

Report of the Head of Planning & Enforcement Services

Address EASTCOTE LAWN TENNIS CLUB KADUNA CLOSE EASTCOTE PINNER

Development: Porch to front, installation of decking and fencing to side/front, installation of ramp to front and alterations to side of existing club house.

LBH Ref Nos: 52580/APP/2011/1462

Drawing Nos: Design & Access Statement
01A
PL/03/REFURB 3A
PL/04/REFURB 3A
PL/05/REFURB 3A
Flood Risk Assessment
PL/01/REFURB 3B
Neris Panel Fencing details
PL/02/REFURB 3B

Date Plans Received: 14/06/2011 **Date(s) of Amendment(s):** 15/06/2011
Date Application Valid: 22/06/2011 22/06/2011
27/07/2011

1. SUMMARY

Planning permission is sought for the erection of a brick built porch extension to the front of the club house, together with the installation of decking to the front and side of the building, to be partly enclosed by a 1.5m to 1.8m high fence and new soft landscaping.

The proposed development is acceptable in design and amenity terms and would not result in any significant increase in activity on the site that would be detrimental to the amenities of surrounding properties.

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 TL6 Landscaping Scheme - implementation

All hard and soft landscaping shall be carried out in accordance with the details submitted and any planting shall be completed within the first planting and seeding seasons following the completion of the development. 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 soft landscaping shall be permanently retained.

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

REASON

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

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 (2011) and national guidance.

BE4	New development within or on the fringes of conservation areas
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.
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
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity Consideration of traffic generated by proposed developments.

AM7
AM14

New development and car parking standards.

3. CONSIDERATIONS

3.1 Site and Locality

This application relates to the Eastcote tennis clubhouse building located on the south east side of Kaduna Close at the end of the cul de sac. The club house is a detached building located to the north west of the Imada Health Club building, near to the access with Kaduna Close.

To the north east lies the tennis courts, with a residential block to the north and a pair of semi-detached houses to the north west, both fronting Kaduna Close. To the east lie parking spaces for club patrons.

The surrounding area is residential in character and appearance and the application site lies within the Eastcote Village Conservation Area, as identified in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007). The site is also subject to Tree Preservation Order Nos 20 and 278.

3.2 Proposed Scheme

Planning permission is sought for the erection of a small porch to the front of the existing entrance to the club on the north-western elevation (facing towards the Close). The porch would be 900mm deep and 1.8m wide with a tiled hipped roof rising from 1.8m at eaves level up to 2.4m ridge height. Side elevations would be of brick construction to match the rest of the building, with the front elevation comprising a white upvc pair of doors with space above for the tennis club logo.

The application also seeks permission for the installation of decking to the front and side of the building, largely on the existing patio but also extending to the front of the building on the existing grassed area adjacent to the proposed new porch. The decking would be marginally above the existing patio and grass levels and would be enclosed by a 1.5m to 1.8m high fence adjacent to the front boundary. The plans have been amended from that originally proposed to enable the fencing to be set in from the boundary by 1m to allow some soft landscaping in front of it, fronting the road.

3.3 Relevant Planning History

52580/APP/2005/2648 Eastcote Lawn Tennis Club 12 Kaduna Close Eastcote Middlesex
INSTALLATION OF 24, 6.7 METRE HIGH FLOODLIGHTS TO COURT 3,4, 5 & 6.

Decision: 11-11-2005 Refused

52580/APP/2006/412 Eastcote Lawn Tennis Club Kaduna Close Eastcote Pinner
INSTALLATION OF 9 x 6.7 METRE HIGH FLOODLIGHTING COLUMNS ON COURTS 4 AND 5.

Decision: 19-07-2006 Approved

52580/APP/2008/1302 Eastcote Lawn Tennis Club Kaduna Close Eastcote Pinner
DETAILS IN COMPLIANCE WITH CONDITION 2 (LANTERN COWLINGS) OF PLANNING
PERMISSION REF.52580/APP/2006/412 DATED 19/07/2006: INSTALLATION OF 9 x 6.7
METRE HIGH FLOODLIGHTING COLUMNS ON COURTS 4 AND 5).

Decision: 02-09-2008 Approved

52580/APP/2010/2663 Eastcote Lawn Tennis Club 12 Kaduna Close Eastcote
Erection of a single storey front/side extension with decking to side and new terrace area above,
involving alterations to existing elevations and external staircase to side.

Decision: 08-02-2011 Refused

Comment on Relevant Planning History

There is an extensive planning history relating to this site and the adjoining business premises, although none is considered particularly relevant to this application.

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:

BE4	New development within or on the fringes of conservation areas
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.
BE21	Siting, bulk and proximity of new buildings/extensions.
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AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- 27th July 2011

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

28 adjoining owner/occupiers and the Eastcote Residents Association have been consulted. The application has also been advertised as a development that affects the character and appearance of the Eastcote Village Conservation Area.

In response 1 letter of objection has been received. Objections are raised in relation to the club's intention to increase membership and have functions which will put more demand on parking in the area, the development fails to provide an assessment of existing and proposed parking demand, the identified parking spaces shown on the plans are incorrect and not under the applicants ownership, increased parking over the years has caused problems, previous applications by the objector have been refused on parking grounds and so the same rules should be applied in this instance, the fence would obscure the adjoining business from view, and there would be noise and nuisance arising from the use of the decking.

A petition with 24 signatories has also been submitted objecting to the application on the grounds of intensification of use, increased parking, noise pollution and loss of privacy.

Thames Water make comment on water and sewerage drainage but have no objections.

Internal Consultees

URBAN DESIGN AND CONSERVATION OFFICER:

There are no objections to the proposed front porch as this would be in keeping with the appearance of the building.

The proposed fence around the decking, however, may be considered to be intrusive given its height at 1.5m. There is no indication in the drawings or the application of the material of the fence. From a design point of view, it is felt that the fence should be discrete in appearance, preferably wooden fencing in a clear stain colour.

OFFICER COMMENT: Further clarification on the fencing details has now been sought and the plans amended to include an element of vegetation to the front boundary.

TREES AND LANDSCAPE OFFICER:

The proposal is acceptable.

HIGHWAY ENGINEER:

The proposal does not result in an intensification of use nor does it result in any changes to the existing parking arrangement. On this basis no objection is raised.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of alterations to the existing building are considered appropriate, subject to all other material planning considerations being acceptable.

7.02 Density of the proposed development

Not applicable to this development.

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

The site is within the Eastcote Village Conservation Area, although it is considered that the proposal would cause no harm in this respect and that it would preserve and enhance the character of the Conservation Area.

7.04 Airport safeguarding

Not applicable to this development.

7.05 Impact on the green belt

Not applicable to this site.

7.06 Environmental Impact

There would be no adverse environmental impact arising from this small development.

7.07 Impact on the character & appearance of the area

The porch is small in size and appropriate to the scale and form of the building. It would assist in clearly defining the main entrance to the property and would not detract from the character of the building or the streetscene and would preserve the character of the Conservation Area.

Similarly the proposed decking and fencing is of a scale, design and uses materials which is common in the area and used to enclose the amenity spaces of adjoining residential properties and is considered acceptable. The development would thus be in accordance with policies BE4, BE13 and BE15 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.08 Impact on neighbours

The nearest residential property to the proposed extension is a residential block located to the north fronting Kaduna Close, some 18m from the site. Given the intervening vegetation and the existence of the existing patio it is not considered that there would be any overlooking concerns arising from the proposed decking. The decking is mainly within the existing patio and grassed area that is already used by club members and as such is unlikely to lead to an intensification of use or result in an increase in noise and disturbance over and above the existing.

The porch would have no impact on the amenities of the adjoining occupiers.

7.09 Living conditions for future occupiers

Not applicable to this development.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The proposed alterations to the existing clubhouse building would not directly lead to any increase in traffic generation given its proposed use and location. As such, the proposal would comply with policy AM2 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

Whilst concerns have been raised by the adjoining occupier regarding the allocation of parking spaces for the club, the proposal will not affect, alter or impact on the existing arrangements. As such, the proposal would not result an intensification of the use resulting in the need for additional parking, in accordance with policies AM7 and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

The objectors concerns in respect of parking would appear to relate to lease and ownership arrangements between the applicant and the objector. This would be a civil

matter that would need to be addressed separately, and is outside the scope of this current planning application.

7.11 Urban design, access and security

This is addressed elsewhere in this report.

7.12 Disabled access

The new porch and decking would result in improved access for those with disabilities.

7.13 Provision of affordable & special needs housing

Not applicable to this development

7.14 Trees, Landscaping and Ecology

No existing vegetation of any note would be adversely affected by the proposals and the new vegetation to the front of the property would enhance the streetscene.

7.15 Sustainable waste management

Not applicable to this development.

7.16 Renewable energy / Sustainability

Not applicable to this development.

7.17 Flooding or Drainage Issues

Neither the decking nor the porch would give rise to any flooding or drainage concerns.

7.18 Noise or Air Quality Issues

Not applicable to this development.

7.19 Comments on Public Consultations

As detailed elsewhere in this report.

7.20 Planning Obligations

Not applicable to this development.

7.21 Expediency of enforcement action

Not applicable to this development.

7.22 Other Issues

There are none.

8. Observations of the Borough Solicitor

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

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

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

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which

means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

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

9. Observations of the Director of Finance

Not applicable to this development.

10. CONCLUSION

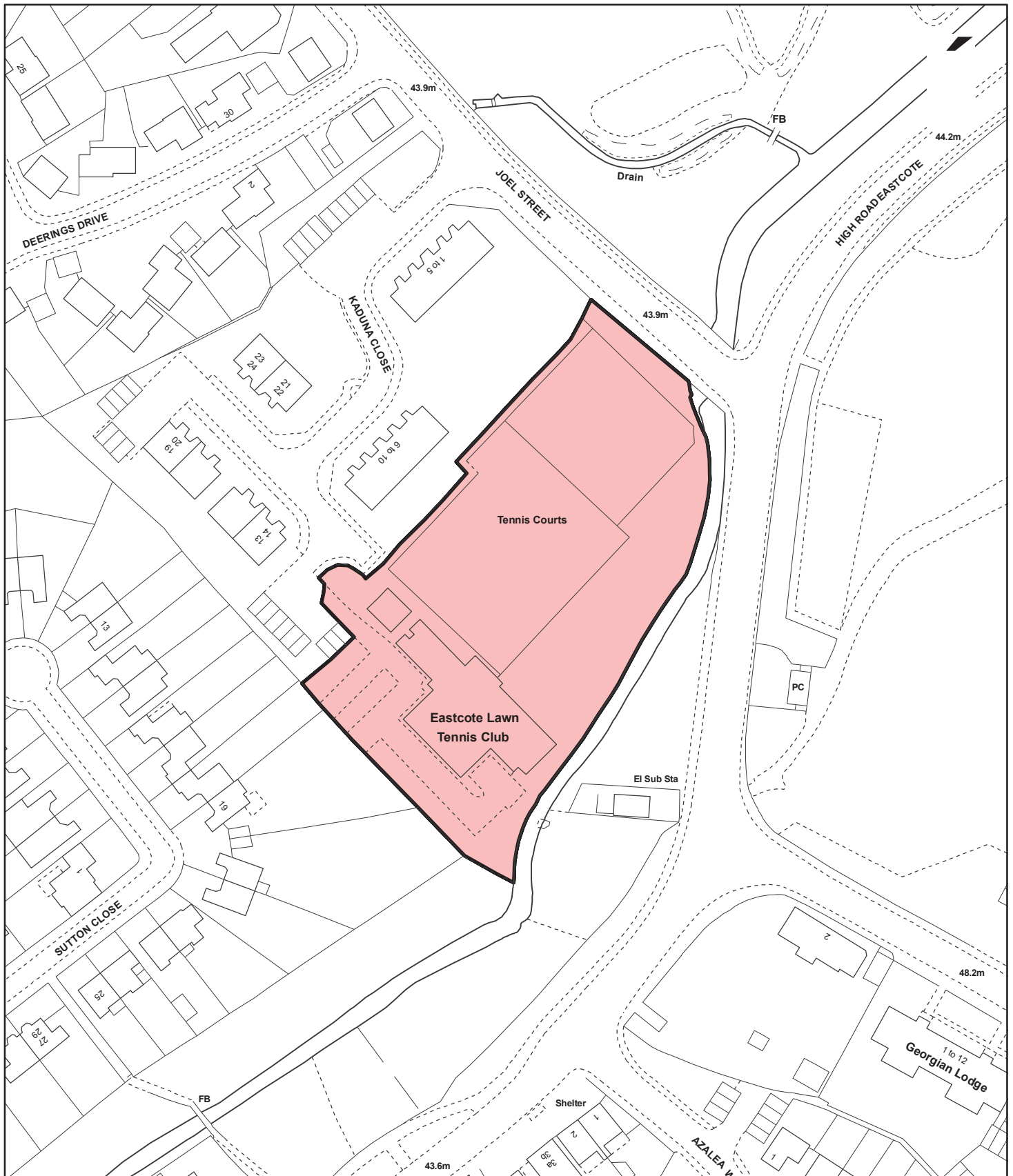
The development in terms of its appearance and impact on adjoining occupiers is considered acceptable and is therefore recommended for approval.

11. Reference Documents

Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007)
Consultation Replies

Contact Officer: Warren Pierson

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

**Eastcote Lawn Tennis Club,
 Kaduna Close, Eastcote**

Planning Application Ref:

52580/APP/2011/1462

Planning Committee

North

Scale

1:1,250

Date

**September
 2011**

**LONDON BOROUGH
 OF HILLINGDON**
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