

Report of the Head of Planning & Enforcement Services

Address 20 PIELD HEATH ROAD HILLINGDON

Development: Change of use from Class C3 (residential) to Class D1 for use as medical centre and single storey rear/side extension.

LBH Ref Nos: 21661/APP/2010/1716

Drawing Nos: 10/293/01
10/293/02
10/293/04 REV A
Design and Access Statement
Planning Statement
10/293/03 REV B
10/293/11 REV B

Date Plans Received: 20/07/2010 **Date(s) of Amendment(s):** 20/07/2010
Date Application Valid: 02/08/2010 28/07/2010
02/08/2010
29/10/2010

1. SUMMARY

The application seeks the change of use of the existing residential property (Use Class C3) to a GP surgery (Use Class D1) in addition to a single storey side/rear extension. The applicant has formally requested that should planning permission be granted the Use Class of the site be limited specifically to a GP Surgery within Use Class D1 and the application should be considered on this basis.

The policy matters in this case are finely balanced, however having regard to all relevant material matters it is considered that the principle of the development is acceptable in accordance with Policy R15 of the Saved Policies UDP.

The proposed extensions would maintain an acceptable relationship with the neighbouring residential property and subject to conditions it is not considered that the proposed use would have an unacceptable impact on the amenity of the neighbouring residential occupiers.

The extensions would also attain an appropriate appearance harmonising with the existing building and street scene and the proposal would retain the important landscaping along the site frontage.

Subject to conditions the proposal would achieve an appropriate level of inclusive and sustainable design.

The Council's Highways Officer is satisfied that the level of parking proposed for the medical centre is adequate and that the layout is acceptable in terms of pedestrian and highways safety.

Overall, the application is considered acceptable and recommended for approval subject to conditions.

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 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 MCD16 Restriction to Use Applied For

Notwithstanding the provisions of the Town & Country Planning (Use Classes) Order 1987 and the Town and Country Planning (General Permitted Development) Order 1995 (or any orders revoking and re-enacting either of these orders with or without modification), the land and/or building(s) shall be used only for the purpose of a GP Surgery and for no other purpose including any other purpose within Use Class D1 of the Town and Country Planning Use Classes Order 1987

REASON

To enable the Local Planning Authority to retain control over the use so as to ensure that it complies with policies AM7, AM14, OE1 and OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 M5 Means of Enclosure - details

Before the development is commenced, details of boundary fencing or other means of enclosure shall be submitted to and approved in writing by the Local Planning Authority. The approved means of enclosure shall be erected before the development is occupied and shall be permanently retained thereafter.

REASON

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

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 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).

9 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).

10 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).

11 NONSC Hours of Use & Deliveries

No persons other than staff shall be permitted to be on the premises and the premises shall not be used for the delivery and loading or unloading of goods at any time on Saturdays, Sundays, Bank or Public Holidays or between the following hours on weekdays:

Monday - 1800 and 0800
Tuesday - 1900 and 0800
Wednesday - 1300 and 0730
Thursday - 1900 and 0800
Friday - 1800 and 0800

REASON

To ensure that the amenity of the occupiers of adjoining or nearby properties is not adversely affected in accordance with Policies OE1 and OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

12 NONSC Plant Machinery

The rating level of noise emitted from any plant and/or machinery on the site shall be at least 5 dB below the existing background noise level. The noise levels shall be determined at the nearest residential property. The measurements and assessment shall be made in accordance with British Standard 4141 "Method for rating industrial noise affecting mixed residential and industrial areas".

REASON

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

13 NONSC Acoustic Fence

No development shall take place until details of an acoustic fence on the boundary with number 1 Field Heath Avenue have been submitted to, and approved in writing by, the Local Planning Authority. The acoustic fence shall be installed in accordance with the approved details prior to commencement of the use hereby permitted and retained/maintained for the life of the development.

REASON

To ensure that the amenity of the occupiers of adjoining or nearby properties is not adversely affected in accordance with Policies OE1 and OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

14 NONSC Gate - Emergency Access Only

No development shall take place until details of the gate adjacent to no.1 Pield Heath Avenue on drawing 10/293/11 Rev B have been submitted to, and approved in writing by the Local Planning Authority. The gate shall be installed in accordance with the approved details prior to commencement of the use hereby approved. Thereafter the gate shall remain locked except in emergencies and shall be permanently retained/maintained for the the life of the development.

REASON

To ensure vehicular movements do not prejudice the amenity of the neighbouring occupier and to ensure the gate has an appropriate appearance within the street scene in accordance with Policies BE13, OE1 and OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

15 H16 Cycle Storage - details to be submitted

No part of the development hereby permitted shall be commenced until details of covered and secure cycle storage for a minimum of 4 cycles have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided in accordance with the approved details prior to the occupation of the development and thereafter permanently retained.

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).

16 MCD10 Refuse Facilities

No development shall take place until details of facilities to be provided for the separate, covered, appropriately sign posted, secure and screened storage of refuse, recycling and clinical waste at the premises 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

In order to safeguard the amenities of the area, in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policy 4B.1.

17 H11A Visibility Splays

Unobstructed sight lines above a height of 1 metre shall be maintained where possible on both sides of the entrance to the site, for a distance of at least 2.4m in both directions along the back edge of the footway or verge.

REASON

To ensure that pedestrian and vehicular safety is not prejudiced, in accordance with Policy AM7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

18 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).

19 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).

20 H6 **Car parking provision - submission of details**

The development hereby approved shall not be commenced until details of the parking arrangements have been submitted to and approved in writing by the Local Planning Authority; and the development shall not be occupied until the approved arrangements have been implemented. 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 that adequate facilities are provided in accordance with Policies AM14, AM15 and the parking standards as set out in the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

21 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 and R16 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policies 4B.1 and 4B.5.

22 NONSC **Additional Disability Measures**

No development shall commence until details of additional measures to meet the needs of people with disabilities have been submitted to, and approved in writing by, the Local Planning Authority. The additional measures shall include but not be limited to:

- (i) The provision of level access to entrances;
- (ii) A revised layout for the accessible WC; and
- (iii) Details of a 300mm clear space adjacent to the leading edge of each door.

Thereafter, the development shall be implemented in accordance with the approved details.

REASON

To ensure that adequate facilities are provided for people with disabilities in accordance with Policy AM13 and R16 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policies 4B.1 and 4B.5.

23 SUS6 Green Travel Plan

Prior to the commencement of the development hereby permitted a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan, as submitted shall follow the current Travel Plan Development Control Guidance issued by Transport for London and will include:

- (1) targets for sustainable travel arrangements [insert desired for target(s)];
- (2) effective measures for the ongoing monitoring of the Travel Plan;
- (3) a commitment to delivering the Travel Plan objectives; and
- (4) effective mechanisms to achieve the objectives of the Travel Plan by both present and future occupiers of the development.

The development shall be implemented only in accordance with the approved Travel Plan.

REASON

To promote sustainable transport and reduce the impact of the development on the surrounding road network in accordance with Policies 3C.1, 3C.2 and 3C.3 of the London Plan (February 2008).

24 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, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with policies 4B.1 and 4B.6 of the London Plan.

25 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 hours during which development works will occur (please refer to informative I15 for maximum permitted working hours).
- (ii) 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.
- (iii) Measures to prevent mud and dirt tracking onto footways and adjoining roads

(including wheel washing facilities).

(iv) 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).

(v) Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process.

(vi) 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).

26 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).

27 OM11 Floodlighting

No floodlighting or other form of external lighting shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting that is so installed shall not thereafter be altered without the prior consent in writing of the Local Planning Authority other than for routine maintenance which does not change its details.

REASON

To safeguard the amenity of surrounding properties in accordance with policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

28 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.

29 SUS8 Electric Charging Points

Before development commences, plans and details of 1 electric vehicle charging point(s), serving the development and capable of charging multiple vehicles simultaneously, shall be submitted to and approved in writing by the Local Planning Authority.

REASON

To encourage sustainable travel and to comply with London Plan Policy 4A.3.

30 SUS2 Energy Efficiency Major Applications (outline where energy s

No development shall take place on site until an energy efficiency report has been submitted to, and approved in writing by the Local Planning Authority. The energy efficiency report shall demonstrate how the Mayors Energy Hierarchy will be integrated into the development, including a full assessment of the site's energy demand and carbon dioxide emissions, measures to reduce this demand and the provision of 20% of the sites energy needs through on site renewable energy generation. The methods identified within the approved report shall be integrated within 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).

31 NONSC CCTV

Prior to development commencing, the applicant shall submit details of CCTV and lighting systems for the site. The approved details shall be installed prior to first occupation of any part of the development hereby approved and thereafter permanently maintained.

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.

32 NONSC No satellite dishes/antennae

Notwithstanding the provisions of Schedule 2, Part 25 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 satellite dishes or antennae shall be installed on the building hereby approved.

REASON

To enable the Local Planning Authority to assess all the implications of the development and in accordance with policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

INFORMATIVES

1 152 **Compulsory Informative (1)**

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

2 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.
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.
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
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
H2	Restrictions on changes of use of residential properties
H3	Loss and replacement of residential accommodation
R15	Use of residential accommodation for medical/health care facilities
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
AM1	Developments which serve or draw upon more than a walking distance based catchment area - public transport accessibility and capacity considerations
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM6	Measures to discourage the use of Local Distributor and Access Roads by through traffic
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

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

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

4 **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.

5 **123** **Works affecting the Public Highway - Vehicle Crossover**

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.

6 **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).

7 **143** **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 1980.

8 147 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).

9 125 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).

10 19 Community Safety - Designing Out Crime

Before the submission of reserved matters/details required by condition 24, you are advised to consult the Metropolitan Police's Crime Prevention Design Advisor, Planning & Community Services, Civic Centre, Uxbridge, UB8 1UW (Tel. 01895 250538).

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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 Councils central CCTV system.

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises a residential property located at 20 Pield Heath Road, Hillingdon. The curtilage of the property is physically divided by a hedge into two distinct planning units. The eastern part contains a single storey dwelling and is set out as a traditional residential curtilage with a vehicular access from Pield Heath Avenue. The western part is set to hard standing and contains a collection of single storey buildings which has a separate access from Pield Heath Road, this appears to have been utilised in the past as a builders yard or similar however a history search has revealed no planning history and the site appears to have been vacant for a significant period of time.

The site benefits from a substantial landscape screen in the form of trees and hedgerow along its boundary with Pield Heath Road and at the junction with Pield Heath Avenue.

To the north the site adjoins a residential property at no. 1 Pield Heath Avenue, to the east a Bed and Breakfast is located on the opposite site of Pield Heath Avenue, and to the west lies the an Officer for a building contractors at no. 24 Pield Heath Road. To the south east an area privately owned open land is located on the opposite side of Pield Heath Road which is within the designated Green Belt and to the south west is soft landscaping and residential properties on Greatfields Drive.

The application site is designated as developed land within the Saved Policies UDP.

3.2 Proposed Scheme

The application seeks the change of use of the an existing residential property (Use Class C3) to a GP surgery (Use Class D1) in addition to a single storey side/rear extension. The applicant has formally requested that should planning permission be granted the Use Class of the site be limited specifically to a GP Surgery within Use Class D1 and the application should be considered on this basis.

The proposed side/rear extension would be single storey and project 7.5m to the east of the existing building, continuing extending the form of the existing gable roof. A second single 7.8m wide storey extension with a gable roof would project 8.5m forward of the existing facade facing Pield Heath Road. This would result in an L-shaped building. The extension is proposed to be treated in materials to match the existing building.

The existing site access on Pield Heath Road would be utilised as a two-way access providing access to a 6 space (including 1 disabled space) parking area for patients and visitors. The existing access from Pield Heath Avenue would serve 3 parking spaces provided for Doctors and staff. A gate is proposed to prevent the use of the road adjacent to no.1 Pield Heath Avenue.

Cycle parking for 4 bicycles and refuse storage facilities are also demonstrated within the submission.

Two areas of soft landscaping would be provided to the frontage with Pield Heath Road and the existing brick wall, hedging and trees on the site boundaries would be retained. The proposal would necessitate the removal of the internal hedgerow which currently separates the eastern and western parts of the site.

3.3 Relevant Planning History

Comment on Relevant Planning History

None

4. Planning Policies and Standards

- (a) The London Plan
- (b) Planning Policy Statement 1: Delivering Sustainable Development
- (c) Planning Policy Statement: Planning and Climate Change - Supplement to Planning Policy Statement 1
- (d) Planning Policy Statement 3: Housing
- (e) Planning Policy Guidance 13: Transport
- (f) HDAS - Residential Layouts
- (e) Accessible Hillingdon SPD

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.

PT1.12 To avoid any unacceptable risk of flooding to new development in areas already

- liable to flood, or increased severity of flooding elsewhere.
- PT1.14 To not normally grant planning permission for a change from residential use.
- PT1.30 To promote and improve opportunities for everyone in Hillingdon, including in particular women, elderly people, people with disabilities and ethnic minorities.
- PT1.31 To encourage the development and support the retention of a wide range of local services, including shops and community facilities, which are easily accessible to all, including people with disabilities or other mobility handicaps.
- 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.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- 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
- OE8 Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
- H2 Restrictions on changes of use of residential properties
- H3 Loss and replacement of residential accommodation
- R15 Use of residential accommodation for medical/health care facilities
- R17 Use of planning obligations to supplement the provision of recreation, leisure and community facilities
- AM1 Developments which serve or draw upon more than a walking distance based catchment area - public transport accessibility and capacity considerations
- AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -
 (i) Dial-a-ride and mobility bus services
 (ii) Shopmobility schemes
 (iii) Convenient parking spaces
 (iv) Design of road, footway, parking and pedestrian and street furniture schemes
- AM14 New development and car parking standards.
- AM15 Provision of reserved parking spaces for disabled persons
- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- AM6 Measures to discourage the use of Local Distributor and Access Roads by

- through traffic
- 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

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **25th August 2010**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

The application was advertised in accordance with the Town and Country Planning Act and 14 nearby owner occupiers, including the Pield Heath Residents Association were consulted directly.

Two letters of objection have been received citing the following concerns:

- (i) Concerns regarding the adequacy of the proposed parking provision, highway and pedestrian safety. In particular in light of the proximity to Hillingdon Hospital; and
- (ii) The area is residential and should remain as such.

PRIMARY CARE TRUST

On behalf of the PCT, I can confirm that there is a clear need to develop and improve primary care facilities in the Hayes End area. This is confirmed in our latest strategic assessment and I am happy to make this available to you.

We are working with Dr Shashikanth exploring possibilities of improving front line services to his patients including relocation of his surgery. At present there are a number of options available including the purchase and development of the site above. We would wish to support Dr Shashikanth but formal support can only be considered once a formal request is received with regard to the proposed development.

HILLINGDON LINK

I am writing in my capacity as Chair of Hillingdon LINK an organisation mandated to the Department of Health to raise issues on behalf of patients and clients of health and social care services in Hillingdon.

The patients of the West London Medical Centre overwhelmingly back the proposal put forward by Dr. Shashikanth to relocate to larger premises in Pield Heath Road. This would enable a far greater range of services to be developed for patients and provide a much better patient experience.

I understand you have queried why the surgery cannot relocate to Laurel Lodge or a redeveloped GP led medical facility at the hospital. Neither scenario is possible in the near future due to circumstances with NHS funding. The models of care are being re-thought, Poly clinics are no longer on the agenda, indeed the closure of Darzai clinic was announced today.

The GP commissioning model now proposed where a range of services can be offered at a cluster of practices, the convenience of the proposed new premises for patients, particularly the old, extra parking and the ability the site will offer to attract new patients all favour granting a change of use.

The staff of the practice do an admirable job in cramped conditions but ultimately a failure to relocate could cause some to leave for a better working environment causing potential disruption to patients.

The most important factor in this process is the willingness of the practise to invest their own funds into the development of the surgery in a climate where funding is restricted and services may well be cut. Any opportunity to improve health services for the good of the residents has to be seized and it is paramount that a favourable decision is reached before the opportunity is lost.

I trust this application will be expedited with a favourable conclusion as soon as possible.

Internal Consultees

HIGHWAYS ENGINEER

The applicant has submitted a variety of information in order to facilitate consideration of highways issues, including opening hours, anticipated patient list size, proposed staff numbers and a modal split transport study.

The information submitted indicates that the level of on-site parking proposed will satisfy the demands of the proposed facility. In addition the highways layout and access arrangements are considered satisfactory in terms of pedestrian and vehicular safety.

There is also adequate space for the provision of cycling facilities for patients and or staff.

No objection is therefore raised to the proposal. However, should the application be approved conditions should be attached to secure implementation of the proposed parking layout, cycle storage, and to require a staff travel plan in order to encourage sustainable modes of travel.

ACCESS OFFICER (Note comments on original plans)

The proposed facility will be subject to the Disability Discrimination Act 1995 because it will provide a service to the public. It should be noted that reasonable adjustments to practices, policies and procedures, auxiliary aids, and physical features will need introducing to ensure that disabled people receive the same level of service.

The following observations are provided:

1. Accessible car-parking bays should be sited within 50m of the entrance. They should be a minimum of 4.8m x 2.4m and marked and signed in accordance with BS 8300.
2. A suitable access route to the building should be provided from the car parking area. Paths forming access routes should be a minimum of 1.2m clear wide, no steeper than 1:20, non-slip, well lit and clearly defined using texture and visual contrasts.
3. Level access and adequate front door width are assumed. If this is not the case, level access should be provided and a minimum door width of 1000mm for a single door.
4. All signage for directions, services or facilities should be provided in a colour contrasting with the background. Signage and lighting levels should be consistent throughout the building and care taken to avoid sudden changes in levels.
5. Corridors should be a minimum of 1200mm wide and internal doors across circulation routes should incorporate a suitable zone of visibility.
6. Internal door widths should provide a minimum clear opening width of 800mm to facilitate adequate access for wheelchair users. Internal doors should also have 300mm unobstructed

space to the side of the leading edge.

7. The accessible WC shown on the proposed floor plan would not be accessible to most wheelchair users due to its inappropriate layout. The facility should be sized and designed in accordance with BS 8300:2009.

8. The accessible toilet should be signed either 'Accessible WC' or 'Unisex'. Alternatively, the use of the wheelchair symbol and the words 'Ladies' and 'Gentlemen' or 'Unisex' would be acceptable.

9. Internal doors should be held open using fire alarm activated magnetic closers whilst the building is in use.

10. Alarm systems should be designed to allow deaf people to be aware of its activation. (Such provisions could include visual fire alarm activation devices, and/or a vibrating pager system.)

11. Provisions should be put in place to ensure that arrangements exist to provide adequate means of escape for all, including wheelchair users. Fire exits should incorporate a suitably level threshold and should open onto level, firm ground.

12. Advice from a suitably qualified Fire Safety Officer concerning emergency egress for disabled people should be sought at an early stage.

Conclusion:

Provided revised plans can be submitted to incorporate the above recommendations, I would have no objection to the proposed development.

TREES & LANDSCAPING OFFICER

Background:

The site is a spacious corner plot occupied by an L-shaped single-storey house, with vehicle access currently via Pield Heath Avenue. The house is set within well-established gardens which are particularly well-screened by ornamental shrubs/hedging from Pield Heath Road. The screen wraps around the corner into Pield Heath Avenue.

ADS drawing No.10/293/11 Rev A indicates a tree, a Common Lime, in the south-east corner of the garden. This tree is off-site within the highway verge and is, therefore not within the control of the developer. No tree survey has been submitted.

There are no Tree Preservation Orders on, or close to, the site, nor does it fall within a designated Conservation Area.

Proposal:

The proposal to change the use from residential to a medical centre, includes the construction of a single-storey rear/side extension. ADS drawing No. 10/293/11 Rev A indicates that the external work will include the loss of vegetation (including at least one tree (not specified) in order to create a new vehicular access point off Pield Heath Road. Existing garden space to the north and west of the building will be sacrificed to provide a car park for visiting patients (6No. off-street spaces and bicycles) and one-way circulation for vehicles which will exit the site from the existing driveway onto Pield Heath Avenue.

Landscape considerations:

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

In this case some tree / hedge loss will result from the proposal. The loss has not been qualified or quantified. However, as indicated on plan, much of the mature landscape and screening will be

retained as part of the proposal.

DCLG / EA guidance requires new driveways in front gardens to be designed and installed in accordance with SUDS principles.

Section 11 of the HDAS Design Guidance (Residential extensions) recommends that 25% of front garden space should be maintained as soft landscape. A significant area of established soft landscape will be retained. There may be space and opportunity to provide some replacement planting.

Provision should be made for the ongoing management and maintenance of the existing landscape, together with the establishment of any new planting.

Recommendation:

No objection subject to conditions TL1, TL2, TL3, TL5, TL6 and TL7.

ENVIRONMENTAL PROTECTION UNIT

No objection subject to the following conditions;

Acoustic Fence

A condition requiring an acoustic fence on the boundary with number 1 Pield Heath Avenue. Details to be submitted and approved. The fence shall be installed prior to the use commencing on site and shall thereafter be maintained.

Hours of use

Please attach a condition restricting the hours of use to those proposed in the applicants email of the 28th of October.

If the applicants are proposing to install any air conditioning or air handling units they will need to comply with the following condition.

N11B Noise affecting residential property

The rating level of noise emitted from the plant and/or machinery hereby approved shall be at least 5 dB below the existing background noise level. The noise levels shall be determined at the nearest residential property. The measurements and assessment shall be made in accordance with British Standard 4142 Method for rating industrial noise affecting mixed residential and industrial areas .

REASON: To safeguard the amenity of the surrounding area in accordance with policy OE1 of the Hillingdon Unitary Development Plan.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policies H2 and H3 of the Saved Policies UDP resist the change of use of residential properties and the loss of residential accommodation which is suitable with or without adaptation for residential use.

Policy R15 of the Saved Policies UDP specifically relates to changes of use from residential accommodation to medical facilities stating:

'Change of use from residential accommodation for medical/health care facilities will only be acceptable where:-

(i) There is a proven need for the facility in the locality and no suitable alternative

premises are available;

(ii) The development is in sympathy with the character and style of the existing street scene, and does not harm the amenity of neighbouring occupiers;

(iii) The Council's adopted car parking standards can be met and where appropriate leave a reasonable garden area;

(iv) Any on-street parking that may be generated can be accommodated without detriment to pedestrian safety and/or the free flow of traffic; and

(v) A residential unit is maintained within the building, unless it can be demonstrated to the satisfaction of the Local Planning Authority that it is impracticable.

Where such premises are no longer needed the Local Planning Authority is unlikely to permit uses other than residential.'

The key policy question is therefore whether the proposal would comply with Policy R15 and each criterion is addressed in turn below.

CRITERION (i)

The Primary Care Trust (PCT) have been consulted and have indicated that there is a clear need to develop and improve primary care facilities in the Hayes End area and that this is confirmed by their latest strategic assessment. Verbal discussions with the PCT have also indicated that the existing facilities of the GP who wishes to relocate to the application site from 198 Harlington Road do not meet all desirable modern standards and acknowledge the benefit of improved facilities for this practice. Accordingly, it is considered that there is a demonstrable need for additional medical facilities of this type in the locality.

Despite being supportive of the principle of improved and additional GP facilities in the locality the correspondence from the PCT indicates that there are a number of options, including the current proposal, which could meet this additional demand and are therefore not willing to offer formal support for the proposal at this stage. The provision of alternative GP facilities within Hillingdon Hospital or at the nearby Laurel Lodge have been indicated in verbal discussions to be options which the PCT feel should be considered. The potential to offer improved or expanded facilities within the existing premises at 198 Harlington Road also needs to be considered.

The applicant has provided information to the Local Planning Authority in order to demonstrate that options not-involving the loss of a residential property are not viable which are discussed in turn below.

The West London Medical Centre at 198 Harlington Road is located within a single storey building to the rear of the residential bungalow at 198a Harlington Road and accessed down the side of this building. The premises does not benefit from any parking facilities. It is considered that there would be extremely limited potential to expand the GP services without the loss of the neighbouring residential property as any additional built form and car parking provision would be severely constrained by the relationship with surrounding policies.

Laurel Lodge is a clinic run by the Hillingdon PCT located in proximity to the application site. The site offers the podiatry (by appointment), speech and language (by appointment), physiotherapy (by referral), physiotherapy out-patients (by referral), district nurse message service, child health administration and school nurses. However it is primarily utilised for administrative and managerial functions. The applicant argues that these functions utilise all available space at the facility, but the verbal suggestion by the

PCT is that the site may provide an alternative. That said, actual evidence before officers indicates that the current level of use at Laurel Lodge is to capacity and in particular car parking is often fully utilised. An additional GP surgery at this location would exacerbate parking issues.

Hillingdon Hospital is also located within a reasonable catchment area of the application site. The Hillingdon Hospital Site is large and it is considered likely that a GP practice of the size proposed could be accommodated within the site without resulting in the loss of a residential property. Locating a GP surgery in such a location would however have a number of implications. In a positive sense there is potential that providing a GP in this location would reduce the number of people who visit the hospitals for general medical problems seeking to resolve these via the accident and emergency department simply because it is closer than their local GP. However, the applicant has put forward that a key part of providing a GP service is providing a comfortable environment for its patients and that relocating to a busy hospital with existing parking problems would result in a substandard arrangement for their patients.

In this case the considerations in respect of criterion (i) of Policy R15 are finely balanced, there are a number of sites which the PCT have indicated may be able to accommodate a facility but each of these would have potential implications on matters of material concern or impact on the quality of service and comfort provided to patients. It should be noted that the PCT have not made a formal objection to the scheme. On balance, it is considered that of the potential options, the application site is likely to provide the most appropriate environment for future patients while minimising detrimental impacts. The need for additional medical facilities within the locality is considered to outweigh the loss of the residential unit in this instance and the proposal is considered to satisfy the criterion.

CRITERION (II)

These issues are discussed elsewhere within the body of this report. In summary the proposal is considered to satisfy this criterion.

CRITERION (III)

The proposals compliance with parking standards is discussed elsewhere within the body of this report. While no residential unit, or associated garden, the proposal does retain the boundary landscaping and a reasonably sized area of soft landscaping to the sites frontage on Field Heath Road. In summary the proposal is considered to satisfy this criterion.

CRITERION (IV)

Parking issues are discussed within the relevant section of this report. In summary the scheme is considered to satisfy this criterion.

CRITERION (V)

The requirement is that a residential unit is maintained within the building, unless it can be demonstrated that such retention is impracticable. In this instances there is limited available space on site and the residential property is only single storey. The provision of an acceptable standard of residential unit on site (provided with sufficient internal floorspace, external amenity space and car parking) would place significant constraints on the scheme. It not considered that such a unit could be provided alongside a GP surgery of an appropriate size and standard to meet the needs of the locality. In addition, having regard to the identified need for additional medical facilities and the assessment of criterion (ii) it is considered that in this instance the benefit of providing additional GP

services would outweigh the loss of a single residential dwelling.

In conclusion, the policy argument with regard to the provision of a GP surgery on this site is finely balanced but overall the application is considered to satisfy the requirements of Policy R15 of the Saved Policies UDP and is acceptable in principle.

7.02 Density of the proposed development

Residential density is not relevant to the consideration of this application.

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

The application site is not located within a Conservation Area, Area of Special Local Character or in proximity to any Listed Buildings. Nor is the proposal considered likely to result in any harm to remains of archaeological importance.

7.04 Airport safeguarding

The proposal does not conflict with airport or aircraft safeguarding criteria.

7.05 Impact on the green belt

The nearest area of land within the designated Green Belt is the privately owned open land to the south east, which benefits from visual separation arising from landscaping and Pield Heath Road itself.

The proposed single storey extension would be further from this area than the existing built form and be substantially screened by the retained landscaping. The proposal would not harm the visual amenity of the Green Belt and accordingly complies with Policy OL5 of the Saved Policies UDP.

7.07 Impact on the character & appearance of the area

Policy BE13 of the Saved Policies requires that developments harmonise with the character and appearance of the surrounding area. Policy BE15 indicates that proposals for alterations and extensions to existing buildings will be permitted where they harmonise with the scale, form, architectural composition and proportions of the original building.

The proposed extension would be relatively large, approximately doubling the footprint of the existing building, but is designed such that the scale, form, architectural features and proportions are considered to harmonise with those of the existing building.

The side portion of the extension (forming the L) would protrude forward of the existing facade facing Pield Heath Road, however due to the corner location of the plot the extension would not substantially breach the primary building line along Pield Heath Road.

The single storey extension would due to its limited height and the significant level of landscaping in the vicinity be visible from only limited viewpoints close to the site in Pield Heath Road. It is worth noting that the building line in the sites immediate vicinity is varied. It is therefore not considered that the forward projection of the extension would be harmful to the character or appearance of the street scene.

Overall, it is considered that the proposed extension would be appropriate in appearance harmonising with both the existing building and character of the area. The proposal is therefore considered to comply with Policies BE13 and BE15 of the Saved Policies UDP.

7.08 Impact on neighbours

Issues relating to noise and potential disturbance are addressed within the Noise/Air Quality section of this report.

The closest neighbouring occupier is at no. 1 Pield Heath Avenue a single storey bungalow located to the north of the application site.

Policies BE20 and BE21 of the Saved Policies UDP require that buildings are laid out so that adequate daylight and sunlight can penetrate into and between them and resists permission for extensions which would by reason of their siting, bulk or proximity, would result in a significant loss of residential amenity.

The proposed extension would be a single storey structure with a pitched roof. The extension would be set 3.4m off the boundary with the neighbouring property with a maximum eaves height of 2.7m increasing to a ridge height of 6m at a distance of 7.5m from the boundary.

Having regard to the single storey height of the building and its set back from the shared boundary it is not considered that the proposal would be detrimental to the amenity of the occupiers of no. 1 Pield Heath Road by way of loss of light or dominance.

Policy BE24 of the UDP and guidance within HDAS - Residential Layouts seeks to protect the privacy of neighbouring residential occupiers.

The proposal is for a single storey extension to the building and would not introduce any first floor windows. Accordingly, it is not considered that it would result in a loss of privacy for the neighbouring residential occupiers.

In summary, it is considered that the proposed development would have a satisfactory relationship with, and maintain an appropriate level of residential amenity to, neighbouring residential properties.

7.09 Living conditions for future occupiers

The application seeks a change of use to a GP surgery and extensions only, accordingly there will be no future residential occupiers.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The proposed surgery would be served by two parking areas as follows:

* Staff Parking - This would provide 3 parking spaces for use by staff and would be accessed via the existing vehicular crossover from Pield Heath Avenue.

* Patient/Visitor Parking - This space would provide 6 parking spaces (including 1 disabled space) and would be access via the existing vehicular access from Pield Heath Road.

The Council's Parking Standards do not provide recommendations for GP surgery's but indicate that parking levels should be determined on an individual basis.

The applicant has provided a variety of information in order to support the parking proposals including operating hours of the existing surgery on Harlington Road and of the proposed surgery, existing and proposed staff numbers and a two day modal split travel study carried out at the existing surgery. The modal split travel study was undertaken on the days with the longest operating hours (9.5 hours). Given the proximity of the two sites the study is considered a good indicator of likely demand as the existing patients are unlikely to change their existing travel patterns.

The modal split travel study indicates that the significant majority of patients (60%) travel to the surgery by foot, a number of patients also travel by public transport or are dropped off as a passenger.

The study indicates that over the course of a 9.5 hour day there would be an average of 17 visitors requiring parking spaces (those driving themselves and passengers where the

driver would wait in the vicinity). The proposed GP surgery would operate in a traditional fashion with patients being provided with short appointments and allotted time slots meaning that patient visits would be spread throughout the day. The Council's Highways Officer has considered the submission in detail and is of the opinion that the level of patient parking proposed is adequate to meet the needs of the facility. It is also noted that the proposed surgery is not intended to accommodate an increased patient list than is currently served by the existing GP surgery on Harlington Road, which is under 200m from the application site and benefits from no on site parking.

The study also indicates that the proposed level of staff parking would be adequate to meet the needs of the proposed surgery and that a number of staff have the option to travel by methods other than car, which could be encouraged by a condition requiring a staff travel plan.

The Council's Highways Engineer has considered the submission in detail and is of the view that the 6 patient/visitor and 3 staff parking spaces would accommodate the needs of the GP surgery.

The Council's Highways Engineer has also considered the site layout and considers the parking and access proposals to be acceptable in terms of vehicular and pedestrian safety.

The proposal also demonstrates the provision of cycle parking in accordance with the Council's adopted standards and details of the type of provision could be secured by condition.

Overall, the proposal is considered to comply with Policies AM7, AM9, AM13, AM14 and AM15 of the Saved Policies UDP.

7.11 Urban design, access and security

Issues of design and accessibility are addressed elsewhere in this report.

It is not considered that the scheme would give rise to any significant concerns relating to security. No objection is raised subject to conditions to ensure appropriate security measures and boundary treatments.

7.12 Disabled access

Policies R16 and AM13 of the Saved Policies UDP seek to ensure that developments of this type incorporate inclusive design, as do Policies 4B.1 and 4B.5 of the London Plan. Further detailed guidance is provided within the Accessible Hillingdon SPD.

Following receipt of initial comments from the Council's Access Officer the applicant has submitted amended plans in order to increase the accessibility of the development. The layout as not proposed incorporates an acceptable number of disabled parking spaces, direct access from the car park for disabled users, and acceptable corridor width and acceptable widths for all internal doors.

The door to one of the consulting and the staff entrance would need to be hung or sited slightly differently in order to attain a 300mm unobstructed space adjacent to the leading edge, and despite being of an appropriate size the internal layout of the disabled W.C. would require some amendments. However, these alterations could be easily accommodated within the built form proposed and could be appropriately secured by condition.

Subject to an appropriate condition it is considered that the proposal would provide an inclusive environment for future users in accordance with Policies R16 and AM13 of the Saved Policies UDP and Policies 4B.1 and 4B.5 of the London Plan.

7.13 Provision of affordable & special needs housing

The application seeks planning permission for the extension of an existing building and its change of use to a GP surgery. Considerations of affordable or special needs housing are therefore not relevant to the proposal.

7.14 Trees, landscaping and Ecology

Saved Policy BE38 of the Saved Policies UDP seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever appropriate.

The existing property is set within well established gardens and is well screened by ornamental shrubs and hedging along Pield Heath Road and wrapping around the corner into Pield Heath Avenue. An internal hedge is also present dividing the site into two.

The proposal will necessitate the loss of vegetation, including the internal hedge and at least one tree. It would also result in a reduction in the level of soft landscaping to the north and west of the building in order to provide car parking. However, the proposal would enable retention of the substantial soft landscaping along Pield Heath Road which contributes positively to the character of the area and would also retain significant areas of soft landscaping within the site.

The Council's Trees & Landscape Officer considers that the proposal would achieve an appropriate landscape quality and comply with Policy BE38 of the Saved Policies UDP.

Subject to conditions to agree a final planting scheme and its ongoing maintenance for a period of 5 years the proposal is considered to provide an appropriate landscape setting.

7.15 Sustainable waste management

Policy 4A.22 of the London Plan requires that all new developments provide adequate space for the storage of waste and recycling.

The submitted site plan demonstrates a location where 2 refuse and or recycling receptacles could be provided. An internal area is also shown to accommodate clinical waste. Given that the proposal is for a commercial use it is ultimately for the applicant to determine their required level of waste storage. However, there is a significant amount of space within the application site where additional capacity could be discreetly situated should this be required.

Subject to a condition requiring approval of waste and recycling storage proposals it is considered that the proposed development is capable of providing adequate facilities and would comply with Policy 4A.22 of the London Plan.

7.16 Renewable energy / Sustainability

Policies 4A.3 and 4A.7 of the London Plan require that all new developments incorporate sustainable design and seek to minimise their carbon dioxide emissions, including through the use of renewable technology.

The scale of the proposed development does not necessitate the provision of an energy assessment at application stage and it is considered that an adequate level of energy efficiency could be achieved within the development.

Subject to a condition ensuring this consideration is addressed during implementation of the development the proposal is considered to comply with Policies 4A.3 and 4A.7 of the London Plan.

7.17 Flooding or Drainage Issues

The application is not located within an area identified as being at risk of flooding. However, policy OE8 of the Saved Policies UDP and Policies 4A.3 and 4A.14 of the London Plan require that where possible surface water run off be reduced through sustainable drainage techniques.

The proposal would result in some increase in the level of hardstanding on site, but it is considered any increase in surface water run off could be mitigated by way of sustainable drainage solutions within the application site.

Implementation of sustainable drainage could be appropriately secured by way of a planning condition and accordingly no objection is raised in relation to flooding or drainage.

7.18 Noise or Air Quality Issues

NOISE

Policy OE1 of the Saved Policies UDP seeks to resist developments which are, or are likely to become detrimental to the amenity of surrounding properties or the area due to environmental impacts, including traffic generation or noise. Policy OE3 states that buildings or uses which have the potential to cause noise annoyance will only be permitted if the impact is mitigated within acceptable levels by engineering, lay-out or administrative measures.

The original submission included a one-way system which ran along the boundary with no.1 Pield Heath Avenue, this has been removed by way of amended plans and no longer forms part of the proposal.

The proposed use as a GP surgery is likely to result in a higher level of activity than the existing use as a residential property and yard, accordingly consideration of the proposals impact in terms of noise requires consideration.

The Council's Environmental Protection Unit has considered the amended proposal in detail and consider that any noise impact could be adequately mitigated by way of a suite of physical and administrative measures including:

Installation of an acoustic fence on the boundary with 1 Pield Heath Avenue;

A condition restricting the hours of use of the GP surgery; and

A condition ensuring that any noise arising from plant falls below an appropriate level.

These measures can be secured by way of planning conditions and accordingly it is not considered that noise arising from the development would result in an unacceptable impact on the amenity of neighbouring residential occupiers.

AIR QUALITY

It is not considered that the level of additional vehicular movements generated by the proposal would have a significant detrimental impact on local air quality.

7.19 Comments on Public Consultations

All issues raised through the public consultation are addressed within the body of the report.

7.20 Planning obligations

The scheme is not of a scale or type which would necessitate the provision of planning obligations.

7.21 Expediency of enforcement action

Not applicable.

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

10. CONCLUSION

The application seeks the change of use of the an existing residential property (Use Class C1) to a GP surgery (Use Class D1) in addition to a single storey side/rear extension. The applicant has formally requested that should planning permission be granted the Use Class of the site be limited specifically to a GP Surgery within Use Class D1 and the application should be considered on this basis.

The policy matters in this case are finely balanced, however having regard to all relevant material matters it is considered that the principle of the development is acceptable in accordance with Policy R15 of the Saved Policies UDP.

The proposed extensions would maintain an acceptable relationship with the neighbouring

residential property and subject to conditions it is not considered that the proposed use would have an unacceptable impact on the amenity of the neighbouring residential occupiers.

The extensions would also attain an appropriate appearance harmonising with the existing building and street scene and the proposal would retain the important landscaping along the site frontage.

Subject to conditions the proposal would achieve an appropriate level of inclusive and sustainable design.

The Council's Highways Officer is satisfied that the level of parking proposed for the medical centre is adequate and that the layout is acceptable in terms of pedestrian and highways safety.

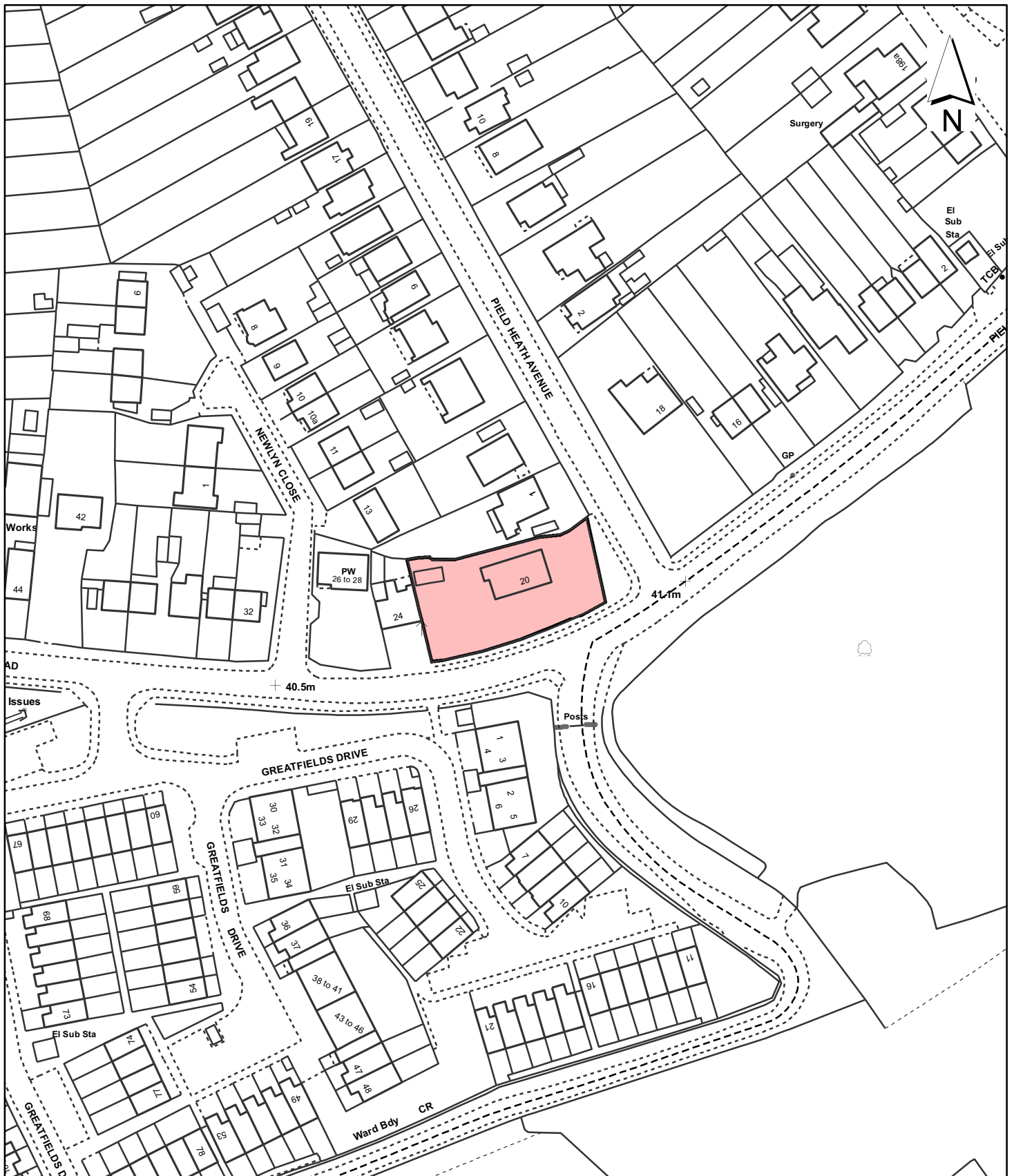
Overall, the application is considered acceptable and recommended for approval subject to conditions.

11. Reference Documents


- (a) The London Plan
- (b) Planning Policy Statement 1: Delivering Sustainable Development
- (c) Planning Policy Statement: Planning and Climate Change - Supplement to Planning Policy Statement 1
- (d) Planning Policy Statement 3: Housing
- (e) Planning Policy Guidance 13: Transport

Contact Officer: Adrien Waite

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Notes

 Site boundary
For identification purposes only.

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London Borough of Hillingdon
100019283 2011

Site Address	
20 Field Heath Road Hillingdon	
Planning Application Ref:	Scale
21661/APP/2010/1716	1:1,250
Planning Committee	Date
Central and South	January 2011

**LONDON BOROUGH
OF HILLINGDON**

**Planning, Environment
& Community Services**

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