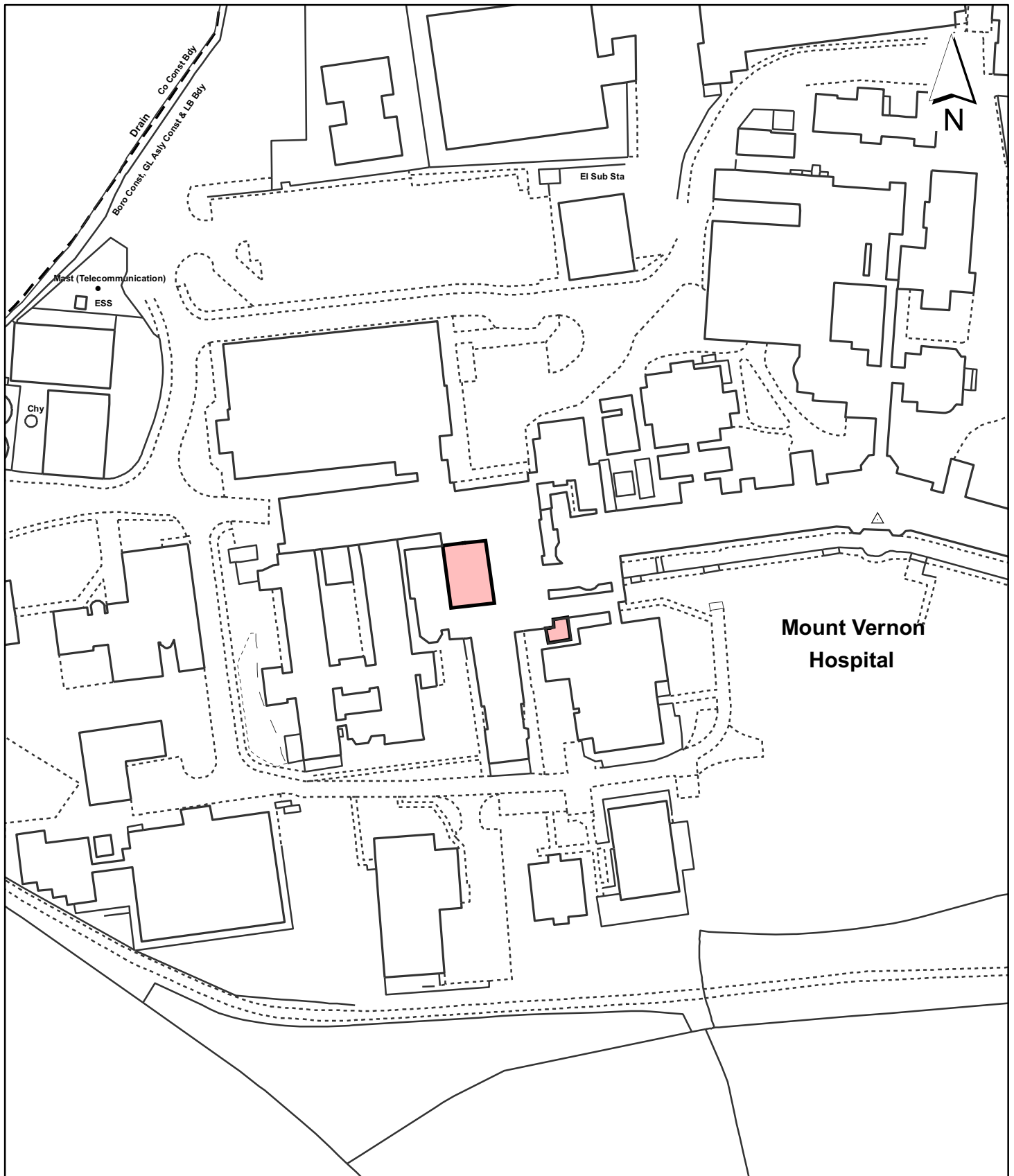
For the reasons outlined above and given that the development complies with the aforementioned policies of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007), this application is recommended for approval.

11. Reference Documents


Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007)
Planning Policy Guidance Note 2: Green Belts

Contact Officer: Sonia Bowen

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

**Paul Strickland Cancer Centre
Mount Vernon Hospital
Rickmansworth Road, Northwood**

**LONDON BOROUGH
OF HILLINGDON
Planning &
Community Services**

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

Planning Application Ref:
3807/APP/2009/1388

Scale
1:1,250

Planning Committee
North Page 133 **September 2009**



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By virtue of paragraph(s) 2, 6 of Part 1 of Schedule 12A of the Local Government Act 1972.

Document is Restricted

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Plans for North Planning Committee

6th October 2009



HILLINGDON
LONDON



INVESTOR IN PEOPLE

www.hillingdon.gov.uk

Page 141

Report of the Corporate Director of Planning & Community Services

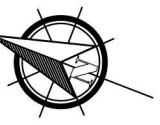
Address SOUTHBOURNE DAY CENTRE 161 ELLIOTT AVENUE RUISLIP

Development: Erection of a two storey building to provide 23 one and two-bedroom apartments, together with associated parking, involving the demolition of existing day centre building (Outline application).

LBH Ref Nos: 66033/APP/2009/1060


Date Plans Received:	23/04/2009	Date(s) of Amendment(s):	23/04/2009
Date Application Valid:	03/06/2009		26/06/2009
			07/08/2009
			10/08/2009
			18/09/2009

NOTES:
The Contractor must verify all dimensions on the site before starting any work. Any discrepancies must be reported to the Contract Administrator before proceeding.
DO NOT SCALE FROM THIS DRAWING



SCHEDULE OF ACCOMMODATION:-

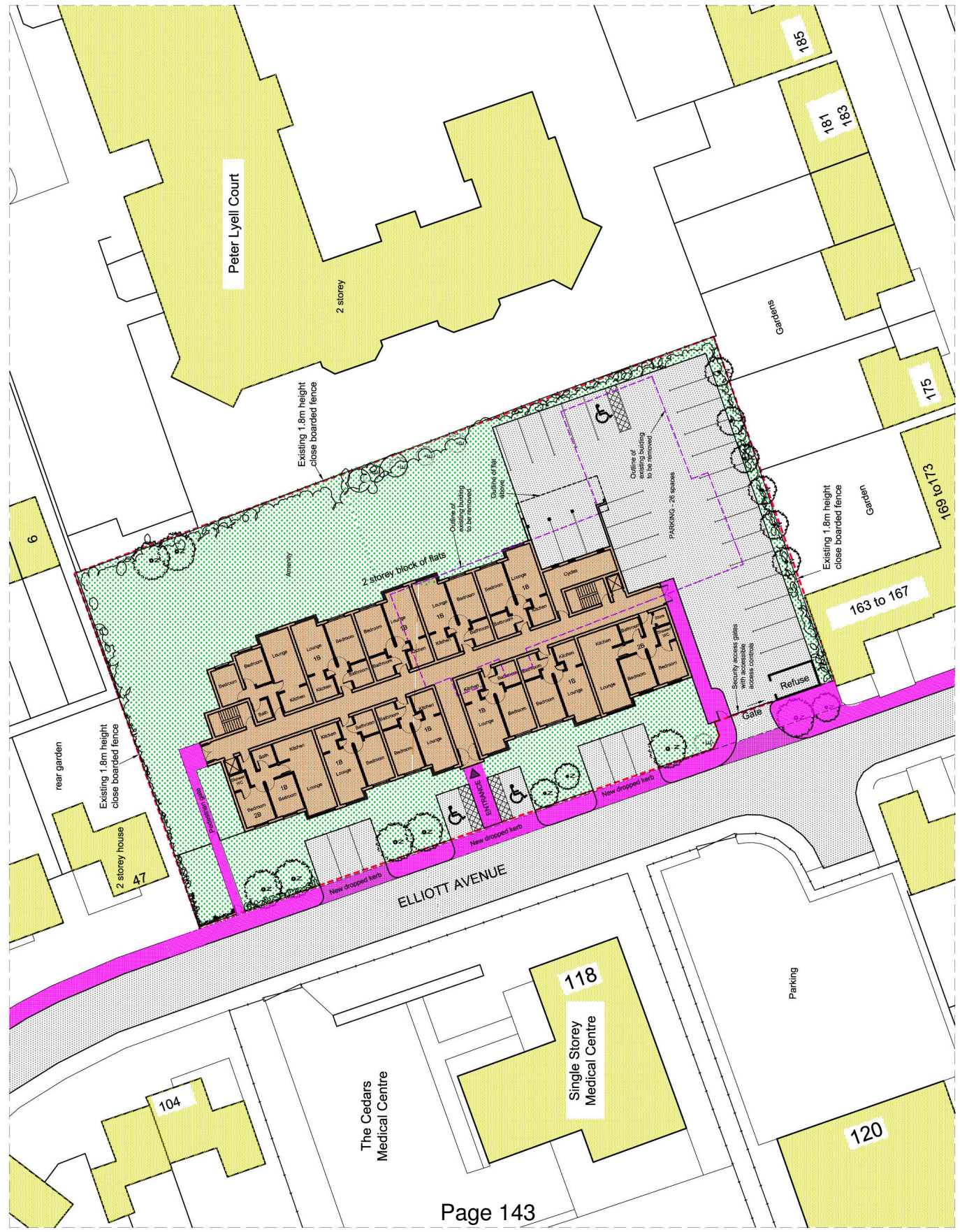
- 7 No 2Bed 4P flats @
 - 16 No 1Bed 2P flats @ 52m²
 - 23 No Total flats.
- PARKING:**
Total 34 No including
3 No disabled spaces.
- AMENITY AREA:**
Minimum required = 459m²
Actual provided = 559m²
- SITE AREA:**
0.27 Hectare (0.67 acres)
- DENSITY:**
Total 53 Habitable rooms.
Density: 196 Habitable rooms per Hectare
(79 habitable rooms per acre).

Existing trees shown thus: 

Proposed trees shown thus: 

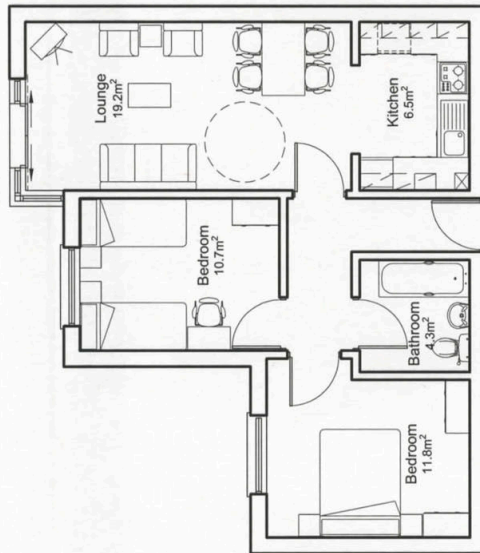
- External lighting to be reviewed for safe access / egress & security.
- External signage to make it clear that the site is a residential development and its boundaries to the site, at entrances, etc.

Rev	A	Building footprint revised & moved away from No. 47.	Sam	17/07/09
Initials		Revision notes		Date
PROJECT: SOUTHBOURNE DAY CENTRE SITE ELLIOTT AVENUE DESCRIPTION:				
PROPERTY: DESIGN & STANDARDS 4N/11, CIVIC CENTRE, UVERBOROUGH, MIDDLESEX, UB8 1UW Tel: 01895 230111 Fax: 01895 230619				
SCALE	1:200 @ A1	DRAWN BY	SAM	DATE
DRAWING NO.	20080009/AV/P/03		REV.	A



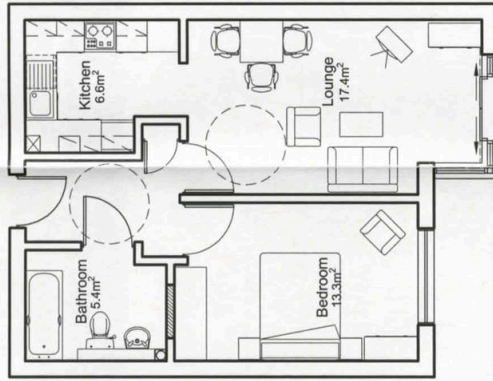
NOTES

The Contractor must verify all dimensions at the site before setting out. All dimensions are given in metres and rounded to the nearest millimetre. All dimensions must be reported to the Contract Administrator before proceeding.
DO NOT SCALE FROM THIS DRAWING



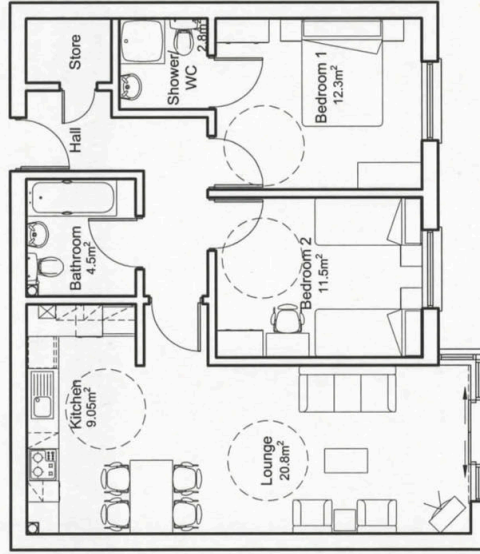
INTERNAL GROSS AREA = 63m²

2 BEDROOM 4 PERSON FLAT LAYOUT



INTERNAL GROSS AREA = 50.3m²

1 BEDROOM 2 PERSON FLAT LAYOUT



INTERNAL GROSS AREA = 74m²

2 BEDROOM 4 PERSON FLAT LAYOUT

ILLUSTRATIVE
LAYOUTS

LOW BOROUGH OF HILLINGDON
RECEIVED
23 APR 2009

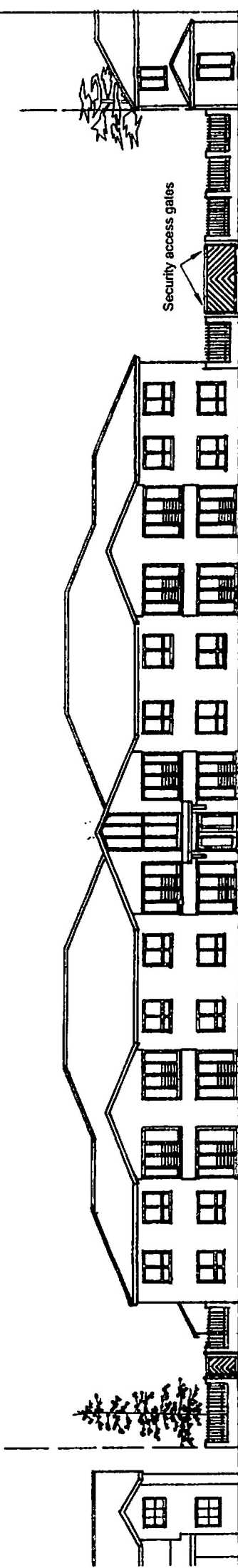
Rev	Revision notes	Issued	Date
1	PROPERTY, DESIGN & STANDARDS 4N/11, CIVIC CENTRE - ORBIDGE, MIDDLESEX, UB8 1UW PROJECT SOUTHBOURNE DAY CENTRE ELLIOT AVENUE, RUISLIP DESCRIPTION ILLUSTRATIVE FLAT LAYOUTS		
SCALE 1:100 @ A3		DRAWN BY SAM	DATE 17/04/09
DRAWING NO. 20080009/A/P/04		REV.	



HILLINGDON
LONDON

NOTES

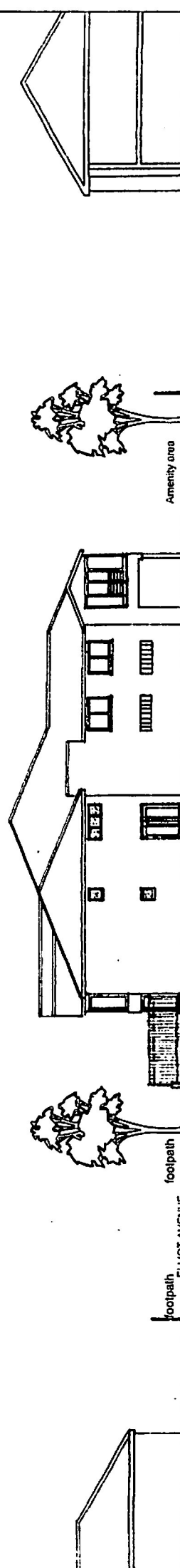
The Contractor shall verify all dimensions at the site before setting out and shall be responsible for any discrepancies. Any alterations shall be referred to the Engineer/Architect. Any alterations shall be referred to the Engineer/Architect. Any alterations shall be referred to the Engineer/Architect.
DO NOT SCALE FROM THIS DRAWING



No. 163-167

ELLIOT AVENUE ELEVATION

No.47



MEDICAL CENTRE

SIDE ELEVATION (Facing No 163 -175)

PETER LYTELL COURT

Client	Southbourne Day Centre
Project	Southbourne Day Centre Site
Location	Elliot Avenue, Ruislip
Scale	1:200 @ A3
Drawn by	SAM
Check by	JZ
Date	23/04/09

PROPERTY DESIGN & STANDARDS
PROPERTY DESIGN & STANDARDS
44/11, ONE CENTRE COURT, SOUTHBOURNE, URS LLP
TEL: 01895 250111
FAX: 01895 250819

SOUTHBOURNE DAY CENTRE SITE
ELLIOT AVENUE, RUISLIP

ILLUSTRATIVE ELEVATIONS

20080009/A/P/05 A

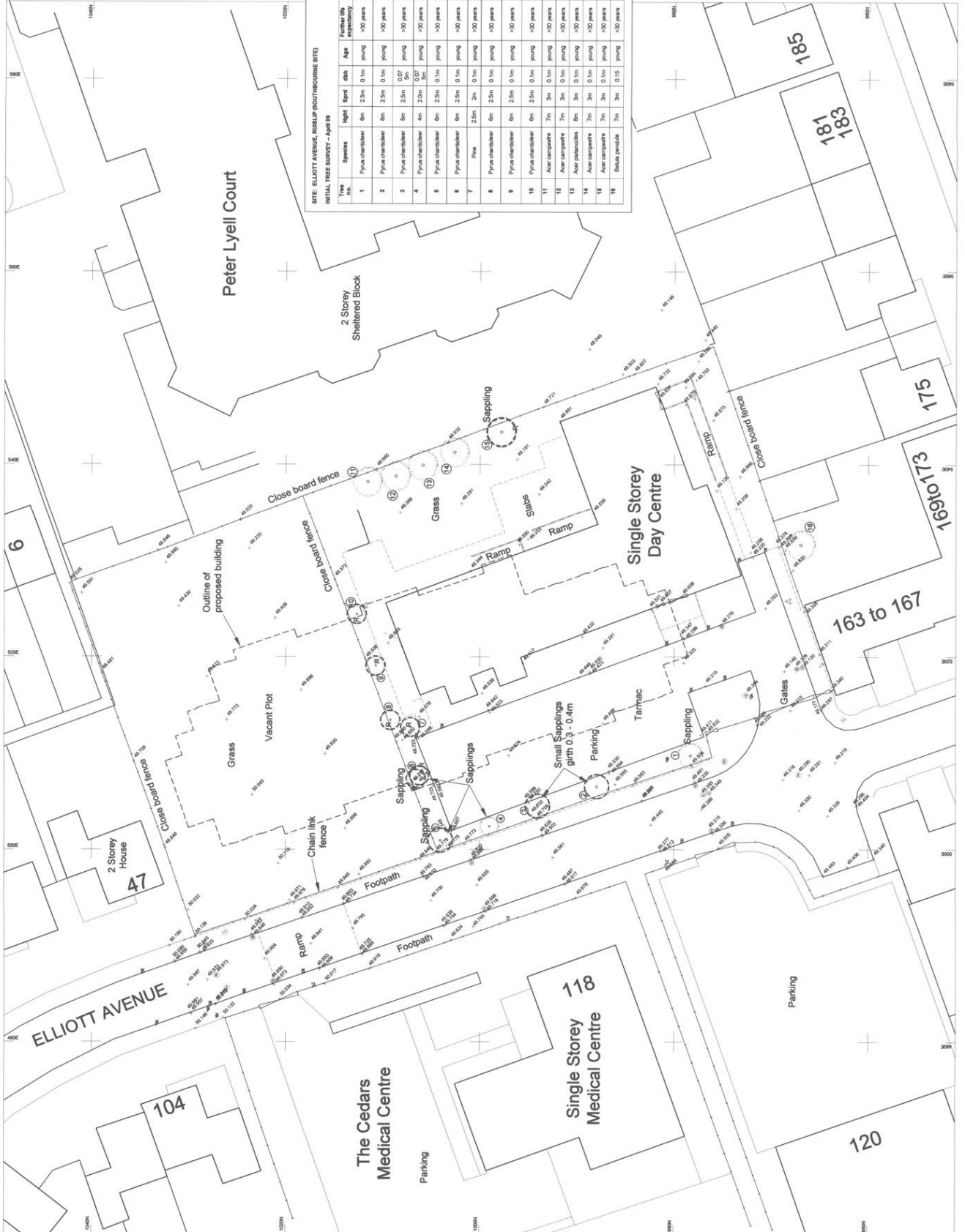
ILLUSTRATIVE ELEVATIONS

PROPOSED EXTERNAL FINISHES

EXTERNAL WALLS
Generally mixture of rendered and fairface brickwork finish.

ROOF FINISHES
Concrete roofing tiles on 22½° pitched roof.

DOORS & WINDOWS
Double glazed powder coated aluminium windows & doors in colour to be agreed.



SITE: ELLIOTT AVENUE, RUSLIP (SOUTHBOURNE SITE)
 INITIAL TREE SURVEY - April 08

Tree No.	Species	Height	DBH	Age	Further info	Condition / comments	Wigner	Category
1	Prunus chandeleur	6m	2.5m	young	>30 years	Tree growing in the along boundary fence with Prunus laurocerasus hedge beneath. Tree planted approx 7 years ago. Tree in good condition.	normal	C+
2	Prunus chandeleur	6m	2.5m	young	>30 years	Tree growing in the along boundary fence with Prunus laurocerasus hedge beneath. Tree planted approx 7 years ago. Tree in good condition.	normal	C+
3	Prunus chandeleur	5m	2.5m	young	>30 years	Tree growing in the along boundary fence with Prunus laurocerasus hedge beneath. Tree planted approx 7 years ago. Tree in good condition.	fair	C
4	Prunus chandeleur	4m	2.5m	young	>30 years	Tree as above, but is struggling a bit. It is decided to retain the tree. This tree still shows evidence of being planted.	fair	C
5	Prunus chandeleur	6m	2.5m	young	>30 years	Tree growing in the along boundary with Prunus laurocerasus hedge beneath. Tree planted approx 7 years ago. Tree in good condition.	normal	C+
6	Prunus chandeleur	6m	2.5m	young	>30 years	Tree growing in the along boundary with Prunus laurocerasus hedge beneath. Tree planted approx 7 years ago. Tree in good condition.	normal	C+
7	Pine	2.5m	2m	young	>30 years	Growing in shrub planting, good condition.	normal	C
8	Prunus chandeleur	6m	2.5m	young	>30 years	Tree growing in the along boundary with Prunus laurocerasus hedge beneath. Tree planted approx 7 years ago. Tree in good condition.	normal	C+
9	Prunus chandeleur	6m	2.5m	young	>30 years	Tree growing in the along boundary with Prunus laurocerasus hedge beneath. Tree planted approx 7 years ago. Tree in good condition.	normal	C+
10	Prunus chandeleur	6m	2.5m	young	>30 years	Tree growing in the along boundary with Prunus laurocerasus hedge beneath. Tree planted approx 7 years ago. Tree in good condition.	normal	C+
11	Acacia	7m	3m	young	>30 years	Tree planted at same time as Prunus. Good condition. Hedge form a tree boundary nearest to adjacent housing.	normal	B-
12	Acacia	7m	3m	young	>30 years	Tree planted at same time as Prunus. Good condition. Hedge form a tree boundary nearest to adjacent housing.	normal	B-
13	Acacia	7m	3m	young	>30 years	Tree planted at same time as Prunus. Good condition. Hedge form a tree boundary nearest to adjacent housing.	normal	B-
14	Acacia	7m	3m	young	>30 years	Tree planted at same time as Prunus. Good condition. Hedge form a tree boundary nearest to adjacent housing.	normal	B-
15	Acacia	7m	3m	young	>30 years	Tree planted at same time as Prunus. Good condition. Hedge form a tree boundary nearest to adjacent housing.	normal	B-
16	Betula pendula	7m	3m	young	>30 years	Tree planted at same time as Prunus. Good condition. Hedge form a tree boundary nearest to adjacent housing.	normal	B-

Trees shown thus to be removed.

DATE OF SURVEY: 23 APR 2008

Rev	Revision notes	Index	Date

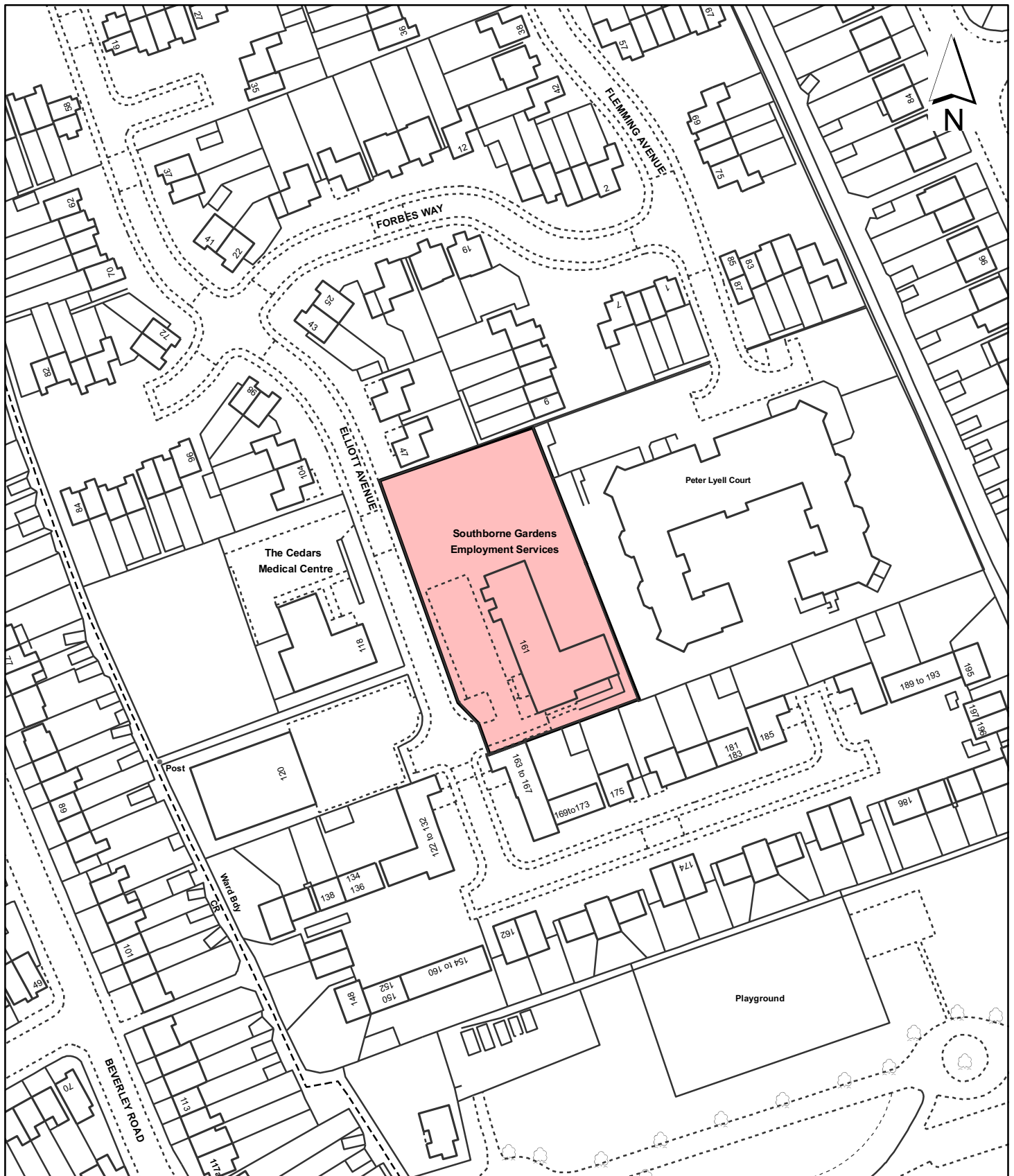
PROPERTY: REGION 8, SOUTHBOURNE
 4N/11, ONE CENTRE, LUSLEIGH, WOLLESELEY, LBS 11W
 Tel: 01895 250111
 Fax: 01895 250119

PROJECT: SOUTHBOURNE DAY CENTRE
 ELLIOTT AVENUE, RUSLIP


DESCRIPTION: TOPOGRAPHICAL & TREE SURVEY

SCALE: 1:200 @ A1
 DRAWN BY: SAMI
 CHECKED BY: SAMI

20080009/A/P/102



Notes

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Site Address	
Southborne Day Centre 161 Elliott Avenue Ruislip	
Planning Application Ref:	Scale
66033/APP/2009/1060	1:1,250
Planning Committee	Date
North Page 147	August 2009

**LONDON BOROUGH
OF HILLINGDON**

**Planning &
Community Services**

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



HILLINGDON

LONDON

Report of the Corporate Director of Planning & Community Services

Address LAND AT REAR AND FORMING PART OF 63, 65 AND 67 LOWLANDS ROAD EASTCOTE

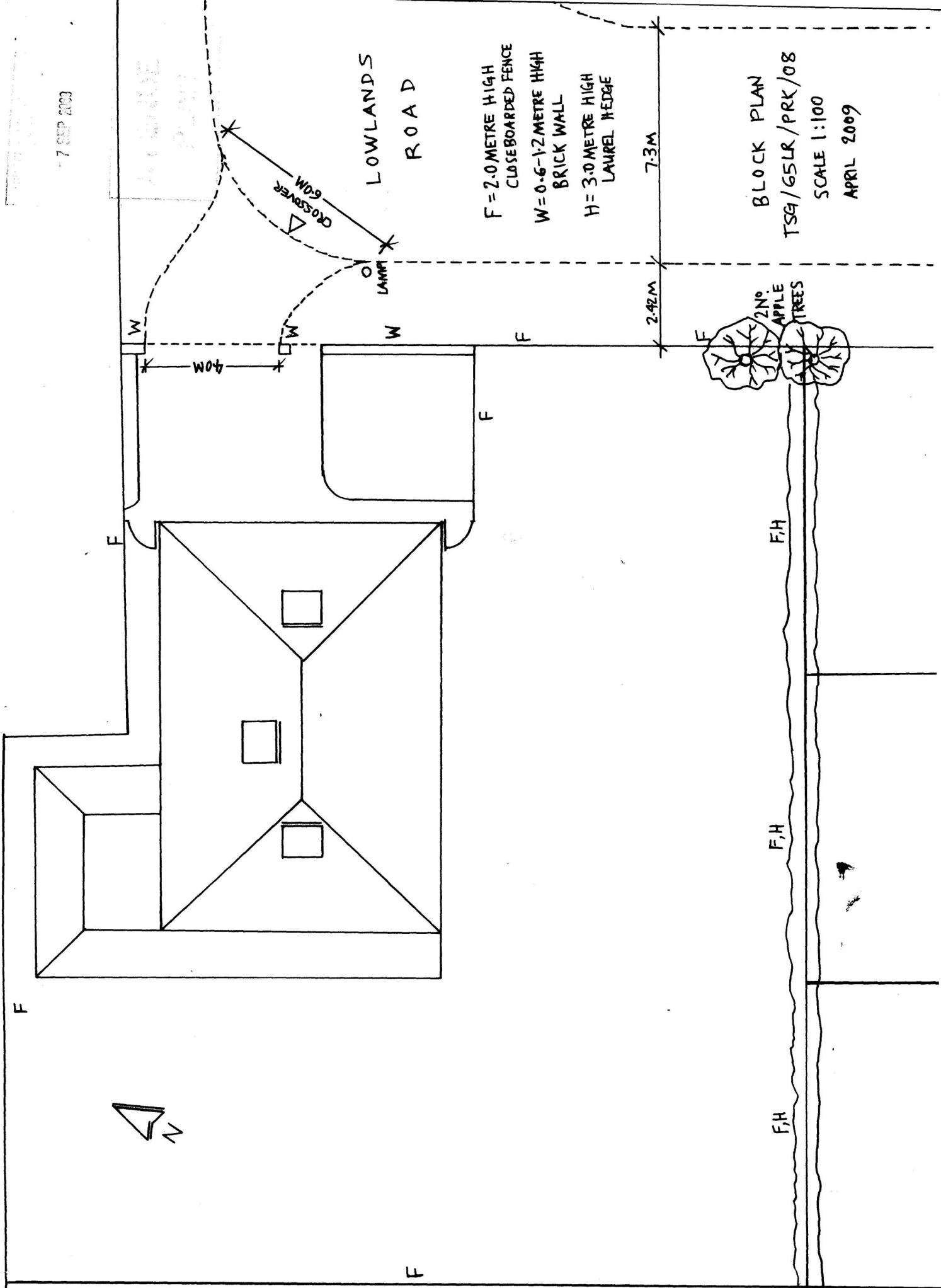
Development: Two storey, detached four-bedroom dwelling with habitable roofspace with associated parking and new vehicular crossover

LBH Ref Nos: 56032/APP/2009/967

Date Plans Received: 11/05/2009 **Date(s) of Amendment(s):**

Date Application Valid: 21/05/2009

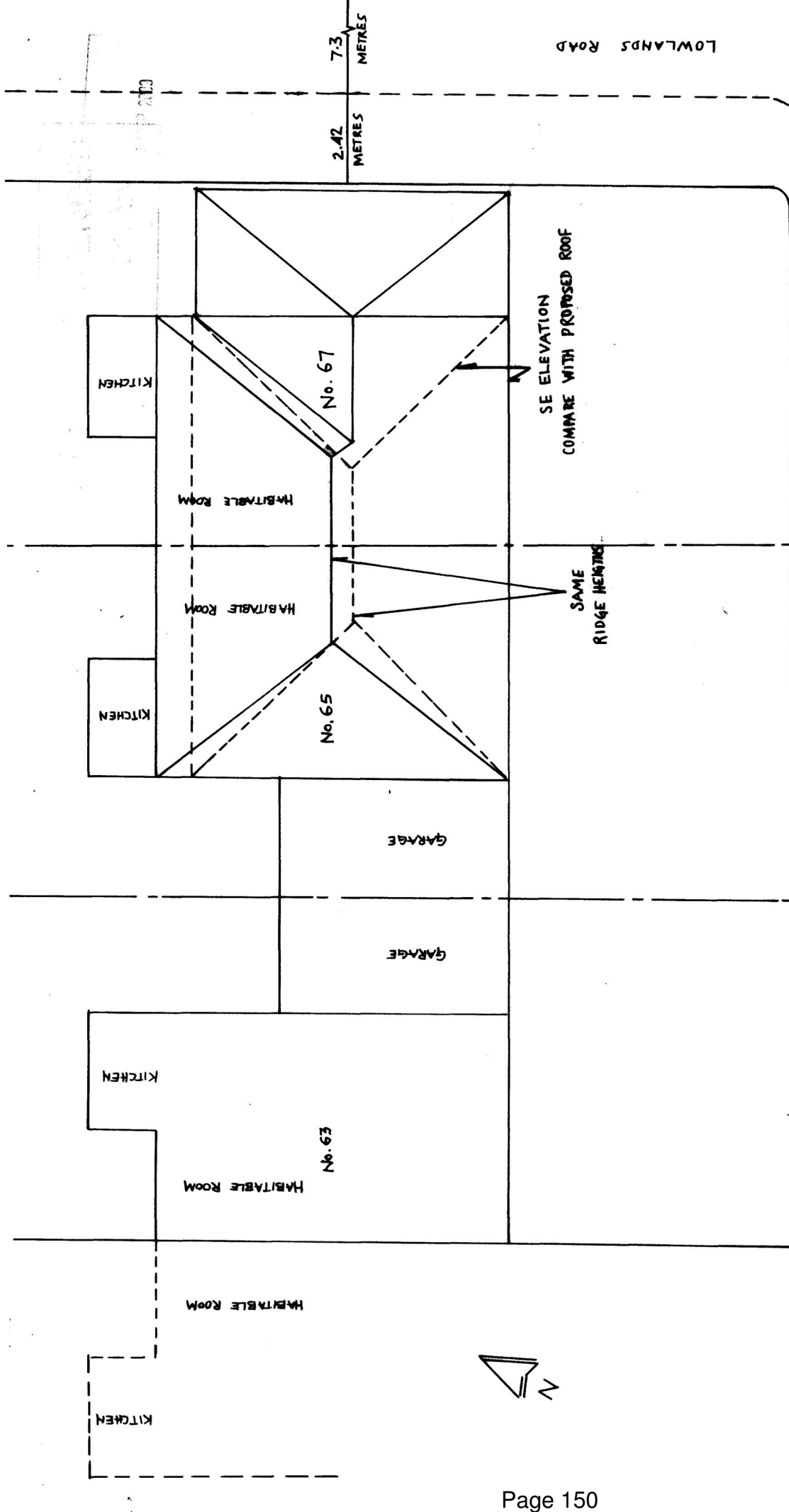
7 SEP 2009



F = 2.0 METRE HIGH
CLOSEBOARDED FENCE
W = 0.6-1.2 METRE HIGH
BRICK WALL
H = 3.0 METRE HIGH
LAUREL HEDGE

BLOCK PLAN
TS9/65LR/PRK/08
SCALE 1:100
APRIL 2009





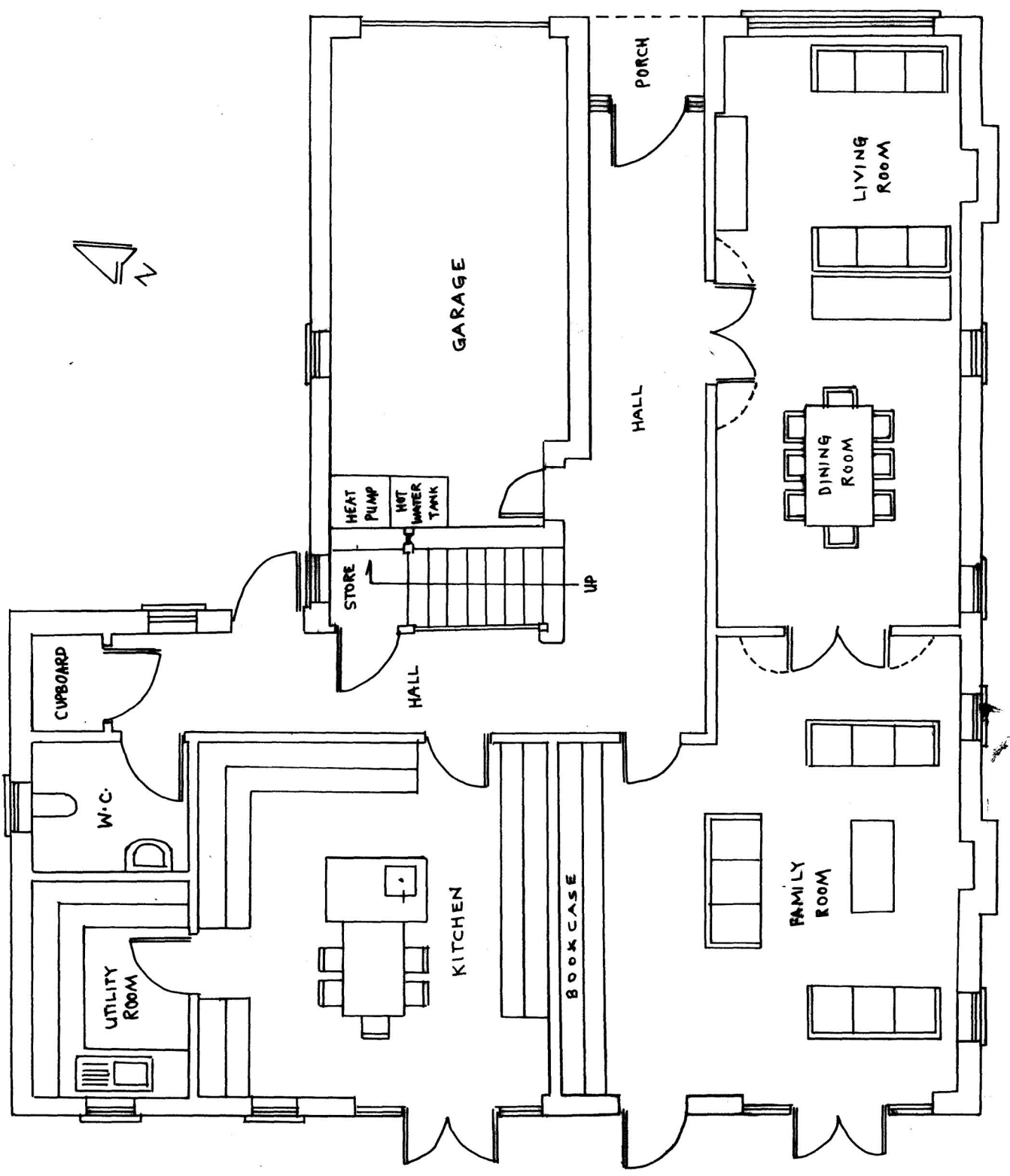
LOWLANDS ROAD

Nos. 63, 65 AND 67 LOWLANDS ROAD
 BLOCK PLAN
 TSG/GSLR / PRK / 09
 SCALE 1:100
 APRIL 2009

LOWLANDS ROAD

7 SEP 2009

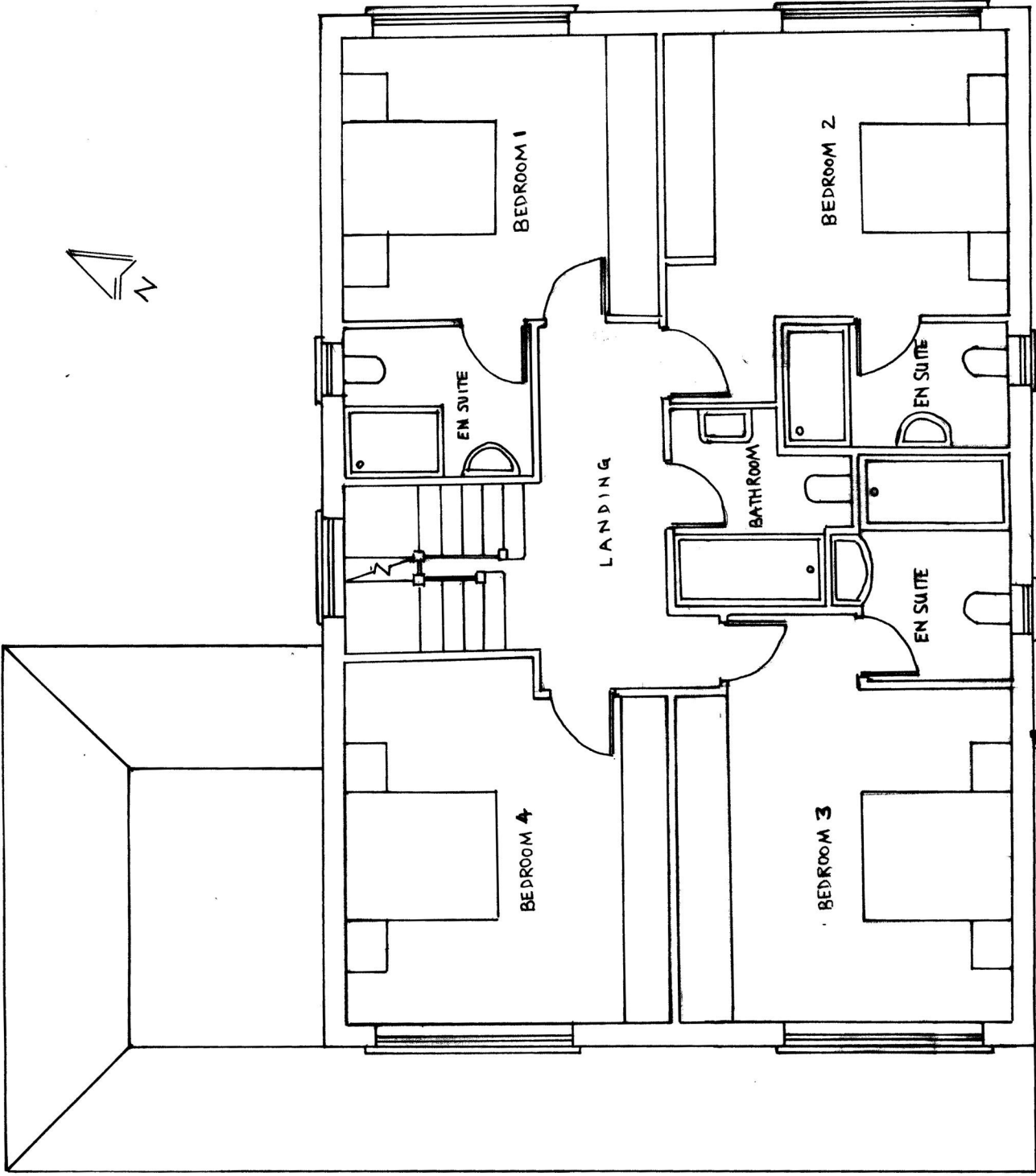
GROUND FLOOR PLAN
TSG/65LR/PRK/01
SCALE 1:50
APRIL 2009



RECEIVED
PLANNING
DEPARTMENT

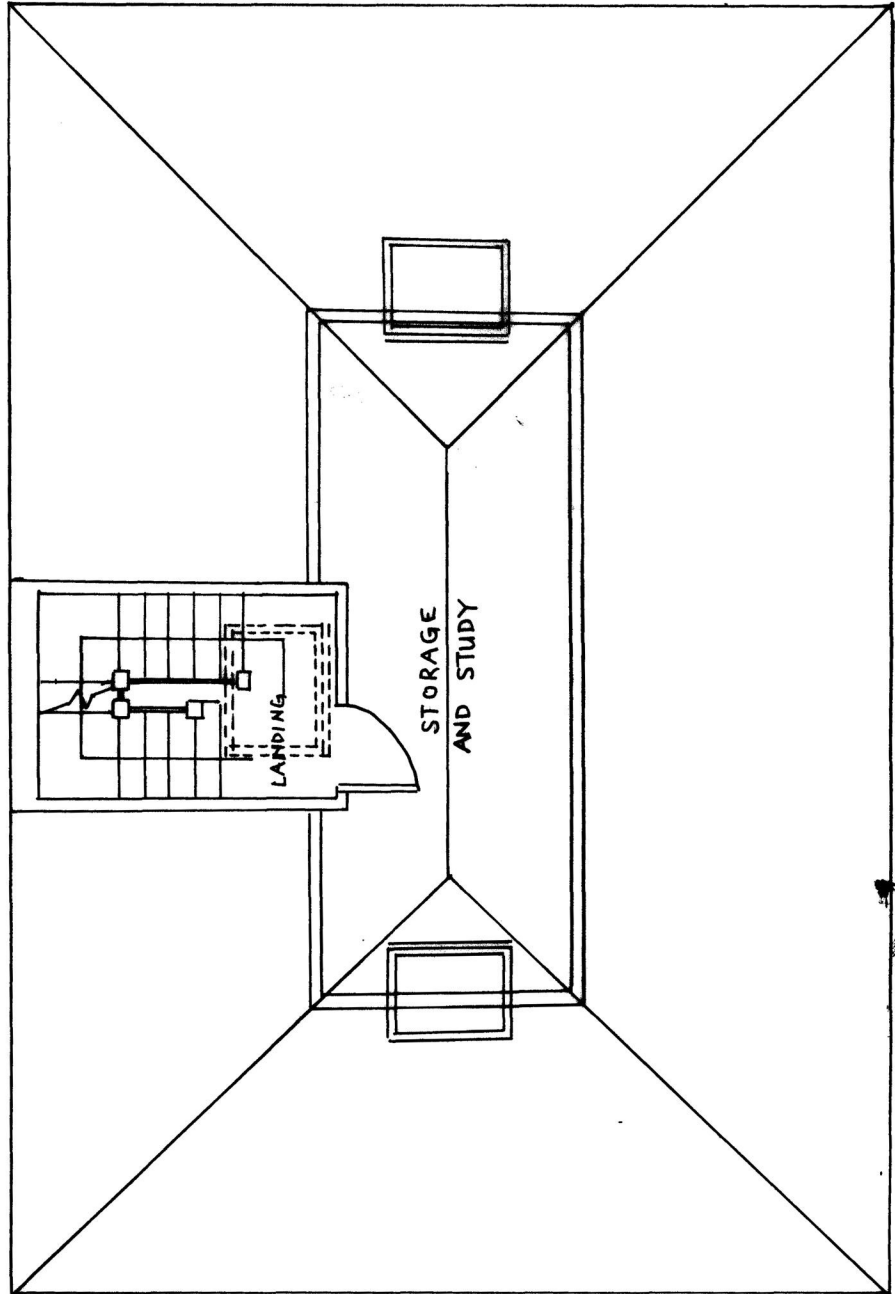
7 SEP 2009

FIRST FLOOR PLAN
TSG/65LR/PRK/02
SCALE 1:50
APRIL 2009

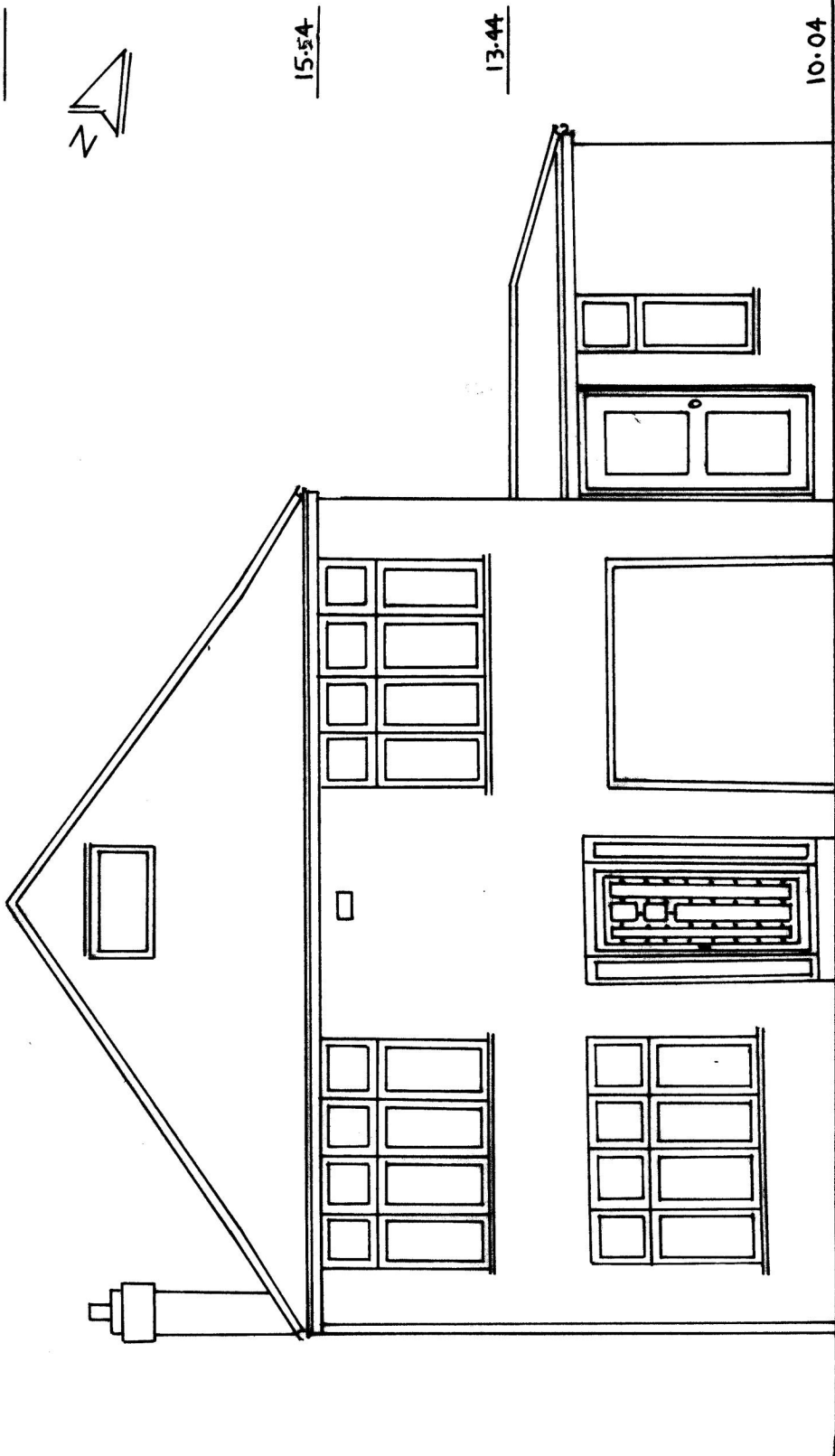
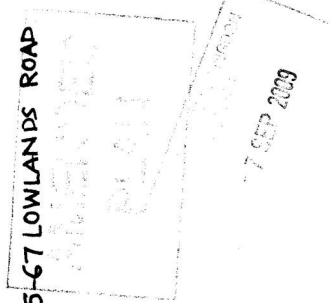


REVISED
TSG/65LR/PRK/03

SECOND FLOOR PLAN
TSG/65LR/PRK/03
SCALE 1:50
APRIL 2009



19.20 - NDS, 65-67 LOWLANDS ROAD
18.84

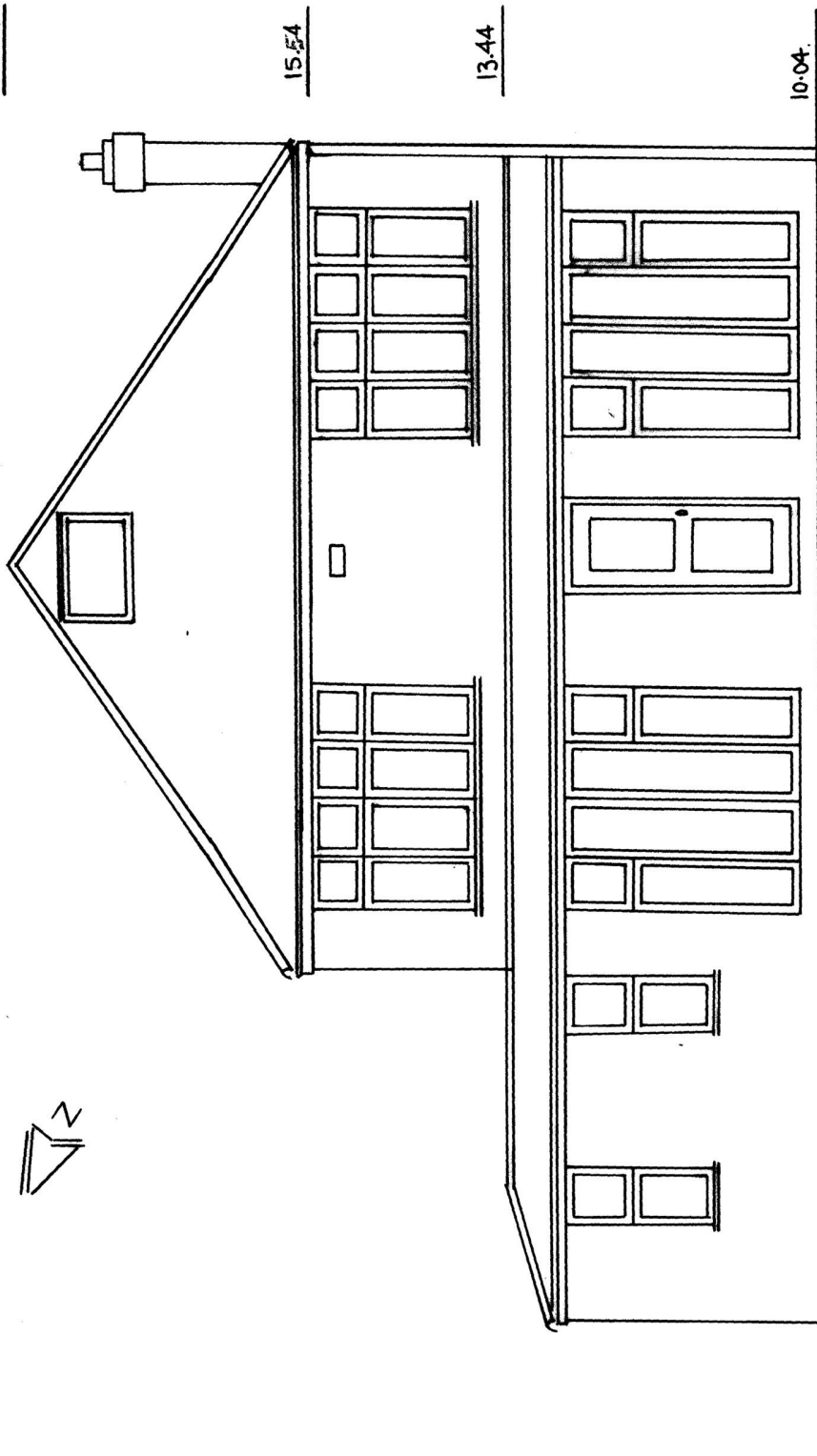


FRONT ELEVATION
TSG/65LR/PRK/04
SCALE 1:50
SEPTEMBER 2009
56032/APP/2009/967

19.20 - Nos. 65-67 LOWLANDS ROAD

18-84

APPROVED
7 SEP 2009



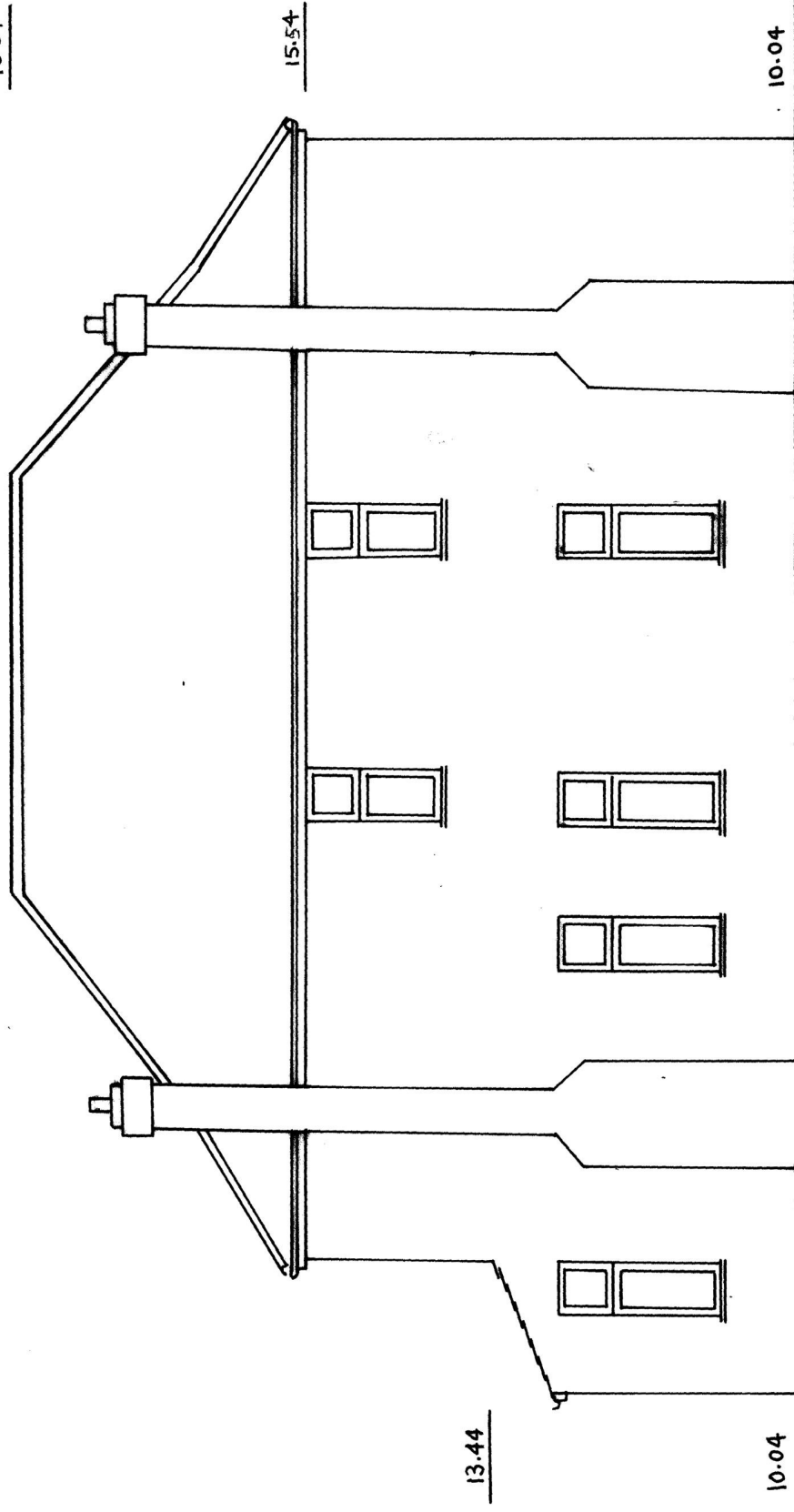
REAR ELEVATION
TSG/GSLR/PRK/05
SCALE 1:50
SEPTEMBER 2009
56032/APR/2009/967



19.20 - NOS. 65-67 LOWLANDS RD
18.84

APPROVED
PLAN

7 SEP 2009



SE SIDE ELEVATION
TSG/65LR/PRK/06

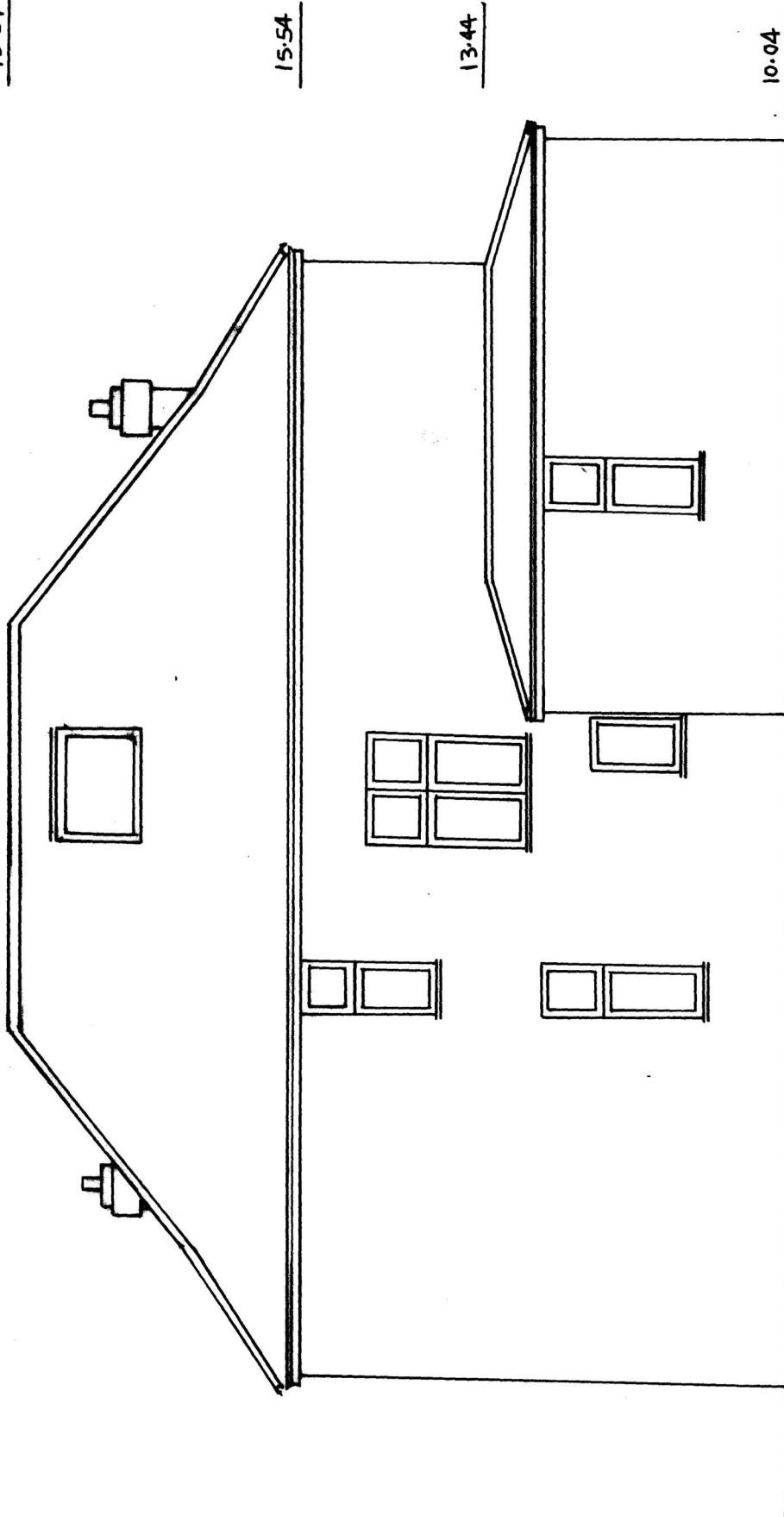
SCALE 1:50

SEPTEMBER 2009

56032/APP/2009/967

19.20 - Nos. G5-67 LOWLANDS ROAD
18.84

7 SEP 2009



NW SIDE ELEVATION
TSG/65LR/PRK/07

SCALE 1:50

SEPTEMBER 2009

56032/APP/2009/967

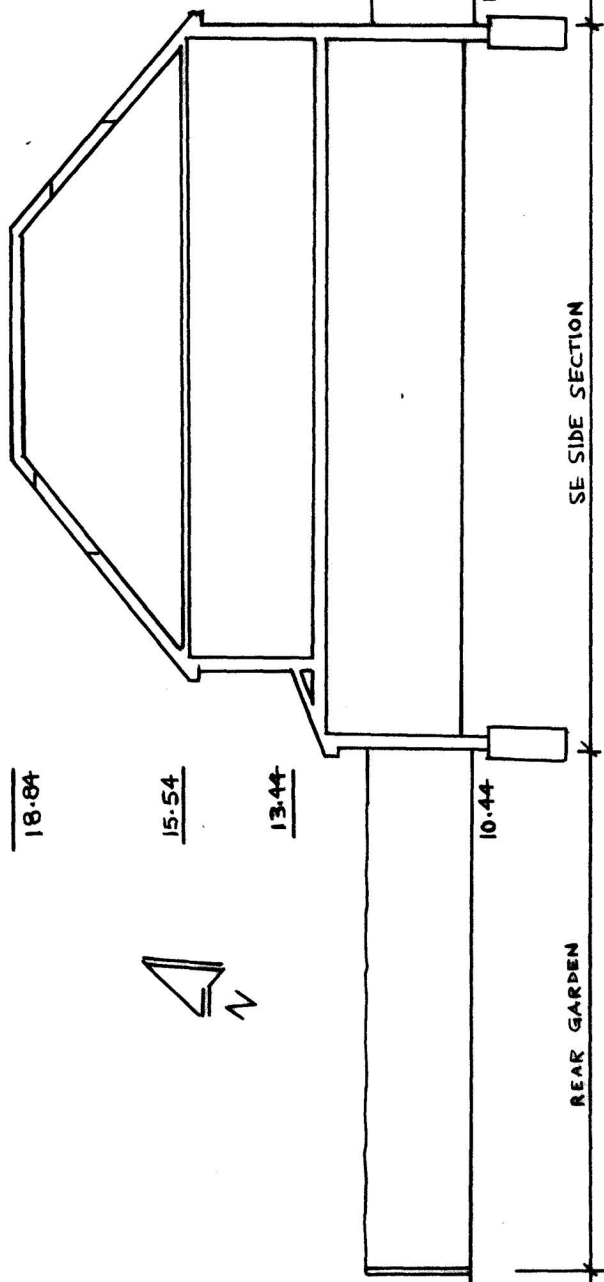
REVISED
7 SEP 2009

19.20 - NOS. 65-67 LOWLANDS ROAD

18.84

15.54

13.44



REAR AND SIDE ROOFLIGHTS 1.8 M ABOVE FFL
FRONT ROOFLIGHT 1.2 M - 1.5 M ABOVE FFL

LOWLANDS ROAD

4.8 M MIN. FRONT DRIVEWAY
2.42 M PAVEMENT

SE SIDE SECTION

REAR GARDEN

Page 18.84

19.20

18.84

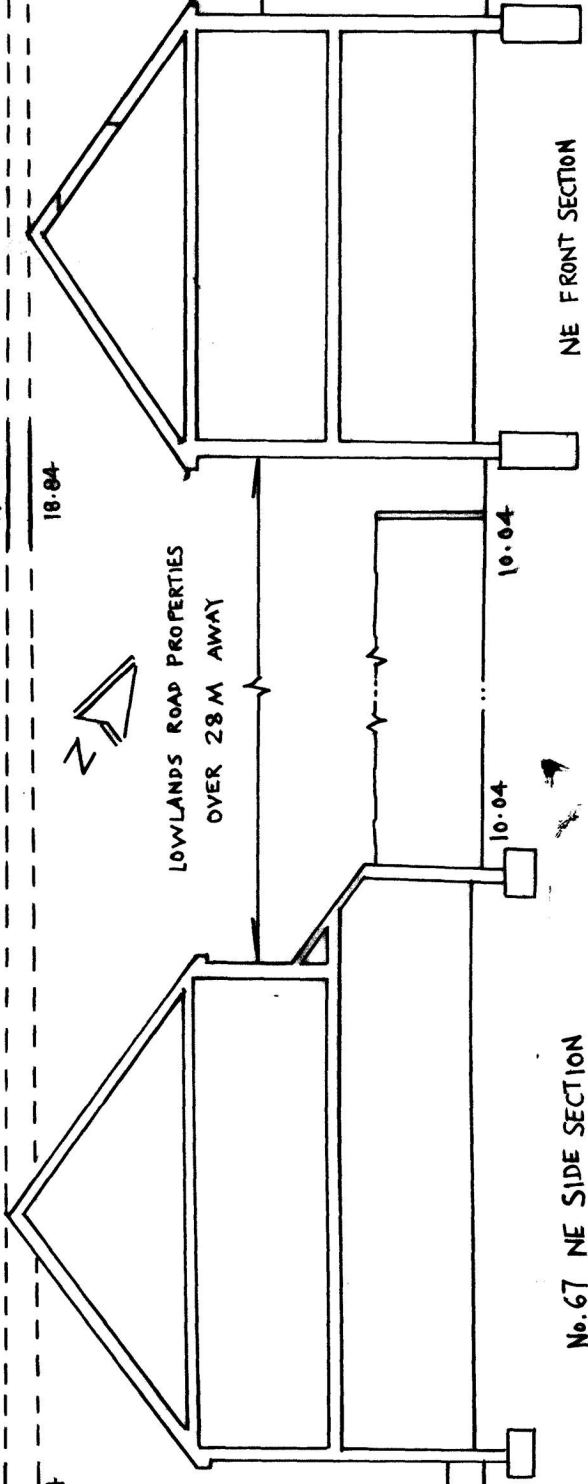
19.20

18.84



LOWLANDS ROAD PROPERTIES
OVER 28 M AWAY

ABBOTSBURY GARDENS PROPERTIES
OVER 33 M AWAY



No. 67 NE SIDE SECTION

LOWLANDS ROAD

NE FRONT SECTION

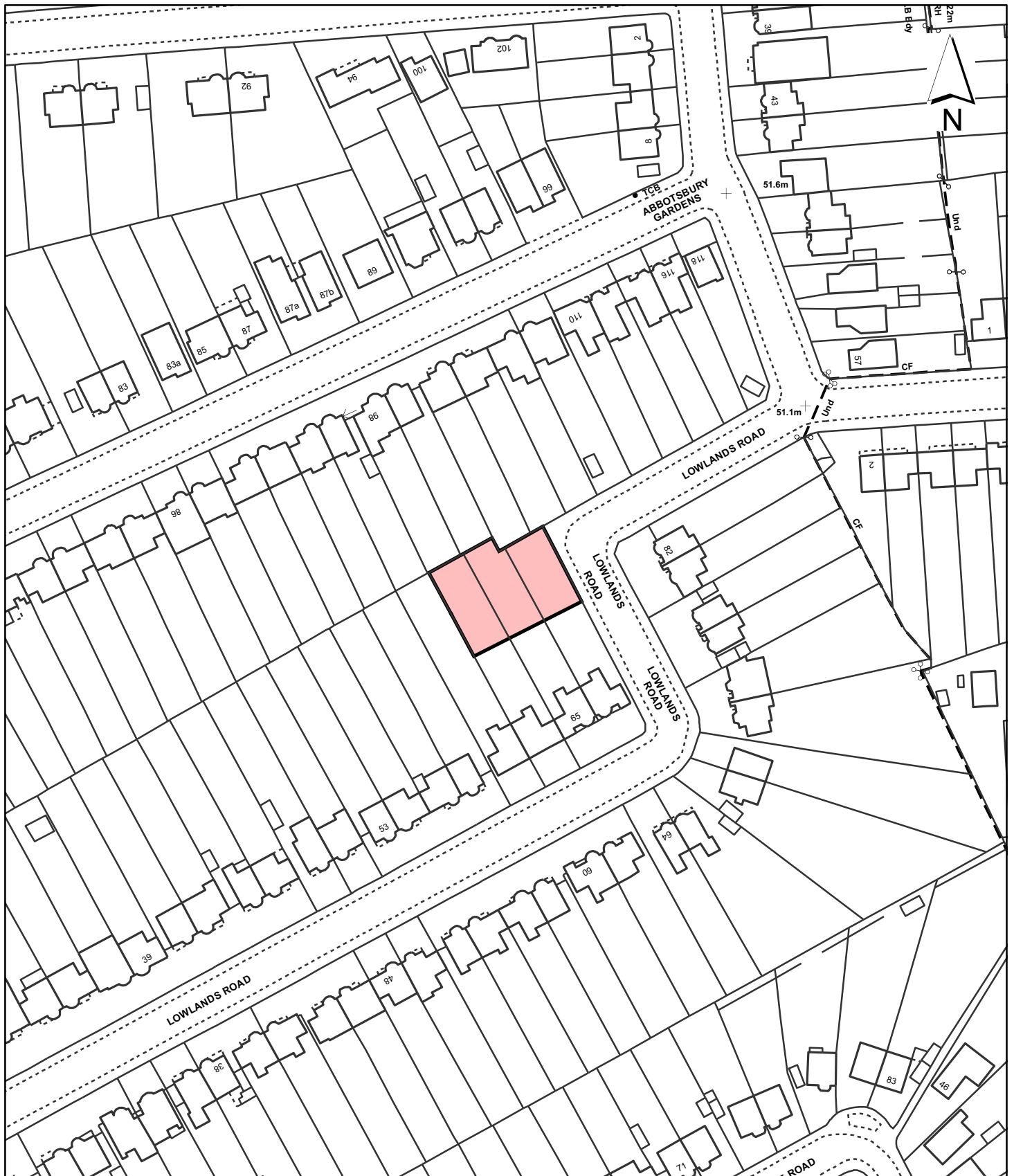
LOWLANDS ROAD

SECTION ELEVATIONS


SCALE 1:100

SEPTEMBER 2009

56032/APP/2009/967



Notes

 Site boundary

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Site Address

**Land at rear and forming part of
63, 65, 67 Lowlands Road
Eastcote**

Planning Application Ref:
56032/APP/2009/967

Planning Committee

North Page 159

Scale
1:1,250

Date
September 2009

**LONDON BOROUGH
OF HILLINGDON
Planning &
Community Services**

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



HILLINGDON
LONDON

Report of the Corporate Director of Planning & Community Services

Address 37 FRITHWOOD AVENUE NORTHWOOD

Development: Two storey building comprising of 5 two-bedroom flats with associated parking in basement and habitable roofspace, involving demolition of the existing house (Outline application for approval of access, appearance, layout and scale).

LBH Ref Nos: 29009/APP/2009/1182

Date Plans Received: 02/06/2009

Date(s) of Amendment(s):

Date Application Valid: 16/06/2009



LONDON BOROUGH OF BROMLEY
 RECEIVED
 - 4 JUN 2013
 PLANNING & COMMUNITY SERVICES



Project No	08 / 3155 / 6
Date	21 / 4 / 08
Scale	1 : 200
Author	
Drawn by	
Check by	

W J Macleod
 ARCHITECT
100 High Road, Northwood, Middlesex HA8 9JH

LAND AT 37
 FRITHWOOD AVENUE, NORTHWOOD.

F R I T H W O O D
 A V E N U E
 E

These drawings are prepared by W J Macleod Architect
 and are not to be used for any other purpose without the written consent of the architect.
 The drawings are the property of W J Macleod Architect and shall remain their property.

General Notes

LEGAL NOTICE OF
 PLANNING PERMISSION
 - 1 JUN 2009
 W J Macleod Architect
 37 Frithwood Ave, Northwood, Middlesex HA8 9JN

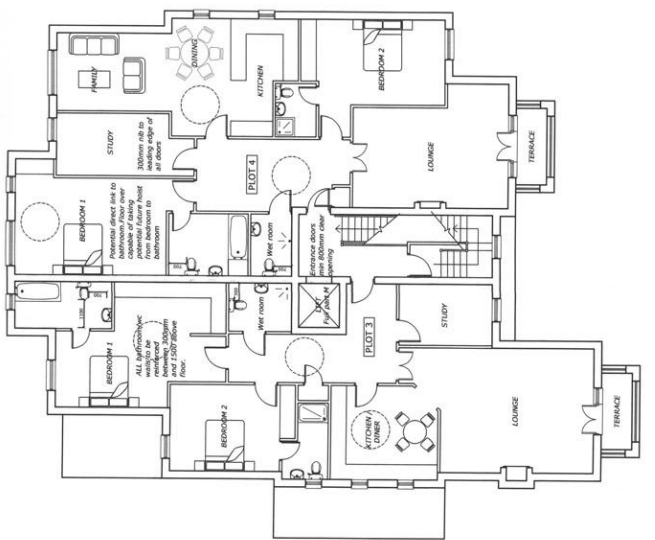
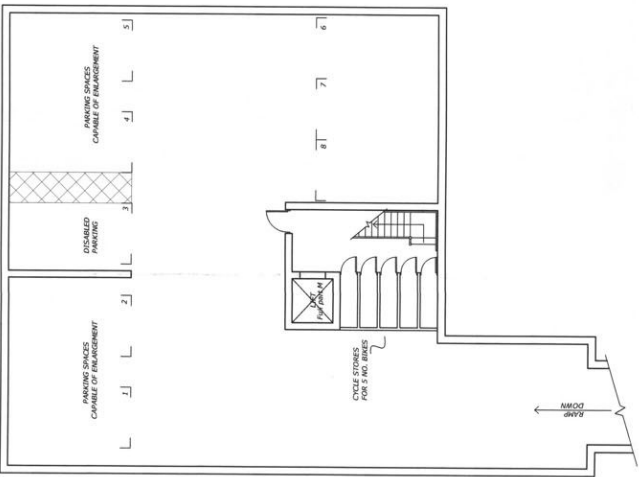
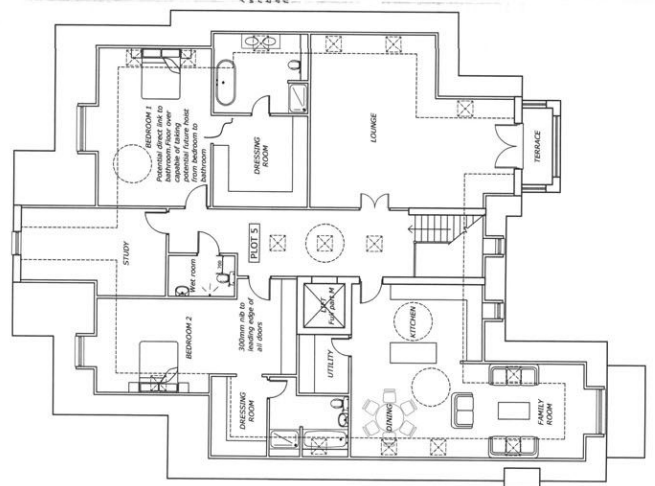
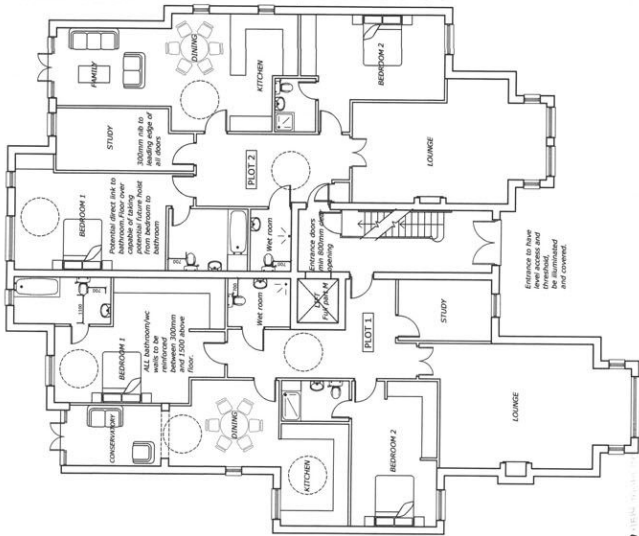
No.	Revision/Issue	Date

W J Macleod
 ARCHITECT

100, NEW STREET, NORTHWOOD, MIDDLESEX HA8 9JN, TEL: 0181 871 8888

Units at 37 Frithwood Ave,
 Northwood,
 Floor Plans

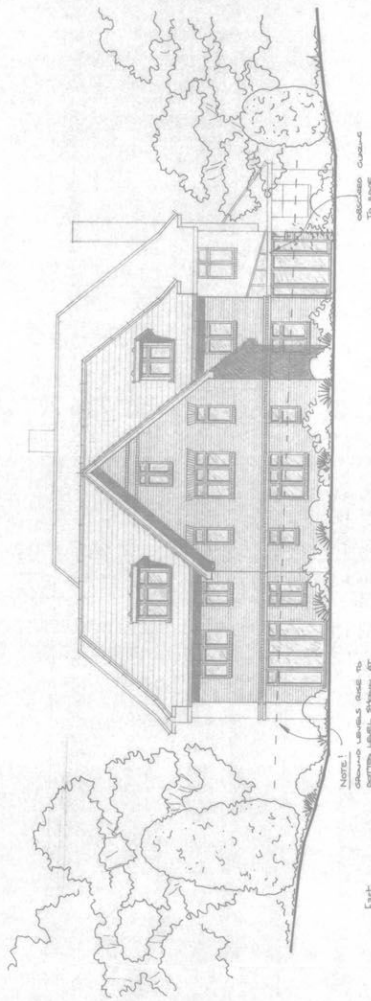
Project Number	Scale	Date	Drawn by	Checked by
08 / 3155 / 7	1:100 @ A1	31 / 03 / 09		



1500mm dia
 turning circle
 ALL switches, sockets,
 ventilation and service controls
 to be between 450 & 1200mm
 from the floor.



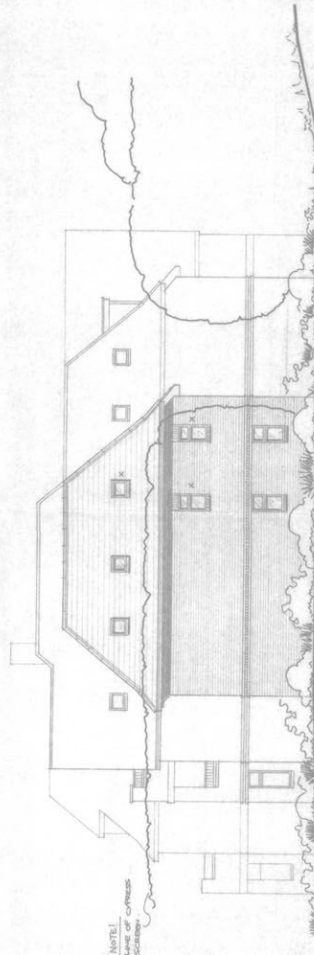
LAND AT 37 FRITHWOOD AVENUE
 NORTHWOOD, ONTARIO
 - 1, 2011, 2012
 W. J. Macleod Architect



NOTE: 1. WALLS SHALL BE CONCRETE. 2. ALL WINDOWS SHALL BE DOUBLE GLAZED WITH A 2.0\"/>

INDICATED CURBING TO MATCH

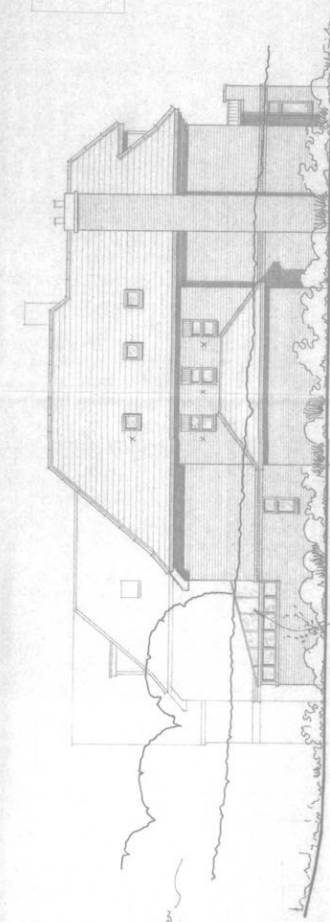
East



NOTE: 1. WALLS SHALL BE CONCRETE. 2. ALL WINDOWS SHALL BE DOUBLE GLAZED WITH A 2.0\"/>

NOTE: 1. WALLS SHALL BE CONCRETE. 2. ALL WINDOWS SHALL BE DOUBLE GLAZED WITH A 2.0\"/>

South



NOTE: 1. WALLS SHALL BE CONCRETE. 2. ALL WINDOWS SHALL BE DOUBLE GLAZED WITH A 2.0\"/>

INDICATED CURBING TO MATCH

North

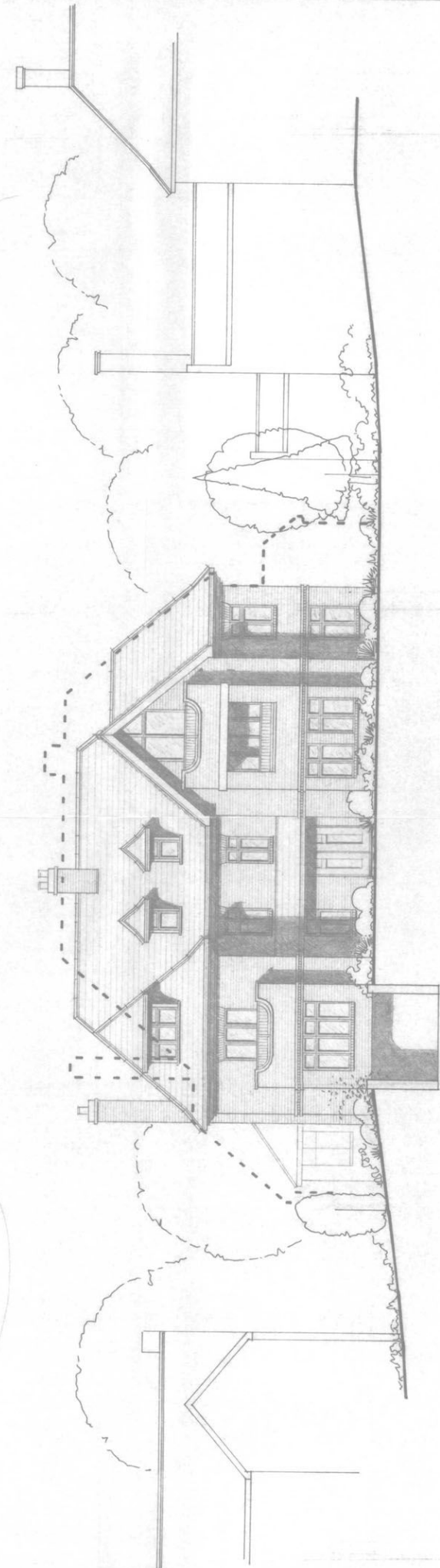
ELEVATIONS

LAND AT 37 FRITHWOOD AVENUE, NORTHWOOD.

W J Macleod
 ARCHITECT
We help home owners understand and improve their world.

Project Number	08 / 3165 / 10
Date	7 / 4 / 09
Scale	1 : 100
Sheet No.	F
Sheet Reference	F





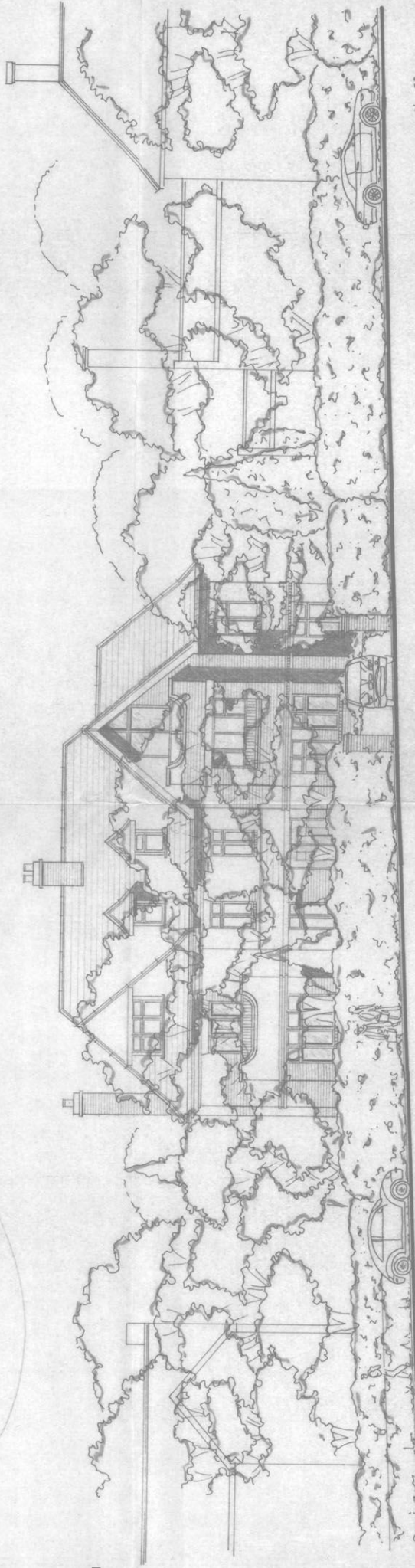
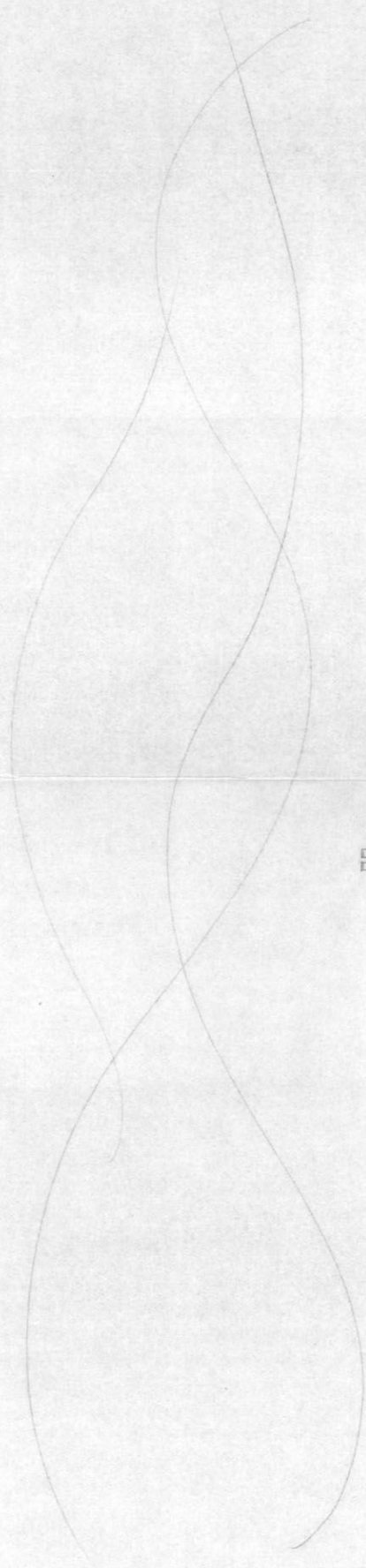
LAND AT 37 NORTHWOOD
FRITHWOOD
- 4 JULY 2003
FRITHWOOD COMMUNITY
100/100



LAND AT 37
FRITHWOOD AVENUE, NORTHWOOD

W J Macleod
ARCHITECT
100/100 Northwood Frithwood Ave. Northwood

Project Number	Revision
08 / 3155 / 9	
Date	20 / 4 / 09
Scale	1 : 100
Drawn by	F
Check by	
Project	



No. 39

West

No. 33

LOWDOWN BROUGHT OF
 MILLICENT
 REVEREND
 - 4 JULY 2009
 PLANNING & CONSULTING
 (P) 01875 522222

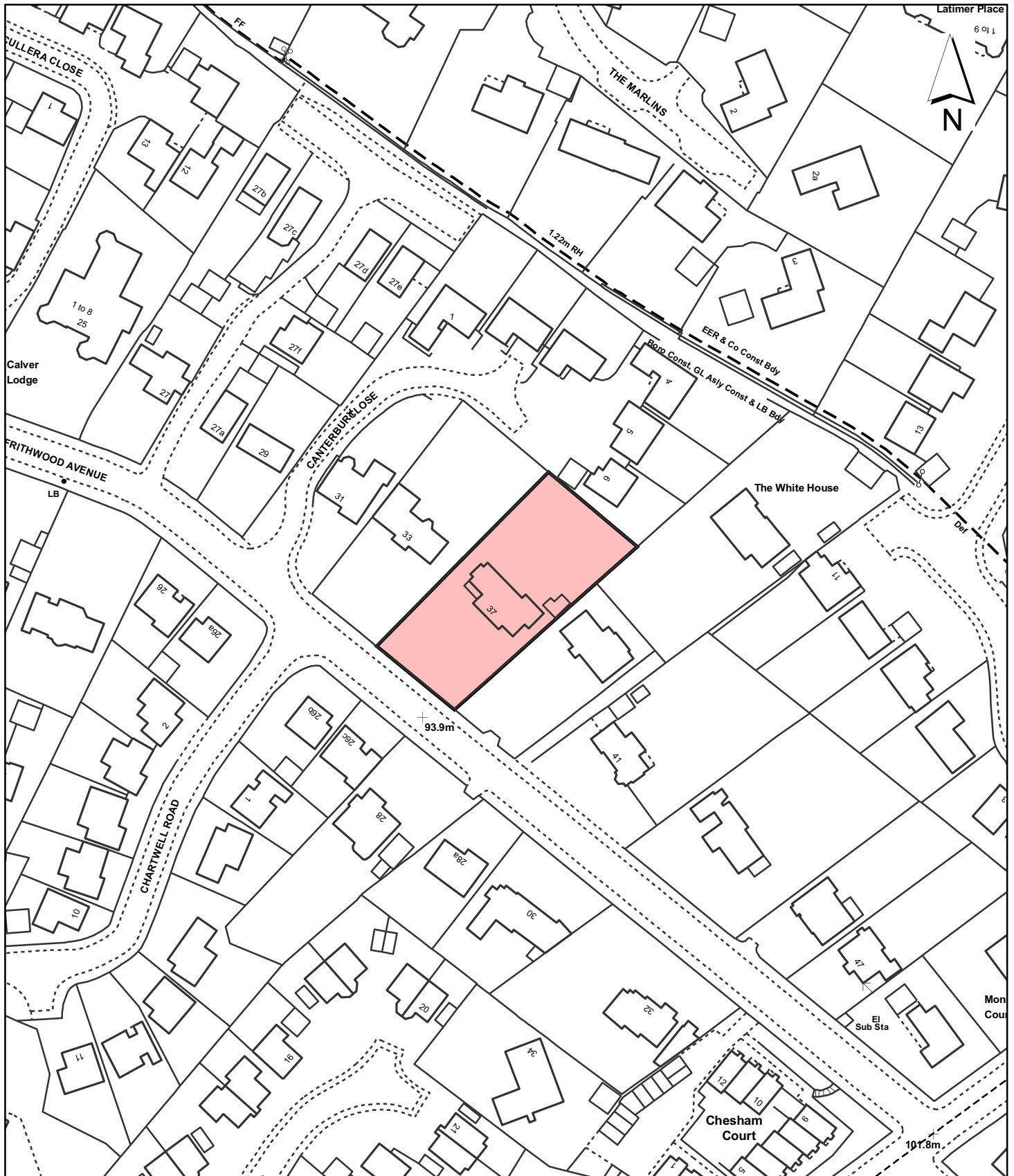
STREET SCENE

Project No.	08 / 3155 / 8	Scale	1 : 100
Date	20 / 4 / 09	Author	F




LAND AT 37
 FRITHWOOD AVENUE, NORTHWOOD.





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Site Address

**37 Frithwood Avenue
Northwood**

Planning Application Ref:

29009/APP/2009/1182

Planning Committee

North Page 166

Scale

1:1,250

Date

September 2009

**LONDON BOROUGH
OF HILLINGDON
Planning &
Community Services**

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



HILLINGDON
LONDON

Report of the Director of Planning & Community Services Group

Address TEXACO HIGH ROAD EASTCOTE

Development: RETENTION OF INTERNALLY ILLUMINATED FREE-STANDING TOTEM SIGN

LBH Ref Nos: 3689/ADV/2007/40

Date Plans Received: 02/04/2007

Date(s) of Amendment(s):

Date Application Valid: 02/04/2007

Overall
Height
5m



SHOP

JET WASH

Unleaded Litre	88	1.9
Diesel Litre	88	6.9

Havoline

Width 1520mm

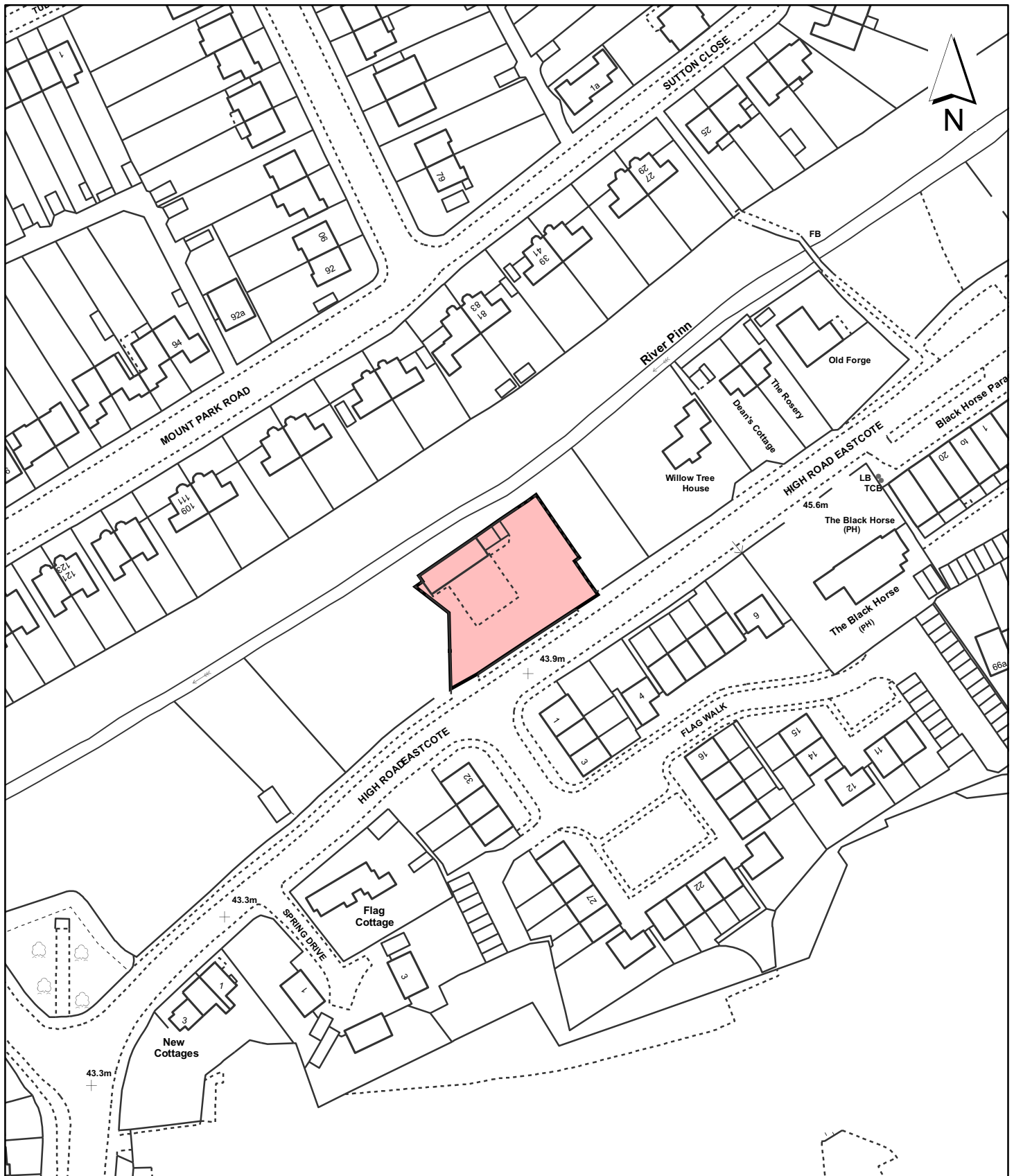
LED Price Display Height
940mm





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HIGH ROAD, EASTCOTE,
PINNER, MIDDLESEX HA5 2ET



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	<p>Planning Application Ref: 3689/ADV/2007/40</p>	<p>Scale 1:1,250</p>	 HILLINGDON <small>LONDON</small>
	<p>Planning Committee North Page 169</p>	<p>Date September 2009</p>	

Report of the Director of Planning & Community Services Group

Address 35 BUSHEY ROAD ICKENHAM

Development: Single storey side/rear extension including reduction in height of roof and 1 rear and 1 side rooflight (Part retrospective application)

LBH Ref Nos: 48449/APP/2009/793

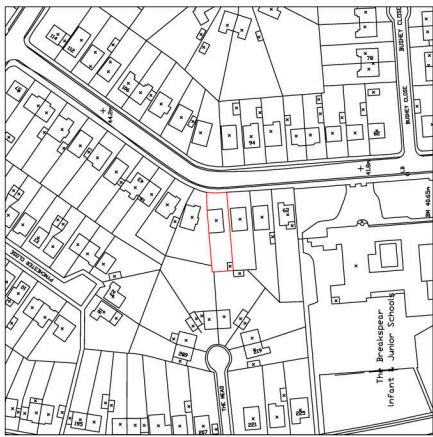
Date Plans Received: 16/04/2009

Date(s) of Amendment(s): 13/07/2009

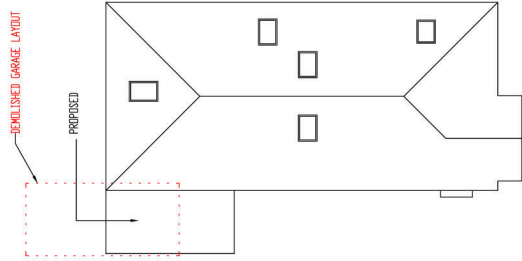
Date Application Valid: 05/05/2009



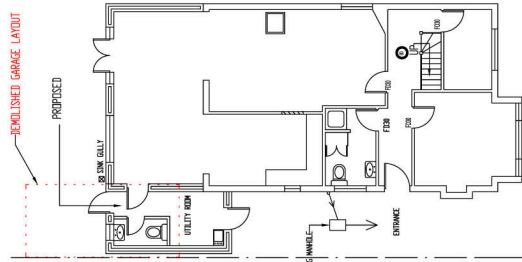
PROPOSED SITE PLAN 1:500



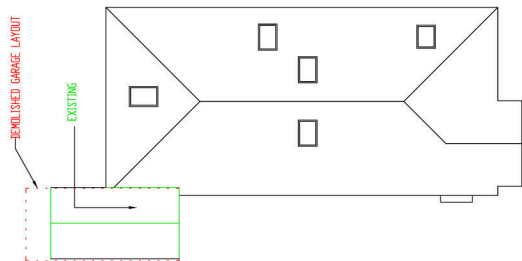
LOCATION PLAN 1:1250



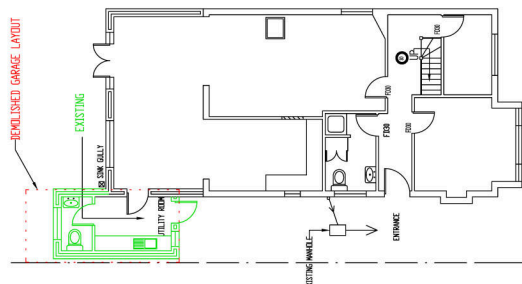
PROPOSED ROOF PLAN 1:100



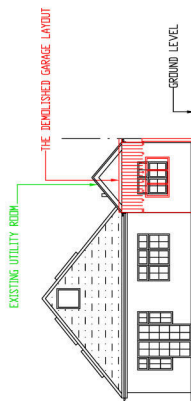
PROPOSED GROUND FLOOR PLAN 1:100



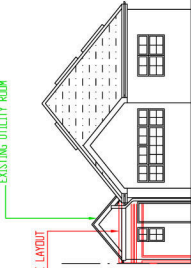
EXISTING ROOF PLAN 1:100



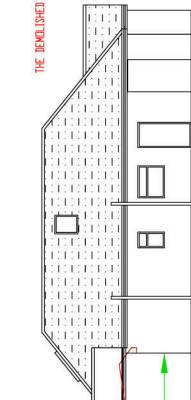
EXISTING GROUND FLOOR PLAN 1:100



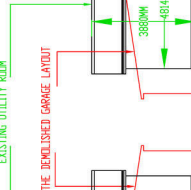
EXISTING REAR ELEVATION 1:100



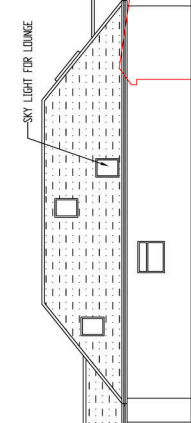
PROPOSED REAR ELEVATION 1:100



EXISTING SIDE ELEVATION 1:100



PROPOSED SIDE ELEVATION 1:100



EXISTING SIDE ELEVATION 1:100



PROPOSED SIDE ELEVATION 1:100

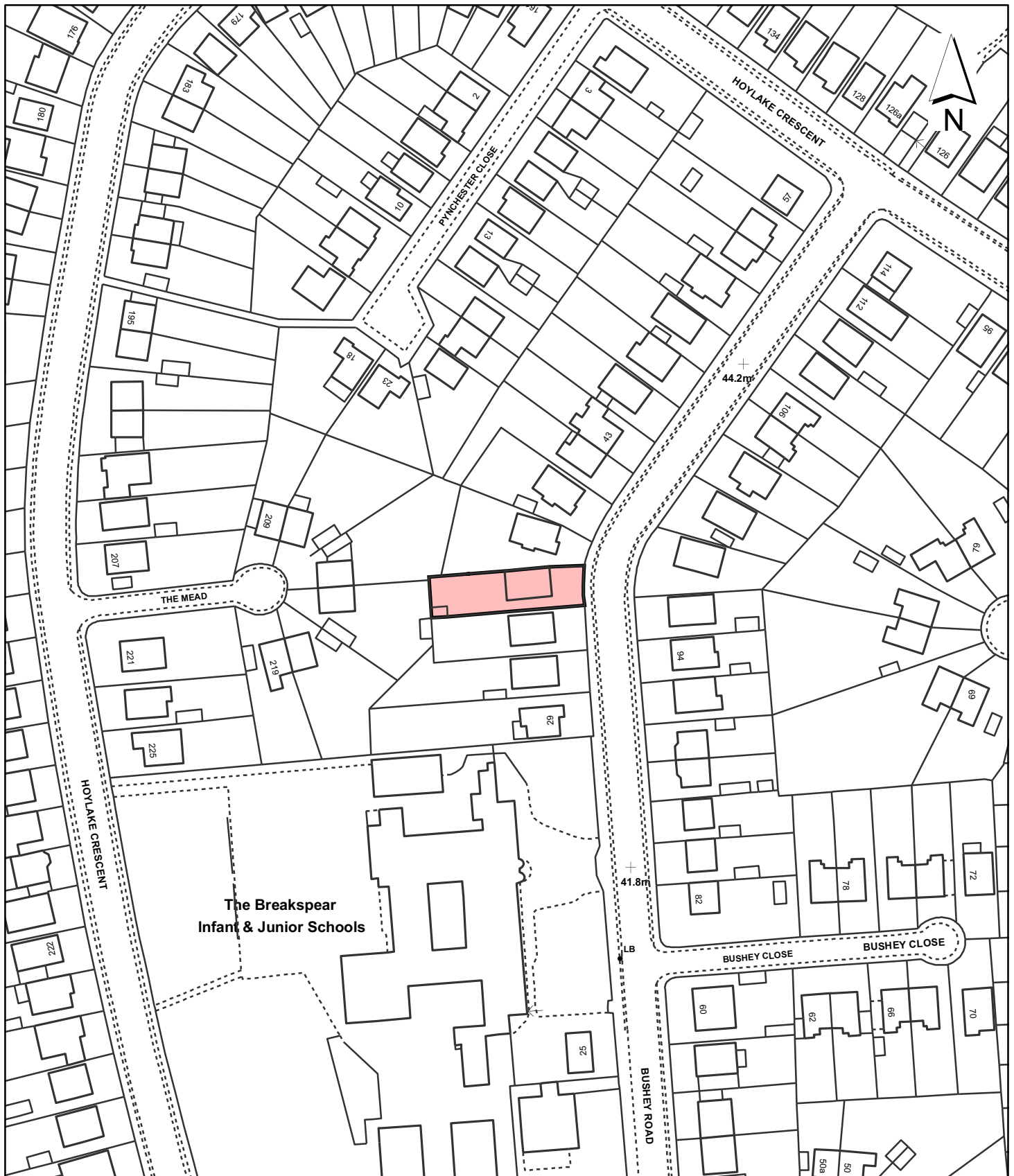
NOTE: All measurements to be checked on site and not scaled from this drawing. Any discrepancies to be reported to The White House Design Ltd. Party will (etc) act 1997 to be agreed with adjoining neighbours prior to commencing.
All works to the satisfaction of local authority inspector.
No deviation from these drawings without the written agreement of The White House Design Ltd.

DESCRIPTION
RETROSPECTIVE PLANNING
APPLICATION FOR UTILITY ROOM


THE WHITE HOUSE DESIGN LTD
STRUCTURAL ENGINEERS & PLANNING
CONSULTANTS
4 DENZILDE AVENUE
HILLINGDON MIDDLESEX UB8 0ED
TEL: 01895 272155
FAX: 01895 232621

SITE ADDRESS
35 BUSHEY ROAD
ICKENHAM
MIDDLESEX

REVISIONS	03 AUG 06	30/05/08
	07/10/07	09/06/09
	21/12/07	25 SEP 07
	10/07/09	
DATE:	JULY 2006	
SCALE:	1:100(1:500)1:250	
DRAWING NUMBER:	RP/35/06A	



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Site Address

**35 Bushey Road
Ickenham**

Planning Application Ref:
48449/APP/2009/793

Planning Committee
North Page 172

Scale
1:1,250

Date
September 2009

**LONDON BOROUGH
OF HILLINGDON
Planning &
Community Services**

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



HILLINGDON
LONDON

Report of the Director of Planning & Community Services Group

Address 42 LAWRENCE DRIVE ICKENHAM

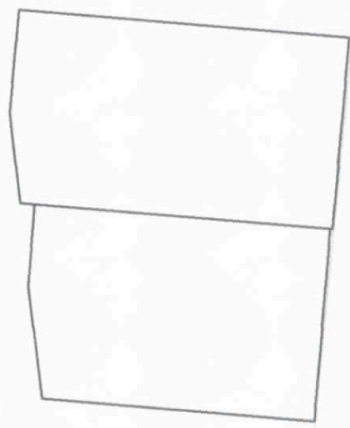
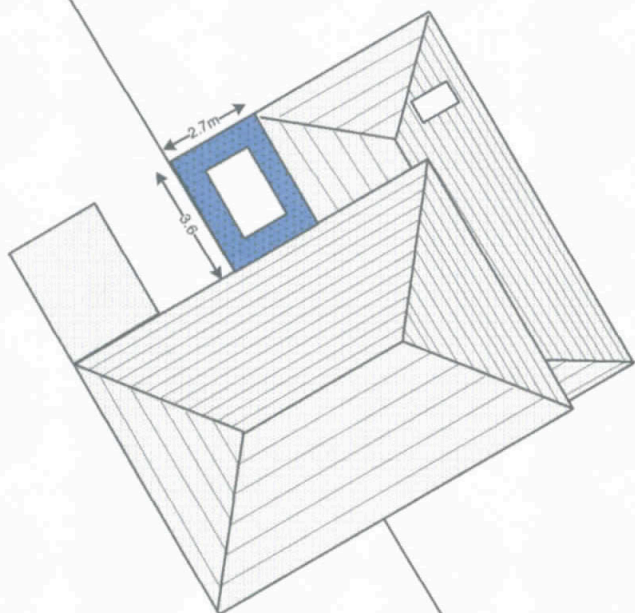
Development: Single storey rear extension with roof lantern

LBH Ref Nos: 23057/APP/2009/1053

Date Plans Received: 18/05/2009

Date(s) of Amendment(s):

Date Application Valid: 05/06/2009



40

44

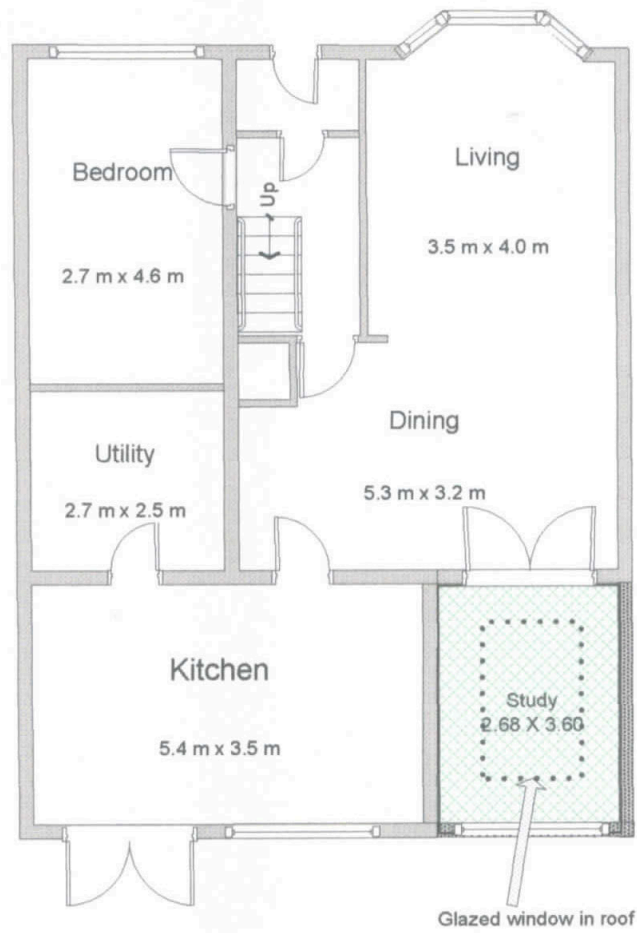
42, Lawrence Drive
UB10 8RW

Scale 1:200



= New build

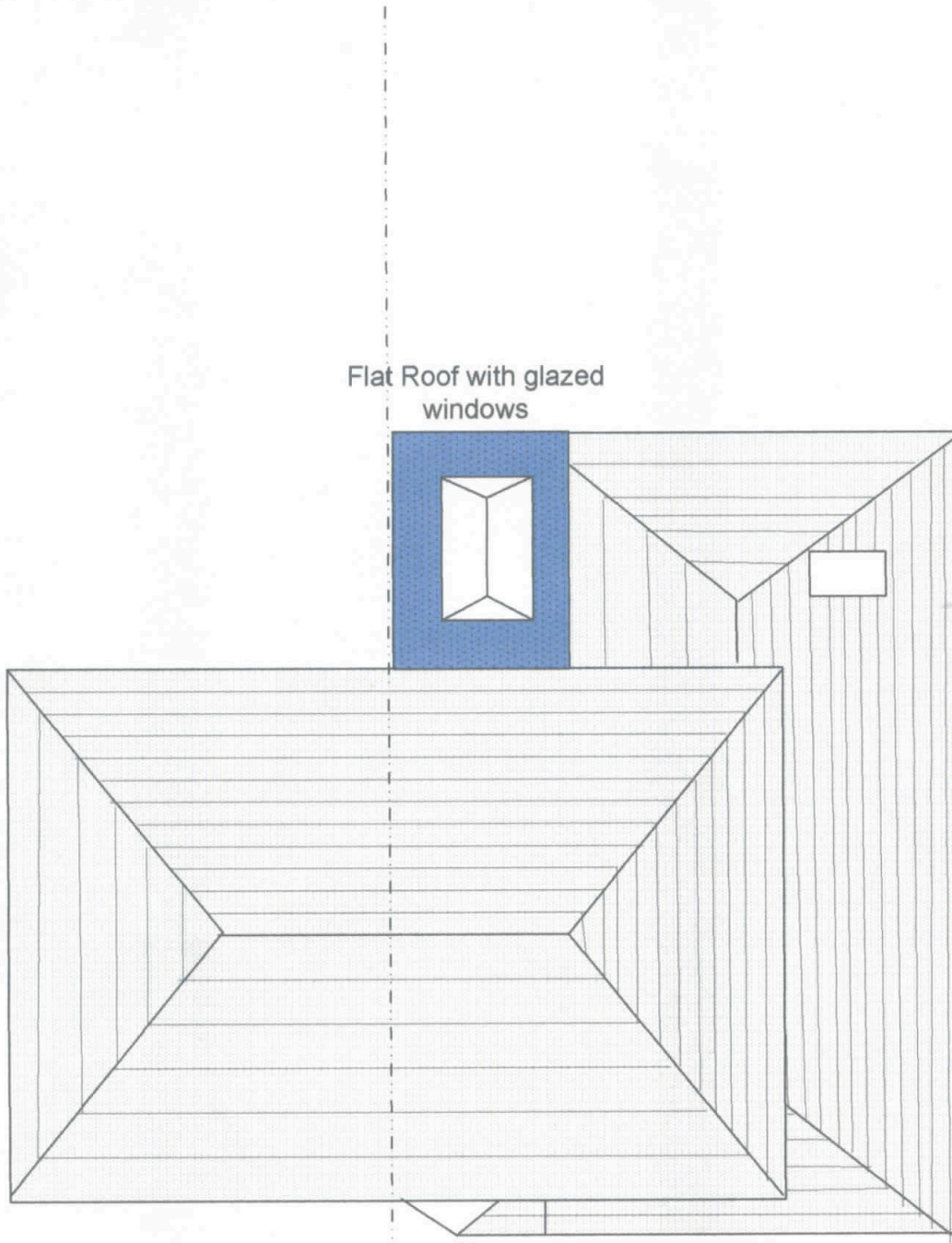
Replanning Application UB10 8RW (42) - 2.Room Layout



Scale = 1:100

 = New build (Room size shown indicative)

3 of 6



Scale = 1:100

 = New build

4 of 6

4

LONDON BOROUGH OF
HILLINGDON
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18 MAY 2009
PLANNING & COMMUNITY
SERVICES

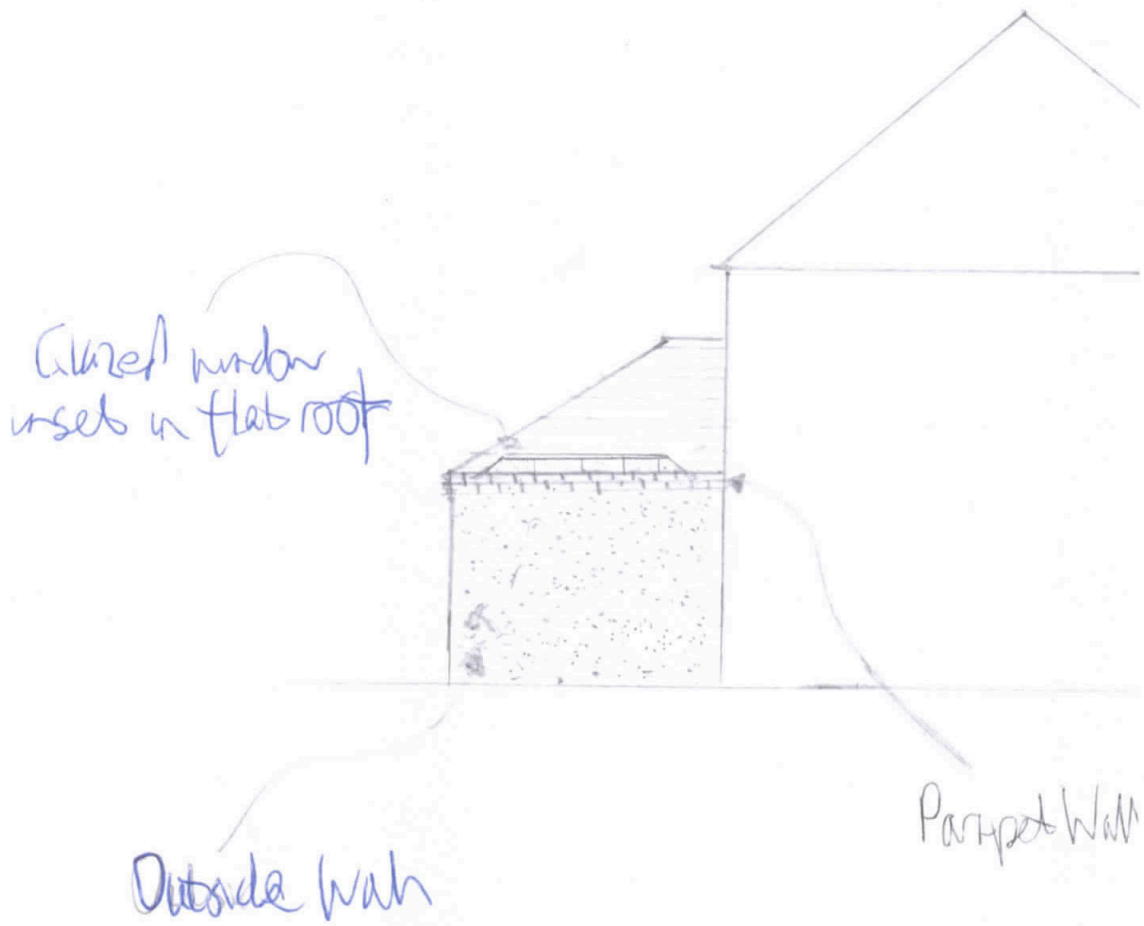


Double Glazed
Window

Parapet Wall

First floor
with glazed
window inset

Rear Elevation 1:100

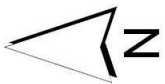


New Extension - Side Elevation 1:100

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18 MAY 2009

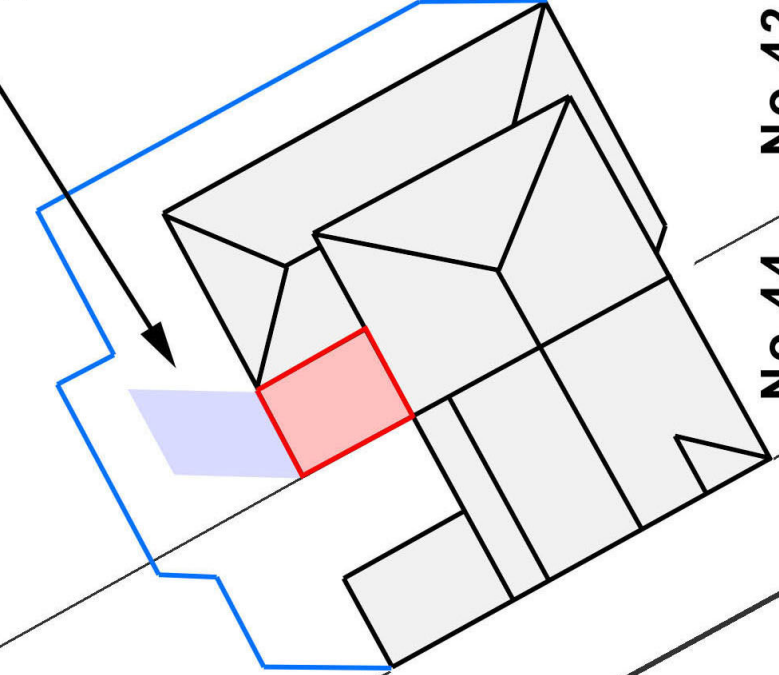
PLANNING & COMMUNITY
SERVICES



- existing buildings
- proposed extension
- area of existing shadow from existing buildings
- area of shadow cast by proposed extension

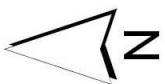
12.00 noon

from 8.00am until approx. 1.30pm the area of shadow cast by the proposed extension falls within the extent of the existing shadow. (shown here at 12.00 noon)



No.40 No.42 No.44

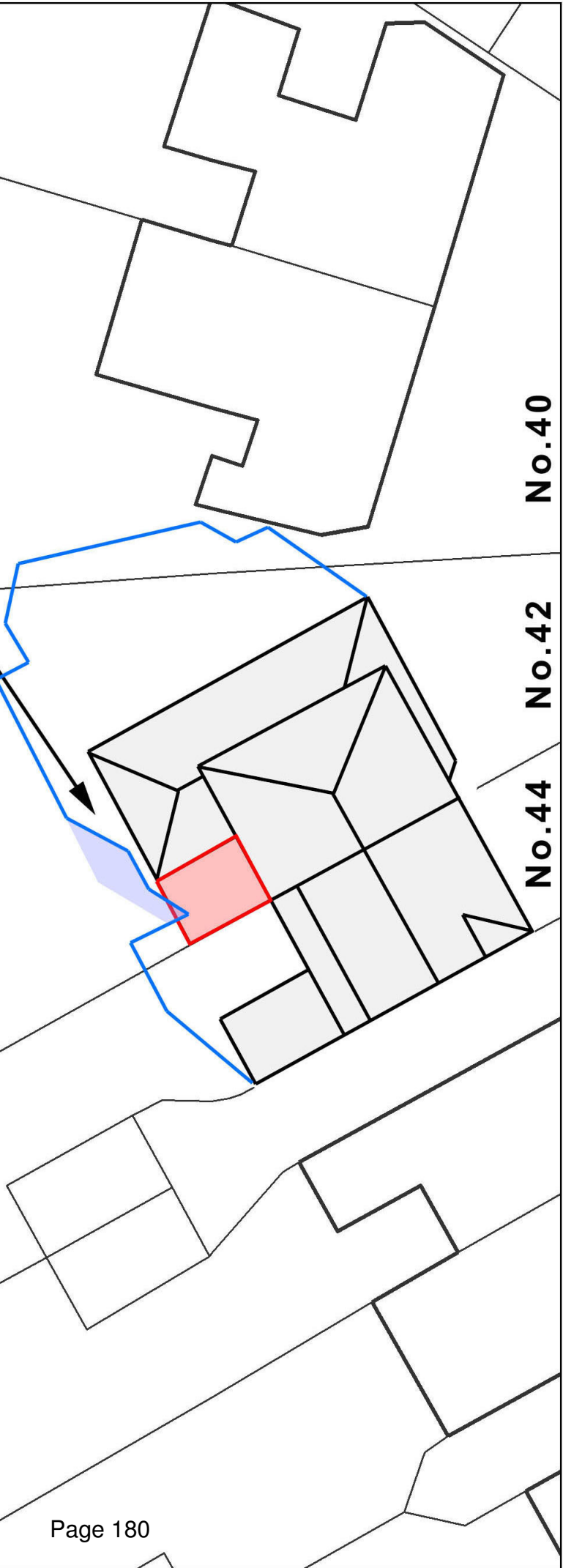
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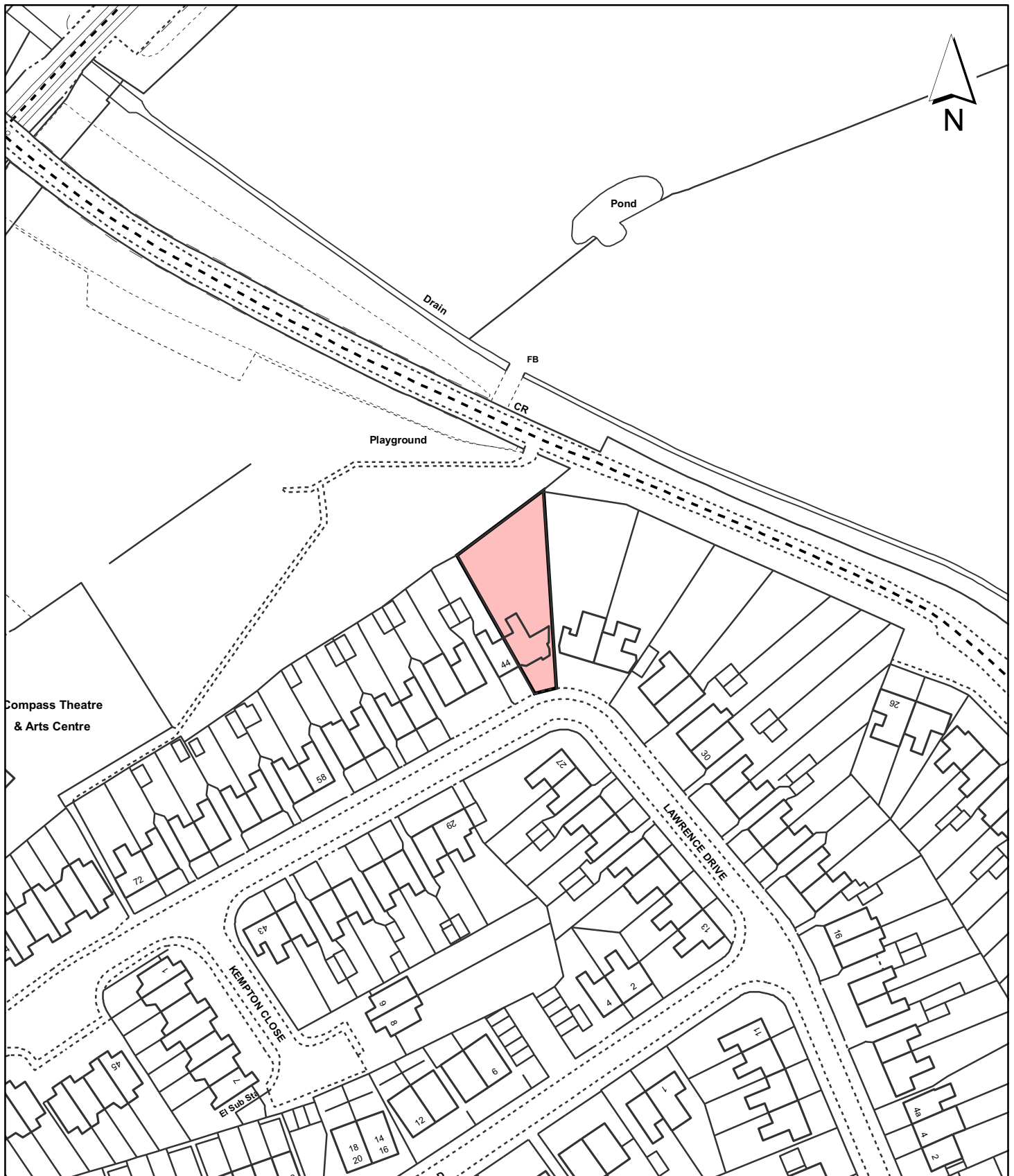


- existing buildings
- proposed extension
- area of existing shadow from existing buildings
- area of shadow cast by proposed extension


2.00 pm

from approx. 1.30pm until approx. 3.30pm the area of shadow cast by the proposed extension is additional to the existing shadow but falls north easterly across the garden of No.42, well away from No.44 (as shown here)





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Site Address	
42 Lawrence Drive Ickenham	
Planning Application Ref:	Scale
23057/APP/2009/1053	1:1,250
Planning Committee	Date
North Page 181	August 2009

**LONDON BOROUGH
OF HILLINGDON**

**Planning &
Community Services**

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



HILLINGDON

LONDON

Report of the Corporate Director of Planning & Community Services

Address 76, PARK WAY AND 59-61 WINDMILL HILL RUISLIP

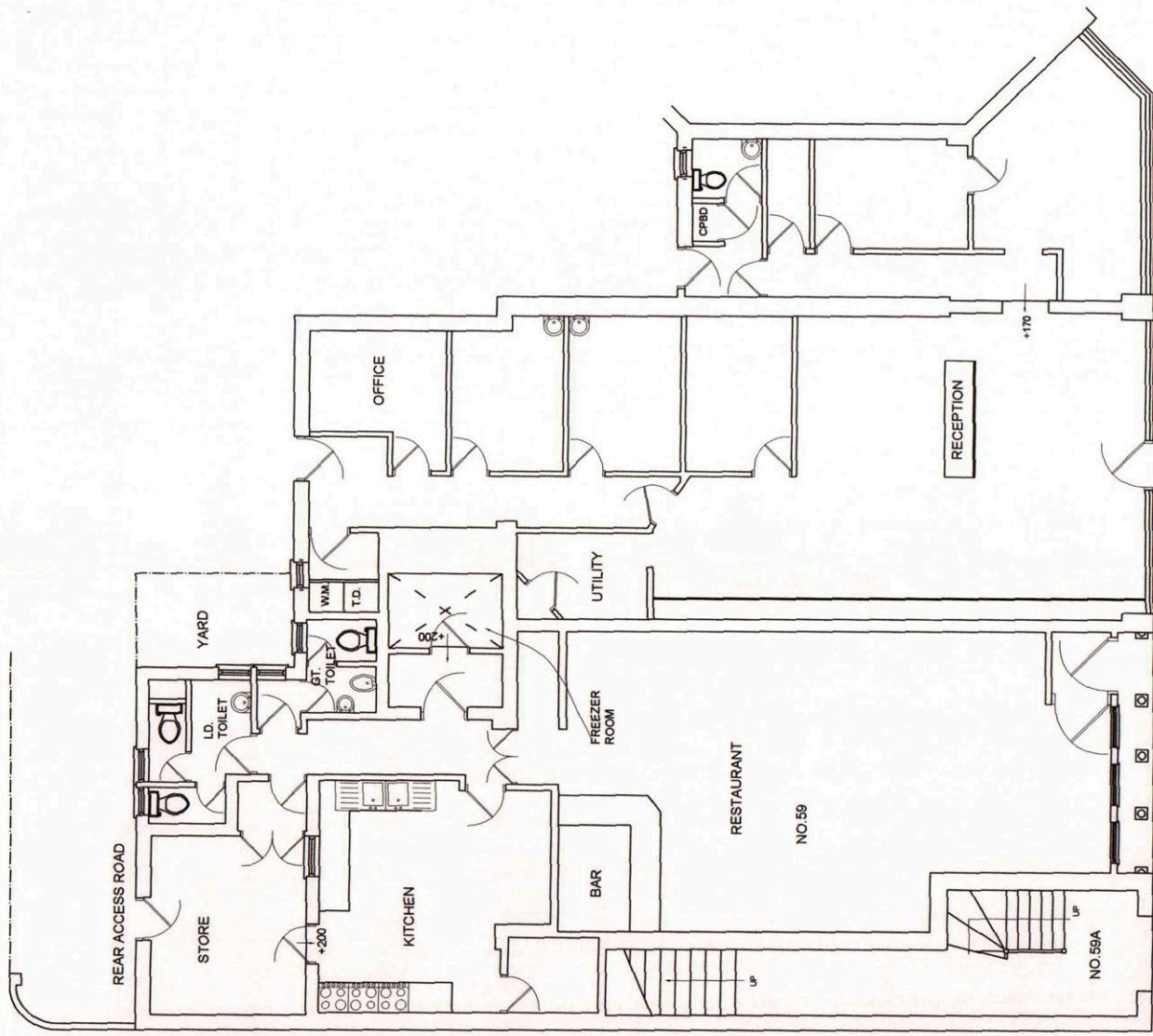
Development: Change of use of 61 Windmill Hill and 76 Park Way from Class A1 (Retail) to Class A3 (Restaurants and Cafes), with new shopfronts and alterations to existing shopfront at 59 Windmill Hill.

LBH Ref Nos: 16366/APP/2009/1873

Date Plans Received: 27/08/2009 **Date(s) of Amendment(s):**

Date Application Valid: 27/08/2009

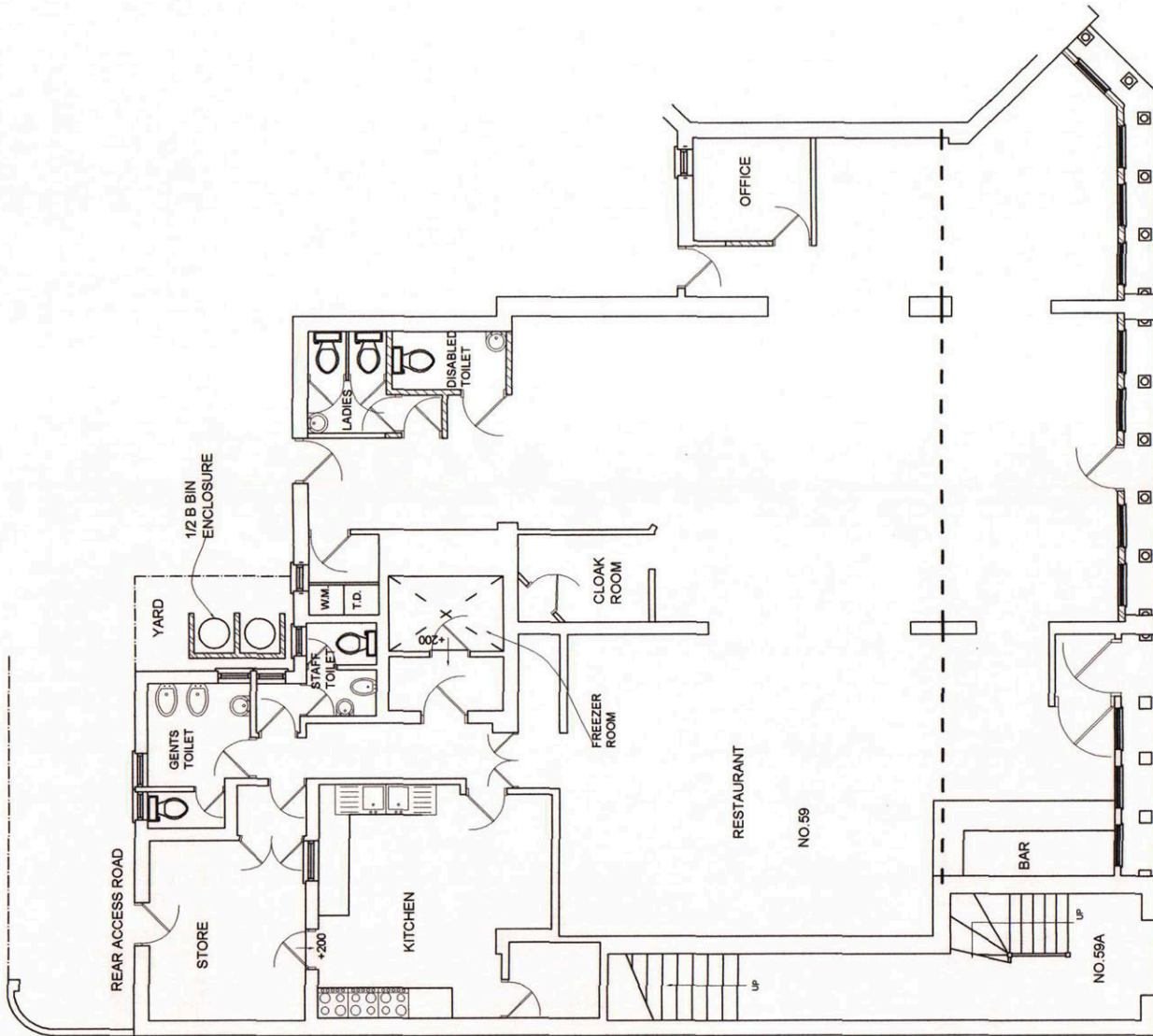
LONDON BOROUGH OF
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27 AUG 2009
PLANNING & COMMUNITY
SERVICES



GROUND FLOOR PLAN

DRAWING TITLE: EXISTING GROUND FLOOR PLAN		SCALE: 1:100
DRAWN BY:	DATE: 27/02/09	
PROJECT:		
CLIENT/ADDRESS: RAJDOOT TANDOORI RESTAURANT, 59 & 61 WINDMILL HILL, HA4 8NR & 76, PARKWAY, HA4 8PU, RUJSLIP MANOR.		
	NO.	REV.
	01	

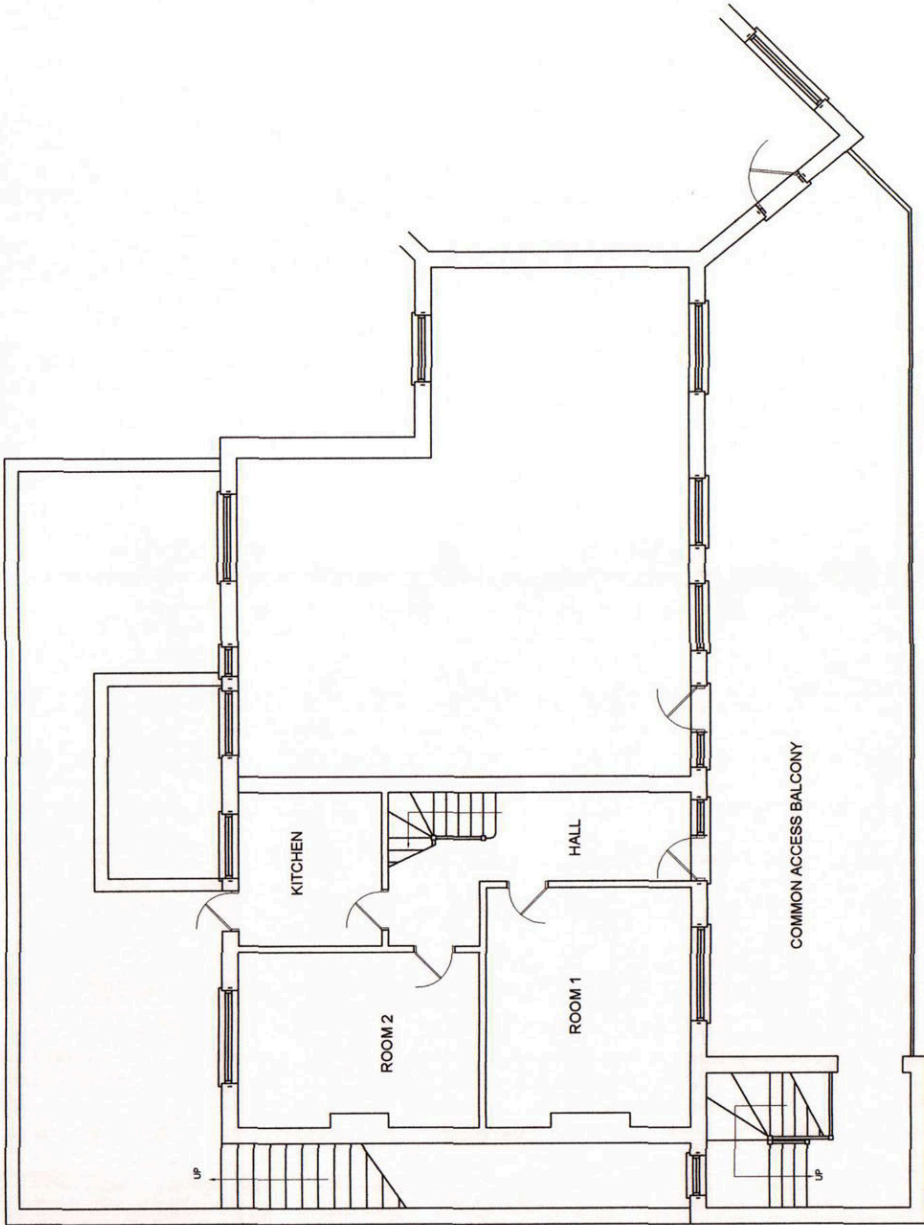
LONDON BOROUGH OF
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27 AUG 2009
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SERVICES



GROUND FLOOR PLAN

DRAWING TITLE: PROPOSED GROUND FLOOR PLAN		SCALE: 1:100
DRAWN BY:		DATE: 27/02/09
PROJECT:		CLIENT/ADDRESS: RAJDOOT TANDOORI RESTAURANT, 59 & 61, WINDMILL HILL, HA4 8NR, & 76, PARKWAY, HA4 8PU, RUISLIP MANOR.
	NO.	REV.
	06	

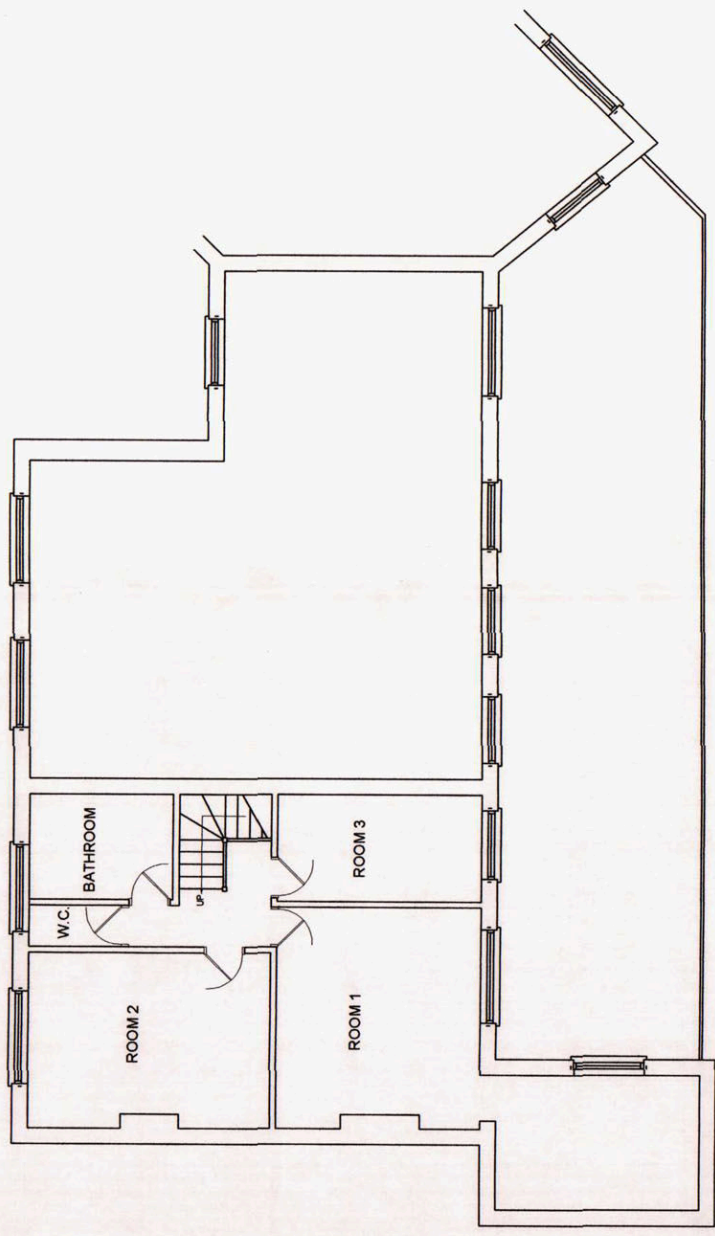
LONDON BOROUGH OF
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RECEIVED
27 AUG 2009
PLANNING & COMMUNITY
SERVICES



FIRST FLOOR PLAN

DRAWING TITLE: EXISTING FIRST FLOOR PLAN		SCALE: 1:100
DRAWN BY:	DATE: 27/02/09	
CLIENT/ADDRESS: RAJDOOT TANDOORI RESTAURANT, 59 & 61, WINDMILL HILL, HA4 8NR & 76, PARKWAY, HA4 8PU, RUISLIP MANOR.		
	NO.	REV.
	02	

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SECOND FLOOR PLAN

DRAWING TITLE: EXISTING SECOND FLOOR PLAN		SCALE: 1:100
DRAWN BY:	DATE: 27/02/09	
PROJECT:		NO. 03
CLIENT/ADDRESS: RAJDOOT TANDOORI RESTAURANT, 59 & 61, WINDMILL HILL, HA4 8NR, & 76, PARKWAY, HA4 8PU, RUJSLIP MANOR.		REV.



EXISTING FRONT ELEVATION

DRAWING TITLE: FRONT ELEVATION			
DRAWN BY:	DATE: 27/02/09	SCALE: 1:100	
PROJECT:	CLIENT/ADDRESS: RAJDOOT TANDOORI RESTAURANT, 59 & 61, WINDMILL HILL, HA4 8NR, & 76, PARKWAY, HA4 8PU, RUISLIP MANOR.	NO. 05	REV.



PROPOSED FRONT ELEVATION

LONDON BOROUGH OF
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 RECEIVED
 27 AUG 2009
 PLANNING & COMMUNITY
 SERVICES

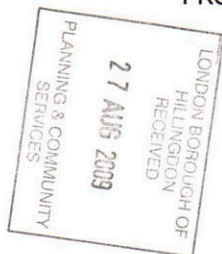


EXISTING REAR ELEVATION

DRAWING TITLE: REAR ELEVATION		
DRAWN BY:	DATE: 27/02/09	SCALE: 1:100
PROJECT:	CLIENT/ADDRESS: RAJDOOT TANDOORI RESTAURANT, 59 & 61, WINDMILL HILL, HA4 8NR, & 76, PARKWAY, HA4 8PU, RUISLIP MANOR.	NO. 04
		REV.



PROPOSED REAR ELEVATION





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Site Address

**76 Park Way and
59 - 61 Windmill Hill
Ruislip**

**LONDON BOROUGH
OF HILLINGDON
Planning &
Community Services**

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

Planning Application Ref:
16366/APP/2009/1873

Scale
1:1,250

Planning Committee
North Page 189

Date
September 2009



HILLINGDON
LONDON

Report of the Corporate Director of Planning & Community Services

Address 41 GREEN LANE NORTHWOOD

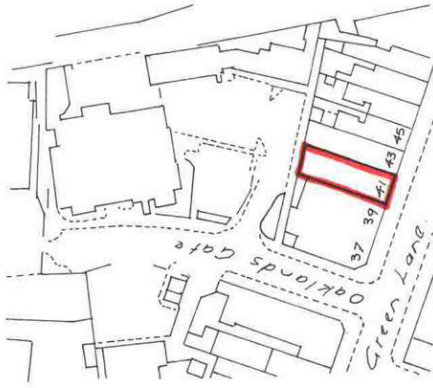
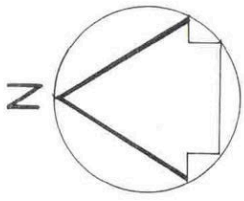
Development: Change of use of basement and ground floor from Class A1 Retail to Class A3/A4 Restaurants/Cafes and Drinking Establishments, to include new door and ventilation duct to rear .

LBH Ref Nos: 12112/APP/2009/1591

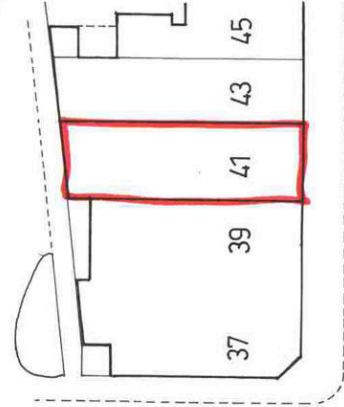
Date Plans Received: 21/07/2009

Date(s) of Amendment(s):

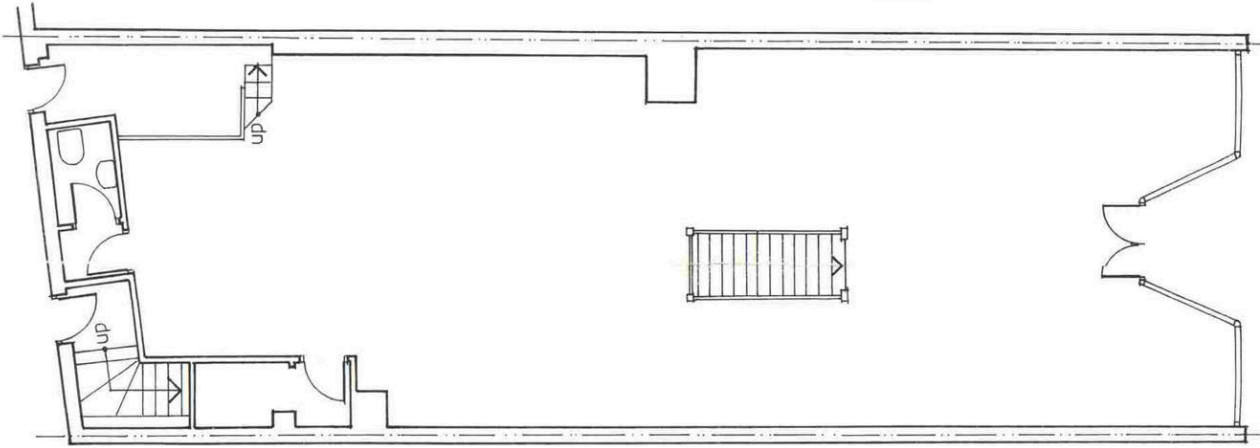
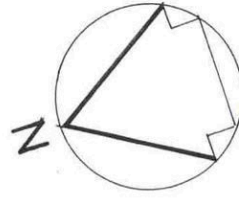
Date Application Valid: 21/07/2009



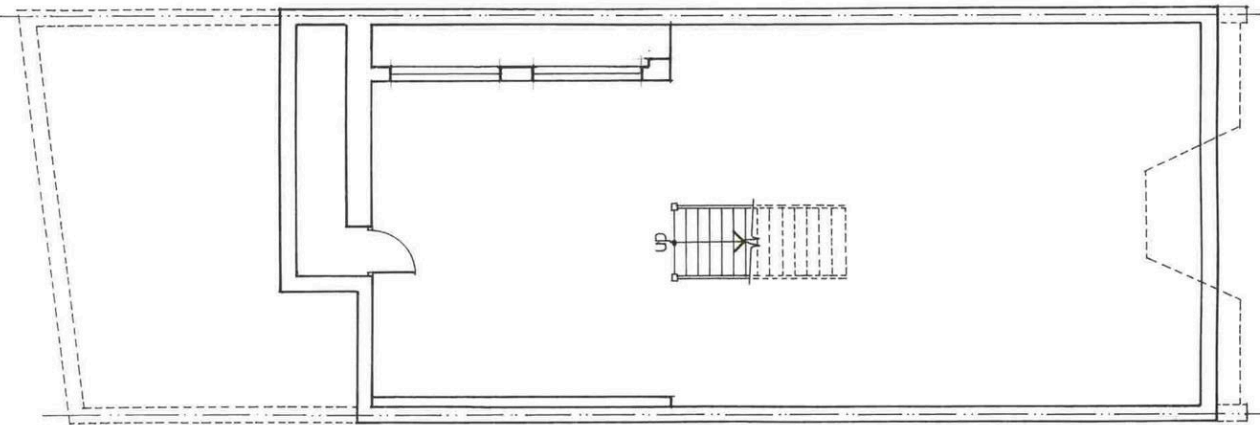
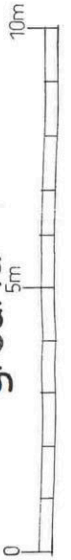
location plan 1:1250



site plan 1:500



ground



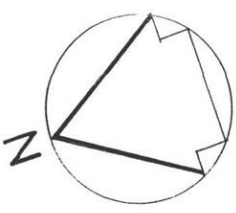
basement

existing floor plans 1:100

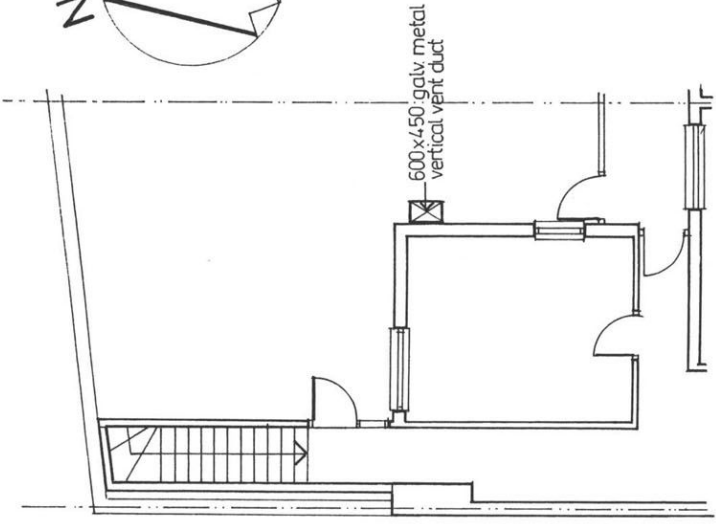
41 Green Lane, Northwood HA6 3AE

gtdunnell 020 8868 5141

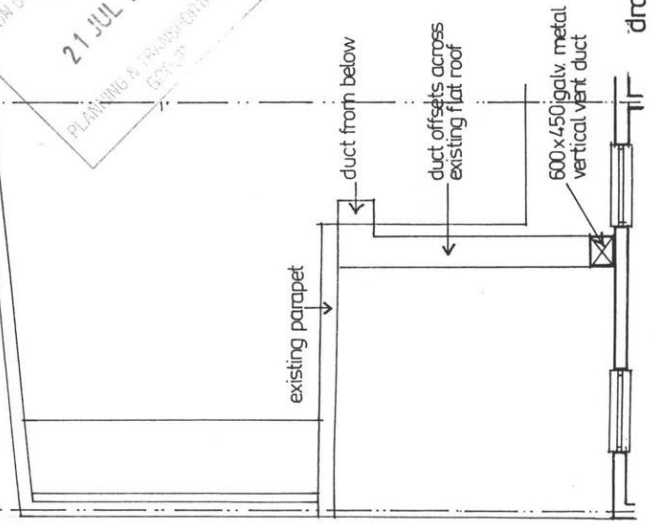
drawing no.
0901/1



LOW CARBON BUILDING
 21 JUL 2009
 PLANNING & TRANSFORMATION
 GROUP

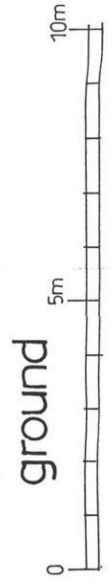
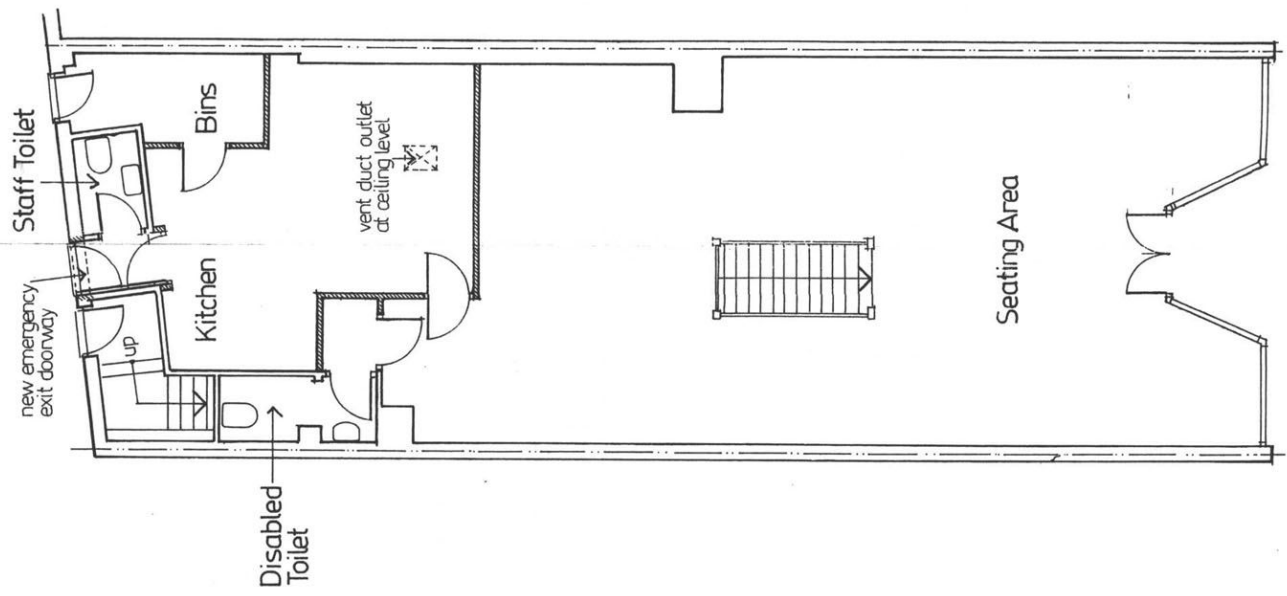


first (part)

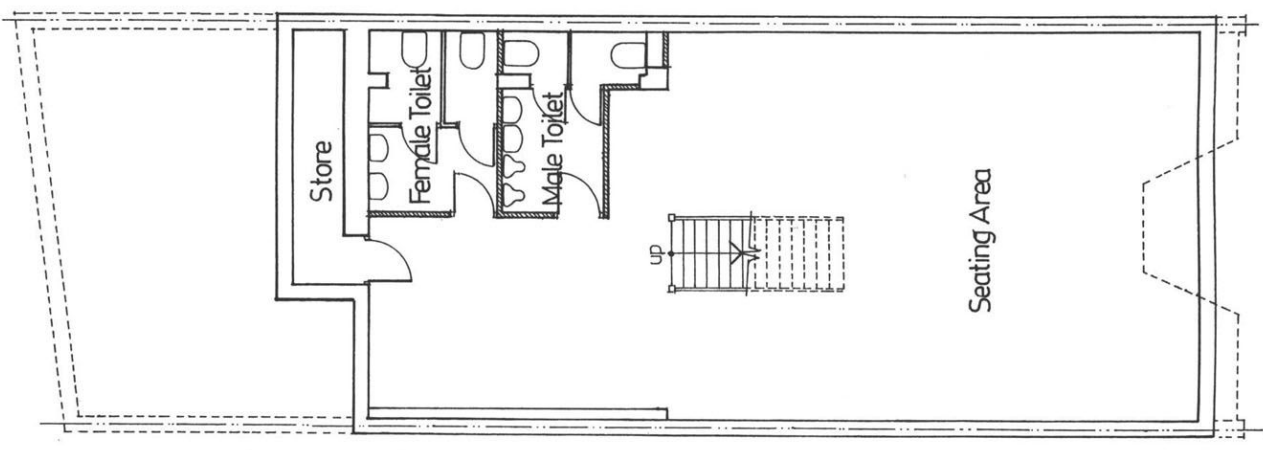


second (part)

drawing no. 0901/2



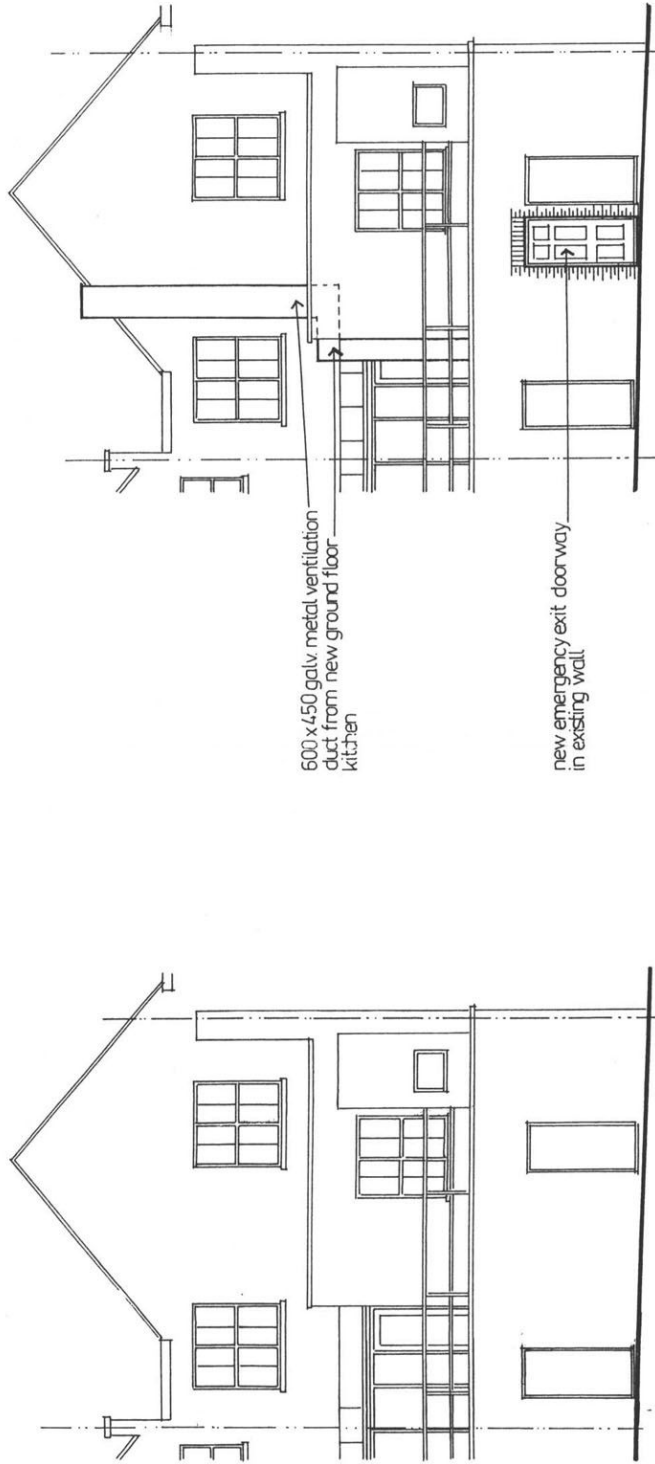
ground
 proposed floor plans 1:100
 for illustrative purposes only



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41 Green Lane, Northwood HA6 3AE

LOW-BEED & PARTNERS
 RECEIVED
 21 JUL 2009
 PLANNING & TRANSPORTATION
 GROUP



600 x 450 galv. metal ventilation duct from new ground floor kitchen

new emergency exit doorway in existing wall

proposed for illustrative purposes only

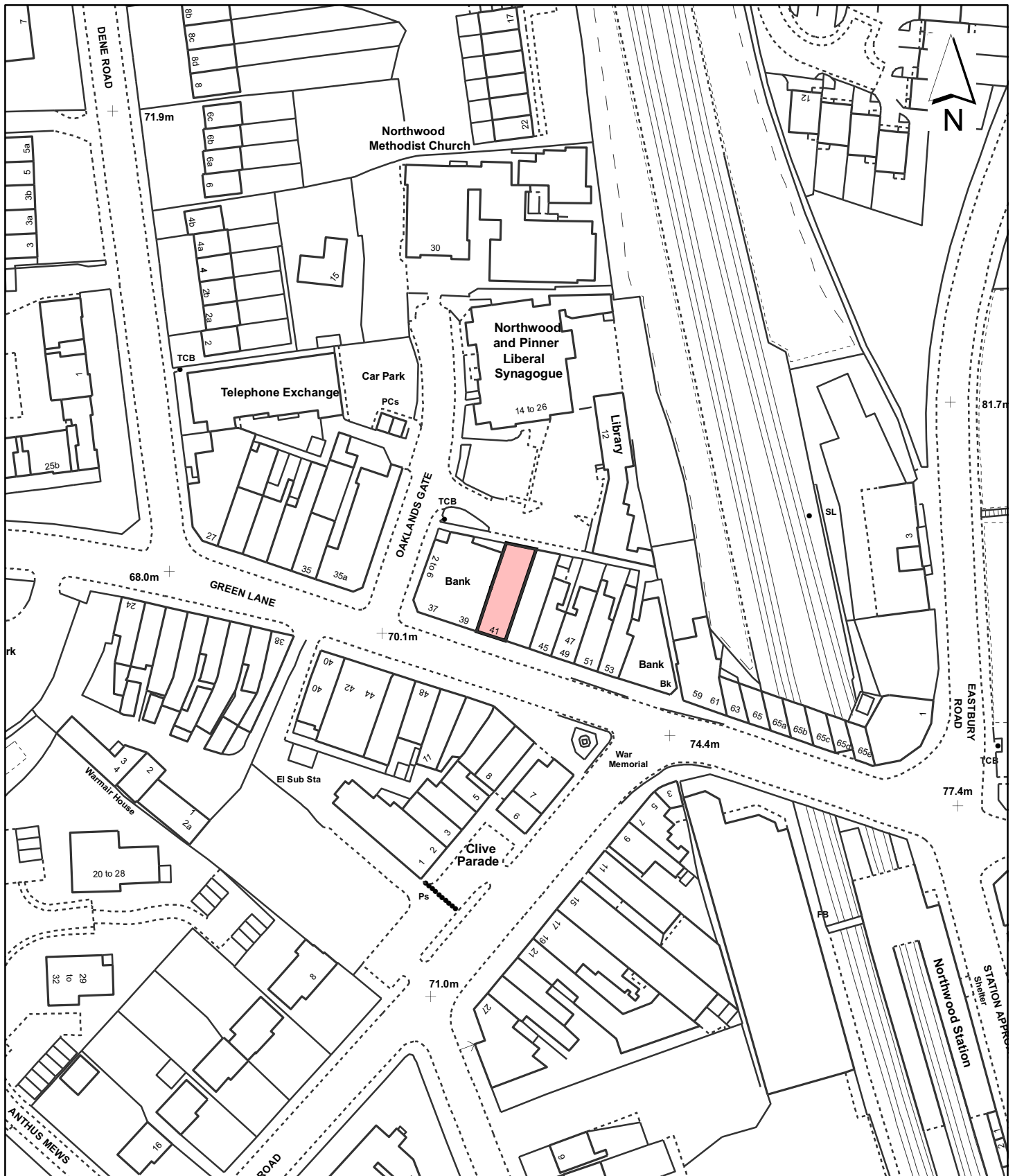


existing
 north (rear) elevation 1:100


drawing no.
 0901/3

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41 Green Lane, Northwood HA6 3AE



Notes

 Site boundary

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Site Address

**41 Green Lane
Northwood**

Planning Application Ref:

12112/APP/2009/1591

Planning Committee

North Page 194

Scale

1:1,250

Date

September 2009

**LONDON BOROUGH
OF HILLINGDON**

**Planning &
Community Services**

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



HILLINGDON
LONDON

Report of the Corporate Director of Planning & Community Services

Address PAUL STRICKLAND SCANNER CENTRE, MOUNT VERNON HOSPITAL
RICKMANSWORTH ROAD NORTHWOOD

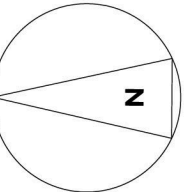
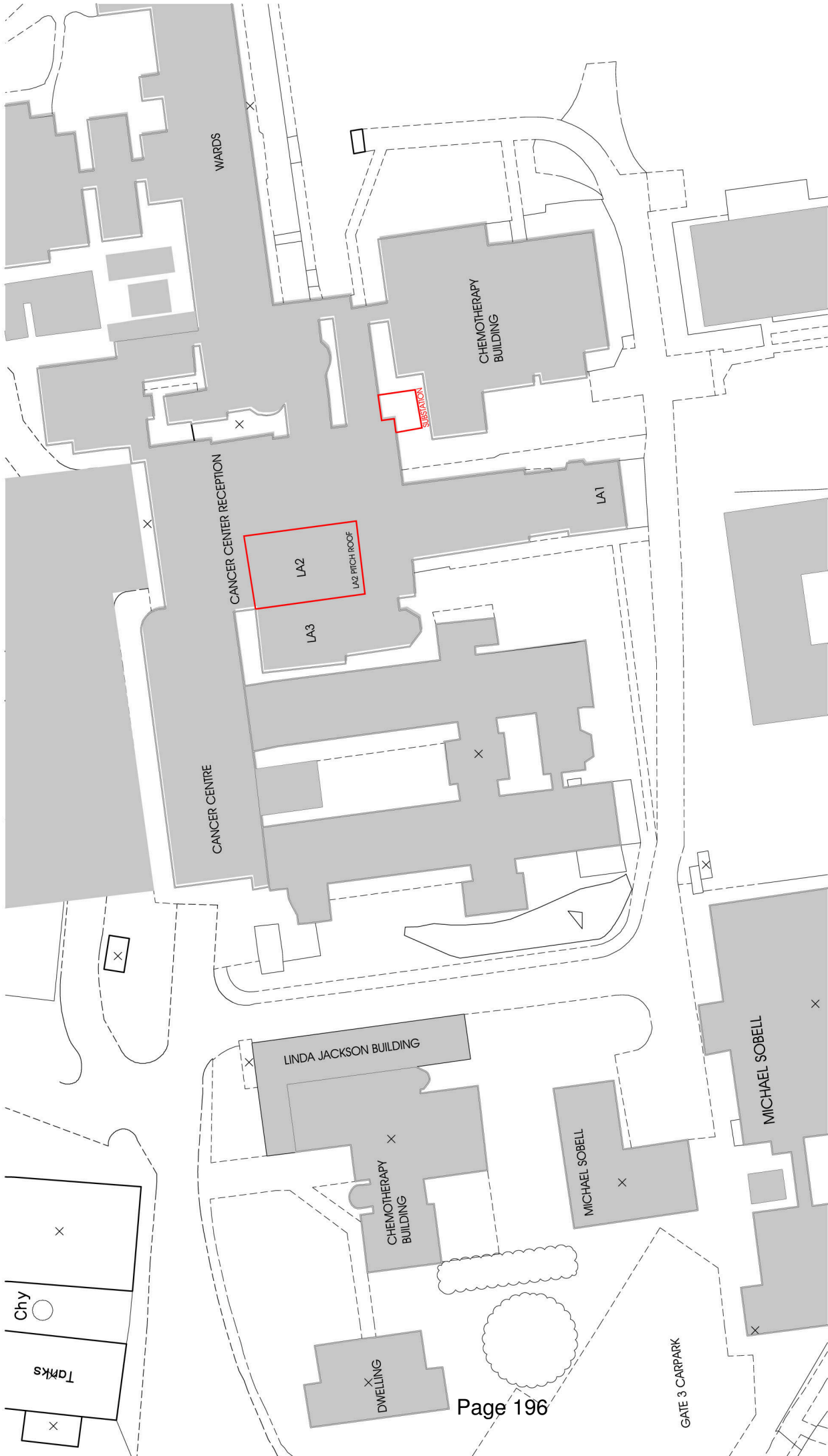
Development: Extension of existing fencing and new access gate.

LBH Ref Nos: 3807/APP/2009/1388

Date Plans Received: 25/06/2009

Date(s) of Amendment(s):

Date Application Valid: 27/07/2009



IF IN DOUBT ASK.
 Do not scale.
 Dimensions to be verified on site.
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REVISIONS:
 A. Status changed to Tender.
 JD 25.06.09.
 B. Substation location updated.
 ELF 23.07.09.

AD ARCHITECTS
 AS EXISTING

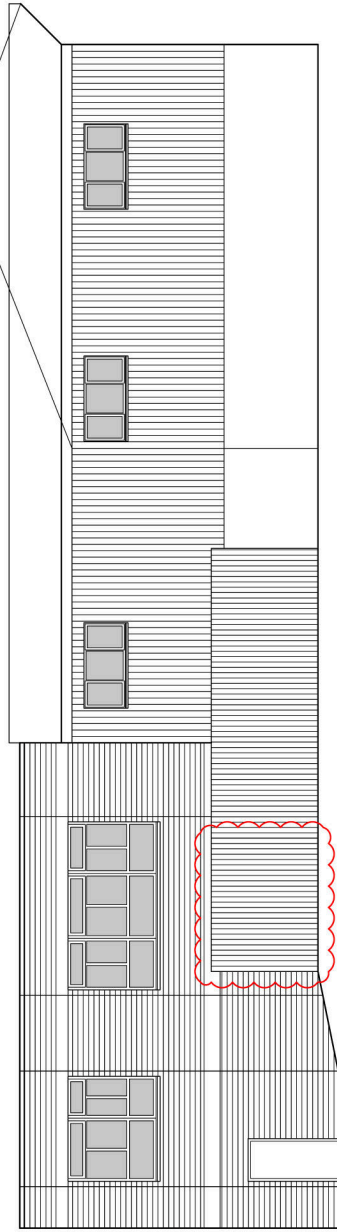
Mount Vernon Hospital East and North Herts NHS Trust
LA2 Cyberknife
Robotic Radiosurgery Suite
 Existing Site
 Site Plan
 AS EXISTING

Scale 1: 500 @ A3
 Date MAY 2009
 Drawn ELF
 Checked
 Status TENDER
 Drawing No. 11471 X 005
 Revision B
 63-65 Fore Street Hertford SG14 1AL Tel: +44 (0)1992 554983 Fax: +44 (0)1992 584448 Email: info@adarchitects.co.uk

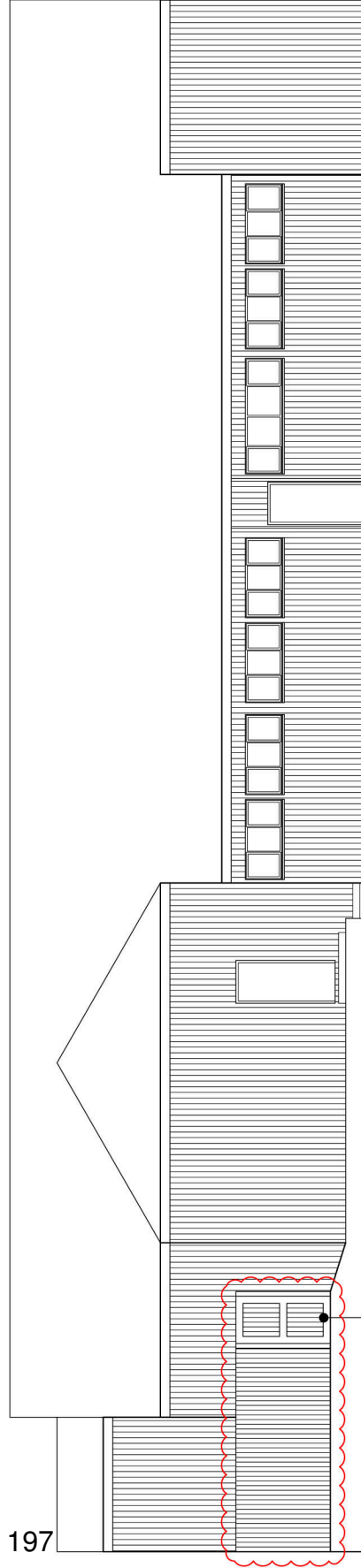
SITE PLAN @ 1:500



Site PLAN @ 1:500

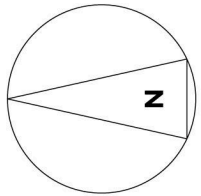


SOUTH ELEVATION A - A @ 1:100 ← → Extent to hit and miss fence to substation



WEST ELEVATION B - B @ 1:100 ← → New end to hit and miss fence with new 1.0m wide gate

IF IN DOUBT, ASK.
Do not scale.
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REVISIONS:
A. Annotation added. ELF 23 06 09.
B. Existing site level updated and status changed to Tender. ELF 16 07 09.
C. Updated following planners comments. ELF 23 07 09.

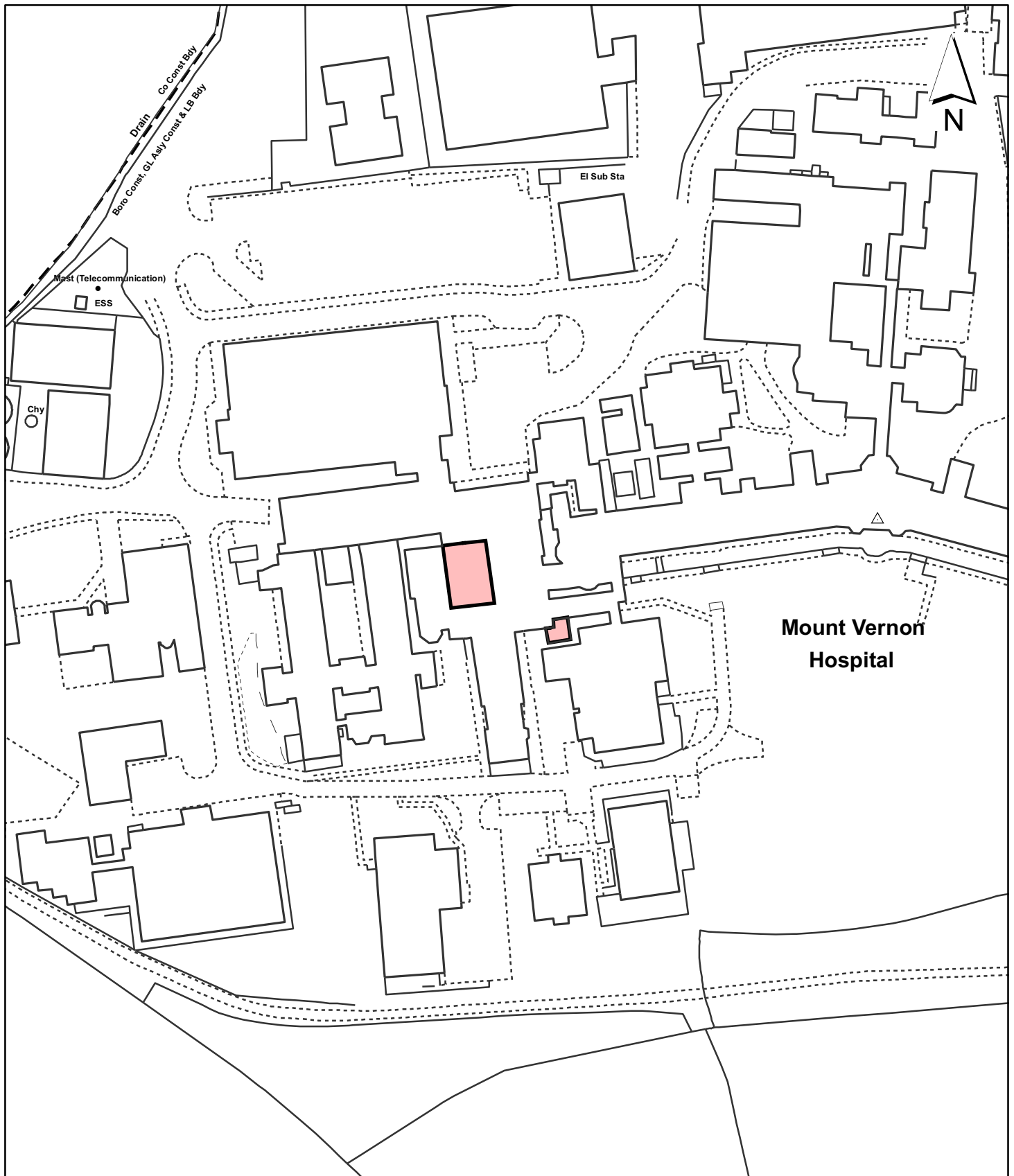
Mount Vernon Hospital East and North Herts NHS Trust
LA2 Cyberknife
Robotic Radiosurgery Suite




Substation Arrangement
AS EXISTING

Scale 1:500, 1:100 @ A3
Date MAY 2009
Drawn DD
Checked DD
Status TENDER

Drawing No. 1147/L400
Revision C



Notes

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Site Address

**Paul Strickland Cancer Centre
Mount Vernon Hospital
Rickmansworth Road, Northwood**

**LONDON BOROUGH
OF HILLINGDON
Planning &
Community Services**

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

Planning Application Ref:
3807/APP/2009/1388

Scale
1:1,250

Planning Committee
North Page 198

Date
September 2009



HILLINGDON
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