



HILLINGDON

LONDON

A

North Planning Committee

Date: THURSDAY, 25 AUGUST 2011

Time: 7.00 PM

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

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

To Councillors on the Committee

Eddie Lavery (Chairman)
Alan Kauffman (Vice-Chairman)
David Allam
Jazz Dhillon
Michael Markham
Carol Melvin
David Payne
John Morgan

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Petitions and Councillors

Petitions - Those who have organised a petition of 20 or more borough residents can speak at a Planning Committee in support of or against an application. Petitions must be submitted in writing to the Council in advance of the meeting. Where there is a petition opposing a planning application there is also the right for the applicant or their agent to address the meeting for up to 5 minutes.

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

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

How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

1. The Chairman will announce the report;
2. The Planning Officer will introduce it; with a presentation of plans and photographs;
3. If there is a petition(s), the petition organiser will speak, followed by the agent/applicant

followed by any Ward Councillors;

4. The Committee may ask questions of the petition organiser or of the agent/applicant;
5. The Committee debate the item and may seek clarification from officers;
6. The Committee will vote on the recommendation in the report, or on an alternative recommendation put forward by a Member of the Committee, which has been seconded.

About the Committee's decision

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

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

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

If a decision is made to refuse an application, the applicant has the right of appeal against the decision. A Planning Inspector appointed by the Government will then consider the appeal.

There is no third party right of appeal, although a third party can apply to the High Court for Judicial Review, which must be done within 3 months of the date of the decision.

Agenda

Chairman's Announcements

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the previous meeting - 14 July 2011
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items of business marked Part 1 will be considered in public and that the items marked Part 2 will be considered in private

Reports - Part 1 - Members, Public and Press

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

Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
6	Bishop Ramsey Church of England School, Eastcote Road, Ruislip 19731/APP/2006/1442	Eastcote & East Ruislip	Redevelopment of site to provide 35 residential units (outline application - means of access only) Recommendation: Approval of variation to S106 Agreement	17 - 54
7	Day Centre - Plot 1, Acol Crescent, Ruislip 65847/APP/2011/1132	South Ruislip	Erection of a two storey building to provide 14 one- bedroom, supported housing units together with ancillary office accommodation, landscaping and parking (involving demolition of existing buildings). Recommendation: Approval of S106 agreement / Statement of Intent	55 - 90

Non Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
8	22 The Avenue, Ickenham 67376/APP/2010/2483	Ickenham	Erection of a two storey detached, six-bedroom dwelling with habitable roofspace (involving demolition of existing dwelling). Recommendation: Approval	91 - 110
9	22 The Avenue, Ickenham 67376/APP/2010/2487	Ickenham	Demolition of existing dwelling (Application for Conservation Area Consent.) Recommendation: Approval	111 - 120
10	1-2 Bell Close, Ruislip 63635/APP/2011/909	Manor	Erection of a three storey building to include 3, one-bedroom and 6, two-bedroom flats and 2 light Industrial units (Use Class B1c), involving demolition of existing single storey building. Recommendation: Refusal	121 - 144
11	15 Moor Park Road, Northwood 314/APP/2011/1151	Northwood	Part two storey, part single storey side/rear extension, conversion of roofspace to habitable use to include 3 x rear dormers involving alterations to side and demolition of existing attached garage to side. Recommendation: Refusal	145 - 152
12	2 Hilliard Road, Northwood 34684/APP/2011/359	Northwood Hills	Conversion of existing end terrace house into 2, two-bedroom flats, involving part single storey, part two storey rear extension, first floor side extension, and partial conversion of existing attached garage to side to habitable use. Recommendation: Refusal	153 - 168

Non Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
13	12 Kewferry Road, Northwood 33988/APP/2011/684	Northwood	Single storey front extension. Recommendation: Refusal	169 - 174
14	Builders Yard, Joel Street, Northwood 16194/APP/2010/2780	Northwood Hills	Retention of boundary fence. Recommendation: Approval	175 - 182

15 Any Items Transferred from Part 1

16 Any Other Business in Part 2

Plans for North Planning Committee

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Agenda Item 3

Minutes

NORTH PLANNING COMMITTEE

14 July 2011



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

	<p>Committee Members Present: Councillors Eddie Lavery (Chairman), Alan Kauffman (Vice-Chairman), David Allam, Carol Melvin, Ray Graham, Pat Jackson, David Payne and Lynne Allen</p> <p>LBH Officers Present: James Rodger (Head of Planning, Consumer Protection, Sport & Green Spaces) Meg Hirani (Team Leader) Syed Shah (Traffic Team) Nikki Deol (Legal Advisor) Nav Johal (Democratic Services)</p> <p>Also Present: Councillor Catherine Dann and Shirley Harper-O'Neill</p>	
207.	<p>APOLOGIES FOR ABSENCE <i>(Agenda Item 1)</i></p> <p>Councillors Michael Markham, John Morgan and Jazz Dhillon gave their apologies. Councillors Ray Graham, Pat Jackson and Lynne Allen were present as substitutes.</p>	Action by
208.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING <i>(Agenda Item 2)</i></p> <p>Councillor Edward Lavery declared a personal interest in relation to item 10, 26 Acre Way. He remained in the room for this item.</p> <p>Councillor Shirley Harper-O'Neill who was present declared a personal and prejudicial interest in relation to item 10 and left the room for the duration of this item.</p>	Action by
209.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING HELD ON 23 JUNE 2011 <i>(Agenda Item 3)</i></p> <p>The minutes of the meeting held 23 June 2011 were agreed as an accurate record.</p>	Action by
210.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT <i>(Agenda Item 4)</i></p> <p>None.</p>	Action by
211.	<p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE <i>(Agenda</i></p>	Action by

	<p><i>Item 5)</i></p> <p>Items marked part 1 were considered in public and items marked part 2 were considered in private. There were no part 2 items to consider.</p>	
212.	<p>HIGHGROVE HOUSE, EASTCOTE ROAD, RUISLIP 10622/APP/2010/1822 (Agenda Item 6)</p> <p>Variation of Condition 3 / Minor material amendment to planning permission ref: 10622/APP/2009/2504 dated 11/02/2010: Refurbishment and conversion of listed building to 12 residential units and erection of 4 two-bedroom mews dwelling houses and associated works (time extension of planning permission ref: 10622/APP/2006/2490 dated 11/01/2007) to allow alterations to the siting and design of the two blocks of mews housing (Retrospective application).</p> <p>Members recalled planning and listed building applications on this site for the refurbishment and conversion of Highgrove House to provide 12 residential units and the erection of 4 two-bedroomed mews houses with associated amenity space, off-street parking and landscaping, involving the demolition of the stable building.</p> <p>Permission was originally granted at the North Planning Committee meeting on the 09/01/07 (refs. 10622/APP/2006/2490 and 2491) and time limit extensions were granted at its meeting on the 04/02/10 (refs. 10622/APP/2010/2504 and 2506). Works had commenced on site, including work on the mews houses with their revised siting, the subject of this application.</p> <p>This application as originally submitted was for a revised siting and design of the mews housing. It has since come to light that the original plans submitted were inaccurate in terms of the siting of the adjoining properties in Kent Gardens. Accurate plans have now been submitted. Furthermore, this application sought to up-date the details which have now been approved in connection with the conditions attached to the renewed planning permission (ref. 10622/APP/2009/2504).</p> <p>It was considered that as the revised siting of the mews housing did not bring the blocks any nearer to the listed Highgrove House and the alterations to their design were not extensive and were acceptable, its setting would not be adversely affected. For similar reasons, the alterations would not materially harm the amenities of future residents on the site. In terms of the impact upon adjoining residents on Kent Gardens, it was considered that the revised siting and design of the mews housing would have a neutral impact, and with the planting of a laurel hedge on the boundary, possibly a reduced impact in terms of the existing planning permission as was approved.</p> <p>A site visit was carried out by Members on Tuesday 12th July. The application was subject to 10 letters and 2 petitions.</p> <p>In accordance with the Council's constitution a representative of the petition received in objection to the proposal was invited to address the</p>	Action by

meeting.

Points raised by the petitioners:

- Mr Larkin spoke on behalf of the petitioners who signed the petition objecting to the application.
- The lead petitioner lived at 27 Kent Gardens and stated that the residents were in support of the petition which objected to the intrusion that would be caused by this application.
- The petition had the support of MP Nick Hurd, Cllr Bruce Baker and local associations.
- The petitioner stated that the plans were inaccurate and the development was built on the wrong place.
- That the application was on a site that was already over developed and this was against planning guidelines. There was not enough space to develop on this site.
- The revised sitings of Block A would be 6/7metres from the nearest property. The back windows of existing properties would show buildings in direct line of sight.
- The development would reduce the quality of living for the people who were living in the area.
- The developers were illegally removing trees from the area. These were boundary trees that were originally planted to be a screen.
- The application would result in an increase in the level of noise in the area and decrease the value of their homes.
- The Council had a duty to look after residents and not looking after profit gaining developers.
- Petitioners asked that Block A be demolished and the trees that were illegally removed be replanted.
- Mrs Crowcroft spoke on behalf of the second petition that was presented to Committee.
- There were many areas of concern and the overriding concern was the future living of residents.
- A previous application in January 2007 went to Committee and this report contained incorrect information from officers.
- That had the correct positioning been shown in the original plan then the application would not have been approved.
- The plans should not be accepted as the guidelines for the minimum distance were not followed by developers.
- The petitioner stated that the residents should not suffer and their standard of living would reduce.
- The application, if approved, could result in localised flooding. This was another reason to refuse the application.
- That trees had been removed by developers without permission and they had started building without permission.
- Mrs Crowcroft asked Committee that they should consider recommending that Block A be demolished.

The agent made the following points:

- The agent stated that a lot of the objections that were put forward were put based on siting of house blocks as they were.
- The architects appointed found some mistakes, some of which were mentioned by officers, in the original plans.

- There was a need to change the floor plan to change perimeters.
- They had spoken to conservation officers and planners about anomalies, who suggested that they make another application.
- The revised plans increased the development from one side, and decreased another.
- The agents had looked at ways of mitigating the impact to neighbouring homes.
- The agent agreed that they would replant trees to make a screen.
- That the distances between the nearest existing home and house block had increased.
- That this application had set out to mitigate the problems of the original approval.
- It was stated that the original plans were made up by the Council.

Ward Councillor Catherine Dann was present and spoke as a Ward Councillor. The following points were raised:

- Councillor Dann spoke on behalf of her Ward Councillors, including Cllr Baker.
- The petitions had highlighted several issues for the Committee to consider.
- Cllr Dann attended the site visit that was attended by Members and she found it very distressing to go into a person's home and be able to see enormous brick wall partially built.
- Trees had been removed and this impacted residents.
- There was a lot of anger and distress locally as a result of the application.
- Petitioners had given many reasons why this application should be removed and demolished.

Members discussed the complex and difficult application. This was an existing application that the developers wished to have varied. The 2007 plans were clearly incorrect and planning permission was granted on these plans. Members wished for clarification on whether the original planning permission was legitimate. That if Members refused the variation would the original plans still stand.

The Committee's legal advisor stated that the question of whether the plans invalidated the permission was a matter of fact and degree and this had been found to be the position through case law and was a complex area of law. The original application and planning permission remained intact. As the errors had been identified outside of the redline plan. The planning permission for 2007 had been implemented, and would still stand as long as they built out to the original plans which were agreed by the Council and should be considered the fall back position should the application for variation be approved.

Other avenues were discussed by Members and Officers including any possible enforcement action and action against the original architect for providing false information. This was not for the Planning Committee to consider and could be investigated further. The Committee agreed that

	<p>this error needed addressing.</p> <p>The error was noted in March 2011 and a temporary stop notice was served on 14 April 2011.</p> <p>Members noted the concerns of the residents with regard to this application and that the report was for a minor variation to the application. Members considered the various options available to them and they discussed the issues around flooding and boundary trees.</p> <p>Members wished to confirm that the 2007 was absolutely valid before reaching a decision on this application. Members discussed the option of getting external Counsel's opinion on the 2007 application.</p> <p>It was proposed, seconded and when put to vote unanimously agreed to defer the decision pending the receipt of Counsel's advice on the 2007 application. The questions to be asked of Counsel to be delegated to the Chairman and Labour Lead.</p> <p>RESOLVED - Deferred to seek counsels opinion on the legality of the 2007 permission.</p>	
213.	<p>LAND AT 216 FIELD END ROAD, EASTCOTE, 6331/APP/2010/2411 (<i>Agenda Item 7</i>)</p> <p>Erection of a part three storey, part four storey building comprising a ground floor Class A1 (Retail) unit and 3, one-bedroom flats and 8, two-bedroom flats above with first floor rear roof garden and third floor terrace on front elevation</p> <p>This application sought planning permission for a new four storey building on the vacant site. It would comprise a new convenience store covering most of the ground floor and 3 one-bedroom and 8 two-bedroom flats above. The scheme would be car free.</p> <p>The proposed usage was acceptable in policy terms and the scheme would benefit the town centre in terms of bringing a vacant prominent town centre site back into productive use. The scheme had been revised in terms of the building's siting and design and it was considered to present a satisfactory appearance on Field End Road, which respected the scale and harmonised with surrounding buildings.</p> <p>The proposal was not considered to harm the setting of the Grade II listed Eastcote Underground Station sited on the opposite side of the road. The proposed building would not be detrimental to the amenities of surrounding residents.</p> <p>One of the flats was below the minimum unit size advocated by design guidance, but the shortfall was minimal and would not justify a refusal of the scheme. The amenity space proposed was considered acceptable in this town centre location.</p> <p>With regards to noise, the Council's Environmental Health Officer</p>	<p>Action by</p>

advised that adequate safeguards and attenuation measures would ensure that an adequate residential environment was achieved.

Since the scheme has been amended to include a lift to all residential floors, the Council's Access Officer advised that the scheme was acceptable.

As the site had no rear access, servicing and deliveries would be at the front of the store. Works to the highway included a new loading/unloading bay that would be available to surrounding retail units, remodelling of the adjoining lay-by to provide three additional on-street parking spaces and the area to the front of the store would be paved and two new trees and seating provided and the area would be dedicated to the Council. The Council's Highway Officer advised that delivery arrangements were acceptable; subject to control of delivery times to avoid peak hours and that the car free scheme was acceptable. Although no disabled car parking space was provided, given the constraints on site and the scale of the development proposed, no objection was raised.

An Affordable Homes Viability Assessment demonstrated that the scheme would not be viable was such housing was included having regard to other s106 commitments. It was considered that the scheme did provide a full range of S106 contributions. It was recommended for approval.

Members discussed the traffic and parking implications of the application. Members were concerned that the application offered of no parking spaces. They discussed the option of underground parking and issues that may arise from deliveries to this site. It was noted that this site did not have rear access so deliveries would be made through the front. It was discussed that refuse would be collected from the front of the site.

The surrounding areas had controlled parking zones (cpz) and Members discussed where the new residents and also shoppers would park when using the facilities and those that lived in the flats above the proposed store.

The size of the amenity was discussed and Members agreed that this was well below the usual guidance. Members accepted that this was a Town Centre space and also noted that there was no contribution towards Green Spaces.

Officers explained to Members that it was proposed that deliveries to the store would be consolidated. That if the bay's outside the store was being occupied the agent had said the delivery van would come back later rather than wait on the road for space. An s.106 legal agreement could be put in place to enforce how deliveries were carried out to the store. The deliveries could be restricted to timings. Officers stated that the deliveries proposed would not be more than 1 hour a day in total for this application.

Members discussed how the area was notorious difficult area for

	<p>highways and traffic. That drainage was also an issue that the Committee needed to consider. Members noted that there was not a dedicated disabled parking space for a person living in the proposed development.</p> <p>Members believed that for various reasons including parking, amenity space, delivery, traffic they could not accept the proposal as it was presented. They agreed this was a prime site that would benefit from enhancement, but that the application was an over-development of the site.</p> <p>Members believed that the applications needed some changes, but agreed the idea in principle would be a positive enhancement to the area.</p> <p>Members discussed the policy reasons in regard to this application and believed it was contrary to policies AM14, AM15 and BE23. Members agreed to overturn the officer recommendation.</p> <p>Resolved –</p> <p>Recommendation overturned and application REFUSED on the grounds of lack of parking/disabled parking and inadequate amenity space. Exact wording to be agreed with the Chairman and Labour lead.</p>	
214.	<p>RAF EASTCOTE, LIME GROVE, RUISLIP 10189/APP/2011/1119 <i>(Agenda Item 8)</i></p> <p>Erection of a glazed conservatory at Plot 296. (Amendment to reserved matters approval ref: 10189/APP/2007/3046 dated 31/03/2008 – residential development)</p> <p>This report related to an application that sought variations to the layout and design of the alternative access reserved matters scheme (ref: 10189/APP/2007/3046), for the former RAF Eastcote site, which was approved on 31 March 2008. The amendments would allow a rear conservatory on plot 296, which was located centrally in the northern portion of the site.</p> <p>It was considered that in terms of design and layout, the inclusion of the conservatory would respect the character of the local area and not detract from the internal character of the development.</p> <p>It was also considered that the inclusion of a conservatory to this plot would not have had an adverse impact on the amenities of surrounding residents in terms of loss of privacy, outlook, daylight or sunlight. The remaining external amenity area of this plot would be considered sufficient to meet the needs of future occupiers.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was unanimously agreed.</p>	<p>Action by</p>

	<p>Resolved –</p> <p>That the application be approved as set out in the officer's report</p>	
215.	<p>12 EASTBURY ROAD, NORTHWOOD, 1901/APP/2011/174 (Agenda Item 9)</p> <p>Erection of part first floor rear/side extension, alterations to rear elevation to include removal of single storey rear roof, installation of ramps to West elevation and East elevation and external staircase to side.</p> <p>Planning permission was sought for the erection of a part two storey part first floor side extension, ground floor rear infill extension and provision of external first escape staircase.</p> <p>The application property was an attractive 'Arts & Crafts' style building which forms a group with 10, 14 and 16 Eastbury Road, which were on the local list.</p> <p>The proposed part first floor side/rear extension was not considered to harmonise with the character, proportions and appearance of the main building and would be detrimental to the appearance of the surrounding area and the character and appearance of the Northwood/Frithwood Conservation Area. The proposal would not harm the residential amenities of the occupiers of nearby properties.</p> <p>In accordance with the Council's constitution a representative of the petition received in objection to the proposal was invited to address the meeting.</p> <p>Points raised by the petitioners:</p> <ul style="list-style-type: none"> • Mrs Herrning spoke on behalf of the petitioners who signed the petition objecting to the application. • She stated that the reasons given by petitioners at the North Planning Committee last year on an application on this site all still applied. • The lead petitioner had lived at no.14 for a number of years and wished that the area would stay an attractive area. She believed it was a conservation area and should be maintained. • Malcolm Ruddock, Northwood Association, emailed his comments and he would actively oppose any further development on the site. • The staircase on the site was a concern for any emergency access and any new proposed staircase needed to consider this. • The proposed application would obstruct the sunlight and there would be an increase in the noise levels for neighbours. • Currently during the day time the noise levels were loud. Loud screaming could be heard as well as bad language. • The petitioner urged the Committee to uphold the planning department's advice to refuse the application. • Mrs Nuttal stated that residents supported Mrs Herrnings 	Action by

petition for refusal.

- The site was already over-developed and that residents were already troubled by the noise from the nursing home. Complaints had been made numerous times about this. The nursing home staff were not cooperative and told residents to take the matter up with Hillingdon Council.
- That in 1988 the then Director of Planning said that the site had reached its maximum development levels.
- The footprint of the site was already too big.
- The resident's basic human rights were in being breached.
- The petitioner also stated that the owner of the nursing home had ignored the planning application.

The agent made the following points:

- The agent stated that they had been instructed on the current application. The previous application had been done by different architects.
- The agents did not understand why it had been necessary to contradict the conservation officer's recommendation which gave approval for this application.
- A lot of the objections had been replied to by the agents directly to the individuals who gave objections.
- This application was for 1 additional bedroom, which would make current residents lives easier and would bring them up to speed with their needs.
- It would provide local needed community care.
- They had received Quality Care Commission Star Award.
- The application was not for commercial gain but to upgrade and meet the standard requirements.
- A 2 bedroom development which was well within requirements was approved, and there was a very large hedge which gave privacy.
- Agents believed that the matter had been blown out of proportion and they hoped that the Planning Committee would overturn the officer recommendation in light of all the correspondence that had been sent.
- They stated that the agents had adhered to all government and Council legislation.

Members sought clarification from the agent on whether the works to the site had already commenced. Officers confirmed that there were no unauthorised extensions as far as they were aware.

Members asked whether the agents could upgrade without planning approval. The agents replied that they could not. That the number of occupants would remain the same, they wished to go from 20 to 21 bedrooms and that it was mixed double and single rooms.

Officers commented that this was a much improved scheme than what was originally submitted, that they were working towards approvals. The reasons given for refusal by officers were valid and that the Committee had the final report which containing the facts for the final steps of determining an application.

	<p>Members were unsure of the reasons for refusal. Officers commented that the site was in a conservation area and was a listed building. There was the visual impact to consider.</p> <p>Members discussed the site and commented that there needed to be a limit to the size of the site.</p> <p>Members also discussed the option of a site visit before reaching any decision as they felt they did not have sufficient information to make a decision. That the officer report did not contain enough information on any potential over-development of the site for them to make a decision.</p> <p>The recommendation for a deferral pending a site visit was moved, seconded and on being put to the vote was unanimously agreed.</p> <p>Resolved –</p> <p>That the application be deferred for a site visit.</p>	
216.	<p>26 ACRE WAY, NORTHWOOD 67605/APP/2011/358 (Agenda Item 10)</p> <p>Retention of a single storey detached outbuilding to rear</p> <p>Councillor Edward Lavery declared a personal interest in relation to this item. He remained in the room for this item.</p> <p>Councillor Shirley Harper-O'Neill who was present declared a personal and prejudicial interest in relation to this item and left the room for the duration of this item.</p> <p>The application site was located on the south east side of Acre Way and comprised a two storey end of terrace house which had not been extended with an outbuilding at the bottom of the rear garden, the subject of this application.</p> <p>The attached house, 28 Acre Way lies to the north east and had an outbuilding at the bottom of the rear garden. To the south west lies 24 Acre Way, a two storey end of terrace property set behind the front wall of the application property. To the rear lies a footpath and driveway of Jupiter Court, a residential apartment block.</p> <p>The street scene was residential in character and appearance, comprising blocks of two storey terraced houses and the application site lies within the developed area, as identified in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).</p> <p>Planning permission was sought for the retention of an outbuilding at the bottom of the rear garden. The outbuilding was set adjacent to the side boundary with 28 Acre Way and along the rear boundary with Jupiter Court, and measure 5m wide, 5m deep and finished with an off-centre ridged roof 2.3m high at eaves level and 3.2m high at its highest</p>	<p>Action by</p>

point. The outbuilding had a window facing the application property, a door and window facing south west, and a door which opens out onto a footpath associated with Jupiter Court. The structure comprises timber elevations, with UPVC windows and a felt finished roof.

42 adjoining owner/occupiers and the Northwood Hills Residents Association have been consulted. 1 letter of objection and a petition with 26 signatories had been received.

In accordance with the Council's constitution a representative of the petition received in objection to the proposal was invited to address the meeting. There was no petitioner present on behalf of the petition.

A petition was received in support of the proposal by the agent, who was invited to address the meeting.

Points raised by the agent/petitioner:

- The building was a half complete project as they were told to stop as someone from Juniper Court complained. This was the reason the building looked in the state that it was.
- The agents did not want to continue any further building work in case they were told they could not.
- 2 weeks ago the agent received information of a petition against the application.
- The rear access was not being used.
- The agents wished for clarification on whether they could continue building as the half built project had been left for 2/3 years.
- They were told to stop building by Housing, after commencing works in January 2008 and stopped around 6 months later.
- The agent informed Committee it was a concrete base and timber frame.
- They did not think they would need planning permission as other properties nearby had similar buildings.
- The agent wished to use this building as a storage shed for his tools, he was a carpenter by trade.

Members asked whether the Housing department had been contacted for input and this was a Council Tenant. Officers informed Members that they were aware and that this was not an issue that the Planning Committee needed to discuss for determination of the application.

Officers confirmed that they had received the planning application on February 2011.

Members discussed the planning history in the area and neighbouring property. Officers confirmed that there was no planning history on the neighbouring property and that this would be investigated.

Members discussed that the size and height of the development was not an issue but that officers were concerned that the visual impact of the development was the issue. Members felt that the visual impact as

	<p>shown to them in the report was of a half built development. The visual impact of the development could be different once it was completely developed.</p> <p>Members discussed any potential noise disturbance that could be caused if the development was used as a work shop.</p> <p>Members felt that subject to the development being completed with appropriate materials, in a timely manner and the rear car park not being used that the development could be considered an acceptable garden shed or for storage.</p> <p>Officers explained to Members that they could put time conditions on the development, 1 month for clarification, a further month for details on how to prevent rear access; and following these details a further 3 months for completion.</p> <p>Members discussed the policy reasons in regard to this application and believed it was not contrary to policies B13 & 19. Members agreed an outline of conditions and overturn the officer recommendation.</p> <p>The recommendation for overturning the officer recommendation and approving the application was moved, seconded and on being put to the vote was unanimously agreed.</p> <p>Resolved -</p> <p>Recommendation overturned and application APPROVED. Details of conditions to be agreed with the Chairman and Labour lead.</p>	
217.	<p>RAF EASTCOTE, LIME GROVE, RUISLIP 10189/APP/2007/3383 (Agenda Item 11)</p> <p>Redevelopment for residential purposes at density of up to 50 Dwellings per hectare, including affordable housing, live work unites, a community facilities and open space.</p> <p>This report sought approval for a deed of variation to the s106 Agreement attached to the outline planning permission for the redevelopment of the former RAF site for residential purposes. The deed of variation would allow flexibility in providing a more sympathetic pathway to be constructed through the adjoining Highgrove Nature Reserve and outdoor sports facilities.</p> <p>It was also requested that the remainder of the obligation relating to the Nature Reserve be spent in an alternative way to that of hedgerow removal as this hedgerow had already been removed. It was proposed to use these funds to purchase plant and machinery to assist with the maintenance and improvement of the nature reserve and its surrounding area.</p> <p>A further 12 months was sought to enable the Green Spaces team enough time to prepare and install this pathway. In addition, a further</p>	<p>Action by</p>

	<p>amendment to the main agreement was sought in relation to the definition of Outdoor Sports facilities, to enable greater flexibility in the spending of this contribution.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was unanimously agreed. The deed of Variation agreed as per the agenda.</p> <p>Resolved –</p> <p>That the application be approved as set out in the officer's report</p>	
218.	<p>39 WENTWORTH DRIVE, EASTCOTE 7038/APP/2011/946 (Agenda Item 12)</p> <p>Single storey rear extension.</p> <p>The application site was located on the south eastern side of Wentworth Drive, a residential area of bungalows and houses. The site, No. 39, was a semi-detached bungalow that was attached to No.37 to the east and a detached bungalow, No. 41, was situated to the west.</p> <p>These bungalows were on slightly raised ground. Nos. 37 and 39 were built as a pair with rear outshoots creating a short 'L' shape, each projecting 1.75m from No. 39 and 0.68m from No.37. Both properties had also extended their properties to fill in the 'L' shape and extended further outwards. The remainder of properties on this side of the road were two storey houses, downhill as the road slopes away to the north, north east. All three bungalows had single storey rear additions of which only limited glimpses were obtained from the front. Limited rear views were gained from a gated private access road serving garages to the rear of this side of Wentworth Drive.</p> <p>The proposal was to erect a flat-roofed single storey extension to the rear. The extension would be stepped so that its smaller projection abuts the adjoining bungalow. The extension would span the entire width of the property, meeting the edges of the existing extensions and projecting out into the garden to a depth of 3.0m before stepping in by 3.21m on the boundary of No. 37 and projecting out again to a further 1.11m for a final width of 4.79m towards the boundary to No. 41. The stepping permits a 45 degree angle of sight from the middle of the patio doors to No. 37. The proposed extension would project out a distance of 2.178m from the back wall of the extension to No. 37.</p> <p>The new extension would replace an earlier extension and add to the floor area, making a total depth from the original bungalow of 6.4m where abutting the side of No. 37 and 7.1m on the side of No. 41. Both the existing and proposed side extensions would project approximately 0.7m above the existing fences. The proposed extension, at its longest, meets the rear building line of the extension to No.41.</p> <p>In accordance with the Council's constitution a representative of the petition received in objection to the proposal was invited to address the</p>	Action by

meeting.

Points raised by the petitioners:

- Neighbours had discussed the loss of light that would result if the development was granted planning permission.
- The application was for an extension on an existing extension. This would bring the long extension in line with its neighbour at no.41 and would impact grossly on no.37.
- The 45 degree line of sight that was taken for the line of sight was taken from an incorrect position and did not show the extent of impact the development would have.
- That a planning officer had verbally agreed that the line of sight had been taken in the wrong place and the petitioner was surprised that this point had been washed over in the report.
- A considerable amount of sunlight would be lost to the neighbour's kitchen.
- The lead petitioner had helpful and constructive discussions with the applicant said that they may make another application for this site.

The agent was not present to comment on the application.

Members commented that the agent had not withdrawn the application so the Committee had a decision to make. If granted, this application would be valid for 3 years.

Members asked officers to clarify the 45 degree line of sight and discussed the number of windows. Members discussed overshadowing and accepted that there was an overshadowing issue, and loss of light for the neighbour at no.37.

Members also discussed the issues around extending on an existing extension and whether it was a case of an excessive extension. It was commented that adjoining properties had similar size extensions.

Members felt it would be appropriate to overturn the officer recommendation on the basis of overshadowing, size and bulk of the extension. That it was contrary to policies B20 and B15.

The recommendation for overturning the officer recommendation and refusing the application was moved, seconded and on being put to the vote was unanimously agreed.

Resolved –

Recommendation overturned and application REFUSED on the grounds of size, scale and bulk out of character with the existing property and the impact on adjoining occupiers in terms of loss of light and overshadowing. Exact wording to be agreed with the Chairman and Labour lead.

219.	LAND O/S SORTING OFFICE JUNCTION EAST WAY AND PARK WAY, RUISLIP 59076/APP/2011/1406 (Agenda Item 13) Page 14	Action by
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Replacement of existing 12.5 metre high monopole mobile phone mast with a 12.5 metre high monopole mobile phone mast, replacement equipment cabinet and ancillary works (Consultation under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995) (as amended.)

It was proposed to replace the existing 12.5m high monopole mobile phone mast with a monopole phone mast of the same height (including antennas), albeit with a thicker profile, incorporating three antennas. The mast would be moved by some 1.5m but still retain a back of footpath location. An existing equipment cabinet would also be replaced with a larger equipment cabinet.

The proposed replacement telecommunications mast would have a thicker profile, which would result in the mast having a more conspicuous and intrusive impact upon the street scene as compared to the mast it replaces.

This impact would be compounded by the larger replacement equipment cabinet. Furthermore, the search for suitable replacement sites had not been comprehensive. As such, the proposal complies with Policies BE13, BE37 and OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

The recommendation for refusal was moved, seconded and on being put to the vote was unanimously agreed. This was a telecommunications application and the decision needed to be sent ASAP.

Resolved -

That the application be refused for the reasons set out in the officer's report.

220.	MOUNT VERNON TREATMENT CENTRE, RICKMANSWORTH ROAD, NORTHWOOD 3807/APP/2011/1031 (Agenda Item 14)	Action by
	<p>Installation of exhaust flues to north elevation</p> <p>This application sought planning permission for the alteration of the existing extract ducting on the Mount Vernon Treatment Centre, located within the Green Belt. The proposal was minor and would not harm the visual amenities of the green belt or the character and appearance of the surrounding area.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was unanimously agreed.</p> <p>Resolved -</p> <p>That the application be approved as set out in the officer's report.</p>	

221.	S106 QUARTERLY MONITORING REPORT <i>(Agenda Item 15)</i>	Action by
	<p>This report provided financial information on s106 and s278 agreements in the North Planning Committee area up to 31 March 2011 where the Council had received and held funds.</p> <p>Resolved – That the Members noted the contents of the report.</p>	
	The meeting, which commenced at 7.00 pm, closed at 10.51 pm.	

These are the minutes of the above meeting. For more information on any of the resolutions please contact Nav Johal on 01895 250692. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

Agenda Item 6

Report of the Head of Planning, Trading Standards and Environmental Protection

Address:	BISHOP RAMSEY CHURCH OF ENGLAND EASTCOTE ROAD, RUISLIP
Ward:	EASTCOTE AND EAST RUISLIP
Development:	REDEVELOPMENT OF THE SITE TO PROVIDE 35 UNITS (OUTLINE APPLICATION – MEANS OF ACCESS ONLY)
LBH Ref Nos:	19731/APP/2006/1442
Drawing Nos:	As per original committee report
Date application approved at Committee	18 th December 2006
S106 Agreement	That the recommendation to enter into a further Supplemental Deed to the s106 dated 10 May 2007 and a Supplemental Agreement dated 22 April 2008, as proposed below, is approved to enable an amendment to Affordable Housing tenure to be delivered on the site.

1.0 CONSULTATIONS

1.1 Internal Consultees

Planning Obligations Officer	The Deed of Variation is considered acceptable as a change in the required tenure will enable the developer to deliver the affordable housing as per the planning committee's original decision.
Housing Officer	SCHH supports the variation to the S106 as it will provide affordable housing units for sale.

2.0 RECOMMENDATION

- a) That the s106 agreement dated 10 May 2007 and a further Supplemental Agreement dated 22 April 2008 be varied as follows:**
- b) That Clause 2 of Schedule 5 of the Main Agreement be deleted and replaced with the following:**

The Provisions relating to the Occupation of the Affordable Housing Units

Affordable Housing Units shall only be occupied by households in need of affordable housing in the London Borough of Hillingdon who meet the criteria and objectives set by the Registered Social Landlord provided that the covenant shall not be binding upon nor enforceable against:-

- (i) A mortgagee in possession or any chargee (or any receiver or manager including an administrative receiver) of the Affordable Housing Land or any part thereof exercising its power of sale**
- (ii) Any tenant of an Affordable Housing Unit exercising a statutory or voluntary right to buy or right to acquire pursuant to Part 5 of the Housing Act 1985 or Section 16 of the Housing Act 1996 or any statutory amendment modification or re-enactment thereof or exercising a statutory right to acquire an Affordable Housing Unit or through any voluntary purchase scheme promoted by the Housing Corporation or any other public body**
- (iii) Any lessee pursuant to a shared ownership lease whether or not such lessee has staircased to 100% ownership**
- (iv) The successors in title to the persons or bodies referred to in paragraphs (i) (ii) and (iii) above**
- c) That the owner and Council meet their respective costs in the preparation of the Deed of Variation and any abortive work as a result of the agreement not being completed.**
- d) That if the Deed of Variation is not finalised within a period of 6 months from the date of this committee resolution, or any other period deemed appropriate by the Head of Planning, Trading Standards and Environmental Protection, then the application may be referred back to the Committee for determination.**
- e) That subject to the above, the application be deferred for determination by the Head of Planning, Trading Standards and Environmental Protection under delegated powers, subject to the completion of the legal agreement under Section 106 of the Town and Country Planning Act 1990 and other appropriate powers with the applicant.**
- f) That if the application is approved, it be subject to the conditions and informatics agreed by the North Planning Committee on 8 August 2006 (detailed in the Committee report and minutes) and attached to this report.**

3.0 KEY PLANNING ISSUES

- 3.1 The current planning application was lodged on the 16th of May 2006, and was reported to the North Planning Committee on the 18th December 2006, when it was approved subject to the completion of a S106 agreement. This agreement was completed and the decision notice was released on the 16th May 2007.
- 3.3 All of the financial and in-kind obligations as contained in the s106 agreement dated 10th May 2007 and the supplemental deed provisions dated 22 August 2008 have been met.
- 3.4 This request for a variation is ensure that the mortgagee exclusion clause for the Affordable Housing Units properly mirror the exclusion clause requirements within the Council's standard nominations agreement and are thereby uniform for the lender of the RSL. At present there appears to be a drafting error in the existing s106 agreement dated 10 May 2007. The variation therefore seeks to correct this.
- 3.5 Accordingly, approval is recommended, subject to the conditions and informatics contained within the report heard by the North Planning Committee on 18th December 2006.

OBSERVATIONS OF 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'.

OBSERVATIONS OF THE DIRECTOR OF FINANCE

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

Reference Documents

- (a) North Planning Committee Agenda 18th December 2006. Report for application reference 19731/APP/2006/1442.
- (b) North Planning Committee Minutes 18th December 2006.

Contact Officer: VANESSA SCOTT

Telephone No: 01895 250 230

APPENDIX A

PLANNING COMMITTEE – 18 DECEMBER 2006 (NORTH) REPORT OF THE DIRECTOR OF PLANNING AND COMMUNITY SERVICES

SPECIAL MEETING

A

Item No. 1	Report of the Corporate Director of Planning and Community Services
Address:	BISHOP RAMSEY CHURCH OF ENGLAND SCHOOL (LOWER SITE), EASTCOTE ROAD, RUISLIP
Development:	REDEVELOPMENT OF THE SITE TO PROVIDE 35 UNITS (OUTLINE APPLICATION - MEANS OF ACCESS ONLY)
LBH Ref Nos:	19731/APP/2006/1442
Drawing Nos:	R/1000 rev A, TF/TS/D532 rev A, reports titled 'Supporting Landscape Design Statement' and 'Arboricultural Survey' both prepared by Fabrik dated May 2006 'PPG24 Assessment' prepared by Hawksmoor/GHM Rock Townsend dated 08/05/06, 'Ecological Appraisal' prepared by 4Woods Ecology dated May 2006, 'Proposed residential development at Lower School Site' and 'Air Quality Impact Assessment' both prepared by Peter Brett Associates dated May 2006, all received 16/05/06
	SK1 received 17/10/06
Date of receipt:	16/05/06
	Date(s) of Amendment(s): 09/10/06 17/10/06

1.0 SUMMARY

- 1.1 Outline planning permission is sought to redevelop land currently occupied by the Bishop Ramsey Church of England School for residential purposes. A total of 35 units are proposed, with a residential density of 30 units per hectare. Access would be from Eastcote Road. The applicant seeks determination of means of access only, with all other matters to be reserved for future determination.
- 1.2 Adjoining owners/occupiers were consulted. A total of 431 pro-forma letters have been received in support of the proposal. A total of 38 letters (including responses from the Ruislip Residents' Association, 2 Councilors and 1 Member of Parliament) and 1 petition with 550 signatures have been received objecting to the scheme. The main concerns raised relate to the site layout and density, impacts on residential amenity and local highway conditions, and the provision of affordable housing on the site. The vast majority of these responses (including

the petition) refer to both the current application and a previous application for the upper school site (ref. 19731/APP/2006/1436), which was withdrawn prior to determination.

- 1.3 The application site is located within the 'developed area' as defined by the Unitary Development Plan. Residential development is considered acceptable within such areas and as such no objection is raised to the principle of residential development on this site. The loss of this site for education purposes is justified having regard to alternative provisions being made for existing pupils on the upper school site and the substandard nature of the existing building stock on the site.
- 1.4 The Highways Engineer has considered the proposed means of access, and has no objections to the scheme.
- 1.5 Accordingly, the application is recommended for approval, subject to the applicant entering into a Section 106 Agreement and appropriate planning conditions.

2.0 CONSULTATIONS

- 2.1 The application was advertised under Article 8 of the Town and Country Planning Act (1990) as major development. A sign was erected on the site and a public notice was placed in a local paper on 31 May 2006. 92 resident households and adjoining businesses were directly notified via letter.
- 2.2 A total of 431 pro-forma letters were received in support of the scheme, which highlighting the following benefits:
 - (i) The proposal would address the health and safety requirements of the school's pupils and staff, who are currently required to travel between sites.
 - (ii) The proposal would benefit local residents through the reduction in traffic between the two sites.
 - (iii) The scheme would provide the school with acceptable teaching accommodation.
- 2.3 A total of 34 letters of objection have been received from local residents. The issues raised are summarised below:-
 - (i) The proposal would adversely impact local residential amenity by reason of overlooking, overshadowing, loss of outlook and noise. Inadequate screening will be provided on the residential boundaries.

- (ii) The proposed development is inconsistent with the character of the area and the adjoining Conservation Area.
- (iii) The proposed density is excessive. The area of highest density shown on the indicative plan (the terraced blocks) have been squeezed into the far corner of the site. This is not acceptable.
- (iv) The proposed units as shown on the indicative plan will not be provided with adequate amenity space or on-site parking facilities. This will result in overspill parking in local roads.
- (v) The proposal would result in increased traffic volumes, exacerbating existing congestion on Eastcote Road and further compromising vehicle and pedestrian safety.
- (vi) The access provisions to the site are inadequate. The width of the internal road is too narrow and will prevent emergency and utility vehicle access.
- (vii) The existing pedestrian access from Manor Way should be retained, or potentially widened to accommodate vehicles. If the access way is left as 'dead' space, it may attract anti-social behaviours.
- (viii) There has been inadequate consideration of alternative development options, including the provision of sheltered housing for the elderly.
- (ix) The proposal will place further pressures on local educational and health care facilities.
- (x) The provision of affordable housing on this site is inappropriate.
- (xi) Affordable units should be pepper potted across the site.
- (xii) The loss of a suburban green space with wildlife/ecological qualities and an existing school site is unacceptable.
- (xiii) The proposal would adversely impact local property values.
- (xiv) The development would result in nuisance effects during the construction phase.
- (xv) The development may result in an increased potential flooding and further overload existing drainage/sewer capacity.
- (xvi) Proposed development works may compromise the stability of the application site and adjoining properties.

(xvii) The proposal does not entail any demonstrable community gain.

2.4 Councillors David Payne and Michael Cox have advised of their objection to the scheme.

2.5 Mr Nick Hurd, MP, has also advised that a number of his constituents have raised concerns with him regarding the scheme, as detailed above. However, his letter does not specify any personal concerns with the scheme.

External Consultees

Hillingdon Primary Care Trust	A contribution should be sought towards the provision of primary health care facilities.
Metropolitan Police	No objections raised.
Ruislip Residents' Association	Raise concerns regarding: (i) The indicative site layout; (ii) Inadequate parking provision, resulting in overspill car parking; (iii) A sheltered housing scheme would be preferable on this site; (iv) The height of proposed houses as shown on the indicative plan, adjoining the rear gardens of adjacent properties.
Thames Water	No objection to the scheme. The applicant is responsible for site drainage works.
Sport England	Sport England has lodged a provisional objection to the scheme. However, this matter is presently subject to dialogue between the applicant and Sport England. The outcome of this will be reported to the Committee via the addendum sheet. Sport England is not a statutory consultee on this application.

Internal Consultees

Policy & Environmental Planning Team	The residential redevelopment of the site is considered acceptable in principle, subject to suitable alternative accommodation for the school being provided at the upper school site. The following matters should also be addressed: (i) The environmental requirements of the UDP, (ii) The impacts of the scheme on the adjoining conservation area, (iii) The impacts on residential amenity, (iv) The intensification of parking/traffic
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Highways Engineer Urban Design/Conservation Officer	movements. No objections raised. Regard should be had to the provision of public open space and the need to create sense of place. Permeability through the site should be reinforced. The layout (to be determined as a reserved matter) should actively seek to reinforce the green character and provide a framework of robust green open spaces linked to the Conservation Area. No objection subject to a condition regarding noise emitted by the music department.
Environmental Protection Unit Trees/Landscape Officer	No objections subject to recommended tree retention and landscaping conditions.
Projects & Implementation Team	Planning obligations should be considered in respect of highway works, education facilities, affordable housing, heath, open space, community facilities, and project management and monitoring.
Housing Directorate	35% of all units (calculated on a habitable room basis) should be secured as affordable housing.
Education Directorate	A contribution should be sought towards the provision of primary and secondary school facilities. The contribution sought will be calculated having regard to the child yield associated with the development, which will be determined at the reserved matters stage.

3.0. RECOMMENDATION: APPROVAL - subject to the following conditions:-

That delegated power be given to the Director of Planning and Community Services to grant planning permission subject to the following:-

- (a) That the Council enter into an agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) and all appropriate legislation to secure:**
 - i) The provision of 35% of all units for affordable housing (to be calculated on a habitable room basis unless otherwise agreed in writing with the Council's Housing Directorate).**
 - ii) A financial contribution towards the provision of primary healthcare facilities.**
 - iii) A financial contribution towards environmental improvements**

and community facilities in the immediate vicinity, or the provision of green public green space on the site.

- iv) Highway works in accordance with the Traffic Impact Assessment
- v) The provision of recreational open space on site in accordance with the requirements of the SPG: Community facilities, or alternatively, a financial contribution towards the off site provision of recreational (formal) open space.
- v) A financial contribution equal to 5% of the value of cash contributions towards project management/administration costs relating to this agreement.
- vi) That the planning permission hereby granted for the redevelopment of the lower school site is not implemented until the redevelopment of the upper school site has been completed.

(b) That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in the preparation of the Section 106 Agreement and any abortive work as a result of the agreement not being completed.

(c) If the above Section 106 agreement has not been finalised within 6 months, then the application is to be referred back to the Planning Committee for determination at the discretion of the Director of Planning & Community Services.

(d) That officers be authorised to negotiate and agree the detailed terms of the proposed agreement.

(e) That subject to the above, the application be deferred for determination by the Director of Planning and Community Services under delegated powers, subject to the completion of legal agreements under Section 106 of the Town and Country Planning Act 1990 and other appropriate powers.

(f) That if the application is approved, the following conditions be attached:-

1. (OUT1) Time Limit- outline planning application	1. (OUT1) Standard
2. (OUT2) Reserved matters - submission (a, b, c, d)	2. (OUT2) Standard
3. (OUT3) Approval of Details	3. (OUT3) Standard
4. (OUT4) Reserved matters - submission and approval	4. (OUT4) Standard

<p>5. The residential density shall not exceed 30 units per hectare.</p> <p>6. (OM13) Demolition Protocol</p> <p>7. As part of the reserved matters required by condition 2, the applicant shall submit a scheme of proposed noise mitigation measures for the approval of the Local Planning Authority. The approved mitigation scheme shall be implemented in its entirety before any of the units are occupied.</p> <p>8. As part of the reserved matters required by condition 2, the applicant shall submit the following details for the approval of the Local Planning Authority:</p> <p>(i) The proposed phasing of works on the site, (ii) The control of nuisance effects arising from construction including dust and noise, (iii) Construction vehicle access and parking, (iv) Wheel wash facilities. The approved details shall be adhered to throughout the construction process.</p> <p>9. As part of the reserved matters required by condition 2, the applicant shall submit a sustainability scheme incorporating details of on-site energy generation and waste management. The approved measures shall be incorporated in the development and thereafter permanently maintained.</p> <p>10. As part of the reserved matters required by condition 2, the applicant shall submit plans demonstrating that all proposed units shall meet the requirements of 'Lifetime Homes' and that 10% of the total number</p>	<p>5. (MRD2) Standard</p> <p>6. (OM13) Standard</p> <p>7. To ensure residential amenity in accordance with Policy OE1 and OE5.</p> <p>8. To ensure residential amenity in accordance with Policy OE1 and OE5.</p> <p>9. To ensure compliance with Policy 4A.9 of the London Plan.</p> <p>10. To ensure compliance with Policy H9 and the requirements of the London Plan.</p>
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of units are designed to full (or capable of easy adaptation to) wheelchair standard. The approved details shall thereafter be implemented and maintained.

- 11. (TL1) Existing Trees - Survey
- 12. (TL2) Trees to be retained
- 13. (TL3) Protection of trees and plants during site clearance and development
- 14. (TL4) Landscaping Scheme (outline application)
- 15. (TL6) Landscaping Scheme - implementation
- 16. (TL7) Maintenance of Landscaped Areas
- 17. Before the development hereby permitted is commenced, a scheme shall be submitted to and approved in writing by the Local Planning Authority detailing how additional or improved education facilities will be provided within a 3 miles radius of the site to accommodate the child yield arising from the proposed development. This shall include a timescale for the provision of the additional/improved facilities. The approved means and timescale of accommodating the child yield arising from the development shall then be implemented in accordance with the agreed scheme.
- 18. As part of the reserved matters required by condition 2, the applicant shall submit details of the treatment of the existing pedestrian access to Manor Way, including fencing, lighting, surveillance and paving. The approved details shall thereafter be implemented and maintained.
- 19. As part of the reserved matters
- 11. (TL1) Standard
- 12. (TL2) Standard
- 13. (TL3) Standard
- 14. (TL4) Standard
- 15. (TL6) Standard
- 16. (TL7) Standard
- 17. To ensure the development provides an appropriate contribution to educational facilities within the surrounding area, arising from the proposed development, in accordance with policy R17 of the Hillingdon Unitary Development Plan and the Council's Supplementary Planning Guidance on Planning Obligations.
- 18. To ensure on site security and adequate pedestrian facilities in accordance with Policy BE18.
- 19. To ensure compliance with

required by condition 2, the applicant shall submit details of sustainable drainage techniques to be implemented on site. The approved details shall thereafter be implemented and maintained.

Policy OE8.

INFORMATIVES

1. The decision to grant planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act 1998 (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
2. The decision to grant planning permission has been taken having regard to the policies and proposals in the Unitary Development Plan set out below, and to all relevant material considerations, including Supplementary Planning Guidance: - BE4, BE13, BE18, BE19, BE20, BE21, BE22, BE23, BE24, BE38, OE1, OE2, OE5, OE8, OE12, OE13, H4, H5, H6, H8, H9, H11, R11, R17, AM2, AM3, AM7, AM8, AM9, AM14, AM15
3. (7) Design Guidance - reserved matters
4. (8) Reserved Matters
5. (9) Community Safety - Designing out crime
6. (10) Illustrative drawings
7. The applicant is strongly encouraged to consider the establishment of sheltered housing units on the site. Please contact Rebecca Stockley in the Major Applications Team, or Julie Markwell in Housing to discuss.
8. In respect of Condition No. 17, you are advised that the Council considers that one way to ensure compliance with the condition is to enter into a legal agreement with the Council to ensure the provision of additional/improved educational facilities locally, proportionate to the child yield arising from the development.
9. The Council's Urban Design Officer has advised that when developing the reserved matters scheme, the applicant should have regard to the provision of public open space and the need to create sense of place. Furthermore, permeability through the site should be reinforced while the layout should actively seek to reinforce the green character and provide a framework of robust green open spaces linked to the Conservation Area.
10. You are advised that the scheme is required to comply with either:-
 - The Building Regulations 2000 Approved Document Part M 'Access to and use of buildings', or with
 - BS 8300:2001 Design of buildings and their approaches to meet the needs of disabled people – Code of practice. AMD 15617 2005, AMD 15982 2005.

These documents (which are for guidance) set minimum standards to allow residents, workers and visitors, regardless of disability, age or gender, to gain access to and within buildings, and to use their facilities and sanitary conveniences.

You may also be required to make provisions to comply with the Disability Discrimination Act 1995. The Act gives disabled people various rights.

Under the Act it is unlawful for employers and persons who provide services to members of the public to discriminate against disabled people by treating them less favourably for any reason related to their disability, or by failing to comply with a duty to provide reasonable adjustments.

This duty can require the removal or modification of physical features of buildings provided it is reasonable.

The duty to make reasonable adjustments can be effected by the Building Regulation compliance. For compliance with the DDA please refer to the following guidance: -

- The Disability Discrimination Act 1995. Available to download from www.opsi.gov.uk
- Disability Rights Commission (DRC) Access statements. Achieving an inclusive environment by ensuring continuity throughout the planning, design and management of building and spaces, 2004. Available to download from www.drc-gb.org.
- Code of practice. Rights of access. Goods, facilities, services and premises. Disability discrimination act 1995, 2002. ISBN 0 11702 860 6. Available to download from www.drc-gb.org.
- Creating an inclusive environment, 2003 & 2004 – What it means to you. A guide for service providers, 2003. Available to download from www.drc-gb.org.

This is not a comprehensive list of Building Regulations legislation. For further information you should contact Building Control on 01895 250804/5/6 and 8.

11. The applicant is encouraged to maximise the opportunities for education and training of young people in the construction of the development hereby approved.
12. Details submitted in compliance with conditions 11, 12, and 13 should include trees in neighbouring gardens, close to the site boundaries.

4.0 CONSIDERATIONS

Site and Locality

- 4.1 The application site is currently occupied by the Bishop Ramsey Church of England School as one of its two campuses within Ruislip, and is referred to as the 'lower' school site. Access to the site is from Eastcote Way. While the site incorporates an access strip between 15 and 17 Manor Way, this is of an insufficient width for vehicular access.

4.2 The site, which is irregularly shaped with an area of 1.15 hectares, abuts the rear gardens of properties fronting Glenalla Road and Manor Way. The northern third of the site is occupied by a variety of school buildings, including a two storey complex and various single storey buildings surrounding a courtyard area. The applicant has advised that many of these buildings would require significant investment to bring them up to current education standards. To the south is a dedicated hard play area and an open grassed area, which together total 0.47ha. Limited vegetation is present on most boundaries.

4.3 The school has a capacity of 1250 students although the roll fluctuates dependant on the number of 6th formers. However, neither campus has the capacity to accommodate all pupils at any one time. Key stage 3 (years 7 to 9) are currently accommodated on the lower school site with all other students accommodated on the upper school site. However, pupils and staff are required to travel between the upper and lower school sites in order to access specialist facilities.

4.4 The surrounding area is strongly residential in character. Properties backing onto the site from Manor Way are typically two storey detached and semi-detached houses, and are located within the Manor Way Conservation Area. However, the Conservation Area does not extend into the application site. Properties in Glenella Way are typically occupied by bungalows, some of which have roof extensions. The length of adjoining residential gardens range between 20m and 30m.

4.5 Eastcote Road is a classified road lined on both sides by two storey detached and semi-detached houses. It provides a main route between Ruislip and Northwood and, as such, is subject to consistently heavy traffic volumes. The site has a Public Transport Accessibility Level (PTAL) of between 1 and 2, on a scale of 1 to 6 where 1 represents the lowest level of public accessibility.

Scheme

4.6 Outline planning permission is sought for the residential redevelopment of the site. A total of 35 residential units are proposed. Access would be from Eastcote Road (which benefits from 100m plus visibility in both directions).

4.7 The application originally sought determination of both siting and means of access. However, the applicant has since amended the application to remove siting as a matter for consideration. Accordingly, this application only seeks permission for the proposed means of access. All other matters (siting, design, external appearance and landscaping) are reserved for future determination.

4.8 This application forms part of a redevelopment package for the school as a whole. A separate planning application (ref. 19731/APP/2006/2811) has been submitted proposing the amalgamation of the two school campuses onto the

upper school site. The sale of the lower school site for residential development would provide the funds for the redevelopment of the upper school site. However, the operational requirements of the school would prevent the lower school site being released for development until the redevelopment of the upper school site has been completed.

- 4.9 The applicant has submitted the following technical reports in support of the application:-
 - Noise Report
- 4.10 This report concludes that vehicle movements on the adjacent Eastcote Road dominate daytime noise levels at the site. Other influences on noise levels include passing aircraft and local area noise from adjoining houses. Noise levels during the day and night time are considered to be moderate and area classified within the Noise Exposure Category B, where 'noise should be taken into account when determining planning applications and, where appropriate, conditions imposed to ensure an adequate level of protection against noise'.
 - Arboricultural Report
- 4.11 This report details the results of a tree survey carried out on site. It concludes that the principal trees are of poor structural quality with limited public visual amenity due to the site's backland position. The remaining trees are of domestic scale.
 - Ecological Appraisal
- 4.12 This report includes details of a walk over survey of the site, and concludes that site is of low nature conservation value and contains little habitat of value to wildlife. The buildings on site have limited potential for bat roosts.
 - Supporting Landscape Design Statement
- 4.13 This report describes the context of the site and reiterates the conclusions of the ecological appraisal and arboricultural report.
 - Air Quality Assessment
- 4.14 This report details local baseline conditions and the results of air quality modelling. It concludes that the proposed redevelopment is likely to have negligible impact on air quality locality. Concentrations of NO2 and PM10 are predicted to be well below the National Air Quality Objectives and EU limit values at all receptors, with no significant increase between the without and with development scenarios.

- Transport Assessment

4.15 This report advises that the site benefits from a medium level of accessibility by all modes of transport. It concludes that the proposed development would generate 21 two ways trips in the AM peak and 14 two way trips in the PM peak.

4.16 The junctions of Ridgeway/Eastcote Road and Kings College Road/Windmill Hill/Eastcote Road roundabout will operate above theoretical capacity by 2009 with or without development. The Hume Way/Eastcote Road junction is predicted to exceed theoretical capacity by 2009 (AM peak) with development, due to additional school traffic resulting from the amalgamation of the Bishop Ramsey Church of England School onto the upper school site. For the same reason, the junction of Pinn Way/Manor Way/Eastcote Road is predicted to operate more effectively and will not exceed its theoretical capacity in future years with development scenarios for 2009 and 2024.

Planning History

4.17 The site has an extensive planning history. However, all previous applications were for works in relation to the existing school and are not considered to be relevant to the current application.

UDP Designation

4.18 The application site is located within the 'Developed Area' as designed by the Unitary Development Plan. The site also abuts the Manor Way Conservation Area to the west.

Planning Policies and Standards

4.19 The following UDP polices are considered relevant to the application:-

Part 1 Policies:

Pt1.8 To preserve or enhance those features of Conservation Areas which contribute to their special architectural and visual qualities.

Pt1.10 To seek to ensure that new development will not adversely affect the amenity and character of the Borough's residential areas.

Pt1.12 To avoid any unacceptable risk of flooding to new development in areas already liable to flood, or increased severity of flooding elsewhere.

Pt1.16 To seek to ensure enough of new residential units are designed to wheelchair and mobility standards.

Pt1.17 To seek to ensure the highest acceptable number of new dwellings are provided in the form of affordable housing.

Pt1.33 To promote the construction of new roads or the widening of existing

roads only where they would: improve safety; promote pedestrian movement, cycling or public transport, or the improvement of the environment; reduce local congestion in a cost effective way; or are required to accommodate traffic likely to be generated by new development.

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:

BUILT ENVIRONMENT

BE4 New development within or on the fringes of conservation areas

BE19 New development within residential areas - complementing and improving amenity and character of the area

BE38 Retention of topographical and landscape features, and provision of new planting and landscaping in developments proposals

OTHER ENVIRONMENTAL CONSIDERATIONS

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

OE2 Assessment of environmental impact of proposed development

OE5 Siting of noise-sensitive developments

OE8 Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures

OE12 Energy conservation and new development

OE13 Recycling facilities in major developments and other appropriate sites

HOUSING

H6 Considerations influencing appropriate density in residential development

H8 Change of use from non-residential to residential

H9 Provision for people with disabilities in new residential developments

H11 Provision of affordable housing

RECREATION, LEISURE AND COMMUNITY FACILITIES

R1 Development proposals in or near areas deficient in recreational open space

R4 Proposals that would involve the loss of recreational open space

R11 Proposals that involve the loss of land or buildings used for education, social, community and health services

R17 Use of planning obligations to supplement the provision of recreation, leisure and community facilities

ACCESSIBILITY AND MOVEMENT

AM2 Development proposals - assessment of traffic generation, impact on

congestion and public transport availability and capacity
AM3 Proposals for new roads or widening of existing roads
AM7 Consideration of traffic generated by proposed developments
AM8 Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14 New development and car parking standards
AM15 Provision of reserved parking spaces for disabled persons

Other relevant documents include:

- (a) The London Plan
- (b) Circular 6/98 Planning and Affordable Housing
- (c) Planning Policy Statement 1 - Delivering Sustainable Development
- (d) Planning Policy Statement 3 - Housing
- (e) Planning Policy Guidance 13 - Transport
- (f) Planning Policy Guidance 17 - Planning for open space, sport and recreation
- (g) Planning Policy Statement 22 - Renewable Energy
- (h) Revised Parking Policies and Standards (2001)
- (i) Supplementary Planning Document - Design and Accessibility Statement
- (j) Supplementary Planning Guidance - Air Quality
- (k) Supplementary Planning Guidance - Community Safety by Design
- (l) Supplementary Planning Guidance - Planning Obligations

Main Planning Issues

4.20 The main issues are considered to be:

- (i) The principle of redevelopment
- (ii) Residential density and impacts on local character
- (iii) Impacts on residential amenity
- (iv) Traffic, and access
- (v) Other matters
- (vi) Planning Obligations

- (i) The principle of redevelopment

4.21 Policy R11 states that proposals involving the loss of land or buildings last used for education purposes will be assessed having regard to:

- (i) Any reasonable possibility that refusal of permission would lead to the retention and continued use of the existing facilities;
- (ii) Adequate accessible provision is available to meet the foreseeable needs of the existing and potential uses of the site being displaced;

(iii) The proposed alternative use accords with the other policies of the Plan and contributes to its objectives.

4.22 The site is currently occupied by the Bishop Ramsey Church of England School. The site (the 'lower' school) is one of two campuses that are used. The 'upper' school is located approximately 0.8 miles to the west of the site, via Warrender Way, Old Hatch Way and Manor Way (over 10 minutes walking time).

4.23 The applicant has advised that there are significant logistical problems trying to operate two campuses, not least ensuring the safety of pupils travelling between the two sites. The applicant has submitted a separate planning application (ref. 19731/APP/2006/2811), which seeks to redevelop the upper school site thus enabling the amalgamation of the two school sites. Planning application ref. 19731/APP/2006/2811 has been recommended for approval.

4.24 The applicant has, subject to the approval of planning application ref. 19731/APP/2006/2811, demonstrated that adequate accessible provision is available to meet the foreseeable needs of the existing and potential users of the site being displaced. The applicant has advised that the operational requirements of the school would prevent the release of the lower school site for redevelopment until the upper school site had been completed. This would be secured in a Section 106 Agreement.

4.25 Should planning application ref. 19731/APP/2006/2811 be granted, it is very unlikely that the lower school site and the facilities and buildings contained therein would be retained for educational purposes. The applicant has advised that a large proportion of building stock located on the lower school site is substandard for current teaching requirements. 67% of general teaching accommodation at the lower school comprises temporary huts while the remainder is poor condition with time expired buildings. The state of on-site teaching accommodation on site was highlighted as being of serious concern in a 2001 Ofsted report which, in their view, does not support good learning.

4.26 Significant rebuilding work, approaching wholesale redevelopment, would be required to upgrade the site to an acceptable standard for ongoing educational purposes.

4.27 The site is located within a Developed Area as designated by the UDP. Residential activities are considered appropriate within Developed Areas and, as such, no in principle objection is raised to the proposal. The introduction of residential development on this site would also assist meeting local and national housing objectives, as set out by PPS3: Housing.

4.28 The proposal is therefore considered to meet the tests of Policy R11 and no objection is raised to the residential redevelopment of the site. However, it is possible that planning application ref. 19731/APP/2006/2811 could be refused.

Should this occur, the applicant will be unable to demonstrate that the proposal meets the tests of Policy R11, as pupils presently accommodated on the lower school site could not be accommodated on the upper school site. In this instance, an in-principle objection to the scheme could be sustained.

- 4.29 Policy R4 of the UDP states that planning permission will not be granted for proposals that involve the loss of land used as recreational open space, including school playing fields.
- 4.30 The southern portion of the site contains hard and soft play areas, with a combined area of 0.47ha. These areas are not publicly accessible and are used exclusively by the school. Accordingly, these areas are not considered to have any 'public value' which, according to PPG17 'Planning for Open Space, Sport and Recreation', is the defining feature of open space. Furthermore these areas, by virtue of their size and use, are not considered to form 'playing fields' or 'playing pitches' as defined by Sport England's Planning Policy Statement: 'A Sporting Future for the Playing Fields of England'. This has been confirmed by Sport England.
- 4.32 Notwithstanding this, Sport England have objected jointly to this and the upper school application, although they have advised that their response is as a non-statutory consultee with respect to the lower school application. This is on the basis that the proposal for the upper school site does not include any additional on-site sports facilities for community use. In their view, additional and improved sports facilities should be provided to compensate for the loss of the lower school site.
- 4.33 This application, while inextricably tied to the redevelopment of the upper school site, should be considered on its own merits. It is considered inappropriate to object to a proposal on the basis that it results in the loss of land which, according to relevant policy, does not constitute a playing pitch, playing field or open space, on the basis that additional playing pitches, playing fields or open space is not provided on a separate site.
- 4.34 Accordingly, despite the comments of Sport England, the proposed redevelopment of the site is considered acceptable, as it would not result in the loss of recreational open space or playing fields. No objection is raised in terms of Policy R4.
 - (ii) Residential density and impacts on local character
- 4.35 Policy H6 of the Hillingdon UDP states that the density of development depends on a balance between the full and effective use of available housing land and the building's compatibility with surrounding development. As a guide, new housing is expected to be in the range of 100-200 habitable rooms per hectare (h.r.p.h). Applications with densities above 150 h.r.p.h need to demonstrate that the layout

and design of the schemes are of a quality that produce good environmental conditions and that harmonise with the surroundings.

- 4.36 The London Plan is the most up to date development plan and therefore policies contained within this plan carry greater weight than UDP policies where they are not in general conformity. Policy 4B.3 of the London Plan advises that Boroughs should ensure that development proposals achieve the highest possible intensity of use compatible with local context and the site's public transport accessibility. The London Plan provides a density matrix to establish a strategic framework for appropriate densities at different locations.
- 4.37 The subject site has a Public Transport Accessibility Level (PTAL) score of between 1 and 2. The London Plan density guidelines state that development proposals within a suburban setting with a PTAL of 1 to 2 should achieve a density of between 30-50 uph and 150-200 hrph.
- 4.38 The application proposes a total of 35 residential units, with a density of 30 units per hectare. The unit density is consistent with that anticipated by the London Plan, and indeed is the minimum recommended by PPG3 'Housing' for new developments.
- 4.39 Details of unit sizes and types have not been submitted as part of this outline application. However, to achieve a density of 150 hrph (the minimum recommended by the London Plan) the average unit would need to have 4 bedrooms. This further demonstrates that the scheme proposes a very low density of development, especially when considered within the context of national policy guidance. A lower density could not be supported having regard to the requirements of PPG3 and the need to promote sustainable development.
- 4.40 Notwithstanding this, the proposed density is considered acceptable, having regard to the spacious, low density character of surrounding residential areas. The site area involved would enable appropriate setbacks to be maintained from adjoining residential properties while providing a satisfactory level of on-site residential amenity.
- 4.41 In this respect, the proposal demonstrates compliance with Policy BE19 of the UDP, which states that Local Planning Authorities will seek to ensure that new development complements or improves the amenities and character of an area, and Policy BE4, which states that development on the fringes of Conservation Areas should preserve or enhance those features which contribute to their special character. The Council's Policy and Environmental Planning Team have raised no objections to the density proposed.
- 4.42 The applicant has submitted an indicative site plan, demonstrating how 35 detached, semi-detached and terraced houses could be accommodated on site. The Council's Urban Design Officer and objectors have raised concerns over the proposed layout, and in particular a pocket of terraced houses shown located to

the rear of the site.

4.43 The submitted plan is indicative only. The layout of the proposed development, and the impact of design and appearance on local character will be considered at the reserved matters stage. Notwithstanding this, the comments of the Council Urban Design Officer will be conveyed to the applicant via an informative.

(iii) Residential Amenity

4.44 The Unitary Development Plan seeks to control the effects of new development on existing residential amenity. While any development will result in some effects on surrounding properties by virtue of the status quo being altered, the scale of a development proposal is not directly indicative of significant adverse effects.

4.45 The application has been submitted in outline, with siting, design, external appearance and landscaping reserved for future consideration. The Council will assess any impacts on residential amenity arising from these matters, including overlooking, overshadowing or loss of outlook, when presented with a reserved matters application. Other matters, such as boundary treatment and the provision of on-site amenity space, will also be considered at the reserved matters stage.

4.46 Although the applicant has submitted an indicative layout, this plan only establishes that the principle of housing at the density proposed is acceptable on the site. Informatives 3, 4 and 9 are proposed to guide the applicant with respect to issues the Council would wish to see addressed when submitting layout details at reserved matters stage.

4.47 Policy OE1 seeks to protect the amenity of existing residents, while Policy OE5 seeks to protect new, noise sensitive developments.

4.48 The applicant has submitted a noise report as part of this application, demonstrating that the site falls within Noise Exposure Category (NEC) B. Accordingly, the amenity of future occupiers can be assured by appropriate noise mitigation measures, as proposed by the noise report and secured by condition.

4.49 Noise created by the development would be consistent with surrounding residential activities. Noise arising from traffic movements associated with the development, and the impact of this on residential amenity, will be heavily influenced by the siting of buildings and the internal access road. Both of these matters will be addressed as part of the reserved matters.

4.50 Nevertheless, it is evident from the details submitted in support of this application that the main point of vehicular and pedestrian access to the site will be located between 50 and 54 Eastcote Road. Semi-detached houses occupy both properties.

4.51 The applicant has submitted a transport assessment, which details existing and anticipated traffic flow. Presently, traffic flows associated with the site are light, with 27 (two way) movements in the AM peak (0730-0930) and 15 (two way) in the PM peak (1430-1830). However, traffic volumes along Eastcote Road are significantly higher, with 1965 (two way) movements immediately east of the Ridgeway and 1482 (two way) movements east of Manor Way in the AM peak, and 1716 and 1316 respectively for the PM peak. The applicant's acoustic report has confirmed that vehicle movements along Eastcote Road dominate noise levels in the area.

4.52 The transport assessment suggests that the development would generate 21 two way trips in the AM peak (0800-0900 hours) and 14 two way trips in the PM peak (1700-1800 hours). Taking into account the 'narrower' peak hours used, the development would create an additional 8 two way movements in the AM peak and 11 two way movements in the PM peak. However, the transport assessment is based on a private residential development of 60 units, whereas only 35 units are proposed. Accordingly, a significant buffer has been built into the applicant's assessment, and it is likely that the actual number of traffic movements to and from the site will be less than that specified. Traffic flows may be further reduced if the site is developed for sheltered housing.

4.53 Accordingly, impacts of the development on residential amenity arising from peak hour traffic movements are therefore not considered to warrant refusal of the application, having regard to the existing traffic movements associated with the site, and the relatively insignificant amenity impact of these movements within the context of Eastcote Road.

4.54 However, existing traffic movements to and from the site are typically contained within the school day, and do not extend into the late evening or weekends. The development would result in traffic movements throughout the week.

4.55 There are no primary habitable room windows on the flank elevations of either 50 or 54 Eastcote Road. Accordingly, these units are partially protected from noise and light intrusion. In addition, a dense line of vegetation demarcates the side boundary of 54 Eastcote Road. This would assist in maintaining strong visual separation between the access and this adjoining property, while maintaining privacy. The retention of this vegetation can be ensured by condition. Appropriate boundary treatment along the boundary with 50 Eastcote Road can be assured at the reserved matters stage.

4.56 Noise and other nuisance activities (such as dust) generated by construction activities would be time limited, and could be controlled by way of condition at the reserved matters stage and relevant nuisance legislation.

4.57 The Council's Environmental Protection Unit has raised no objections to the proposal, subject to a recommended condition.

(iv) Traffic and access

4.58 Policies AM2, AM7, AM14 and AM15 are concerned with traffic generation, road capacity, on site parking and access to public transport.

4.59 The applicant has submitted a transport assessment, which considers the impact of the proposal on the surrounding road network. It takes into account committed development (the residential redevelopment of RAF Eastcote) and the potential redevelopment of the Bishop Ramsey upper school site. As such, it is considered to adequately consider the cumulative impacts of this proposal with other possible developments in the locality.

4.60 As discussed above, the transport assessment suggests that the development would generate 21 two way trips in the AM peak (0800-0900 hours) and 14 two way trips in the PM peak (1700-1800 hours). This is based on a private residential development of 60 units, whereas only 35 units are proposed. As previously stated, a significant buffer has therefore been built into the applicant's assessment. The site is also relatively accessible by a range of transport modes, including bus and tube, and is located within easy walking distance of the Ruislip Manor town centre.

4.61 Notwithstanding this, the traffic generated by the site is not considered to be excessive or significant, when considered in the context of existing traffic flows along Eastcote Road. The assessment considers the impact of the development on the operation of both the site access and key junctions within the locality until 2024. It concludes that the site access operates well in all years and in all scenarios. While some of the local junctions are predicted to operate above theoretical capacity in the intermediate to distant future (ie, at 2024), this is not attributable to the proposed development. The Council's Highways Engineer has raised no objection to the transport assessment in this regard and accordingly the proposal is considered acceptable in terms of Policies AM2 and AM7.

4.62 Objectors have raised concerns regarding the adequacy of the proposed access. The Highways Engineer has confirmed that appropriate sightlines are available from the proposed access to ensure the safety of traffic egressing from the site. Furthermore, the width of the access (19m) is sufficient to accommodate emergency and utility vehicle access.

4.63 Objectors have suggested that the existing pedestrian access from Manor Way should be retained or, alternatively, widened to accommodate vehicles. It is not considered viable to require the widening of this access to accommodate vehicles, as it would involve obtaining privately owned land from adjoining residential properties. However, it may be possible to incorporate the existing pedestrian access into the site layout in a manner which enhances on-site permeability. Certainly, this has been encouraged by the Council's Urban Design Officer and is conveyed by a recommended informative.

4.64 The London Plan seeks to minimise on-site parking in order to encourage the use of more sustainable non-car modes. In this regard, public transport accessibility is suggested as the most appropriate means of determining the level of car parking provision. Table A4.2 of the London Plan (Maximum Residential car parking standards) suggests that for detached and semi-detached houses between 1.5 and 2 car parking spaces should be provided per unit, and between 1 and 1.5 spaces for terraced houses. These are presented as maximums and generally accord with the Council's standards, which recommend a maximum of 2 car parking spaces where curtilage car parking is proposed.

4.65 On site vehicular and bicycle parking provision will be determined at the reserved matters stage. However, the development would not result in overspill car parking subject to adequate on-site provision in accordance with guidance. The indicative site plan illustrates that sufficient car parking could be provided on site. No objections have been raised by the Highways Engineer in this regard.

4.66 Accordingly, no objections are raised in terms of Policies AM2, AM7, AM14 and AM15.

(v) Other Matters

4.67 The Council's Policy and Environmental Planning Team have advised that consideration should be given to the ecological values of the site when considering this application. Objectors have also raised the loss of suburban green space as a reason for concern.

4.68 The site is located within the Developed Area and is surrounded on all sides by residential development. It is not located within or adjacent to a Nature Conservation Site nor is it subject to a Tree Protection Order. It is comprises mostly buildings and hard standing with small areas of species poor amenity grassland, managed for use by the school.

4.69 The applicant has submitted an ecological appraisal which summarises a site 'walk over' survey. The survey concluded that the site contains no habitats or features of nature conservation values. In addition, no evidence of any legally protected species were found at the site. The potential for legally protected or notable species to be found at the site is considered to be very low. In particular, the potential for bat roosts is considered to be low due to the lack of access points.

4.70 The site is therefore not considered to have any special wildlife or ecological values and no objection is raised in terms of Policy EC2.

4.71 Policy 4A.9 of the London Plan advises that boroughs should require major developments to show how the development would generate a proportion of the site's electricity or heat needs from renewable sources, wherever feasible.

Sustainability measures, to be incorporated in the built fabric of the proposed dwellings, could be addressed at the reserved matters stage and secured by condition.

- 4.72 Policy OE13 relates to the provision of satisfactory recycling and waste disposal provisions as part of new developments. The Council's Waste Strategy Manager has advised that provision should be made on each plot for the storage of waste. This matter could be addressed at the reserved matters stage and secured by condition.
- 4.73 Policy H9 of the Unitary Development Plan and Policy 3A.4 of the London Plan requires that 10% of the total number of units be designed to full (or capable of easy adaptation to) wheelchair standard. This provision could be secured by way of a condition were the application considered acceptable and secured by condition.

(vi) Planning Obligations

- 4.74 Policy R17 of the Council's Unitary Development Plan states that: 'The Local Planning Authority will, where appropriate, seek to supplement the provision of recreation open space, facilities to support arts, cultural and entertainment activities, and other community, social and education facilities through planning obligations in conjunction with other development proposals'.
- 4.75 The application was submitted prior to 24th May and the adoption of the Council's 'SPD: Affordable Housing'. Accordingly, the applicant has agreed to a 35% of all units being provided as affordable housing. This is in accordance with the Council's policy in force at the time the application was submitted. The Council's Housing Directorate has raised no objections to this subject to the affordable housing provision being calculated on a habitable room basis. The unit mix and type will be agreed with the Housing Directorate as part of reserved matters.
- 4.77 Objectors have raised concerns regarding the provision of affordable housing on the application site. The requirement for affordable housing stems from national and London Plan guidance, and is supported by Council policy. However, the applicant may elect to provide affordable sheltered housing on the site. This would simultaneously address the requirements for both sheltered and affordable housing locally and local resident's concerns. The applicant has indicated a willingness to look into this as an option. This matter is the subject of a recommended informative.
- 4.79 Objectors have queried the position of affordable housing shown on the indicative site layout, requesting that they be 'pepper potted' throughout the site. It is an operational requirement of registered social landlords (RSL's) that affordable housing units are grouped together to enable more efficient

management.

- 4.80 Obligations are also proposed in respect of healthcare, community facilities, open space, education and project management and monitoring. Despite this application being tied to the redevelopment of the upper school site, it is considered appropriate to secure an education contribution in this instance as the education demand created by development may not be accommodated at Bishop Ramsey School by reason of religious affiliation. Obligations in respect of affordable housing, healthcare, community services, and open space will be secured by a Section 106 Agreement. However, the education contribution will be secured by a Grampian condition.
- 4.82 The formula used to calculate education contributions takes into account many factors, including the number of units proposed, the unit size, number and size of affordable housing units, anticipated child yield and existing local capacity. The unit size and number of affordable units proposed have yet to be determined. In addition, the applicant may choose to consider developing the site for sheltered housing, which would in effect have a 'zero' child yield.
- 4.83 Accordingly, it is not considered appropriate in this instance to require the applicant to enter into a Section 106 Agreement which would almost certainly require variation at a later stage. The inclusion of a Grampian condition will enable the Council to maintain control over the contribution (the value of which will be determined by a standard formula) while acknowledging that the contribution cannot be fixed at this time. The Council's Section 106 Officer has raised no objections to this proposed approach.
- 4.84 These agreed planning gains will ensure that any additional pressures on local facilities arising from the development will be mitigated. Accordingly, no objection is raised in terms of Policy R17.

5.0 Comments on Public Consultations

- 5.1 The main issues raised by adjoining residents, namely the principle of development, the loss of open space and existing educational facilities, the density of development and the provision of affordable housing, have been dealt with in the main body of the report.
- 5.2 The following additional comments are made in respect of those matters not addressed in the main body of the report.
- 5.3 There has been inadequate consideration of alternative development options, including the provision of sheltered housing for the elderly. *Officer comments:* Residential development is considered acceptable on this site subject to other matters being appropriately addressed. This may include sheltered housing. This matter is addressed by an informative, recommending that the applicant consider the introduction of sheltered housing on the application site.

- 5.4 The proposal would adversely impact local property values. *Officer comments:* This is not a planning consideration.
- 5.5 The development may result in an increased potential flooding and further overload existing drainage/sewer capacity. *Officer comments:* The site is not located within a flood risk area. Thames Water have not raised any objection to the scheme, advising that it is the developers responsibility to make proper provision for drainage.
- 5.6 Proposed development works may compromise the stability of the application site and adjoining properties. *Officer comments:* Development works would be subject to standard Building Regulation procedures to ensure that stability is not compromised.
- 5.7 The proposal does not entail any demonstrable community gain. *Officer comments:* Issue of planning permission is not dependant on demonstrating that the proposal would result in community gain. All applications are assessed on their own merits. Notwithstanding this, the applicant has agreed to various planning obligations to off set any impacts on the community.
- 5.8 If the existing pedestrian access way is left as 'dead' space, it may attract anti-social behavior. *Officer comments:* Anti-social behavior can be controlled, in part, by good design. A condition is recommended requiring the submission of full details on the treatment of this area as part of the reserved matters application.

6.0 Observations of the Borough Solicitor

- 6.1 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.
- 6.2 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).
- 6.3 Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.
- 6.4 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.

- 6.5 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'.

7.0 Observations of the Director of Finance

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

8.0 CONCLUSION

- 8.1 The application seeks outline planning permission for the redevelopment of the Bishop Ramsey Church of England School lower site for residential purposes. The application is limited to determination of means of access only. All other matters (siting, design, external appearance and landscaping) have been reserved.
- 8.2 The applicant has demonstrated that the loss of this educational site would not impact the provision of local educational facilities. Residential development is considered acceptable within Developed Areas. The density proposed is considered acceptable for this suburban site, and would ensure that the development integrates with the surrounding area. In addition, the proposed accesses are considered acceptable.
- 8.3 Accordingly, the proposal is recommended for approval.

Reference Documents:

- (a) The London Plan
- (b) Circular 6/98 Planning and Affordable Housing
- (c) Planning Policy Statement 1 - Delivering Sustainable Development
- (d) Planning Policy Statement 3 - Housing
- (e) Planning Policy Guidance 13 - Transport
- (f) Planning Policy Guidance 17 - Planning for open space, sport and recreation
- (g) Planning Policy Statement 22 - Renewable Energy
- (h) Unitary Development Plan
- (i) Revised Parking Policies and Standards (2001)
- (j) Supplementary Planning Document - Design and Accessibility Statement
- (k) Supplementary Planning Guidance - Air Quality
- (l) Supplementary Planning Guidance - Community Safety by Design
- (m) Supplementary Planning Guidance - Planning Obligations

Contact Officer: REBECCA STOCKLEY

Telephone No: 01895 250 525

APPENDIX B

NORTH PLANNING COMMITTEE

Meeting held at the Civic Centre on Tuesday 18th December 2006 at 7.00pm

Councillor Bruce Baker (Chairman)
Councillor Michael White (Vice-Chairman)

Councillors:	Ian Oakley Michael Markham	Norman Nunn-Price David Allam
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Apologies: Apologies had been received from Councillor Allan Kauffman and Councillor Brian Crowe attended in his place.

Advisory Members	<table style="width: 100%;"><tr><td style="width: 50%; text-align: center;">*</td><td style="width: 50%; text-align: center;">Michael Hirst Chris Groom Clive Pigram</td><td style="width: 50%; text-align: center;">Canal Locks Conservation Panel Eastcote Conservation Panel Ruislip Conservation Panel</td></tr><tr><td style="text-align: center;">+</td><td style="text-align: center;">John Ross/Michael Dent</td><td style="text-align: center;">Harefield Village Conservation Panel</td></tr><tr><td style="text-align: center;">*</td><td style="text-align: center;">Pamela Jeffreys</td><td style="text-align: center;">Ickenham Conservation Panel</td></tr></table>	*	Michael Hirst Chris Groom Clive Pigram	Canal Locks Conservation Panel Eastcote Conservation Panel Ruislip Conservation Panel	+	John Ross/Michael Dent	Harefield Village Conservation Panel	*	Pamela Jeffreys	Ickenham Conservation Panel
*	Michael Hirst Chris Groom Clive Pigram	Canal Locks Conservation Panel Eastcote Conservation Panel Ruislip Conservation Panel								
+	John Ross/Michael Dent	Harefield Village Conservation Panel								
*	Pamela Jeffreys	Ickenham Conservation Panel								

* Denotes apologies received
+ Denotes other member absent

Also Present: Councillor Michael Cox and Councillor David Payne.

1. BUSINESS TO BE CONSIDERED IN PUBLIC

The Committee agreed that all its business would be conducted in public.

2. DECLARATION OF INTERESTS

Councillor Norman Nunn-Price declared a Personal and non-prejudicial interest because he is a member of the School Organisation Committee. He remained in the meeting and took part in the decision of the applications.

Councillor Brian Crowe declared a personal and non-prejudicial interest because he is the Chairman of the Education & Children's Services Policy Overview & Scrutiny Committee. He remained in the meeting and took part in the decision of the applications.

Councillor David Payne declared interests in the applications. He declared a personal interest as a Governor of Bishop Ramey School, a non-prejudicial interest as a member of the School Organisation Committee. Council David Payne addressed the meeting as a Ward Councillor.

3. DECISIONS ON APPLICATIONS

Decisions on applications are shown below and are based on Agenda and reports for the meeting, and an Addendum sheet circulated at the meeting.

Item No.	Address	Ward	Proposal	Application No.
1.	Bishop Ramsey Church of England School (Lower site) Eastcote Road Ruislip	Eastcote & East Ruislip	Redevelopment of the site to provide 35 units (Outline application – means of access only)	9731/APP/2006/1442

Two petition representatives addressed the Committee, the first expressed concerns about the application and the second petition representative spoke in support of the application. The applicant then spoke in support of the application.

Following discussion, the Committee requested that reserved matters be reported back to Committee for a decision.

RESOLVED

That delegated power be given to the Director of Planning and Community Services to grant planning permission subject to the following:-

- (a) That the Council enter into an agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) and all appropriate legislation to secure:**
 - i) The provision of 35% of all units for affordable housing (to be calculated on a habitable room basis unless otherwise agreed in writing with the Council's Housing Directorate).**
 - ii) A financial contribution towards the provision of primary healthcare facilities.**
 - iii) A financial contribution towards environmental improvements and community facilities in the immediate vicinity, or the provision of public green space on the site.**
 - iv) Highway works in accordance with the Traffic Impact Assessment**
 - v) The provision of recreational open space on site in accordance with the requirements of the SPG: Community facilities, or alternatively, a financial contribution towards the off site provision of recreational (formal) open space.**
 - vi) A financial contribution equal to 5% of the value of cash contributions towards project management/administration costs relating to this agreement.**
 - vii) That the planning permission hereby granted for the redevelopment of the lower school site is not implemented until the redevelopment of the upper school site has been completed.**

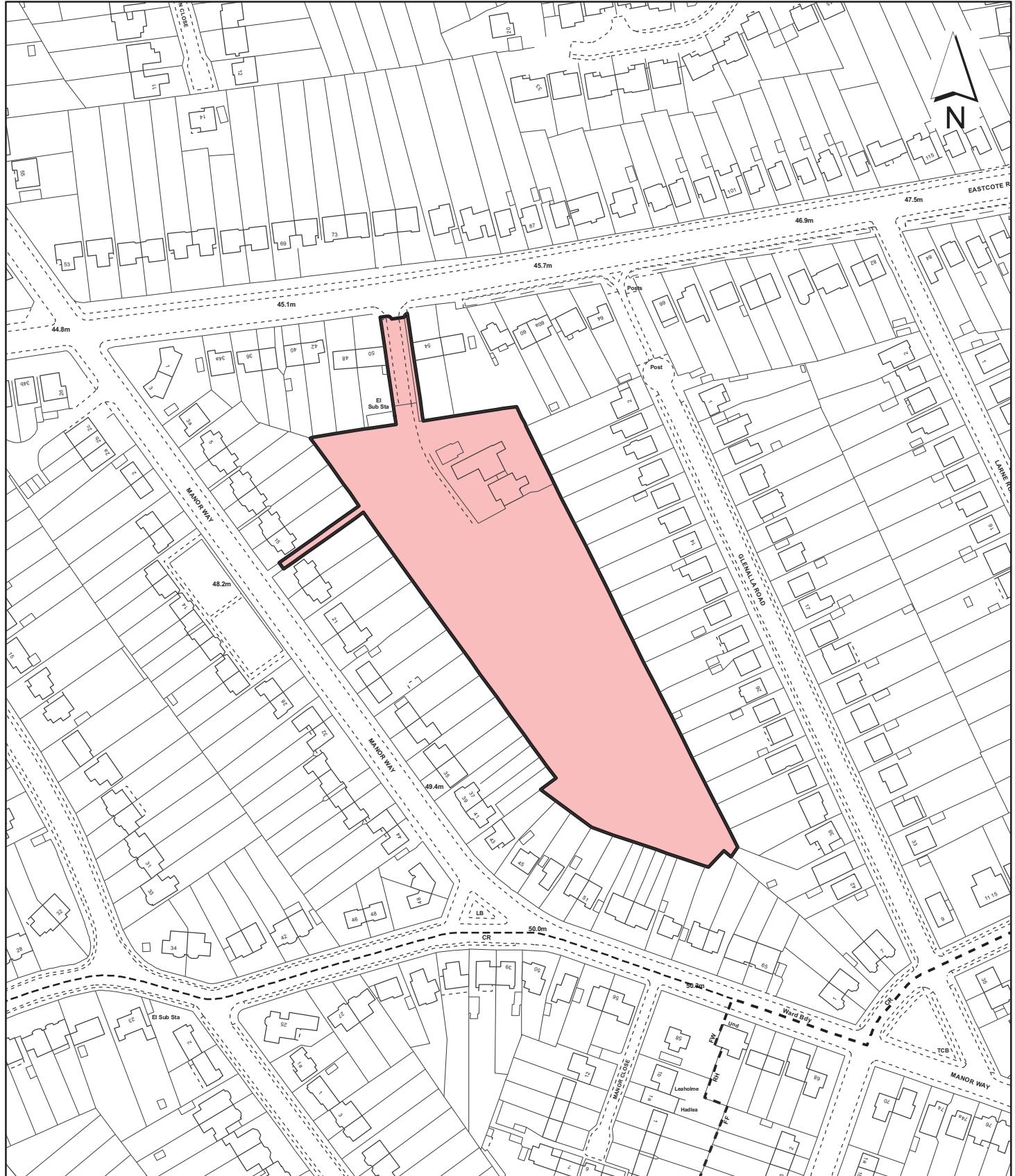
- (b) **That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in the preparation of the Section 106 Agreement and any abortive work as a result of the agreement not being completed.**
- (c) **If the above Section 106 agreement has not been finalised within 6 months, then the application is to be referred back to the Planning Committee for determination at the discretion of the Director of Planning & Community Services.**
- (d) **That officers be authorised to negotiate and agree the detailed terms of the proposed agreement.**
- (e) **That subject to the above, the application be deferred for determination by the Director of Planning and Community Services under delegated power, subject the completion of legal agreements under Section 106 of the Town and Country Planning Act 1990 and other appropriate powers.**

That the application for reserved matters when received be reported to Committee for a decision.

Item No.	Address	Ward	Proposal	Application No.
2.	Bishop Ramsey Church of England Hume Way Ruislip	Eastcote & East Ruislip	Amalgamation of upper and lower sites to create one school campus. Redevelopment of upper site including demolition and refurbishment of existing buildings, erection of new school buildings, new parking areas, access provision and playground/sports facilities.	19731/APP/2006/2811

The Committee heard from two representatives of petitioners objecting to the proposal. A Ward Councillor from a neighbouring ward spoke about the development expressing concerns about the generation of additional traffic around Hume Way, which he felt would be significant and indicated that the traffic survey was inadequate.

The Committee also heard from a representative of the petitioners who spoke in support of the development. While addressing the Committee, a Ward Councillor expressed his support for the development saying that many original concerns had been met, that although the traffic issues had not been completely resolved, putting the school on one site would generate less traffic and pupils would not have to travel between the two sites.



Notes

Site boundary

For identification purposes only.

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Site Address

**Bishop Ramsey
Church of England School
Eastcote Road, Ruislip**

Planning Application Ref:

19731/APP/2006/1442

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Planning Committee

North Page 53

Date

August
2011

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



HILLINGDON

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Agenda Item 7

Report of the Head of Planning & Enforcement Services

Address: DAY CENTRE- PLOT 1 ACOL CRESCENT RUISLIP

Development: Erection of a two storey building to provide 14 one- bedroom, supported housing units together with ancillary office accommodation, landscaping and parking (involving demolition of existing buildings).

LBH Ref Nos: 65847/APP/2011/1132

Drawing Nos:

- 2011/D1/P1/01
- 2011/D1/P1/02
- 2011/D1/P1/03
- 2011/D1/P1/04
- 2011/D1/P1/05
- 2011/D1/P1/06
- 2011/D1/P1/07
- 2011/D1/P1/08
- 2011/D1/P1/09
- Design and Access Statement April 2011
- Aboricultural Impact Survey
- Surface Water Management Strategy
- PPG24 Noise Assessment (4969PPG24.01)
- Energy Statement (April 2011)

Date Plans Received: 05/05/2011 **Date(s) of Amendment(s):**

Date Application Valid: 05/05/2011

1. SUMMARY

Planning permission is sought for the erection of a two storey 'L' shaped building for 14 one bedroom self-contained flats with ancillary office space. The use of the building will be for supported housing as part of the Council's Independent living strategy. The proposal includes parking for 6 cars, secure cycle spaces and landscaped amenity areas, and will involve the demolition of the existing single storey building, last used as a temporary children's centre.

The site has been identified as being surplus to requirements and there are no national or regional planning objections in principle to the loss of the previous community use and the redevelopment of this site for supported housing.

10 letters of objection have been received, objecting to the proposal primarily on the grounds of increased traffic congestion, lack of parking and loss of privacy.

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

2. RECOMMENDATION

2.1 This authority is given by the issuing of this notice under Regulation 3 of the

Town and Country Planning General Regulations 1992 and shall ensure only for the benefit of the land.

2.2 That the Council enter into a Statement of Intent/Legal Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or Section 278 of the Highways Act 1980 (as amended) or other appropriate legislation to secure the following:

- (i). A minimum of 13 units to be delivered as affordable housing (7 from Plot 1 and 6 from Plot 2)
- (ii). A financial contribution of £3,774.39 towards healthcare facilities
- (iii). A financial contribution of £400.66 towards library facilities and books
- (iv). A financial contribution of £10,000 towards Community Facilities/ Recreational Open Space:
- (v). If the construction period is in excess of 3 months and the construction cost is in excess of £2 million then a construction training contribution will be required, based on the formula in the Council's Planning Obligations SPD.
- (vi). The applicants pay a sum to the Council equivalent to 2% of the value of contributions for compliance, administration and monitoring of the completed planning (and/or highways) agreement(s).
- (vii). The applicants pay a sum to the Council of 3% of the value of contributions for specified requirements to project manage and oversee implementation of elements of the completed planning (and/or highways) agreement(s).
- (viii). The residential accommodation hereby approved shall be used solely as supported housing for people with learning difficulties and for no other purpose, including any other use falling within Class C3 of the Town and Country Planning (Use Classes) Order 2005 (as amended)

2.3 That in respect of the application for planning permission, the purchaser of the Council's interest in the land meets the Council's reasonable costs in the preparation of the S106/278 Agreements and any abortive work as a result of the agreements not being completed.

2.4. If the S106 Agreement/Statement of Intent has not been finalised within 12 months, the application is to be referred back to the Planning Committee for determination at the discretion of the Head of Planning Education Environment and Community Services.

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

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

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

1 T8 Time Limit - full planning application 3 years

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

2 M1 Details/Samples to be Submitted

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

- (i) fenestration and doors
- (ii) balconies
- (iii) boundary walls and railings
- (iv) external lighting
- (v) comprehensive colour scheme for all built details

REASON

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

3 M3 Boundary treatment - details

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

REASON

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

4 OM1 Development in accordance with Approved Plans

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

REASON

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

5 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 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policies 3A.13, 3A.17 and 4B.5.

6 DIS5 Design to Lifetime Homes Standards & Wheelchair Standards

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

'Accessible Hillingdon'.

REASON

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

7 H1 Traffic Arrangements - submission of details

The approved development shall not be occupied until the access, parking area and access road have been constructed in accordance with the drawings hereby approved. Thereafter, the parking areas, sight lines and loading areas must be permanently retained and used for no other purpose at any time. Disabled parking bays shall be a minimum of 4.8m long by 3.6m wide.

REASON

To ensure pedestrian and vehicular safety and convenience and to ensure adequate off-street parking, and loading facilities in compliance with Policies AM14 and AM15 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

8 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 AM7 and AM8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan (February 2008).

9 NONSC Non Standard Condition

The access for the proposed development shall be provided with 2.4m x 2.4m pedestrian visibility splays in both directions and the visibility splays shall be maintained free of all obstacles to the visibility between heights of 0.6m and 2.0m above the level of the adjoining highway.

REASON

In the interest of highway safety in accordance with Policy AM7 of the Hillingdon Unitary Development Plan (Saved Policies 2007).

10 H12 Closure of Existing Access

The existing vehicular access at the site, shall be closed, the dropped kerb removed and the footway reinstated to match the adjoining footway within one month of the new access hereby approved being completed.

REASON

To ensure that pedestrian and vehicular safety is not prejudiced in accordance with Policies AM7 and AM8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan. (February 2008).

11 H15 Cycle Storage - In accordance with approved plans

The development hereby permitted, shall not be occupied until the cycle storage facilities for 8 bicycles have been provided in accordance with the approved plans. Thereafter, these facilities shall be permanently retained on site and be kept available for the use of cyclists.

REASON

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

12 N1 Noise-sensitive Buildings - use of specified measures

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

REASON

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

13 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, light spillage 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 and in the interests of highway safety, in accordance with Policies BE13 and OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policy 4B.1.

14 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 excising 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.

15 OM19 Construction Management Plan

Prior to development commencing, the applicant shall submit a demolition and

construction management plan to the Local Planning Authority for its approval. The plan shall detail:

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

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

REASON

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

16 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).

17 OM5 Provision of Bin Stores

The secure and screened storage facilities for refuse and recyclables as shown on the approved plans shall be provided prior to the occupation of any units within the site and thereafter the facilities shall be permanently retained.

REASON

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

18 SUS1 Energy Efficiency Major Applications (full)

Prior to the commencement of development a detailed energy statement shall be submitted to and approved in writing by the Local Planning Authority. The statement shall demonstrate how the recommendations from the energy strategy (Acol Crescent Plot 1, Uxbridge, Hillingdon Energy Statement, AECOM April 2011) have been incorporated into the final development. The statement shall clearly set out the final amount (152.1m² notional) of Photovoltaic panels required to meet the reduction targets

of the strategy, as well as roof plans showing their location. The development shall proceed in accordance with the approved statement.

REASON

To reduce the CO2 emissions associated with the development and to reduce the exposure to rising energy prices for the residents, in accordance with Policy 4A.3 and 4A.7 of the London Plan.

19 NONSC Non Standard Condition

The development shall proceed in accordance with the approved drainage strategy (AECOM, Acol Crescent Plot 1 Surface Water Management Strategy, April 2011, Rev 0) with final details relating to the size of surface water storage system to be submitted and agreed in writing with the Local Planning Authority. The development shall proceed in accordance with the approved strategy and updated details.

REASON

To minimise the increased risk of flooding by providing a sustainable form of drainage in accordance with PPS25 and Policy 4A.14 of the London Plan.

20 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) Existing and proposed site levels.
- (ii) Routes of any existing or proposed underground works and overhead lines including their manner of construction.

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).

21 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 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 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.

22 TL3 Protection of trees during site clearance and development

Prior to the commencement of any site clearance or construction work, the fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained as indicated in Arbtech Consulting Ltd's Tree Report and drawing No. TPP-01, shall be 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).

23 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).

24 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 Specification for Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

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

REASON

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

25 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).

26 NONSC Non Standard Condition

No development shall take place until details of all balconies, including obscure screening have been submitted to and approved by the Local Planning Authority. The approved screening, where necessary, shall be installed before the development is occupied and shall be permanently retained for so long as the development remains in existence.

REASON

To ensure that the development presents a satisfactory appearance and to safeguard the privacy of residents in accordance with Policies BE13 and BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

27 NONSC Non Standard Condition

Before development commences, plans and details of one electric vehicle charging point, 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.

28 NONSC Non Standard Condition

The residential accommodation hereby approved shall be used solely as supported housing for people with learning difficulties and for no other purpose, including any other use falling within Class C3 of the Town and Country Planning (Use Classes) Order 2005 (as amended).

REASON

To ensure that adequate parking facilities are provided on site, in compliance with Policies AM14 and AM15 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

29 NONSC Non Standard Condition

The development shall proceed in accordance with the approved drainage strategy (AECOM, Acol Crescent Plot 1 Surface Water Management Strategy, April 2011, Rev 0) with final details relating to the size of surface water storage system to be submitted and agreed in writing with the Local Planning Authority. The development shall proceed in accordance with the approved strategy and updated details.

REASON

To minimise the increased risk of flooding by providing a sustainable form of drainage in accordance with PPS25 and Policy 4A.14 of the London Plan.

INFORMATIVES

1

With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. With regard to water supply, this comes within the area covered by the Three Valleys Water Company.

2

Specific security needs identified for the application site include CCTV coverage of certain key areas within the development, namely the main entrance and vehicular entrance to the development. This could be a simple fixed camera system for deterrence and retrospective investigation only and not monitored system. You are advised to submit details to expedite the specified security needs. In addition to the above, for this site to achieve 'Secured by Design' accreditation, you are advised to consult with the local Police Crime Prevention Design Adviser (CPDA). The CPDA's contact number is 0208 246 1769.

3

The developer is requested to maximise the opportunities to provide high quality work

experience for young people (particularly the 14 - 19 age group) from the London Borough of Hillingdon, in such areas as bricklaying, plastering, painting and decorating, electrical installation, carpentry and landscaping in conjunction with the Hillingdon Education and Business Partnership.

4

Your attention is drawn to conditions 2, 3, 10, 12, 15, 16, 18, 20, 22, 23, 25, 26 and 27, which must be discharged prior to the commencement of works. You will be in breach of planning control should you commence these works prior to the discharge of these conditions. For further information and advice contact: Planning and Community and Environmental Services Group, Civic Centre, Uxbridge (Tel: 01895 250230).

5

You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Acts.

6

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

7 I1 Building to Approved Drawing

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

8 I11 The Construction (Design and Management) Regulations 1994

The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994, which govern health and safety through all stages of a construction project. The regulations require clients (ie. those, including developers, who commission construction projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Further information is available from the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (telephone 020 7556 2100).

9 I12 Notification to Building Contractors

The applicant/developer should ensure that the site contractor receives copies of all drawings approved and conditions/informatics attached to this planning permission. During building construction the name, address and telephone number of the contractor (including an emergency telephone number) should be clearly displayed on a hoarding visible from outside the site.

10 I14C Compliance with Building Regulations Access to and use of

You are advised that the scheme is required to comply with either:-

- The Building Regulations 2000 Approved Document Part M 'Access to and use of

buildings', or with

- BS 8300:2001 Design of buildings and their approaches to meet the needs of disabled people - Code of practice.
- AMD 15617 2005, AMD 15982 2005.

These documents (which are for guidance) set minimum standards to allow residents, workers and visitors, regardless of disability, age or gender, to gain access to and within buildings, and to use their facilities and sanitary conveniences.

You may also be required make provisions to comply with the Disability Discrimination Act 1995. The Act gives disabled people various rights. Under the Act it is unlawful for employers and persons who provide services to members of the public to discriminate against disabled people by treating them less favourably for any reason related to their disability, or by failing to comply with a duty to provide reasonable adjustments. This duty can require the removal or modification of physical features of buildings provided it is reasonable.

The duty to make reasonable adjustments can be effected by the Building Regulation compliance. For compliance with the DDA please refer to the following guidance: -

- The Disability Discrimination Act 1995. Available to download from www.opsi.gov.uk
- Disability Rights Commission (DRC) Access statements. Achieving an inclusive environment by ensuring continuity throughout the planning, design and management of building and spaces, 2004. Available to download from www.drc-gb.org.
- Code of practice. Rights of access. Goods, facilities, services and premises. Disability discrimination act 1995, 2002. ISBN 0 11702 860 6. Available to download from www.drc-gb.org.
- Creating an inclusive environment, 2003 & 2004 - What it means to you. A guide for service providers, 2003. Available to download from www.drc-gb.org.

This is not a comprehensive list of Building Regulations legislation. For further information you should contact Building Control on 01895 250804/5/6 and 8.

11 I15 Control of Environmental Nuisance from Construction Work

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

- A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank and Public Holidays.
- B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.
- C) The elimination of the release of dust or odours that could create a public health nuisance.
- D) No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

12 I16 Directional Signage

You are advised that any directional signage on the highway is unlawful. Prior consent from the Council's Street Management Section is required if the developer wishes to erect directional signage on any highway under the control of the Council.

13 I19 Sewerage Connections, Water Pollution etc.

You should contact Thames Water Utilities and the Council's Building Control Service regarding any proposed connection to a public sewer or any other possible impact that the development could have on local foul or surface water sewers, including building over a public sewer. Contact: - The Waste Water Business Manager, Thames Water Utilities plc, Kew Business Centre, Kew Bridge Road, Brentford, Middlesex, TW8 0EE.

Building Control Service - 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

14 I2 Encroachment

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

15 I21 Street Naming and Numbering

All proposed new street names must be notified to and approved by the Council. Building names and numbers, and proposed changes of street names must also be notified to the Council. For further information and advice, contact - The Street Naming and Numbering Officer, Planning & Community Services, 3 North Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250557).

16 I25A The Party Wall etc. Act 1996

On 1 July 1997, a new act, The Party Wall etc. Act 1996, came into force.

This Act requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:-

- 1) carry out work to an existing party wall;
- 2) build on the boundary with a neighbouring property;
- 3) in some circumstances, carry out groundworks within 6 metres of an adjoining building.

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations or planning controls. Building Control will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by Building Control should be taken as removing the necessity for the building owner to comply fully with the Act.

17 I3 Building Regulations - Demolition and Building Works

Your attention is drawn to the need to comply with the relevant provisions of the Building

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

18 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).

19 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.

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
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
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H4	Mix of housing units
H5	Dwellings suitable for large families
HDAS	'Residential Developments'
OE1	Protection of the character and amenities of surrounding properties and the local area
OE7	Development in areas likely to flooding - requirement for flood protection measures

OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
R11	Proposals that involve the loss of land or buildings used for education, social, community and health services
R16	Accessibility for elderly people, people with disabilities, women and children
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities

20 I6 Property Rights/Rights of Light

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

21 I9 Community Safety - Designing Out Crime

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

22

It is contrary to section 163 of the Highways Act 1980 for surface water from private land to drain onto the highway or discharge into the highway drainage system. The hard standing shall therefore be so designed and constructed that surface water from the private land shall not be permitted to drain onto the highway or into the highway drainage system.

23

1. It is contrary to section 163 of the Highways Act 1980 for surface water from private land to drain onto the highway or discharge into the highway drainage system.
The applicant is advised to contact the Council's Highways Team in respect of the footway/crossover works.

24

In seeking to discharge condition 6, the following access observations are provided:

1. From the internal face of the front door, the wheelchair standard unit should feature an obstruction free area not less than 1500 mm wide and 1800 mm to any door or wall opposite.
2. The bathrooms/ensuite facilities should be designed in accordance with Lifetime Home standards. At least 700mm should be provided to one side of the WC, with 1100 mm provided between the front edge of the toilet pan and a door or wall opposite. This should be shown on plan with the bath tub in place, and should not rely upon removal of the tub to achieve the 700 mm transfer space to one side.

3. CONSIDERATIONS

3.1 Site and Locality

The site is situated in a residential area near to South Ruislip Station, along Station Approach and at the junction with Acol Crescent.

Access for vehicles is via Canfield Drive, which leads to a service Road at the rear of the site. The service road terminates at the rear of The Early Years Nursery.

The area in the immediate vicinity of the site is characterised by flatted development, semi detached and detached properties, situated along Acol Crescent as well as Canfield Drive, and Station Approach.

The adjacent site to the east (Plot 2) is South Ruislip Early Years Centre, which is intended for redevelopment and is the subject to a separate planning application currently under consideration, for 12 residential flats. Both uses for existing and adjacent plots are to be relocated within a new building, for combined use of the South Ruislip Early Years Centre and South Ruislip Children's Centre, at Queens Walk South Ruislip.

Beyond Plot 2 to the north east is Bourne Court, a residential development comprising 4, three storey blocks of flats. Further along Station Approach to the east, there is a parade of shops, which leads up to the South Ruislip London Underground railway station. Shops also occur to the west near the junction with West End Road to the west and on the opposite side of Station approach to the south east.

3.2 Proposed Scheme

Planning permission is sought for the erection of a two storey L shaped building with a duo pitched roof for 14 individual self-contained flats with ancillary office space. The use of the plot will be for supported housing as part of the Council's Independent living strategy. The intention is that the residents, who are likely to have learning difficulties, will be supported by visiting staff for advice and guidance, but the staff will not be resident. Offices are situated at both ground and first floor levels for visiting staff.

The residential units are located within the wings, one parallel to Station Approach, the other along Acol Crescent. The curvature of the block reflects the semi-circular alignment of the Acol Crescent. The building is set back between 4.2 and 5.2 metres from the Acol Crescent road frontage in a staggered arrangement. The southern wing is set back between 3.6 and 4.6 metres from Station Approach. A front entrance is situated near the corner of the building on Station Approach, at the intersection of the two wings. At ground floor level the entrance incorporates a lobby, stairs and lift. A rear entrance is also located to the rear with easy access to the parking area and rear service road. Access to individual flats units is via rear and a central corridors, whilst vertical circulation is by a staircase and a lift.

The proposed building has pitched, standing seam/integral photo-voltaic roofing, with a projecting roof element to accommodate the stair and lift enclosure. Windows are double-glazed polyester- powder -coated aluminium and sills. Walls are facing brickwork and gabled ends are provided to ends of the block. Balconies at first floor level are a feature of the building on the Station Approach and Acol Crescent elevations.

Materials and detailing will be similar between the Plot 1 and Plot 2 buildings, although the private flats on Plot 2 will be mainly three-storey in height to reflect the adjoining buildings to the east of Plot 2 (Bourne Court).

Boundary treatment is a mixture of retained chain link fence and hedge and brick piers with steel powder coated railings. The boundary treatment encloses the entire development, with access controls for front and rear entrances /exits. The vehicular access to the site is separated from the adjoining service road serving properties in Canfield Drive by secure close boarded timber fencing. Amenity space is located to the

rear of the block and to the north-west end of the building.

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

- Design and Access Statement

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

- Energy Statement

The sustainability credentials of the scheme are assessed in respect of renewable energy resources and achieving savings in terms of CO2.

- Tree Survey and Impact Assessment

The statement has been prepared to ensure good practice in the protection of trees during the construction and post construction phases of the development.

- Surface Water Management Strategy April 2011

The report outlines the strategy for dealing with surface water generated from rainfall within Plot 1 site boundary.

- Noise Assessment Report

The report contains the results of noise and vibration surveys, compares the noise levels with PPG24 Criteria and details the results of the preliminary external building fabric assessment. The report concludes that suitable internal noise levels can be achieved with appropriate sound insulation.

- Transport Statement (N.B. Appendix to Design and Access Statement)

The assessment considers the accessibility of the site, examines predicted generation trips by all modes, assesses the effect of the development on surrounding transport infrastructure and considers surfacing and refuse collection facilities. The assessment concludes that the development benefits from good levels of public transport accessibility,

3.3 Relevant Planning History

Comment on Relevant Planning History

None.

4. Planning Policies and Standards

London Plan (July 2011).

UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

- AM14 New development and car parking standards.
- 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
- 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
- BE13 New development must harmonise with the existing street scene.
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.

- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

- H4 Mix of housing units
- H5 Dwellings suitable for large families
- HDAS 'Residential Developments'
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE7 Development in areas likely to flooding - requirement for flood protection measures
- OE8 Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
- R11 Proposals that involve the loss of land or buildings used for education, social, community and health services
- R16 Accessibility for elderly people, people with disabilities, women and children
- R17 Use of planning obligations to supplement the provision of recreation, leisure and community facilities

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- 23rd June 2011

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

This application has been advertised under Article 8 of the Town and Country Planning General Development Procedure Order 1995 as a Major Development. 127 surrounding occupiers were consulted. 10 letters of objection have been received. The following issues have been raised:

1. The proposed size and height of the building is out of character with the surrounding area and

along with plot 2, will dwarf Bourne Court.

2. I am entitled to enjoy generous space around my property which makes South Ruislip a pleasant place to live.

3. Please give us the residents of Canfield Drive and Acol Crescent and the rest of the immediate area a place to go relax, a green space, a park for our children

4. I am disappointed the council has resorted to build these massive apartments and remove the last piece of peace and quiet around Canfield Drive and Acol Crescent.

5. Parking in Bourne Court is already a major problem. The proposal will further impact on on street parking and increase traffic on the already congested Station Approach.

6. Parking in the new builds don't seem to be enough

7. I am concerned about the parking situation which is already limited in the area.

8. Increased traffic into Canfield Drive and Acol Crescent. The road is too narrow for the traffic entering and leaving and causes a huge issue with local parking facilities.

9. The noise from the increased traffic to collect waste and other deliveries is going to cause a strain on the local road and cause undue stress for residents.

10. There is no visitor parking.

11. Additional dwellings will put pressure on the water sand sewage systems.

12. Couldn't this plot be used for a new day care centre as opposed to yet more homes in this area?

13. Loss of privacy as the new building will overlook our property.

14. Existing flats on Station Approach and Bourne Court constantly up for rent and for sale. Are we going to have the same scenario with the blocks of flats proposed? If the current flats cannot be rented or sold to proper owners, what is going to make the new flats different.

15. Why do we need to build new apartments in an already congested area.

16. The children of the residents of the street will no longer be safe in the roads

17. The construction will cause more disturbance, pollution & inconvenience for local residents.

18. As long as the property is not going to be too big and does not cause any problems to the area, I will give my vote for it to go ahead.

THAMES WATER

Waste Comments

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

Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system. Thames Water would advise that with regard to sewerage infrastructure we would not have any objection to the above planning application.

Water Comments

With regard to water supply, this comes within the area covered by the Veolia Water Company. For your information the address to write to is - Veolia Water Company The Hub, Tamblin Way, Hatfield, Herts, AL10 9EZ - Tel - 0845 782 3333.

DEFENCE INFRASTRUCTURE ORGANISATION

North Planning Committee - 25th August 2011

PART 1 - MEMBERS, PUBLIC & PRESS

MoD has no safeguarding objections to this proposal.

NATIONAL AIR TRAFFIC SERVICES (NATS) - No response.

MoD SAFEGUARDING, RAF NORTHOLT - No response.

SOUTH RUISLIP RESIDENTS ASSOCIATION - No response.

Internal Consultees

S106 OFFICER

This application has been defined as a supported housing scheme and it is therefore assumed that no children will arise from this scheme. On this basis, no education obligation will be sought.

Initial Heads of Terms sought:

1. Affordable Housing: 100% of the scheme is to be delivered as affordable housing. This is to deliver the affordable housing requirements from this site and Plot 2 requiring a total of 13 units to be delivered as affordable housing (7 from Plot 1 and 6 from Plot 2)
2. Education: as the scheme is for support living there will not be a child yield generated from this scheme and as such no contribution is sought.
3. Health: in line with the SPD a contribution in the sum of £3,774.39 (£216.67 x 17.42) is sought.
4. Libraries: in line with the SPD a contribution in the sum of £400.66 (£23 x 17.42) is sought.
5. Community Facilities/ Recreational Open Space: in line with the SPD a contribution in the sum of £10,000 is sought. The site falls within an area of open space deficiency and as such it is considered reasonable to seek a combined contribution to deliver both obligations.
6. Construction Training: in line with the SPD, IF the construction period is in excess of 3 months AND the construction cost is in excess of £2 million then a contribution will be required Michael please clarify the time and cost so as to ascertain if this obligation is required.
7. Project Management and Monitoring Fee: in line with the SPD a contribution equal to 5% of the total cash contributions is sought to enable the mgmt and monitoring of the resulting agreement.

ENVIRONMENTAL PROTECTION UNIT

No objections are raised to this proposal.

Noise

Reference is made to the Noise Assessment carried out for the applicant by Practical Acoustics Ltd Report 4969.PPG24.01 dated 19th April 2011. It has been calculated that the overall site falls within Noise Exposure Category C of PPG24.

PPG 24 states that for sites falling within Noise Exposure Category C, planning permission should not normally be granted. Where it is considered that permission should be given, for example because there are no alternative quieter sites available, conditions should be imposed to ensure a commensurate level of protection against noise.

Road Traffic Noise Southern facade (front of building)

The daytime equivalent continuous noise level (Leq) was predicted to be 67dB, placing it in upper Category C. Additionally, the night-time noise Leq was predicted to be 61dB, which also places the site in Category C. A series of measures are suggested in Chapters 5 & 6 which it is indicated can be employed to ensure noise levels in habitable rooms satisfy the Borough's Noise SPD.

Summary

Based on the results of the noise assessment EPU is satisfied that the requirements of the Borough's Noise SPD can be met using a combination of noise mitigation measures.

It is therefore recommended that the following condition be applied to ensure that the proposed development will satisfy the requirements of the Borough's Noise SPD, Section 5, Table 2;

Condition 1

N1 Development shall not begin until a scheme for protecting the proposed development from road traffic noise has been submitted to and approved by the Local Planning Authority (LPA). The noise protection scheme shall meet acceptable noise design criteria both indoors and outdoors. The scheme shall include such combination of measures as may be approved by the LPA. The scheme shall thereafter be retained and operated in its approved form for so long as the use hereby permitted remains on the site.

Reason: To safeguard the amenity of surrounding areas.

Condition 2 - Dust from demolition and construction

Current government guidance in PPS23[1] endorses the use of conditions to control impacts during the construction phase of a development. I would recommend a standard condition requiring a Construction Environmental Management Plan (CEMP) to include dust control measures to be employed on site.

Relevant Best Practice Guidance exists from the Greater London Authority; The Control of dust and emissions from construction and demolition. http://legacy.london.gov.uk/mayor/environment/air_quality/construction-dust.jsp)November 2006.

It is recommended that the standard Construction Site Informative be applied.

Air Quality Assessment

The site is within the northern half of the Borough and therefore not located in the declared AQMA. No objections are therefore raised in respect of Air Quality.

Contaminated Land

No comments.

URBAN DESIGN AND CONSERVATION OFFICER

BACKGROUND: This proposal has been the subject of much discussion with the architects concerned, also a joint site meeting.

It is considered that this scheme represents a well proportioned, good modern design, which would respect the height of neighbouring properties, and the sweep of Acol Crescent, whilst addressing the peninsular nature of the site. The building to site ratio would be very tight but nevertheless it is considered that a building of this size would not look out of place in the street scene. However, it will be important to maximise landscaping potential, and consider very carefully the building

materials to be used so as to help the building blend in with the residential area to the rear.

Recommendations: Acceptable, with appropriate conditions as above.

HIGHWAY ENGINEER

The existing building on site is for children's centre use, but is being relocated elsewhere in South Ruislip. The adjacent site to the east is South Ruislip Early Years Centre, which is being relocated shortly to Queens Walk on the South Ruislip Learning and Development Centre Site.

The site is situated in a residential area near to South Ruislip station, along Station Approach and at the junction with ACOL Crescent, South Ruislip.

Access for vehicles is via Canfield Drive, off Acol Crescent. There is a service road off Canfield Drive at the rear of the site, which terminates at the rear of The Early Years Nursery. Pedestrian access to the proposed development is off Acol Crescent and the existing vehicular access to the rear of the site is proposed to be utilised for the proposed development. The existing dropped kerb on Acol Crescent is proposed to be reinstated to footway.

There are 14 individual self-contained supported housing flats proposed. The residents of this block are anticipated to be persons with learning difficulties. The use of the parking area will therefore be limited due to the nature of the residents. The intention is that the residents will be supported by visiting staff for advice and guidance, but the staff will not be resident.

6 car parking spaces including 1 disabled bay and 4 cycle storages for 8 cycles are proposed, which is considered acceptable for this development. The location of the refuse storage is also acceptable.

The high hedge adjacent to the vehicular access restricts drivers visibility. 2.4x2.4m visibility splays should be provided at the access.

No objection is raised on the highways aspect of the application, subject to the following conditions being applied:

Conditions

1. The development hereby approved shall not be occupied until the access, parking area and access road has been constructed in accordance with the drawings hereby approved.
2. The vehicular access shall be provided with those parts of 2.4m x 2.4m pedestrian visibility splays which can be accommodated within the site in both directions and shall be maintained free of all obstacles to the visibility between heights of 0.6m and 2.0m above the level of the adjoining highway.
3. The development hereby approved shall not be occupied until the redundant crossover on ACOL Crescent has been reinstated to footway.

Informatics

1. It is contrary to section 163 of the Highways Act 1980 for surface water from private land to drain onto the highway or discharge into the highway drainage system.
2. The applicant is advised to contact the Council's Highways Team in respect of the footway/crossover works.

SUSTAINABILITY OFFICER

Erection of a two storey building to provide 14 one- bedroom, supported housing units together with ancillary office accommodation, landscaping and parking (involving demolition of existing buildings).

Comments

No objections are raised to the proposed development subject to the following:

Energy

The submitted energy strategy is sufficient to demonstrate that a 25% reduction in CO2 emissions can be achieved from a combination of renewable technology and improvements to the fabric of the building.

The following condition is necessary to connect the energy strategy to the final development design.

CONDITION

Prior to the commencement of development a detailed energy statement shall be submitted to and approved in writing by the Local Planning Authority. The statement shall demonstrate how the recommendations from the energy strategy (Acol Crescent Plot 1, Uxbridge, Hillingdon Energy Statement, AECOM April 2011) have been incorporated into the final development. The statement shall clearly set out the final amount (152.1m² notional) of Photovoltaic panels required to meet the reduction targets of the strategy, as well as roof plans showing their location. The development shall proceed in accordance with the approved statement.

REASON

To reduce the CO2 emissions associated with the development and to reduce the exposure to rising energy prices for the residents, in accordance with Policy 4A.3 and 4A.7 of the London Plan.

SUDS

No objections are raised to the drainage strategy as submitted subject to the following:

CONDITION

The development shall proceed in accordance with the approved drainage strategy (AECOM, Acol Crescent Plot 1 Surface Water Management Strategy, April 2011, Rev 0) with final details relating to the size of surface water storage system to be submitted and agreed in writing with the Local Planning Authority. The development shall proceed in accordance with the approved strategy and updated details.

REASON

To minimise the increased risk of flooding by providing a sustainable form of drainage in accordance with PPS25 and Policy 4A.14 of the London Plan.

ACCESS OFFICER

In assessing this application, reference has been made to London Plan Policy 3A.5 (Housing Choice) and the Council's Supplementary Planning Document "Accessible Hillingdon" adopted January 2010.

The scheme should be revised and compliance with all 16 Lifetime Home standards (as relevant)

should be shown on plan. In addition, 10% of new housing should be built to wheelchair home standards and at least one supported housing unit should accord with relevant policies, legislation and adopted guidance.

The following access observations are provided:

1. From the internal face of the front door, the wheelchair standard unit should feature an obstruction free area not less than 1500 mm wide and 1800 mm to any door or wall opposite.
2. The bathrooms/ensuite facilities should be designed in accordance with Lifetime Home standards. At least 700mm should be provided to one side of the WC, with 1100 mm provided between the front edge of the toilet pan and a door or wall opposite. This should be shown on plan with the bath tub in place, and should not rely upon removal of the tub to achieve the 700 mm transfer space to one side.

Conclusion: acceptable, subject to conditions to secure the above specifications.

TREE AND LANDSCAPE OFFICER

There are six semi-mature trees on the site and a conifer hedge on/close to it. There is also a laurel hedge on the road frontages of the site. The trees and hedges contribute to the amenity of the locality, but do not constrain the development of the site. However, any development should, in terms of Saved Policy BE38 of the UDP, retain and reinforce the laurel hedge and retain or replace the trees, and make provision for landscaping.

The application includes a Tree Survey / Report, and a statement that a landscaping scheme will be provided.

One tree in the middle of the site and the frontage hedge will be retained, as part of the scheme, which makes provision for the planting of about ten trees in replacement of the other existing trees removed to facilitate the development of the site. There is also space and scope for additional landscaping. Overall, the scheme, with the hedge and new trees on the road frontage and the retention of the existing tree and new planting in the middle of the site, will provide a landscaped setting to the new building and contribute to the amenity of the locality.

In this context and subject to conditions TL1, TL2, TL3, TL5, TL6 and TL7, the application (for Plot 1) is acceptable in terms of Saved Policy BE38.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The last authorised use of the site was for a temporary children's centre, which replaced the previous Bridge Day Care Social Services Centre. Saved Policy R11 of the UDP is therefore considered relevant. This policy states:

The local planning authority will assess proposals which involve the loss of land or buildings used or whose last authorised use was for education, social, community and health services by taking into account whether:-

- (i) there is a reasonable possibility that refusal of permission for an alternative use would lead to the retention and continued use of the existing facility;
- (ii) adequate accessible alternative provision is available to meet the foreseeable needs of the existing and potential users of the facility to be displaced;

(iii) the proposed alternative use accords with the other policies of this plan and contributes to its objectives

The applicants have submitted a Planning Statement which provides a justification for the loss of the community facility from the site and the relocation of these facilities elsewhere in the Borough.

With regard to Saved Policy R11 (i) and (ii), the last use of the site was as a temporary children's centre, (South Ruislip Early Years Centre), which was operational on the site from January 2011. Before this, the site was occupied by the Bridge Day Care Social Services Centre. The South Ruislip Early Years Centre has been relocated to Queens Walk, on the South Ruislip Learning and Development Centre Site. Both uses for existing and adjacent plots are to be relocated within a new purpose built building, for combined use of the South Ruislip Early Years Centre and South Ruislip Children's Centre.

The South Ruislip Early Years Centre, which provided a day nursery for children under the age of 5. This service is being moved to a building that has just been built at Queens Walk, which is close by. The new building not only provides purpose built facilities for the nursery, but it also incorporates a purpose built Children's Centre. The Children's Centre provides services to families and children and is a much needed facility within the community. The facilities available to the public have therefore been improved and the range of services has been extended.

The new Children's Centre and Early Years Centre in Queens Walk is better located than the previous Early Years Centre, as it is away from the main road and has ample parking. It is also located close to Deanesfield School, making it easier for parents of school aged children to access the nursery facilities.

The site is now vacant for redevelopment and there are no plans currently to provide an alternative community use at the site.

Given the factors above, it is considered that the proposal satisfies the requirements of Policy R11 (i) and (ii).

With regard to Saved Policy R11 (iii), it is proposed to redevelop the site for 14 units of supported housing, where the occupants will be part of the Independent Living strategy. This strategy is driven by the Government publication [299060] 'New Horizons - A Shared Vision for Mental Health (2009)'. This forms part of the consultation on Mental Health Strategy, which was completed in October 2009. The development of the site is therefore relevant to the Mental Health Modernisation Programme. Independent Living as a strategy was identified at a Hillingdon Conference in 2008 on Housing.(Hillingdon Housing Strategy Conference 2008). The strategy is to promote a greater degree independent living in a supported housing environment and move away from institutionalised care arrangements. In this way, the provision of supported housing is seen as providing support to members of the community with particular needs.

There is clearly an identified need for supported housing within the Borough for Independent Living and no objections are therefore raised to the loss of the previous community facility and redevelopment of the site for this type of residential use.

To summarise; this proposal satisfies Saved UDP policy R11 in the following regard: Refusal of the proposed scheme would not lead to the continued use of a community facility, as none of the community facilities that have used the site in the past would

continue to use it in the future, regardless of whether the current proposal is accepted or refused.

None of the current facilities that used the site are being displaced due to the proposed development. The Early Years Centre is the last community use on the site and has already been moved to an accessible and vastly improved building nearby, which would meet the existing and foreseeable needs to the local community.

The proposed alternative use for the site includes an amount of supported housing, which supports the other saved policies in the UDP, by providing much needed accommodation to those with support needs. There is therefore no objection in policy terms for the loss of the previous community use and the redevelopment of this site for supported housing.

7.02 Density of the proposed development

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

The site has a PTAL of 2 and is located within a suburban setting. The London Plan provides for a residential density between 50 - 95 u/ha and 150 - 250 hr/ha at an average of 2.7 - 3.0 hr/unit.

The proposed density for the site would be 194 hr/ha, which is within the London Plan guidelines, having regard to the site's Public Transport Accessibility Level. In terms of the number of units, the proposed density would be 96 units/ha, which just exceed London Plan guidance. However, given the predominance of one bedroom apartments and that good environmental conditions can be provided for surrounding and future occupiers, (issues of which are dealt with elsewhere in the report), the proposed density is considered appropriate in this case.

Policies H4 and H5 seek to ensure a practicable mix of housing units are provided within residential schemes. One and two bedroom developments are encouraged within town centres, while larger family units are promoted elsewhere. In this case the scheme has been specifically designed as supported living units for individual persons. As such, the one bedroom apartments are considered to be appropriate for their intended and no objections are raised to the proposed mix.

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

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

7.04 Airport safeguarding

There are no airport safeguarding issues related to this development.

7.05 Impact on the green belt

There are no Green Belt issues associated with this site.

7.06 Environmental Impact

Not applicable to this development.

7.07 Impact on the character & appearance of the area

Saved Policies BE13 and BE19 seek to ensure that new development complements or improves the character and amenity of the area, whilst Policy BE38 seeks the retention of topographical and landscape features and provision of new planting and landscaping in development proposals. The scale, bulk and siting of buildings are key determinants in ensuring that the amenity and character of established residential areas are not

compromised by new development.

The Design of the proposed development is based on a two - storey L-shaped block with duo-pitched roof, positioned at the intersection of Station Approach and Acol Crescent, and has been designed to follow the curve of the crescent. The 14 supported units are on two floors, with some office accommodation on the first floor for visiting staff.

The scale of the proposed building at two storeys, is considered to be sympathetic with adjacent residential housing on Acol Crescent, Canfield Drive and opposite, on Station Approach. It is acknowledged that the design is more contemporary than the surrounding residential development, but this is not considered to detract from the visual amenities of the area. The Urban Design and Conservation Officer considers that this scheme represents a well proportioned building, with a, good modern design, which would respect the height of neighbouring properties, and the curvature of Acol Crescent, whilst addressing the tapering nature of the site between Cranford Drive and Station Approach. the building design reflects its use for independent residential living with assisted support from visiting staff.

Although the building to site ratio would be very tight, nevertheless it is considered that a building of this size would not look out of place or be overly dominant in the street scene. Amenity space is provided around the building with a substantial area of green open space to the rear, adjacent to parking and rear entrance/exit. The west part of the site maintains green space, trees and laurel bushes to soften the impact of the elevations. However, the Urban Design and Conservation Officer notes that it will be important to maximise landscaping potential, and consider very carefully the building materials to be used, so as to help the building blend in with the residential area to the rear.

In conclusion, it is considered that the layout siting and scale of the development is compatible with surrounding built form and would respect the established character of the area, in compliance with Policies BE4, BE13 and BE19 of the Unitary Development Plan Saved Policies (September 2007).

7.08 Impact on neighbours

OUTLOOK

Policy BE21 of the Unitary Development Plan Saved Policies September 2007 states that planning permission will not be granted for new development, which by reason of its siting, bulk and proximity, would result in a significant loss of residential amenity of established residential areas. The Council's Supplementary Planning Document 'Hillingdon Design and Access Statement' (HDAS) states that where a two or more storey building abuts a property or its garden, adequate distance should be maintained to overcome possible over domination. The distance provided will be dependent on the bulk and size of the building but generally 15m would be the minimum acceptable separation distance.

As part of the design, there is a substantial area of open space between the rear of the new building and the nearest existing private residential house in Canfield Drive. A distance of between 16 to 26 metres is maintained between the proposed building and the side boundary with the No 2 Canfield Drive to the north of the site. The massing of the block relative to the adjoining properties is considered satisfactory. It is therefore considered that the proposal would not result in an over dominant form of development which would detract from the amenities of neighbouring occupiers, in compliance with Saved Policy BE21 of the UDP and relevant design guidance.

PRIVACY

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

The Council's HDAS also provides further guidance in respect of privacy, stating in particular that the distance between habitable room windows should not be less than 21m. The Council's HDAS at paragraph 4.12 states that 'new residential development should be designed so as to ensure adequate privacy for its occupants and that of the adjoining residential property from windows above ground floor, an angle of 45 degrees each side of the normal is assumed in determining facing, overlooking distances. This requirement has been adhered to so as to respect the residential amenity of existing residents. To the rear of the proposed building, a minimum distance of 21 metres is maintained from the first floor windows to the garden of the nearest adjoining residence in Canfield Drive. In addition it is proposed to plant trees on the along the northern boundary, to provide enhanced screening. The proposal is therefore considered to be consistent with Saved Policy BE24 of the UDP and relevant design guidance.

SUNLIGHT/OVERSHADOWING

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

7.09 Living conditions for future occupiers

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

Policy BE23 of the Unitary Development Plan Saved Policies September 2007 requires the provision of external amenity space which is sufficient to protect the amenity of the development and surrounding buildings and which is usable in terms of its shape and siting, for future occupiers. For one bedroom flats, a minimum 20m² per unit should be provided. In accordance with this standard, a total of 280m² of amenity space is required. The application identifies a communal amenity area at the rear of the site comprising 192m², together with an additional amenity area to the west of the proposed building, 63 m² in extent.

In addition to these communal amenity areas, private gardens fronting onto Acol Crescent and Station Approach are provided for the ground floor flats. These areas will be screened from the public domain by appropriate boundary treatment comprising the retention of the existing laurel hedge and fencing, new laurel hedge planting. In addition, on the Station Approach boundary and fencing new brick pier and metal railings, with appropriate screen planting. These additional private garden areas will provide a further 175 m² of amenity space, providing a a total of 430 m², which is in excess of the guidelines in the HDAS.

The proposed development of the site will be to modern standards, with purpose-built separate flats incorporating kitchen, bathroom, lounge and bedroom, and have modern facilities, in keeping with creating independent living for the residents.

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

7.10 Traffic impact, car/cycle parking, pedestrian safety

Access

Access for vehicles is via Canfield Drive, off ACOL Crescent. There is a service road off Canfield Drive at the rear of the site, which terminates at the rear of The Early Years Nursery. Pedestrian access to the proposed development is off ACOL Crescent and the existing vehicular access to the rear of the site is proposed to be utilised for the proposed development.

Vehicular access to the new development will utilise the existing entrance to the rear of the site via Canfield Drive. This existing northern access drive will be retained to serve Plot 1 and also service the adjoining Plot 2 site, which has a private car park. A right of access is therefore intended through the proposed new access road (plot 1), to that adjoining development (plot 2). The existing dropped kerb on Acol Crescent is proposed to be reinstated to footway. Pedestrian access to the proposed development is also provided off Station Approach. There will be open access from Canfield Drive into the access road i.e. no gates. Refuse vehicles for waste will use the access road and park in it, to collect waste from the Eurobins. The location of the refuse storage is also considered acceptable.

The Highway Engineer raises no objections to the access arrangements, subject to a condition requiring adequate sight lines to be maintained at the entrance to the development on Canfield Drive. Subject to the implementation of these measures it is considered that adequate vehicular access to the site can be provided, and highway and pedestrian safety would not be prejudiced, in compliance with Policy AM7 of the UDP Saved Policies September 2007.

Parking

There are 14 individual self-contained supported housing flats proposed. The residents of this block are anticipated to be persons with learning difficulties. The use of the parking area will therefore be limited due to the nature of the residents. The intention is that the residents will be supported by visiting staff for advice and guidance, but the staff will not be resident.

Parking for the proposed development will be a total of six bays, one of which is wheelchair-accessible. Parking area will be separated from the development by a 2 metre high fence of metal railings.

The site has a PTAL rating of 2 and the Council's Highways Engineer has raised no objection to the level of car parking and has confirmed that all parking spaces would be of sufficient dimensions and usable. As such, it is considered that the application complies with UDP Saved Policies AM14 and AM15 of the UDP.

In addition, the submitted plans indicate that secure cycle storage for 8 cycles can be

provided. It is considered the 8 secure cycle parking spaces are sufficient to serve this type of development the scheme would be in accordance with the Council's standards and Saved Policy AM9 of the UDP.

In conclusion no objection is raised to the highways aspect of the application, subject to conditions requiring the access, parking area and access road to be constructed as approved, prior to occupation, visibility splays to be maintained and for the reinstatement of the redundant crossover.

7.11 Urban design, access and security

Security

A number of security features have been integrated into the design of the scheme, following meetings between the developers and the local Secure by Design Officer from the Metropolitan Police. These measures include appropriate entrance door set-backs; post boxes adjacent to the front entrance door and collection only accessible by residents internally; secure boundary treatment; cycle stores in secure enclosures; access control from the parking area maintained via a pair of pedestrian gates, and controlled access to the front entrance from Station Approach. It is intended that all access controls, footpaths, and approaches at entrances /exits are accessible in accordance with BS8300:2009+A1 2010 and associated codes of practice.

Other issues relating to urban design have been dealt with elsewhere in the report.

7.12 Disabled access

HDAS was adopted on the 20th December 2005 and requires all new residential units to be built to lifetime home standards and 10% of units designed to wheelchair accessible standards. Policy 4B.5 of the London Plan expects all future development to meet the highest standard of accessibility and inclusion. This together with the Mayor's Supplementary Planning Guidance 'Accessible London: achieving an inclusive environment' underpins the principles of inclusive design and the aim to achieve an accessible and inclusive environment consistently across London.

The proposed development is designed to be accessible and inclusive in terms of access from the parking area to entrances, effective door widths and internal arrangements. It is intended that all access controls, footpaths, and approaches at entrances /exits are accessible in accordance with BS8300:2009+A1 2010 and associated codes of practice. Level access thresholds are incorporated at entrances and exits. In addition, a 13-person lift for access to the first floor is to be provided and will be in accordance with Part M Building Regulations, Approved Document M (2004) and BS8300:2009+A1 2010.

There is sufficient space provided in the protected staircase at first floor level or adjacent to the lift for an emergency fire refuge.

Two ground floor units are designed to wheelchair-home (design) standard. Bathrooms/shower rooms are configured to allow access to Lifetime Home standards, and for the wheelchair units, to wheelchair home standard.

The Access Officer considers that the proposal is by and large acceptable subject to minor revisions to address Lifetime Home and Wheelchair Home Standards (as relevant). This is covered by condition and an informative. Overall, subject to this condition, the proposal is considered to be in accordance with London Plan (2011) Policy 7.2 and the Hillingdon Design and Accessibility Statement (HDAS): Accessible Hillingdon.

7.13 Provision of affordable & special needs housing

The London Plan sets the policy framework for affordable housing delivery in London. The Planning Obligations Supplementary Planning Document (supplementary planning guidance) adopted in July 2008 states that the Council will always seek the provision of affordable housing on-site except in exceptional circumstances. The Council will consider affordable housing tenure mix on a site by site basis with reference to housing needs, financial viability and/or the London Plan as appropriate.

The application exceeds the threshold of 10 units and above. Therefore affordable housing provision by way of a S106 Legal Agreement/Statement of Intent is required. All the units in this scheme are to be delivered as affordable housing. This will deliver the affordable housing requirements from this site and for the adjacent site (Plot 2). Although Plot 1 and Plot 2 are separate planning applications, since Plot 1 is 100% affordable (i.e. supported housing), this will negate the requirement for any affordable on Plot 2 which will be sold to a developer.

7.14 Trees, Landscaping and Ecology

Policy BE38 of the Unitary Development Plan Saved Policies states, amongst other things that development proposals will be expected to retain and utilise topographical and landscape features of merit. The application includes a Tree Survey / Report, and a statement that a landscaping scheme will be provided.

The Tree and Landscape Officer notes that there are six semi-mature trees on the site and a conifer hedge on/close to it. There is also a laurel hedge on the road frontages of the site. The trees and hedges are considered to contribute to the amenity of the locality, but not to constrain the development of the site.

Three trees will need to be removed near the front corner of the block. One tree in the middle of the site and the frontage hedge will be retained, as part of the scheme, which makes provision for the planting of about ten trees in replacement of the other existing trees removed, to facilitate the development of the site. There is also space and scope for additional landscaping. The amenity area will be landscaped with grassed areas, trees, shrubs and planting, surrounding the new building. Overall, it is considered that the scheme, with the hedge and new trees on the road frontage and the retention of the existing tree and new planting in the middle of the site, will provide a landscaped setting to the new building and contribute to the amenity of the locality.

The Tree/Landscape Officer considers that the revised scheme is on the whole acceptable and in compliance with Saved Policy BE38 of the UDP, subject to relevant tree/landscape conditions.

7.15 Sustainable waste management

Refuse is provided on the ground floor next to the car parking spaces and meets the necessary pulling distance and vehicle access requirements.

7.16 Renewable energy / Sustainability

Policy 5.2 of the London Plan July 2011, seeks to ensure the development reduces CO2 emissions. An energy assessment has been submitted with the application. Photovoltaic cells are recommended as the preferred renewable technology. The Sustainability Officer considers that the submitted energy strategy is sufficient to demonstrate that a 25% reduction in CO2 emissions can be achieved from a combination of renewable technology and improvements to the fabric of the building.

It is therefore considered that sustainability issues could adequately be dealt with by suitably worded condition in the event of an approval. Such conditions would require the submission of a detailed energy assessment, setting out the baseline energy consumption

and associated CO₂ emissions of the development as if constructed to 2010 Building Regulations. The assessment would then need to provide clear details of a 25% reduction in CO₂ emission from energy efficiency measures and renewable energy. The assessment would also include specifications of any technology to be used and their locations on suitably scaled plans.

7.17 Flooding or Drainage Issues

The site lies within Flood Zone 1 and is less than 1 hectare and therefore in accordance with Planning Policy Statement 25: Development and Flood Risk (Communities and Local Government, 2006, updated 2010) (PPS25), a site specific Flood Risk Assessment is not required.

A Surface Water Management Strategy has been submitted with the application. No objections are raised to the drainage strategy as submitted subject to the final details relating to the size of surface water storage system to be submitted and agreed. Subject to a condition being imposed requiring these details to be submitted and agreed and for the development to proceed in accordance with the agreed strategy, it is considered that the increased risk of flooding will be minimised, in accordance with PPS25 and Policy 4A.14 of the London Plan.

7.18 Noise or Air Quality Issues

The application site is on a busy high road. It is therefore reasonable to expect that traffic noise is likely to be high enough to affect the residential amenities of future occupiers. Although the site falls within NEC B as defined in PPG24, it is considered that flatted development is acceptable in principle, subject to adequate sound insulation. The noise report submitted with the application while identifying the main noise source affecting the site as road traffic.

The acoustic assessment contains recommendations which, if implemented, would reduce noise to levels that comply with reasonable standards of comfort, as defined in British Standard BS 8233:1999 'Sound insulation and noise reduction for buildings - Code of Practice'. It is considered that the issue of sound insulation can be addressed by the imposition of a suitable condition. Subject to compliance with this condition, it is considered that the scheme is in compliance with Saved Policy OE5 of the UDP.

7.19 Comments on Public Consultations

The main issues raised have been dealt with in the main body of the report.

7.20 Planning Obligations

Policy R17 seeks to supplement the provision of recreational open space and other community, social and educational facilities through planning obligations. The applicant has agreed to a full range of planning obligations required to offset the impact of the development, including contributions towards the provision of healthcare, community/recreational open space, and libraries. A contribution can also be secured in respect of project management and monitoring.

Proposed Heads of Terms are:

1. Affordable Housing: 100% of the scheme is to be delivered as affordable housing. This is to deliver the affordable housing requirements for this site and Plot 2, requiring a total of 13 units to be delivered as affordable housing (7 from Plot 1 and 6 from Plot 2)
2. Education: as the scheme is for support living there will not be a child yield generated from this scheme and as such no contribution is sought.

3. Health: in line with the Supplementary Planning Document a contribution in the sum of £3,774.39 (£216.67 x 17.42) has been agreed.
4. Libraries: in line with the SPD a contribution in the sum of £400.66 (£23 x 17.42) has been agreed.
5. Community Facilities/ Recreational Open Space: in line with the Supplementary Planning Document, a contribution in the sum of £10,000 has been agreed. The site falls within an area of open space deficiency and as such it is considered reasonable to seek a combined contribution to deliver both obligations.
6. Construction Training: in line with the Supplementary Planning Document , if the construction period is in excess of 3 months and the construction cost is in excess of £2 million then a contribution will be required equal to £2,500 for every £1 million build cost.
7. Project Management and Monitoring Fee: in line with the Supplementary Planning Document a contribution equal to 5% of the total cash contributions has been agreed, to enable the management and monitoring of the resulting agreement.
8. The residential accommodation hereby approved shall be used solely as supported housing for people with learning difficulties and for no other purpose, including any other use falling within Class C3 of the Town and Country Planning (Use Classes) Order 2005 (as amended). Had the tenure remained unrestricted, additional on site car parking would be sought and a child yield would be generated from this scheme resulting in an an education contribution being sought.

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

7.21 Expediency of enforcement action

There are no enforcement issues associated with this site.

7.22 Other Issues

There are no other issues relating to this application.

8. Observations of the Borough Solicitor

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

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

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

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

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

9. Observations of the Director of Finance

Not applicable.

10. CONCLUSION

No objection is raised to the principle of the use of this redundant Children's centre site for supported housing. The density of the proposed development is broadly in accordance with London Plan guidance, whilst the bulk and scale of the proposed building is considered appropriate for the site and existing surrounding development.

It is considered that the proposal will not detract from the visual amenities of the street scene or the character and appearance of the area. It provides a satisfactory form of supported accommodation for future residents and the amenities of adjoining residents would not be adversely affected by the proposals. It is considered that highway and pedestrian safety issues have been satisfactorily addressed.

The proposal is considered to satisfy the relevant saved policies of the UDP and as such the application is recommended for approval, subject to the recommended conditions and S106 Agreement or Statement of Intent, securing contributions towards, health care facilities, construction training, public open space, management and monitoring.

11. Reference Documents

Planning Policy Statement 1 (Delivering Sustainable Development)

Planning Policy Statement 3 (Housing)

Planning Policy Statement 9 (Biodiversity and Geological Conservation)

Planning Policy Guidance Note 15 (Planning and the Historic Environment)

Planning Policy Guidance Note 13 (Transport)

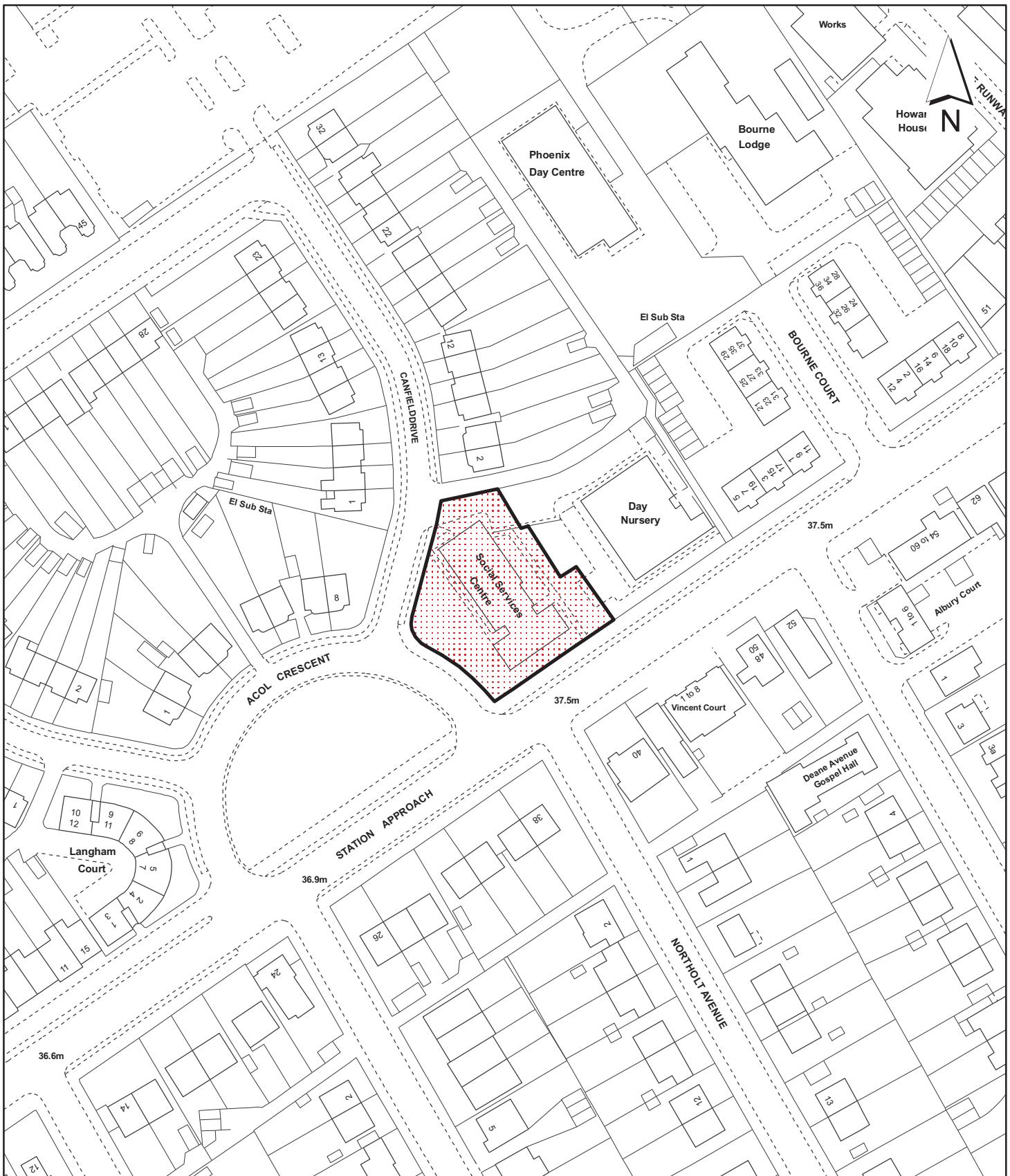
Planning Policy Guidance Note 24 (Planning and Noise)

The London Plan (July 2011)

Representations

Contact Officer: Karl Dafe

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**Day Centre -
Plot 1 Acol Crescent
Ruislip**

Planning Application Ref:

65847/APP/2011/1132

Scale

1:1,250

Planning Committee

North Page 89

Date

**August
2011**

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



HILLINGDON
LONDON

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Agenda Item 8

Report of the Head of Planning & Enforcement Services

Address	22 THE AVENUE ICKENHAM		
Development:	Erection of a two storey detached, six-bedroom dwelling with habitable roofspace (involving demolition of existing dwelling).		
LBH Ref Nos:	67376/APP/2010/2483		
Drawing Nos:	4617-1 4617 II Photographs Revised Flood Risk Assessment Received 21-02-2011 Tree Survey, Tree Report and Method Statement Revised Design and Access Statement Received 11-02-2011 4617-10 Rev. E Received 2nd August 2011 4617-11 Rev. C		
Date Plans Received:	25/10/2010	Date(s) of Amendment(s):	29/10/2010
Date Application Valid:	24/01/2011		26/01/2011
			11/02/2011
			21/02/2011
			24/03/2011
			02/08/2011

1. SUMMARY

Planning permission is sought for the erection of a 6 bedroom detached house. The proposed house is considered to relate satisfactorily with the character and appearance of the street scene, surrounding area and the Ickenham Village Conservation Area. The proposal would also not result in harm to residential amenity and sufficient off-street parking has been provided.

2. RECOMMENDATION

APPROVAL subject to the following:

1 T8 Time Limit - full planning application 3 years

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

2 M1 Details/Samples to be Submitted

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

REASON

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

3 MRD4 Single Dwellings Occupation

The development hereby approved shall not be sub-divided to form additional dwelling units or used in multiple occupation without a further express permission from the Local Planning Authority.

REASON

To ensure that the premises remain as a single dwelling until such time as the Local Planning Authority may be satisfied that conversion would be in accordance with Policy H7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 OM1 Development in accordance with Approved Plans

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

REASON

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

5 RPD1 No Additional Windows or Doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 20 and 24 The Avenue.

REASON

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

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

The windows facing 20 and 24 The Avenue shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

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

7 RPD5 Restrictions on Erection of Extensions and Outbuildings

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

REASON

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

8 RPD6 Fences, Gates, Walls

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no fences, gates or walls shall be erected other than those expressly authorised by this permission.

REASON

To protect the open-plan character of the estate in accordance with policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

9 RPD9 Enlargement to Houses - Roof Additions/Alterations

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

REASON

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

10 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 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 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.

11 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).

12 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).

13 SUS4 Code for Sustainable Homes details

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

REASON

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

14 DIS5 Design to Lifetime Homes Standards & Wheelchair Standards

All residential units within the development hereby approved shall be built in accordance with 'Lifetime Homes' Standards as set out in the Council's Supplementary Planning Document 'Accessible Hillingdon'.

REASON

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

SUS5

15 development shall ~~Sustainable Urban Drainage~~ 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 5.13 of the London Plan (2011) 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), policy 5.12 of the London Plan (2011) and PPS25.

16 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).

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.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures

3 I1 Building to Approved Drawing

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

4 I2 Encroachment

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

5 I3 Building Regulations - Demolition and Building Works

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

6 I5 Party Walls

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

carry out work to an existing party wall;
 build on the boundary with a neighbouring property;
 in some circumstances, carry out groundworks within 6 metres of an adjoining building.
 Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning & Community Services Reception Desk, Level 3, Civic Centre, UB8 1UW.

7

Property Rights/Rights of Light

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

8

I15 Control of Environmental Nuisance from Construction Work

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

- A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank and Public Holidays.
- B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.
- C) The elimination of the release of dust or odours that could create a public health nuisance.
- D) No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

9

I18 Storage and Collection of Refuse

The Council's Waste Service should be consulted about refuse storage and collection arrangements. Details of proposals should be included on submitted plans. For further information and advice, contact - the Waste Service Manager, Central Depot - Block A, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB8 3EU (Tel. 01895 277505 / 506).

10

I21

Street Naming and Numbering

All proposed new street names must be notified to and approved by the Council. Building names and numbers, and proposed changes of street names must also be notified to the Council. For further information and advice, contact - The Street Naming and Numbering Officer, Planning & Community Services, 3 North Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250557).

11

I43

Keeping Highways and Pavements free from mud etc

You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act 1980.

12

I45

Discharge of Conditions

Your attention is drawn to conditions 2, 11, 12, 13, 14, 15, and which must be discharged

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

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the north west side of The Avenue and comprises a detached 4 bedroom house with single storey side extensions along both flank walls. To the north east lies 20 The Avenue, and to the south west lies 24 The Avenue, both detached houses. The street scene is residential in character and appearance, comprising detached houses of varying sizes and designs, and the application site lies within the Ickenham Conservation Area, as identified in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

3.2 Proposed Scheme

Planning permission is sought for the erection of a 6 bedroom detached house incorporating a part single storey element along the north east flank wall and a rear conservatory centrally positioned on the rear wall.

The proposed house would be set 14m from the road, 1.7m beyond the front wall of no. 20 The Avenue and 1.6m behind the front wall of no. 24 The Avenue. At front, the proposed house would measure 12m wide, incorporating a front gable projection, measuring 4.5m wide and 1.6m deep. An angled front porch is proposed between the inner flank wall of the front projection and the front wall, comprising 0.7m high upstands with a canopy roof supported by timber columns, measuring 2.6m high at eaves level and 3.9m high at its highest point. A bay window is proposed on the front projection at ground floor level.

Along the north east side boundary, the proposed house would be set 3.5m from the side boundary with no. 20 The Avenue for a depth of 7.5m. At this point it would step in, at two storey level, 1.2m to extend a further 5m to the rear wall. The proposed house would measure 11.2m deep along the south west flank wall. It would be set 2m from the side boundary incorporating a chimney stack, set 2.2m from the front elevation and measuring 2.2m wide reducing to 1m at first floor level, and 0.6m deep. The proposed house would measure 10.4m wide at rear.

The proposed house would be finished with a hipped roof on all sides with a central ridge, measuring 5.7m high at eaves level and 9.12m high at ridge level. The proposed roof would extend some 0.4m beyond the elevations and the front gable would be finished with a ridged roof set 1.8m below the main roof ridge. The proposed chimney stack would extend 3.6m above the roof eaves, rooflights are proposed in the front and south west roofslopes, and a dormer window is proposed centrally positioned in the rear roofslope, measuring 1.4m wide, 3.6m deep and finished with a flat roof 1.7m high.

The fenestrations comprises 3 x 4 pane casement windows uniformly set on the front and rear elevations with smaller casement windows on the flank walls.

The proposed part single storey side extension would be located within the recessed area

along the north east flank wall. It would measure 2.6m wide, projecting 1.2m beyond the flank wall, 5.2m deep and finished with a lean-to roof measuring 2.8m high at eaves level and 4.3m high at its highest point attached to the flank wall. The proposed rear conservatory would comprise part brick, part glazed elevations with a glazed mono-pitched hipped roof. It would measure 5m wide, 4m deep, 2.6m high at eaves level, and 3.9m high at ridge level.

3.3 Relevant Planning History

Comment on Relevant Planning History

None

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.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.
- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- AM7 Consideration of traffic generated by proposed developments.
- AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
- AM14 New development and car parking standards.
- HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
- OE8 Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- 2nd March 2011

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

EXTERNAL:

15 adjoining owner/occupiers, The Ickenham Residents' (x2) and The Avenue Residents' Associations have been consulted. 13 letters of objection and a petition with 27 signatures have been received making the following comments:

Letters of objection:

- (i) The demolition of the existing house and replacement with a modern house would not preserve or enhance the character and appearance of the Ickenham Village Conservation Area;
- (ii) The new house would be significantly larger than the existing thereby increasing visual mass;
- (iii) The proposal would reduce the existing gap between the properties creating a terracing effect;
- (iv) The proposal would represent a disproportionate and incongruous form of development in relating to the existing house and the houses in the street;
- (v) The proposal would result in an overly dominant and visually intrusive form of development;
- (vi) The proposal would result in an increase in overlooking onto the adjoining properties;
- (vii) The application site lies within the flood zone, however no flood risk assessment has been submitted;
- (viii) The application contains no assessment of the impact of the demolition of biodiversity;
- (ix) The proposal will increase the potential for flooding; and
- (x) The proposed house would extend beyond the height of the adjoining properties;

Petition:

Proposal to erect a two-storey detached 6-bed dwelling with habitable roof space (involving the demolition of existing dwelling) This petition relates to the above referenced applications to demolish the existing property at 22 The Avenue, Ickenham and to replace it with a two-storey detached dwelling.

The Avenue is a private residential road situated in the heart of the Ickenham Village Conservation Area. The vast majority of the housing stock in the road, including the existing dwelling at 22 The Avenue, was built between 1920 and 1940. Although many of these houses have been extended over the years the core structures are the original housing stock and the character of the Conservation Area is largely defined by these houses.

To demolish one of these original houses and replace it with a larger modern structure would therefore establish a dangerous precedent and would neither preserve nor enhance the character or appearance of the Ickenham Village Conservation Area.

Moreover, the proposed two storey detached dwelling is significantly larger than the existing house or any of the immediately adjacent houses. As such and with construction so close to the boundaries of the property, its sheer mass (width, length and height) would visually dominate this part of the Avenue and would be out of keeping with the other houses. Such a large development would not therefore enhance or protect the character and appearance of the surrounding area generally and in particular the Ickenham Village Conservation Area.

We the undersigned wish to ensure that the London Borough of Hillingdon's North Planning Committee understands our concerns regarding these applications and ask that the North Planning Committee refuse these applications.

Ickenham Residents Association:

Comments on originally submitted scheme:

"The Ickenham Residents' Association, on this occasion, can see no better way to raise our objection to the above planning application than to fully endorse the letter of objection from Mr Ian Harvey, one of our members, living at 24 the Avenue.

We would however add a couple of points in addition.

The proposed building would in our opinion be a massive over development of the site taking up the whole of the width of the site and extending almost double the depth of the existing house into the back garden.

We believe the proposal contravenes Policies BE19, BE20 BE21, BE22 and BE24 of the Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document: Residential Extensions.

Specifically, in relation to each of the above policies we comment as follows:

BE19

The increased width of this proposal (two storey at each side boundary) against the existing house is such that we believe it would not compliment or improve the amenity and character of the area, but give an appearance of terracing.

BE20

Due to the massive increase in footprint extending much further back into the garden and virtually filling the plot width, new, increased and considerable shading plus loss of daylight, will affect neighbours on both sides of the proposal due to its siting in relation to the passage of the Sun.

BE21

Same reasons as above.

BE22

Whilst only The Drive is specifically mentioned in this Policy, we feel that due to the similar size and siting of properties in The Avenue generally the Policy should apply here. The drawings show a dimension of 1.5 metres either side of the walls of the proposal, the minimum suggested, but the Chimney breast extends into this, and, the soffits/eaves and gutters also invade this space. The Policy clearly states that it applies for the full height of the building. We feel therefore the applicant has not complied with the spirit, nor detail, of this Policy.

BE24

For the reasons stated above we do not consider that this policy has been complied with.

For all the above reasons we wish to record our objection to this application."

Comments on amended scheme:

"The Association notes that the design has been reduced in width and that it fits better in the plot available than previously submitted.

The proposed part front extension on the right hand side is, however, forward from the building line with no. 20 and 18 and should be reduced to match. We are puzzling whether this is a new application, or whether it is an amendment to the previous application 2010/2487 for Conservation Area Consent and draw your attention to the introductory comments we made in our letter of objection dated 01.12.10.

As an Association we are limited to the amount of access and knowledge we can obtain other than

that available on the web. In this instance, by copy of letters from several residents, and The Avenue Residents Association, we realised that there is far more detail available to them, and their objections seem to us to be focused, detailed and accurate.

We therefore support their objections fully.

The Avenue Residents Association:

Comments on originally submitted scheme:

We are writing to you on behalf of The Avenue Residents Association (the Association) concerning the above referenced application to demolish the existing dwelling situated at 22 The Avenues, Ickenham and the proposal to construct a two storey dwelling on the property. (the Application).

The Avenue, Ickenham is a private residential road situated in the heart of the Ickenham Village Conservation Area. The Association was founded in 1977 with the specific objective to maintain the standard and distinctive character of The Avenue for the residents and Ickenham in general. Membership of the Association comprises 38 households that are situated in The Avenue, including 22 The Avenue.

The association is concerned that the proposed Application neither preserves nor enhances the Ickenham Village Conservation Area.

For this reason we ask that this Application be refused.

Comments on amended scheme:

On behalf of the Avenue Residents' Association I am writing to you again to object to the latest proposal to demolish the existing house at 22 The Avenue and to build a new six bedroom house.

The proposed house is significantly larger than the existing house or any of the immediately adjacent houses. At three stories (including the habitable roof space) its absolute size would visually dominate this part of the Avenue and would be out of keeping with the other houses, all of which were built in the first part of the 20th Century.

Demolishing the existing house and constructing such a large modern development would not enhance or protect the character and appearance of either the Avenue or more particularly, the Ickenham Village Conservation Area.

The proposals to address flood risk raise additional concerns. It is suggested that the first floor will be at a height of 37.56mAOD, or half a metre higher than the existing ground level. When this additional height is added to the habitable roof space, the overall height of the new house will be excessive both in relation to existing property and the neighbouring properties in this part of the Ickenham Village Conservation Area.

We are also concerned that the proposed undercroft voids will fill with stagnant water and attract vermin. They will therefore potentially create a health and safety issue for the residents of the Avenue.

Ickenham Conservation Panel: No objections

Environment Agency:

We have assessed this application and have identified flood risk as the only constraint at this site.

You should be using our Flood Risk Standing Advice (FRSA) to determine if we need to be consulted directly on an application regarding flood risk.

In this case the proposed development is in Flood Zone 3 and is not within 20 metres of a watercourse and you did not need to consult us.

We recommend you check the planning application to ensure that one of the mitigation measures from the table in cell D2 of the consultation matrix has been incorporated.

Ward Councillor: Requests that this application is reported to the planning committee.

Internal Consultees

Urban Design/Conservation:

Background: This is a 1930s detached house within the Ickenham Conservation Area. The house forms a pair with No 24, both detached buildings in render with gable to the side. The building is well designed with over-hanging eaves and bell mouth details over the existing window. This part of the conservation area is characterised by large detached and semi-detached houses, from a similar period, set in substantial plots.

Comments: The existing house is simply designed with traditional architectural details. Demolition of the house would be permitted only if the applicant is able to provide substantial evidence justifying the need to demolish, and if the design of the proposed house would preserve and enhance the character of the Conservation Area. The applicant has considered the implications of PPS5 and the local plan policies re the proposal.

Following discussions with the architect, the concerns regarding the depth and overall footprint of the new dwelling have been addressed. The gable to the front has been reduced in size and the flank wall facing No. 20 has also been stepped back.

To provide appropriate spacing between the plots and enabling views into the back garden, the proposed set in from the both the side boundaries have been increased. This would retain the spacing and characteristic townscape of the area, therefore, preserving the character of the conservation area.

Overall, the revised scheme is considered to be in keeping with the conservation area.

Conclusion: Acceptable.

Trees/Landscape:

TPO/Conservation Area (yes/no): No TPO, however the trees on-site are protected by virtue of their location within Ickenham Village Conservation Area.

Significant trees/other vegetation of merit in terms of Saved Policy BE38 (on-site): Large Oak and large multi-stemmed Hornbeam within front garden (both have high amenity values), mature Oak at far end of rear garden (moderate amenity value).

Significant trees/other vegetation of merit in terms of Saved Policy BE38 (off-site): Small Ash and Lawson Cypress trees to side of rear garden (not high value trees).

Scope for new planting (yes/no): No

Does scheme conform to HDAS (yes/no): Yes

Does scheme conform to SUDS (yes/no): N/A

Recommendations: The amendments to the plan and submitted tree report are adequate and therefore, subject to conditions TL2 and TL3, the scheme is now acceptable in terms of the Saved Policy BE38 of the UDP.

Highways:

Existing off-street car parking and two vehicular accesses are proposed to be retained. Car parking and traffic demand associated with proposed dwelling is likely to be similar to the existing dwelling. No objection is raised on the highways aspect of the application.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The proposal involves the erection of a detached house within an established residential area. As such, the principle of the proposal is acceptable subject to compliance with relevant local plan policies.

7.02 Density of the proposed development

The proposed scheme would have a density of 95 habitable rooms per hectare. This is below the London Plan density range of 150-250 habitable rooms per hectare based on the site's Public Transport Accessibility Level (PTAL) score of 2. However, this is considered to be acceptable as it would be compatible with the local context and would result in a good standard of amenity for the future occupiers. Accordingly, no objection is raised to the proposed density in this instance.

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

This is addressed below.

7.07 Impact on the character & appearance of the area

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

The street scene is characterised by detached houses of varying sizes and design, some set within long, spacious plots with mature trees in the front. The plot widths of the sites in the street are quite generous, in some cases as much 20m wide, such as at no. 20 The Avenue. Given the character of the street scene, it is considered that the proposed house would not appear out of character. The proposed design of the new house, in particular the front projection, hip end ridged roof and fenestrations, is not too dissimilar to some of the houses in the street and its overall height (9.12m) would appear similar to the adjoining houses at nos. 20 and 24 The Avenue being some 8.6m and 9m high, respectively.

Furthermore, the proposed house would retain sufficient gaps between it and the side boundaries and this together with the overall size of the plot, would result in a form of development that would not appear cramped or overly dominant in the street scene.

Overall, it is considered that the proposed house would harmonise with the character, proportions and appearance of the existing houses in the street and as such, would not detract from the character and appearance of the street scene, the surrounding area generally, and the Ickenham Village Conservation Area, in accordance with policies BE4, BE13, BE15, BE19 and BE22 of the adopted Hillingdon Unitary Development Plan

(Saved Policies September 2007) and paragraphs 4.23, 4.24 and 4.27 of the Hillingdon Design & Accessibility Statement: Residential Layouts.

7.08 Impact on neighbours

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

The proposed house would not project beyond the front wall of no. 24 The Avenue but would project 1.6m beyond the rear wall of that house. However a 2m gap would be retained to the side boundary with no. 24 The Avenue and this distance is considered to be sufficient to ensure that the proposal would not breach a 45 degree line of sight taken from the rear habitable room windows at that house.

The proposed house would be some 3.5m, reducing to 2m at rear, from the side boundary with no. 20 The Avenue. It would project some 5m beyond the rear wall of that house, however the existing garage at that house separates it from the side boundary with the application site, creating a 5m gap. Therefore, a 7m gap between the proposed house and the house at no. 20 The Avenue would be retained and it is considered that this distance is also sufficient to ensure that the proposal would not breach a 45 degree line of sight taken from the rear habitable room windows at that house.

The proposed front and rear ground and first floor front windows and rear dormer window would overlook the street and rear garden, respectively. Furthermore, the proposed flank windows facing the adjoining houses, would provide natural light to non-habitable rooms and as such can be fitted with obscure glass to prevent overlooking. Furthermore, as no. 24 The Avenue lies to the south west, no overshadowing will result. The proposal would result in an increase in overshadowing onto no. 20 The Avenue during the day, however this increase is not considered to be so significant over and above that created by the existing house.

Overall, it is considered that the proposed house would not significantly harm the residential amenities of the occupiers of the adjoining properties through overdominance, visual intrusion, overshadowing and overlooking, in accordance with policies BE20, BE21 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and paragraphs 4.9 and 4.12 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Layouts. The new windows would provide an adequate outlook and natural light to the rooms they would serve, in accordance with London Plan Policy 4A.3 and BE20 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.09 Living conditions for future occupiers

The internal size of the proposed house would be in excess of 300sq.m which would exceed the requirements of paragraph 4.6 of the Hillingdon Design & Accessibility Statement: Residential Layouts for 4 or more bedroom houses, in accordance with policies BE19 and H7 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

With regard to amenity space, some 300sq.m would be retained and this would meet the

recommended standards of 100sq.m for 4 or more bedroom houses as advised at paragraph 4.15 of the Hillingdon Design & Accessibility Statement: Residential Layouts. Therefore, the proposal would comply with policy BE23 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.10 Traffic impact, car/cycle parking, pedestrian safety

The proposed house would not lead to a significant increase in traffic generation given its proposed use and location within a residential area. As such, the proposal would comply with policy AM2 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

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

It is considered that the proposal would not result in an increase in on-street demand for parking to the detriment of highway and pedestrian safety, and would meet sustainability objectives, in accordance with policies AM7, AM9 and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and paragraphs 4.33 and 4.39 of the Hillingdon Design & Accessibility Statement: Residential Layouts.

7.11 Urban design, access and security

The London Plan Policy 3A.5 requires all new housing to be built to 'Lifetime Homes' standards. The Council's HDAS 'Accessible Hillingdon' also requires all new housing to be built to 'Lifetime Homes' standards.

The proposed house would not fully comply with these standards. In particular, the ground floor WC is not wheelchair accessible and the width of some of the doors is less than 900mm wide. However, this can be overcome by a suitably worded planning condition. Therefore, the proposal could satisfy 'Lifetime Homes' standards, subject to an appropriate condition, in accordance with policy 3A.5 of the London Plan (2008) as well as the Council's Hillingdon Design & Accessibility Statement: 'Accessible Hillingdon'.

7.12 Disabled access

This is addressed above.

7.14 Trees, Landscaping and Ecology

The proposal would not result in the loss of protected trees on the site. A condition is recommended to ensure that the existing trees are protected during construction. The proposal would comply with policy BE38 of the of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

The application site does not lies within a nature conservation site of importance and as such there are no protected species that will be affected by the proposed development.

7.17 Flooding or Drainage Issues

The application site is partially in Flood Zone 2 and partially in Flood Zone 3a. A flood risk assessment has been submitted with the application which has assessed the development against the Environment Agency's Flood Risk Standing Advice (FRSA). The is not within 20 metres of a watercourse.

The proposed development has incorporated the mitigation measures from the standing advice as set out in the table in cell D2 of the consultation matrix of the Environment Agency's Flood Risk Standing Advice (FRSA) such as providing undercroft void areas which will result in an improvement to the current situation as it would result in an increase

in the flood storage area on the site.

The proposal would not therefore result in an increased risk of flooding and would comply with policy OE8 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.19 Comments on Public Consultations

With regards to the design of the house and its impact on the conservation area and its impact on adjoining occupiers, these issues are covered in the main body of the report.

A concern is raised that the flood mitigation measures will result in the dwelling having a higher ridge height than shown on the submitted plans. The applicant has confirmed to officers that the proposed elevations incorporate the correct floor levels and that the height of the building will be as shown. It should also be noted that a condition controlling the site levels is recommended.

Concern has also been raised that the undercroft void will fill with stagnant water and attract vermin. The void is not intended to be a storage area for water but to provide additional run-off areas and would thus be designed, in a similar manner to SUDS schemes, to allow the water to penetrate below ground. Vermin are generally attracted to food sources and the void will not create a source of food.

7.22 Other Issues

The proposed house would not result in a net increase of 6 habitable rooms and therefore would not fall within the threshold for seeking a contribution towards school places.

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'.

10. CONCLUSION

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

11. Reference Documents

London Plan 2011

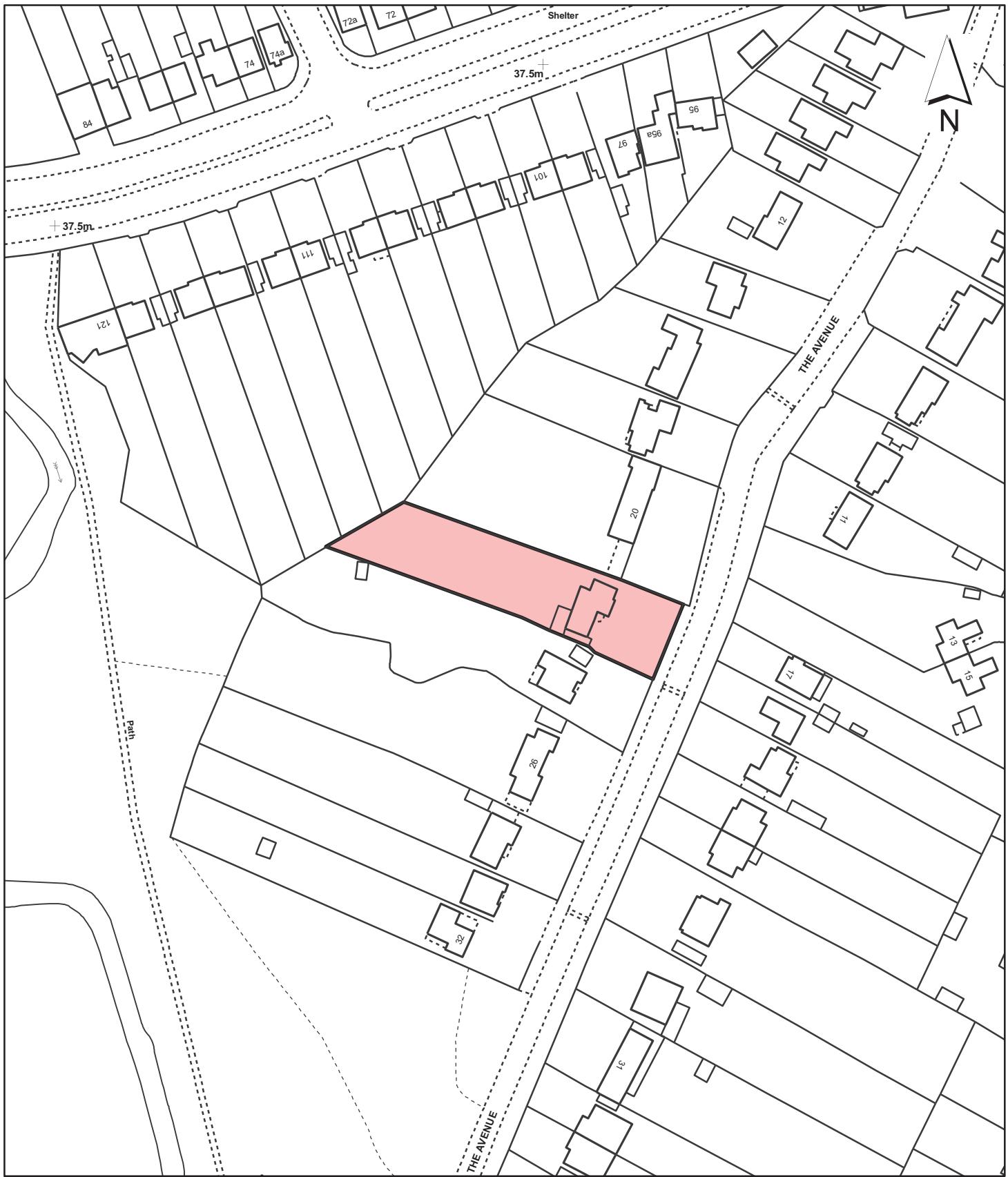
Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007)

Hillingdon Design & Accessibility Statement: Residential Layouts

Hillingdon Design & Accessibility Statement: Accessible Hillingdon

Contact Officer: Sonia Bowen

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

**22 The Avenue
Ickenham**

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

Planning Application Ref:

67376/APP/2010/2483

Scale

1:1,250

Planning Committee

North Page 109

Date

**July
2011**



HILLINGDON
LONDON

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Agenda Item 9

Report of the Head of Planning & Enforcement Services

Address 22 THE AVENUE ICKENHAM

Development: Demolition of existing dwelling (Application for Conservation Area Consent.)

LBH Ref Nos: 67376/APP/2010/2487

Drawing Nos: 4617-II
Design and Access Statement
4617-1

Date Plans Received: 25/10/2010 **Date(s) of Amendment(s):** 25/10/2010

Date Application Valid: 29/10/2010

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the north west side of The Avenue and comprises a detached 4 bedroom house with single storey side extensions along both flank walls. To the north east lies 20 The Avenue, and to the south west lies 24 The Avenue, both detached houses. The street scene is residential in character and appearance, comprising detached houses of varying sizes and designs, and the application site lies within the Ickenham Conservation Area, as identified in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

1.2 Proposed Scheme

Conservation Area Consent is sought for the demolition of a 4 bedroom house in connection with a proposal for the erection of a 6 bedroom detached house incorporating a part single storey side extension along the north east flank wall and the rear conservatory centrally positioned on the rear wall.

The proposed house would be set 14m from the road, 1.7m beyond the front wall of no. 20 The Avenue and 1.6m behind the front wall of no. 24 The Avenue. At front, the proposed house would measure 12m wide, incorporating a front gable projection set flush with the north eastern flank wall, measuring 4.5m wide and 1.6m deep. An angled front porch is proposed between the inner flank wall of the front projection and the front wall, comprising 0.7m high upstands with a canopy roof supported by timber columns, measuring 2.6m high at eaves level and 3.9m high at its highest point. A bay window is proposed on the front projection at ground floor level.

Along the north east side boundary, the proposed house would be set 3.5m from the side boundary with no. 20 The Avenue for a depth of 7.5m. At this point it would step in 1.2m to extend a further 5m to the rear wall. The proposed house would measure 11.2m deep

along the south west flank wall. It would be set 2m from the side boundary incorporating a chimney stack, set 2.2m from the front elevation and measuring 2.2m wide reducing to 1m at first floor level, and 0.6m deep. The proposed house would measure 10.4m wide at rear.

The proposed house would be finished with a hipped roof on all sides with a central ridge, measuring 5.7m high at eaves level and 8.8m high at ridge level. The proposed roof would extend some 0.4m beyond the elevations and the front gable would be finished with a ridged roof set 1.8m below the main roof ridge. The proposed chimney stack would extend 3.6m above the roof eaves, rooflights are proposed in the front and south west roofslopes, and a dormer window is proposed centrally positioned in the rear roofslope, measuring 1.4m wide, 3.6m deep and finished with a flat roof 1.7m high.

The fenestrations will comprise 3-4 pane casement windows uniformly set on the front and rear elevations with small casement windows on the flank walls.

1.3 Relevant Planning History

Comment on Planning History

None

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 22nd December 2010

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

EXTERNAL:

15 adjoining owner/occupiers, The Ickenham Residents' (x2) and The Avenue Residents' Associations have been consulted. 13 letters of objection and a petition with 27 signatures have been received making the following comments:

Letters of objection:

- (i) The demolition of the existing house and replacement with a modern house would not preserve or enhance the character and appearance of the Ickenham Village Conservation Area;
- (ii) The new house would be significantly larger than the existing thereby increasing visual mass;
- (iii) The proposal would reduce the existing gap between the properties creating a terracing effect;
- (iv) The proposal would represent a disproportionate and incongruous form of development in relating to the existing house and the houses in the street;
- (v) The proposal would result in an overly dominant and visually intrusive form of development;
- (vi) The proposal would result in an increase in overlooking onto the adjoining properties;
- (vii) The application site lies within the flood zone, however no flood risk assessment has been submitted;
- (viii) The application contains no assessment of the impact of the demolition of biodiversity;

- (ix) The proposal will increase the potential for flooding; and
- (x) The proposed house would extend beyond the height of the adjoining properties;

Petition:

Proposal to erect a two-storey detached 6-bed dwelling with habitable roof space (involving the demolition of existing dwelling) This petition relates to the above referenced applications to demolish the existing property at 22 The Avenue, Ickenham and to replace it with a two-storey detached dwelling.

The Avenue is a private residential road situated in the heart of the Ickenham Village Conservation Area. The vast majority of the housing stock in the road, including the existing dwelling at 22 The Avenue, was built between 1920 and 1940. Although many of these houses have been extended over the years the core structures are the original housing stock and the character of the Conservation Area is largely defined by these houses.

To demolish one of these original houses and replace it with a larger modern structure would therefore establish a dangerous precedent and would neither preserve nor enhance the character or appearance of the Ickenham Village Conservation Area.

Moreover, the proposed two storey detached dwelling is significantly larger than the existing house or any of the immediately adjacent houses. As such and with construction so close to the boundaries of the property, its sheer mass (width, length and height) would visually dominate this part of the Avenue and would be out of keeping with the other houses. Such a large development would not therefore enhance or protect the character and appearance of the surrounding area generally and in particular the Ickenham Village Conservation Area.

We the undersigned wish to ensure that the London Borough of Hillingdon's North Planning Committee understands our concerns regarding these applications and ask that the North Planning Committee refuse these applications.

Ickenham Residents' Association:

Comments on originally submitted scheme:

"The Ickenham Residents' Association, on this occasion, can see no better way to raise our objection to the above planning application than to fully endorse the letter of objection from Mr Ian Harvey, one of our members, living at 24 the Avenue.

We would however add a couple of points in addition.

The proposed building would in our opinion be a massive over development of the site taking up the whole of the width of the site and extending almost double the depth of the existing house into the back garden.

We believe the proposal contravenes Policies BE19, BE20 BE21, BE22 and BE24 of the Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document: Residential Extensions.

Specifically, in relation to each of the above policies we comment as follows:

BE19

The increased width of this proposal (two storey at each side boundary) against the existing house is such that we believe it would not compliment or improve the amenity and character of the area, but give an appearance of terracing.

BE20

Due to the massive increase in footprint extending much further back into the garden and virtually filling the plot width, new, increased and considerable shading plus loss of daylight, will affect neighbours on both sides of the proposal due to its siting in relation to the passage of the Sun.

BE21

Same reasons as above.

BE22

Whilst only The Drive is specifically mentioned in this Policy, we feel that due to the similar size and siting of properties in The Avenue generally the Policy should apply here. The drawings show a dimension of 1.5 metres either side of the walls of the proposal, the minimum suggested, but the Chimney breast extends into this, and, the soffits/eaves and gutters also invade this space. The Policy clearly states that it applies for the full height of the building. We feel therefore the applicant has not complied with the spirit, nor detail, of this Policy.

BE24

For the reasons stated above we do not consider that this policy has been complied with.

For all the above reasons we wish to record our objection to this application."

Comments on amended scheme:

"The Association notes that the design has been reduced in width and that it fits better in the plot available than previously submitted.

The proposed part front extension on the right hand side is, however, forward from the building line with no. 20 and 18 and should be reduced to match. We are puzzling whether this is a new application, or whether it is an amendment to the previous application 2010/2487 for Conservation Area Consent and draw your attention to the introductory comments we made in our letter of objection dated 01.12.10.

As an Association we are limited to the amount of access and knowledge we can obtain other than that available on the web. In this instance, by copy of letters from several residents, and The Avenue Residents Association, we realised that there is far more detail available to them, and their objections seem to us to be focused, detailed and accurate.

We therefore support their objections fully.

The Avenue Residents' Association:

Comments on originally submitted scheme:

We are writing to you on behalf of The Avenue Residents Association (the Association) concerning the above referenced application to demolish the existing dwelling situated at

22 The Avenues, Ickenham and the proposal to construct a two storey dwelling on the property. (the Application).

The Avenue, Ickenham is a private residential road situated in the heart of the Ickenham Village Conservation Area. The Association was founded in 1977 with the specific objective to maintain the standard and distinctive character of The Avenue for the residents and Ickenham in general. Membership of the Association comprises 38 households that are situated in The Avenue, including 22 The Avenue.

The association is concerned that the proposed Application neither preserves nor enhances the Ickenham Village Conservation Area.

For this reason we ask that this Application be refused.

Comments on amended scheme:

On behalf of the Avenue Residents' Association I am writing to you again to object to the latest proposal to demolish the existing house at 22 The Avenue and to build a new six bedroom house.

The proposed house is significantly larger than the existing house or any of the immediately adjacent houses. At three stories (including the habitable roof space) its absolute size would visually dominate this part of the Avenue and would be out of keeping with the other houses, all of which were built in the first part of the 20th Century.

Demolishing the existing house and constructing such a large modern development would not enhance or protect the character and appearance of either the Avenue or more particularly, the Ickenham Village Conservation Area.

The proposals to address flood risk raise additional concerns. It is suggested that the first floor will be at a height of 37.56mAOD, or half a metre higher than the existing ground level. When this additional height is added to the habitable roof space, the overall height of the new house will be excessive both in relation to existing property and the neighbouring properties in this part of the Ickenham Village Conservation Area.

We are also concerned that the proposed undercroft voids will fill with stagnant water and attract vermin. They will therefore potentially create a health and safety issue for the residents of the Avenue.

Ickenham Conservation Panel: No objections

Environment Agency:

We have assessed this application and have identified flood risk as the only constraint at this site.

You should be using our Flood Risk Standing Advice (FRSA) to determine if we need to be consulted directly on an application regarding flood risk.

In this case the proposed development is in Flood Zone 3 and is not within 20 metres of a watercourse and you did not need to consult us.

We recommend you check the planning application to ensure that one of the mitigation measures from the table in cell D2 of the consultation matrix has been incorporated.

Ward Councillor: Requests that this application is reported to the planning committee.

INTERNAL:

Urban Design/Conservation:

Background: This is a 1930s detached house within the Ickenham Conservation Area. The house forms a pair with No 24, both detached buildings in render with gable to the side. The building is well designed with over-hanging eaves and bell mouth details over the existing window. This part of the conservation area is characterised by large detached and semi-detached houses, from a similar period, set in substantial plots.

Comments: The existing house is simply designed with traditional architectural details. Demolition of the house would be permitted only if the applicant is able to provide substantial evidence justifying the need to demolish, and if the design of the proposed house would preserve and enhance the character of the Conservation Area. The applicant has considered the implications of PPS5 and the local plan policies re the proposal.

Following discussions with the architect, the concerns regarding the depth and overall footprint of the new dwelling have been addressed. The gable to the front has been reduced in size and the flank wall facing No. 20 has also been stepped back.

To provide appropriate spacing between the plots and enabling views into the back garden, the proposed set in from the both the side boundaries have been increased. This would retain the spacing and characteristic townscape of the area, therefore, preserving the character of the conservation area.

Overall, the revised scheme is considered to be in keeping with the conservation area and therefore, demolition of the existing house is acceptable.

Conclusion: Acceptable.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

BE4 New development within or on the fringes of conservation areas

5. MAIN PLANNING ISSUES

The main issues for consideration relate to the effect of the proposed demolition of the existing house on the character and appearance of the Ickenham Village Conservation Area.

The street scene is characterised by detached houses of varying sizes and design, some

set within long, spacious plots with mature trees in the front. The design, character and appearance of the application property is not considered to be of historic merit worth preserving, and as such, the Conservation Officer has raised no objections to the demolition of the original dwellinghouse.

Therefore, subject to an appropriate replacement dwelling being approved under planning application ref: 67376/APP/2010/2487, the proposed demolition of the existing house would not harm the character and appearance of the Ickenham Village Conservation Area. The proposal would comply with policy BE4 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

6. RECOMMENDATION

APPROVAL subject to the following:

1 CAC16 Time Limit (3 years) - Conservation Area Consent

The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

REASON

To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2 CAC2 Demolition - requirement for development contract

No demolition shall take place until a contract for the redevelopment of the site has been made and planning permission has been granted for the redevelopment for which the contract provides.

REASON

To ensure that premature demolition does not occur in accordance with Policy BE4 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 CAC10 Extent of demolition

No demolition beyond that indicated on the approved drawings shall take place without the approval of the Local Planning Authority.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

INFORMATIVES

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

2 The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, 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

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

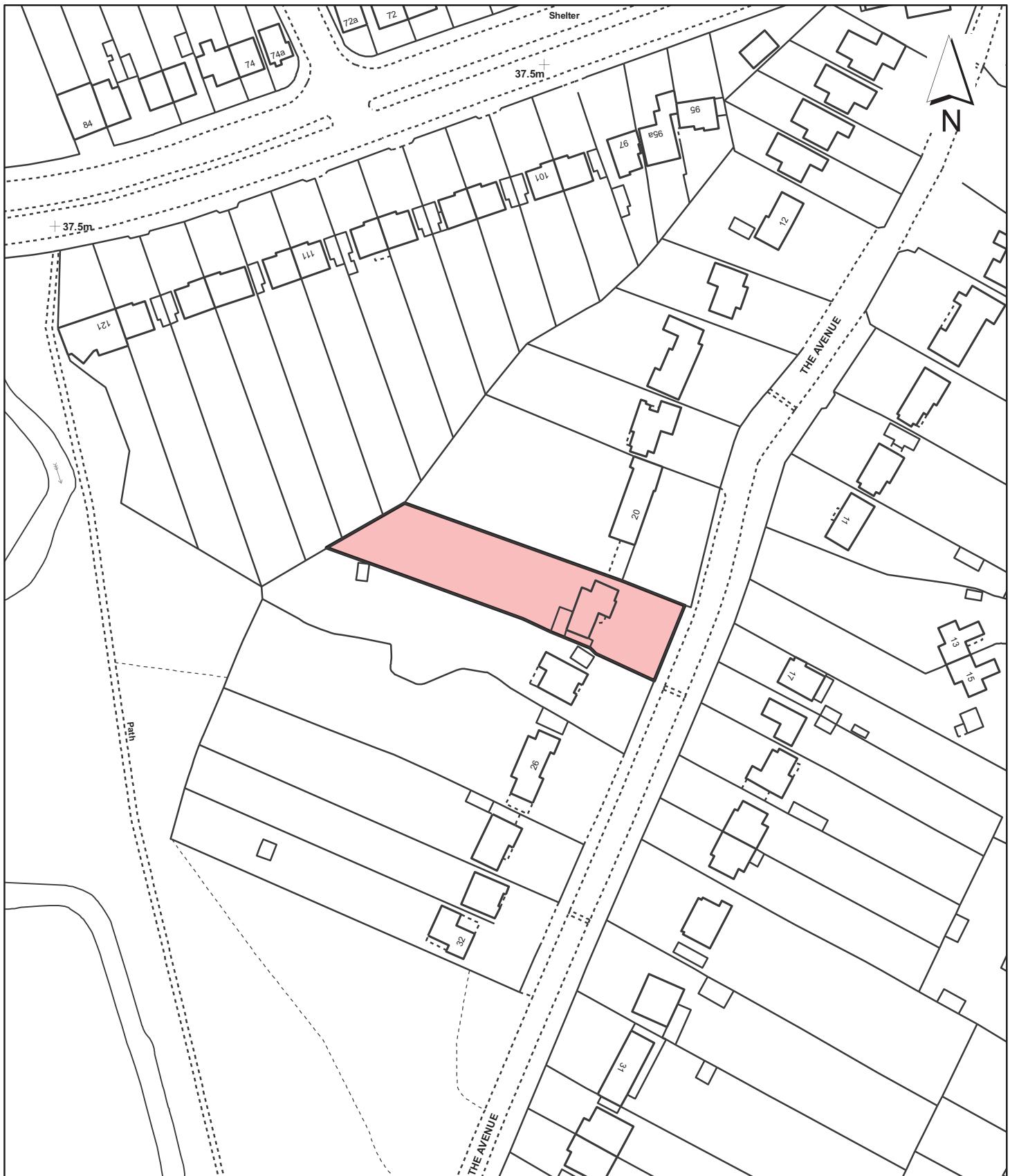
4 Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -

- 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.

Contact Officer: Sonia Bowen

Telephone No: 01895 250230



Notes

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Site Address

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Ickenham**

**LONDON BOROUGH
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Planning,
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Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 250111

Planning Application Ref:

67376/APP/2010/2487

Scale

1:1,250

Planning Committee

North Page 119

Date

**July
2011**



HILLINGDON
LONDON

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Agenda Item 10

Report of the Head of Planning & Enforcement Services

Address: 1 - 2 BELL CLOSE RUISLIP

Development: Erection of a three storey building to include 3, one-bedroom and 6, two-bedroom flats and 2 light Industrial units (Use Class B1c), involving demolition of existing single storey building.

LBH Ref Nos: 63635/APP/2011/909

Drawing Nos:

- Flood Risk Assessment Report
- 1196-D4000 Rev. 04
- 1196-D4001 Rev. 07
- 1196-D1100
- 1196-D4201 Rev. 01
- 1196-D4200 Rev. 01
- 1196-D4103 Rev. 04
- 1196-D4703 Rev. 03
- 1196-D4102 Rev. 06
- 1196-D4101 Rev.05
- 1196-D4704
- 1196-D4702 Rev. 02
- 1196-D4701 Rev. 03
- 1196-D4701 Rev. 02 (Proposed and Existing Elevations B-B)
- Noise and Vibration Assessment
- Design & Access Statement
- Transport Statement
- Phase 1 Environmental Investigation

Date Plans Received: 12/04/2011 **Date(s) of Amendment(s):**

Date Application Valid: 15/06/2011

1. SUMMARY

Planning permission is sought for the erection of a part 2, part 3, storey building, comprising 9 one and two bedroom flats, together with 2 light industrial units and associated parking and landscaping (involving demolition of existing single storey industrial building).

Five letters of objection have been received, objecting to the proposal on the grounds of inadequate parking, traffic congestion, the scale of the development, impact on residential amenity and construction impacts. A petition bearing 128 signatures has also been received objecting on the grounds of loss of privacy to adjoining properties.

In terms of the overall scale, site coverage, design and layout, it is considered that the proposed development represents an over-development of the site, that would result in a cramped, unduly intrusive, visually prominent and inappropriate form of development, out of keeping with the character and appearance of the surrounding area.

The Council's Highway Engineer also raises objections to the proposed means of vehicular access to the site, which is considered inadequate to serve the proposed development. It is also considered that the scheme would result in inadequate provision for car parking to deal with the demands of the proposed development. Furthermore, no

agreement has been completed with the applicant in respect of contributions towards the improvement of education services and facilities required, arising from the demands created by the proposed development. It is therefore recommended that planning permission be refused for these reasons.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The applicants have failed to demonstrate that vehicular access to the site is adequate to serve the proposed development (in particular, regarding the significant intensification in use of a substandard access road and with respect to pedestrian visibility splays). The condition and width of the vehicular access to the site is not considered suitable for a development of this magnitude. As a result, it is likely that the proposal would give rise to conditions prejudicial to the free flow of traffic and would be detrimental to highway and pedestrian safety. The development is therefore contrary to Policy AM7 of the adopted Unitary Development Plan Saved Policies (September 2007).

2 NON2 Non Standard reason for refusal

The proposal represents an over development of the site, resulting in a cramped and inappropriate form of development, which by virtue of its siting, the excessive scale of the building and lack of opportunity for landscape enhancement, would be out of keeping with the character and appearance of surrounding properties and that of the area generally. The development is therefore contrary to Policies BE13 and BE19 of the adopted Unitary Development Plan Saved Policies (September 2007), Policy 3.4 of the London Plan 2011 and the adopted Supplementary Planning Document HDAS: Residential Layouts.

3 NON2 Non Standard reason for refusal

The development would result in inadequate provision for car parking to deal with the demands of the proposed development, which are unlikely to be addressed by public transport capacity and would be likely to cause on-street parking, to the detriment of highway and pedestrian safety. This is contrary to Policy AM14 of the Borough's adopted Unitary Development Plan Saved Policies (September 2007) and the Council's Parking Standards.

4 NON2 Non Standard reason for refusal

The proposal fails to make adequate provision for turning facilities for refuse collection vehicles and other HGVs servicing the development. This would be detrimental to highway and pedestrian safety along the alley way, contrary to Policy AM7 of the adopted Unitary Development Plan Saved Policies (September 2007).

5 NON2 Non Standard reason for refusal

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

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance.

AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
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
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE35	Major development proposals adjacent to or visible from major road and rail connections to Heathrow and central London
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H12	Tandem development of backland in residential areas
H4	Mix of housing units
H5	Dwellings suitable for large families
OE1	Protection of the character and amenities of surrounding properties and the local area
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures

3

Although not refused for this reason, a reduction in balconies would result in less perception of over-looking to properties around the site.

3. CONSIDERATIONS

3.1 Site and Locality

The site comprises a triangular plot, accessed via a long un-adopted, single track, unmade access road known as Bell Close, leading from Roundways. The site contains a single storey building approximately 600 sq.m in floor area, currently used in the main as a car repair workshop and vehicular storage. It also appears that the building has been sub divided and that there are other industrial uses on the site.

To the east of the site lies the rear service yard of 3 storey premises fronting West End Road, with commercial uses on the ground floor and residential above. To the south west runs a car storage area with the railway line beyond. To the north are rear gardens of properties fronting onto Roundways.

3.2 Proposed Scheme

Planning permission is sought for the erection of an 'L' shaped, part 2 part 3 storey building to provide for 6 x 2-bedroom and 3 x 1-bedroom flats and two 123.5 sq.m light industrial units, together with associated parking and landscaping. the proposal will involve the demolition of a single storey industrial building.

The residential element will be provided in a 3 storey wing, orientated on an east/west axis, running parallel with the alleyway (Bell Close), serving the rear gardens of properties fronting Roundways. This residential element is linked to a 2 storey commercial wing, comprising 2 units, each with a mezzanine floor, orientated on a north south axis, running parallel with the service road serving the rear of commercial properties (with flats above), fronting West End Road.

Access to the residential units is provided via a 3 storey central core, linking the two wings. Separate access is provided for the two industrial units off the service road.

9 parking spaces (including one disabled parking bay) are provided for the flats, while 2 parking spaces and drop off points are provided for the industrial units. A communal courtyard serving the residential element is located to the rear of the building.

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

Design and Access Statement

The statement shows how the applicant has analysed the site and its setting, and formulated and applied design principles to achieve good, inclusive design for buildings and public spaces and how the developer or designer has consulted or will consult on the issues.

Transport Assessment

The report seeks to demonstrate that the development can provide a satisfactory site access and would not result in a material impact in terms of traffic generation in comparison to permitted uses on the site and is in full compliance with the relevant policies. In addition, it seeks to demonstrate that sufficient parking can be provided to serve the proposed development.

Noise Impact Assessment

The report concludes that the Noise Exposure Category of the site falls within NEC B. Internal. The main noise source affecting the development is rail traffic along the western boundary of the site. To enable an internal noise criterion of 35dBLAeq during the day and

30dBLAeq at night to be met, standard glazing and enhanced glazing will be required.

Flood Risk & Drainage Assessment

The assessment concludes that the Environment Agency view the site to be at low risk of flooding. Redevelopment should be possible with careful consideration of sustainable drainage solutions, such that the overall drainage regime is improved. The report concludes that the proposals do not increase flood storage volumes or impede flood flows.

Phase 1 Environmental Investigation

A desk top study notes that the former use includes servicing and repair of cars and may have had a number of industrial/commercial uses in its time. The report concludes that there is a significant potential for ground contamination from hydrocarbons as well as various metals and other inorganics. The report recommends that the ground is examined below the site and that investigations are carried out once demolition has been completed.

3.3 Relevant Planning History

Comment on Relevant Planning History

None.

4. Planning Policies and Standards

London Plan 2011

UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

- AM14 New development and car parking standards.
- AM15 Provision of reserved parking spaces for disabled persons
- 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
- BE13 New development must harmonise with the existing street scene.
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.

- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE35 Major development proposals adjacent to or visible from major road and rail connections to Heathrow and central London
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- H12 Tandem development of backland in residential areas
- H4 Mix of housing units

- H5 Dwellings suitable for large families
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE7 Development in areas likely to flooding - requirement for flood protection measures
- OE8 Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **26th July 2011**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

A total of 57 surrounding owners/occupiers have been consulted and a site notice was posted on the site. 5 responses have been received objecting to the proposal for the following reasons:

1. Sightlines for vehicular traffic entering and exiting from/to Bell Close to Roundways are wholly inadequate at present and this would be exacerbated by increased traffic flow caused by the proposed development.
2. The proposal will generate more traffic, car parking difficulties and air pollution. The construction phase will cause noise, vibration, smell, fumes, dust and grit and will cause great disturbance.
3. Development will reduce sunlight and daylight, preventing enjoyment of adjoining gardens.
4. Loss of privacy, as surrounding homes will be overlooked by these flats, whilst the balconies will overlook the surrounding gardens.
5. At present, Bell Close is full of very large potholes, caused by continuous use from lorries accessing the rear of shops and the garage workshop. No-one seems to maintain it now. The developer should be required to maintain Bell Close to Highways standards.

In addition, a petition bearing 128 signatures has been received objecting to the proposed development on the grounds that the development will overlook surrounding homes and gardens, resulting in a loss of privacy.

ENVIRONMENT AGENCY

Although the proposed development is in Flood Zone 2, in this instance our concerns can be addressed by use of our Flood Risk Standing Advice (FRSA).

You will need to apply the sequential test to the application and then check that the Flood Risk Assessment requirements have been met.

We consider that the groundwater is protected from pollution by the presence of London Clay. We recommend that the requirements of PPS23 and the Environment Agency guidance 'Guiding Principles for Land Contamination' are followed.

Advice to Applicant

If any controlled waste is to be removed off site, then site operator must ensure a registered waste carrier is used to convey the waste material off site to a suitably authorised facility. The Duty of Care regulations for dealing with waste materials are applicable for any off-site movements of wastes.

RUSLIP RESIDENTS' ASSOCIATION: No response.

WARD COUNCILLOR

Subject to the scheme's planning approval, it would make sense that one of the conditions of the planning development is that the applicant upgrade the whole 60m of rear alleyway/service road.

Internal Consultees

WASTE MANAGER

Bell Close is too narrow for access by a bulk refuse vehicle. The department does not send a refuse collection vehicle into this alleyway, as the access point is too narrow. The 60 metre distance is too long to manually cart a bulk bins over. We always state 10 metres maximum.

S106 OFFICER

It is considered that education would be the only likely contribution arising from this proposal. Education will undertake the calculation based upon the following criteria.

No residential existing on site;

proposed:

3 x 1 bed flats (3hbrms)

6 x 2 bed flats (4 hbrms)

Ward: Manor

EDUCATION SERVICES

Based on the creation of 2x 3-room and 4x 4-room private flats in Manor ward, with no existing residential demolished. a total contribution of £17,626 will be sought for the following:

PRIMARY: £8,273, SECONDARY: £5,870, POST-16: £3,483.

ENVIRONMENTAL PROTECTION UNIT

No objections are raised to this application.

Reference is made to the noise and vibration assessment carried out by Bickerdike Allen Partners dated 3rd March 2011 reference A9344/AH/R01.

Residential Use

Noise sources - Rail noise

The site is affected by noise from rail traffic to the west of the site. Reference is made to the contents of Section 2.0 entitled Considerations with respect to HS2.

Paragraph 5.1 of the document asserts that field measurements give a night-time L(A)eq, (23:00-07:00) of 51dB and a daytime L(A)eq, (07:00-23:00) of 57dB, which therefore places the site in

NEC B of PPG24. The site is clearly placed inside NEC B for rail traffic noise.

PPG 24 states that for sites falling within Noise Exposure Category B 'Noise should be taken into account when determining planning applications and, where appropriate, conditions imposed to ensure an adequate level of protection against noise.'

It is recommended that the following condition be applied to ensure the proposed development satisfies the requirements of the Borough's Noise SPD, Section 5, Table 2. This is based on BS 8233:1999 Code of Practice for internal noise criteria for residential dwellings. The applicant has shown how specification of acoustic glazing and mechanical ventilation can ensure the internal noise criteria in the Council's Noise SPD can be met to ensure compliance.

Conditions relating to protecting the proposed development from rail traffic noise, hours of use of the light industrial units, hours of deliveries and collections, including waste collections, details of air handling units and the site construction informative are recommended.

LAND CONTAMINATION

A desk top study by Terramech Investigations Ltd dated 31 July 2009 has been submitted with the application. The former use includes servicing and repair of cars. The report indicates the lay out of the site from the 1960 map is similar to today. Therefore the site may have has a number of industrial/commercial uses in its time. The report indicates they have been unable to determine the original use of the building.

As there is a change of use to a more sensitive end use the standard contaminated land condition needs to be included in any permission that may be given to ensure the development is made suitable for use.

ACCESS OFFICER

In assessing this application, reference has been made to London Plan Policy 3.8 (Housing Choice) and the Council's Supplementary Planning Document "Accessible Hillingdon" adopted January 2010.

Although the design and access statement accompanying the above application contains details of outdated guidance and legislation, the plans are satisfactory from an accessibility point of view.

Conclusion: acceptable.

SUSTAINABILITY OFFICER

No objections are raised to the development subject to the following:

Energy

Since an energy assessment has not been submitted the following condition is considered necessary:

Condition

Prior to the commencement of development a detailed energy assessment shall be submitted to and approved in writing by the Local Planning Authority. The detailed assessment shall set out the baseline energy consumption and associated CO2 emissions of the development as if constructed to 2010 Building Regulations. The assessment shall then provide clear details of a 25% reduction in CO2 emission from energy efficiency measures and renewable energy. The assessment shall

include specifications of any technology to be used and their locations on suitably scaled plans. The development shall proceed in accordance with the approved plans.

REASON

To ensure the development reduces CO2 emissions in accordance with Policy 5.2 of the London Plan (July 2011).

Sustainability

CONDITION

Prior to the commencement of development, the applicant shall submit a design stage assessment and certificate demonstrating the proposals will meet Code for Sustainable Homes Level 3. The certificate must be signed by a licensed Code for Sustainable Homes Assessor on behalf of the BRE.

Prior to the occupancy of the development, the applicant shall submit a completion certificate demonstrating the development has been built to Code for Sustainable Homes Level 3. The certificate must be signed by a licensed Code for Sustainable Homes Assessor on behalf of the BRE.

REASON

To ensure compliance with London Plan policies 5.3 and 5.15.

SUDS

CONDITION

No development approved by this permission shall be commenced until a scheme for the provision of sustainable drainage systems to drain surface water runoff has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate that runoff can be attenuated as close to the source as possible in compliance with the London Plan's drainage hierarchy. The scheme should also outline how rainwater can be collected and reused on site further reducing the run-off to drainage bodies. The development shall proceed in accordance with the approved scheme.

REASON

To prevent the increased risk of flooding and aid adaptation to climate change in accordance with PPS25, and London Plan policies 5.3, 5.9, and 5.13.

TREE AND LANDSCAPE OFFICER

The site is currently occupied by small industrial storage/workshop units. Approximately triangular in shape the plot is bounded by the railway to the west and the rear of high street units on West End Road to the east and housing to the north. The most significant landscape features close to the proposed development are the trees on railway land which form a buffer between the adjacent vehicle storage area and the railway line to the west. There is also a single tree at the southern end of the Bell Close service road, whose approximate location and spread is indicated on Metropolis drawing No. 1196-D4103-rev 04. There are no Tree Preservation Orders on, or close to, the site, nor does it fall within a designated Conservation Area.

PROPOSAL: The proposal is to demolish the existing units and build new light industrial units at ground floor with two storeys of residential flats above. Access to the buildings and car parking will continue to be via the Bell Close service roads. The flats will form an 'L' shaped structure with front elevations facing to the north and east. No soft landscaping at ground level is proposed along the front elevations. A triangular-shaped courtyard garden is indicated along the west boundary.

LANDSCAPE CONSIDERATIONS: Saved policies BE13 and BE19 seek to ensure that new development complements or enhances the character and amenity of the area. 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 pre-application advice was provided which indicated the need for a tree survey and a comprehensive landscape masterplan in association with the development.
- No tree survey has been submitted and it is not clear whether the tree at the end of Bell Close can be retained in the light of the proposed re-surfacing of the access road. No arboricultural implications assessment has been submitted and any change of levels, underground services or surfacing close to the tree may adversely affect it.
- Drawing No. D4100 shows the shared garden amenity space to the west of the buildings. This should include structure planting (such as trees and hedges) rather than hard surfacing with raised planters.
- No landscape enhancement is indicated between the front elevations and the existing neighbouring properties, which will tend to be dominated by the proposed three storey development.
- If a satisfactory landscape scheme is feasible, provision should be made to ensure that the communal areas of landscape are properly established and maintained in accordance with the proposed landscape objectives.

RECOMMENDATIONS: The landscape proposals, as described above, do not comply with BE38. While additional planting (including trees), as suggested, would help to integrate the building into the landscape, the intensive layout does not give grounds for reasonable assurance that this matter could be dealt with by condition. If more effective landscaping can be indicated at this stage, the objection might be overcome subject to conditions TL5, TL6 and TL7.

HIGHWAY ENGINEER

Vehicular access to the site is via Bell Close off Roundways, which is an unclassified road and is a public highway. Bell Close is a narrow private road of approximately 3.6m and is in a poor state of repair. Bell Close provides access to the rear garages/parking areas of the nearby properties on West End Road (A4120) and Roundways and to the application site. The access road is open for vehicles and pedestrians to use. There is a pedestrian only access off West End Road (A4120) between nos. 276 & 278 West End Road.

The Transport Statement (TS) states that the application site is used for light industrial/commercial purposes comprising used car sale. The estimated daily vehicle trip generation of the existing use is 30. The residential element of the proposed development is estimated to result in 56 daily vehicular trips (50 car driver trip + 4 car passenger + 2 motorcycle) and the light industrial element of the proposed development is estimated to result in 11 daily vehicular trips, resulting in a total of 37 additional vehicular trips, which is equivalent to 123% increase in vehicular trips.

It is important to note that there are three hardstanding areas for vehicle parking/storage south and southeast of application site, which are accessed via Bell Close and are in use for the current use on the application site. The application site does not include these vehicle parking/storage areas, which would continue to remain in the same use as existing. Consequently the actual intensification in use of Bell Close is likely to be greater than the 123% increase estimated in the TS.

Gated access is proposed to be retained for the larger of the two vehicle storage areas at the rear of the development. Gates would also be retained at the two fences separating the hardstanding areas. At present, the other two vehicle storage/parking areas are accessed from the eastern end of Bell Close. Access and manoeuvrability for these two areas will be seriously affected by the proposed layout and given the type of their use; the layout would result in an unsatisfactory

arrangement.

The proposed development is considered to result in significant intensification in use of a substandard access road. The access road is narrow, not suitable for cars and/or lorries to pass each other. There are no footway, lighting and drainage within the access road. In addition, there is no lighting within the pedestrian only access.

Pedestrian visibility at the access point off Roundways is blocked by the high fence on the on the north-eastern side. Although the boundary wall of the adjoining property on the south-western side is low, the pedestrian visibility splays on this side fall on land outside the applicant's control. A van is frequently seen to be parked close to the eastern boundary wall of 1 Bell Close within the hardstanding area for parking, which interferes with the visibility southwest of the access point to Bell Close. Northeast of the crossover for Bell Close, on-street parking takes place on both sides of Roundways. The high fence and on-street parking northeast of Bell Close access interfere with the sightlines.

The application site is located in a PTAL 2. Car parking in accordance with the Council's maximum requirements i.e. 1.5 spaces per flat should be provided, in particular for the proposed 2 bedroom flats. The standard of 1.5 spaces has been set to provide adequate car parking for residents and visitors. On-street parking in the vicinity of site is congested. The provision of 9 car parking spaces for the residential element of the development as proposed is considered to be inadequate and unsuitable. The site is in a low PTAL area and is located considerably away from the public highway. The vehicles for both commercial and residential elements including visitors would arrive at the site via a substandard access road. The absence of adequate car parking would result in indiscriminate parking on site and/or the access road, leading to unsatisfactory vehicle manoeuvring and passing space. Those parking on-street in close proximity to the site would add further on-street parking pressure, which is likely to result in parking close to vehicular accesses and turning areas, and other indiscriminate parking.

As per the Council's requirements, sufficient space for the standing and manoeuvring of all goods vehicles likely to serve the development at one time is essential and the layout should allow all vehicles to enter and leave the site in a forward gear. No information has been submitted on the type, size, and number of goods vehicles likely to serve the proposed industrial units and no swept path analysis (vehicles turning in and out of the Bell Close and vehicles manoeuvring on Bell Close) has been submitted for the same and also for occasional delivery vehicles for the residential element.

Refuse and recycle vehicles (10.5m long) will be required to access the site via the access road. No swept path analysis has been provided for the refuse vehicle turning in and out of Bell Close. The turning space on Bell Close for the refuse vehicles will be very tight and unsatisfactory. The swept path drawing (drg no. K077/06) submitted in appendix-b of the TS cannot be relied upon as it fails to show essential details such as Vehicle chassis, safety/tolerance margin, track, wing mirrors, overhang etc and does not appear to have been drawn using Auto Track, which is an engineering design program and is required to be used by the Council. The swept paths rely on the space east of parking bay-1 parallel to the kerb line being available, which can realistically be occupied by a parked vehicle that would take-up the turning space needed for the refuse vehicles to perform the manoeuvre shown in Appendix-b of the TS. Given the deficiency of car parking provision, it is unrealistic to design a scheme on the basis that parking by occupiers and visitors will take place only within the proposed bays and other areas which can realistically be occupied by parked vehicles are shown empty on the submitted drawings to show that swept paths can be achieved.

The TS refers to drawing no. K077/01 in appendix-b for a fire tender vehicle, but this drawing is missing. However, in light of the above observations, the proposed site layout is unlikely to be suitable for a fire tender vehicle.

The applicant should provide a paper copy of the swept paths drawn using auto track and also submit the electronic version for auditing.

The proposed development is unacceptable from the Highways point of view and is recommended to be refused, as it is considered to be contrary to the Council's Policies AM7 and AM14 of the UDP.

URBAN DESIGN AND CONSERVATION OFFICER

COMMENTS: This is a back land site comprising single storey (commercial height) industrial buildings. It is located adjacent to the railway/tube line embankment and to the rear of a three storey purpose built commercial/residential block fronting West End Road. To the north are two storey, semi-detached houses with good sized rear gardens.

The application has been supported with a carefully considered Design and Access Statement. Whilst thought has clearly been given to the layout of the site and the design of the new buildings, within this type of location buildings should appear as secondary, particularly in terms of height, to those of the principle frontages. Ideally, new development on this site should be no taller than 2 storeys.

It is also highly likely that at three storeys the proposed developed would be clearly visible in angled views from the entrance to Bell Close and in some gap views between the houses, although some of the gardens appear to include mature trees that provide a good level of screening.

CONCLUSION: The residential element of the scheme should be reduced in height.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site falls outside a designated Industrial Buisiness Area. Policy LE4 relates to the loss of employment land outside identified Industrial and Business Areas. Briefly, Policy LE4 protects such uses unless:

1. The existing use seriously affects amenity, through disturbance to neighbours, visual intrusion, or an adverse impact on the character of the area;
2. The site is unsuitable for industrial or similar redevelopment due to its size, shape, location or lack of vehicular access;
3. There is no realistic prospect of the land being used for industrial, warehousing or employment generating land uses in the future;
4. The proposed use is in accordance with the Council's regeneration policies.

The proposal will involve the loss of 606sq. m of existing general/light industrial use. The application is not supported by documentation demonstrating that the site is surplus to employment requirements, or that adequate alternative supply exists elsewhere in the Borough. However, in order to demonstrate compliance with Policy LE4, the proposal now includes two replacement light industrial units, each being 123.5 sqm in floor area, totalling 252 sq. m. Given the site is considered unsuitable for industrial or similar redevelopment, due to its location and lack of suitable vehicular access, it is not considered that the net loss of 352 sq. m of industrial floor space is a sustainable reason to refuse this application.

Policy H8 states amongst other things that the conversion or change of use of premises to residential use will only be acceptable if a satisfactory residential environment can be achieved. The proposed use would need to provide an adequate residential environment, particularly given specific site constraints, such as the proximity of the site to the railway and other commercial uses and inadequate vehicular access. Subject to these concerns

being overcome, no objection would be raised to the redevelopment of the site for the residential element of the use. However, as detailed elsewhere in this report, vehicular access to the proposed development is considered to be substandard, and this is reflected in the reasons for refusal.

7.02 Density of the proposed development

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

The site has a PTAL of 2 and is located within a suburban setting. The London Plan provides for a residential density between 50 - 95 u/ha and 150 - 250 hr/ha at an average of 2.7 - 3.0 hr/unit.

The scheme provides for a residential density of 75 u/ha or 200 hr/ha, at an average of 2.8 hr/unit. The proposal is therefore within the density parameters for habitable rooms per hectare and units per hectare in the London Plan.

It will be important to demonstrate that the residential units will have good internal and external living space and that the scale and layout of the proposed development is compatible with sustainable residential quality, having regard to the specific constraints of this site, including the proximity to the railway line and the mixed use nature of the development proposed.

Policies H4 and H5 seek to ensure a practicable mix of housing units are provided within residential schemes. One and two bedroom developments are encouraged within town centres, while larger family units are promoted elsewhere. A mixture of 1 and 2, bedroom units is proposed and this mix of units is considered more appropriate to a town centre location.

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

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

7.04 Airport safeguarding

There are no airport safeguarding issues related to this development.

7.05 Impact on the green belt

There are no Green Belt issues associated with this site.

7.06 Environmental Impact

A land contamination desk top study has been submitted in support of the application. The former use includes servicing and repair of cars. The report indicates the site may have had a number of industrial/commercial uses in its time. The report indicates they have been unable to determine the original use of the building.

As there is a change of use to a more sensitive end use, the Environmental Protection Unit advises that a contaminated land condition should be imposed, in the event of an approval, requiring a site survey, to assess the land contamination levels and a remediation scheme for removing or rendering innocuous all contaminants from the site. This is in order to ensure that the development is made suitable for use.

Had the scheme been acceptable in other respects, it is considered that the imposition of such a condition would adequately address land contamination issues, in compliance with Policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and relevant London Plan (July 2011) policies.

7.07 Impact on the character & appearance of the area

Saved Policies BE13 and BE19 seek to ensure that new development complements or improves the character and amenity of the area, whilst Policy BE38 seeks the retention of topographical and landscape features and provision of new planting and landscaping in development proposals. The scale, bulk and siting of the buildings are key determinants in ensuring that the amenity and character of established residential areas are not compromised by new development. Policy BE35 requires developments adjacent to or visible from major rail connections to be of a high standard of design, layout and landscape and that, where the opportunity arises, important local landmarks are opened up from these transport corridors.

London Plan (July 2011) sets out a series of overarching design principles for development in London and specific policies to promote world-class, high quality design and design-led change in key locations. In addition, the London Plan contains policies relating to density and sustainable design and construction, which are also relevant.

The site does not have a direct street frontage and the proposed scheme is in effect a back land development. The surrounding residential properties to the north and north east comprise mainly detached and semi-detached two storey properties. The majority of the properties date from the 1930's and are of varied architectural styles typical of this period. The site is also located to the rear of a three storey purpose built commercial/residential block fronting West End Road.

The main concern from an urban design point of view relates to the 3 storey residential block, whose principle elevation backs onto the rear gardens of adjoining properties, with only a rear alleyway and parking forecourt in between. The Urban Design and Conservation Officer considers that whilst the application has been supported with a carefully considered Design and Access Statement and that thought has been given to the layout of the site and the design of the new buildings, within this type of backland location, buildings should appear as secondary, particularly in terms of height, to those of the principle frontages. Therefore, ideally, new development on this site should be no taller than 2 storeys.

It is considered the siting, layout and bulk will appear visually prominent and intrusive when viewed in context with the 2 storey semi-detached and terraced dwellings to the north and northeast. Furthermore, in the absence of appropriate soft landscaped boundary treatment, together with the proximity of the block to the property boundaries, means that the development cannot be effectively screened and softened to minimise the impact on its surroundings. It is also highly likely that at three storeys, the proposed development would be visible in angled views from the entrance to Bell Close and in some gap views between the houses.

Due to the three-storey height of the proposal, the limited size of the plot and distances of the proposed building from the site boundaries, together with the level of hard surfacing, it is considered that this scheme represents a cramped and incongruous form of back land development, out of keeping with the character and appearance of the area. This would be contrary to Unitary Development Plan Saved Policies BE13 and BE19 and design principles established the Council's adopted SPD HDAS: Residential Layouts.

7.08 Impact on neighbours

Outlook

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

designed to protect the outlook of adjoining residents. The SPD HDAS: Residential Layouts advises that for two or more storey buildings, adequate distance should be maintained to avoid over dominance. A minimum distance of 15m is required, although this distance will be dependent on the extent and bulk of the buildings. The supporting text to Policies BE20 and BE21 of the UDP Saved Policies September 2007 states 'that while some proposals of substantial width, height and depth, may not cause loss of amenity by reason of daylight or sunlight, these may nonetheless still be over-dominant in relation to the adjoining property and/or its private amenity space. This in turn can result in a depressing outlook detracting from residential amenity'.

It is not considered that impact on outlook of neighbouring properties is justification alone to refuse the scheme, given the depth of the surrounding gardens and the fact that some of these gardens appear to include mature trees that provide a level of screening. Nevertheless, concerns remain regarding the cramped nature of the development and the lack of opportunity to provide landscape enhancement between the front elevations and the existing neighbouring properties to the north. This issue is dealt with elsewhere in the report.

Privacy

Saved Policy BE24 states that the design of new buildings should protect the privacy of occupiers and their neighbours. The proposed north facing balconies/terraces would be within 11 metres of the rear gardens of properties fronting Roundways, and 12 metres from the nearest residential dwelling facing West End Road (No 276).

Although a distance of 21 metres is maintained to the private amenity areas of properties in Roundways and West End Road, the submitted drawings show a bank of first and second floor windows, in addition to the balconies, on the north elevation of the proposed 3 storey block. The objection from residents of these adjacent properties relates to a lack of privacy in their rear gardens, and that the development will engender a sense of being under surveillance, thereby impairing the prospect and privacy neighbouring residents might reasonably expect to enjoy in a spacious suburban area such as this. However, given the the average depth of the rear gardens of these properties is some 40 metres and that the scheme meets the minimum design criteria for overlooking distances, it is not considered that there is adequate justification to refuse the scheme on this basis. Nevertheless, it is considered that the perception of being overlooked, which is the primary issue raised by surrounding residents, would be lessened, if the number of balconies on the northern elevation facing properties Roundways were reduced. An informative has been attached to this effect.

Sunlight

In relation to sunlight, Policy BE20 of the UDP seeks to ensure that buildings are laid out to provide adequate sunlight and preserve the amenity of existing houses. Although a detailed analysis has not been submitted by the applicant, the proposal is unlikely to impact on overshadowing or access to sunlight for adjoining residents, in compliance with Policy BE20 of the UDP, as the proposed building would be orientated or sited a sufficient distance away from adjoining properties.

Noise

The anticipated traffic levels are likely to result in further deterioration of the alleyway (Bell Close) and an increase in noise and dust levels along the lane. In addition, it will be

necessary to provide lighting along the access lane, which may result in light spillage to residents on either side of the alleyway. Accordingly, the level of traffic generation may result in detriment to the amenity of the surrounding residents, in terms of noise air and light pollution, contrary to Saved Policies OE1 and H12 of the UDP.

However, had the development been acceptable in other respects, it is considered that these amenity issues could be satisfactorily be addressed by the imposition of an appropriately worded condition or legal agreement, to upgrade the access road. However, it should be noted that the mere resurfacing of the alleyway would not address the fundamental highway objection relating to the length and narrowness of the alleyway, and its unsuitability for the development proposed.

7.09 Living conditions for future occupiers

Amenity Space

The scheme is supported by an amenity space schedule which indicates that 303.7m² will be provided as follows:

199.5m² - Ground floor shared courtyard

43.2m² Ground floor terrace

30.5m² first floor balconies

30.5m² second floor balconies.

The HDAS requires communal amenity space to be provided for flats at a rate of 20m² per one bedroom unit, 25m² per two bedroom units. In accordance with the above standards, a minimum of 210m² of usable communal amenity space should be provided. The amenity space provided is considered acceptable, in compliance with the Hillingdon Design and Accessibility Statement (HDAS) Residential Layouts and Saved Policy BE23 of the UDP.

Each of the units benefit from a reasonable level of privacy, outlook and light and overall, it is considered that good environmental conditions can be provided for future occupiers in compliance with relevant UDP saved Policies BE20, BE23, BE24, OE1 and OE5 of the UDP Saved Policies September 2007, HDAS: Residential Layouts and the provisions of the London Plan.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Vehicular access to the site is via Bell Close off Roundways, which is an unclassified road and is a public highway. Bell Close is a narrow private road of approximately 3.6m and is in a poor state of repair. Bell Close provides access to the rear garages/parking areas of the nearby properties on West End Road (A4120) and Roundways and to the application site. The access road is open for vehicles and pedestrians to use. There is a pedestrian only access off West End Road (A4120) between nos. 276 & 278 West End Road. However, there is no lighting within this pedestrian only access.

TRAFFIC GENERATION

The Transport Statement (TS) states that the application site is used for light industrial/commercial purposes comprising used car sales. The estimated daily vehicle trip generation of the existing use is 30. The residential element of the proposed development is estimated to result in 56 daily vehicular trips and the light industrial element of the proposed development is estimated to result in 11 daily vehicular trips, resulting in a total of 37 additional vehicular trips. This is equivalent to a 123% increase in vehicular trips above the existing situation.

The Highway Engineer notes that the vehicle storage area adjacent to the railway line does not form part of the application site and the current use for vehicle parking and storage will remain. Therefore, the actual intensification in use of Bell Close is likely to be greater than the 123% increase estimated in the Transport Statement.

ACCESS

The development will be accessed via the common driveway to the north, approximately 60 metres long. This alleyway is very narrow along most of its length, thus preventing 2 cars being able to pass. There are no footway, lighting, and drainage within the access road. The driveway surface is poor and contains pot holes and broken concrete along its length. It is therefore not considered to be of an acceptable standard for the level of traffic being generated.

The Council's Highway Engineer advises that the minimum carriageway width should be 4.1 metres to allow two-way access. In addition, the footpath must be a minimum of 1 metre in width to support wheelchair users and safe pedestrian movement. Considering that the adjoining commercial uses also utilise this access for delivery and access purposes, the use of the existing sub standard access to service the proposed development is not considered to be acceptable.

The Highway Engineer also raises concerns regarding the impact of the proposed development on access and manoeuvrability for the adjoining car storage areas, which are likely to be seriously affected by the proposed layout, given the type of their use. The proposed layout would therefore result in an unsatisfactory arrangement.

Pedestrian visibility at the access point off Roundways is blocked by the high fence on the north-eastern side. Although the boundary wall of the adjoining property (1 Bell Close) on the south-western side is low, the pedestrian visibility splays on this side fall on land outside the applicant's control. The Highway Engineer notes that a van is frequently seen to be parked close to the eastern boundary wall of 1 Bell Close within the hardstanding area for parking, which interferes with the visibility southwest of the access point to Bell Close. Northeast of the crossover for Bell Close, on-street parking takes place on both sides of Roundways. The high fence and on-street parking northeast of Bell Close access interfere with the sightlines.

The Highway Engineer notes that sufficient space for the standing and manoeuvring of all goods vehicles likely to serve the development at one time is essential and the layout should allow all vehicles to enter and leave the site in a forward gear. No information has been submitted on the type, size, and number of goods vehicles likely to serve the proposed industrial units and no swept path analysis (vehicles turning in and out of the Bell Close and vehicles manoeuvring on Bell Close) has been submitted for the industrial units and also for occasional delivery vehicles for the residential element.

Refuse and recycle vehicles (10.5m long) will be required to access the site via the access road. It is noted that the Waste Manager has confirmed that Bell Close is unsuitable for larger refuse vehicles. No swept path analysis has been provided for the refuse vehicle turning in and out of Bell Close. The turning space on Bell Close for the refuse vehicles will be very tight and unsatisfactory. The Highway Engineer observes that the swept path drawing submitted in appendix-b of the TS cannot be relied upon.

In addition, the Highway Engineer has raised concerns regarding access for emergency service vehicles. Fire appliances need to be able to approach to a point that is within 45

metres of a suitable entrance to any dwelling. The entrance to the proposed development is located some 70 metres from the main highway. Given the very narrow access to the development, concerns are raised on the grounds that access for emergency service vehicles has not been demonstrated and that the proposed site layout is unlikely to be suitable for a fire tender vehicle.

CAR PARKING

The scheme provides 1 parking space per residential unit. The application site is located in a low PTAL value of 2 and is located a considerable distance from the public highway. The vehicles for both commercial and residential elements, including visitors would arrive at the site via a substandard access road. The absence of adequate car parking is likely to result in indiscriminate parking on site and/or on the access road, leading to unsatisfactory vehicle manoeuvring and passing space. Those parking on-street, in proximity to the site would add further on-street parking pressure, which is likely to result in parking close to vehicular accesses and turning areas, and other indiscriminate parking.

The Highway Engineer therefore considers that car parking in accordance with the Council's maximum requirements i.e. 1.5 spaces per flat should be provided, in particular for the proposed 2 bedroom flats. The standard of 1.5 spaces has been set to provide adequate car parking for residents and visitors. It is noted that on-street parking in the vicinity of site is congested. The Highway Engineer considers that the provision of 9 car parking spaces for the residential element of the development is inadequate and unsuitable.

Overall, the proposed development is considered unacceptable from a highways point of view and it is recommended that the application be refused, as it is contrary to the UDP Saved Policies AM7 and AM14.

7.11 Urban design, access and security

These issues have been dealt with elsewhere in the report.

7.12 Disabled access

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

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

The Access Officer is satisfied with the level of facilities provided and raises no objections to the access arrangements or internal layout. It is considered that had the scheme been acceptable in other respects, the proposed development would be in accord with the aims of Policies 3.14 and 7.2 of the London Plan (July 2011), the Hillingdon Design and Access Statement (HDAS) Accessible Hillingdon and Saved Policy AM15 of the UDP.

7.13 Provision of affordable & special needs housing

Not applicable in this case. The scale of the development does not trigger a requirement for the provision of affordable housing.

7.14 Trees, Landscaping and Ecology

Policy BE38 of the Unitary Development Plan Saved Policies states, amongst other things that development proposals will be expected to retain and utilise topographical and landscape features of merit.

The most significant landscape features close to the proposed development are the trees on railway land which form a buffer between the adjacent vehicle storage area and the railway line to the west. There is also a single tree at the southern end of the Bell Close service road. The Tree and Landscape Officer notes that no tree survey or arboricultural implications assessment has been submitted and it is not clear whether the tree at the end of Bell Close can be retained in the light of the proposed re-surfacing of the access road and any change of levels, underground services or surfacing close to the tree may adversely affect it.

The shared garden amenity space to the west of the buildings comprises hard surfacing with raised planters, rather than structure planting such as trees and hedges, whilst no landscape enhancement is indicated between the front elevations and the existing neighbouring properties to the north, which will tend to be dominated by the proposed three storey residential block. While additional planting (including trees), would help to integrate the building into the landscape and screen the building from properties to the north, the intensive layout does not provide the scope that this could be achieved, or that this matter could be dealt with by condition. The Tree and Landscape Officer therefore considers that the landscape proposals do not comply with Saved Policy BE38. These concerns are reflected in the reasons for refusal.

7.15 Sustainable waste management

The Waste Strategy Manager advises that refuse and recycling bins for residential developments should be provided at the ratio of 1 bin per 10 units plus 1 per waste stream. For example, a 20 unit scheme should provide 3 bins for recycling and 3 for refuse. Alternative uses will be assessed on their own merits.

Refuse is provided in refuse stores at ground floor level at the front of the buildings. Although adequate refuse storage can be provided on site, the applicant has failed to demonstrate that the necessary pulling distance and vehicle access requirements can be achieved and the application is recommended for refusal on this basis.

7.16 Renewable energy / Sustainability

Policy 5.2 of the London Plan July 2011, seeks to ensure the development reduces CO2 emissions. An energy assessment has not been submitted with the application. Nevertheless, it is considered that sustainability issues could be dealt with by suitably worded conditions in the event of an approval. Such conditions would require the submission of a detailed energy assessment, setting out the baseline energy consumption and associated CO2 emissions of the development as if constructed to 2010 Building Regulations. The assessment would then need to provide clear details of a 25% reduction in CO2 emission from energy efficiency measures and renewable energy. The assessment would also include specifications of any technology to be used and their locations on suitably scaled plans.

The Council's Sustainability Officer also recommends a requirement for a design stage assessment and certificate demonstrating the proposals will meet Code for Sustainable Homes Level 3 and a completion certificate would be required in order to comply with London Plan policies 5.3 and 5.15.

7.17 Flooding or Drainage Issues

Policies OE7 and OE8 of the Hillingdon Unitary Development Plan Saved Policies September 2007 seek to ensure that new development incorporates appropriate

measures to mitigate any potential risk of flooding.

There are no specific flooding or drainage issues associated with this application. However, in the event that this application is approved, a scheme for the provision of sustainable drainage systems to drain surface water run off would also be required, to demonstrate that run off can be attenuated as close to the source as possible in compliance with the London Plan's drainage hierarchy, to prevent the increased risk of flooding and aid adaptation to climate change in accordance with PPS25, and London Plan policies 5.3, 5.9, and 5.13.

7.18 Noise or Air Quality Issues

A noise and vibration assessment has been submitted in support of this application. The site is affected by noise from rail traffic to the west of the site. The site falls within Noise Exposure Category B for rail traffic noise. PPG24 states that for sites falling within Noise Exposure Category B noise should be taken into account when determining planning applications and, where appropriate, conditions imposed to ensure an adequate level of protection against noise.

The Council's Environmental Protection Unit (EPU) has assessed the submitted Noise Report and advises that the acoustic assessment contains recommendations which, if implemented, would reduce noise to levels that comply with reasonable standards of comfort, as defined in British Standard BS 8233:1999 'Sound insulation and noise reduction for buildings - Code of Practice'.

The EPU therefore raises no objections to the proposed scheme, subject to conditions to ensure the proposed development satisfies the requirements of the Borough's Noise SPD. The Council's Environmental Protection Unit also recommend conditions controlling the hours of use, delivery and waste collections and external plant for the commercial units, in the event of an approval.

It is considered that had the development been acceptable in other respects, the issue of sound insulation and potential disturbance from the commercial units on the residential element of the scheme could be addressed by the imposition of a suitable conditions, as suggested by the Council's Environmental Protection Unit. Subject to compliance with these conditions, it is considered that the scheme would be in compliance with Saved Policy OE5 of the UDP.

7.19 Comments on Public Consultations

Disturbance from construction activity is covered by separate legislation. Other points raised by local residents have been addressed in the relevant sections of this report.

7.20 Planning Obligations

Policy R17 of the Hillingdon UDP is concerned with securing planning obligations to supplement the provision recreation open space, facilities to support arts, cultural and entertainment activities, and other community, social and education facilities through planning obligations in conjunction with other development proposals. These UDP policies are supported by more specific supplementary planning guidance. As the application is being recommended for refusal, no negotiations have been entered into with the developer in respect of these contributions. However, if the application were to be considered for approval, the following broad Section 106 Heads of Terms would be pursued by the Council at that time:

Education contributions: The Director of Education has advised that the proposed development will lead to additional pressure for school places in the Ruislip area. A contribution of £17,626 will be sought comprising of the following:

Primary: £8,273, Secondary: £5,870, Post-16: £3,483 in the Ruislip Area would be required to address the cost of the proposed development. No legal agreement to address this issue has been offered and it is recommended the application should be refused on this basis.

Had the application been acceptable in other respects, it is likely that a planning obligation would be sought to upgrade the access road (Bell Close), as this alleyway is in a considerable state of disrepair and is not fit for purpose. The applicants have offered to resurface the alleyway but have not offered lighting or drainage.

No contributions have been secured by way of a Unilateral Undertaking or S106 Agreement in relation to the above mentioned planning benefits associated with the proposal. It is therefore considered that planning permission should also be refused for this reason.

7.21 Expediency of enforcement action

There are no enforcement issues associated with this site.

7.22 Other Issues

There are no other issues relating to this application.

8. Observations of the Borough Solicitor

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

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

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

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

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

9. Observations of the Director of Finance

Not applicable.

10. CONCLUSION

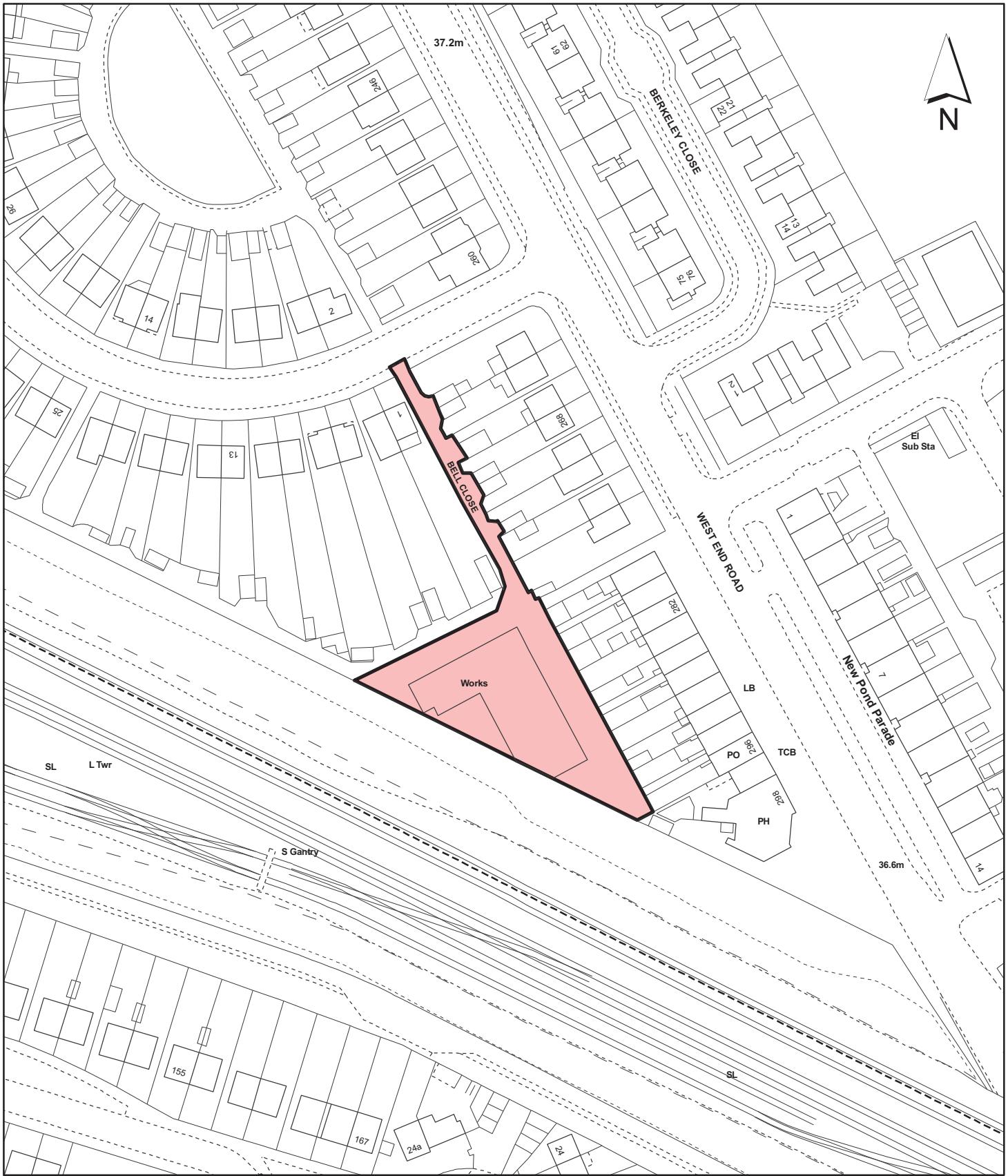
No objections are raised to the principle of this mixed use scheme. However, given the scale and massing of the proposed blocks, the development could not be achieved without adversely affecting the visual amenities and character of the area. The proposed development is also considered to result in significant intensification in use of a substandard access road. The access arrangements and the associated traffic generation would be unacceptable, to the detriment of the free flow of traffic and highway safety. Parking provision is considered inadequate, whilst the applicant has failed to provide contributions towards the improvements of services and facilities as a consequence of demands created by the proposed development in respect of education.

11. **Reference Documents**

Hillingdon Unitary Development Plan Saved Policies September 2007
HDAS: Residential Layouts
Planning Policy Statement 1 (Delivering Sustainable Development)
Planning Policy Statement 3 (Housing)
Planning Policy Statement 9 (Biodiversity and Geological Conservation)
Planning Policy Guidance Note 15 (Planning and the Historic Environment)
Planning Policy Guidance Note 13 (Transport)
Planning Policy Guidance Note 24 (Planning and Noise)
The London Plan (July 2011)
Representations
Petition

Contact Officer: Karl Dafe

Telephone No: 01895 250230



Notes

Site boundary

For identification purposes only.

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Site Address

1 - 2 Bell Close
Ruislip

Planning Application Ref:
63635/APP/2011/909

Planning Committee
North Page 143

Scale
1:1,250

Date
August 2011

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


HILLINGDON
LONDON

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Report of the Head of Planning & Enforcement Services

Address 15 MOOR PARK ROAD NORTHWOOD

Development: Part two storey, part single storey side/rear extension, conversion of roofspace to habitable use to include 3 x rear dormers involving alterations to side and demolition of existing attached garage to side

LBH Ref Nos: 314/APP/2011/1151

Drawing Nos: MS/15/11B-2
MS/15/11A-2
NI/15/11C-2

Date Plans Received: 12/05/2011 **Date(s) of Amendment(s):**

Date Application Valid: 08/06/2011

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the south side of Moor Park Road and comprises a two storey detached house situated in a large plot. It is a white rendered property with significant elements of tile hanging at first floor level, and a hipped, tiled roof. The staggered elevations of the property make it architecturally interesting.

The street scene is residential in character and appearance comprising a varied design of predominantly two storey detached houses. The spacing between buildings at first floor level and the varied designs of the houses contribute to the character of the area.

The application site lies within the developed area as identified in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

1.2 Proposed Scheme

The application seeks permission for the erection of a two storey side and rear extension and a part single storey front extension, and loft conversion.

With respect to the rear extension, this would be at both ground and first floor level. The existing staggered rear elevation at ground floor would be replaced with a uniform extension across the width of the extended house. It would be 4m in depth from the rear most part of the existing house (the western end of the building), but would be deeper at the eastern end where the existing house does not extend out as far.

At first floor level to the rear, the house would also be extended across the full width of the extended house. The first floor rear element would be set back from the rear elevation of

the ground floor extension by 2.3m. The ground floor would have a monopitch roof. The first floor roof would comprise a part hipped tiled roof incorporated into the existing roof, however given the increased depth a substantial crown roof is proposed.

The property would also be extended to its western end. The existing attached garages would be removed and replaced with a new two storey side extension. The existing garages abut the boundary but the new extension would be inset 1m from the boundary. The ground floor front would be flush with the foremost elevation of the house, whilst the first floor would be set back to be in line with the front elevation of the house on the opposite side of the building. This would result in a set back of approximately 1.5m from the ground floor front elevation. A shallow monopitch roof would be created on top of this ground floor element.

Within the extended roofspace three rear dormer windows are proposed.

1.3 Relevant Planning History

314/APP/2002/1916 15 Moor Park Road Northwood

ERECTION OF A TWO STOREY SIDE EXTENSION (INVOLVING DEMOLITION OF EXISTING GARAGE)

Decision Date: 08-10-2002 **Appeal:** Refused

314/APP/2003/248 15 Moor Park Road Northwood

ERECTION OF A TWO STOREY SIDE/PART REAR EXTENSION

Decision Date: 12-03-2003 **Appeal:** Approved

314/APP/2004/1628 15 Moor Park Road Northwood

ERECTION OF A PART TWO STOREY REAR, PART SINGLE STOREY SIDE/REAR EXTENSION INCORPORATING AN INTEGRAL GARAGE (INVOLVING DEMOLITION OF ATTACHED GARAGE)

Decision Date: 05-08-2004 **Appeal:** Refused

314/APP/2004/2997 15 Moor Park Road Northwood

ERECTION OF A TWO STOREY SIDE EXTENSION AND PART TWO STOREY, PART SINGLE STOREY REAR EXTENSION

Decision Date: 29-12-2004 **Appeal:** Approved

314/APP/2010/1647 15 Moor Park Road Northwood

Two storey side, part two storey, part single storey rear, single storey front extension and conversion of roofspace to habitable use to include rear dormer, new window to ground floor side and demolition of existing side extension.

Decision Date: 13-09-2010 **Appeal:** Refused

Comment on Planning History

There have been a number of approvals and refusals in relation to various proposals for extensions on this property, the most recent being in 2010. That application was refused in September 2010 and was for various extensions and alterations of a similar form to that currently proposed. The application was refused for a number of reasons, primarily related to the size, scale and bulk of the extensions having a detrimental impact on the character of the house and the streetscene.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

EXTERNAL:

11 neighbours notified, 7 representations and two petitions have been received objecting to the proposal on the following grounds:

- i) The extensions would result in a property that is not in keeping with the character of Moor Park Road, nearly twice its current area.
- ii) The proposed extension works would do away with all the character of the existing property, which is particularly distinctive in its appearance. The drawings submitted show a house which would be devoid of any character whatsoever.
- iii) The two-storey side extension will result in a dramatic reduction of air space and visible space between the two properties.
- iv) Loss of light into, and outlook from, the adjoining bedroom bay window. The rear facing window in the side extension would result in overlooking and loss of privacy to the adjoining properties as would the extensions and rear dormer windows at the rear.
- v) The extension at the rear would extend well beyond any of those elsewhere in the road. It will overlook adjoining properties and result in loss of privacy. There are no other 3 storey houses in the road.
- vi) The proposal is simply to increase the value of the property and will not be undertaken by the current occupiers.
- vii) Just about everything associated with this proposal - be it the size, scale, bulk, height, or design - is out of keeping with and disproportionate to the existing property. Far from appearing subordinate to the appearance of the original house, or even constituting an incongruous addition, the proposals would result in a completely new architectural character. In addition to dramatically changing the visual appearance of the house, such massive additions to the footprint and bulk would be over dominant and visually obtrusive in relation to nearby houses. The resulting material loss of residential amenity would be unneighbourly as well as having a detrimental impact on the appearance and character of the road's visual street scene and the surrounding area.

Northwood Residents Association: Object on the grounds that the two storey side extension is within 1 metre of the common boundary. Also that it fails to meet the requirements of UDP policies BE15, BE19, BE20, BE22 and BE24.

INTERNAL:

Trees and Landscape Officer: This site is covered by TPO 13. The application states that there are no trees on site, and therefore no tree-related information has been submitted, however several mature trees located on this property contribute to the arboreal character of the area. In the front garden, there are two Lawson cypress on the front northern boundary; a group of trees on the western boundary of the site (consisting of a Leyland cypress, Lawson cypress's (protected - G18 on TPO 13, although most are in decline), evergreen Oak, Oak and Ash); and a clipped hedge (consisting of mixed, deciduous species) on the eastern boundary.

The scheme will not directly affect the trees on site, however it is likely that some parts of

the eastern boundary hedge 'may' need to be removed to facilitate the extension to the side of the house. It is not clear whether the hedge is on or off site, but this is a private matter.

There are also several mature trees in the rear garden, however the only tree that could be affected by the proposed extension is a large Ash (T140 on TPO 13) which is situated 15m to the south of the house. In accordance with BS 5837:2005 guidelines, temporary fencing should be erected around the protected Ash tree, or erected across the rear garden approximately 7m away from the existing back wall of the house.

Therefore, in order to address the above points, subject to conditions TL1, TL2 and TL3, the scheme is acceptable in terms of Saved Policy BE38 of the UDP.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.

- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- AM14 New development and car parking standards.
- HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

5. MAIN PLANNING ISSUES

The main issues for consideration relate to the impact of the proposal on the character and appearance of the street scene and surrounding area generally, and on residential amenity. In considering this current application it is necessary to consider the Council's decision in respect of the 2010 proposal which is very similar in form to that currently being considered, albeit amended in an attempt to overcome those reasons for refusal.

The street scene is characterised by a mix of house styles, roof designs and varying heights, and generally there are good spaces between buildings that contribute significantly to the character of the area.

The two storey side extension would infill the existing gap between properties at first floor level. It is considered that this would be detrimental to the streetscene, and would appear cramped with an awkward juxtaposition between the application property and No.13, which are and would be two very different styles of property. It is considered that a reasonable gap is required to ensure a satisfactory relationship between properties and to ensure that they sit comfortably in their plots and do not detract from the character of the area. The 1m gap to the side boundary at first floor level is considered insufficient in this case. The buildings would appear cramped and the application site overdeveloped.

The character of the original house would also be eroded by the proposed development, particularly at the rear, and the extensions would not be subordinate to the original form of the house.

The proposal would thus not comply with policies BE13, BE15, BE19 and BE22 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and sections 3.0 and 6.0 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions.

With regard to the impact of the development on the amenities of the adjoining occupiers, this was not considered to be an issue of concern in respect of the previous application. Given that this current application is similar in form it is considered that there would not be a justifiable reason to refuse this application on the grounds of impact on the neighbours. The plot width within which the houses sit are of a generous size, and whilst the new extension would clearly be visible from surrounding properties it would not result in any adverse impact in terms of loss of light or privacy, overlooking or any overbearing impact or visual intrusion that would justify a refusal of planning permission in this respect.

The proposed two storey side extension would maintain a distance of 2m from the neighbouring dwelling No.13. Whilst this property does have a side dormer in the roofslope facing the application site, this does not appear to be a principal window to a habitable room, and given its positioning there would be no adverse harm to residential amenities.

The development itself would provide a satisfactory standard of accommodation for the occupiers with windows providing adequate outlook and natural light to the rooms they would serve.

Over 100sq.m of private amenity space would be retained, and off road parking is considered to be acceptable in the form of a garage space and a large area of hardstanding to the front. Therefore the proposal is in accordance with policies BE23 and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

Taking all the above into account it is recommended that the application be refused on the grounds of an overdevelopment of the site that is detrimental to the character of the original building and the streetscene in general.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed extension/alterations by reason of their position, size, scale, bulk and design would be disproportionate and incongruous and would fail to appear subordinate to the appearance of the original house and would result in a cramped form of development. It would be detrimental to the appearance of the house and would detract from the character and appearance of the street scene and surrounding area generally, contrary to policies BE13, BE15, BE19 and BE22 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

INFORMATIVES

Standard Informatives

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

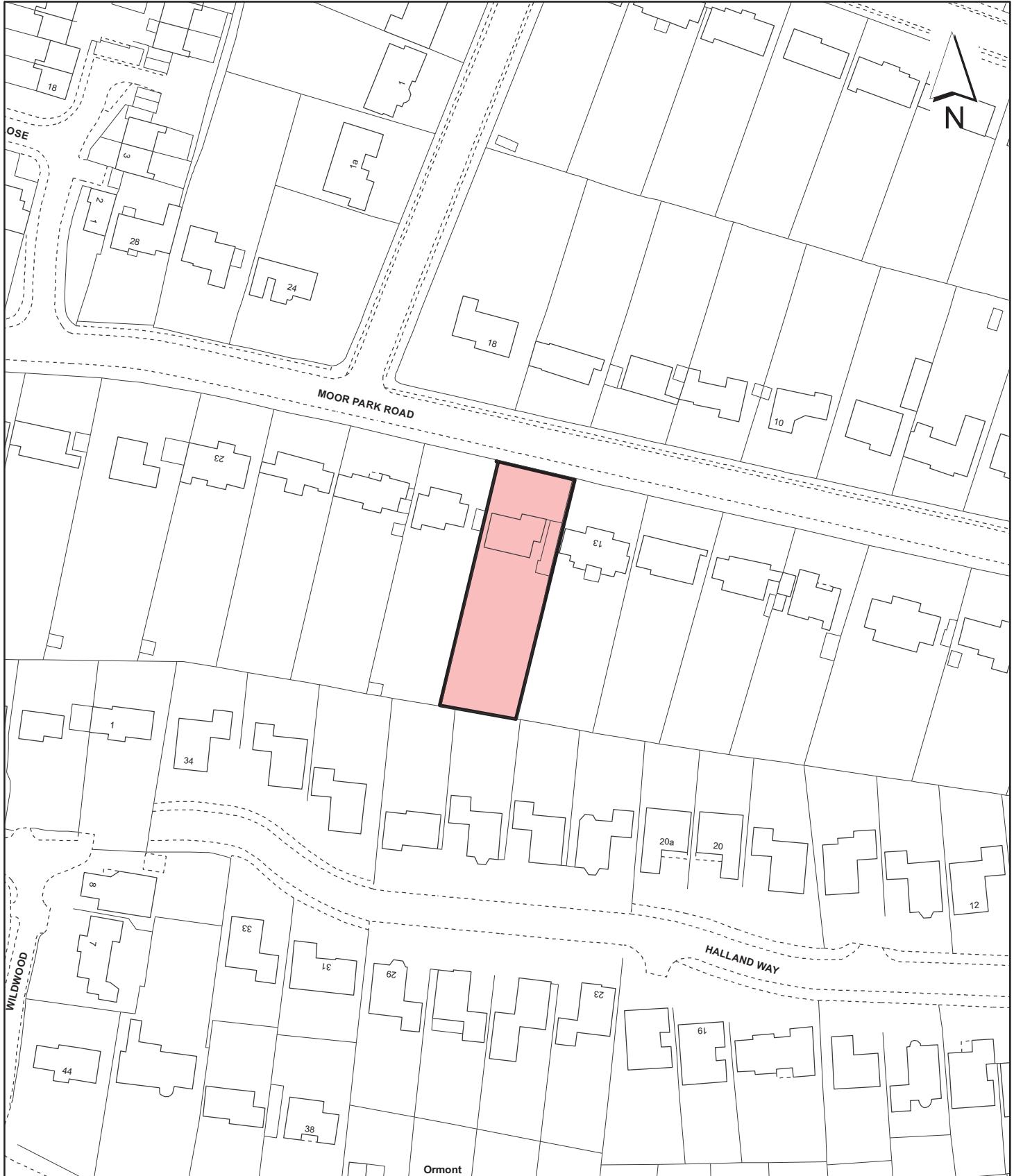
- 2 The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

Policy No.

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

Contact Officer: Warren Pierson

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**15 Moor Park Road
Northwood**

**LONDON BOROUGH
OF HILLINGDON**

Planning,
Environment, Education
& Community Services
Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 250111

Planning Application Ref:

314/APP/2011/1151

Scale

1:1,250

Planning Committee

NorthPage 152

Date

**August
2011**



HILLINGDON
LONDON

Agenda Item 12

Report of the Head of Planning & Enforcement Services

Address: 2 HILLIARD ROAD NORTHWOOD

Development: Conversion of existing end terrace house into 2, two-bedroom flats, involving part single storey, part two storey rear extension, first floor side extension, and partial conversion of existing attached garage to side to habitable use.

LBH Ref Nos: 34684/APP/2011/359

Drawing Nos: Location Plan to Scale 1:1250
Design and Access Statement
Photograph
2099/11
Block Plan to Scale 1:200
2216.10A
2099/10
2216.11A

Date Plans Received: 16/02/2011 **Date(s) of Amendment(s):**

Date Application Valid: 04/03/2011

1. SUMMARY

This application is the third proposal that has been submitted seeking to extend and convert this end of terrace property within the Old Northwood Area of Special Local Character into flats. The first application for 3 one-bedroom flats and 1 three-bedroom flat, with a part single, part two-storey side and rear extension and conversion of the roofspace to habitable use with a rear dormer and front and rear rooflights (34684/APP/2010/841) was withdrawn on the 18/06/10. The second application (34684/APP/2010/2013) was for a similar conversion of the property into 1 three-bedroom, 1 two-bedroom and 1 one-bedroom flats was refused.

This application has been amended in an attempt to overcome the reasons for refusal of the last application (34684/APP/2010/2013). However, although the first and second reasons for refusal which related to design and lack of privacy for the ground floor flat with the shared use of the rear garden area have been overcome, the third reason relating to inadequate provision of off-street parking has not been adequately addressed. Furthermore, removing the front boundary wall to open up the front garden area for parking would not be characteristic of this part of the Old Northwood Area of Special Local Character. A fourth reason for refusal of the previously refused application related to the floor area of the original house and is an in principle objection to the conversion of the property. The application is recommended for refusal.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposal fails to make adequate provision for off-street parking in accordance with the Council's adopted car parking standards and to demonstrate that the parking layout proposed would not give rise to vehicular and pedestrian conflict. As such, the proposal is likely to give rise to additional on-street parking on a heavily parked road and be prejudicial to highway and pedestrian safety, contrary to policies AM7(ii) and AM14 of the

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

2 NON2 Non Standard reason for refusal

The proposed parking in the front garden, involving the removal of the front boundary wall, with little opportunity to provide any landscaping, would be detrimental to visual amenity of the street scene and the character and appearance of the Old Northwood Area of Special Local Character, contrary to Policies BE5, BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2009) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

3 NON2 Non Standard reason for refusal

The application property is not of a sufficient size to provide a suitable scheme of residential conversion and would result in the loss of a single family dwelling to the detriment of the character of the road. As such, the proposal is contrary to Policy BE19 of the adopted Hillingdon Unitary Development Plan and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

BE5	New development within areas of special local character
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
H7	Conversion of residential properties into a number of units Use of planning obligations to supplement the provision of

R17	recreation, leisure and community facilities
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008

3

You are advised that the submitted plans contain discrepancies, particularly concerning the depth of the side/rear extension which is shown as 9.7m and 7.4m deep on the ground and first floors respectively on the floor plan (Drw. No. 2216-10A), but 10.0m and 7.9m deep respectively on the elevation plan (Drw. No. 2216.11A).

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the eastern side of Hilliards Road, some 36m to the north of its junction with Pinner Road. It forms the first property fronting the road, and is a good quality, late Victorian/Edwardian end of terrace house. The terrace of 4 has a degree of uniformity in that the houses have double height canted bays below timbered gables, sited adjacent to recessed front doors set behind arched openings. The two central properties have paired front doors positioned side by side. No.2 does differ somewhat in that it has a two storey set back to one side with a cut away eaves detail which appears to be original. The house also has an original projecting two storey rear wing and a later attached side garage. There is also a large outbuilding at the end of the rear garden.

Adjoining the site along the southern side boundary is a footpath to the rear of the adjoining retail parade fronting Pinner Road, which mainly provides access to the first floor flats. The rear yard areas of the parade are mainly used in connection with the commercial units. The application site forms part of the Old Northwood Area of Special Local Character as identified in the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

3.2 Proposed Scheme

Planning permission is sought to convert the dwelling into 2 two-bedroom flats (one on each floor), involving the erection of a part two storey, part single storey side and rear extension with integral garage, associated car parking and amenity space provision. The works involve the demolition of the side lean-to garage.

The side extension would be 2.8m wide and extend to the side boundary, aligning with the recessed part of the front elevation of the house on the ground floor, set back by 1m from the recessed element on the first floor. The side/rear extension would have an overall depth of 7.5m on the first floor (as measured from the floor plan), with a gable roof set down by 600mm from the main ridge of the terrace. The extension would project 2.5m from the main rear elevation of the house to align with the rear elevation of the existing rear wing on the first floor, with its gable roof widened and heightened to cover the additional width provided by the side extension. On the ground floor, the side/rear extension would have an overall depth of 9.7m (as measured from the floor plan), projecting by 1.2m beyond the rear elevation of the existing projecting rear wing. The extension would comprise a garage at the front and the single storey elements would be covered by lean-to roofs. A single storey rear extension is also proposed between the projecting rear wing and the boundary with No. 4 Hilliard Road. This would measure 2.5m deep to align with the depth of the original rear wing, 3.2m wide and have a lean-to roof, 2.7m to 3.4m high.

In addition to the integral garage, a car parking space is shown in the front garden at the front of the main bay of the house with no front boundary wall and separate amenity space and a refuse and cycle store is shown in the rear garden.

This scheme principally differs from the previous scheme (34684/APP/2010/2013) in that one of the flats has been omitted, and it is no longer proposed to use and extend with a rear dormer the existing and proposed roof for habitable purposes. Each of the flats would now have two bedrooms. It was also previously proposed to set the side extension back 150mm from the recessed element at the front of the house (as opposed to the current proposal which aligns on the ground floor and set back 1m on the first floor). It was also previously proposed to extend the proposed part single, part two storey extension 0.5m beyond the rear elevation of the existing rear wing, as now it would align, with the exception of the ground floor at the back of the extended rear wing which would project by 1.2m. The ground floor of the side extension now comprises an integral garage at the front and elevational alterations have been made to the extension, mainly involving revising window positions and reducing their size. Front garden parking has also been revised and the amenity space at the rear has been sub-divided.

3.3 Relevant Planning History

Comment on Relevant Planning History

There have been two previous applications submitted to convert and extend this property to provide flats. The first application (34684/APP/2010/841) was for 3 one-bedroom and 1 three-bedroom flats with a part two storey, part single storey side and rear extension and conversion of the roofspace to habitable use, including a rear dormer and front and rear rooflights. The application was withdrawn before the officer's recommendation for refusal could be considered by Members at the North Committee meeting on the 22/07/10.

The second application to extend and convert this property into 3 flats (34684/APP/2010/2013) was refused at the North Planning committee meeting on the 18/11/10 for the following reasons:

1. The proposed two storey side and rear extension, by reason of its siting, bulk, design and fenestration, would fail to appear subordinate to the original dwelling and would fail to harmonise with the design and proportions of the original house. As such, the proposal would be detrimental to the character and appearance of the original property and the surrounding Old Northwood Area of Special Local Character, contrary to Policies BE5, BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan Saved

Policies (September 2007) and the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

2. The proposed shared use of the rear garden area would not afford an appropriate level of privacy to the rear habitable rooms of the ground floor flat. As such, the occupiers of this unit would be overlooked to an unacceptable degree. The proposal would therefore not provide a suitable level of residential amenity for these occupiers, contrary to policy BE21, BE23 and BE24 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

3. The proposal involves the loss of an off-street car parking space and fails to make adequate off-street parking provision to serve the proposed flats in accordance with the Council's adopted Car Parking standards. The proposal would therefore be likely to give rise to additional on-street car parking, to the detriment of highway and pedestrian safety, contrary to policies AM7(ii) and AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

4. The application property is not of a sufficient size to provide a suitable scheme of residential conversion and would result in the loss of a single family dwelling to the detriment of the character of the road. As such, the proposal is contrary to Policy BE19 of the adopted Hillingdon Unitary Development Plan and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

4. Planning Policies and Standards

London Plan, July 2011

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.
- PT1.15 To enable the conversion of residential properties to create more units, provided the additional units are suitable to live in and the character of the area and amenities of the adjoining occupiers are not harmed.
- PT1.16 To seek to ensure enough of new residential units are designed to wheelchair and mobility standards.
- PT1.39 To seek where appropriate planning obligations to achieve benefits to the community related to the scale and type of development proposed.

Part 2 Policies:

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

BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
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
H7	Conversion of residential properties into a number of units
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
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LDF-AH	Accessible Hillingdon, Local Development Framework, Supplementary Planning Document, adopted January 2010
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008

5. Advertisement and Site Notice

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

6. Consultations

External Consultees

27 neighbouring properties have been consulted. 4 individual responses have been received, together with a petition with 42 signatories. The petition states:

"We the following, call on the London Borough of Hillingdon to refuse planning permission for the conversion of 2 Hilliard Road, Northwood into 2 flats.

* The existing property, a 3 bedroom modest sized family dwelling is below the size of properties in the Borough considered appropriate for subdivision. SPD Policy No. 3.5.

* Lack of parking for the 2 flats - a total of 3 spaces is required by the Borough's parking standards. Unitary Development Plan AM14.

* Parking in Hilliard Road is already a severe problem and this proposal without adequate parking

will add to the traffic congestion and safety issues already prevalent in the road.

* The proposed parking space in the front garden will adversely affect the residential amenity currently enjoyed by No. 4 Hilliard Road.

* Approval of this application will set an unfortunate precedent in Hilliard Road that will lead to the conversion of other family sized properties in the road.

* To approve this application would be clearly contrary to a number of policies of the Hillingdon Unitary Development Plan, including Policies BE19 and AM7.'

The individual responses raise the following points:

- (i) Conversion is inappropriate and would change whole aspect of the road, which is an Area of Special Local Character, particularly if others did the same;
- (ii) Council guidelines say that the house is too small to be converted;
- (iii) Conversion would require 3 parking spaces to comply with the Council's car parking standards and proposal could attract many more cars. Parking is already at saturation point on Hilliard Road;
- (iv) Use of front garden as a car parking space will block light to living room at No. 4 Hilliard Road and be detrimental to its residential amenities;
- (v) There is an issue with drainage and flooding during heavy rain at this end of Hilliard Road and this development will make it worse;
- (vi) Turning a small family end of terrace property into flats will establish precedent for others to do the same;
- (vii) This is the third application to convert No. 2 Hilliard Road. I suppose they think people will not bother to object again, but they do;
- (viii) Scheme is just for profit;
- (ix) Building at bottom of No. 2's garden could be converted to a habitable dwelling;
- (x) Conversion work would result in disturbance to neighbouring property;
- (xi) Applicant made no attempt to consult with neighbours or the local community on the proposal which is surprising given amount of previous opposition and contrary to Government advice and emerging Localism Act.

Ward Councillor:

- (i) There is insufficient parking in Hilliard Road to accommodate any further development or conversion of existing properties;
- (ii) I believe the proposed conversion will be on over development of a very tight site.

Northwood Residents Association:

HDAS 9.8: There is insufficient street parking for the garage to be used for any other purpose, especially as the intention is to convert the house into two dwellings. UDP Annex 1 C3 requires 1.5 car parking spaces per dwelling. The plans show only 2 spaces but one can only be accessed when the other has been vacated. All of Hilliard Road lacks sufficient on and off street parking and number 2 adjoins a minor shopping area where there is an increased need for parking spaces.

Northwood Hills Residents Association:

No. 2 Hilliard Road was and still remains a property which is not suitable for converting into more than one dwelling on the basis that Hilliard Road is quite a narrow road with mostly terraced houses. Any one visiting that road can quite clearly see that there never are any available parking spaces on the road.

If the house is converted to more than one dwelling it would increase the number of cars on the road, most likely to two cars per household and the road simply doesn't have the capacity to accommodate the extra cars. Although the plans show space for a small car in front of the house

that is not really possible even for a small car and looking at the space, it couldn't fit more than a Smart car at best. How can there be a specification to any one living there that they must only have a small car. Garages usually are not used for parking cars as they get used as storage.

We, at Northwood Hills Residents' Association, strongly object to this house given planning to be converted into more than one dwelling, now and at any point in future.

Internal Consultees

CONSERVATION AND URBAN DESIGN OFFICER:

Background: This is a late Victorian/Edwardian two storey end of terrace property located in the Old Northwood Area of Special Local Character. This is an area of very traditional, good quality housing from the late Victorian period onwards.

The terrace comprises 4 properties of similar design i.e. with double height canted bays below timbered gables, positioned adjacent to recessed front doors set behind arched openings.

Comments: A previous application regarding a similar scheme was refused due to policy matters and the appearance of the proposed extension.

The side addition is considered to be an improvement for the previous schemes. The extension has been further set back at first floor level and has been reduced in height and depth. This would also reduce the sheer elevation visible from the street and would be considered better in terms of its visual impact.

To the front elevation, the proposed first floor window, sits under the eaves of the roof. This has been revised in accordance with the comments given previously and would be acceptable in design terms.

Whilst this is an extension over the existing garage, ideally, the addition should be set-in from the side boundary by 1m. Given that the side boundary faces the rear of the properties along Pinner Road, it would be acceptable in this instance.

There are still concerns over existing parking and the general intensification use as a result of conversion of flats. These should be assessed from a policy and development control point of view.

Conclusion: Acceptable from a design point of view. All materials to match existing.

TREE OFFICER:

This application is an amended scheme, similar to that submitted under planning ref. 2010/841. My previous comments still apply.

Previous Comments:

The Site: The site is not affected by TPO or Conservation Area designation. There are no trees visible from the front of the property.

The Proposal: The proposal to convert the house into flats includes the demolition of the garage and the construction of a two-storey side extension. This will result in the loss of a parking space and the remaining driveway is less than the standard 4.8 metres length required for a parking space. The existing garden space to the left of the front door will not be affected by the proposal.

Landscape Issues: Saved policy BE38 seeks the landscape enhancement as in association with

new development. DCLG/EA guidance seeks the provision of SUDS compliant hard-standing in front gardens.

The proposal is to convert the building into flats. Therefore it will be necessary to secure landscape maintenance for the communal external spaces.

Recommendation: No objection subject to conditions TL5, TL6 and TL7.

HIGHWAY OFFICER:

Hilliard Road is a residential area accessed from Pinner Road which is an unclassified road benefiting from 2.5m wide footways on both sides and a 7.0m wide carriageway, with no parking restrictions.

The existing dwelling is an end of terrace abutting a private footpath leading to the rear of properties that face Pinner Road.

The proposal is to convert the existing dwelling into 2 x 2 bedroom flats involving a side/rear extension and providing two parking spaces.

The proposal is to accommodate a single garage parking space with its maximum internal dimension of 2.4 x 5.0m. and a second parking space in the hard standing area of the front garden, which has a maximum depth of 2.0m from the boundary wall fronting the public footway to bedroom 1 bay window.

The second vehicle parking space in the front garden is also proposed to be parallel to the bedroom 1 bay window measuring 4.8 x 2.0m, which clearly has inadequate space for standard vehicle parking. Furthermore, the applicant has failed to provide tracking illustrating that a standard vehicle is able to conveniently enter/exit and park in the front garden space as indicated in the submitted plan. The Council's minimum requirement for a standard parking bay is 4.8 x 2.4m.

Allowing this application could set a precedent resulting in other similar unacceptable proposals, affecting the Council's position in resisting the same.

It can therefore be concluded that the proposal fails to make adequate off-street parking provision to serve proposed flats in accordance with the Council's adopted car parking standards. The proposal would therefore be likely to give rise to additional on-street car parking, to the detriment of highway and pedestrian safety, contrary to policies AM7(ii) and AM14 of the adopted unitary Development saved policies (September 2007), and is therefore recommended to be refused.

ACCESS OFFICER:

The proposed design is not conducive to the Council's policy which requires all new homes to be built to Lifetime Home Standards. However, as the existing dwellinghouse is not a Lifetime Home, no objection is raised.

ENVIRONMENTAL PROTECTION OFFICER (LAND CONTAMINATION):

Not aware of any specific contamination issues at the site.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

This is an established residential area where there would be no objection in principle to intensification of the residential use of the site, subject to relevant planning considerations and policies in the Unitary Development Plan (Saved Policies, September 2007).

In terms of the conversion of this property, the Council's HDAS: Residential Layouts advises at Paragraph 3.5 that the traditional residential character of a street can be adversely affected by the cumulative impact of too many properties being converted to more intensive residential uses. It goes on to advise that the redevelopment of more than 10% of properties in any one street to flats is unlikely to be acceptable, given the cumulative impact. In Hilliard Road, no properties appear to have been converted to flats or any other form of more intensive housing, and there are only two small purpose built flatted blocks in the road (Nos. 36/36A and 37/73A Hilliard Road).

The paragraph also advises that in order to provide a suitable standard of residential accommodation, houses will only be considered suitable for conversion if they have a floor area of 120m² or more. Whilst the guidance does not specify if this is the existing floor space of the house or after any proposed extension, the existing property is reasonably modest in size with a floor area of 102m² and whilst with the proposed extensions it would exceed the 120m², it is considered that the basis of the restriction is to ensure that the stock of small family dwellings is maintained within the borough and the proposed conversion will result in the loss of a small family dwelling. As such, the principle of conversion is considered unacceptable.

7.02 Density of the proposed development

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

The site is located within a suburban area and has a Public Transport Accessibility Level (PTAL) of 2. Taking these parameters into account, the matrix recommends a density of 50-95 u/ha and 150-250 hr/ha, assuming units have an indicative size of 2.7 to 3.0 hr/unit. Although this guidance is primarily concerned with new build schemes, this proposal equates to a density of 69 u/ha and 207 hr/ha, which accords with these density guidelines.

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

The Council's Supplementary Planning Document (SPD) HDAS: Residential Extensions advises at paragraph 5.0 that two storey side extensions can have a significant impact on the character of the street and that they need to be considered in terms of their setting and with particular reference to the character and quality of the overall street scene. The proposed two storey side extension would maintain the prevalent front and rear building lines on Hilliards Road so that it would not appear unduly dominant. The extension would immediately abut the side boundary, where normally a 1m set in would be required in order to avoid properties visually coalescing. However, at paragraph 5.3, the design guide does go on to state that where side boundaries adjoin a road or open space, there may be some scope for flexibility. In this instance, the site adjoins a footpath, beyond which are the rear yard areas of the units in the adjoining retail parade fronting Pinner Road. At first floor level, it would not be possible to develop these areas at depth. As such, it is considered that there is no likelihood of a terracing affect being created and therefore no specific requirement for a 1m set in from the side boundary to accord with Policy BE22 of the UDP (Saved Policies).

On the previous application, it was considered that the 150mm set back on the full height of the side extension was not sufficient to give the extension a subordinate appearance. The extension has now been set back 1m from the recessed part of the house at first floor level, with no set back on the ground floor. The first floor and roof of the proposed side

extension would now be sufficiently set back from the recessed part of the front elevation of the original house with its ridge stepping down 600mm from the main ridge of the house. Even aligning with the recessed part of the original house, the ground floor would still be set back 1.7m from the main elevation and porch of the house so that this element would appear subordinate. It is considered that the extension would now present a satisfactory appearance.

The previous side extension, following the design of the original property, would have had a large amount of brick work above the first floor window. The window has been raised so that it would now sit underneath the eaves of the side extension. Although the window would be higher than other windows, given its recessed position it would not appear incongruous with the rest of the front elevation. The window design has also been amended to give a more vertical, rather than a horizontal emphasis which is more characteristic of properties of this period.

Car parking is now shown to the front of the bay window which has involved the removal of the front boundary wall. Front garden parking with open front boundaries is not characteristic within this part of Hilliards Road as front gardens have limited depth as so are not used for off-street parking. It is considered that front boundary walls form an important feature along Hilliards Road and the introduction of front garden parking and removal of the front boundary wall would be harmful to the Old Northwood Area of Special Local Character.

The proposal therefore fails to harmonise with the character and appearance of the original property, the Old Northwood Area of Special Local Character and the visual amenities of the street scene, contrary to Policies BE5, BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2009).

An informative has also been added to highlight the inconsistency of the plans in that the side elevation shows the side extension to be marginally deeper than on the floor plans.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.06 Environmental Impact

Not applicable to this application.

7.07 Impact on the character & appearance of the area

This is considered in Section 7.03 above.

7.08 Impact on neighbours

The proposed two storey side/rear extension would be sited some 16m from the projecting wings of the rear elevations of the first floor flats in the adjoining retail parade on Pinner Road. The yard areas at the rear of the parade tend to be used in connection with the commercial units and little, if any, amenity use is made of them. The two storey rear extension would be sited 3.2m from the side boundary with No.4 Hilliard Road and would not project any further to the rear than its projecting wing on the first floor, although it would project a further 1.2m on the ground floor. An infill conservatory has been added at the rear to No. 4, sited between the shared boundary and No.4's projecting wing which the proposed single storey rear extension would not project beyond. As such, the only element of the proposal that would project beyond the conservatory at No. 4 would be the ground floor of the side/rear extension would project by approximately 1m but this would be set back from the boundary by 3.2m. On the first floor, the 2.5m projection would be

set back 3.2m from the side boundary so that there would be no breach of the 45° line of sight from neighbouring habitable room windows. Although the conservatory at No. 4 contains side windows, they are high level, with the conservatory mainly being lit by its glazed rear elevation and roof. It is therefore considered that the proposed extensions would not be detrimental to the amenities of adjoining residents by reason of dominance and loss of light, in accordance with Policies BE20 and BE21 of the saved UDP.

No side windows are proposed with all the proposed windows either overlooking the road or the rear garden so that there would be no additional loss of privacy as compared to the existing house. As such, there would be no loss of privacy to neighbouring properties resulting from the proposed development, in accordance with Policy BE24 of the saved UDP.

7.09 Living conditions for future occupiers

Given the submission date of the application, it is appropriate to consider the application under the Council's SPD HDAS: Residential Layouts. This requires a minimum internal floor area of 63m² for two-bedroom flats (as opposed to 61m² for a two-bedroom, three person flat and 70m² for a two-bedroom, four person flat with the recently adopted London Plan, July 2011). As measured from the floor plans, the ground floor flat would have an internal floor area of 69m² and the first floor flat 67m². The internal floor areas of the flats therefore satisfies the Council's minimum internal floor area standards, in compliance with Policy BE19 of the adopted UDP Saved Policies (September 2007) and Paragraphs 4.6 to 4.8 of the SPD HDAS: Residential Layouts. Furthermore, all habitable room windows would have an adequate outlook and natural lighting. To overcome a previous design concern, the first floor window in the front elevation of the side extension has been raised (see Section 7.03). As there is no change in the internal floor levels, the window would be at a high level within the room, but as it would serve an en-suite shower room, no objections are raised to the restricted outlook from this room.

In terms of amenity area, design guidance requires a minimum 25m² area of amenity space to be provided for each two-bedroom flat. With the subdivision of the rear garden into two amenity areas, a 53m² area nearest the property and a 26m² area further to the rear, the scheme satisfies this guidance. Although not ideal, it was previously considered that access to the rear garden area from the first floor and roof space flats by means of the front door, via the adjoining side footpath and garden gate, was not so inconvenient and circuitous as to justify a refusal reason. The ground floor flat would now have defensible amenity space adjoining its rear elevation so that it would maintain an adequate level of privacy. The second reason for refusal of the previous application has therefore been overcome.

7.10 Traffic impact, car/cycle parking, pedestrian safety

This scheme proposes two off-street car parking spaces to serve the 2, two-bedroom flats. The Council's Highway Engineer advises that two spaces would be acceptable to serve the development in accordance with the Council's adopted car parking standards which provide maximum standards, but the proposed spaces proposed are undersized.

Car parking standards advise that garages should have a minimum internal width of 3.0m as opposed to the normal 2.4m width for a parking space. This is to allow garages to serve other purposes such as workspace and storage, particularly of bulky items such as ladders to which they are commonly put. In this instance, the proposed garage would be 2.4m wide so that any other use made of the garage would be likely to prevent its use for the parking of cars. The other space in front of the bay window of the ground floor flat is also undersized, being 2.0m by 4.8m. It is also parallel to the road, and no vehicle tracking has been provided to demonstrate that a car could park in such a restricted space. The

plans also show the removal of the front boundary wall, so that vehicles would be encouraged to access the space by crossing the adjoining public footpath at an acute angle and the public footpath would also be likely to be used for the loading/unloading of vehicles.

Use of the access arrangements would be prejudicial to highway and pedestrian safety and be likely to result in additional on-street parking in an already heavily parked road.

The Highway Engineer concludes that the proposal fails to make adequate off-street parking provision to serve proposed flats in accordance with the Council's adopted car parking standards. The proposal would therefore be likely to give rise to additional on-street car parking, to the detriment of highway and pedestrian safety, contrary to policies AM7(ii) and AM14 of the adopted unitary Development saved policies (September 2007), and is therefore recommended to be refused.

7.11 Urban design, access and security

See Section 7.07.

7.12 Disabled access

The Council's Access Officer advises that although the proposed layout is not particularly conducive to Lifetime homes standards, as this is a conversion scheme and the existing house does not accord with these standards, no objections is raised.

7.13 Provision of affordable & special needs housing

Not applicable to this scheme.

7.14 Trees, Landscaping and Ecology

The Tree Officer advises that the site is not affected by Tree Preservation Orders or Conservation Area designation. Furthermore, there are no trees visible from the front of the property. A landscaping scheme would need to be provided at the front of the property and proposed use of this area for parking would compromise any landscaping scheme. The lack of landscaping has been included as part of the second reason for refusal as it is contrary to Policy BE38 of the adopted Unitary Development Plan Saved Policies (September 2007) and paragraph 11.2 of the Council's SPD HDAS: Residential Extensions.

7.15 Sustainable waste management

Adequate provision for sustainable waste storage has been made in the rear garden of the site.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

The application site does not lie within a flood zone. The requirement for sustainable urban drainage could have been dealt with by condition had the application not been recommended for refusal.

7.18 Noise or Air Quality Issues

Had this application not been recommended for refusal, it is considered that any impact upon the amenities of future residential occupiers and/or neighbouring properties from noise could be mitigated by an appropriate noise insulation condition in order to comply with Policies BE19 and OE1 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.19 Comments on Public Consultations

With the exception of points (iii) and (v) to (x) raised by individuals and the two similar points raised by the petitioners, the consultation responses have been dealt with in the

main report.

As regards point (iii) of individual responses and fourth bullet point of the petition, it is not considered that the parking of a car on the front garden would be prejudicial to the amenities of the neighbouring property as this is a normal relationship and often something that does not require permission. As regards precedent (point (vi) of individual responses and fifth bullet point of the petition), all applications have to be considered on their individual merits. The other points raised by individuals are noted, but they do not raise any material planning objections to the proposal.

7.20 Planning Obligations

Due to the scale and nature of this proposal, no S106 contributions are sought.

7.21 Expediency of enforcement action

There are no enforcement issues on site.

7.22 Other Issues

No other material planning issues are raised by this application.

8. Observations of the Borough Solicitor

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

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

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

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

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

9. Observations of the Director of Finance

10. CONCLUSION

This application is considered to have overcome reasons 1 and 2 of the previous application for a similar flatted conversion of this property (34684/APP/2010/2013 refers).

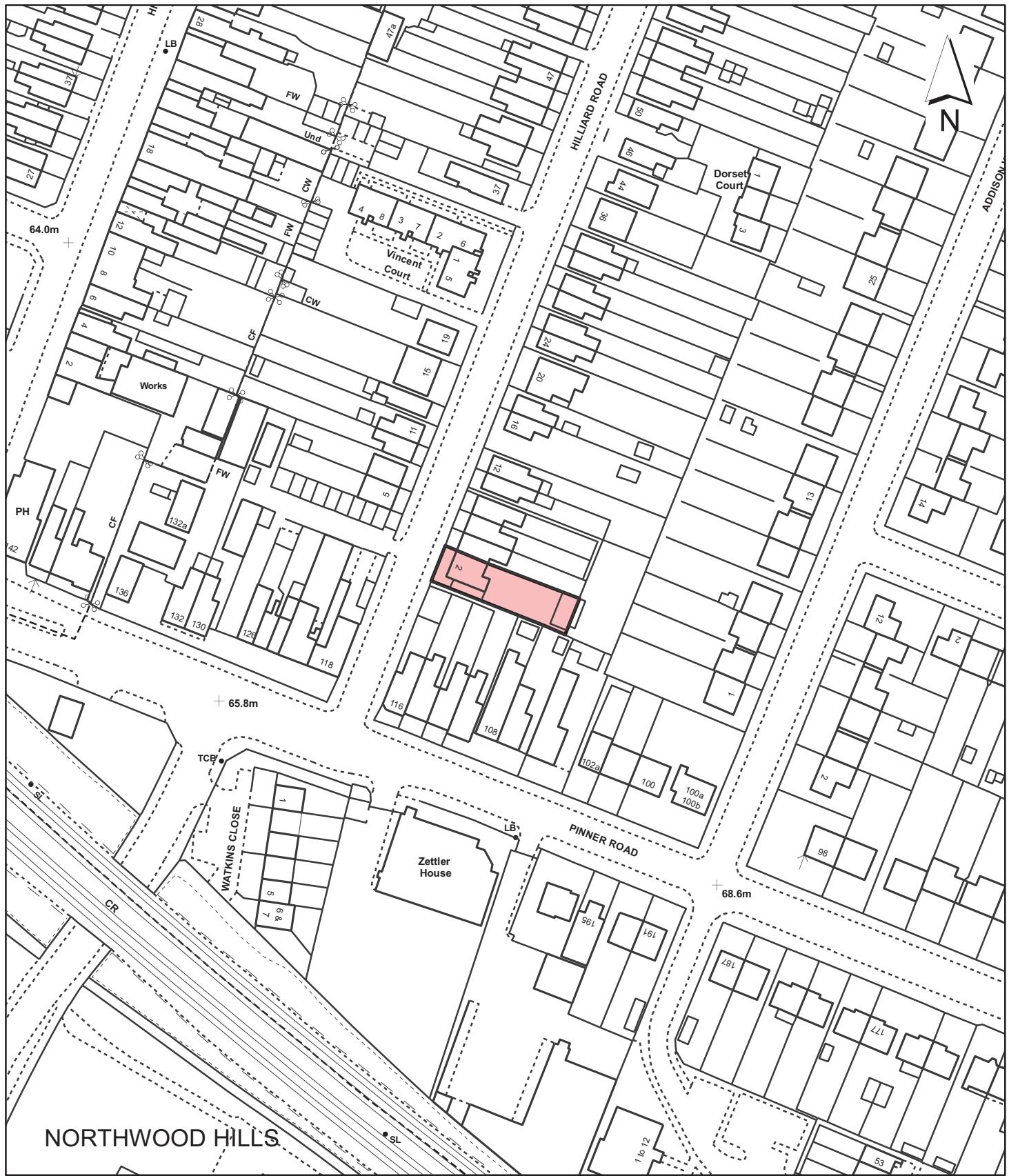
However, the third and fourth reasons for refusal have not been overcome on this application. Furthermore, in an attempt to provide additional off-street parking on site, this proposal involves use of the front garden area which would involve removal of the front boundary wall. Open front gardens in use as parking space with little landscaping is not considered to be in keeping with character and appearance of this part of the Old Northwood Area of Special Local Character. The application is therefore recommended for refusal.

11. Reference Documents

London Plan (July 2011)
Hillingdon Unitary Development Plan Saved Policies (September 2007)
HDAS: Residential Extensions
HDAS: Residential Layouts
HDAS: Accessible Hillingdon
Hillingdon Supplementary Planning Document: Planning Obligations
Letters making representations

Contact Officer: Richard Phillips

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

2 Hilliard Road Northwood

Planning Application Ref:

34684/APP/2011/359

Scale

1:1,250

NorthPage 168

Date

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



HILLINGDON

Report of the Head of Planning & Enforcement Services

Address 12 KEWFERRY ROAD NORTHWOOD

Development: Single storey front extension.

LBH Ref Nos: 33988/APP/2011/684

Drawing Nos: KEW/02
Location Plan to Scale 1:1250
KEW/01

Date Plans Received: 18/03/2011 **Date(s) of Amendment(s):**

Date Application Valid: 21/03/2011

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located within a residential area of Northwood comprising a variety of substantial two storey detached dwellings of pre and inter war design and more modern apartment buildings. The application site is located on the east side of Kewferry Road at its junction with Harrison Close and is bordered by a substantial two storey detached dwelling to the south and faces two storey detached dwellings to the west. The Holy Trinity COE Primary School is located to the southwest.

The application site comprises an attractive two storey detached dwelling of traditional design and features a hipped roof, front two storey gable and a more recent side double garage addition. The property includes front and rear gardens with a 1.8 metre high hedgerow along the front elevation with mature tree planting and hedgerows along the side and rear boundaries. The dwelling is faced with red brick to the ground floor, with white render and red clay roof tiles. The existing front porch is modest in size, open sided and an attractive feature in its own right, consisting of a flat roof, two plain arches with three decoratively unadorned pillars.

1.2 Proposed Scheme

This planning application proposes the construction of a single storey front extension to form WC/ shower room and porch. The proposed single storey hipped roof extension would measure 4.9 metres in length by 1.5 metres in depth and would extend to 3.5 metres in height and would be faced with materials to match the existing dwelling.

1.3 Relevant Planning History

33988/83/1570

12 Kewferry Road Northwood

Householder development - residential extension(P)

Decision Date: 23-12-1983 **Approved** **Appeal:**

Comment on Planning History

None.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

12 neighbouring occupiers and the Northwood Residents Association were notified of the planning application. However, no responses have been received regarding the proposed development.

The Councils Trees and Landscape Officer has not raised any objections to the proposed scheme as it would be far enough away to not affect any trees.

Ward Councillor: Requests that the application is considered by the North Planning committee.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

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

5. MAIN PLANNING ISSUES

Policies BE13 and BE15 of the UDP seek to ensure that development harmonise with the character of the surrounding properties and streetscene, and in particular the scale, form, architectural composition and proportions of the original building. Policy BE19 further requires that development should complement and improve the amenity of the residential area.

Design and Impact on Character and Appearance of the House and the surrounding Area:

Paragraph 8.1 of Hillingdon's adopted HDAS: Residential Extensions Supplementary Planning Document states "The Council is very explicit with regard to its position on front extensions. Front extensions that extend across the entire frontage will normally be refused. Front extensions are eye catching and change the face of the building. They not only change the character and appearance of the building itself, but also the street."

Paragraph 8.2 of Hillingdon's adopted HDAS: Residential Extensions Supplementary Planning Document is also relevant to this application and it states "porches should generally be confined to the front entrance area and in the case of being combined with a garage they may be integrated with a forward extension of the garage not exceeding 1 metre."

The proposed single storey front extension would project out an additional 1.5 metres beyond the existing recessed section of the front wall of the dwelling with the effect that it would sit forward of the presently recessed element of the front elevation of the house. The proposed extension would also sit 300mm forward of the projecting 2 storey gabled section of the front elevation of the house, although not forward of the projecting two storey front hexagonal bay window.

A comparable application for a proposed front extension embracing a porch set within an existing recess to the side of the front gable to a detached dwelling was submitted to the Council at 27 The Drive, Northwood. The application was refused by the Council on 15 April 2009 and an appeal (APP/R5510/A/09/2107546) was dismissed by the Planning Inspectorate on 12 June 2009. The Inspector shared the Council's concerns and stated the extension would disturb the distinctive character of the dwelling and materially detract from its appearance. The applicant drew the Inspector's attention to other front extensions on the street. The Inspector in turn stated these extensions in almost all cases respected the integrity of the original design and added "The exceptions to this rule show how the absence of good design could put the overall visual quality of the street at risk".

The proposed front extension will extend across the full width of the existing recessed section of the front elevation of the house, would also project forward of the remaining more forward projecting section of the front elevation of the house and would project greater than 1 metre in depth and accordingly for all these reasons it is considered that it would be a visually intrusive and unsympathetic addition to the property, that would be detrimental to the character of the property and the wider character of the street contrary to paragraphs 8.1 and 8.2 of Hillingdon's adopted HDAS: Residential Extensions Supplementary Planning Document and Policies BE13, BE15 and BE19 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

Impact on Amenity of Neighbouring Occupiers:

Policy BE21 of the UDP states that residential extensions will not be permitted where by way of their siting, scale and proximity, would result in the significant loss of residential

amenity. Policy BE24 states that development should protect the privacy of the occupiers and their neighbours.

The proposed front extension would only extend out 1.5 metres and be 3.5 metres in height. Given the distance to other neighbouring property to the side no. 10 Kewferry Road and the dwellings on the opposite side of Kewferry Road, and given its small scale, it is considered that the proposed extension would not cause any harm to the outlook, privacy and daylight of the adjacent dwellings.

Having regard to the above, it is considered that the proposed extension would not result in any significant harm to the amenity of neighbouring occupiers and would be in accordance with policies BE21 and BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

Parking Provision and Highway Safety:

Policy AM14 of the UDP requires that all development provide appropriate level of parking provision.

The site includes a double side garage which would remain unaltered by the proposed scheme. The proposal would retain at least two parking spaces in accordance with the adopted parking standards set out in Annex 1 of the UDP, which requires two parking spaces for all dwellings.

Given the above and that there would not be any alteration to the highway access or significant alterations to the use of the property, it is considered that there would be no significant harm caused to highway safety, and that the proposal would accord with policy AM14 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed single storey front extension, by reason of its siting, size, height and design, would be detrimental to the character and architectural composition of the original house and would detract from the character and appearance of the street scene and the visual amenities of the surrounding area. The proposal is therefore contrary to policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

INFORMATIVES

Standard Informatives

- 1 The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council

policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

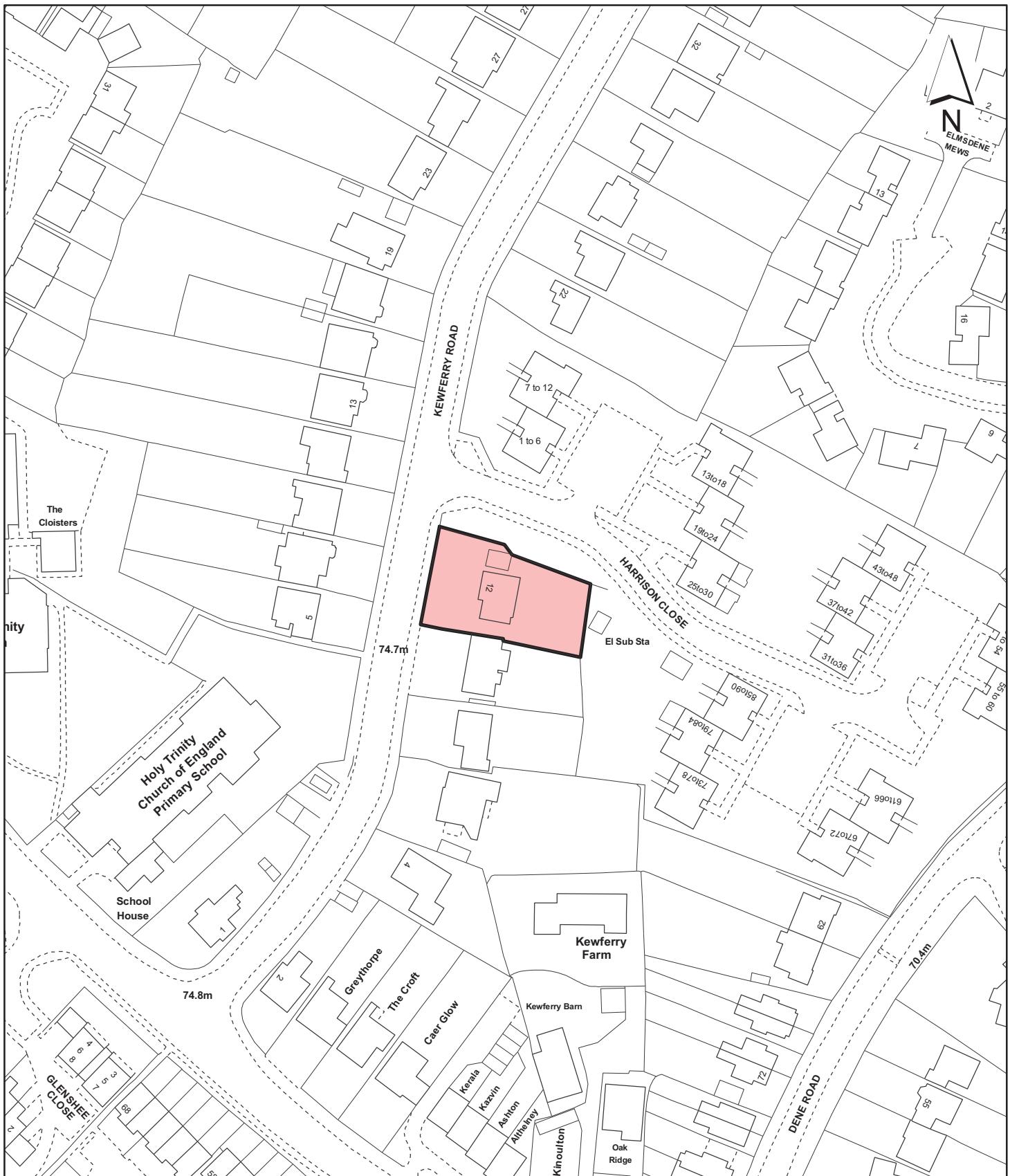
2 The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

Policy No.

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

Contact Officer: Gareth Gwynne

Telephone No: 01895 250230



Notes

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Site Address

**12 Kewferry Road
Northwood**

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

Planning Application Ref:

33988/APP/2011/684

Scale

1:1,250

Planning Committee

NorthPage 174

Date

**August
2011**



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address BUILDERS YARD JOEL STREET NORTHWOOD

Development: Retention of boundary fence

LBH Ref Nos: 16194/APP/2010/2780

Drawing Nos: 1728/05

Date Plans Received: 01/12/2010 **Date(s) of Amendment(s):**

Date Application Valid: 13/01/2011

1. SUMMARY

Planning permission is sought for the retention of a 3m high palisade fence. The fence will not be visible from Joel Street and will be screened by existing tree/vegetation from other viewpoints. It will therefore not impact on the openness of the Green Belt or the visual amenities of the area.

2. RECOMMENDATION

APPROVAL subject to the following:

1 NONSC Non Standard Condition

The palisade fence hereby approved shall be painted dark green and so maintained for as long as the development remains in existence.

REASON: The safeguard the visual amenities of the area in accordance with policy BE13 of the UDP.

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

Within 3 months of the date of this permission a landscape scheme providing full details of soft landscaping works shall be submitted to the Local Planning Authority and these works shall be carried out as approved in the first planting season following approval of the details. 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.

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).

3 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 approval of the landscaping scheme. The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992)

'Nursery Stock, Part 1, Specification for Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

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

REASON

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

INFORMATIVES

1 I3 Building Regulations - Demolition and Building Works

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

2 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).

3 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.

OL2	Green Belt -landscaping improvements
OL4	Green Belt - replacement or extension of buildings
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE38	Retention of topographical and landscape features and provision of

new planting and landscaping in development proposals.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the east side of Joel Street opposite its junction with Norwich Road and comprises a builder's merchants yard. The site is approximately 0.13 hectares and is surrounded to the north, east and south by open fields. To the west and on the opposite side of Joel Street are 150 and 154 Joel Street, a surgery and dwelling house, respectively. The application site lies within the Green Belt as identified in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

3.2 Proposed Scheme

Planning permission is sought for the retention of 3m high green painted steel palisade security railings along the eastern boundary of the site. The palisade fence ties into the existing green painted steel palisade security railings and access gates approved in 2008.

3.3 Relevant Planning History

16194/APP/2008/401 Lander Bros. Builders Merchants Joel Street Northwood

INSTALLATION OF 2100mm AND 3000mm HIGH GREEN PALISADE SECURITY RAILINGS
AND GATE TO FRONT AND PART SIDE OF BOUNDARY (RETROSPECTIVE
APPLICATION).

Decision: 08-05-2008 Approved

Comment on Relevant Planning History

As above.

UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

- OL2 Green Belt -landscaping improvements
- OL4 Green Belt - replacement or extension of buildings
- BE13 New development must harmonise with the existing street scene.
- BE19 New development must improve or complement the character of the area.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- 8th February 2011

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

2 adjoining occupiers and the Ickenham Residents Association consulted. No replies received.

The Northwood Hills Residents Association:

We, at the Northwood Hills Residents Association understand the need of the builder's yard to provide added security for their high value merchandise, but we are also concerned about the height and visibility of the fence in a green belt area.

We do not think it is unreasonable for them to ask for fencing for added security but at the same time we do not think that it would be unreasonable to put a condition to plant hawthorn along the fence to help it blend with the surrounding area. Hawthorn is native to the local area, is fast growing and is thorny so it would be an added security measure for the builder's Yard.

Internal Consultees

Trees/Landscape:

The site is a builders yard (Grant & Stone) situated within the Green Belt. There is no landscaping within the site. Offsite, to the north and east, there are trees and woodland. The southern boundary is defined by an off-site field hedge and there is a conifer hedge on the road frontage (east), at the southern end. There are no significant landscape features on the site which constitute a constraint on development.

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

The proposal is to erect, 3.00 metre high, dark green palisade fencing along the south and east boundaries in order to improve the security of the site. The fencing will match the existing boundary treatment to the north and west, albeit the fence along the road frontage is lower.

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.

- The new fencing has already been erected and the existing hedges retained.
- A previous application for a new building, associated with the builders merchant, included the provision of new hedge planting (within the site) along the front boundary. This should be grown and maintained at the height of the fence. It is intended to reduce the visual impact of the fence and views of the storage and activities within the compound.
- Details of the establishment, management/maintenance plan is required to ensure that the landscape is maintained in accordance with the landscape proposals.

RECOMMENDATIONS:

No objection, subject to the above observations and conditions TL5, TL6.

7. MAIN PLANNING ISSUES

7.05 Impact on the green belt

Planning Policy Guidance Note 2: Green Belts (PPG2) states that the most important attribute of the Green Belt is its openness. Therefore, the construction of new buildings in the Green Belt is inappropriate unless it is for a limited range of uses including agriculture, forestry, recreation, limited alteration/re-building of dwellings, and infilling major developed sites as identified in adopted plans.

PPG2 also makes clear that inappropriate development is, by definition, harmful to the

Green Belt and should not be approved except in very special circumstances. The guidance adds that such circumstances will not exist unless the harm is clearly outweighed by other considerations and that it is for the applicant to show why permission should be granted. Although the existing use does not form part of those acceptable uses within the green belt, the application site is an established builder's merchants yard with associated buildings, within the green belt. The applicant has advised that the palisade fence has been erected to increase security, and this is considered to be acceptable and in compliance with Policies OL2 and OL4 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.07 Impact on the character & appearance of the area

The palisade fence, by reason of its siting to the rear of the site is not visible from Joel Street. It relates satisfactorily with the existing palisade fencing to the south and the railings and gates fronting Joel Street. As such, the development does not injure the visual amenities of the Green Belt or represent an increase in the built up appearance of the site as the railings maintain views into and out of the yard, when viewed from the east, in accordance with policies BE13, BE19 and OL4 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.08 Impact on neighbours

There are no residential properties nearby that would be adversely affected by the proposed development.

7.14 Trees, Landscaping and Ecology

Policy OL2 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) states that within the Green Belt the Local Planning Authority will, where appropriate, seek comprehensive landscape improvements. There are trees and greenery to the north and east of the application site that provide some screening of the railings. However, much of this is outside the site and could be removed exposing the fencing. It is therefore recommended that conditions requiring details of landscape works within the site are attached to any permission granted. Subject to these conditions the proposal is considered to comply with policies OL2 and BE38 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.19 Comments on Public Consultations

The third party comments are addressed in the report.

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'.

10. CONCLUSION

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

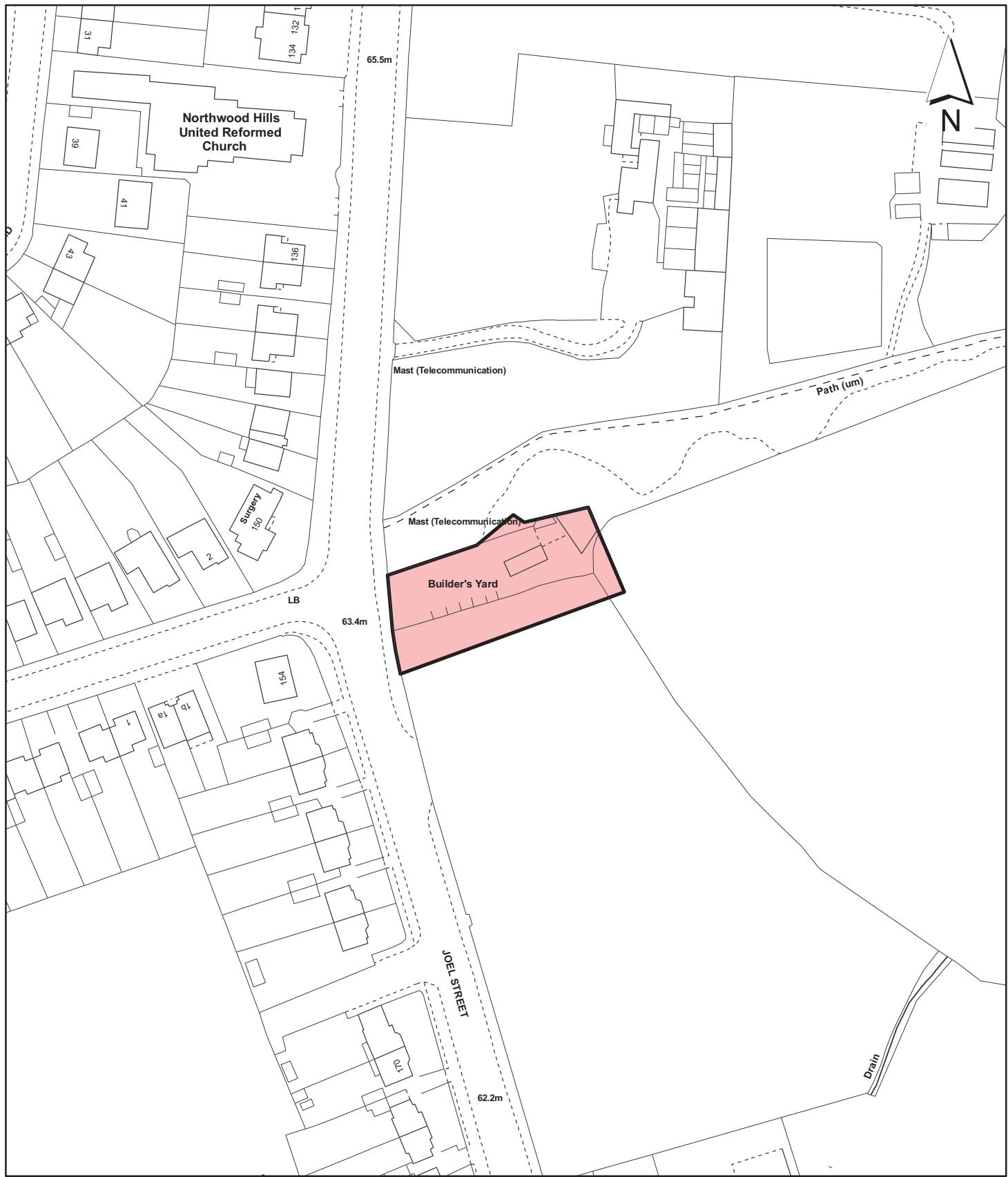
11. Reference Documents

Planning Policy Guidance Note: 2 Green Belts

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

Contact Officer: Sonia Bowen

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Unless the Act provides a relevant exception to copyright.

Site Address

Builders Yard

Joel Street

Northwood

Planning Application Ref:

16194/APP/2010/2780

Scale

1:1,250

ommittee

Date

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



HILLINGDON

LONDON

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Plans for North Planning Committee

25th August 2011



HILLINGDON
LONDON



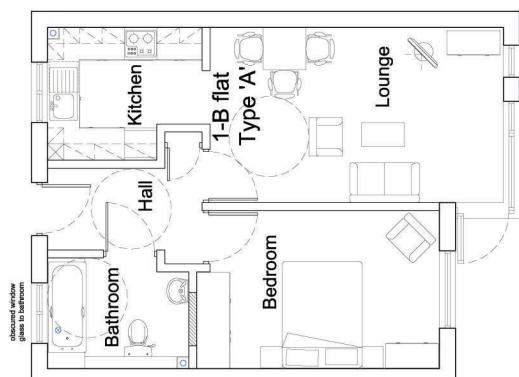
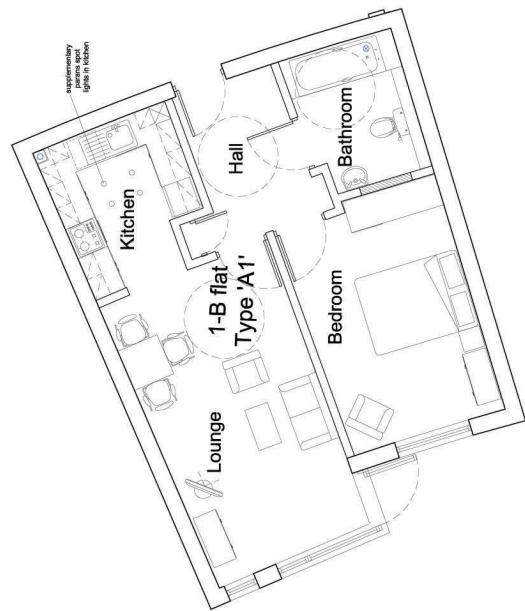
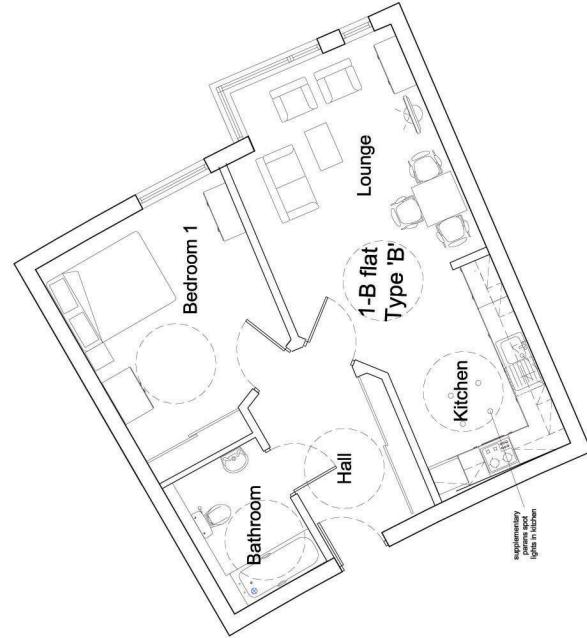
Report of the Head of Planning & Enforcement Services

Address DAY CENTRE- PLOT 1 ACOL CRESCENT RUISLIP
Development: Erection of a two storey building to provide 14 one- bedroom, supported housing units together with ancillary office accommodation, landscaping and parking (involving demolition of existing buildings).

LBH Ref Nos: 65847/APP/2011/1132

Date Plans Received: 05/05/2011 **Date(s) of Amendment(s):**

Date Application Valid: 05/05/2011



1:50 Typical Plan 1 Bed Flat Type A1
GIF = 51.0m²

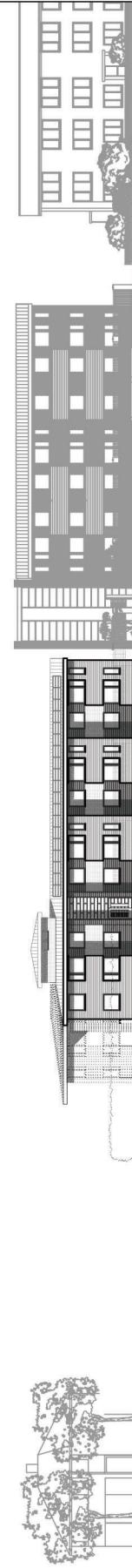
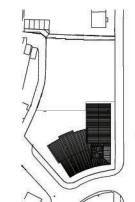
1:50 Typical Plan 1 Bed Flat Type A1
GIF = 54.2m²

1:50 Typical Plan 1 Bed Flat Type B
Wheelchair Accessible Flat
GIF = 59.7m²

Rev.	Revision notes	Index	Drawn

HILLINGDON
LONDON
CORPORATE LANDLORD – REELS
49/12, CIVIC CENTRE, LUDGATE, WINDSOR, RG8 1JW
T: 01895 250 111

PROJECT: ACOL CRESCENT PLOT 1
DESCRIPTION: ACOL CRESCENT PLOT 1 DETAIL FLAT PLANS
REF: 1100@A3 DRAWING NO: 2011/D1/P1/05
DRAWN BY: DB CHECKED BY: REV: 26/04/11
INT. REV.



STREET SCENE - 1:400@A3

ACOL CRESCENT

PLOT 1 LIMIT OF SITE

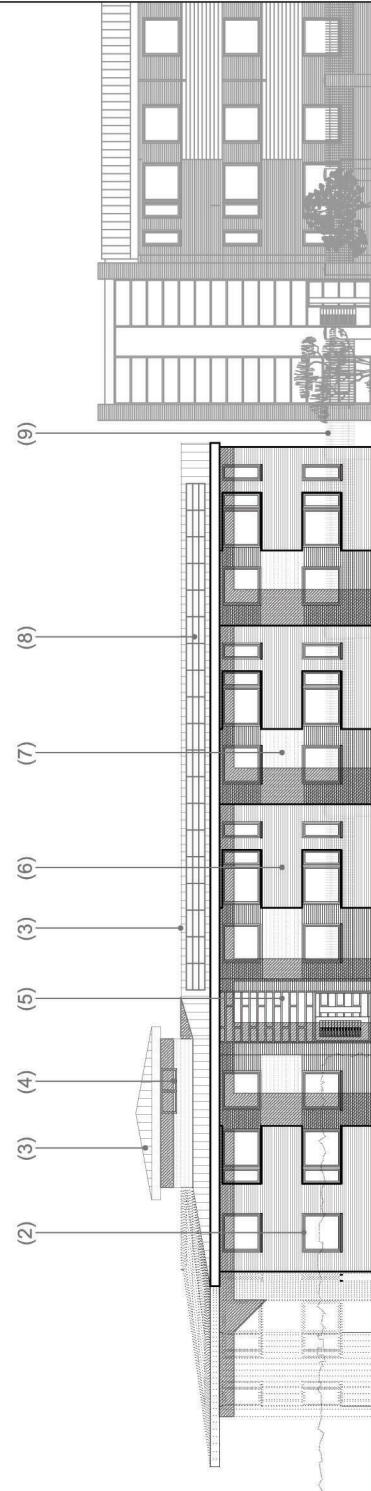
1:19 STATION APPROACH

PLOT 2 SUBJECT TO SEPARATE PLANNING APPLICATION.

X

X

X



ELEVATION A - 1:200@A3

KEY
 (1) Existing Laurel bush (in front of building shown dotted for elevation clarity).
 (2) Aluminium/Timber composite windows, fully reversible for internal cleaning).
 (3) Zinc standing seam roof.
 (4) Upper clerestory screen glazing, door and inset post boxes.
 (5) Timber entrance screen glazing, door and inset post boxes.
 (6) Fair faced brick Ibslock 'Tradesman Light' or similar).
 (7) Timber balcony (Kebony or similar).
 (8) Indicative PV to roof.
 (9) Brick wall and railings to frontage (shown dotted for to show elevation)

No.	Revisions notes	Initials	Date
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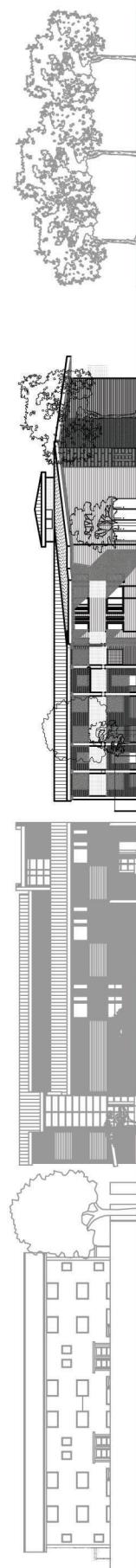
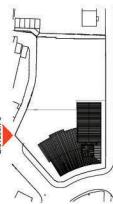


CORPORATE LANDSCAPE - PECS
4N/12, CIVIC CENTRE, LUDGATE, WINDLESEA, LS8 1JW
TEL: 01964 250 111

PROJECT
ACOL CRESCENT PLOT 1
ASSISTED HOUSING

DESCRIPTION
ACOL CRESCENT PLOT 1
FRONT ELEVATION A

AS SHOWN@A3	DRAWN BY	CHECKED BY	DATE
db	26/04/11	REV	

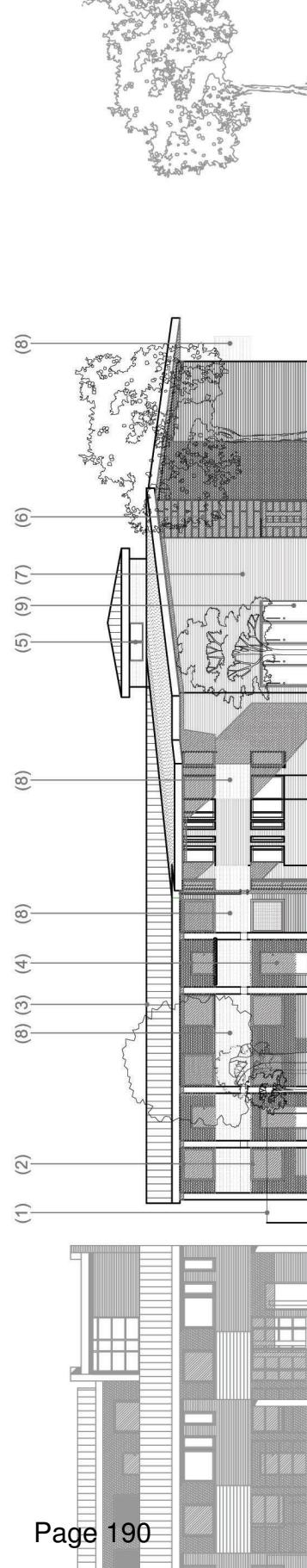


ELEVATION C - STREET SCENE - 1:400@A3

PLOT 2 SUBJECT TO SEPARATE PLANNING APPLICATION.

Elevation C

PLOT 1 LIMIT OF SITE



Page 190

ELEVATION C - REAR ELEVATION - 1:200@A3

KEY

- (1) Close board timber boundary fence (in front of building shown dotted for elevation clarity).
- (2) Aluminium/Timber composite windows, bathroom windows with obscured glass.
- (3) Zinc standing seam roof.
- (4) Timber front door.
- (5) Upper clerestory windows to lift area.
- (6) Timber side entrance screen glazing and door.
- (7) Fair faced brick (Ibstock 'Tradesman Light' or similar) with 10mm recess mortar joint.
- (8) Timber faced security doors to bike store.
- (9) Timber faced security doors to bike store.

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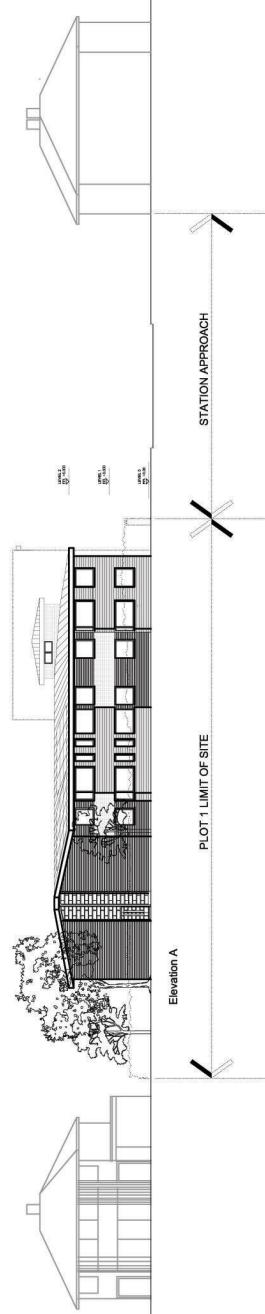
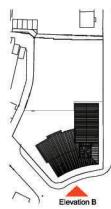
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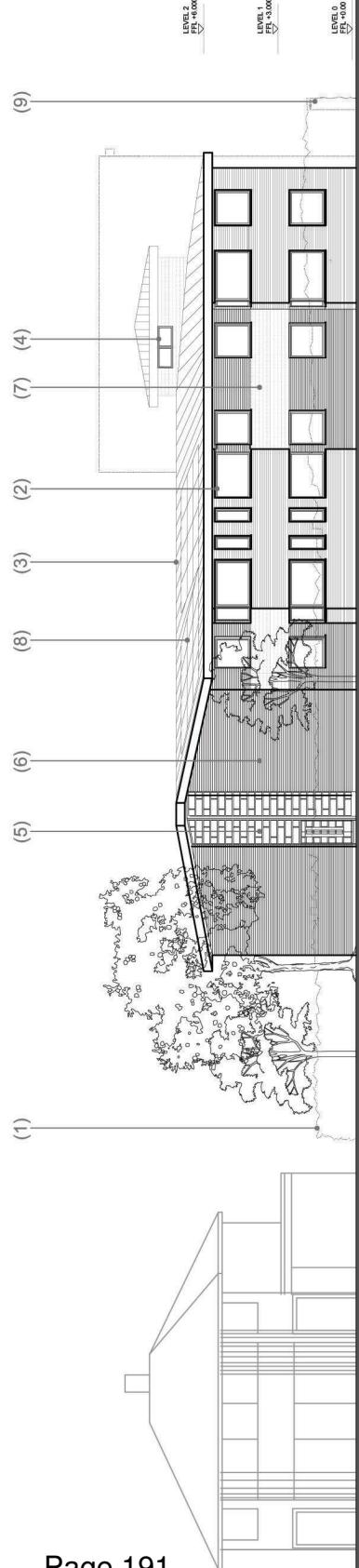
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ELEVATION B - STREET SCENE - 1:400@A3



Page 191

KEY
 (1) Existing Laurel bush (in front of building shown dotted for elevation clarity).
 (2) Aluminium/Timber composite windows, fully reversible for internal cleaning.
 (3) Zinc standing seam roof.
 (4) Upper clerestory windows to lift area.
 (5) Timber side entrance screen glazing and door.
 (6) Fair faced brick/ibstock 'Tradesman Light' or similar) with 10mm recess mortar joint.
 (7) Timber balcony (Kebony or similar).
 (8) Indicative PV to roof.
 (9) Brick wall and railings to frontage (shown dotted for to show elevation)

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ELEVATION D - STREET SCENE - 1:400@A3



ELEVATION D - SIDE ELEVATION - 1:200@A3

KEY

- (1) Brick wall and galvanized railings to street.
- (2) Aluminium/Timber composite windows (dark gray)
- (3) Zinc standing seam roof.
- (4) Timber front glazed door.
- (5) Upper clerestory windows to lift area.
- (6) Timber side entrance screen glazing and door.
- (7) Fair faced brick (Ibstock 'Tradesman Light' or similar) with 10mm recess mortar joint.
- (8) Timber balcony (Kebony or similar).

No.	Revisions notes	Initials	Date
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44/12, CIVIC CENTRE, LUDGATE, MIDDLESEX, UB8 1JW

Tel: 01895 250 111

PROJECT
ACOL CRESCENT PLOT 1
ASSISTED HOUSING

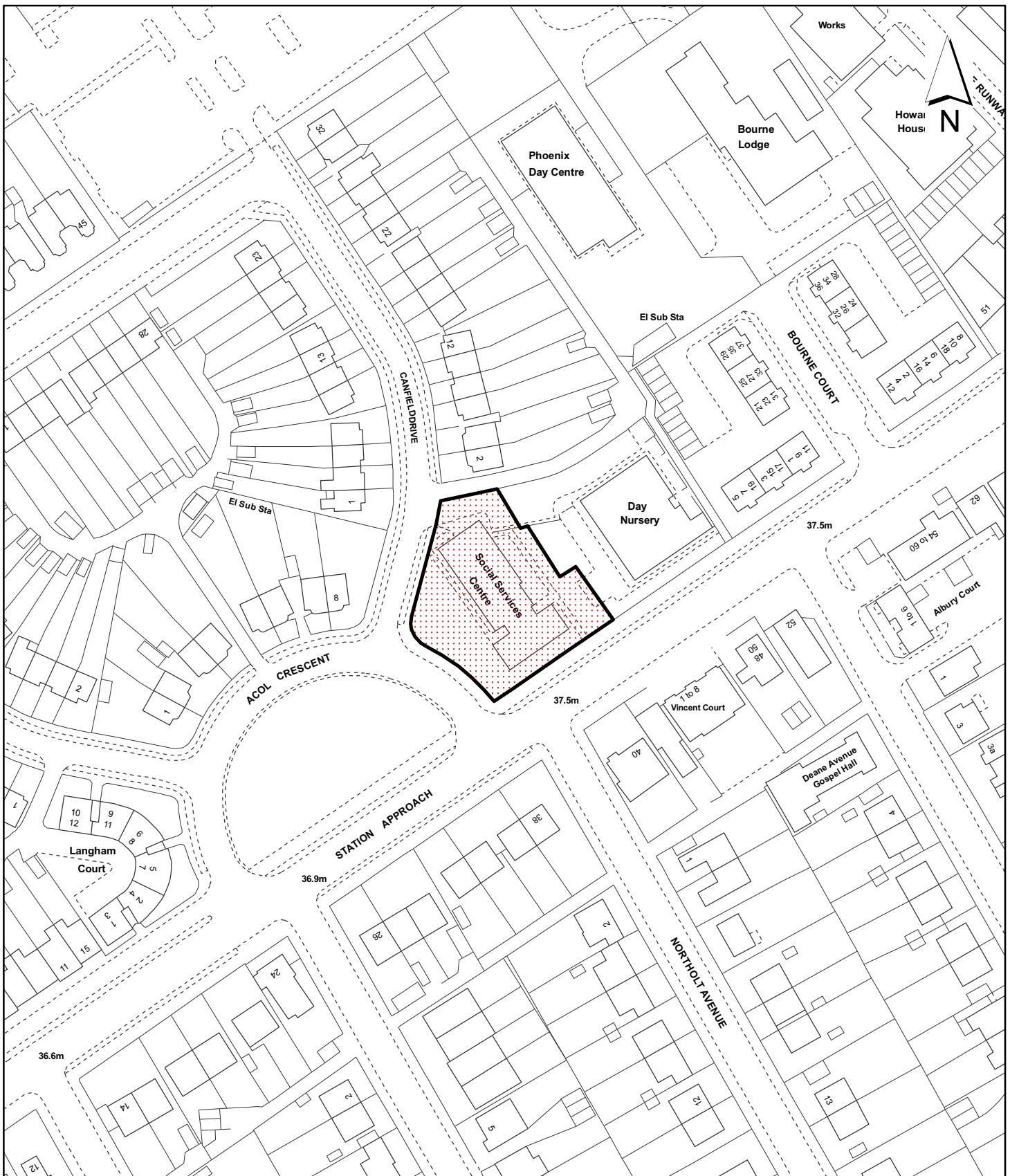
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REV.

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2011/D1/P1/09



Notes

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Site Address

**Day Centre -
Plot 1 Acol Crescent
Ruislip**

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

Planning Application Ref:

65847/APP/2011/1132

Scale

1:1,250

Planning Committee

North Page 193

Date

**August
2011**



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address 22 THE AVENUE ICKENHAM

Development: Erection of a two storey detached, six-bedroom dwelling with habitable roofspace (involving demolition of existing dwelling).

LBH Ref Nos: 67376/APP/2010/2483

Date Plans Received: 25/10/2010 **Date(s) of Amendment(s):** 29/10/2010

Date Application Valid: 24/01/2011

26/01/2011
11/02/2011
21/02/2011
24/03/2011
02/08/2011

Report of the Head of Planning & Enforcement Services

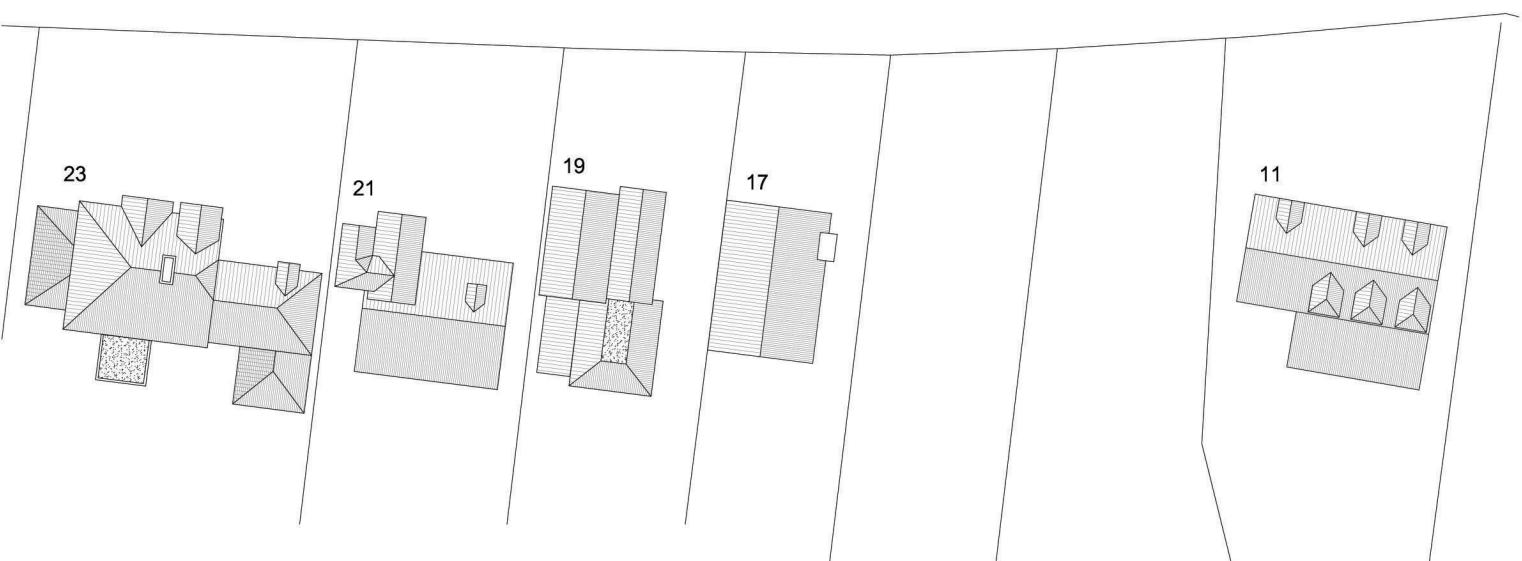
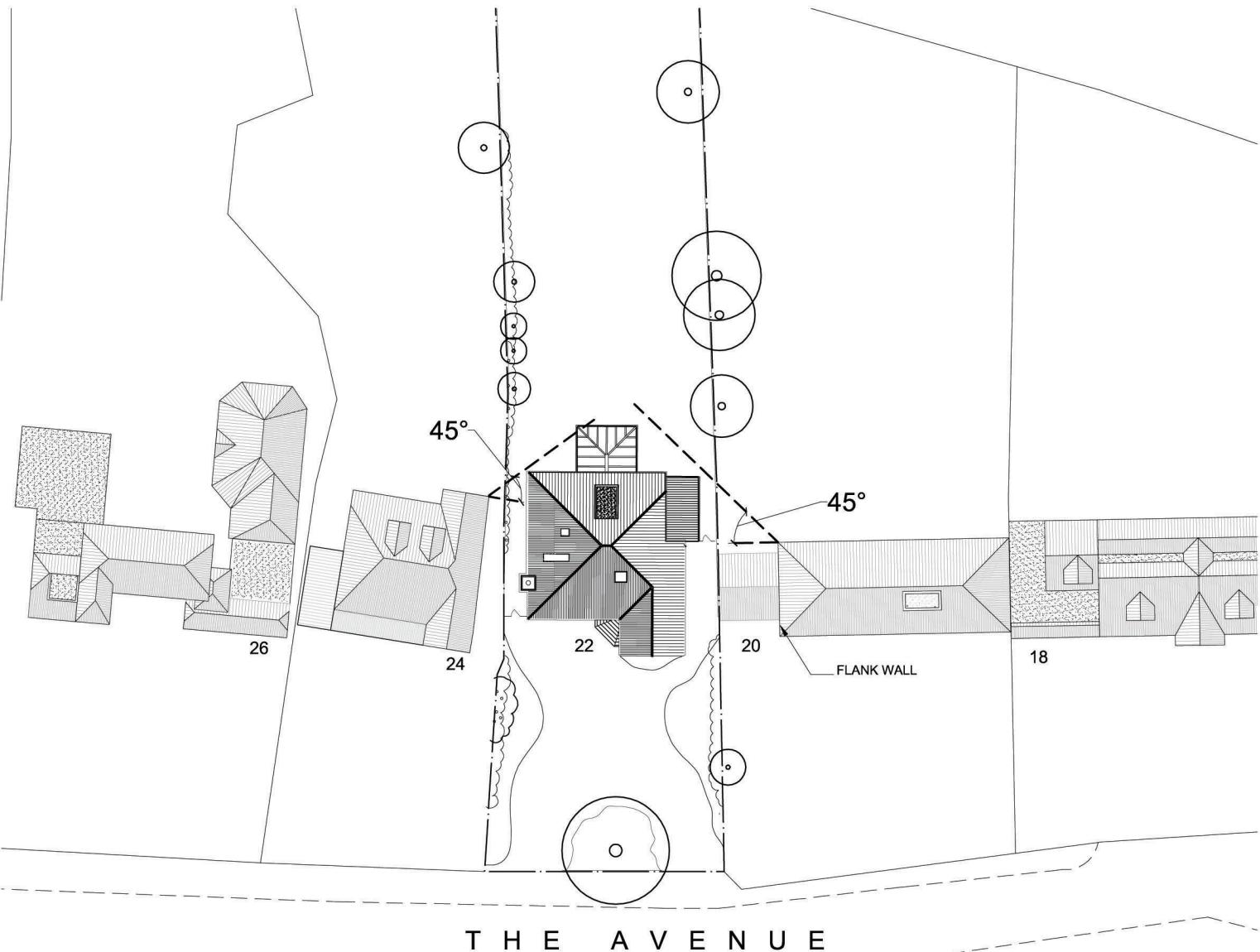
Address 22 THE AVENUE ICKENHAM

Development: Demolition of existing dwelling (Application for Conservation Area Consent.)

LBH Ref Nos: 67376/APP/2010/2487

Date Plans Received: 25/10/2010 **Date(s) of Amendment(s):** 25/10/2010

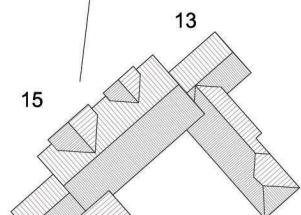
Date Application Valid: 29/10/2010

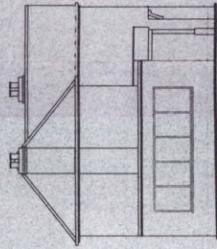


Dale Venn Associates
Chartered Architects, Planners & Surveyors
High House, Harlington Road,
Hillingdon, Middlesex, UB8 3HX

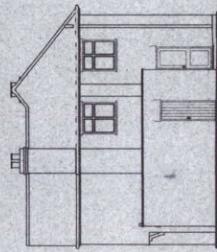
Tel:01895 237345 FAX:01895 237346

Page 196

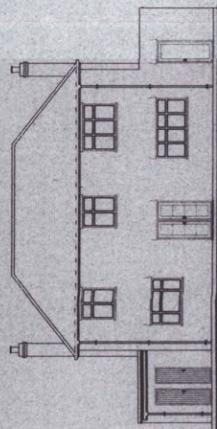




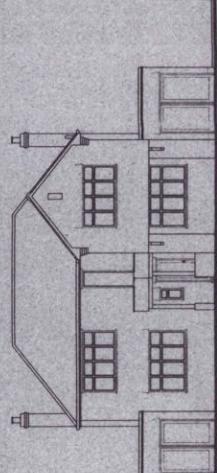
side elevation



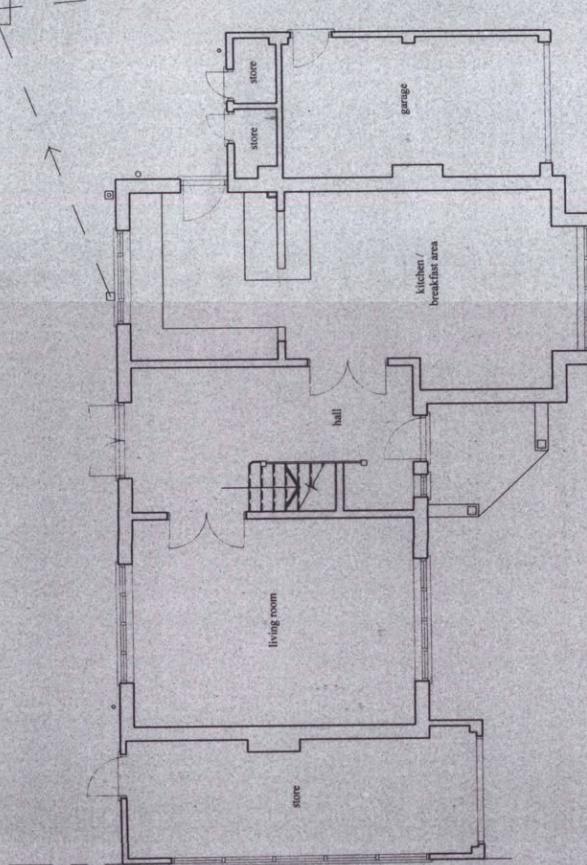
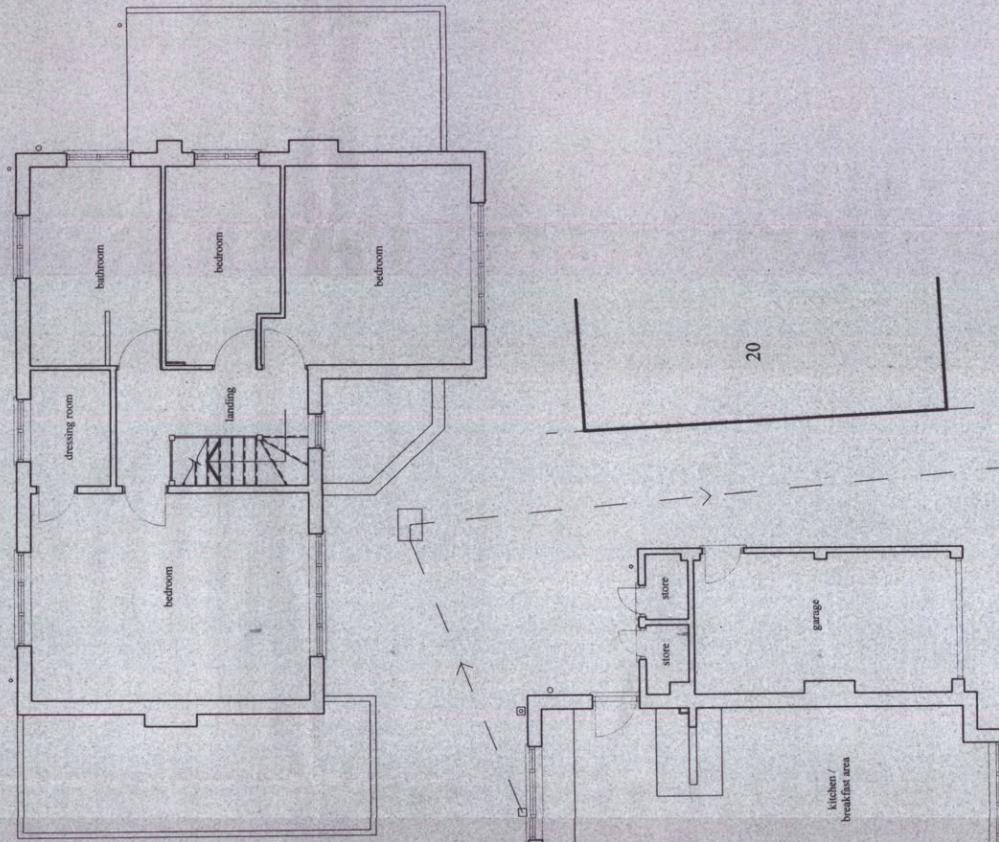
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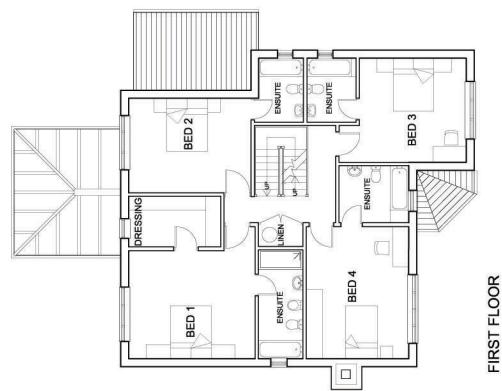
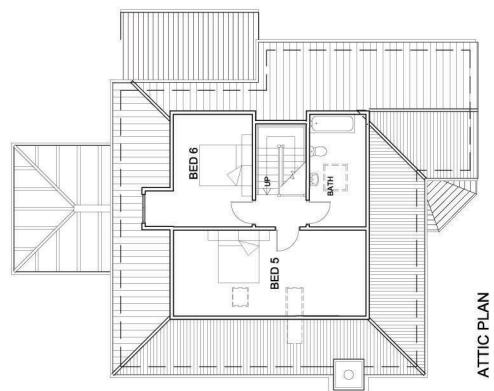
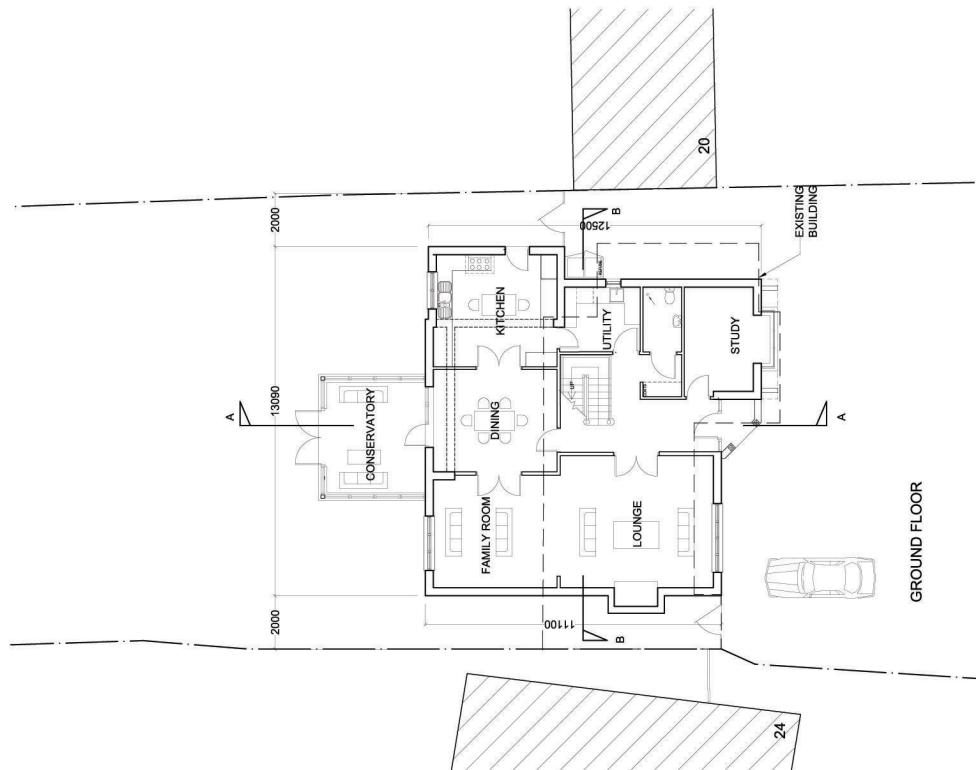


rear elevation



front elevation





FRONT GABLE REDUCED E FEB/11
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A AT FIRST FLOOR SET BACK C JAN/11
REAR WALL SET BACK B JAN/11
FLANK WALL FACING NO/20 A JAN/11
AT FIRST FLOOR SET BACK A JAN/11
AMENDMENTS DATE REV.
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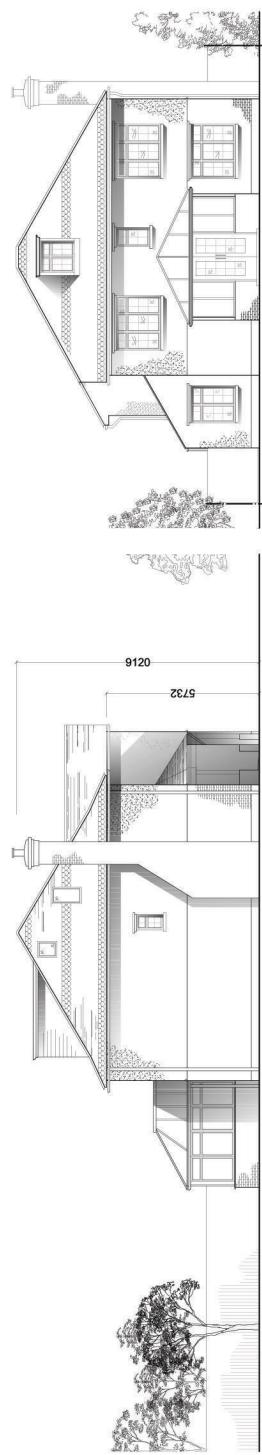
JOB 22 THE AVENUE,
ICKENHAM,
MIDDLESEX,
UB10 8NP
CLIENT RICHARD WILLIAMSON
DRAWING PROPOSED FLOOR PLANS

DALE VENN ASSOCIATES
Architects, Planners & Surveyors
HIGH HOUSE, HARLINGTON ROAD,
HILLINGDON, MIDDLESEX, UB9 2ZT
DRAWING No. 4617-10 E
SCALE 1:100
DATE DEC '10
DRAWN J.R.
CHECKED

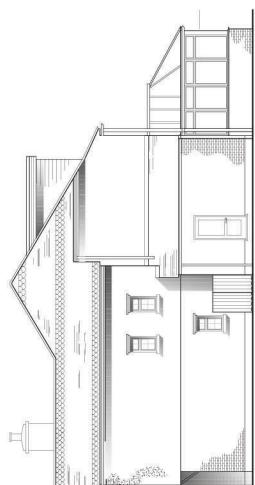
REV.
4617-10 E
SCALE 1:100
DATE DEC '10
DRAWN J.R.
CHECKED

MATERIALS

ROOF: BROWN CONCRETE TILES & DECORATIVE BIRD TILE BANDING.
 FLAT ROOF: BITUMENSIC FELT.
 REAR CONSERVATORY: WHITE UPVC FRAMES WITH DOUBLE GLAZING. LOWER WALLS TO RED FACING BRICK.
 - LOWER LEVEL: SMOOTH RENDER COLOUR: WHITE.
 - BLACK PLINTH.
 WINDOW: DOUBLE GLAZED UPVC FRAMES.
 FRONT DOOR: HAWTHORN
 ALL EXISTING TREES TO BE RETAINED & PROTECTED



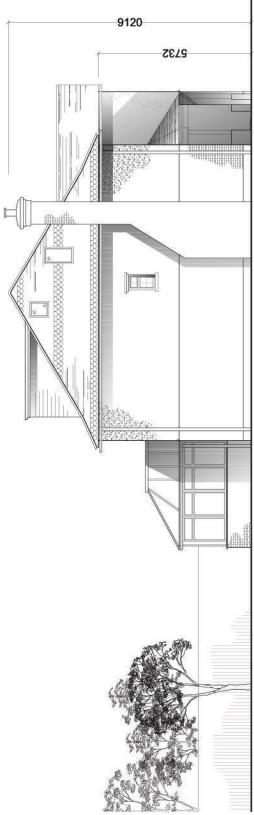
SOUTH WEST ELEVATION



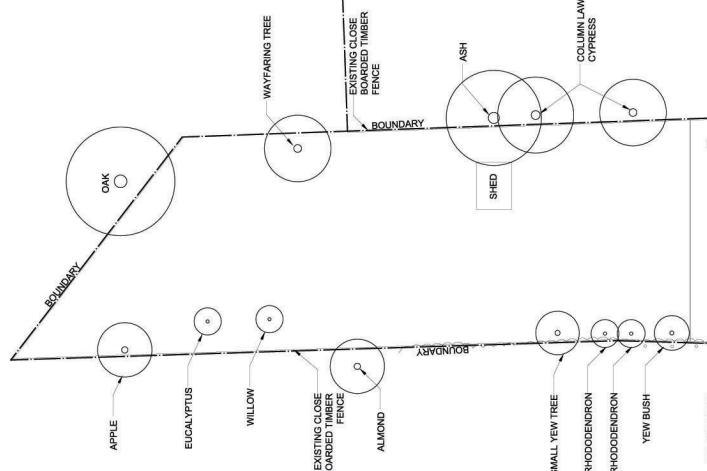
NORTH EAST ELEVATION



SOUTH EAST ELEVATION



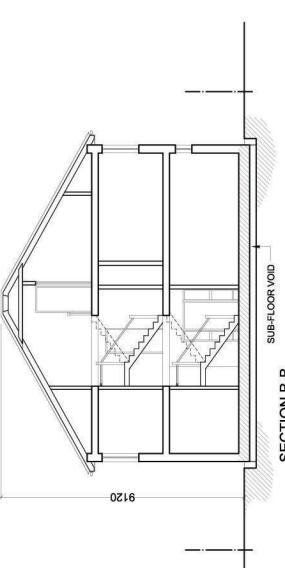
NORTH WEST ELEVATION



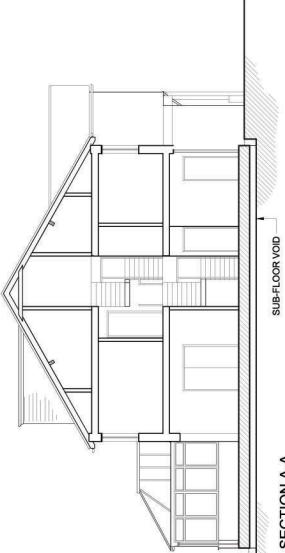
ELEVATION HEIGHTS
 JULY11 C
 FRONT GABLE REDUCED B
 FLANK WALL RECREASED A
 JAN11
 AMENDMENTS
 DATE
 REV.
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JOB
 22 THE AVENUE,
 ICKENHAM,
 MIDDLESEX,
 UB10 8NP
CLIENT
 RICHARD WILLIAMSON
DRAWING
 PROPOSED ELEVATIONS,
 SECTIONS & TREE SURVEY
DALE VENN ARCHITECTS
 Architects, Planners & Surveyors
 HIGH HOUSE, HARLINGTON ROAD,
 HILLINGDON, MIDDLESEX
 01895 237345

SCALE: 1:100/200
 DATE: DEC '10
 DRAWN: J.R.
 CHECKED
4617-11C



SECTION A-A



SECTION B-B

Address: 22 The Avenue, Ickenham.

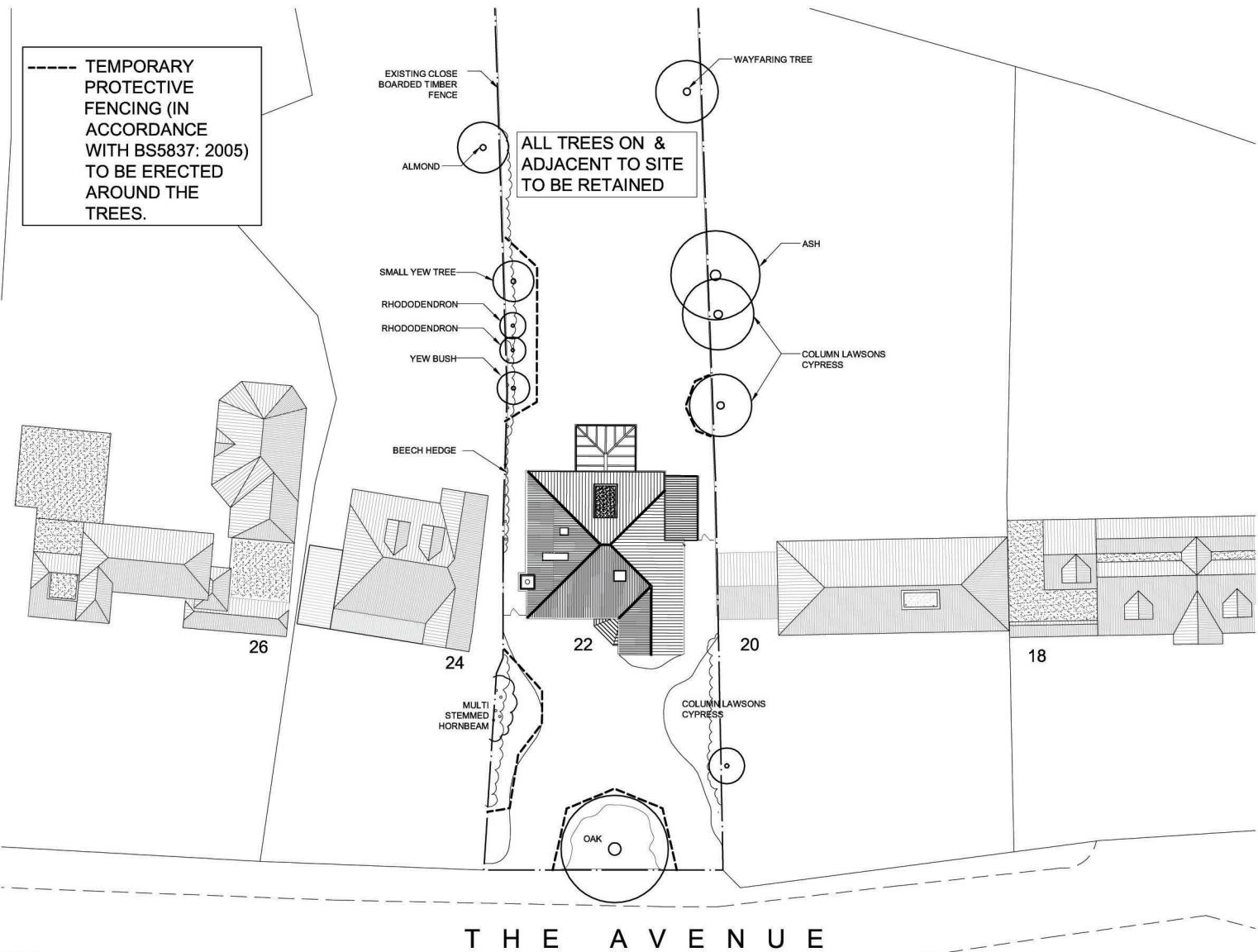
4617-IV

Title: Perspectives

Date: Oct 2010



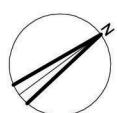
Dale Venn Associates
Chartered Architects, Planners & Surveyors
High House, Harlington Road,
Hillingdon, Middlesex, UB8 3HX

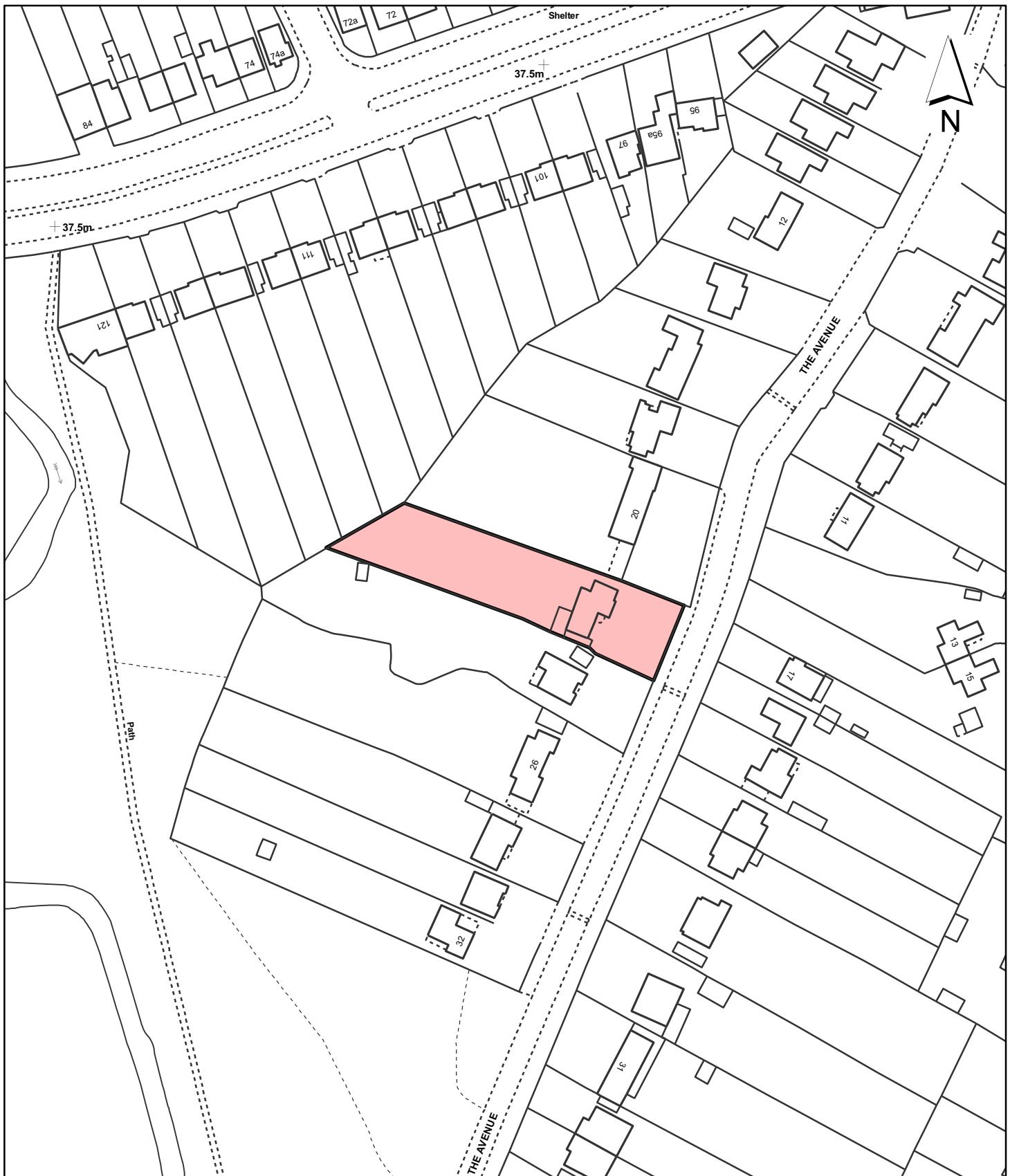


Dale Venn Associates
Chartered Architects, Planners & Surveyors
High House, Harlington Road,
Hillingdon, Middlesex, UB8 3HX

Tel:01895 237345 FAX:01895 237346

Page 201





Notes

 Site boundary

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100019283

Site Address

**22 The Avenue
Ickenham**

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

Planning Application Ref:

67376/APP/2010/2483

Scale

1:1,250

Planning Committee

NorthPage 202

Date

**July
2011**



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address 1 - 2 BELL CLOSE RUISLIP

Development: Erection of a three storey building to include 3, one-bedroom and 6, two-bedroom flats and 2 light Industrial units (Use Class B1c), involving demolition of existing single storey building.

LBH Ref Nos: 63635/APP/2011/909

Date Plans Received: 12/04/2011

Date(s) of Amendment(s):

Date Application Valid: 15/06/2011

Notes

This is a preliminary design study based on the level of information available.

Subject to measured survey, utilities survey, soil investigation, structural, legal daylight / sunlight, highways, tree survey, M&E, acoustics consultation together with local authority negotiation.

10m
0m
Note: Do not scale this drawing

Revisions:
00 23 December
01 11 February
02 23 February
03 22 March 2011
04 20 April 2011

Bell Close
Ruislip

for

PLANNING

1196-D4000-rev04
Scale: 1:200 @ A1

Location & Block
Plan : Proposed
Scale: 1:400 @ A3
Date: 23 December 10

TCB

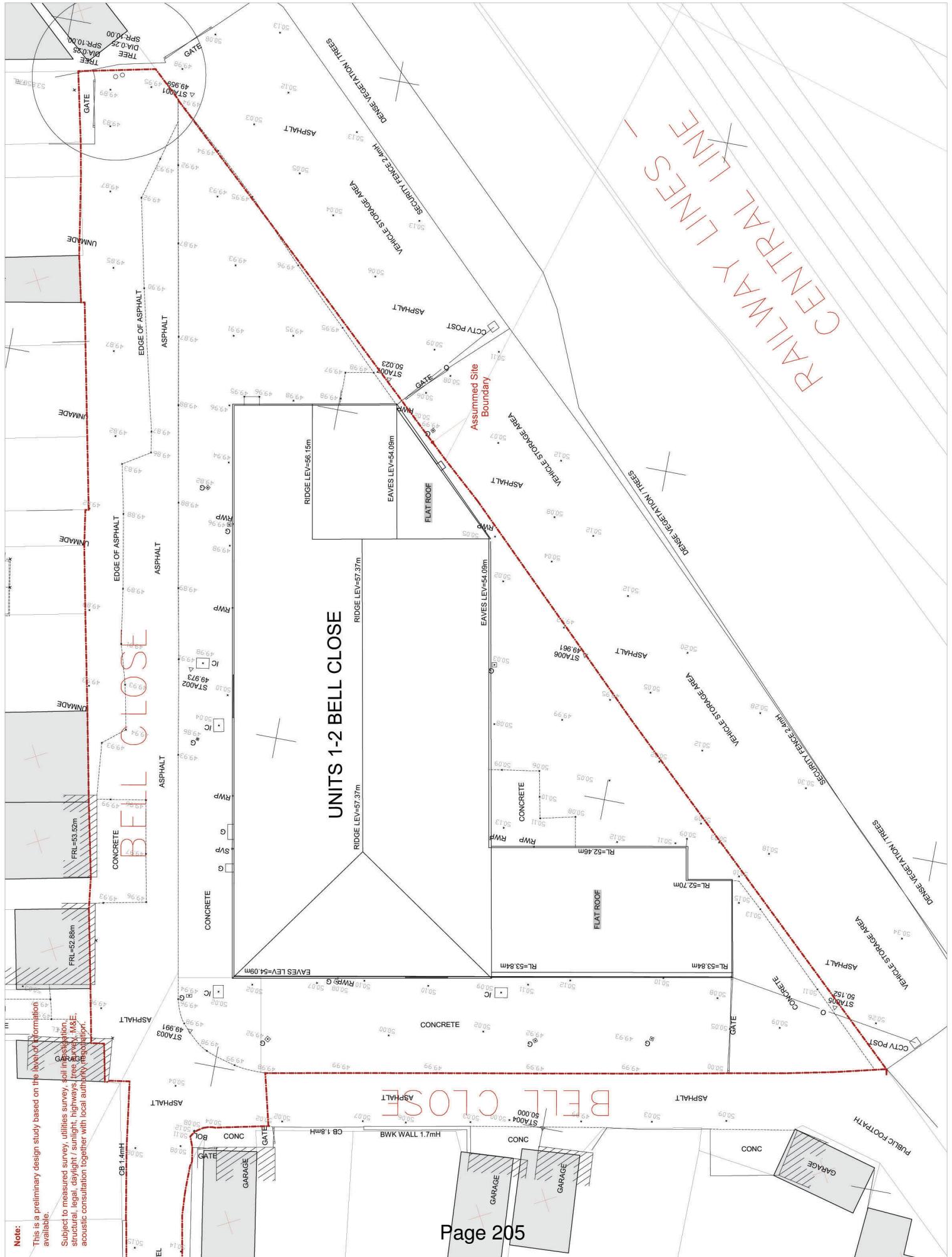
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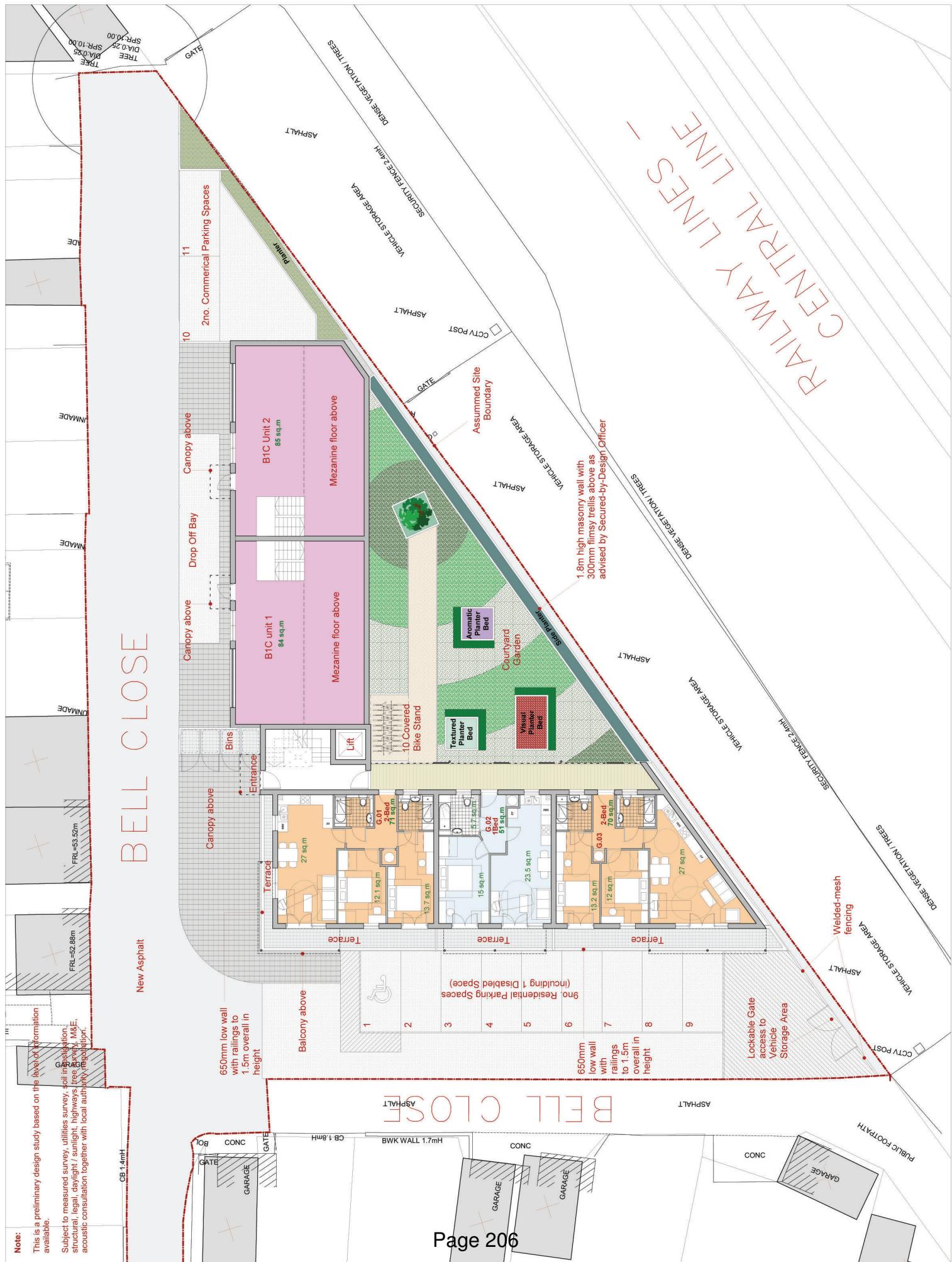
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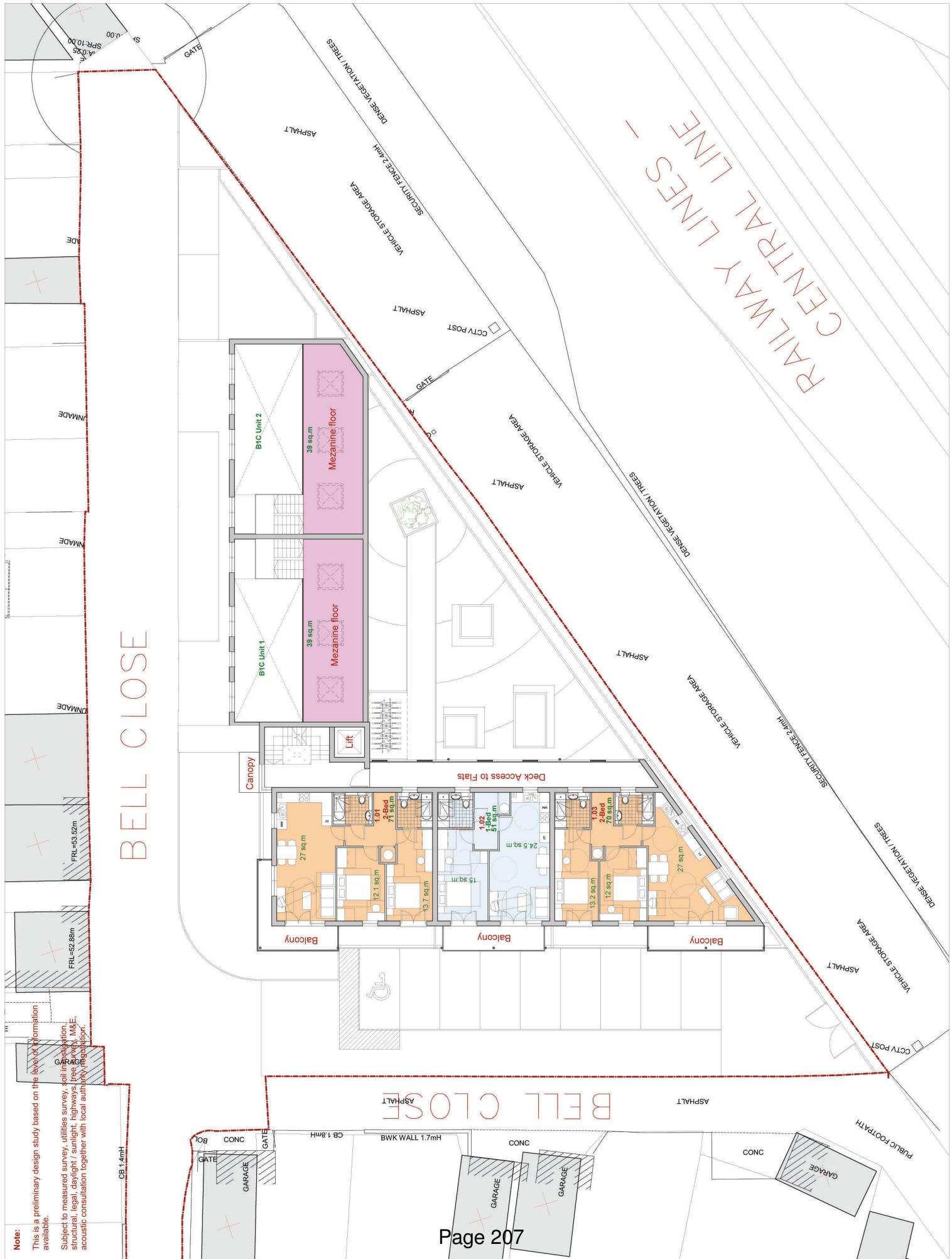
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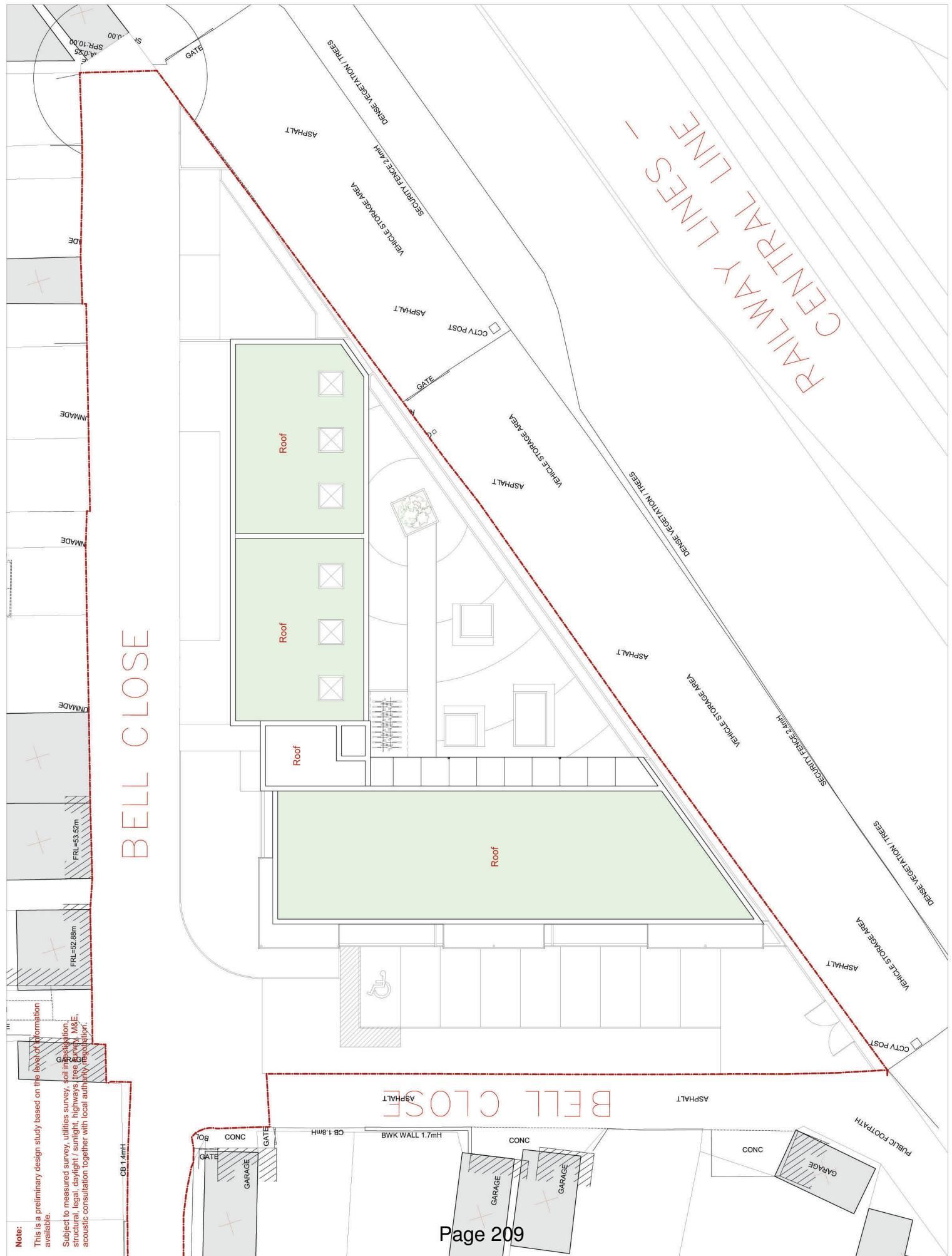
Page 204





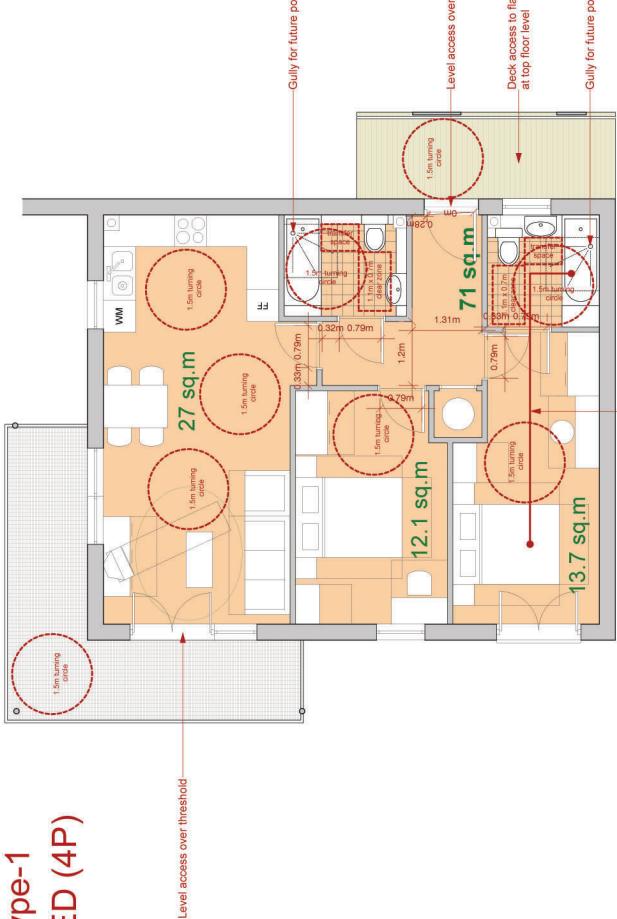




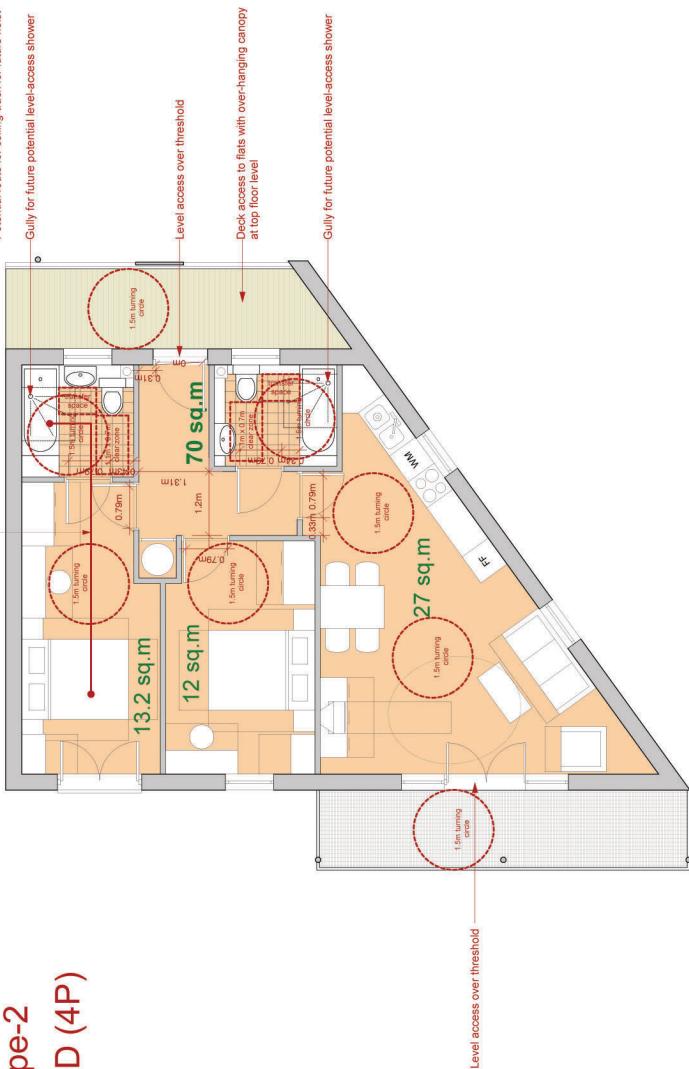


Typical Lifetime Home Flat Plan

Type-1 2 BED (4P)



Type-2 2 BED (4P)



The Lifetime Home Standard Compliance

The Lifetime Home Standard Compliance	
1. Parking - Where car parking is adjacent to the home, it should be capable of enlargement to attain 3.3m width.	N/A
2. Approach To Dwelling From Parking - The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping.	N/A
3. Approach - The approach to all entrances should be level or gently sloping no more than 1:20.	YES
4. External Entrances - All entrances should:	YES
a) be illuminated	
b) have level access over the threshold	
c) have a covered main entrance	
d) have adequate weather protection	
e) have a level external landing	
5. Communal Stairs & Lifts - Communal stairs should provide easy access. Where dwellings are reached by a lift, it should be fully accessible.	ALL FLATS FULLY ACCESSIBLE
6. Internal Doorways & Hallways - The width of internal doorways and hallways should conform to Part M.	SEE DRAWING TO THE LEFT
Hallways - Subject to provision of adequate door opening widths	
a) Dwelling hallway/landings - minimum width is 900mm which may reduce to 750mm at pinch points* (e.g. beside a radiator) as long as the reduced width is not opposite, or adjacent to, a doorway.	
b) Communal corridor/Hallway/landings - minimum width is 1200mm, which may reduce to 1050mm at pinch points* (e.g. beside a radiator) as long as the reduced width is not opposite, or adjacent to, a doorway.	
Doorways	
a) Communal & Flat Entrance Doorways	
- 800mm clear opening for straight or right angles of 1500mm wide corridors	
- 825mm clear opening for right angles of 1200mm wide corridors	
b) Internal Doorways	
- 750mm clear opening for straight or right angles of 1500mm wide corridors	
- 775mm clear opening for straight or right-angle 1050mm wide corridors	
c) Nibs - There should be 300mm nib (or clear space in the same plane as the wall in which the door is situated) to the leading edge of the doors on the pull side.	
7. Circulation Space - There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchairs elsewhere.	SEE DRAWING TO THE LEFT
a) Living Room/Dining area - capable of having either a clear turning circle of 1500mm diameter or ellipse of 1700mm x 1400mm	
b) Kitchen - Clear width of 1200mm between units and any fixed obstruction.	
c) Bedroom - Capable of having a clear space 750mm wide to both sides of a double bed and one side for single beds and at the foot of the bed.	
8. Entrance Level Living Space - The living room/living space should be provided at entrance level of every dwelling.	YES
9. Potential For Entrance Level Bed-space - In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space.	N/A
10. Entrance Level WC & Shower drainage - Where an accessible bathroom, in accordance with item 14, is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment with potential for a shower to be installed.	N/A
11. WC & Bathroom Walls - Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails.	YES (slid walls will include plywood sublayer)
12. Stairs & Potential Through-floor Lifts in Dwelling - The design within a dwelling of two or more storeys should incorporate both:	N/A
a) Potential for stair lift installation (Stairs must not have winders)	
b) A suitable identified space for a minimum 1000mm x 1500mm through-the-floor lift from the entrance level to a storey containing a main bedroom and adaptable bathroom	
13. Potential for fitting of Hoists & Bedroom/Bathroom - Structure above a main bedroom and bathroom ceilings should be capable of supporting ceiling hoists and the design should provide a reasonable route between this bedroom and the bathroom.	YES (SEE DRAWING TO THE LEFT)
14. Bathrooms - An accessible bathroom, providing ease of access bath, WC & wash basin and should be provided in every dwelling on the same storey as a main bedroom.	YES (SEE DRAWING TO THE LEFT)
15. Glazing & Window Handle Heights - Windows in the principal living space (typically the living room), should allow people to see out when seated. In addition, at least one opening light in each habitable room should be approachable and usable by a wide range of people including those with restricted movement and reach.	
a) Living room window glazing should be no higher than 800mm from the floor level and windows should be easy to open/operate	
b) There should be potential for an approach route 750mm wide to enable wheelchair user to approach.	
16. Location of Service Controls - Location of service controls should be within a height band of 450mm - 1200mm from the floor and at least 300mm away from any internal room corner.	YES

PLANNING

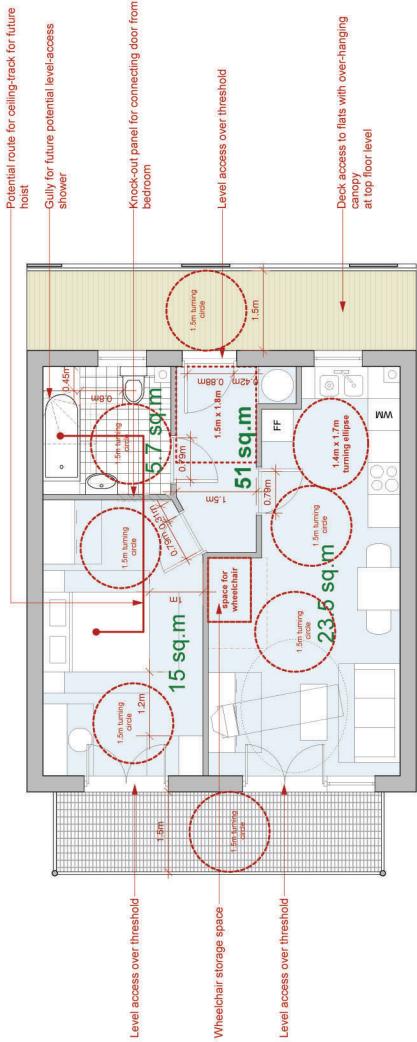
1196-D4201-rev01
Scale: 1:50 @ A1
Scale: 1:100 @ A3
Date 06/January/2011
Typical Lifetime Home Flat Plan
Proposed

Wheelchair Disabled Flat Plan

1 BED (2P)

The Wheelchair Home Standards Compliance

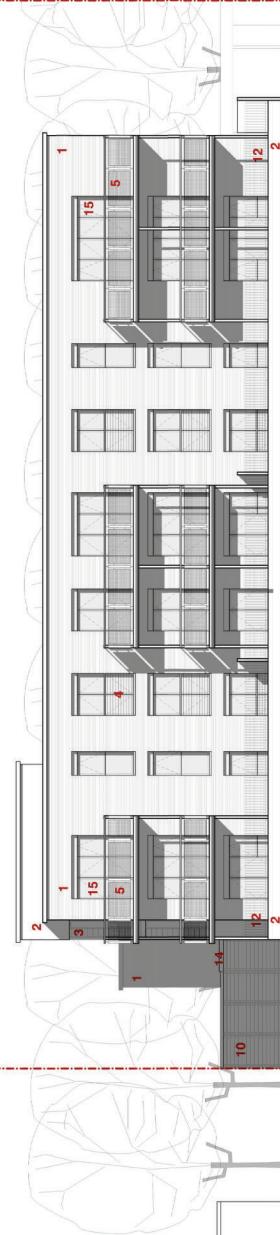
1.	Entrance and common parts - refer to point 20 and 21 of the list.	NA
2.	A designated accessible parking bay is provided on street. The route between the bay and the dwelling entrance is no greater than 75m (S106).	YES
3.	Where wheelchair accessible dwellings are located above or below ground level they are served by more than one lift.	YES
4.	Dwellings are designed on one level or where a dwelling is arranged on two or more floors a vertical rise/lift serving all floors is provided from the outset.	YES
5.	The entrance door into the dwelling provides a clear opening width of 800mm when accessed head on or 825mm (when the approach is not head on). If a weather protected lift is provided, lift and provided with a manoeuvring space of 300mm beyond the leading edge (full side) of the door (220mm on push side).	YES
6.	A space 1500x1800mm is provided adjacent to the dwelling entrance.	YES
7.	A space to store wheelchair is provided.	YES
8.	All halls and corridors have a clear unobstructed width of at least 1200mm and internal doors clear opening widths of at least 800mm.	YES
9.	A 1500mm turning circle is provided in all rooms.	YES
10.	Dining facilities are provided within easy reach of the kitchen.	YES
11.	In double and twin bedrooms a 2100mm is provided on one side of each bed - 1000mm on the other side and at the foot of each bed.	YES
12.	In all bathrooms, space is provided to facilitate front side and oblique transfer to the WC. They have outward opening doors or provide a clear space of 1100mm from the door swing, any fixture or fitting.	YES
13.	All bathrooms a 1500x1500mm space is provided, clear of all fittings.	YES
14.	In all bathrooms a trapeze/guiley (or pumped alternative) if above ground level) and capped electrical supply are provided to facilitate the installation of a level entry shower.	YES
15.	A clear ceiling-track hoist route (suitably constructed and with a ready power supply) is provided between the bathroom and an adjacent bedroom.	YES
16.	Bedrooms are openable from a seated position.	YES
17.	Parking - It is provided one car parking space on site for each wheelchair flat.	YES
18.	Travel Distances - For which, if any, units is the total distance between parking bay or drop-off point and an individual dwelling entrance 75m or less (IFH)	YES
19.	Approach - The route from back of pavement to ground floor entrances is:	Revisions: 00 11 February 2011 01 23 February 2011
	a) At least 1500mm wide (IFH)	YES
	b) Ramped in accordance with BS8300:2009 (IFH)	
20.	Entrances-	
	a) The common entrance is clearly identified (IFH)	
	b) The common entrance has at least one door that provides a clear opening width of at least 1000mm (IFH)	
	c) All entrance doors have opening widths no greater than 30N (IFH)	
	d) All entrance doors have a clear opening width of at least 1100x1400mm is provided (IFH)	
	e) Common entrances are provided with accessible security and entry phone systems (IFH)	
	f) The route between the main entrance and each unit is weather protected (IFH)	
	g) doors to individual units have level thresholds and provide a clear opening width of at least 800mm. (IFH)	
21.	Common parts -	
	a) Corridors in common parts have a clear width of at least 2000mm (IFH)	
	b) Communal stairs have clear width of at least 1200mm, have rises not exceeding 170mm, have treads no less than 250mm deep	
	c) and have railings on both sides. (IFH)	
	d) All entrance doors have a clear opening width of at least 1100x1400mm is provided (IFH)	
	e) The development comprises less than 10 units so a lift, car, measuring 900x250mm (internally) is provided or the space identified to fit one at some future date (IFH)	
	f) The development comprises 20 units or more but is served by a number of entrance cores each serving less than 10 units) so a lift will be provided in at least 20% of those cores (internal dimensions at least 1100x1400). In the remaining cores the space to retrofit a similar vertical rise lift is provided. (IFH)	
22.	Circulation within the home -	
	a) All doors, halls and corridors (within units) conform to the following (LTH): Doorway clear opening width 800 (mm) / Corridor width 1200 (mm)	
	b) There is a 300mm manoeuvring space beyond the leading edge on the 'push' side of the door (200mm on the push side) of doors to living and dining rooms, kitchen, WC, bathroom and master bedroom. (IFH)	
23.	Rooms -	
	a) 1500mm turning circle in living and dining spaces (LTH and IFH)	
	b) 1500 mm turning circle in at least one bedroom within units and the opposite wall will be provided. (IFH)	
	c) In kitchens a minimum 1200mm space between units and the opposite wall will be provided. (IFH)	
24.	Accommodation at entrance level -	
	a) All doors, halls and corridors (within units) conform to the following (LTH):	
	b) The living room is separated from the kitchen (IFH).	
25.	Temporary bed space - In dwellings of two or more storeys, there is a space at entrance level that could be used as a convenient bed space (LTH and IFH).	
26.	Toilets - refer to the specific categories for wheelchair accessible units above.	
27.	Grabrails - Walls in bathrooms and toilets are capable to taking adaptations such as handrails. (LTH and IFH).	
28.	Homeslifts - Where the dwelling is designed on more than one storey it should incorporate provision for a future stairs-lift and a suitable space for a potential through-floor lift between the entrance level living space and a sleeping and bathroom facility. (LTH and IFH)	
29.	Hoists and showers -	
	a) A discrete route for a potential ceiling-track hoist from a main bedroom is provided. (LTH)	
	b) The bathroom and/or fully accessible toilet is provided with floor drainage, suitable to allow for future level-access shower installation (IFH).	
30.	Bathrooms - The bathroom is designed for ease of access to the bath (or shower) WC and washbasin. There is an outward opening door, and 1100mm between the front rim of the WC pan and the opposite wall (LTH and IFH)	
31.	Wardrobes - Living room window glazing begins at 800mm or lower and windows are easy to open/operate. (LTH and IFH)	
32.	Utilities -	
	a) Switches, sockets, ventilation and service controls, are all located between 450mm and 1200mm from the floor. (LTH and IFH)	
	b) Post boxes, recycling and general bin stores are wheelchair accessible and located no more than 50m from any dwelling. (IFH)	



KEY:

- 1 Brick
- 2 Render
- 3 Cladding
- 4 Juliette Balconies
- 5 Balconies
- 6 Deck Access
- 7 Entrance
- 8 Screens
- 9 Planting
- 10 Bin Store
- 11 Covered Bike Stand
- 12 Railing
- 13 Canopy
- 14 Roller Shutters
- 15 Window/Door opening

Site Boundary



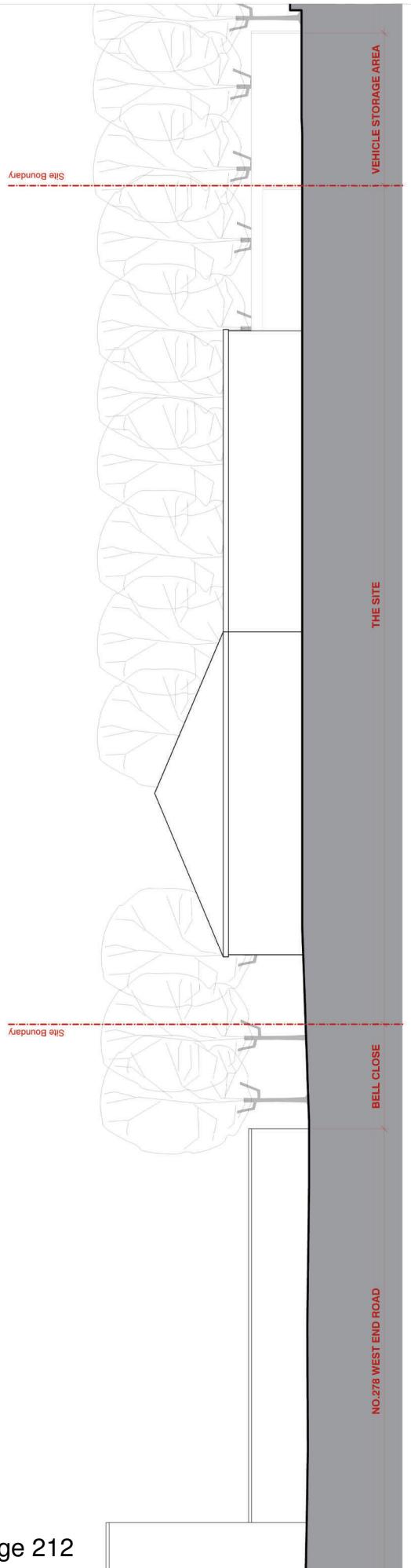
Revisions:
00 22 Dec 2010
01 11 Feb 2011
02 23 Feb 2011
03 29 Mar 2011

Proposed Elevation A - A
Page 212

Note:
This is a preliminary design study based on the level of information available.
Subject to measured survey, utilities survey, soil investigation, structural, legal, daylight, sunlight, highways, tree survey, M&E, acoustic consultation together with local authority negotiation.

Bell Close
Ruislip
for
Ruislip
Development Ltd

PLANNING
1196-D4701-rev03
Scale: 1:100 @ A1
Scale: 1:200 @ A3
Date: 23 December 2010
Elevation AA:
Proposed & Existing



Existing Elevation A - A

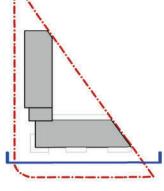
THE SITE

NO.278 WEST END ROAD

THE SITE

BELL CLOSE

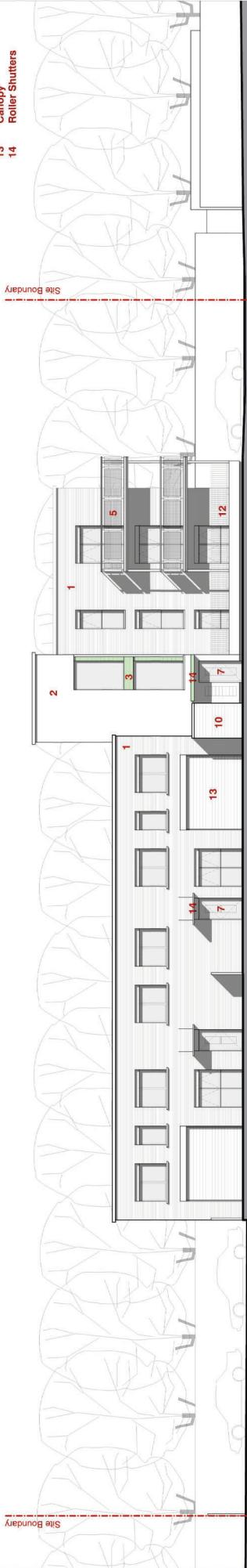
VEHICLE STORAGE AREA



VEHICLE STORAGE AREA

KEY:

- 1 Brick
- 2 Render
- 3 Cladding
- 4 Juliette Balconies
- 5 Deck Access
- 6 Entrance
- 7 Screens
- 8 Planting
- 9 Bin Store
- 10 Covered Bike Stand
- 11 Railing
- 12 Canopy
- 13 Roller Shutters
- 14 Planting



NO.1 ROUNDWAYS

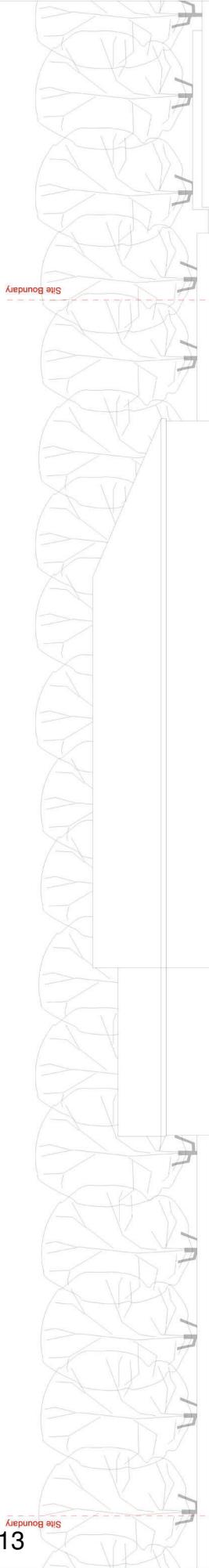
BELL CLOSE

THE SITE

Proposed Elevation B - B

Page 213

Note:
This is a preliminary design study based on the level of information available.
Subject to measured survey, utilities survey, soil investigation, structural, legal, daylight, sunlight, highways, tree survey, M&E, acoustic consultation together with local authority negotiation.



NO.1 ROUNDWAYS

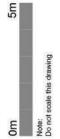
BELL CLOSE

THE SITE

Existing Elevation B - B

Bell Close
Ruislip
for
Ruislip
Development Ltd

PLANNING
1196-D4701-rev02
Scale: 1:100 @ A1
Scale: 1:200 @ A3
Date: 23 December 2010
Elevation BB:
Proposed &
Existing



Revisions:
00 22 Dec 2010
01 11 Feb 2011
02 23 Feb 2011

KEY:

- 1 Brick
- 2 Render
- 3 Cladding
- 4 Juliette Balconies
- 5 Balconies
- 6 Deck Access
- 7 Entrance
- 8 Screens
- 9 Planting
- 10 Bin Store
- 11 Covered Bike Stand
- 12 Bolling
- 13 Canopy
- 14 Roller Shutters

Site Boundary



BELL CLOSE

THE SITE

RAILWAY LINES

Vehicle Storage Area owned by others

Proposed Elevation C - C

Page 214

Note:
This is a preliminary design study based on the level of information available.
Subject to measured survey, utilities survey, soil investigation, structural, legal, daylight, sunlight, highways, tree survey, M&E, acoustic consultation together with local authority negotiation.

Bell Close
Ruislip
for
Ruislip
Development Ltd

PLANNING
1196-D4702-rev02
Scale: 1:100 @ A1
Scale: 1:200 @ A3
Date: 23 December 2010
Elevation CC:
Proposed &
Existing

Site Boundary

BELL CLOSE

THE SITE

RAILWAY LINES

Vehicle Storage Area owned by others

Existing Elevation C - C

KEY

1	Brick
2	Render
3	Cladding
4	Juliette Balconies
5	Balconies
6	Deck Access
7	Entrance
8	Screens
9	Planting
10	Bin Store
11	Covered Bike Stand
12	Railing
13	Canopy
14	Roller Shutters
15	Windows
	Ornate True

5m
0m

Note: Do not scale this drawing

Revisions:

Bell Close
Ruislip
for

PLANNING

11196-D4703-rev03
Scale: 1:100 @ A1
Scale: 1:200 @ A3
Date: 23 December 2010
Elevation DD:
Proposed &
Existing

Notes:
This is a preliminary design study based on the level of information available.

Proposed Elevation D - D

Proprietary
Page 215

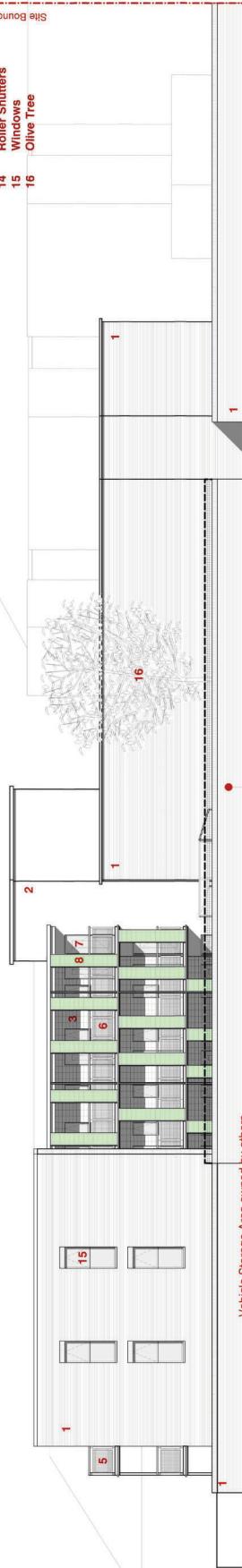
The site plan illustrates the layout of 'THE SITE'. It features an 'EXISTING BUILDING' shown as a black polygon. A 'Security fence' is depicted as a line with a red dot at its center. A 'Vehicle Storage Area owned by others' is indicated by a red dot. The 'Site Boundary' is marked by a dashed red line. The plan also shows 'RAILWAY LINES' as a series of vertical lines. The 'WEST END ROAD' and 'BELL CLOSE' are labeled on the right side. The bottom of the plan shows a detailed sketch of trees and shrubs.

Existing Elevation D - D

KEY:

- 1 Brick
- 2 Render
- 3 Cladding
- 4 Juliette Balconies
- 5 Balconies
- 6 Deck Access
- 7 Entrance
- 8 Screens
- 9 Planting
- 10 Bin Store
- 11 Covered Bike Stand
- 12 Railing
- 13 Canopy
- 14 Roller Shutters
- 15 Windows
- 16 Olive Tree

5m
0m
Note:
Do not scale this drawing

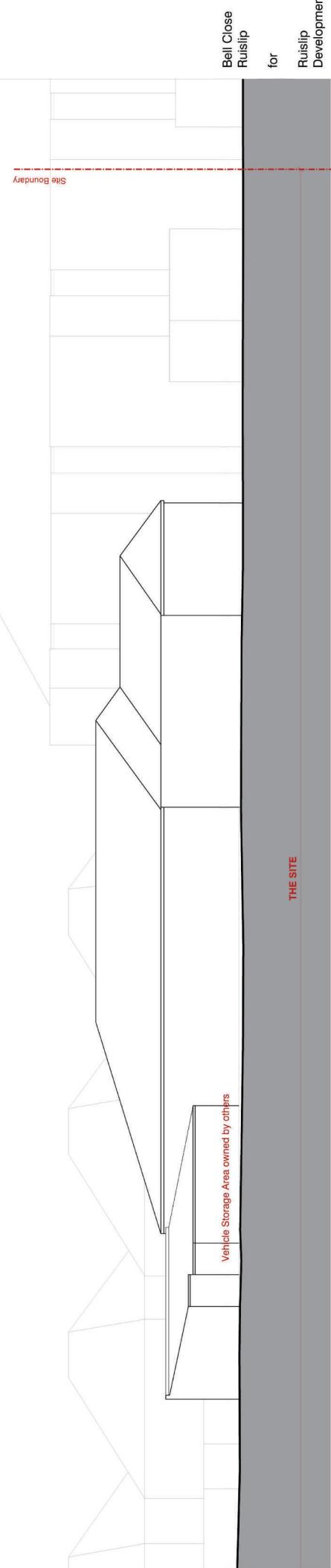


BELL CLOSE

Revisions:
00 20 April 2011

Proposed Elevation E - E

Page 216

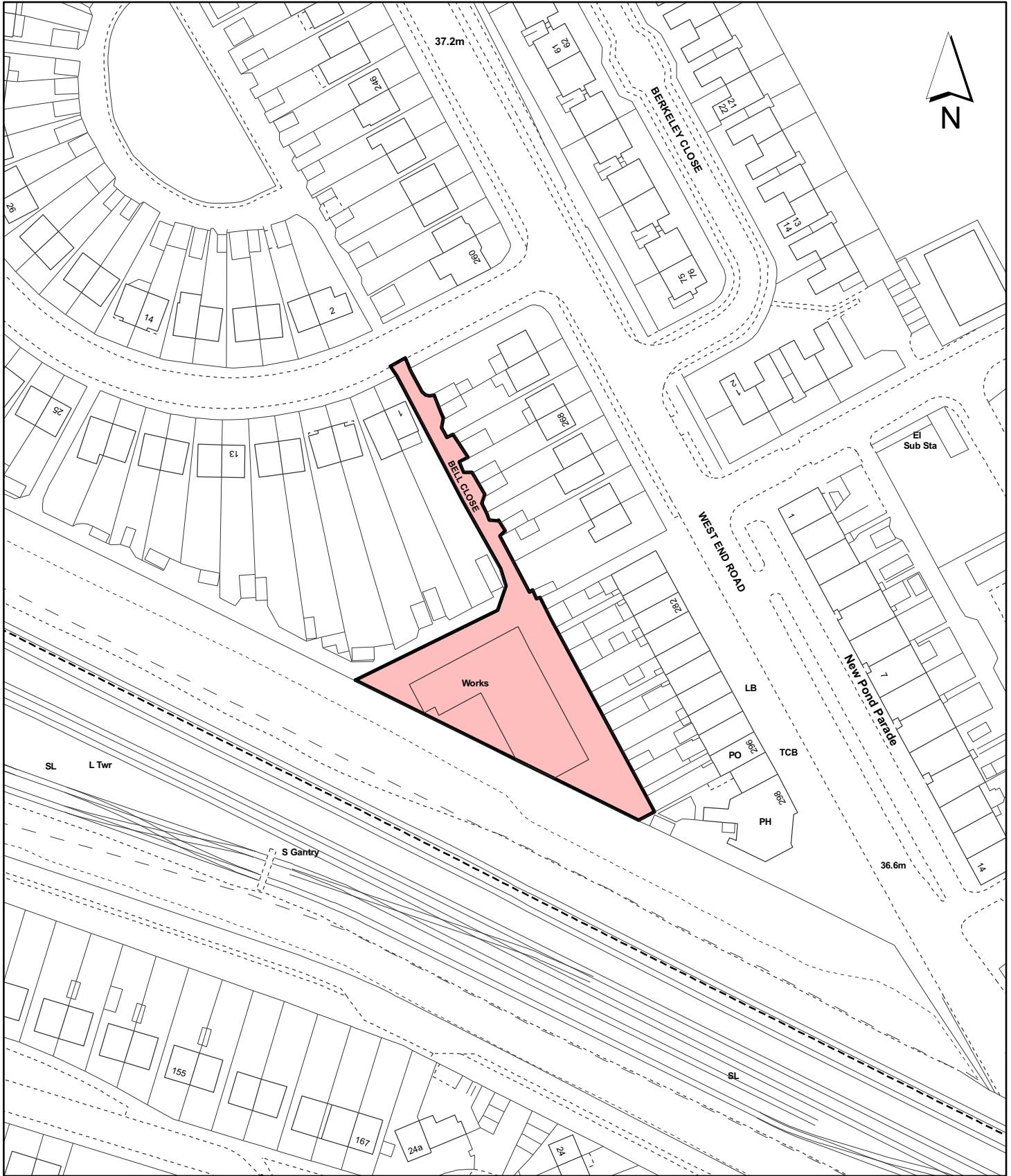


THE SITE

Bell Close
Ruislip
for
Ruislip
Development Ltd

Existing Elevation E - E

PLANNING
1196-D4704-rev00
Scale: 1:100 @ A1
Scale: 1:200 @ A3
Date: 20 April 2011
Elevation EE:
Proposed &
Existing



Report of the Head of Planning & Enforcement Services

Address 15 MOOR PARK ROAD NORTHWOOD

Development: Part two storey, part single storey side/rear extension, conversion of roofspace to habitable use to include 3 x rear dormers involving alterations to side and demolition of existing attached garage to side

LBH Ref Nos: 314/APP/2011/1151

Date Plans Received: 12/05/2011

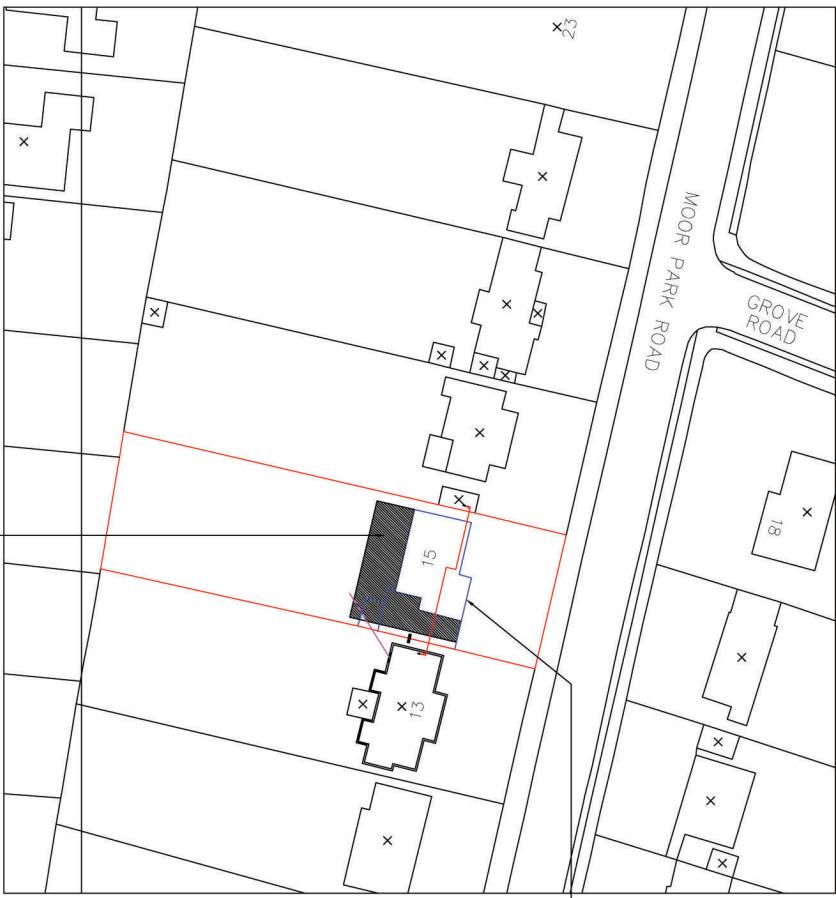
Date(s) of Amendment(s):

Date Application Valid: 08/06/2011



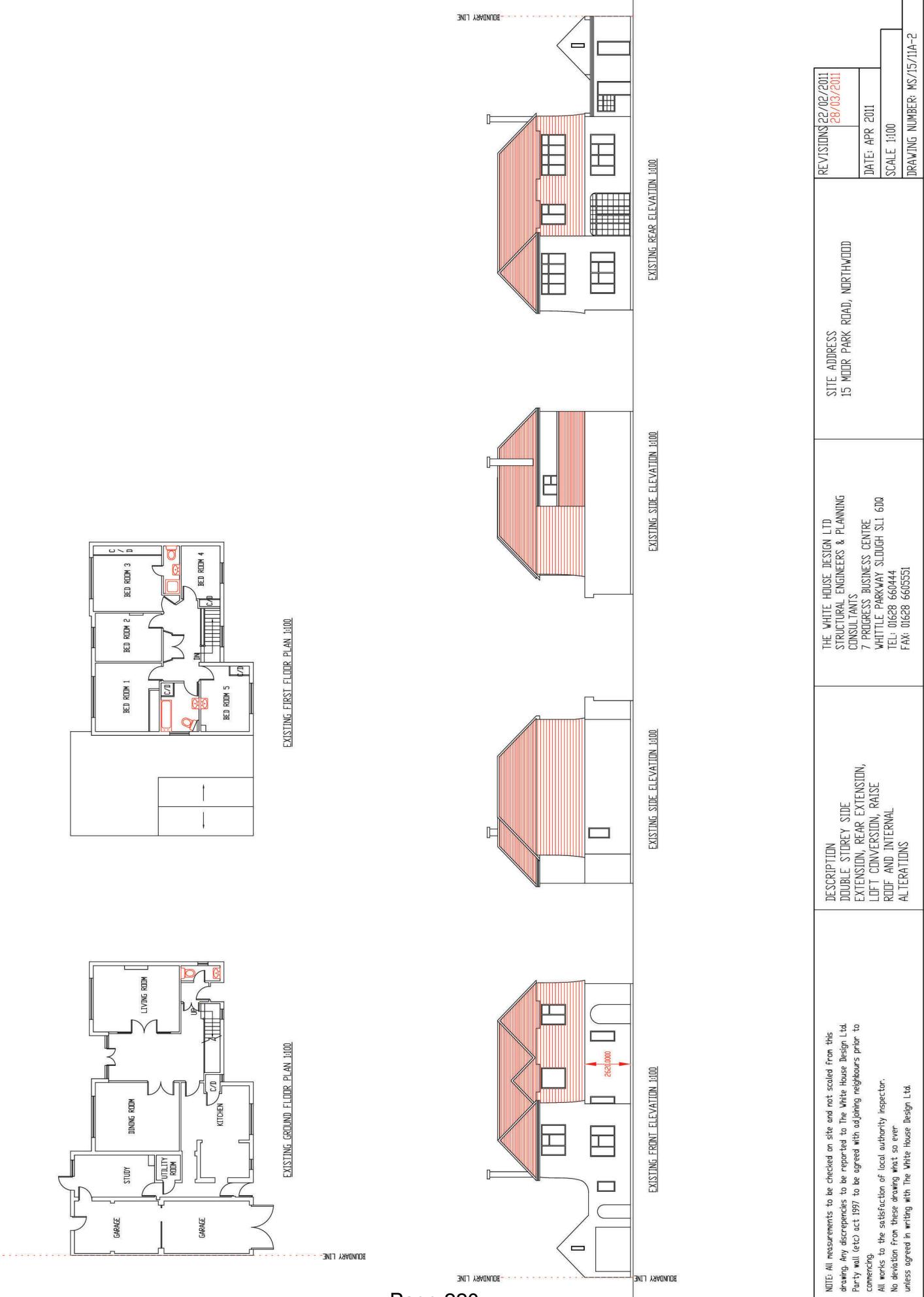
LOCATION PLAN: 1:250

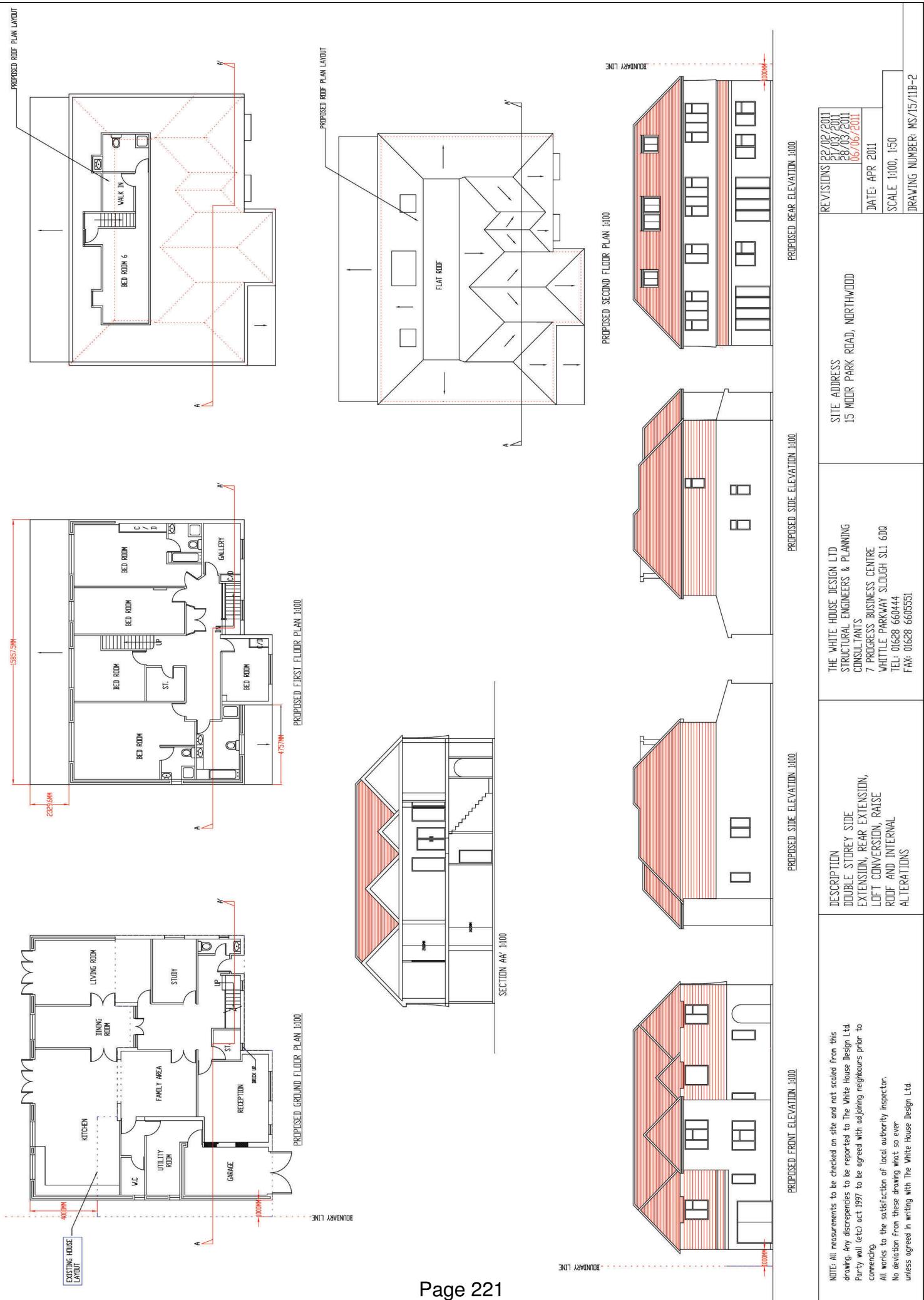
PROPOSED HATCHED

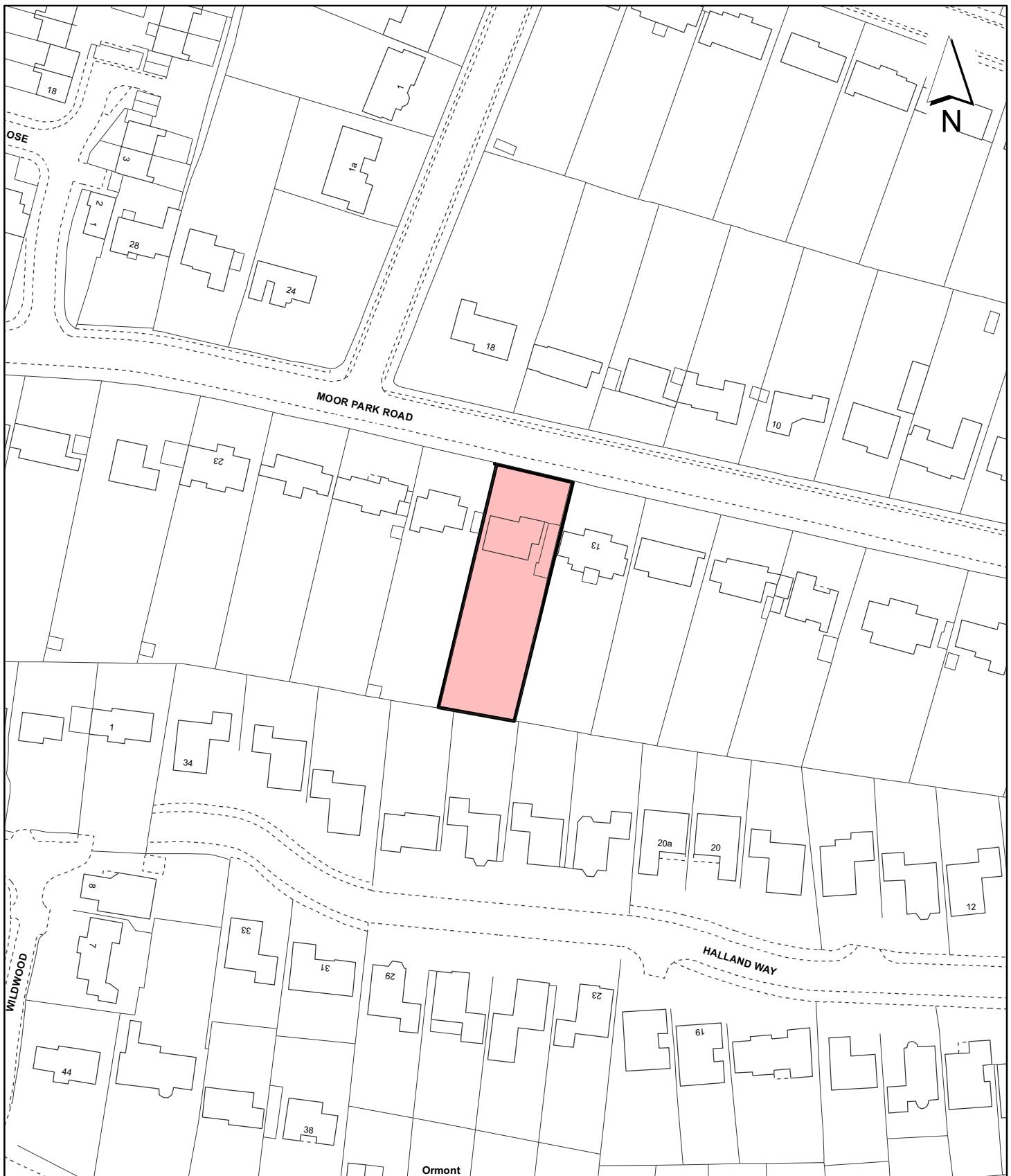


SITE PLAN: 1:500

NOTE: All measurements to be checked on site and not scaled from this drawing. Any discrepancies to be reported to The White House Design Ltd. Party wall (etc) act 1997 to be agreed with adjoining neighbours prior to commencing. All works to the satisfaction of local authority inspector. No deviation from these drawing what so ever unless agreed in writing with The White House Design Ltd.		DESCRIPTION DOUBLE STOREY SIDE EXTENSION, REAR EXTENSION, LOFT CONVERSION, RAISE ROOF AND INTERNAL ALTERATIONS	SITE ADDRESS 15 MOOR PARK ROAD, NORTHWOOD	THE WHITE HOUSE DESIGN LTD STRUCTURAL ENGINEERS & PLANNING CONSULTANTS 7 PROGRESS BUSINESS CENTRE WHITTLE PARKWAY SLOUGH SL1 6DQ TEL: 01628 660444 FAX: 01628 660551	REVISIONS 22/02/2011 28/03/2011	DATE: APRIL 2011	SCALE: 1:2000 DRAWING NUMBER: N1/15/10-2
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Notes



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Site Address

**15 Moor Park Road
Northwood**

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

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

Planning Application Ref:

314/APP/2011/1151

Scale

1:1,250

Planning Committee

NorthPage 222

Date

**August
2011**



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address 2 HILLIARD ROAD NORTHWOOD

Development: Conversion of existing end terrace house into 2, two-bedroom flats, involving part single storey, part two storey rear extension, first floor side extension, and partial conversion of existing attached garage to side to habitable use.

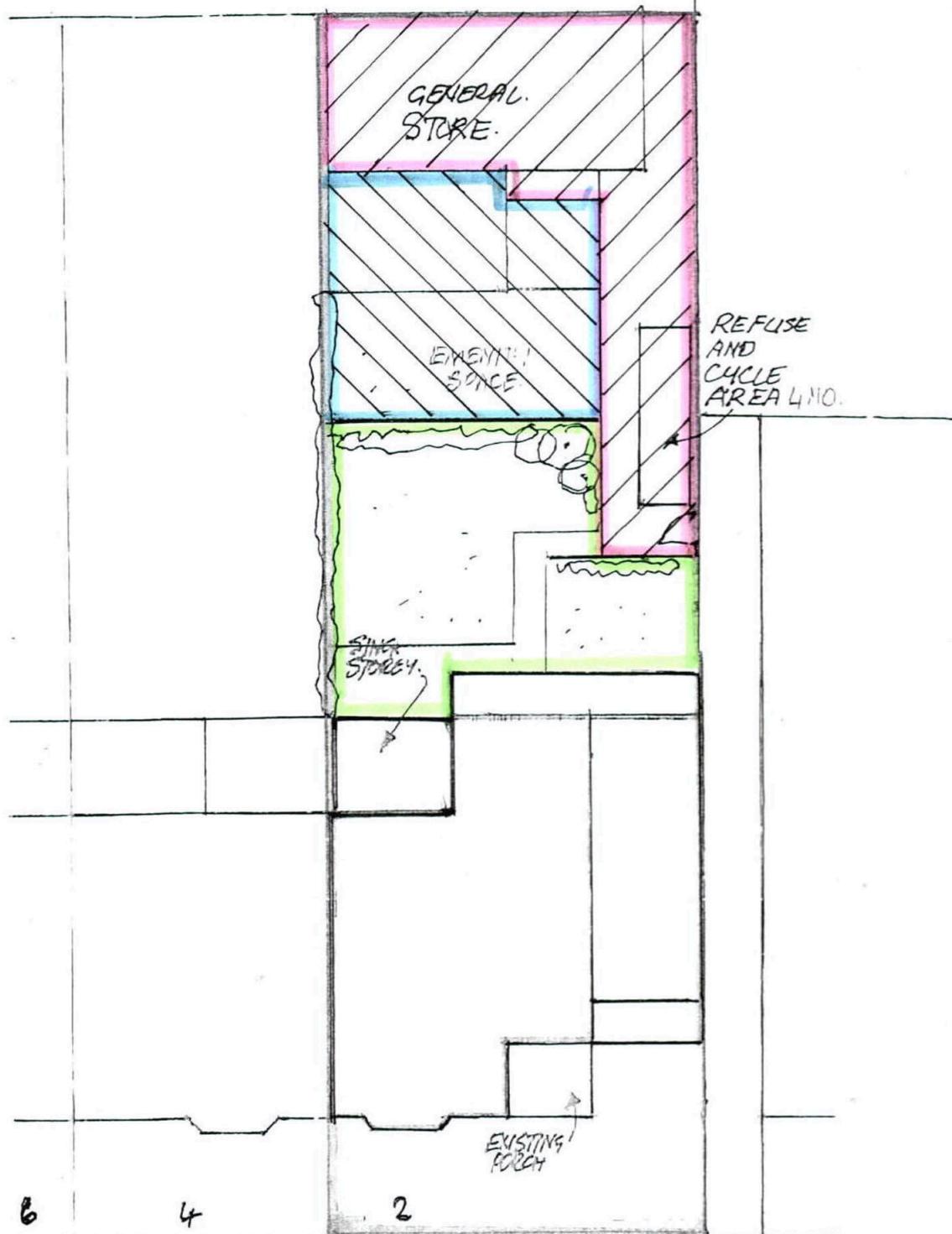
LBH Ref Nos: 34684/APP/2011/359

Date Plans Received: 16/02/2011 **Date(s) of Amendment(s):**

Date Application Valid: 04/03/2011

M.
1:200 scale

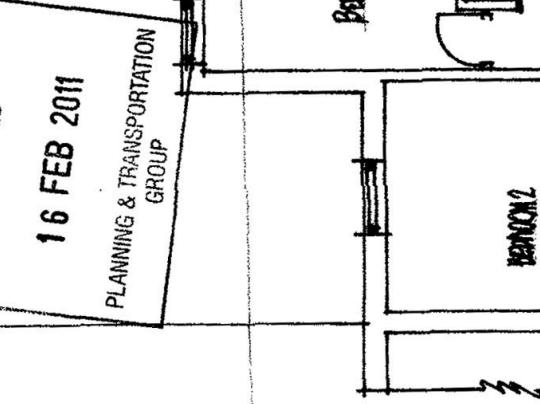
- AMENITY SPACE
FOR GROUND FLOOR FLAT.
- AMENITY SPACE
FOR FIRST FLOOR FLAT.
- SHARED AMENITY
SPACE.



LON BORO OF HILLINGDON
RECEIVED

16 FEB 2011

PLANNING & TRANSPORTATION
GROUP



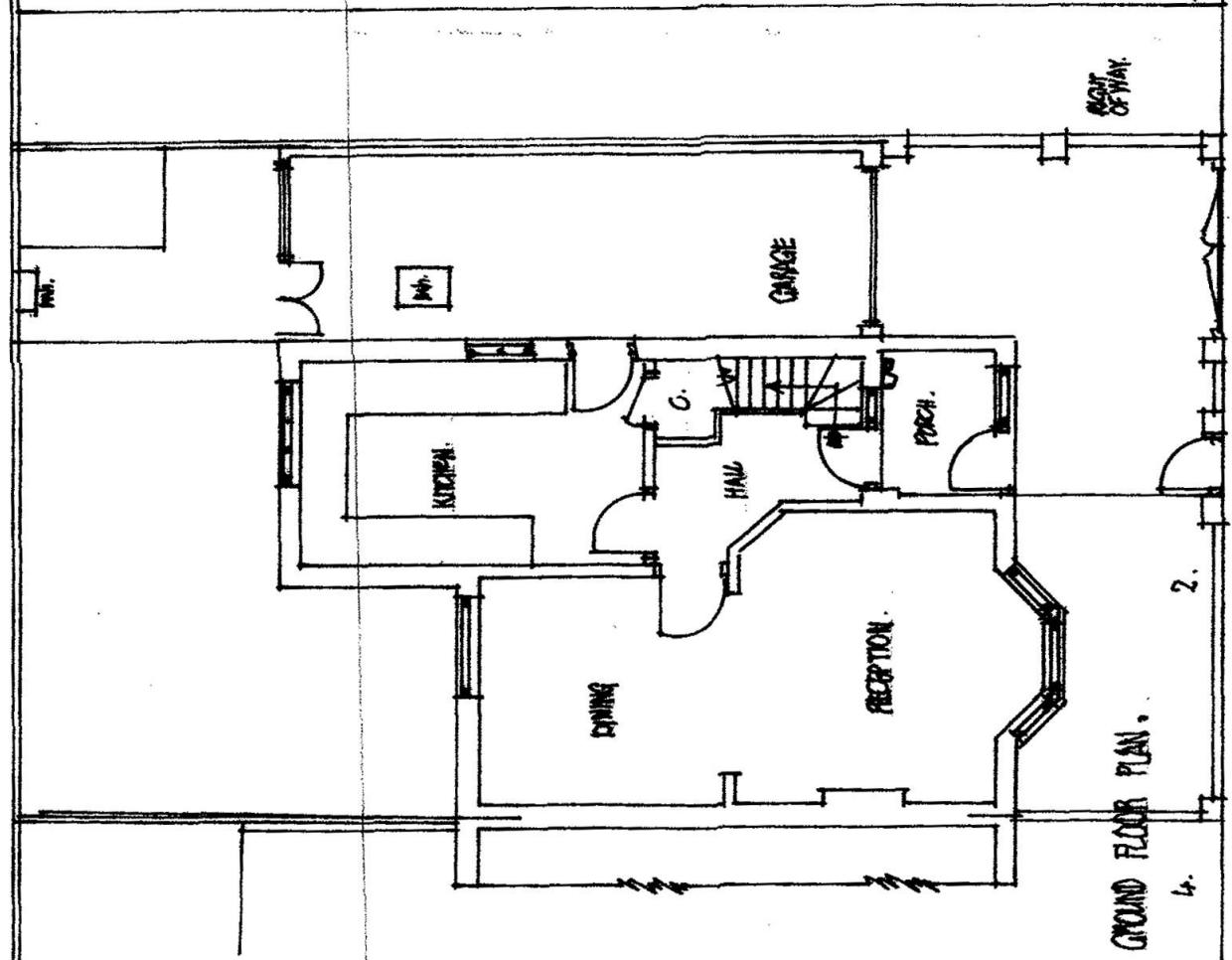
FIRST FLOOR PLAN.

ELEY AND ASSOCIATES
11 OLD HALL CLOSE
PINNER
MIDDLE HAS LIST.

SCALE 1:100
NEW 07
D.R.C. NO:
20097.10

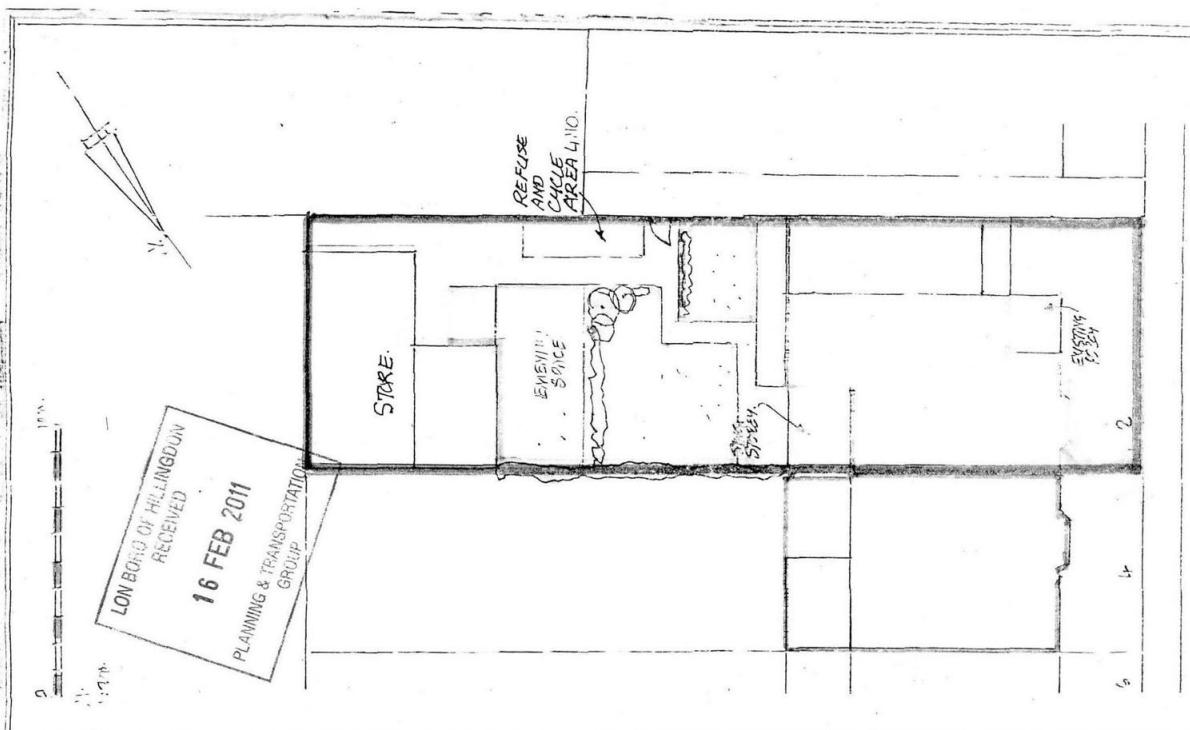
2 HILLIARD ROAD
NORTHWOOD
MIDDLESEX HA6 1SN.

EXISTING.



GROUND FLOOR PLAN.

HILLIARD ROAD.

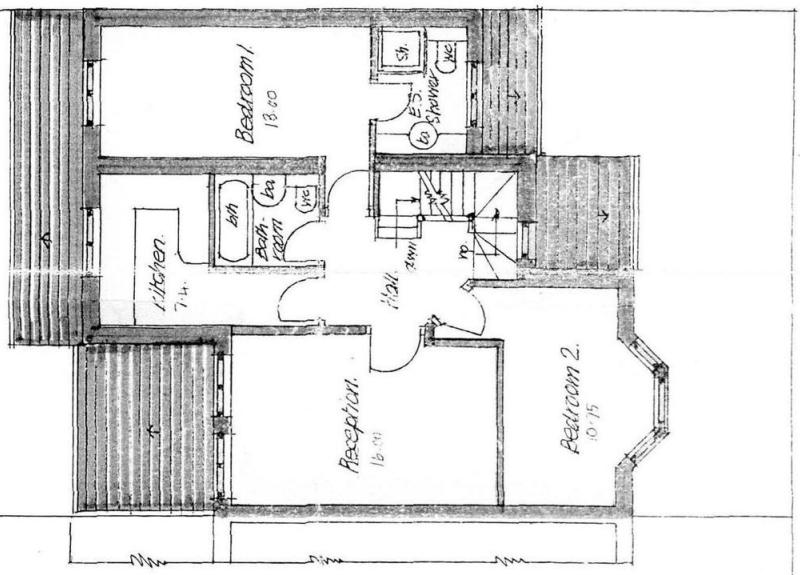


HILLIARD ROAD
NORTHWOOD
MIDDX HA1 1SN

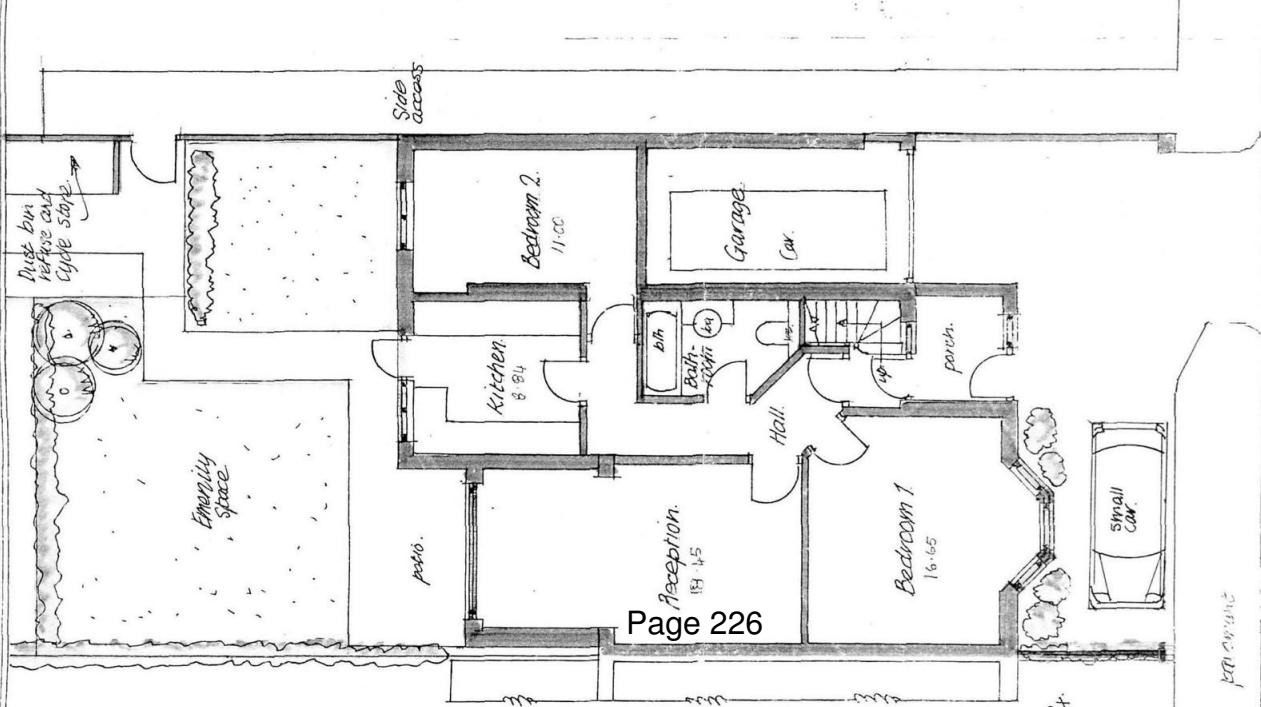
ELST AND ASSOCIATES
11 OLD HALL CLOSE
PINNER,
MIDDX HA4 1ST

SCALE 1:100
JAN 2011
DRG. NO:-
D216-10A.

FIRST FLOOR PLAN



2 HILLIARD ROAD
NORTHWOOD
MIDDX HA1 1SN.



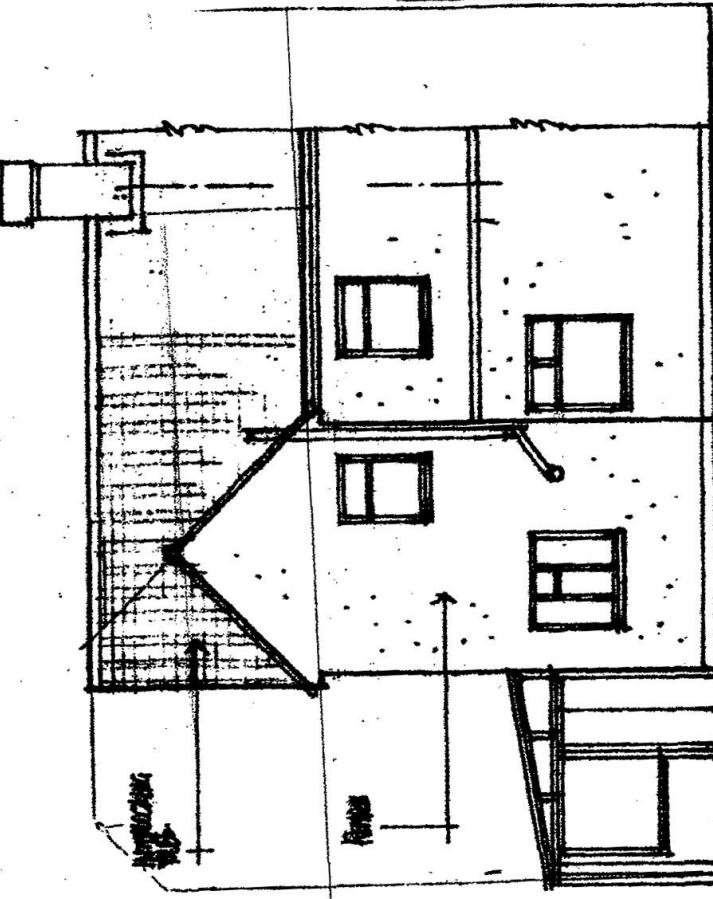
GROUND FLOOR PLAN

1:100 METRES

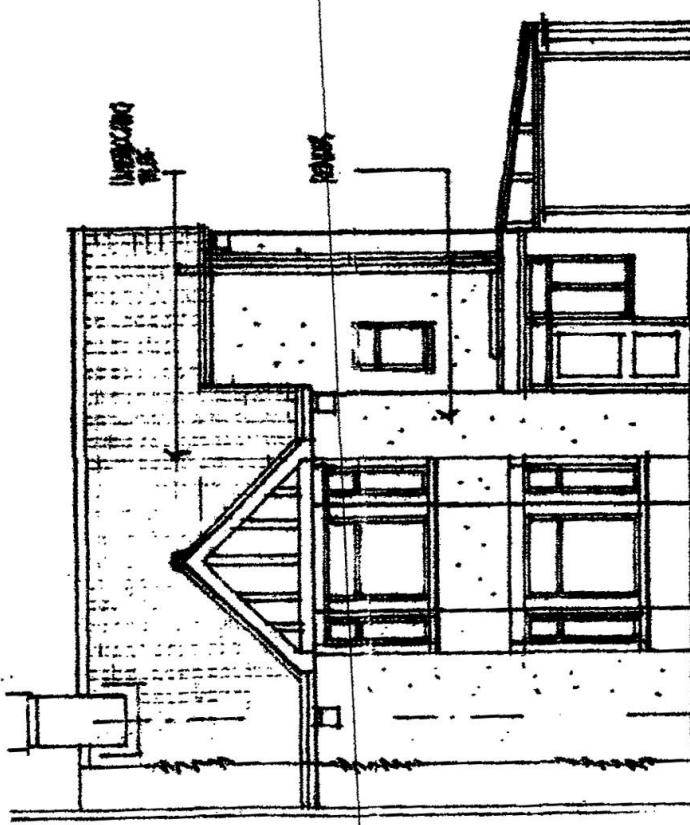
HILLIARD ROAD
NORTHWOOD
MIDDX HA1 1SN

ELST AND ASSOCIATES
11 OLD HALL CLOSE
PINNER,
MIDDX HA4 1ST

SCALE 1:100
JAN 2011
DRG. NO:-
D216-10A.



REAR ELEVATION.



FRONT ELEVATION.

LON BORO OF HILLINGDON
RECEIVED

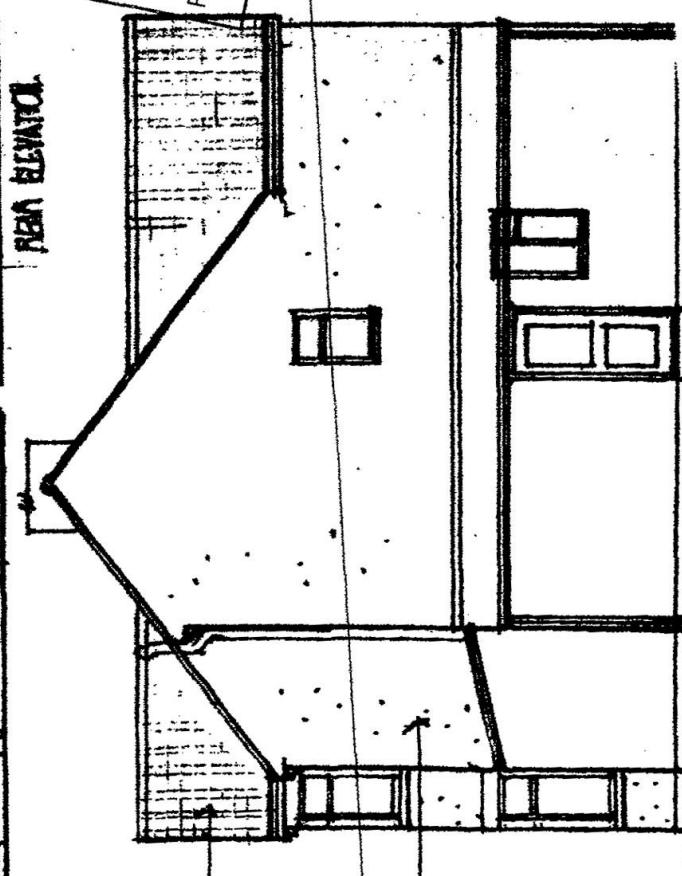
16 FEB 2011

PLANNING & TRANSPORTATION
GROUP

2 MILLIARD ROAD
MONTWOOD
HUDSON, HA6 1SN

SCALE 1:100
REV.07
DRG. NO:
2099.11

ELEY AND ASSOCIATES
OLD HALL CLOSE
PINNER



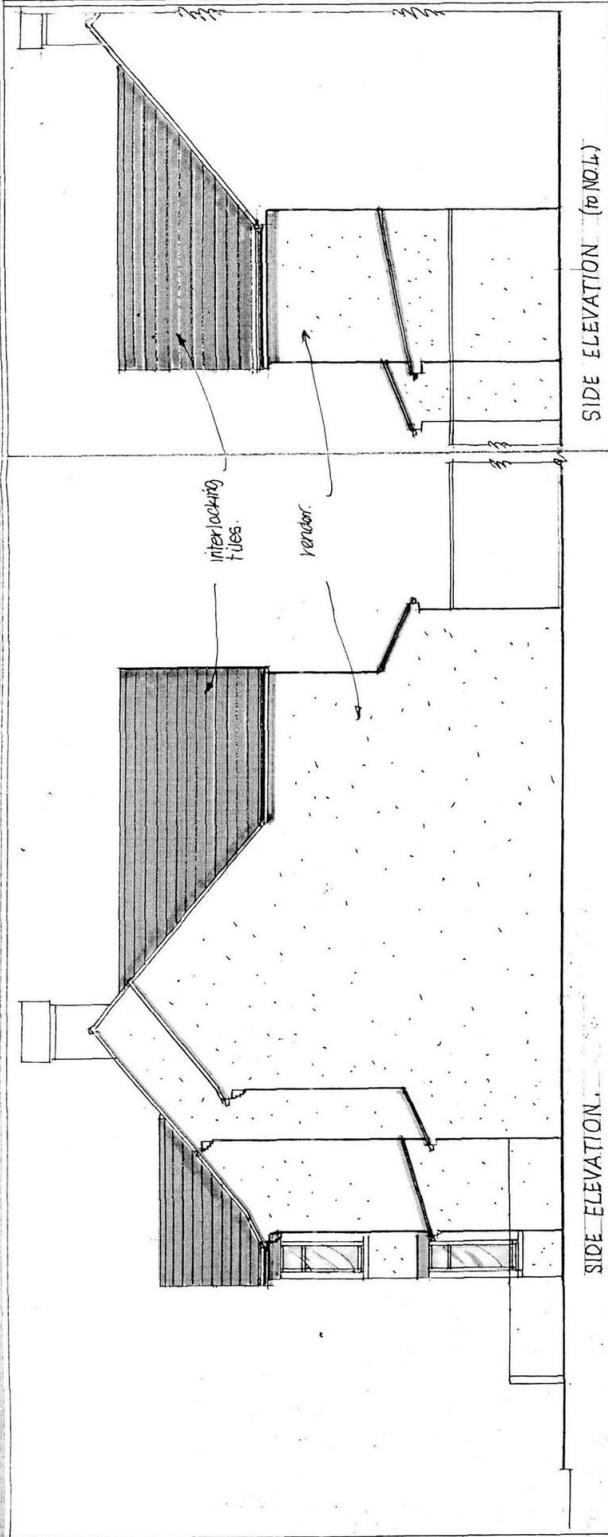
SIDE ELEVATION.



ELEY AND ASSOCIATES
11 OLD HALL CLOSE
PINNER,
MIDDLESEX, HA5 1ST.

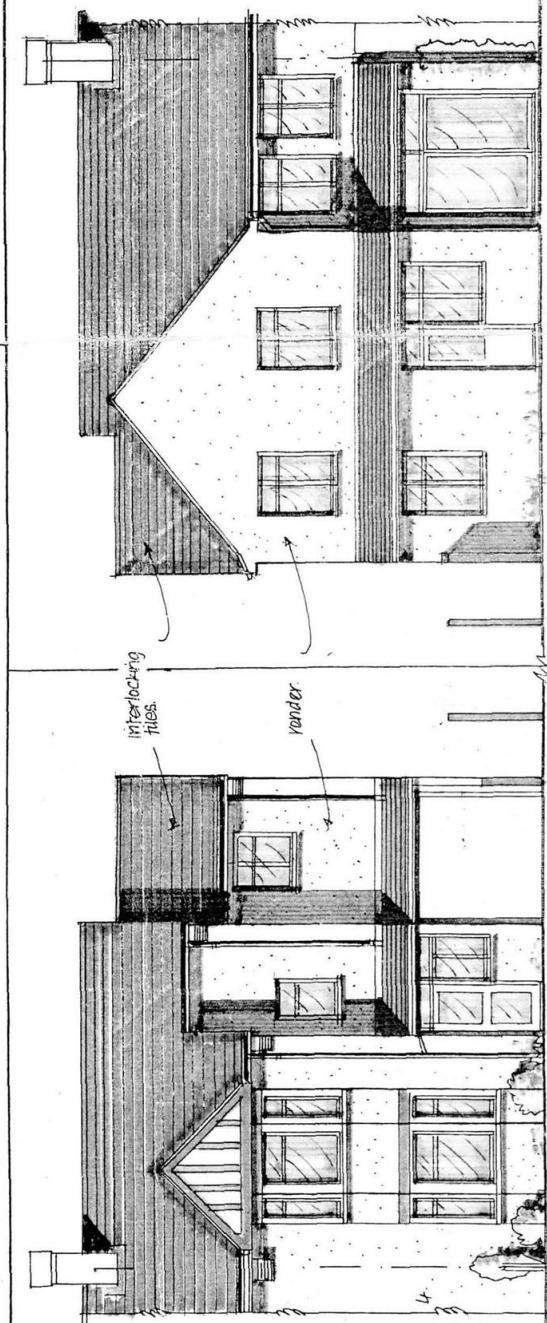
SCALE : 1 : 100
JAN. 2011
DRG. NO:
2216.11A

2 HILLIARD ROAD
NORTHWOOD
MUDGY HAG (SN).



SIDE ELEVATION (to N.O.L.)

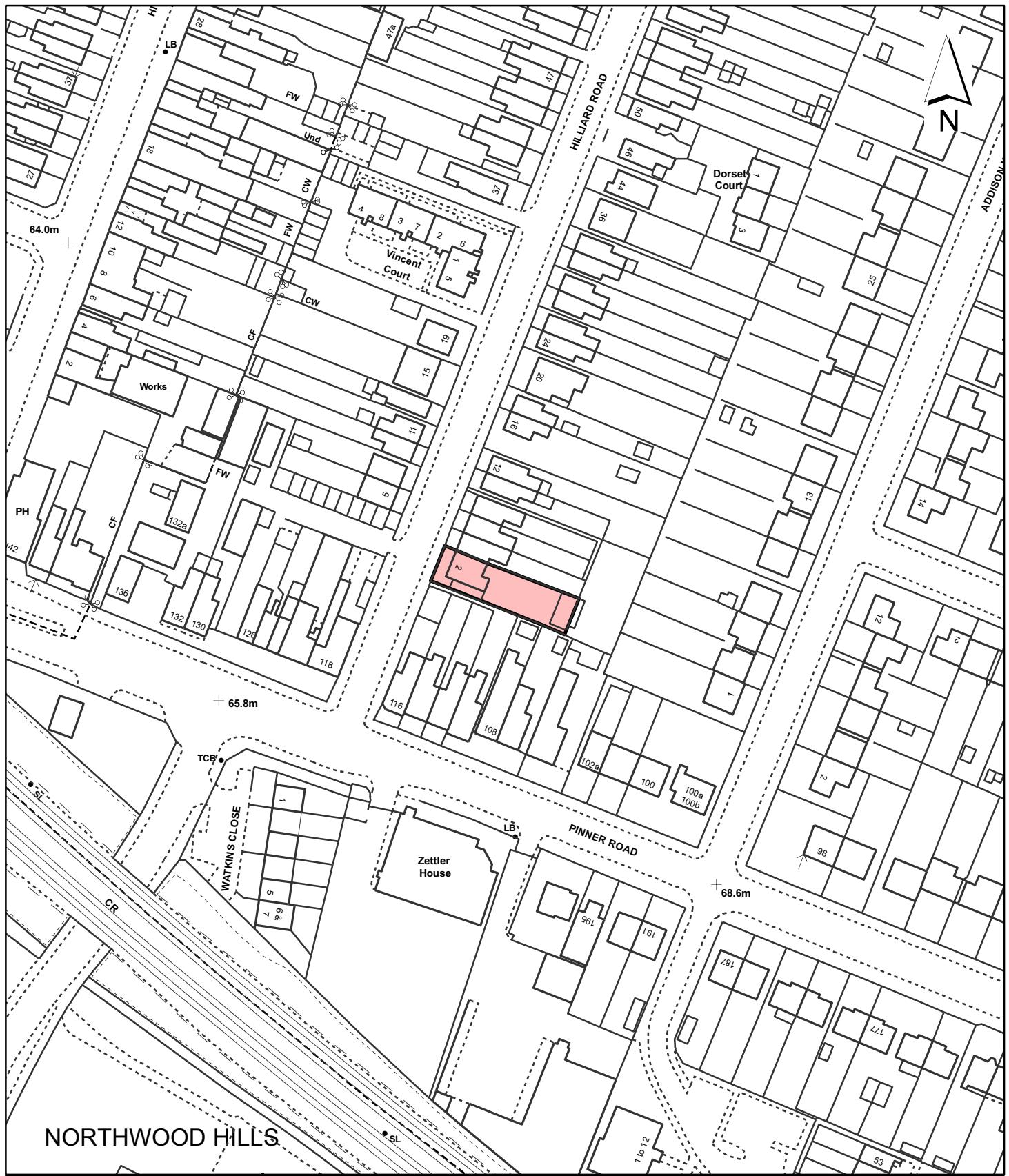
SIDE ELEVATION.



REAR ELEVATION.

FRONT ELEVATION.

9 8 7 6 5 4 3 2 1 0



Notes

 Site boundary

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Site Address

**2 Hilliard Road
Northwood**

**LONDON BOROUGH
OF HILLINGDON**

Planning,
Environment, Education
& Community Services
Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 250111

Planning Application Ref:

34684/APP/2011/359

Scale

1:1,250

Planning Committee

North Page 229

Date

**July
2011**



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

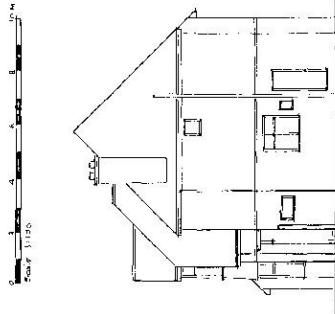
Address 12 KEWFERRY ROAD NORTHWOOD

Development: Single storey front extension.

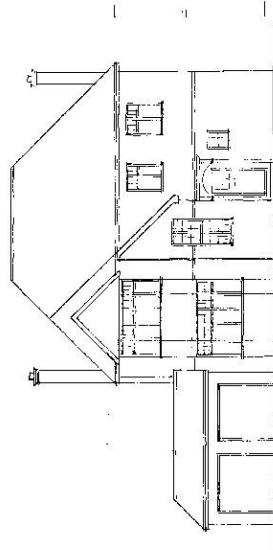
LBH Ref Nos: 33988/APP/2011/684

Date Plans Received: 18/03/2011 **Date(s) of Amendment(s):**

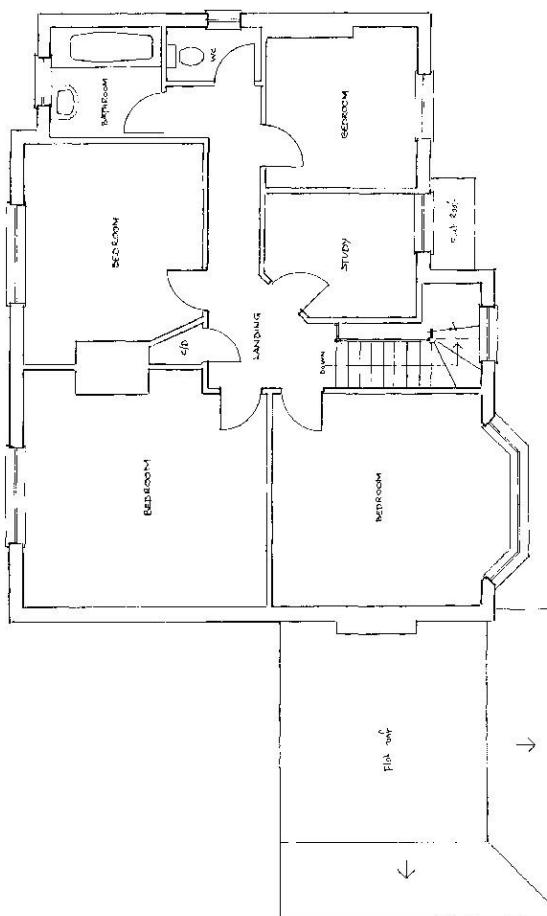
Date Application Valid: 21/03/2011



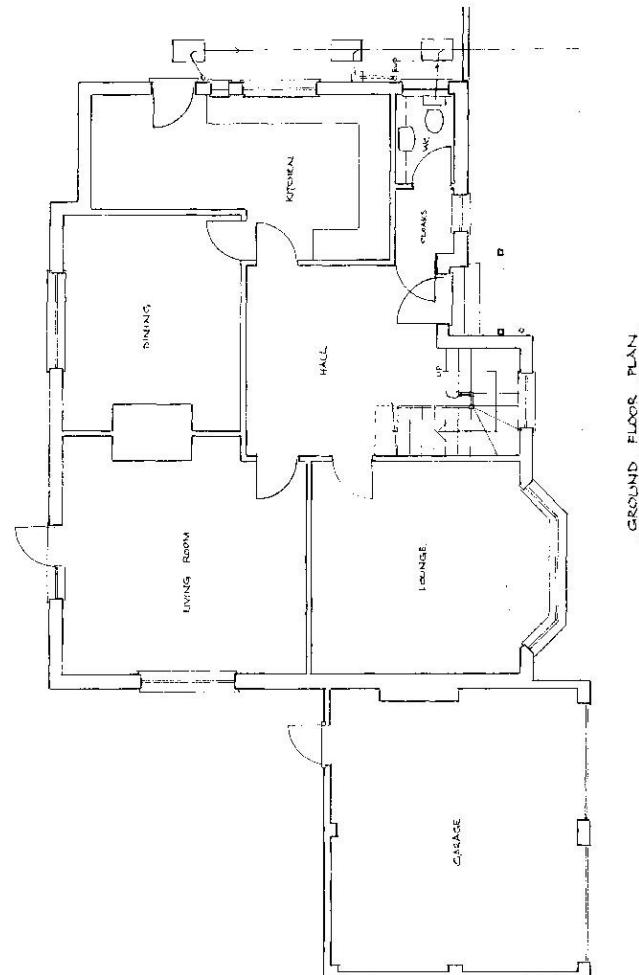
SIDE (S) ELEVATION



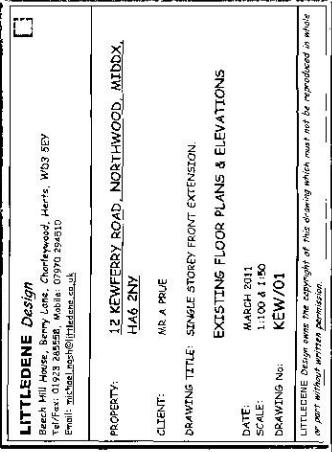
FRONT ELEVATION

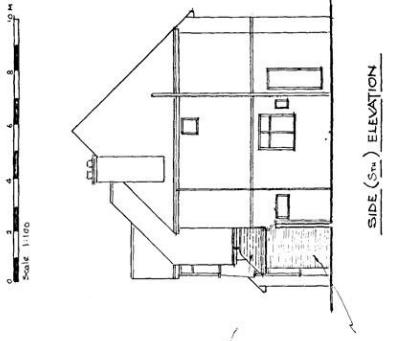


FIRST FLOOR PLAN

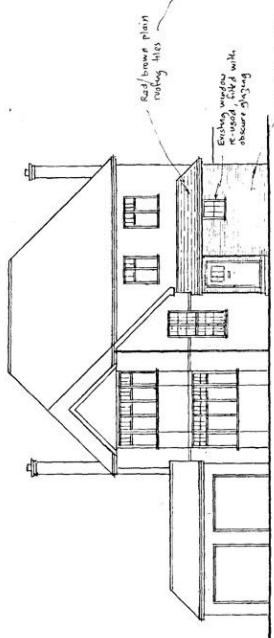


GROUND FLOOR PLAN

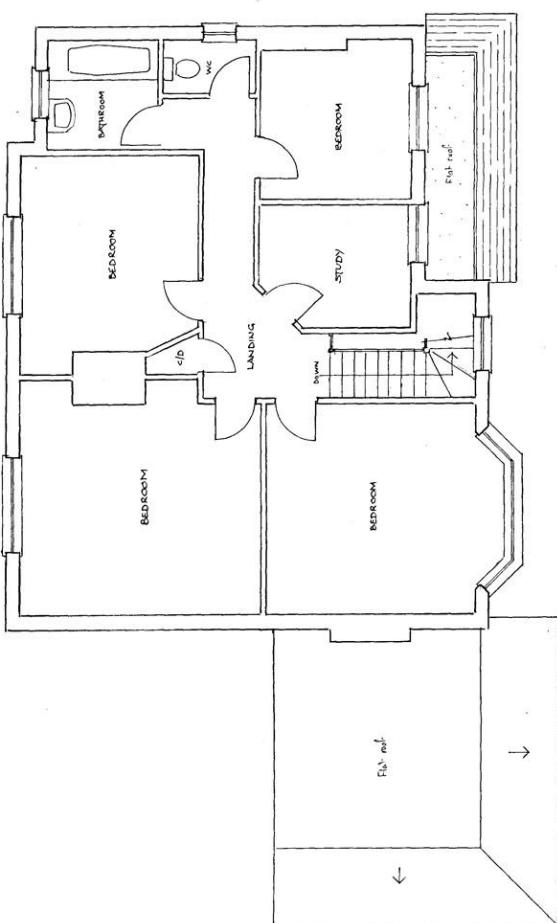




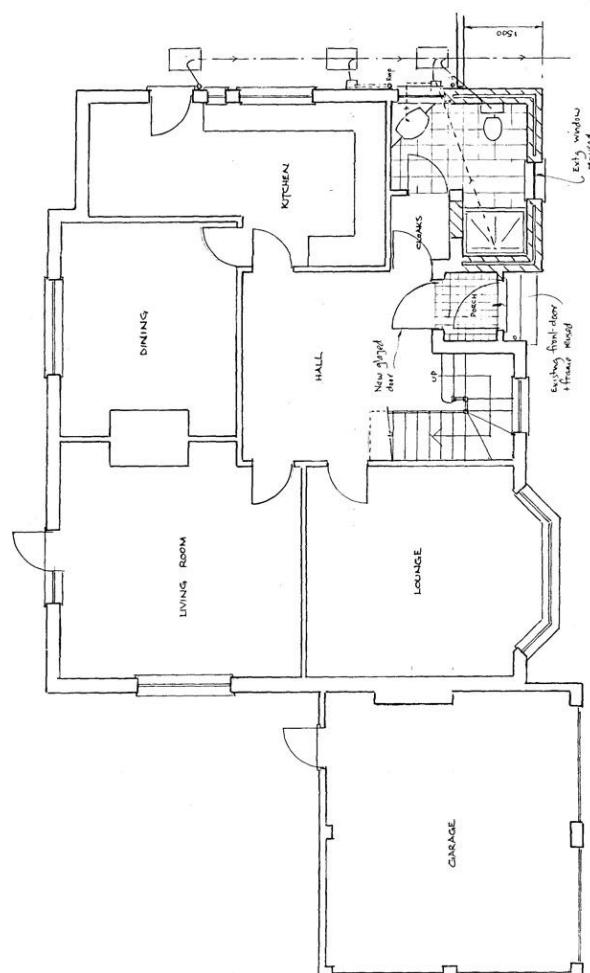
SIDE (S.E.) ELEVATION



FRONT ELEVATION



FIRST FLOOR PLAN



GROUND FLOOR PLAN

T1 - 12m high broad leaved trees
T2 - 3m high ilex
T3 - 6m high ilex

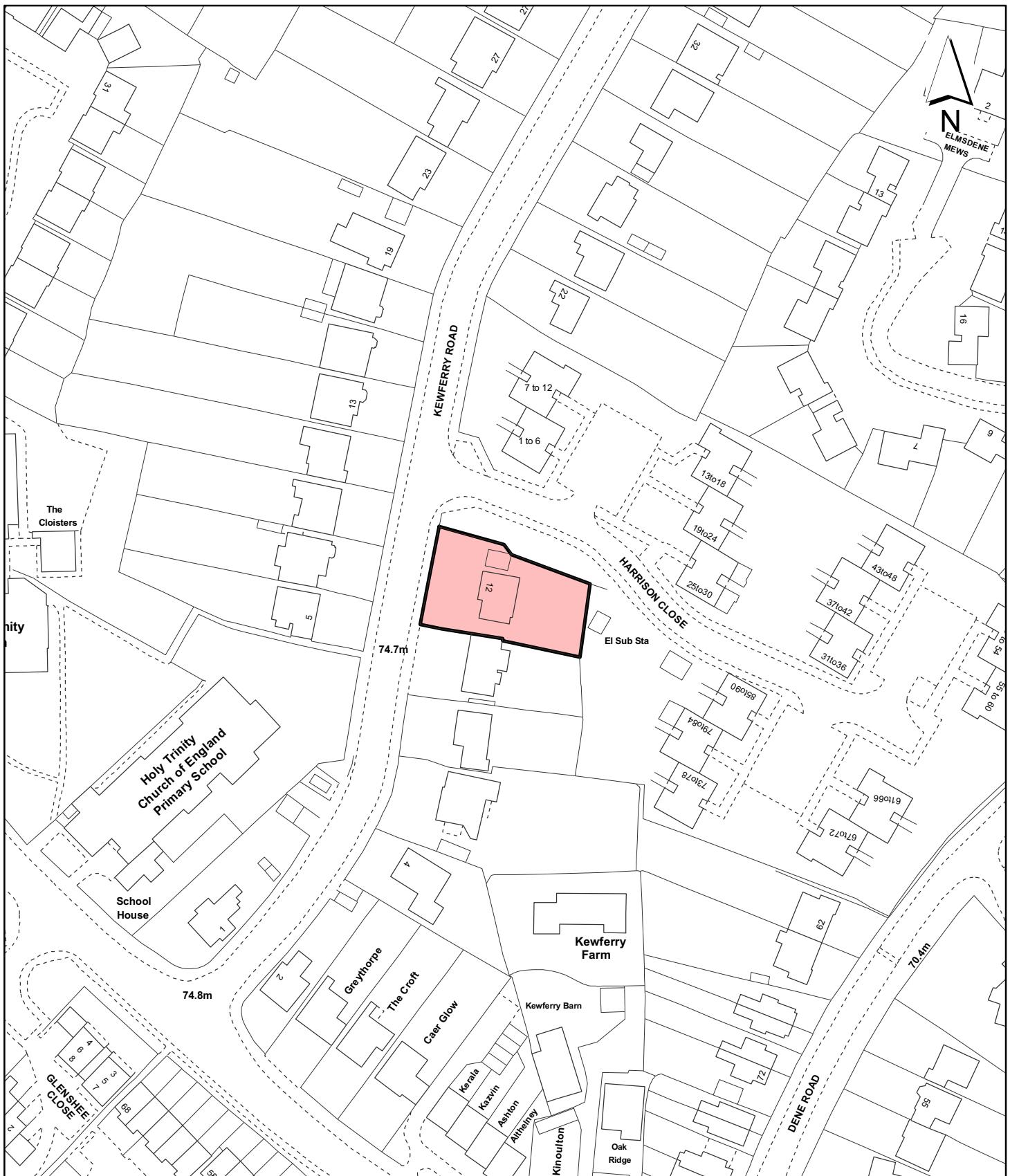
LITTLE EDENE Design
Beech Hill House, Berry Lane, Chorleywood, Herts, WD3 5EY
Tel/Fax: 01923 289558, Mobile 07902 294510
Email: Michael.mash@littleedene.co.uk

12 KENFERRY ROAD, NORTHWOOD, MIDDX.
HA6 2NY

CLIENT: AIR A PRUE
DRAWING TITLE: SINGLE STOREY FRONT EXTENSION
PROPERTY: 12 KENFERRY ROAD

DATE: MARCH 2011
SCALE: 1:50, 1:100 & 1:500
DRAWING No: KEN/02

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Site Address

**12 Kewferry Road
Northwood**

LONDON BOROUGH OF HILLINGDON

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

Planning Application Ref:

33988/APP/2011/684

Scale

1:1,250

Planning Committee

North Page 233

Date

**August
2011**



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address BUILDERS YARD JOEL STREET NORTHWOOD

Development: Retention of boundary fence

LBH Ref Nos: 16194/APP/2010/2780

Date Plans Received: 01/12/2010 **Date(s) of Amendment(s):**

Date Application Valid: 13/01/2011

Notes

DO NOT SCALE I'll do that task
All dimensions and levels must be verified on site prior to commencement and any discrepancies notified.
This drawing to be read in conjunction with all relevant specialists drawings, details and specifications.

Side North Elevation
Scale 1:200

Existing 250mm high Hedge
Gravel stones behind
Field

New painted green Palisading Type 'Triple Pointed' to match existing
Same as south side/ existing approved

Rear East Elevation Scale 1:200

Existing 250mm high Hedge
Field

New painted green Palisading Type 'Triple Pointed' to match existing
Same as south side/ existing approved

Site Plan 1:500

JOEL STREET
BUILDEP'S YARD
JOEL STREET
Field

Existing Building
Storage (cement)
Storage (sand (gravel))
Rear East Elevation
Existing 250mm high Hedge
Install Triple pointed green painted Steel Palisading
to match existing
Existing Hedge (allowable to grow to 3.5 m high)
Existing North Elevation
Existing Rocking

Location Plan. Scale 1:1250

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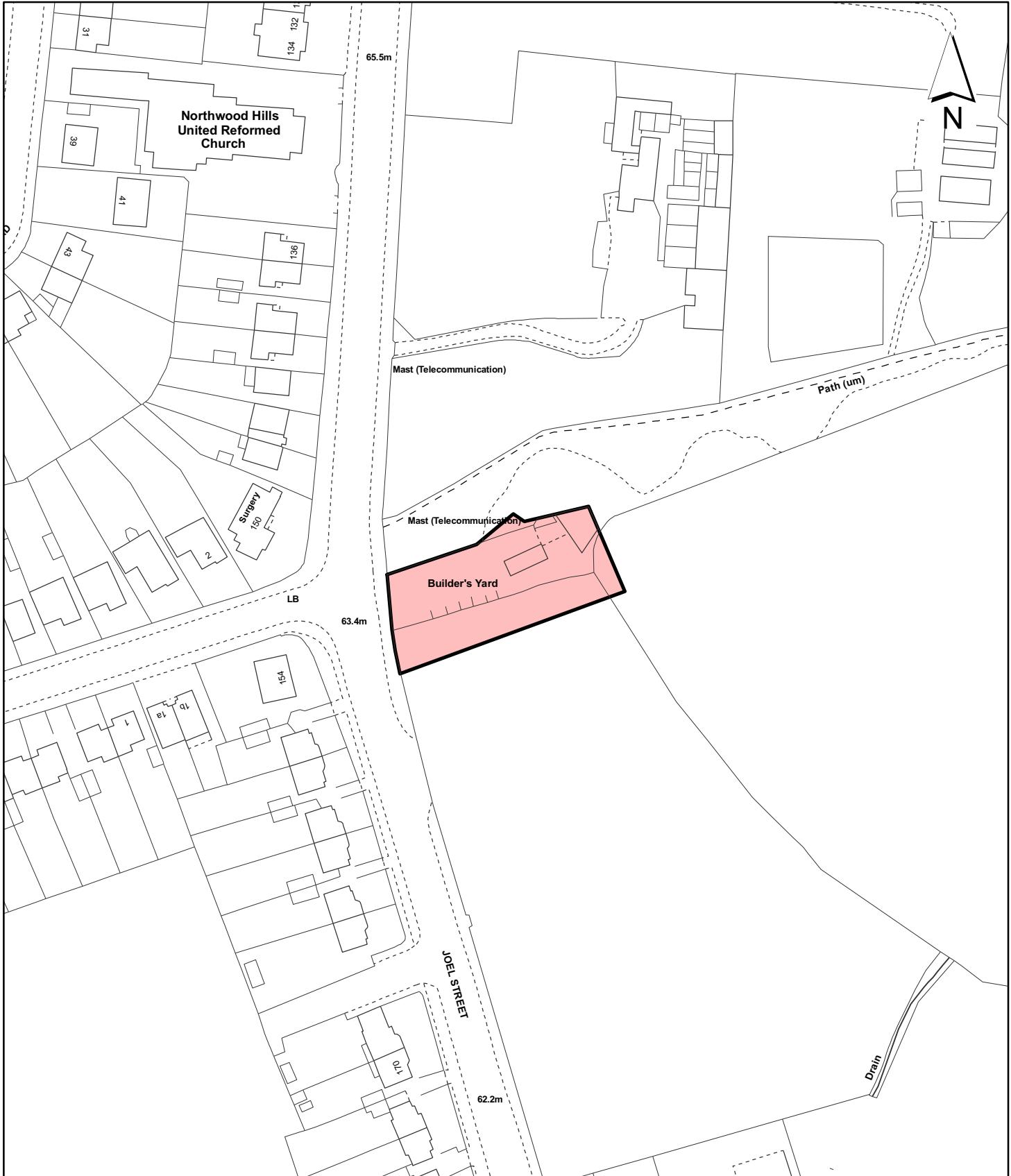
PRELIMINARY

hap chartered architects
The Orange, 22 Chesham Hill, High Wycombe,
Buckinghamshire HP11 8QZ
T: 01494 450427 F: 01494 56570
admin@hap-architects.co.uk www.hap-architects.co.uk

CONTRACT
Development at Builders Yard,
Joel Street, Northwood.
CLERK
Mr R Stone
Bennetts, Oddley Lane, Nr
Bledlow, Bucks. HP27 9NQ
DRAWINGS
Existing Site Plan
Boundary Palisading
DRAWING NUMBER
11728/05
REVISION
-
DATE
Nov 2010
DRAWN
SA
CHECKED
JC
TYPE
Site Plan
REF
11728/05
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HAP Chartered Architects Ltd
Chesham, High Wycombe, HP11 8QZ

RIBA 

Page 235



Notes

 Site boundary

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Site Address

**Builders Yard
Joel Street
Northwood**

Planning Application Ref:

16194/APP/2010/2780

Scale

1:1,250

Planning Committee

NorthPage 236

Date

**August
2011**

**LONDON BOROUGH
OF HILLINGDON**

Planning,
Environment, Education
& Community Services
Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 250111



HILLINGDON
LONDON