

Report of the Corporate Director of Planning & Community Services

Address BROOKSIDE COMMUNITY CENTRE BROOKSIDE ROAD HAYES

Development: Erection of a extension to main hall with pitched roof and 6 rooflights
 (involving demolition of existing office wing and water tower).

LBH Ref Nos: 608/APP/2009/2564

Drawing Nos: Design and Access Statement
 AR/A4/SC/000
 AR/A4/SC/006
 AR/A3/SC/007
 AR/A3/SC/003 Rev A
 AR/A3/SC/005
 AR/A3/SC/004 Rev D
 AR/A3/SC/001
 AR/A3/SC/002 Rev A

Date Plans Received: 26/11/2009 **Date(s) of Amendment(s):** 26/11/2009

Date Application Valid: 07/12/2009

1. SUMMARY

Planning permission is sought for the erection of an extension to the existing community centre. The proposed extension would not represent a disproportionate addition over and above the size of the original building and would relate satisfactorily with the character and appearance of the original building, the street scene and surrounding area generally.

The development will not injure the visual qualities and amenities of this Green Belt designated site.

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 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).

4 H14 Cycle Storage - details to be submitted

No part of the development hereby permitted shall be commenced until details of 6 covered and secure cycle storage for users of and visitors to the development have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be occupied or brought into use until the approved cycling facilities have been implemented in accordance with the approved plan, with the facilities being permanently retained for use by cyclists.

REASON

To ensure the provision and retention of facilities for cyclists to the development and hence the availability of sustainable forms of transport to the site in accordance with Policy AM9 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C 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 (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 AM13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan Policies (February 2008) Policies 3A.13, 3A.17 and 4B.5.

6 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) 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.

7 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).

8 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.

9 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).

10 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).

11 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).

12 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).

13 TL21 Tree Protection, Building & Demolition Method Statement

Prior to development commencing on site, a method statement outlining the sequence of development on the site including demolition, building works and tree protection shall be submitted to and approved by the Local Planning Authority, and the scheme thereafter implemented in accordance with the approved method statement.

REASON

To ensure that trees can be satisfactorily retained on the site in accordance with Policy BE38 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.

OE1	Protection of the character and amenities of surrounding properties and the local area
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
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.
HDAS	Hillingdon Design & Accessibility Statement: Accessible Hillingdon
OL4	Green Belt - replacement or extension of buildings

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 I4 Neighbourly Consideration - include on all residential exts

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).

6 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.

7 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.

8 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.

9 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.

10 I51 Notification of Commencement of Works

Written notification of the intended start of works shall be sent to Planning & Community Services, London Borough of Hillingdon, Civic Centre, High Street, Uxbridge, UB8 1UW at least seven days before the works hereby approved are commenced.

11

You are advised to consult the Environment Agency's Flood Risk Standing Advice prior to

commencement of the development hereby approved. The Standing Advice can be found at

<http://www.environment-agency.gov.uk/research/planning/82584.aspx>

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises Brookside Community Centre, located on the south east side of Brookside Road and comprises a single storey detached building in use as a community centre. To the north east lies Yeading Brook with open green fields beyond and to the south west lies 68 Brookside Road and a service road with the rear gardens of Ashford Avenue beyond. To the east lies an open air play ground forming part of the leisure complex. The street scene is residential in character and appearance and the application site lies within the Green Belt, as designated in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007). The application site also lies within Flood Zone 2.

3.2 Proposed Scheme

Planning permission is sought for the erection of an extension located along the south western/north western elevations of the existing building.

The proposed extension would set flush with the front wall facing Brookside Road. It would measure 6.8m wide along that elevation and 19.75m wide along the south western elevation, projecting some 2.5m beyond that wall. The proposed extension would measure 4.5m high at eaves level and 5.6m high at ridge level. The main roof would be extended over part of the existing building, involving the removal of the water tower, and be finished with gable end walls on the north west (Brookside Road) and south east elevations, with high level oriel windows and rooflights on either side of the roofslopes.

The proposed extension, with part of the existing floorspace, would create two large halls; the entrance of which would be on the Brookside road elevation. A new main entrance with lobby is proposed along the south western elevation of the proposed extension. An access ramp is proposed at the front of the new front entrance.

3.3 Relevant Planning History

Comment on Relevant Planning History

There are no relevant planning decisions.

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:

OE1 Protection of the character and amenities of surrounding properties and the local

	area
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
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.
HDAS	Hillingdon Design & Accessibility Statement: Accessible Hillingdon
OL4	Green Belt - replacement or extension of buildings

5. Advertisement and Site Notice

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

6. Consultations

External Consultees

52 adjoining owner/occupiers and the Ickenham Resident's Association have been consulted. No comments have been received.

Environment Agency:

This proposal falls within the scope of the Environment Agency's Flood Risk Standing Advice.

Internal Consultees

Trees/Landscape

I refer to the above application, JP Associates' Design & Access Statement, drawing Nos. AR/A4/SC/000, 001, 002 Rev A, 003 Rev A, 004 Rev D, 005, 006, 007 and a recent site visit (viewed from outside the site only):

The site is an existing Community Centre, located at the far end of the cul-de-sac in Brookside Road. There is a public car park in front of the site (west boundary) and the plot extends across the end of the rear gardens of Ashford Avenue (to the south) and is bounded by Yeading Brook and designated Green Belt and public open space to the north.

There are two significant belts of trees on the site along the north and south boundary, with 4no. individual specimens within the open space which forms the setting of the existing buildings.

The proposal, shown on drawing No. 006, is to extend the building in the south-west corner, which

effectively infills an external space, squares the corner of the building off and slightly extends the building frontage. The plan shows that one of the trees (thought to be a young/middle-aged Acer) closest to the building will be removed in order to accommodate the new footprint of the building. The edge of the new building will be very close to the canopy of another (similar) tree. Depending on the accuracy of the current information on plan this may, or may not, be a satisfactory and sustainable juxtaposition between the building and the tree (allowing for future growth).

The building will also remain very close to the largest tree on the frontage. The retention of this tree (and others) will be dependent on a sound tree protection plan / method statement to BS5837:2005, and responsible management of site operations.

By way of mitigation the proposal includes the planting of 4no. new (as yet unspecified) trees along the site frontage. (The annotation refers to the removal of 2No. Copper Birch trees, however only one tree is shown to be removed.

Notwithstanding the above comments, the site is currently well-stocked with trees and the overall landscape impact will not be significant, if only one tree is to be removed. The proposal to line the front / west boundary with a new row of trees is welcome and there may be further opportunities to soften the appearance of the building from the houses to the south.

If you are minded to approve this application I have no objection subject to conditions TL1, TL2, TL3, TL5, TL6, TL7, TL21.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of extending the existing premises is acceptable subject to Council's policies and standards.

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

Planning Policy Guidance Note 2: Green Belts (PPG2) 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 a limited range of uses including agriculture, forestry, recreation, limited alteration/re-building of dwellings, and infilling major developed sites as identified in adopted plans.

PPG2 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.

Paragraph 3.6 of PPG2 states: 'Provided that it (the development) does not result in disproportionate additions over and above the size of the original building, the extension or alteration of dwellings is not inappropriate in Green Belts. The replacement of existing dwellings need not be inappropriate, providing the new dwelling is not materially larger than the dwelling it replaces.'

As the application site is an established community centre in the Green Belt, very special circumstances do not need to be demonstrated, subject to compliance with Policy OL4 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007).

The proposed extension would be attached to the existing building and therefore would not result in a significant increase in the built up appearance of the site or harm the visual amenities of the Green Belt.

The footprint of the original building (as existing) equates to 502sq.m and the proposal would add a further 118sq.m of floorspace. This equates to a 24% increase in floorspace. As such, the proposal would not constitute a disproportionate addition over and above the size of the original building.

Given the above, it is considered that the proposal would be consistent with Policy OL4 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007), as it would not result in any disproportionate change in the bulk and character of the existing building or significantly increase the built up appearance of the site.

7.07 Impact on the character & appearance of the area

The existing community centre comprises a single storey building with varying roof height and a centrally positioned water tower, which is considered to be an eyesore. The proposed extension would result in the removal of the water tower structure. It, by reason of its overall size, siting, design and appearance, would integrate satisfactorily with the original building. The proposed extension would introduce a roof form that is considered to represent an improvement to the existing building and would not appear out of keeping with the street scene, particularly as it would not project above the height of the existing houses in the street.

Therefore, it is considered that the proposal would harmonise with the character and appearance of the street scene and surrounding area generally, in accordance with Policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

The proposed access ramp is satisfactory and a condition is recommended to ensure that it complies with the Council's design guidance on external ramps as set out in paragraph 6.16 of the HDAS: Accessible Hillingdon.

7.08 Impact on neighbours

The proposed extension would be located some 18m to the north east of the nearest residential property, 68 Brookside Road. This distance is sufficient to ensure that the proposal would not harm the residential amenities of the occupiers of that house through overdominance, visual intrusion, and overshadowing. The existing trees along the southern western boundary of the site would prevent overlooking from the ground floor windows of the extension onto 68 Brookside Road.

As such, the proposal would comply with policies BE20, BE21 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2009).

7.09 Living conditions for future occupiers

This is not applicable to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

There is no specific car parking standard for D2 uses. As such, the proposal is determined on an individual basis using a transport assessment and travel plan.

The proposal would add 118sq.m of additional floorspace. No transport assessment has been submitted, however over 40 parking spaces exist on site with an additional 43 spaces provided for the existing open air playground which lies to the east of the community centre. It is therefore considered that the existing on site parking spaces would cater for the additional floorspace and therefore, the proposal would not result in an increase in on street parking to the detriment of highway and pedestrian safety, in accordance with policies AM7(ii) and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

A condition is recommended requiring cycle parking to be provided in accordance with policy AM9 of the 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

The proposal involves the installation of a ramp to the new front entrance. No details of the ramp have been provided. However, a condition is recommended requiring details of the access ramp and other associated facilities for people with disabilities to be submitted to and approved in writing by the Local Planning Authority prior to commencement of works.

7.13 Provision of affordable & special needs housing

This is not applicable to this application.

7.14 Trees, landscaping and Ecology

The proposal would result in the loss of an existing tree, however the applicant proposes to plant 4 Silver Birch trees to compensate for the loss of the Copper Birch. This is considered to be acceptable and would accord with Policy BE38 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

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

With regards to flood risk, the Environment Agency has confirmed that the proposal falls within its Flood Risk standard advice. An informative is recommended advising the applicant to consult the EA prior to commencement of works.

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

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

10. CONCLUSION

The proposed extension would represent an improvement of the existing building. It would comply with the above mentioned adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) policies and as such this application is recommended for approval.

11. Reference Documents

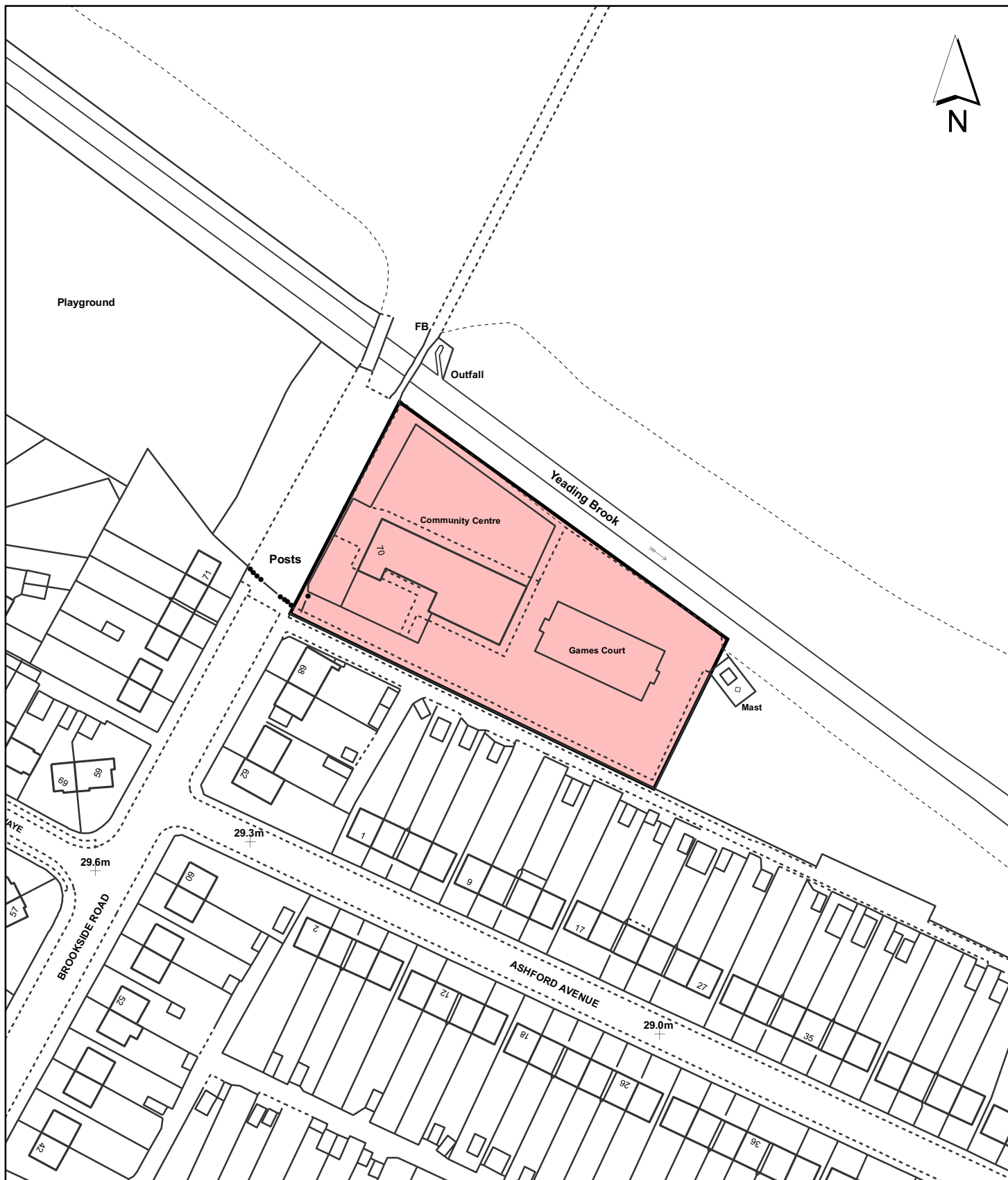
Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007)

Planning Policy Guidance Note 2: Green Belt

Hillingdon Design & Accessibility Statement: Accessible Hillingdon

Contact Officer: Sonia Bowen

Telephone No: 01895 250230



Notes



Site boundary

For identification purposes only.

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London Borough of Hillingdon
100019283 2009

Site Address

**Brookside Community Centre
Brookside Road
Yeadon**

Planning Application Ref:

608/APP/2009/2564

Planning Committee

Central and South

Scale

1:1,250

Date

February 2010

**LONDON BOROUGH
OF HILLINGDON**

**Planning &
Community Services**

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



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