



## Putting our residents first

# Agenda

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## 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 1 - 8
- 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

## PART I - Members, Public and Press

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

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## Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	279 Swakeleys Road, Ickenham - 30255/APP/2020/4275	Ickenham	Erection of a two storey building with habitable roofspace to consist of 6 x 2-bed and 1 x 3-bed self-contained flats with parking and amenity space, involving demolition of existing dwelling.  <b>Recommendations: Refusal</b>	9 – 26  91 - 104
7	Wynnstay, High Road, Eastcote - 9292/APP/2021/63	Northwood Hills	Part two storey, part single storey rear extension, raising of ridge height and conversion of roof from hip to gable ends with gable end windows involving alterations to elevations.  <b>Recommendations: Refusal</b>	27 – 32  105 - 113

## Other

8 S106 Quarterly Monitoring Report

33 - 44

## PART II - Members Only

*That the reports in Part 2 of this agenda be declared not for publication because they involve the disclosure of information in accordance with Section 100(A) and Part 1 of Schedule 12 (A) to the Local Government Act 1972 (as amended), in that they contain exempt information and that the public interest in withholding the information outweighs the public interest in disclosing it.*

	Address	Ward	Description & Recommendation	Page
9	Enforcement Report			45 - 54
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## PART I - Plans for North Planning Committee

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## Minutes



**NORTH Planning Committee**

**11 March 2021**

**Meeting held at VIRTUAL - Live on the Council's YouTube channel: Hillingdon London**

	<p><b>Committee Members Present:</b> Councillors Henry Higgins (Chairman), John Morgan (Vice-Chairman), Jas Dhot, Becky Haggard, Allan Kauffman, Carol Melvin, John Oswell (Opposition Lead), Jagjit Singh and David Yarrow</p> <p><b>LBH Officers Present:</b> Glen Egan (Office Managing Partner - Legal Services), Liz Penny (Democratic Services Officer), James Rodger (Head of Planning, Transportation and Regeneration), Alan Tilly (Transport Planning and Development Manager) and James Wells (Planning Team Leader)</p>
143.	<p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>There were no apologies for absence.</p>
144.	<p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> (<i>Agenda Item 2</i>)</p> <p>There were no declarations of interest.</p>
145.	<p><b>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING</b> (<i>Agenda Item 3</i>)</p> <p><b>RESOLVED:</b> That the minutes of the meeting dated 17 February 2021 be agreed as an accurate record.</p>
146.	<p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 4</i>)</p> <p>None.</p>
147.	<p><b>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</b> (<i>Agenda Item 5</i>)</p> <p>It was confirmed that items 1 – 10 were marked Part I and would be considered in public and items 11 and 12 were marked Part II and would be considered in private.</p>
148.	<p><b>50 NEWNHAM AVENUE, RUISLIP - 70191/APP/2021/174</b> (<i>Agenda Item 6</i>)</p> <p><b>Single storey side/rear extension, canopy structure above existing side entrance door and external alterations to the property, following demolition of existing outbuilding (Revised description)</b></p>

Officers introduced the report and highlighted the information in the addendum. It was noted that party wall matters were not planning considerations as they were covered by other legislation. Members heard that the proposed 3.6m extension was in accordance with Local Plan guidance and would not adversely impact on the amenity of neighbouring properties. The application site was situated in Flood Zone 1 and in a critical drainage area therefore there was a small risk of flooding; however, the footprint was limited and would not exacerbate the flood risk.

A written submission from the lead petitioner was read out to the Committee objecting to the application. Key points included:

- The petitioner had requested that the WC, utility room and kitchen be sited to the rear of the extension leaving the dining room in its original place; planning officers had not taken this into consideration;
- The internal design would directly affect the lead petitioner – this was a planning matter not a party wall matter;
- The proposed WC location and utility room plumbing and drainage would affect the party wall;
- The proposed design would impact on the next-door neighbour in terms of noise, damp, fire and ventilation;
- The drains could potentially block and there was the risk of rodents entering both properties;
- There would be a social issue as noise would emanate from the utility / WC room and kitchen;
- The drains would run along the party wall.

A written submission was read to the Committee on behalf of the agent. Key points highlighted included:

- The proposed scheme had been designed to be sensitive to neighbouring occupiers and follow the Council's design policies;
- The scale, form and materials would work well with the existing house;
- The roof form would be sensitive to the existing roof shape;
- The character of the existing house and the wider area would be preserved;
- The scheme sought to enhance the internal layout of the house;
- The proposed extension had been reduced in depth to 3.6m to comply with Council policies;
- There would be no harmful impact on the garden spaces or habitable room windows to the neighbours – the garden space retained would be well above the 60sqm required at around 120sqm;
- The objections raised many points which were not material planning considerations and were covered by separate legislation;
- Flood risk was the only material issue raised by the objector – Council officers had concluded that there would be no additional flood risks from the extension and that the risk of flooding in the area was low;
- The proposed works were to accommodate a growing family – not to be used as an HMO or to maximise development value.

Members noted that it would be possible to provide services without the involvement of party wall legislation.

The Committee was pleased to note that the applicant had worked with planning officers to produce a proposal which was sympathetic to the neighbour's property and

complied with Local Plan guidance. Members suggested that perhaps more soundproofing could be included to help minimise noise and address some of the petitioner's concerns.

Members noted that it should be possible for the applicant to utilise the existing input point for water and exit point for waste; a new set of drains would not be required.

The officer's recommendation was moved, seconded and, when put to a vote, unanimously agreed.

**RESOLVED: That the application be approved.**

149. **169 JOEL STREET, EASTCOTE - 22642/APP/2020/3181** (*Agenda Item 7*)

**Demolition of the existing dwelling and erection of a part one, part two and part three-storey building comprising 9 flats (3 x 1-bed, 5 x 2-bed and 1 x 3-bed) with 4 parking spaces.**

Officers introduced the application noting that the proposed development would constitute an overdevelopment of the site with inadequate parking provision and substandard accommodation. Members heard that the development would be harmful to the character and appearance of the site, the street scene and the wider setting and would result in a perceived loss of privacy to both the neighbouring properties.

The Committee was advised that it had been necessary to include reason for refusal no.6 as 29 objections had been received, many of which had referred to parking stress. 4 spaces for 9 flats was considered to be inadequate.

A written submission was read to the Committee on behalf of petitioners objecting to the application. Key points highlighted included:

- Potentially 25-30 people could be living in the proposed flats with only 4 parking spaces. Parking was already problematic in the area and this would exacerbate the problem;
- Buses and emergency services regularly utilised the street. The added congestion that 25-30 new occupants could create would add to overcrowding along the road;
- Gym classes were held at the nursery on Joel Street Farm. Gym class users parked on both sides of the road three evenings per week, making it difficult to access driveways and safely cross the road;
- There were three schools off Joel Street creating further traffic congestion at peak times;
- Outside peak hours, the speed at which traffic travelled along the road was a cause for concern and vehicles had been hit when parked on Joel Street. This could become more prevalent as the new development would increase the number of cars parked on the road. Cars had also been broken into when parked along the road;
- Balconies on the second and third floors of the proposed development would overlook gardens on Joel Street and Middleton Drive thereby breaching the privacy of residents. The three-storey property would potentially lead to a loss of light / overshadowing;
- The new development would put a strain on local amenities and cause increased noise and disturbance;
- Many local residents objected to the scheme and the Residents' Association

were against the proposal.

In response to questions from the Committee, it was confirmed that the proposed development would not breach the 10% rule.

Members observed that the proposal constituted overdevelopment, did not meet the Council standards and was not in keeping with the surrounding area.

The officer's recommendation was moved, seconded and, when put to a vote, unanimously agreed.

**RESOLVED: That the application be refused.**

150. **33 WIELAND ROAD, NORTHWOOD - 14787/APP/2020/3531** (*Agenda Item 8*)

**Part two, part three-storey rear extension, subterranean garage/services and storage room, structural underpinning, external remodelling including new roof construction.**

Officers introduced the application and highlighted the information in the addendum. It was noted that a petition in objection to the proposal with 61 signatories had been received. A petition with 46 signatures in support of the application had also been received. Members heard that the proposed development would harm the character and appearance of the ASLC. The Tree and Landscape Officer had expressed concern regarding the removal of a tree protected by a TPO and the loss of other B grade trees. The Committee was advised that the proposed subterranean development was in a critical drainage area and no basement impact / flood risk assessments had been submitted.

A written submission on behalf of petitioners objecting to the scheme was read out to the Committee. Key points highlighted included:

- The proposed development would transform the traditional Arts and Crafts based property into a style of property which would be totally unique on the estate. Large full height windows over 3 storeys would completely alter the look of the original property and introduce new features into the ASLC;
- Photographs of properties had been submitted to the Council by the applicants – many of the photos were not Gatehill properties and were therefore irrelevant. The applicant had been unable to provide any photographs of estate properties with similar features to what they were proposing as none existed;
- Petitioners objected to the felling of a healthy TPO tree which could be seen from a great distance around the estate. The tree made a significant contribution to the sylvan character of the estate and the ambience and amenity provided. The suggestion to replace this tree with 2-metre high silver birch trees dotted around the site was ludicrous;
- The land in the area sloped steeply and the road at the bottom of the hill had flooded on several occasions;
- The proposed staircase to the basement would abut the neighbour's supporting wall and create a weak low spot for the ground and surface water seepage;
- A site-specific assessment of the ground and surface water movement within the site was essential;
- The application would have a detrimental effect on the original house, the street scene, the neighbouring property and the amenity of residents.

A written submission from the applicant was read out to the Committee. Key points included:

- Previous planning consents were material to the application and, while the development plan had evolved, the principles of planning policy remained much the same and supported the principle of development;
- The Conservation Officer had not expressed an outright objection to the scheme commenting that, whilst there were some concerns from a historic environment perspective, the quality of the contemporary design and the improvements in sustainability and efficiency of the building should not be dismissed;
- The ASLC was characterised by an eclectic housing mix and extensions were acceptable in principle. The case officer had advised that the proposed development sat well on the plot and had raised no objection regarding the proposed build footprint;
- The proposed scheme respected adjacent boundaries and would not have a detrimental impact on neighbour amenity in terms of loss of light, overshadowing, overlooking or loss of privacy;
- The applicant had held extensive discussions with the local authority prior to submission of the application and no overwhelming objections had been raised on the matter of design;
- The loss of the TPO tree should not impact the principle of the development. There was no risk to any retained trees on the rear boundary;
- Had the case officer requested it, a flood risk report would have been provided. Advice had been sought from a consultant prior to submission of the application who had advised that the site was a low flood risk therefore a formal assessment was unlikely to be required. The matter of drainage could be addressed by means of a condition;
- Considering the existence of other contemporary designs in Hillingdon's ASLCs, the development should be deemed to be acceptable.

Written submissions from Ward Councillor Jonathan Bianco and Ward Councillor Duncan Flynn were read out to the Committee. Councillor Bianco objected to the scheme and shared residents' concerns. He also expressed concern regarding the abuse of the petition scheme noting that many of those who had signed the petition in support of the application did not live in the local area. Councillor Flynn also objected to the proposed development expressing concerns regarding its design and scale and observing that the loss of a TPO trees was unnecessary and undesirable.

In response to Members' requests for clarification, it was confirmed that a flood report was required but applicants / agents did not always submit them. Officers requested the information but, if not received, this could not be dealt with by means of a condition. In the case of a basement, a basement impact assessment should be provided.

In response to further enquiries from the Committee, it was confirmed that it was not possible to verify if the photos submitted as evidence were of properties on the Gatehill Estate as no addresses had been provided.

Members noted that they objected to the proposed scheme. The officer's recommendation was moved, seconded and, when put to a vote, unanimously agreed.

**RESOLVED: That the application be refused.**

151. **40 STATION APPROACH, SOUTH RUISLIP - 27354/APP/2020/4256** (*Agenda Item 9*)

**Erection of a three-storey building comprising a dental surgery and 7 residential units (6 no. 1-bed units and 1 no. 2-bed unit), car and cycle parking and associated works, temporary permission for the siting of a modular building to the rear of the site for use as a dental surgery during the demolition of the existing dental surgery and construction of the proposed dental surgery.**

Officers introduced the application observing that the proposed development, by reason of its overall size, scale and bulk, would result in an incongruous form of development that would be detrimental to the character, appearance and visual amenities of the site, the street scene and the wider area. It was noted that the proposed development would lead to the loss of a family sized residential unit and, by reason of the unit mix, failed to provide sufficient family sized units, as required by the latest information on housing need.

A written submission on behalf of the applicant was read out to the Committee. Key points highlighted included:

- The development had been found to be acceptable in terms of privacy and parking provision;
- Pre-application advice had been sought prior to submission of the application and the application submitted was in line with officer's comments;
- Had they been advised earlier of the concerns regarding the size/scale and unit mix, the application could have been amended accordingly;
- A deferral was requested to enable the applicant / agent to amend the plans to address the issues of concern to officers and petitioners;
- To address concerns re. the unit mix, the application scheme could be altered to provide 3 x 1-bed units, 2 x 2-bed units and 1 x 3-bed unit;
- An alternative system to reduce the lift overrun was proposed – this was based on a glass box and would significantly reduce the size, scale and bulk of the enclosure and would have a less intrusive design. This would also address the perception of height raised as an issue by petitioners;
- The newly proposed 2-bed flats would have a smaller footprint than the 3 1-bed flats in the current application. This change would allow a setback of at least 3m to the second floor at the rear;
- The proposed changes to the mix and lift over run would materially reduce the size and scale of the building so that it better related to the character and appearance of the area.

A written submission from Ward Councillor Steve Tuckwell in objection to the scheme was read out to the Committee. Key points included:

- The development fell short of several national and local planning policies;
- Councillor Tuckwell agreed with the content of the petition supported by 31 local residents which was based on sound reasons for objection – the height impact on the area, overlooking and privacy concerns, parking stress and failure to provide family housing;
- A three-storey building with a 4<sup>th</sup> four-storey clad structure would create an over dominant building on a prominent corner plot which would adversely impact the street scene and character and appearance of the area;
- There was a shortfall in amenity space against policy standards.

Members noted that there was another large apartment block opposite the application site and a further 109 flats being built close by. It was felt that the proposed

development was an overdevelopment of this prominent corner site.

In response to Members' requests for clarification, it was confirmed that, during the pre-application advice process, concerns had been raised regarding the size and scale of the proposed development and the unit mix. These had not been addressed in the application.

The Committee commented that it was not possible to consider the agent's revised proposal at this stage. 3-bed family properties were needed in the Borough and the applicant / agent would need to submit a modified application to address the reasons for refusal. The exact amenity space to be provided for the flats would also need to be clarified.

The officer's recommendation was moved, seconded and, when put to a vote, unanimously agreed.

**RESOLVED: That the application be refused.**

152. **11 SANDY LODGE WAY, NORTHWOOD - 16948/APP/2020/3623** (*Agenda Item 10*)

**Erection of a two-storey building with habitable roofspace to create 3 x 2-bed self-contained flats and 1 x 3-bed self-contained flat with forecourt car parking, cycle parking, new vehicular access and amenity space following demolition of existing dwelling.**

Officers presented the application and highlighted the information in the addendum. Members heard that the principle of a flatted development at the site had already been established through the granting of planning permission under a previous application. It was considered that the new proposal had satisfactorily addressed the previous grounds for refusal. The Committee was informed that it would not have a negative impact on the visual amenity of the site or the surrounding area and would not result in an unacceptable loss of residential amenity to neighbouring occupiers. It was felt that the proposal would provide adequate parking spaces and the proposed crossover would not prejudice pedestrian or highway safety.

Members were happy with the proposal and raised no objections. The officer's recommendation was moved, seconded and, when put to a vote, unanimously agreed.

**RESOLVED: That the application be approved.**

153. **ENFORCEMENT REPORT** (*Agenda Item 11*)

**RESOLVED:**

- 1. That the enforcement action, as recommended in the officer's report, was agreed; and,**
- 2. That the Committee resolved to release their decision and the reasons for it outlined in the report, into the public domain, solely for the purposes of it issuing the formal beach of condition notice to the individual concerned.**

This item is declared as exempt from publication as it involves the disclosure of information in accordance with Section 100(A) and **paragraphs 1, 2 and 7** of Part 1 of Schedule 12 (A) to the Local Government Act 1972 (as amended), in that the report contains **information relating to any individual, information likely to reveal the**

	<p><b>identity of an individual and information relating to any action taken or to be taken in connection with the prevention, investigation or prosecution of crime</b> and that the public interest in withholding the information outweighs the public interest in disclosing it.</p>
154.	<p><b>ENFORCEMENT REPORT</b> (<i>Agenda Item 12</i>)</p> <p><b>RESOLVED:</b></p> <ol style="list-style-type: none"> <li><b>1. That the enforcement action, as recommended in the officer's report, was agreed; and,</b></li> <li><b>2. That the Committee resolved to release their decision and the reasons for it outlined in the report, into the public domain, solely for the purposes of it issuing the formal beach of condition notice to the individual concerned.</b></li> </ol> <p>This item is declared as exempt from publication as it involves the disclosure of information in accordance with Section 100(A) and <b>paragraphs 1, 2 and 7</b> of Part 1 of Schedule 12 (A) to the Local Government Act 1972 (as amended), in that the report contains <b>information relating to any individual, information likely to reveal the identity of an individual and information relating to any action taken or to be taken in connection with the prevention, investigation or prosecution of crime</b> and that the public interest in withholding the information outweighs the public interest in disclosing it.</p>
	<p>The meeting, which commenced at 7.30 pm, closed at 8.50 pm.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact Liz Penny on Telephone 01895 250185 or email [epenny@hillingdon.gov.uk](mailto:epenny@hillingdon.gov.uk). Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

**The public part of this meeting was filmed live on the Council's YouTube Channel to increase transparency in decision-making, however these minutes remain the official and definitive record of proceedings.**



## Report of the Head of Planning, Transportation and Regeneration

**Address** 279 SWAKELEYS ROAD ICKENHAM

**Development:** Erection of a two storey building with habitable roofspace to consist of 6 x 2-bed and 1 x 3-bed self-contained flats with parking and amenity space, involving demolition of existing dwelling.

**LBH Ref Nos:** 30255/APP/2020/4275

**Drawing Nos:** 101  
102  
120  
SR/1000/CP  
118  
107  
Design and Access Statement  
114  
115  
116  
119  
Arboricultural Survey.  
100  
Drawing Register  
CIL Form

**Date Plans Received:** 22/12/2020

**Date(s) of Amendment(s):**

**Date Application Valid:** 02/02/2021

### 1. SUMMARY

The application has come before the Committee due to the submission of 3 petitions, all of which have in excess of 20 valid signatures and object to the proposal.

The application proposes the erection of a two storey building with habitable roofspace to provide 6 x 2-bed and 1 x 3-bed self-contained flats with parking and amenity space, following the demolition of the existing dwelling.

While there is no objection in principle to the redevelopment of the site, the proposed layout, scale and design would result in an uncharacteristic form of development within the site's context, close to the Western Avenue / Swakeleys Avenue junction where the development would be visually prominent.

The development will result in material loss of privacy for occupants of No. 277 Swakeleys Road.

Whilst a number of residents have objected due to additional traffic and inadequate on-site parking the Highway Authority considers any additional vehicle movements to be marginal in traffic generation terms and that the proposal provides a sufficient level of on-site car parking.

The application is recommended for refusal.

## **2. RECOMMENDATION**

### **REFUSAL for the following reasons:**

#### **1 NON2 Non Standard reason for refusal**

The proposed development, by reason of its scale and prominence would result in an uncharacteristic form of development that would fail to harmonise with the local character of the surrounding area. The proposed development would therefore have a detrimental impact on the character, appearance and visual amenities of the area contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), Policies D4 and D5 of the London Plan (2021) and the NPPF (2019).

#### **2 NON2 Non Standard reason for refusal**

The proposed car parking and functional requirement for hard surfacing, together with the footprint of the building, is disproportionate to the residual areas of usable soft landscaped space, with limited space for boundary planting and replacement trees. Such limited landscaped areas when combined with the need to provide external cycle and bin stores would be considered prejudicial to the character and appearance of the streetscene and wider area. As such the proposal fails to comply with Policies DMHB 11 and DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

#### **3 NON2 Non Standard reason for refusal**

The proposed development, due to its layout, fails to provide on site private or communal amenity space of a quantity and quality commensurate to the size of the proposals. Cumulatively, the shortfalls identified result in a poor quality of accommodation and residential amenity for the future occupiers contrary to Policies BE1 of the Local Plan: Part One (2012), Policies DMHB 11 and DMHB 18 of the Local Plan Part Two - Development Management Policies (2020), Policy D6 of the London Plan (2021) and the NPPF (2019).

#### **4 NON2 Non Standard reason for refusal**

No information has been provided for a clear, well evidenced and compelling case as to why lift access cannot be provided. Therefore, the application cannot be supported because the proposal fails to comply with Policy D7 of The London Plan 2021.

#### **5 NON2 Non Standard reason for refusal**

The proposal is likely to result in a material loss of privacy for occupiers of No. 277 Swakeleys Road by reason of overlooking. Therefore, the proposal fails to comply with the aims of Policy BE1 (Built Environment) of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policy DMHB 11 of the Local Plan: Part Two - Development Management Policies (2020) and the NPPF (2019).

## **INFORMATIVES**

#### **1 I59 Councils Local Plan : Part 1 - Strategic Policies**

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant Local Plan Part 2 (2020), then London Plan Policies (2016). Hillingdon's Full Council adopted the Hillingdon Local Plan: Part 1 - Strategic Policies on 8 November 2012 and the Hillingdon Local Plan Part 2 on 16 January 2020.

## **3. CONSIDERATIONS**

### 3.1 Site and Locality

The site lies to the north of the A40 Western Avenue. It is located at the junction of Warren Road and Swakeleys Road. It also backs onto Silver Birch Close. The existing property is a two storey detached dwelling with later extensions, including a rear dormer window and a detached outbuilding. Vehicular and pedestrian access is from Warren Road, although there appears to be a possibly unused secondary access at the junction of Warren Road and Silver Birch Close. It has a site area of approximately 991 square metres.

The local area is residential in character comprising mainly two storey detached dwellings of individual design. A notable exception is No. 277 Swakeleys Road which adjoins the site to the north and is a small single storey detached dwelling.

### 3.2 Proposed Scheme

The current application seeks planning permission for the erection of a two storey building with habitable roofspace to consist of 6 x 2-bed and 1 x 3-bed self-contained flats with parking and amenity space following the demolition of the existing dwelling.

### 3.3 Relevant Planning History

30255/APP/2020/2413      279 Swakeleys Road Ickenham

Erection of a two storey building with habitable roofspace to consist of 6 x 2-bed and 2 x 1-bed self-contained flats with parking and amenity space, involving demolition of existing dwelling.

**Decision:** 30-09-2020      Withdrawn

30255/PRC/2020/51      279 Swakeleys Road Ickenham

Demolition of existing building and construction of new building to provide 1 x 3 bed, 4 x 2 bed and 4 x 1 bed self contained flats with associated parking and amenity space

**Decision:** 15-04-2020      OBJ

#### Comment on Relevant Planning History

There have been a number of previous applications for residential extensions to the original dwelling. It is noted that an application for pre-application advice was submitted under reference 30255/PRC/2020/51 for the demolition of the existing building and construction of new building to provide 1 x 3 bed, 4 x 2 bed and 4 x 1 bed self contained flats with associated parking and amenity space where the conclusion was as follows:

It is considered that the proposal represents over-development of this site and it is considered that substantial amendments are required to achieve an acceptable scheme.

## 4. Planning Policies and Standards

Development Plan

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

The Development Plan for the London Borough of Hillingdon currently consists of the following documents:

The Local Plan: Part 1 - Strategic Policies (2012)

The Local Plan: Part 2 - Development Management Policies (2020)

The Local Plan: Part 2 - Site Allocations and Designations (2020)

The West London Waste Plan (2015)

The London Plan (2021)

Material Considerations

The National Planning Policy Framework (NPPF) (2019) is also a material consideration in planning decisions, as well as relevant supplementary planning documents and guidance.

### **UDP / LDF Designation and London Plan**

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

Part 2 Policies:

DMH 2	Housing Mix
DMH 4	Residential Conversions and Redevelopment
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHB 16	Housing Standards
DMHB 17	Residential Density
DMHB 18	Private Outdoor Amenity Space
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
H4	Mix of housing units
H6	Considerations influencing appropriate density in residential development.
LPP D4	(2021) Delivering good design
LPP D5	(2021) Inclusive design
LPP D6	(2021) Housing quality and standards
LPP D7	(2021) Accessible housing
LPP G1	(2021) Green infrastructure
LPP H1	(2021) Increasing housing supply
LPP H10	(2021) Housing size mix
LPP T5	(2021) Cycling
LPP T6	(2021) Car parking
LPP T6.1	(2021) Residential parking

### **5. Advertisement and Site Notice**

**5.1** Advertisement Expiry Date:- Not applicable

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

## **6. Consultations**

### **External Consultees**

Numerous neighbouring properties were consulted by letter dated 5/2/2021. The consultation period expired on 26/2/2021

18 written representations have been received together with 3 signed petitions objecting to the proposal, summarised as follows

Increase in traffic causing congestion  
Over development of the site  
Insufficient parking provision  
Out of character with the street scene and surrounding area  
Loss of privacy  
Noise & pollution arising from the location of the rear car park.  
Hazardous to pedestrians

Officer response - The concerns raised above will be considered within the body of this report

Ickenham Residents Association commented as follows:

There are some minor changes since the previous p/a 2020/2413 (withdrawn on 30.09.20). The number of flats has been reduced from 8 to 7 - now one 3-bed flat in the roof area, which would have rather tiny bedrooms. The rear extension towards no. 277 has been reduced, and also marginally the front extension of flat no. 1.

Application Form under 17. states that there are 4 'existing' car parking spaces. Now eight parking spaces (incl. 1 disabled one) have been marked out at the rear facing Silver Birch Close, but there is no indication of how the cars will get to that part of the site. Exit and access from Silver Birch Close? No mention in the p/a description of any new vehicular access from here. They are also proposing to provide 2 rapid charging points for electric cars. Where would they be installed?

With all the back garden taken up by parking spaces, there will be no amenity space left for the inhabitants of 7 flats, except for the small spaces downstairs of flats no. 1, 2, 3 (front + rear side). We are aware that the Inspectorate had removed the 10% rule allowed for flats in residential roads, but it is worrying to think of the extra traffic and parking involved, should this development go ahead. There would be a minimum of 8 cars adding to the traffic congestion, which is already at a high point at this part of Swakeleys Road and Warren Road

The Association strongly objects to this application.

### **Internal Consultees**

Highways & Transportation:

Site Characteristics & Background

The site is located within a residential catchment on Swakeleys Road, a main thoroughfare in Ickenham designated as 'Classified' in the borough's hierarchy of roads and in proximity of

Swakeleys roundabout. The site consists of a substantive detached property of single tenure on the corner of Swakeleys Road/Warren Road which currently exhibits a single existing vehicular access point from Warren Road.

The proposal involves the demolition of the existing build which is to be replaced with a new build incorporating 7 flatted units (6x2 & 1x3 bedroom flats). The existing vehicular access point on Warren Road would be extinguished and a new access point created to the rear of the site envelope from Silver Birch Close which is a cul-de-sac enveloped within a controlled parking zone operating Monday to Friday - 10 to 11am & 2 to 3pm. The location is also covered by other more stringent restrictions on the surrounding roadways. This new access would lead to 7 communal on-plot parking spaces.

The location exhibits a public transport accessibility level (PTAL) rating of 1b which is considered as low which inherently encourages a higher on-plot parking provision owing to the greater dependency on the ownership and usage of the private motor vehicle.

#### Parking Provision

It is proposed to provide a new build containing 6x2 & 1x3 bedroom flatted residential units.

Local Plan: Part 2 Policy DMT 6 requires that new development will only be permitted where it accords with the Council's adopted parking standards unless it can be demonstrated that a deviation from the standard would not result in a deleterious impact on the surrounding road network.

The maximum standard requires 1-1.5 spaces per unit equating to 7-11 spaces. The parking standard is therefore broadly met with the provision of 7 on-plot spaces. As the surrounding roadways such as Swakeleys Road, Warren Road and Silver Birch Close are covered by extensive parking controls which inherently guard against any potential parking displacement resulting from the proposal, there is no further comment on this aspect. The allocation of spaces per flat would benefit from a parking allocation plan secured by way of condition.

#### Disabled Compliant Parking Provision

In accord with the parking standard - 10% of parking spaces should be disabled compliant equating to 1 space. This is indicated on plan and is considered acceptable.

#### Electric Vehicle Charging Points (EVCP's)

In line with the 'Intend to Publish' version of the London Plan (2019), within any final parking quantum there is a requirement for a minimum 20% 'active' EVCP provision with all remaining spaces being designated as 'passive' provisions which equates to 1 'active' and 6 'passive' spaces. This aspect should be facilitated together with a parking allocation plan with both being secured via planning condition in order to secure the appropriate level of EVCP and parking provision for each flat.

#### Cycling Provision

In terms of cycle parking there would be a requirement to provide 1 secure and accessible space for each of the 2-bedroom flats with 2 spaces for the 3-bedroom unit in order to accord with the Council's adopted cycle parking standard. This would total a requirement of 8 new suitably located spaces. Although cycle storage is mentioned, it is not depicted therefore this aspect should be secured via planning condition.

#### Vehicular Access Provision/ Car Park Arrangement

The existing vehicular crossing into the site envelope is to be extinguished and replaced with a new

access from Silver Birch Close. This alteration is acceptable in principle however a residents parking bay in Silver Birch Close would need to be removed/alterd to facilitate satisfactory access/egress to and from the site.

Such alteration together, with a new crossing facility (and extinguishment of old on Warren Road) would need to be facilitated at the applicant's expense with the crossing provisions conforming to Council standards in terms of build quality and dimension. All works would be arranged post-permission via a formal agreement i.e. under s184 of The Highways Act 1980 or suitable alternative arrangement.

The proposed parking layout appears broadly fit for purpose however final detail should fully comply with DfT (Manual for Streets (MfS) circa 2007) best practice for new development road and parking layouts guidance.

In safety terms there should be conformity to the relevant mutual inter-visibility sight-line requirements, as per MfS, between vehicles leaving the site and extraneous vehicles/pedestrians on Silver Birch Close. It is therefore recommended that the height of walling on either side of the opening does not exceed 0.6m in height to achieve the aim of satisfactory visibility.

#### Vehicular Trip Generation

Local Plan: Part 2 Policies DMT 1 and DMT 2 require the Council to consider whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety.

The proposal would clearly increase traffic generation from the site as compared to the single residential unit. However peak period traffic movement into and out of the site is expected to rise by up to 2-3 additional vehicle movements during the peak morning and evening hours. Hence this uplift is considered marginal in generation terms and therefore can be absorbed within the local road network without notable detriment to traffic congestion and road safety.

#### Operational Refuse Requirements

Refuse collection is likely to occur via Warren Road/Silver Birch Close. In order to conform to the Council's 'waste collection' maximum distance collection parameter of 10m i.e. distance from a refuse vehicle to the point of collection, arrangements should ensure that waste bin storage is positioned at a collection point within this set distance. Also, the maximum carrying distance from each flat should not exceed 30m. A bin storage area is depicted in proximity to Silver Birch Close which therefore conforms with the above hence there are no further observations.

#### Conclusion

The application has been reviewed by the Highway Authority who are satisfied that the proposal would not discernibly exacerbate congestion or parking stress, and would not raise any measurable highway safety concerns, in accordance with Local Plan: Part 2 Development Plan Policies DMT 1, DMT 2 & DMT 6 and Policies T5, T6 and T6.1 of the London Plan (2021).

Access officer:

'This latest application for a small flatted development on this site has been assessed against the requirements of Policy D7 of the London Plan (2021). The Design & Access Statement submitted with this proposal states that the development could deliver appropriate standards of accessibility in accordance with M4(2) as set out in Approved Document M to the Building Regulation (2015 edition). Having reviewed this application, it is clear that lift access to the upper floors is not proposed and

therefore step free access into the dwellings above ground floor level would not be possible for wheelchair users.

Policy D7 of the London Plan (2021) recognises that the application of M4(2), which requires lift access (a step free approach to the principle private entrance), may have particular implications for developments of four storeys or less where historically the London Plan may not have required a lift. Local Planning Authorities are therefore required to ensure that dwellings accessed above or below the entrance storey in buildings of four storeys or less have step-free access. Unless the applicant submits a clear, well evidenced and compelling case to the LPA as to why lift access cannot be provided, the application should not be supported on the grounds of non-compliance with Policy D7 of the London Plan 2021.

Conclusion: Unacceptable

Trees & Landscaping Officer:-

This site is occupied by a previously extended two-storey detached house, with accommodation within the roof-space and outhouses located within a generous corner plot at the junction with Warren Road. A detached garage is accessed from Warren Road. The rear boundary of the plot backs on to Silver Birch Close. There are trees on the site and adjacent to it, including two highway trees and two trees on private land, of which the private trees protected by TPO 588 (T1, a protected Walnut to the south side of the house is missing and T3, an oak in front garden of the adjacent property).

COMMENT This submission follows a number of recent applications including ref. 30255/APP/2020/2413 A tree report, by Merewood Arboricultural Consultancy, dated June 2020, has been submitted. This has identified and assessed the condition and value of 8 trees. The report confirms (3.7) that, of the 8 trees recorded, there are no 'A' grade trees. 4 trees are 'B' grade: T3 lime (south-east corner of plot), T5 lime (highway tree, Warren Road), T7 ash (highway tree, Swakeleys Road) and T8 oak, protected by TPO 588, (front garden of adjacent property).

There are 3 'C' grade trees near the back boundary whose poor condition and value pose no constraint on development. The report provides an arboricultural impact assessment and tree protection details with working method statements designed to protect and retain all of the trees on site and adjacent to it. The three 'C' grade trees have little, or no, amenity or wider environmental value. They should be removed and replaced with more suitable specimens.

The proposed site plan indicates that three of the ground-floor units will have access to modest sized private space, comprising a patio and small area of planting. The remaining soft landscaped areas will provide potential for boundary planting but be of little value as usable communal gardens for occupants of the remaining four units.

The proposed car parking and functional requirement for hard surfacing, together with the footprint of the building, is disproportionate to the residual areas of usable soft landscaped space, albeit there will be space for boundary planting and replacement trees.

RECOMMENDATION The application is detrimental to the character of the area, fails to satisfy policies DMHB 11 and DMHB 18 and should be refused.

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

Paragraph 118 of the NPPF expects planning decisions to give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified



needs. It promotes and supports the development of under- utilised land and buildings, especially if this would help to meet identified need.

Policy H1 of the Local Plan: Part One (November 2012) gives general support to housing provision to meet and exceed the Council's minimum strategic dwelling requirement, where this can be achieved, in accordance with other Local Plan policies. The proposal would result in the net gain of 8 residential units which is a material consideration in support of this development. Whilst planning policy generally supports the increase in the supply of new homes across the Borough, the Council can demonstrate a healthy supply of new homes being delivered. There is no reason why the redevelopment of the site for residential units would be given priority over the impact of the proposal on neighbouring amenity of inappropriate design, scale and layout.

#### UNIT MIX

Policy DMH 2 of the Local Plan: Part Two (2020) requires the provision of a mix of housing units of different sizes in schemes of residential development to reflect the Council's latest information on housing need.

The Council's current information on housing need indicates a substantial borough-wide requirement for larger affordable and private market units, particularly 3 bedroom properties. This application provides 6 x 2-bed and 1 x 3-bed and therefore provides a mix of units on site in accordance with Policy DMH 2 of the Local Plan: Part Two (2020).

#### REDEVELOPMENT TO FLATS

Policy DMH 4 of the Local Plan Residential Conversions and Redevelopment

Residential conversions and the redevelopment of dwellings into new blocks of flats will only be permitted where:

- i) it is on a residential street where the proposal will not result in more than 10% of properties being redeveloped into flats;
- ii) On residential streets longer than 1km the proposed redevelopment site should be taken as the midpoint of a 1km length of road for assessment purposes;
- iii) the internal floor area of the original building to be converted is at least 120 sqm; and
- iv) units are limited to one unit per floor for residential conversions.

Paragraph 4.11 of the Local Plan advises that the conversion of single dwellings into more dwellings or the redevelopment of dwellings into new blocks of flats can enable more effective use of sites to be achieved. However, this type of development must seek to enhance the local character of the area. In recent years, large concentrations of flats have resulted in a range of problems, including increased on-street parking and resultant congestion on roads, the loss of front gardens, reductions in privacy, significant changes to the street scene, and loss of family accommodation.

Although there have been several redevelopments for flats along Swakeleys Road in recent years there is not a 10% concentration within a 1 km distance. The nearest property, No. 277 adjoining was subject of a successful appeal for flatted development, but as this was not implemented before the permission lapsed and it is not a material consideration in this regard.

#### **7.02 Density of the proposed development**

Policy DMHB 17: Residential Density states that all new residential development should

take account of the Residential Density Matrix contained in Table 5.2. Developments will be expected to meet habitable room space standards.

According to the density matrix, the application proposal should provide 35-100 units p/h or 105-300 habitable rooms per hectare. The application proposes to provide 70 residential units per hectare or 211 habitable rooms per hectare

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

Not relevant to this application

**7.04 Airport safeguarding**

Not relevant to this application

**7.05 Impact on the green belt**

Not relevant to this application

**7.07 Impact on the character & appearance of the area**

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that all new developments should achieve a high quality of design in all new buildings and the public realm contributes to community cohesion and a sense of place.

Policy DMHB 11 of the Local Plan: Part Two - Development Management Policies (2020) advises that all development will be required to be designed to the highest standards and incorporate principles of good design. It should take into account aspects including the scale of the development considering the height, mass and bulk of adjacent structures; building plot sizes and established street patterns; building lines and streetscape rhythm and landscaping.

Policy DMHB 12 advises that development should be well integrated with the surrounding area. It should ensure public realm design takes account of the established townscape character and quality of the surrounding area.

The proposed building is on a corner site with a further road to the rear. As such it is particularly prominent when viewed from three public sides.

One of the principal concerns relates to the impact of the scale of the proposed development on the surrounding area, which is not in keeping in terms of its footprint size and forward projection. The predominant built form is two storey detached dwellings.

The proposed block has been set in by approximately 3 metres from the side boundaries in order to achieve a satisfactory setting. However, the proposed building is of a much greater width and bulk than the existing dwelling. In considering the visual impact of the proposal on the immediate surrounding area, the new block, by replacing the smaller existing dwelling and being positioned close to the open corner of Warren Road and Silver Birch Close, would be substantially more prominent in the immediate locality with the bulk and height visible from both these roads and the front bulk from Swakeleys Road where it is forward of the small single storey No. 277. This bulk is further emphasised by accommodation in the roof and front and rear dormer windows.

The proposal would thus be dominant and visually intrusive in the street scene, especially when compared to other dwellings in the vicinity which are generally built in line at both the front and rear.

Overall, the scale of the building and its design is considered unacceptable. The proposed development would have a detrimental impact on the character and appearance of the

area. The proposal would fail to comply with the requirements of Policies DMHB 11 and DMHB 12 of the Local Plan: Part Two - Development Management Policies (2020).

#### **7.08 Impact on neighbours**

Policy DMHB 11 of the Hillingdon Local Plan: Part Two states that buildings should be laid out so that adequate daylight and sunlight can penetrate into and between them, and the amenities of existing houses are safeguarded. Furthermore the policy stresses the importance of new buildings and extensions providing adequate amount of external amenity space, that not only protects the amenity of the occupants of the proposed development, but also the amenity of the surrounding buildings, as well as protecting both parties privacy

One of the principle concerns relates to the impact of the scale of the development on the surrounding area, which is not in keeping in terms of its footprint size and forward and rearward projection.

The proposed block has been set in by approximately 3 metres from the side boundaries in order to achieve a satisfactory setting. The visual impact of the proposal on the immediate surrounding area, the new block replacing the smaller dwelling and positioned close to the open corner of Warren Road and Silver Birch Close would be substantially more prominent in the immediate locality. The rearward bulk would be visible from both these roads and the front bulk from Swakeleys Road where it is forward of the small single storey No. 277, further emphasised by accommodation in the roof and front and rear dormer windows. This bulk is increased significantly from that of the current single dwelling.

The proposal would thus be dominant and visually intrusive in the street scene, especially when compared to other dwellings in the vicinity which are built in line at both the front and rear.

The development also removes nearly all soft landscaping to the rear resulting in a hard landscape dominated by cars highly visible to the rear from Silver Birch Close.

#### **7.09 Living conditions for future occupiers**

Paragraph 5.38 of the Local Plan states that the Council will aim to ensure that there is sufficient privacy for residents and it will resist proposals where there is an unreasonable level of overlooking between habitable rooms of adjacent residential properties, schools or onto private open spaces. A minimum of 21 metres separation distance between windows of habitable rooms will be required to maintain levels of privacy and to prevent the possibility of overlooking. In some locations where there is a significant difference in ground levels between dwellings, a greater separation distance may be necessary.

In terms of the residential amenities of adjoining properties the main concern is the impact on No. 277, the small detached dwelling immediately to the north. In all other cases the separation distance exceeds 21 metres. The proposed building stretches further back into the site than the existing and at two storey height with a substantial roof. The proposed development will overlook and cause a material loss of privacy to No. 277 and there are side facing windows in No. 277 which may be habitable rooms.

Internal Space Standards.

Policy DMHB 16 of the Local Plan : Housing Standards states that all housing development should have an adequate provision of internal space in order to provide an appropriate living environment. To achieve this all residential development or conversions should:

- i) meet or exceed the most up to date internal space standards, asset out in Table 5.1; and
- ii) in the case of major developments, provide at least 10% of new housing to be

accessible or easily adaptable for wheelchair users

Table 5.1 identifies the following minimum requirements for this mix of units:

Ground floor and first

2 bed 3 persons - 61 square metres

Roof unit

3 bed x 4 persons 74 square metres

3 bed x 5 persons 86 square metres

The submitted plans indicate that all the units exceed these requirements.

Private amenity space

Policy DMHB 18:of the Local Plan Private Outdoor Amenity Space states

A) All new residential development and conversions will be required to provide good quality and useable private outdoor amenity space. Amenity space should be provided in accordance with the standards set out in Table 5.3.

B) Balconies should have a depth of not less than 1.5 metres and a width of not less than 2 metres.

C) Any ground floor and/or basement floor unit that is non-street facing should have a defensible space of not less than 3 metres in depth in front of any window to a bedroom or habitable room. However, for new developments in Conservation Areas, Areas of Special Local Character or for developments, which include Listed Buildings, the provision of private open space will be required to enhance the streetscene and the character of the buildings on the site.

D) The design, materials and height of any front boundary must be in keeping with the character of the area to ensure harmonisation with the existing street scene.

Table 5.3 identifies the following minimum amenity space requirements for flats:

2 bedrooms 25 square metres

3 + bedrooms 30 square metres

The flats on the ground and first floor have access to balconies of approximately 6 sqm and the top floor flat would have two balconies providing an approximate total of 7.5 sqm which falls considerable short of the minimum amenity space requirements.

The existing rear garden area would be used to provide car parking spaces therefore there is no good quality, useable private outdoor communal element of amenity space.

#### **7.10 Traffic impact, car/cycle parking, pedestrian safety**

The maximum standard requires 1-1.5 spaces per unit equating to 7-11 spaces. The parking standard is therefore at the minimum level with the provision of 7 on-plot spaces. The surrounding roadways such as Swakeleys Road, Warren Road and Silver Birch Close are covered by extensive parking controls which inherently guard against any potential parking displacement resulting from the proposal. It is not considered that the application can be refused due to lack of parking or parking stress impacts as a result.

Disabled Compliant Parking Provision

In accord with the parking standard - 10% of parking spaces should be disabled compliant

equating to 1 space. This is indicated on plan and is considered acceptable.

#### Cycling Provision

In terms of cycle parking there would be a requirement to provide 1 secure and accessible space for each of the 2-bedroom flats with 2 spaces for the 3-bedroom unit in order to accord with the Council's adopted cycle parking standard. This would total a requirement of 8 new suitably located spaces. Although cycle storage is mentioned, it is not depicted therefore this aspect could be secured via planning condition (although it would further diminish the already limited amenity space).

#### Vehicular Access Provision/ Car Park Arrangement

The existing vehicular crossing into the site envelope is to be extinguished and replaced with a new access from Silver Birch Close. This alteration is acceptable in principle however a residents parking bay in Silver Birch Close would need to be removed/alterd to facilitate satisfactory access/egress to and from the site.

Such alteration together, with a new crossing facility (and extinguishment of old on Warren Road) would need to be facilitated at the applicant's expense with the crossing provisions conforming to Council standards in terms of build quality and dimension. All works would be arranged post-permission via a formal agreement i.e. under s184 of The Highways Act 1980 or suitable alternative arrangement.

The proposed parking layout appears broadly fit for purpose however final detail should fully comply with DfT (Manual for Streets (MfS) circa 2007) best practice for new development road and parking layouts guidance.

In safety terms there should be conformity to the relevant mutual inter-visibility sight-line requirements, as per MfS, between vehicles leaving the site and extraneous vehicles/pedestrians on Silver Birch Close. It is therefore recommended that the height of walling on either side of the opening does not exceed 0.6m in height to achieve the aim of satisfactory visibility.

#### Vehicular Trip Generation

Local Plan: Part 2 Policies DMT 1 and DMT 2 require the Council to consider whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety.

The proposal would clearly increase traffic generation from the site as compared to the single residential unit. However peak period traffic movement into and out of the site is expected to rise by up to 2-3 additional vehicle movements during the peak morning and evening hours. Hence this uplift is considered marginal in generation terms and therefore can be absorbed within the local road network without notable detriment to traffic congestion and road safety.

#### Operational Refuse Requirements

Refuse collection is likely to occur via Warren Road/Silver Birch Close. In order to conform to the Council's 'waste collection' maximum distance collection parameter of 10m i.e. distance from a refuse vehicle to the point of collection, arrangements should ensure that

waste bin storage is positioned at a collection point within this set distance. Also, the maximum carrying distance from each flat should not exceed 30m. A bin storage area is depicted in proximity to Silver Birch Close which therefore conforms with the above hence there are no further observations.

## Conclusion

The application would not discernibly exacerbate congestion or parking stress, and would not raise any measurable highway safety concerns, and is therefore in accordance with Local Plan: Part 2 Development Plan Policies DMT 1, DMT 2 & DMT 6 and Policies T5, T6 and T6.1 of the London Plan (2021).

### **7.11 Urban design, access and security**

This latest application for a small flatted development on this site has been assessed against the requirements of Policy D7 of the London Plan (2021). The Design & Access Statement submitted with this proposal states that the development could deliver appropriate standards of accessibility in accordance with M4(2) as set out in Approved Document M to the Building Regulation (2015 edition). Having reviewed this application, it is clear that lift access to the upper floors is not proposed and therefore step free access into the dwellings above ground floor level would not be possible for wheelchair users.

Policy D7 of the London Plan (2021) recognises that the application of M4(2), which requires lift access (a step free approach to the principle private entrance), may have particular implications for developments of four storeys or less where historically the London Plan may not have required a lift. Local Planning Authorities are therefore required to ensure that dwellings accessed above or below the entrance storey in buildings of four storeys or less have step-free access. Unless the applicant submits a clear, well evidenced and compelling case to the LPA as to why lift access cannot be provided, the application should not be supported on the grounds of non-compliance with Policy D7 of the The London Plan 2021

It is considered that the application should also be refused for non compliance with policy D7 of the London Plan.

### **7.12 Disabled access**

As discussed above

### **7.13 Provision of affordable & special needs housing**

Not relevant to this application as less than 10 units are proposed.

### **7.14 Trees, Landscaping and Ecology**

This submission follows a number of recent applications including ref. 30255/APP/2020/2413 A tree report, by Merewood Arboricultural Consultancy, dated June 2020, has been submitted. This has identified and assessed the condition and value of 8 trees. The report confirms (3.7) that, of the 8 trees recorded, there are no 'A' grade trees. 4 trees are 'B' grade: T3 lime (south-east corner of plot), T5 lime (highway tree, Warren Road), T7 ash (highway tree, Swakeleys Road) and T8 oak, protected by TPO 588, (front garden of adjacent property).

There are 3 'C' grade trees near the back boundary whose poor condition and value pose no constraint on development. The report provides an arboricultural impact assessment and tree protection details with working method statements designed to protect and retain all of the trees on site and adjacent to it. The three 'C' grade trees have little, or no, amenity or wider environmental value. They should be removed and replaced with more suitable specimens.

The proposed site plan indicates that three of the ground-floor units will have access to modest sized private space, comprising a patio and small area of planting. The remaining soft landscaped areas will provide potential for boundary planting but be of little value as usable communal gardens for occupants of the remaining four units.

The proposed car parking and functional requirement for hard surfacing, together with the footprint of the building, is disproportionate to the residual areas of usable soft landscaped space, albeit there will be space for boundary planting and replacement trees.

This is without factoring in consideration of refuse and cycle storage.

In effect the proposals are an overdevelopment of the site and will not result in sufficient landscaping to ensure an acceptable standard of development, in particular as regards the character and appearance of the streetscene.

It is considered that the application is detrimental to the character of the area, fails to satisfy policies DMHB 11 and DMHB 18 and should also be refused on this ground.

#### **7.15 Sustainable waste management**

Not relevant to this application

#### **7.16 Renewable energy / Sustainability**

Not relevant to this application

#### **7.17 Flooding or Drainage Issues**

Not relevant to this application

#### **7.18 Noise or Air Quality Issues**

Not relevant to this application

#### **7.19 Comments on Public Consultations**

The objections received as a result of public consultation have been addressed within the body of this report

#### **7.20 Planning Obligations**

COMMUNITY INFRASTRUCTURE LEVY (CIL)

The Council adopted its own Community Infrastructure Levy (CIL) on August 1st 2014 and the Hillingdon CIL charge for additional floor space for residential developments is £95 per square metre. This is in addition to the Mayoral CIL charge of £60 per sq metre

The existing floor area to be demolished is 336 sqm.

The proposed total additional floor area as advised in the CIL application form is 156 sqm equalling 492 sqm.

The net gain would comprise 156 sqm

This would equate to:

Hillingdon CIL £14,820

Mayoral CIL £9,360

Total = £24,180

#### **7.21 Expediency of enforcement action**

Not relevant to this application

#### **7.22 Other Issues**

None

## **8. Observations of the Borough Solicitor**

### **General**

Members must determine planning applications having due regard to the provisions of the development plan so far as material to the application, any local finance considerations so far as material to the application, and to any other material considerations (including regional and national policy and guidance). Members must also determine applications in accordance with all relevant primary and secondary legislation.

Material considerations are those which are relevant to regulating the development and use of land in the public interest. The considerations must fairly and reasonably relate to the application concerned.

Members should also ensure that their involvement in the determination of planning applications adheres to the Members Code of Conduct as adopted by Full Council and also the guidance contained in Probity in Planning, 2009.

### **Planning Conditions**

Members may decide to grant planning consent subject to conditions. Planning consent should not be refused where planning conditions can overcome a reason for refusal. Planning conditions should only be imposed where Members are satisfied that imposing the conditions are necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects. Where conditions are imposed, the Council is required to provide full reasons for imposing those conditions.

### **Planning Obligations**

Members must be satisfied that any planning obligations to be secured by way of an agreement or undertaking pursuant to Section 106 of the Town and Country Planning Act 1990 are necessary to make the development acceptable in planning terms. The obligations must be directly related to the development and fairly and reasonably related to the scale and kind to the development (Regulation 122 of Community Infrastructure Levy 2010).

### **Equalities and Human Rights**

Section 149 of the Equalities Act 2010, requires the Council, in considering planning applications to have due regard to the need to eliminate discrimination, advance equality of opportunities and foster good relations between people who have different protected characteristics. The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The requirement to have due regard to the above goals means that members should consider whether persons with particular protected characteristics would be affected by a proposal when compared to persons who do not share that protected characteristic. Where equalities issues arise, members should weigh up the equalities impact of the proposals against the other material considerations relating to the planning application. Equalities impacts are not necessarily decisive, but the objective of advancing equalities must be taken into account in weighing up the merits of an application. The weight to be given to any equalities issues is a matter for the decision maker to determine in all of the circumstances.

Members should also consider whether a planning decision would affect human rights, in particular the right to a fair hearing, the right to respect for private and family life, the protection of property and the prohibition of discrimination. Any decision must be proportionate and achieve a fair balance between private interests and the public interest.



## **9. Observations of the Director of Finance**

Not applicable

## **10. CONCLUSION**

Overall, the scale of the building and its design is considered unacceptable. The proposed development would have a detrimental impact on the character and appearance of the area. The proposal would fail to comply with the requirements of Policies DMHB 11 and DMHB 12 of the Local Plan: Part Two - Development Management Policies (2020).

The proposed car parking and functional requirement for hard surfacing, together with the footprint of the building, is disproportionate to the residual areas of usable soft landscaped space, albeit there will be space for boundary planting and replacement trees. It would provide a poor quality of accommodation and residential amenity for future occupiers. Therefore, the proposal is detrimental to the character of the area and fails to satisfy policies DMHB 11 and DMHB 18.

No information has been provided for a clear, well evidenced and compelling case as to why lift access cannot be provided. Therefore, the application cannot be supported on the grounds of non-compliance with Policy D7 of the London Plan 2021.

The proposal is likely to result in a material loss of privacy for occupiers of No. 277 Swakeleys Road.

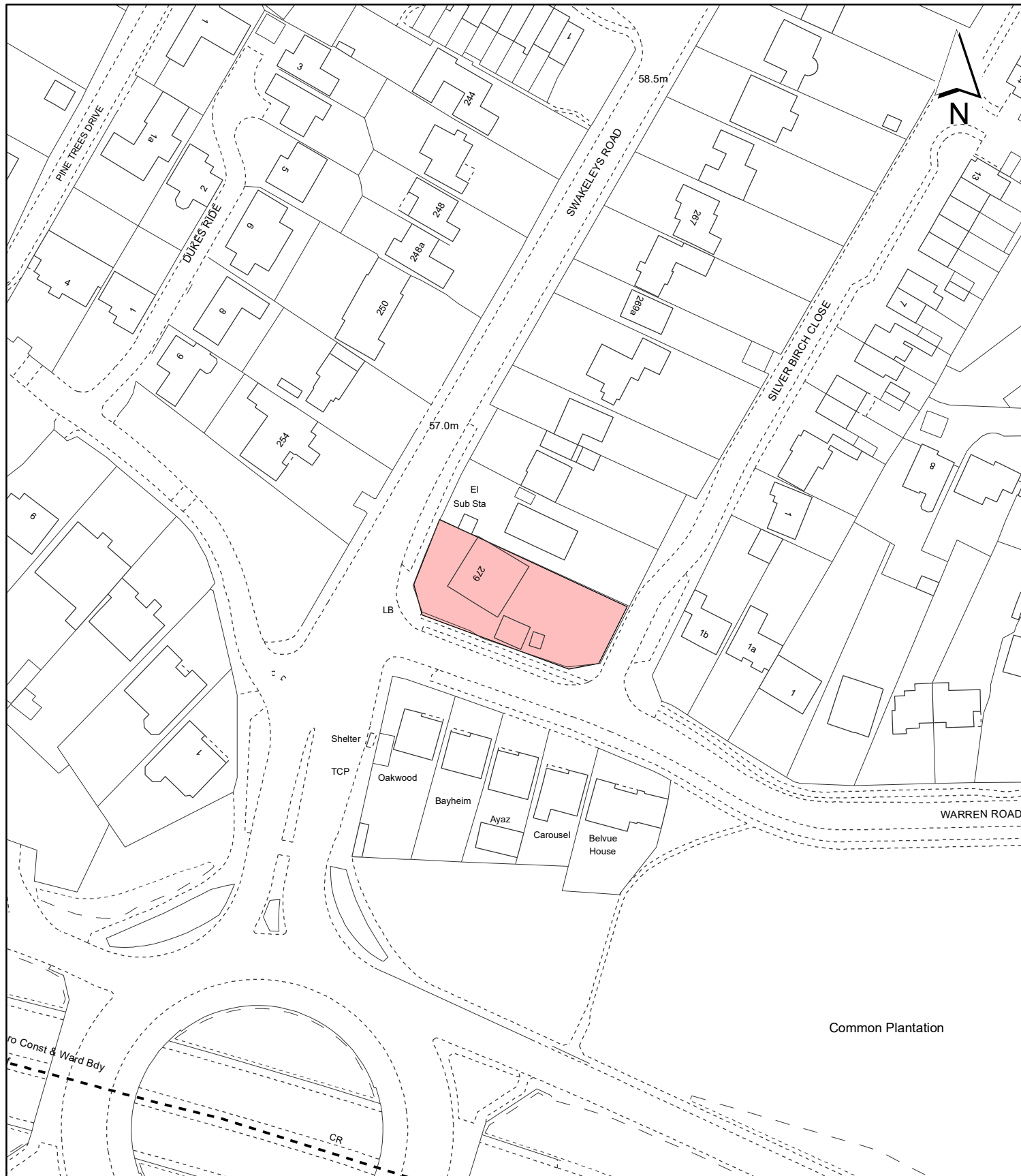
For these reasons, the proposal is recommended for refusal

## **11. Reference Documents**

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part Two - Development Management Policies (January 2020)  
The London Plan (2021)  
The Housing Standards Minor Alterations to The London Plan (March 2016)  
Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016)  
Technical Housing Standards - Nationally Described Space Standard  
National Planning Policy Framework 2019

**Contact Officer:** Diane Verona

**Telephone No:** 01895 250230



# Notes:

 Site boundary

For identification purposes only.

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Site Address:

**279 Swakeleys Road**

Planning Application Ref:

**30255/APP/2020/4275**

Planning Committee:

**North Page 26**

Scale:

**1:1,250**

Date:

**April 2021**

**LONDON BOROUGH  
OF HILLINGDON**  
**Residents Services  
Planning Section**

Civic Centre, Uxbridge, Middx. UB8 1UW  
Telephone No.: Uxbridge 01895 250111



**HILLINGDON**  
LONDON

## Report of the Head of Planning, Transportation and Regeneration

**Address** WYNNSTAY HIGH ROAD EASTCOTE

**Development:** Part two storey, part single storey rear extension, raising of ridge height and conversion of roof from hip to gable ends with gable end windows involving alterations to elevations.

**LBH Ref Nos:** 9292/APP/2021/63

**Drawing Nos:** Location Plan  
WYNNSTAY-001  
WYNNSTAY-002  
WYNNSTAY-003  
WYNNSTAY-005  
WYNNSTAY-004  
WYNNSTAY-006

**Date Plans Received:** 07/01/2021

**Date(s) of Amendment(s):**

**Date Application Valid:** 07/01/2021

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application site comprises a detached two storey building situated on the northern side of High Road. The property has a brick finish set beneath a hipped tiled roof. The property currently benefits from an integral garage and front porch, which project forward of the front elevation and a single storey extension and conservatory across part of the rear elevation. The front garden is part landscaped with a part brick paved driveway to one side, providing two additional parking spaces. There is an enclosed rear garden.

The area is residential in character and appearance comprising a mix of two storey detached properties of varying style. The Eastcote Village Conservation Area is opposite the site with the boundary running along the opposite side of the road.

#### 1.2 Proposed Scheme

The application seeks planning consent for the erection of a part two storey, part single storey rear extension, raising of the ridge height and conversion of roof from hip to gable ends with gable end windows. The proposal also includes the conversion of the garage to habitable use, replacing the garage door with a wall and window and alterations, including new windows, on the existing side elevations.

#### 1.3 Relevant Planning History

9292/APP/2001/1914 Wynnstay High Road Eastcote  
ERECTION OF A REAR CONSERVATORY

**Decision Date:** 21-11-2001

Approved

**Appeal:**

## **Comment on Planning History**

### **2. Advertisement and Site Notice**

**2.1** Advertisement Expiry Date:- 31st March 2021

**2.2** Site Notice Expiry Date:- Not applicable

### **3. Comments on Public Consultations**

3 neighbours, the Eastcote Residents Association and the Northwood Hills Residents Association were consulted for a period of 21 days expiring on the 4 February 2021. There were 4 responses raising the following issues:

- Overdevelopment of the site
- Obtrusive development out of character with its surroundings
- A total depth of 8.4m is almost 50%
- Over dominant
- Much higher than the neighbouring properties
- The house is in the middle of a small 1957 development of 6 houses all built from London Stock bricks. Painted render is totally inappropriate in this environment
- Highly prominent property
- Too many rooflights which exaggerate the obtrusiveness of the roof and not necessary to what is identified as storage space
- The site location plan submitted is very old and not representative of the current neighbouring buildings
- Changed roof tiles would not complement the houses in the immediate vicinity
- Loss of privacy and overlooking
- Inconvenience do to construction works
- Request if approved that permitted development rights are removed
- Raising the roof will perhaps then lead to an application for a CLD to convert to habitable accommodation

A petition with 21 signatures against the proposal was also submitted.

Officer response: Noise and disruption due to construction works is considered transitory in nature and insufficient reason to refuse an application in its own right. There is no legal requirement for the applicant to be named if they have given authority to the agent to act on their behalf.

Eastcote Village Conservation Panel - The Eastcote Conservation Panel fully supports the objections submitted by Northwood Hills RA and local residents to this proposal. The size, scale and form of the proposal will be over dominant and will be detrimental to the street scene of the adjoining Eastcote Village Conservation Area. We ask that the application be refused.

### **4. Local Plan Designation and London Plan**

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 6	Vehicle Parking
LPP 3.5	(2016) Quality and design of housing developments

## 5. MAIN PLANNING ISSUES

The main issues for consideration in determining this application relate to the effect of the proposal on the character and appearance of the original dwelling, the impact on the visual amenities of the surrounding area, the impact on the residential amenity of the neighbouring dwellings and provision of acceptable residential amenity for the application property.

The Hillingdon Local Plan: Part One Strategic Policy BE1 seeks a quality of design in all new development that enhances and contributes to the area in terms of form, scale and materials; is appropriate to the identity and context of the townscape; and would improve the quality of the public realm and respect local character.

Policy DMHB 11 of the of the Local Plan: Part Two - Development Management Policies (2020) advises that all development will be required to be designed to the highest standards and incorporate principles of good design. It should take into account aspects including the scale of the development considering the height, mass and bulk of adjacent structures; building plot sizes and established street patterns; building lines and streetscape rhythm and landscaping. It should also not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

Policy DMHD 1 requires that alterations and extensions of dwellings should not have an adverse cumulative impact on the character and appearance of the street scene, and should appear subordinate to the main dwelling. It also requires that there is no unacceptable loss of outlook to neighbouring occupiers. It advises that two storey rear extensions should not contravene a 45 degree line of sight from the neighbouring windows and a single storey extension of 4m in depth with a pitched roof not exceeding 3.4m in height would be acceptable.

To the front of the property the proposal includes the conversion of the garage to habitable use, including the replacement of the garage door with a window. It also proposes the replacement of the window over the front door with two smaller windows and the addition of 2 windows on the western side elevation and 5 windows on the eastern side. In terms of appearance these are relatively minor alterations and would generally be considered acceptable.

However, the proposal also includes a part single storey part two storey rear extension. This extends across the full width of the property and would measure approximately 8m in depth at ground floor level, set beneath a crown roof of about 3.65m in height. Above this in part is a first floor extension of approximately 3m in depth set beneath a roof raised from about 8.3m to approximately 8.7m and including side hip to gable conversions. This is a substantial addition to the original property. Whilst noting that the street scene does comprise of variations in design including other properties with gabled roof forms, the general character is for fairly deep roof forms with a pitch of approximately 45 degrees and a ratio of the roof to the walls of the dwellings around 38% - 62% respectively. The

proposed roof form would be much shallower at around 33 degrees and the ratio of the bulk of the roof to the overall height significantly increased from 53% to 57% respectively. This results in a top heavy appearance for the proposed dwelling, which is further exacerbated by the inclusion of the high level roof lights. It is further noted that this property sits further forward than the neighbouring properties on a curve in road, where High Street turns northwards, raising the prominence of the dwelling within the street scene.

The excessive depth and bulk of the proposal would fail to appear as a subordinate addition to the original dwelling and would be out of keeping with the architectural character and appearance of the wider street scene. As such the proposal fails to comply with Policies DMHB11 and DMHD 1 of the Local Plan: Part Two - Development Management Policies (2020).

To the western side Midhurst Cottage is set further back within the plot and the proposed plans appear to indicate the two storey element would not project beyond the rear wall of the main property and the single storey element would only marginally extend beyond the neighbouring extension. As such it is not considered this would significantly impact on the occupiers of that property. To the other side South Lawn is set at an angle, orientated approximately 15 degrees towards the rear garden of the application site. The nearest rear corner of this property is approximately level with the rear of Wynnstay. The proposed extension would project approximately 8m to the rear of that property. However from the site history for South Lawn, consent was approved under permitted rights for a 4m deep single storey extension; which has been implemented. The submitted plans also indicate that the proposal would not contravene a 45 degree line of sight from the upper floor windows. As such it is not considered that the proposal would result in any significant over dominance or loss of outlook to the neighbouring properties. The principle windows would face front and rear and the side windows would serve non-habitable rooms or be secondary windows and could be conditioned to be obscure glazed and non opening below 1.8m if all other aspects of the proposal were acceptable. As such the proposal would not significantly increase any overlooking and loss of privacy. The proposal is considered to comply in these respects with Policies DMHB11 and DMHD 1 of the Local Plan: Part Two - Development Management Policies (2020).

It is considered that all the proposed habitable rooms, and those altered by the proposed extensions, would maintain an adequate outlook and source of natural light, therefore complying with Policy D6 of the London Plan (2021).

Policy DMHD 1 (appendix A, Part A) vi), states that for alterations and extensions to residential dwellings; adequate garden space should be retained. The property benefits from a good sized rear garden and sufficient garden space would be retained.

The proposal would result in the loss of the garage and associated parking space but would retain two spaces within the frontage in accordance with policy requirements.

However, due to the excessive depth and bulk of the proposal, it would fail to appear as a subordinate addition to the original dwelling and would be out of keeping with the architectural character and appearance of the wider street scene. It fails to comply with Policies DMHB11 and DMHD 1 of the Local Plan: Part Two - Development Management Policies (2020) and is therefore recommended for refusal..

## 6. RECOMMENDATION

### REFUSAL for the following reasons:

#### 1 NON2 Non Standard reason for refusal

The proposed development, by reason of its size, scale, bulk, depth and design, including the disproportionate roof detail, represents an unduly intrusive and incongruous form of development, which would fail to harmonise with the character and appearance of the original dwelling and the wider area. The proposal is therefore contrary to Policies DMHB 11 and DMHD 1 of the Local Plan: Part Two - Development Management Policies (2020), Policy D6 of the London Plan (2021) and the NPPF (2019).

### INFORMATIVES

- 1 In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the Local Plan Part 1, Local Plan Part 2, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service.

### 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) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

#### Part 1 Policies:

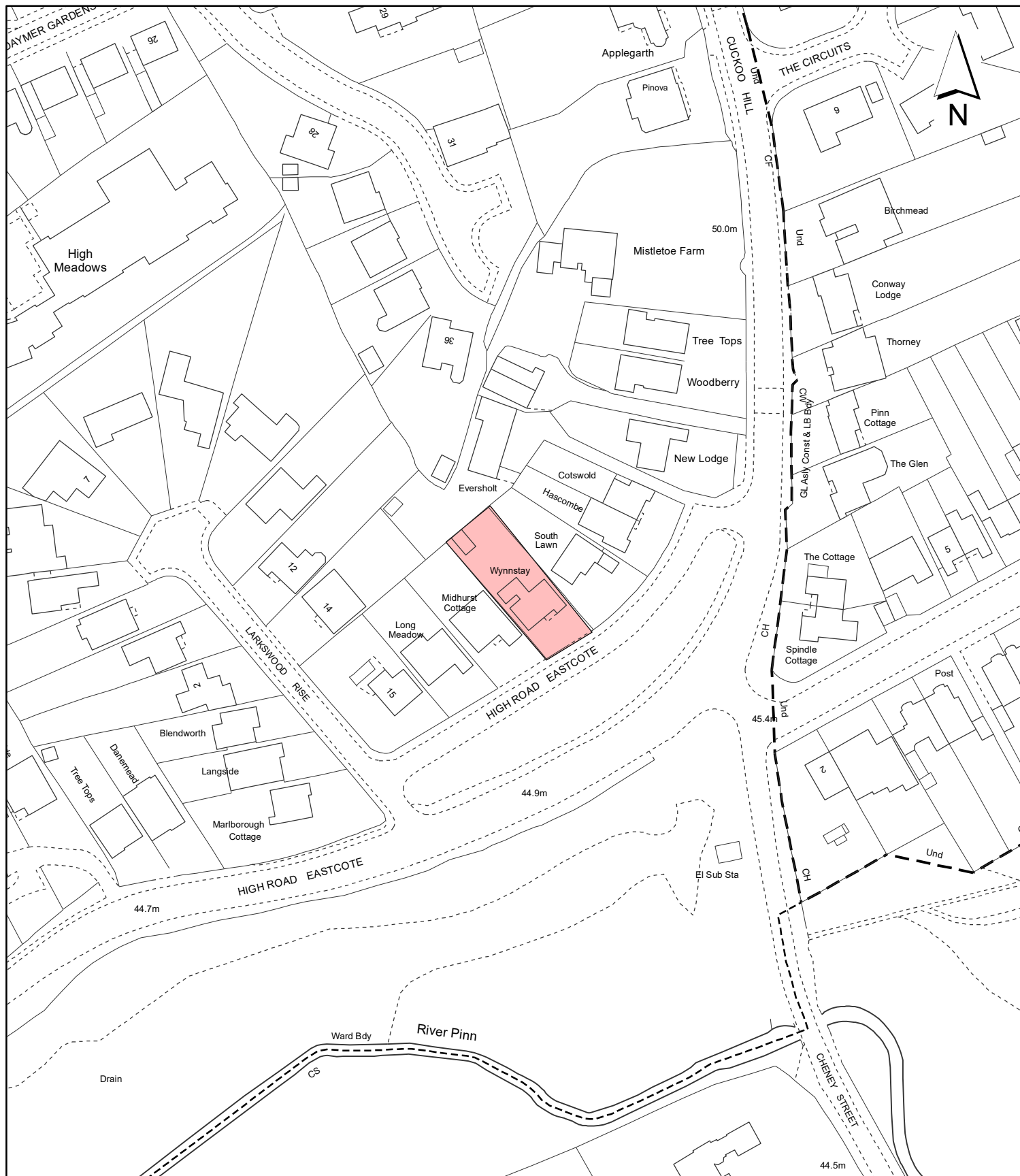
PT1.BE1 (2012) Built Environment

#### Part 2 Policies:

DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 6	Vehicle Parking
LPP 3.5	(2016) Quality and design of housing developments

**Contact Officer:** Liz Arnold

**Telephone No:** 01895 250230



### Notes:

 Site boundary

For identification purposes only.

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Site Address:

**Wynnstay, High Road,  
Eastcote**

Planning Application Ref:

**9292/APP/2021/63**

Planning Committee:

**North Page 32**

Scale:

**1:1,250**

Date:

**April 2021**

**LONDON BOROUGH  
OF HILLINGDON**  
**Residents Services  
Planning Section**

Civic Centre, Uxbridge, Middx. UB8 1UW  
Telephone No.: Uxbridge 01895 250111



**HILLINGDON**  
LONDON



## **Report of the Head of Planning, Transportation and Regeneration**

### **S.106/278 PLANNING AGREEMENTS - QUARTERLY FINANCIAL MONITORING REPORT**

#### **SUMMARY**

This report provides financial information on s106 and s278 agreements in the North Planning Committee area up to 31 December 2020 where the Council has received and holds funds.

#### **RECOMMENDATION**

**That Members note the contents of this report.**

#### **INFORMATION**

1. Paragraph 24 of the Government's Planning Practice Guidance, encourages local planning authorities to make publically available information with regard to what planning obligation contributions are received by the Council and how these contributions are used. This ensures transparency and is therefore considered to be good practice. Details of the financial obligations held by the Council are reported to Cabinet on a quarterly basis through the "Planning Obligations Financial Monitoring Report". The report informs members and the public of the progress being made in the allocation of financial obligations and their implementation.
2. The information contained in this report was reported to Cabinet on 18th March 2021 and updates the information received by Cabinet in December 2020. The attached Appendix 1 provides updated financial information on s106 and s278 agreements in the North Planning Committee area up to 31 December 2020, where the Council has received and holds funds.
3. Appendix 1 shows the movement of income and expenditure taking place during the financial year. The agreements are listed under Cabinet portfolio headings. Text that is highlighted in bold indicates key changes since the previous report of 28<sup>th</sup> January 2021 to the Planning Committee. Figures shown in bold under the column headed 'Total income as at 31/12/20' indicate new income received. Agreements asterisked under the column headed 'case ref' are those where the Council holds funds but is unable to spend them for a number of reasons. These include cases where the funds are held as a returnable security deposit for works to be undertaken by the developer and those where the expenditure is dependant on other bodies such as transport operators. In cases where schemes have been completed and residual balances refunded, the refund

amount is either the amount listed in the “Balance of Funds” column or where the amount listed in this column is zero the difference between the amounts listed in the columns titled “Total Income as at 31/12/20” and “Total Income as at 30/09/20”.

4. Members should note that in the Appendix, the ‘balances of funds’ held include funds that may already be committed for projects such as affordable housing and school expansion projects. Expenditure must be in accordance with the legal parameters of the individual agreements and must also serve a planning purpose and operate in accordance with legislation and Government guidance in the form of the National Planning Policy Framework (March 2018). The Council has adopted Supplementary Planning Guidance for Planning Obligations that provides the framework in which the Council will operate.
5. Members should also note that the listed “balances of funds”, i.e. the difference between income received and expenditure, is not a surplus. A majority of the funds is linked to projects that are already underway or programmed but have not been drawn down against the relevant s106 (or s.278) cost centre. The column labelled “balance spendable not allocated” shows the residual balance of funds after taking into account funds that the Council is unable to spend and those that it has committed to projects.

### **Financial implications**

6. This report provides information on the financial status on s106 and s278 agreements up to 31 December 2020. The recommendation to note has no financial implications.

### **CORPORATE CONSULTATIONS CARRIED OUT**

#### Legal

It is a requirement of the District Audit report into planning obligations and the Monitoring Officers report that regular financial statements are prepared.

### **EXTERNAL CONSULTATIONS CARRIED OUT**

There are no external consultations required on the contents of this report.

### **BACKGROUND DOCUMENTS**

District Auditor’s “The Management of Planning Obligations” Action Plan May 1999  
Monitoring Officers Report January 2001  
Planning Obligations Supplementary Planning Document Adopted July 2008 and revised 2014.  
Cabinet Report March 2021.

### **North Planning Committee – 27th April 2021 PART 1 - MEMBERS, PUBLIC & PRESS**

**Contact Officer:** Nikki Wyatt

Telephone No: 01895 - 2508145

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2020 / 2021 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at February 2021)
			AS AT 31/12/20	AS AT 30/09/20	AS AT 31/12/20	AS AT 30/09/20	To 31/12/20	AS AT 31/12/20	AS AT 31/12/20	
		<b>SECTION 278</b>								
		<b>PORTFOLIO: PUBLIC SAFETY &amp; TRANSPORT</b>								
PT1278/46/135 *32	Northwood	10A Sandy Lodge Way, Northwood 54671/APP/2002/54	7,458.07	7,458.07	2,458.00	2,458.00	0.00	5,000.07	0.00	Improvement of visibility for junction of Sandy Lodge Way & Woodbridge Way. ECU fees have been claimed and £5,000 security remains. Works substantially complete 12 month maintenance period, ended 16 September 2006. Final certificate has been prepared. Security held to part offset outstanding education contribution which is being sought via legal proceedings.
PT1278/63/175A *49	South Ruislip	BFPO, R.A.F Northolt 189/APP/2006/2091	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	0.00	£5k received as the security deposit for the due and proper implementation of junction works at the White House Gate entrance to the development. Signals complete and in operation. Currently within 12 month maintenance period. Date of final completion to be confirmed.
PT1278/64/173	Eastcote & East Ruislip	R.A.F. Eastcote 10189/APP/2004/1781	19,200.00	19,200.00	12,201.13	12,201.13	0.00	6,998.87	0.00	Engineers fees paid prior to the execution of an agreement to secure access works associated with this application. Waiting restriction in Lime Grove undertaken. Elm Ave/Lime Grove junction improvement pending. Elm Ave Pedestrian crossing technical approval pending (£5,500) design fees received plus further £6,700 for temporary footpath works carried out by LBH. £7,500 engineering fees claimed. Funds spent towards temporary footpath works. Further £5,000 security deposit for proper execution of highway works.
PT1278/72/231A West Ruislip		R.A.F West Ruislip (Ickentham Park) Design check on S278 Designs 38402/APP/2007/1072	53,986.57	53,986.57	45,486.57	45,486.57	0.00	8,500.00	0.00	Fees received for design checks. Pelican crossing and signals on Long Lane. S278 agreement and technical approval pending. Further £18,000 returnable deposit received to ensure reinstatement of temporary crossover on Alysham Drive. Further fees received towards inspection fees and traffic orders. Spend towards fees & inspection. Works completed, deposit returned.
PT1278/73	South Ruislip	R.A.F Northolt - South Ruislip/Main Gate 189/APP/2007/1321	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00	0.00	Fees received for design checks. Junction improvements at West End Road/ Bridgewater Road. S278 agreement and technical approval pending.
PT1278/77/197 *62	Ruislip Manor	Windmill Hill Public House, Pembroke Road, Ruislip 11924/APP/2632	24,000.00	24,000.00	1,000.00	1,000.00	0.00	23,000.00	0.00	Fees received for design checks (£1,000). £23,000 received as a security deposit to ensure works are carried at to a satisfactory standard. £1,000 engineering fees claimed.
PT1278/78/238G *76	West Ruislip	Fmr Mill Works, Bury Street, Ruislip 6157/APP/2009/2069	19,782.00	19,782.00	14,782.00	14,782.00	0.00	5,000.00	0.00	Fees received for design checks and monitoring & supervision. £5,000 received as a security deposit to ensure highway works are carried out to a satisfactory standard. Fees claimed for design checks & monitoring (£14,752).
PT1278/86/237E Eastcote & East Ruislip		Bishop Ramsey School (lower site), Eastcote Road, Ruislip - High Grove access 19731/APP/2006/1442	14,146.46	14,146.46	10,729.21	10,729.21	0.00	3,417.25	0.00	Funds received for the completion of remedial highway works and fees associated with the 278 agreements. £7,993.58 claimed towards remedial works & fees 13/14. Further £307.63 claimed.
PT1278/105/350 C *122	South Ruislip	Fmr Aria Dairy Site, Victoria Rd, Ruislip. 66819/APP/2014/1600	951,810.00	951,810.00	950,361.76	950,361.76	0.00	1,448.24	0.00	£5,000 received as a returnable deposit and £871,000 received as a bond deposit for the completion of highway works. Funds to be returned with interest on satisfactory completion of the works. Further £73,310 received and claimed by ECU for fees and checks. £2,500 to be used for payment of traffic orders. £2,500 spend towards required traffic orders for highway works. £654,301.76 (75% of bond) returned on satisfactory completion of works. Final Certificate issued. £5,000 security and remaining 25% of the bond returned Q3 2018/19.
PT1278/110/413 *149	South Ruislip	Imperial House, Stonefield Way, South Ruislip (Lidl) 5039/APP/2015/4365	977,935.80	977,935.80	83,000.00	83,000.00	0.00	894,935.80	0.00	£750,233.62 received as the highways deposit sum to ensure satisfactory completion of the works. Any unspent funds to be returned to the developer on completion. Further £144,702.18 received as a returnable cash deposit for highway works. £82,000 received and claimed to cover fees associated with the works. £1,000 fees received and claimed Q3 2019.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2020 / 2021 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at February 2021)
			AS AT 31/12/20	AS AT 30/09/20	AS AT 31/12/20	AS AT 30/09/20	AS AT 31/12/20	To 31/12/20	AS AT 31/12/20	AS AT 31/12/20	
		SECTION 278 SUB - TOTAL	2,075,318.90	2,075,318.90	1,120,018.67	1,120,018.67	0.00	0.00	955,300.23	0.00	
		SECTION 106									
		PORTFOLIO: PUBLIC SAFETY & TRANSPORT									
PT/25/66 *24	South Ruislip	J Sainsbury, 11 Long Drive, Ruislip 33667/17/97/0684	37,425.09	37,425.09	7,768.80	7,488.80	4,793.80	29,656.29	0.00	0.00	Highway improvements adjacent to the site. Legal advice stated that because of time that has elapsed, it would not be reasonable to proceed without Sainsbury's agreement. Officers investigating the potential to utilise these funds for traffic congestion mitigation at that junction to complement current works that have been commissioned for that location. A portion of land owned by Sainsbury's would need to be dedicated as public highway for the scheme to be feasible. Traffic congestion mitigation scheme is fully funded. Agreement obtained from the owner of the site to allow the Council to retain £30k towards public realm improvements in South Ruislip. Remaining balance (£7,425) to be returned. £30k allocated to improve the pedestrian environment under the railway bridge at South Ruislip (Cabinet Member Decision 06/12/2019). Scheme completed March 2020. Awaiting final invoices.
PT/76/119	Northwood	Land at 64 Ducks Hill Road Northwood/26900/99/1077	35,253.56	35,253.56	28,119.15	28,119.15	0.00	7,134.41	0.00	0.00	To provide a speed camera, anti-skid surface and associated road markings in Ducks Hill Road. Speed camera cannot be installed in this location, as the accident rate in this location is below the threshold established by TfL. Deed of variation not required site included in vehicle activated sign (VAS) forward programme. Officers looking into feasibility of 'Driver Feedback Sign'. Implementation due Spring 2007. Subject to feasibility. Quotes being sought with the view to possible purchase of signs. Interest accrued. No time constraints. Utilities works completed Nov 08. Scheme programmed for implementation April/May 2010. Spend towards the provision of anti skid and electrical work. VAS signs installed. Scheme complete, awaiting invoices.
PT/148/327 *105	Northwood Hills	Northwood School (University Technical College), Potter Street, Northwood. 12850/APP/2013/1810	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.00	0.00	Contribution received as the travel plan bond to ensure compliance by the owner to its monitoring and reporting obligations. Funds to be returned at the end of the monitoring period (2024).
PT/187/395 *139	Northwood	Land at Northwood School, Potter Street, Northwood. 12850/APP/2014/4492	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.00	0.00	Funds received to be used by the Council to secure compliance with the travel plan if required. Any unspent funds to be returned at the end of the monitoring period (10 years).
PT/183/350E *140	South Ruislip	Fmr Arla Dairy Site, Victoria Rd, Ruislip. 66819/APP/2014/1600	40,000.00	40,000.00	0.00	0.00	0.00	40,000.00	0.00	0.00	Funds received as the Travel Plan bond to ensure compliance with the travel plans required under schedules 2 & 3 of the agreement. Unspent funds to be returned at the end of the monitoring period (10 years).
PT/205/421A	Ickenham	234- 236 Swakeleys Road, Ickenham 72634/APP/2017/769	3,000.00	3,000.00	0.00	0.00	0.00	3,000.00	0.00	0.00	Funds received towards the cost of the highway works identified in the agreement. No time limits for spend.
PT/213/428A	West Ruislip	Fanuc House, 1 Station Approach, Ruislip 26134/APP/2016/1987	52,281.93	52,281.93	0.00	0.00	0.00	52,281.93	52,281.93	52,281.93	Contribution received towards town centre and highway improvements in the immediate vicinity of the site. No time limit for spend.
PT/225/437A	Eastcote	Audi House, 260 Field End Road, Eastcote 19365/APP/2017/3088	37,315.23	37,315.23	22,313.45	19,299.11	8,444.51	15,001.78	0.00	0.00	Funds received to be used towards public realm enhancements along the eastern side of Field End Road between Eastcote Underground Station and Woodlands Avenue. Funds to be spent within 10 years of receipt (April 2020). £31,500 allocated towards street lighting improvements (Cabinet Member Decision 29/11/2019). Remaining balance (£5,815) allocated towards Eastcote Town Centre scheme (Cabinet Member Decision 18/03/2020). Scheme complete
		PUBLIC SAFETY & TRANSPORT - SUB TOTAL	245,275.81	245,275.81	58,201.40	54,907.06	13,238.31	187,074.41	52,281.93	52,281.93	

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2020 / 2021 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at February 2021)
			AS AT 31/12/20	AS AT 30/09/20	AS AT 31/12/20	AS AT 30/09/20	To 31/12/20	AS AT 31/12/20	AS AT 31/12/20	AS AT 31/12/20	
		PUBLIC SAFETY & TRANSPORT - TOTAL	2,320,594.71	2,320,594.71	1,178,220.07	1,174,925.73	13,238.31	1,142,374.64	52,281.93		
<b>PORTFOLIO: FAMILIES, EDUCATION &amp; WELLBEING</b>											
EYL251/444A	Cavendish	138 Linden Avenue, Ruislip 1112/APP/2012/1922	13,658.12	13,658.12	0.00	0.00	0.00	13,658.12	13,658.12	13,658.12	Funds received towards providing educational improvements or facilities in the Authority's area to included new school facilities, improvements to existing school facilities to accommodate extra children, improvement and expansion to playground and external leisure spaces ( see agreement for details). No time limits.
		EDUCATION SUB - TOTAL	13,658.12	13,658.12	0.00	0.00	0.00	13,658.12	13,658.12	13,658.12	
PPR/77/282D	West Ruislip	Lyon Court, 28-30 Pembroke Road, Ruislip 66985/APP/2011/3049	25,330.03	25,330.03	17,744.00	17,744.00	0.00	7,586.03	0.00	0.00	Contribution received towards the provision of CCTV, lighting, safety improvements to public transport facilities and car parks or safer town centres (see agreement for details). Funds to be spent within 5 years of completion of the development (Feb 2019). Funds allocated towards lighting improvements in Pembroke Road, Ruislip (Cabinet Member Decision 04/10/2018). Scheme completed January 2019. Remaining balance can be retained towards another eligible scheme.
PPR/90/331B	Cavendish	216 Field End Road, Eastcote. 6331/APP/2010/2411	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	5,000.00	5,000.00	Contribution received towards the costs of providing construction training schemes within the London Borough of Hillingdon. No time limit for spend.
PPR/91/331C	Cavendish	216 Field End Road, Eastcote. 6331/APP/2010/2411	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00	10,000.00	10,000.00	Contribution to be used by the Council towards community facilities in the Authority's area. No time limit for spend.
PPR/114/380A	Ickenham	211-213 Swakeleys Rd, Ickenham. 70701/APP/2015/3026	9,600.00	9,600.00	0.00	0.00	0.00	9,600.00	9,600.00	9,600.00	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. No time limit for spend.
PPR/115/381	South Ruislip	555 Stonefield Way, Ruislip	14,600.00	14,600.00	0.00	0.00	0.00	14,600.00	14,600.00	14,600.00	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. No time limit for spend.
PPR/119/385A	Northwood Hills	Frank Welch Court, High Meadow Close, Pinner. 196/APP/2013/2958	26,307.20	26,307.20	0.00	0.00	0.00	26,307.20	26,307.20	26,307.00	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. No time limits for spend.
PPR/120/350D	South Ruislip	Former Aria Dairy site, Victoria Road, Ruislip. 6619/APP/2014/1600	9,600.00	9,600.00	0.00	0.00	0.00	9,600.00	9,600.00	9,600.00	Funds to be used by the Council towards a work place co-ordinator payable per phase (phase1 payment received). Funds to be spent within 7 years of receipt (September 2023).
PPR/134/411A	Ickenham	Harefield Place, The Drive, Ickenham 1257/APP/2015/3649	37,100.00	37,100.00	0.00	0.00	0.00	37,100.00	37,100.00	37,100.00	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. No time limit for spend.
PPR/143	Northwood	36-40 Rickmansworth Road, Northwood. 69978/APP/2016/2564	20,117.50	20,117.50	0.00	0.00	0.00	20,117.50	20,117.50	20,117.50	Funds received towards providing construction training courses delivered by recognised providers and the provision of a construction workplace coordinator within the Authority's area. No time limit for spend.
PPR/147/428B	West Ruislip	Fanuc House, 1 Station Approach, Ruislip 26134/APP/2016/1987	3,600.00	3,600.00	0.00	0.00	0.00	3,600.00	3,600.00	3,600.00	Funds received towards providing construction training courses delivered by recognised providers and the provision of a construction workplace coordinator within the Authority's area. No time limit for spend.
PPR/153/439A	Northwood	St Helens College, Eastbury Road, Northwood. (7402/APP/2018/3445)	3,600.00	3,600.00	0.00	0.00	0.00	3,600.00	3,600.00	3,600.00	Funds received towards the provision of a construction workplace co-ordinator. No time limit for spend.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2020 / 2021 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at February 2021)
PPR/155/445A	Northwood Hills	St Johns School, Potter Street Hill, Northwood 10795/APP/2018/149	AS AT 31/12/20 19,551.58	AS AT 30/09/20 19,551.58	AS AT 31/12/20 0.00	AS AT 30/09/20 0.00	To 31/12/20 0.00	AS AT 31/12/20 19,551.58	AS AT 31/12/20 19,551.58	Funds received towards providing construction training courses delivered by recognised providers and the provision of a construction workplace coordinator within the Authority's area. Funds to be spent within 7 years of receipt (December 2026)
PPR/157/443A	South Ruislip	Stonefield Close, Production Facility, Stonefield Close & Stonefield Way 1660/APP/2019/1018	40,259.52	40,259.52	0.00	0.00	0.00	40,259.52	40,259.52	Funds received towards providing construction training courses delivered by recognised providers and the provision of a construction workplace coordinator within the Authority's area. Funds to be spent within 7 years of receipt (March 2027)
PPR/159/555A	Northwood	Northwood College, Maxwell Road, Northwood 2082/APP/2019/4091	3,150.00	0.00	0.00	0.00	0.00	3,150.00	3,150.00	Funds received as the construction training coordinator costs associated with the scheme. Funds to be spent within 7 years of receipt (November 2027).
		CONSTRUCTION TRAINING - SUB TOTAL	227,815.83	224,665.83	17,744.00	17,744.00	0.00	210,071.83	202,485.60	
CSL/6/189A	Ruislip	30 Kings End, Ruislip. 46299/APP/2006/2165	7,674.48	7,674.48	0.00	0.00	0.00	7,674.48	0.00	Towards the provision of community facilities in the immediate vicinity of the land. No time limits. Earmarked towards Manor Farm Library. Subject to formal allocation of funding.
CSL/9/199A	Ruislip	41, Kingsend, Ruislip. 2792/APP/2006/3451	9,338.43	9,338.43	32.50	32.50	0.00	9,305.93	0.00	Funds received towards the provision of community facilities in the Borough. No time constraints. Earmarked towards Manor Farm Library. £782 from this contribution has been allocated towards new equipment at Manor Farm Library (Cabinet Member decision 29/03/2016)
CSL/10/200B	Manor	Former Ruislip Manor Library, Victoria Road, Ruislip. 14539/APP/2008/2102	5,200.00	5,200.00	0.00	0.00	0.00	5,200.00	0.00	Funds received towards improvements to nearby community facilities. Earmarked towards Ruislip Manor Library and Community Resources Centre. Subject to formal allocation of funding.
CSL/12/215A	Ruislip	5 - 11, Reservoir Road, Ruislip 61134/APP/2006/260	13,338.00	13,338.00	13,338.00	13,338.00	0.00	0.00	0.00	Contribution received towards the provision of community facilities in the locality. No time limits on spend. Funds spent towards the Libraries Refurbishment Programme as part of the end of year closing of accounts. Spend subject to formal approval.
		CULTURE SUB -TOTAL	35,550.91	35,550.91	13,370.50	13,370.50	0.00	22,180.41	0.00	
		FAMILIES, EDUCATION & WELLBEING - TOTAL	277,024.86	273,874.86	31,114.50	31,114.50	0.00	245,910.36	216,143.72	
<b>PORTFOLIO: ENVIRONMENT, HOUSING &amp; REGENERATION</b>										
E/47/177B	Manor	41-55, Windmill Hill, Ruislip planning ref 48283/APP/2006/2353	38,258.39	38,258.39	32,124.97	32,124.97	0.00	6,133.42	0.00	Funds received towards open green space and recreational open space within a 3 mile radius of the land. This sum includes approximately £8k for bins and benches and £30k for children's play space. Funds not spent within 5 years of receipt (24 December 2012) are to be refunded. Officers currently drawing up a programme of works for Warrender Park. Funds allocated towards a scheme of improvements at Warrender Park (Cabinet Member Decision 3/9/2010). Works complete Dec 12. Accounting adjustment made, scheme to be closed.
E/62/231E	Ruislip	Former RAF Ruislip (Ickenham park), High Road, Ickenham. 38402/APP/2007/1072	146,879.75	146,879.75	44,059.48	44,059.48	0.00	102,820.27	0.00	Funds received as a commuted sum towards the maintenance of the playing fields as part of the scheme for a period of 10 years. Spend subject to conditions as stipulated in the legal agreement. £44,063 allocated towards the annual cost of maintaining the playing fields provided at Ickenham Park development (Cabinet Member Decision 7/11/2012). £15,191.56 Spend towards maintenance costs 2012/13. Maintenance costs claimed 2014/15. Maintenance costs claimed 2015/16.
E/66/239D	Eastcote	Highgrove House, Eastcote Road, Ruislip. 106222/APP/2006/2294 & 10622/APP/2009/2504	9,614.17	9,614.17	9,614.17	9,614.17	0.00	0.00	0.00	Contribution received towards the cost of enhancement and/or nature conservation works at Highgrove Woods. No time limits. Funds allocated and spent towards conservation works at Highgrove Woods Nature Reserve (Cabinet Member Decision 16/3/12). Diminishing balance (£385.83) transferred to

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2020 / 2021 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at February 2021)
E/71/250	South Ruislip	Land adjacent to Downe Barns Farm, West End Road, Northolt. 2282/APP/2008/2475	AS AT 31/12/20 50,000.00	AS AT 30/09/20 50,000.00	AS AT 31/12/20 40,000.00	AS AT 30/09/20 40,000.00	To 31/12/20 5,000.00	AS AT 31/12/20 10,000.00	AS AT 31/12/20 0.00	Funds received as maintenance instalments to assist with the management of Ten Acres Wood Nature Reserve. Funds to be spent within 11 years of receipt (August 2021). £15,000 allocated towards ongoing management works at the reserve (Cabinet Member Decision 7/1/2012). Spend towards stock fencing and ditch restoration. £5,000 spent towards access improvements. Further £15,000 allocated towards the management of Ten Acres Woods (Cabinet Member Decision 22/07/2016). £5,000 spent towards essential tree works 2016/17. £5,000 spent towards ditch restoration 2017/18. £20,000 received as final payment. Funds to be spent by May 2020. £5,000 spent towards riverbank reinstatement 2018/19. Remaining balance (£20k) allocated towards further 4 year programme of works (Cabinet Member Decision 18/10/2019). £5k spent towards maintenance works 2019/20. £5k spent towards maintenance works 2020/21.
E/86/305B	Northwood	London School of Theology, Green Lane, Northwood 10112/APP/2012/2057	30,609.90	30,609.90	28,674.00	23,854.00	4,820.00	1,935.90	0.00	Contribution received towards the provision of tennis courts within Northwood Recreation Ground. No time limits. Funds allocated towards the refurbishment of a single tennis court at Northwood Recreation Ground (Cabinet Member Decision 19/10/2018). Tennis Court refurbished March 2. Locking system not viable. Spend towards access improvements to the tennis court.
E/99/350B	West Ruislip	Fmr Atria Dairy Site, Victoria Rd, Ruislip. 66819/APP/2014/1600	50,000.00	50,000.00	43,975.00	43,975.00	9,575.00	6,025.00	0.00	Funds to be used towards initiatives to improve air quality in the Authority's Area including (but not limited to): use of low fuel technology; tree and other planting; restrictions on certain types of vehicles; use of cleaner fuels; use of combined heat & power; environmental management and air quality strategy (see agreement for details). Funds to be spent within 7 years of receipt (Sept 2022). £34,400 allocated and spent towards maintaining the Borough's air quality monitoring network (Cabinet Member Decision 15/11/2019). Remaining balance £15,600 allocated towards Ruislip Air Quality Focus Area (Cabinet Member Decision 20/03/2020).
E/108/380B	Ickenham	211-213 Swakeleys Rd, Ickenham 70701/APP/2015/3026	12,500.00	12,500.00	0.00	0.00	0.00	12,500.00	12,500.00	Funds to be used towards initiatives to improve air quality in the Authority's Area including (but not limited to): use of low fuel technology; tree and other planting; restrictions on certain types of vehicles; use of cleaner fuels; use of combined heat & power; environmental management and air quality strategy (see agreement for details). No time limit for spend.
E/111/385C	Northwood Hills	Frank Welch Court, High Meadow, Pinner. 196/APP/2013/2958	31,369.64	31,369.64	502.43	0.00	502.43	30,867.21	0.00	Contribution received to improve the ecological facilities at Pinn meadows including: access for river dipping, creation of an Ox-bow pond, creation of wildflower meadow (see agreement for details). No time limit for spend. Funds allocated towards ecological improvements at Long Meadow and Kings College Playing fields (Cabinet Member Decision 20/06/2019). £5,000 spend coded to this scheme in error (Q3). Corrected this quarter.
E/122/406	South Ruislip	23 Stonefield Way, South Ruislip 25508/APP/2014/3570	15,355.00	15,355.00	0.00	0.00	0.00	15,355.00	15,355.00	Funds received as the air quality contribution to be used towards air quality improvements in the Borough. No time limits for spend.
E/124/411B	Ickenham	Harefield Place, The Drive, Ickenham 1257/APP/2015/3649	18,310.23	18,310.23	0.00	0.00	0.00	18,310.23	18,310.23	Funds received to be used by the Council towards off site carbon reduction measures, schemes and initiatives to mitigate the development. No time limits for spend.
E/128/416	Ickenham	Vyners School, Warren Rd, Ickenham 4514/APP/2017/1771	70,000.00	70,000.00	0.00	0.00	0.00	70,000.00	70,000.00	Contribution received as the drainage improvement contribution to be used to improve drainage in the Authority's area, including improvements to two pitches at Hillingdon House Farm. No time limits for spend.
E/144/447A	South Ruislip	Acol Early Learning Centre, Ruislip 67607/APP/2017/4627	42,624.00	42,624.00	0.00	0.00	0.00	42,624.00	42,624.00	Funds received towards off site carbon reduction measures in order to mitigate the development. No time limits for spend.



CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2020 / 2021 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at February 2021)
E/145/443B	South Ruislip	Stonefield Close, Production Facility, Stonefield Close & Stonefield Way 1660/APP/2019/1018	AS AT 31/12/20 10,247.42	AS AT 30/09/20 10,247.42	AS AT 31/12/20 0.00	AS AT 30/09/20 0.00	To 31/12/20 0.00	AS AT 31/12/20 10,247.42	AS AT 31/12/20 10,247.42	Funds received as the "Yeading Brook Infrastructure Contribution" to deliver green infrastructure within the Yeading Brook catchment area. Funds to be spent within 7 years of receipt (March 2027).
		ENVIRONMENT, HOUSING & REGENERATION - TOTAL	525,765.50	525,765.50	195,950.05	193,627.62	19,897.43	326,818.45	169,035.65	
<b>PORTFOLIO: HEALTH &amp; SOCIAL CARE</b>										
H/11/195B *57	Ruislip	Highgrove House, Eastcote Road, Ruislip. 10622/APP/2006/2494	3,156.00	3,156.00	0.00	0.00	0.00	3,156.00	0.00	Funds received towards the provision of local health care facilities in the vicinity of the site. No time limits.
H/22/239E *74	Eastcote	Highgrove House, Eastcote Road, Ruislip. 10622/APP/2006/2494 & 10622/APP/2009/2504	7,363.00	7,363.00	0.00	0.00	0.00	7,363.00	0.00	Funds received towards the cost of providing health facilities in the Borough (see legal agreement for further details). No time limits.
H/28/263D *81	South Ruislip	Former South Ruislip Library, Victoria Road, Ruislip (plot A). 67080/APP/2010/1419	3,353.86	3,353.86	0.00	0.00	0.00	3,353.86	0.00	Funds received towards the cost of providing health facilities in the Authority's area including the expansion of health premises to provide additional facilities, new health premises or services (see legal agreement for details). No time limit for spend.
H/36/299D *94	Cavendish	161 Elliot Ave (fmr Southbourne Day Centre), Ruislip. 66033/APP/2009/1060	9,001.79	9,001.79	0.00	0.00	0.00	9,001.79	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits for spend.
H/44/319D *103	Northwood Hills	117 Pinner Road, Northwood 12055/APP/2006/2510	24,312.54	24,312.54	0.00	0.00	0.00	24,312.54	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits
H/46/323G *104	Cavendish	150 Field End Road (Initial House), Eastcote, Pinner 25760/APP/2013/3632	14,126.88	14,126.88	0.00	0.00	0.00	14,126.88	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits
H/48/331E *107	Cavendish	216 Field End Road, Eastcote 6331/APP/2010/2411	4,320.40	4,320.40	0.00	0.00	0.00	4,320.40	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits.
H/51/231H *110	Ruislip	Fmr RAF West Ruislip (Ickenham Park), High Road, Ickenham 38402/APP/2013/2685 & 38402/APP/2012/1033	17,374.27	17,374.27	0.00	0.00	0.00	17,374.27	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits
H/54/343D *112	Harefield	Royal Quay, Coppermill Lock, Harefield 43159/APP/2013/1094	17,600.54	17,600.54	17,600.54	17,600.54	17,600.54	0.00	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits. Second instalment (£8,901.77) received towards the same purpose. Funds allocated towards expansion of clinical space at Harefield Health Centre (Cabinet Member Decision 14/08/2020). Contribution transferred to NHS Property Services (Q2).

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2020 / 2021 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at February 2021)
			AS AT 31/12/20	AS AT 30/09/20	AS AT 31/12/20	AS AT 30/09/20	To 31/12/20	AS AT 31/12/20	AS AT 31/12/20	
H/53/346D *113	Northwood	42-48 Ducks Hill Road, Northwood 49987/APP/2013/1451	8,434.88	8,434.88	0.00	0.00	0.00	8,434.88	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits for spend.
H/57/35/ID *116	Northwood	103, 105 & 107 Ducks Hill Road, Northwood. 64345/APP/2014/1044	6,212.88	6,212.88	0.00	0.00	0.00	6,212.88	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits for spend.
H/63/385D *130	Northwood Hills	Frank Welch Court, High Meadow Close, Pinner. 186/APP/2013/2958	10,195.29	10,195.29	0.00	0.00	0.00	10,195.29	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits for spend.
		HEALTH & SOCIAL CARE -TOTAL	125,452.33	125,452.33	17,600.54	17,600.54	17,600.54	107,851.79	0.00	

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2020 / 2021 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at February 2021)
			AS AT 31/12/20	AS AT 30/09/20	AS AT 31/12/20	AS AT 30/09/20	To 31/12/20	AS AT 31/12/20	AS AT 31/12/20	
*74: H22/239E			£7,363.00 funds have been received to provide Health Care services in the borough.							
*76: PT/278/78/238G			£5,000.00 is to be held as a returnable security deposit for the highway works (to be later refunded).							
*81: H/26/263D			£3,353.86 funds have been received to provide Health Care services in the borough.							
*94: H/36/299D			£9,001.79 funds received to provide health care facilities in the borough.							
*103: H/44/319D			£24,312.54 funds received to provide health care facilities in the borough.							
*104: H/46/323G			£14,126.88 funds received to provide health care facilities in the borough.							
*105: PT/148/327			£20,000.00 funds to be held as a returnable deposit for the implementation of the travel plan (later to be refunded)							
*107: H/48/331E			£4,320.40 funds received to provide health care facilities in the borough.							
*110: H/51/231H			£17,374.27 funds received to provide health care facilities in the borough.							
*113: H/53/346D			£8,434.88 funds received to provide health care facilities in the borough.							
*116: H/57/351D			£6,212.88 funds received to provide health care facilities in the borough.							
*122: PT/278/105/35			£1,448.24 is to be held as a returnable security deposit for the highway works (to be later refunded).							
*130: H/63/385D			£10,195.29 funds received to provide health care facilities in the borough.							
*139: PT/181/395			£20,000.00 funds to be held as a returnable deposit for the implementation of the travel plan (to be later refunded)							
*140: PT/183/350E			£40,000.00 funds to be held as a returnable deposit for the implementation of the travel plan (to be later refunded)							
*149: PT/278/110			£894,935.80 funds to be held as a returnable deposit for the implementation of the travel plan (to be later refunded)							
			£1,129,660.99							

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# Plans for North Applications Planning Committee

Wednesday 21st April 2021



**HILLINGDON**  
LONDON

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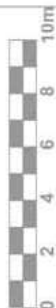
## **Report of the Head of Planning, Transportation and Regeneration**

**Address** 279 SWAKELEYS ROAD ICKENHAM

**Development:** Erection of a two storey building with habitable roofspace to consist of 6 x 2-bed and 1 x 3-bed self-contained flats with parking and amenity space, involving demolition of existing dwelling.

**LBH Ref Nos:** 30255/APP/2020/4275





Rev	Date	Description	Drawn	Checked
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Do not scale from this drawing  
All dimensions are to be checked on site  
Any discrepancies are to be reported immediately to the architect  
or client (immediately)

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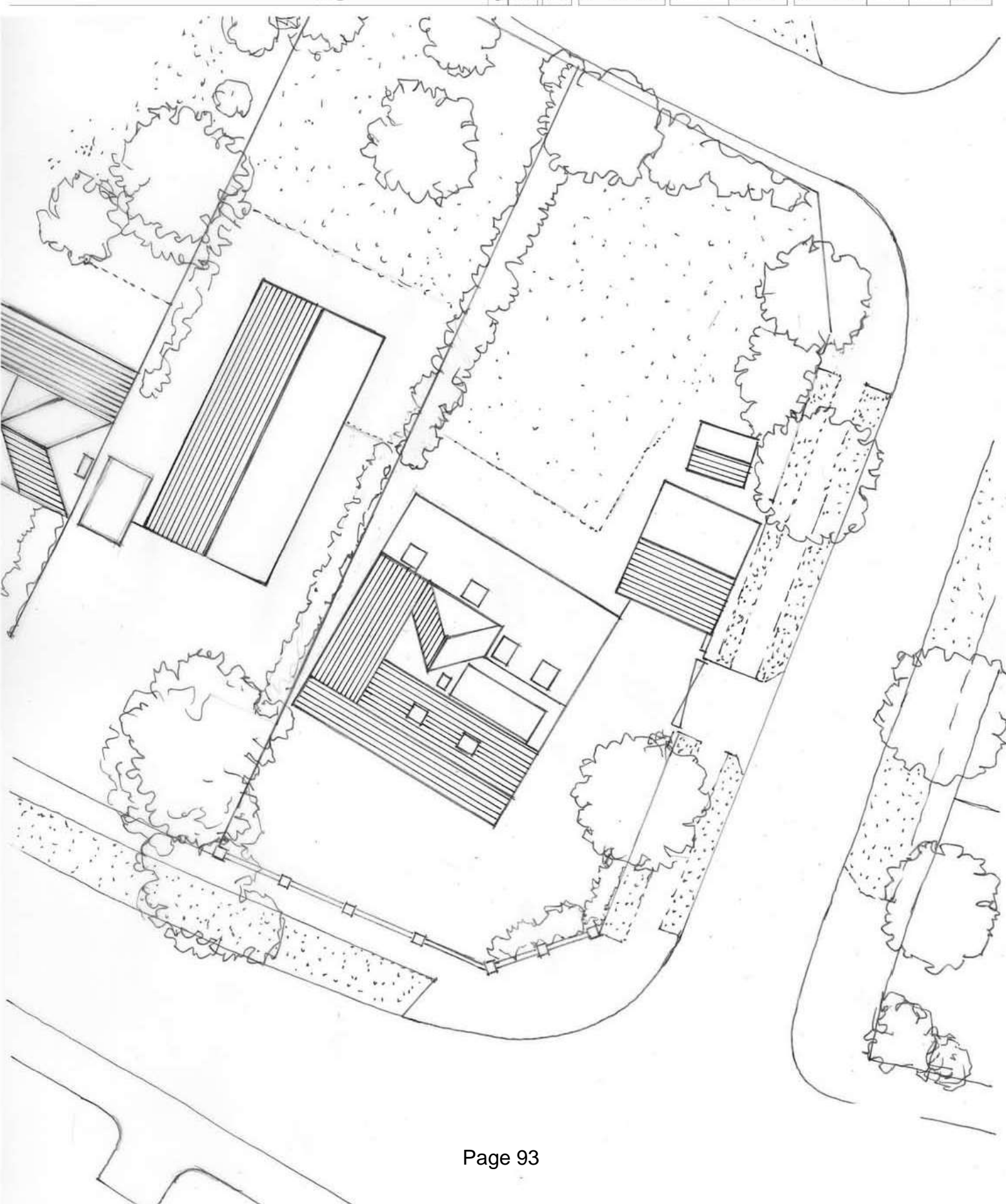
<b>Client</b>	Mrs P Sidhu
<b>Project</b>	279 Swakeleys Road

<b>Drawing</b>	Existing Plan
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<b>Scale</b>	1:200@A3
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<b>Project No.</b>	177
<b>Drawing No.</b>	101
<b>Revision</b>	-

<b>Status</b>	P
<b>Date</b>	Feb 2020
<b>Drawn by</b>	JH
<b>Checked by</b>	RM





Rev	Date	Description	Drawn	Checked

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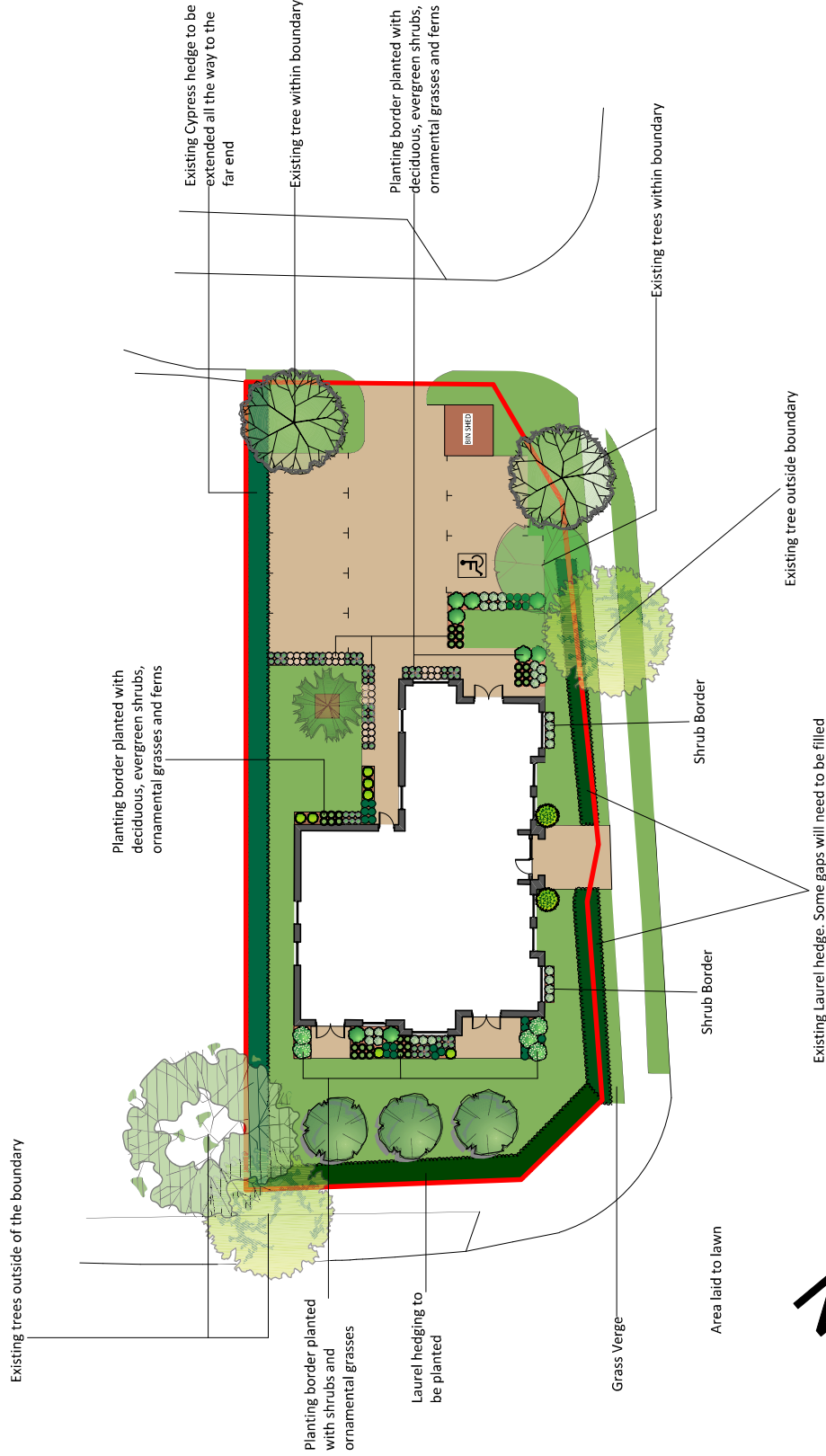
<b>Client</b>
<b>Mrs P Sidhu</b>
<b>Project</b>
<b>279 Swakeleys Road</b>

<b>Drawing</b>
<b>Location Plan</b>

<b>Scale</b> 1:500@A3			
<b>Project No.</b> 177	<b>Drawing No.</b> 100	<b>Revision</b> -	<b>Checked by</b> RM
<b>Status</b> P	<b>Date</b> Feb2020	<b>Drawn by</b> JH	

SWAKELEYS ROAD DEVELOPMENT  
CONCEPT PLAN FOR LANDSCAPING

- Medium size evergreen shrub: 100cm spread x 50/60cm height.
- Evergreen ferns: 50cm spread x 30/40cm height.
- Deciduous ornamental grass: 50cm spread x 40cm height.
- Evergreen flowering shrubs: 50cm spread x 30/40cm height.
- Evergreen hedges clipped to a finished height of 60cm and maintained at this height.
- Medium size evergreen flowering shrub: 100/120cm x 60cm height to be clipped and maintained at this height.
- Deciduous flowering shrubs: 120/150 height x 80/90 spread.
- Evergreen pine shrub: 80cm spread x 50/60cm height.
- Semi evergreen ornamental grasses: 50cm spread x 50/60cm height.
- Evergreen shrub to mark the entrance of the development.
- Lawn
- Medium size specimen Multi-headed tree
- 3 x multi-stem deciduous tree to be added. Eventual height and spread of tree will be 400 x 400/500.
- Area of hardstanding

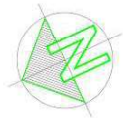


DO NOT SCALE FROM THIS PLAN. ALL MEASUREMENTS MUST BE TAKEN AT SITE



12 BLUEBRIDGE ROAD  
BROOKMANS PARK  
HATFIELD, AL97SB  
MOBILE 07979658890  
E: manoj@manojmaldegardendesign.co.uk  
www.manojmaldegardendesign.co.uk

# GROUND FLOOR PLAN



GROUND FLOOR PLAN

Rev	Date	Description	Drawn	Checked
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 Tel: 0203 179 9000  
 Email: richard@mrmarchitects.com  
 Web: www.mrmarchitects.com

**Client**  
**Mrs P Sidhu**

**Project**  
**Swakeleys Road**

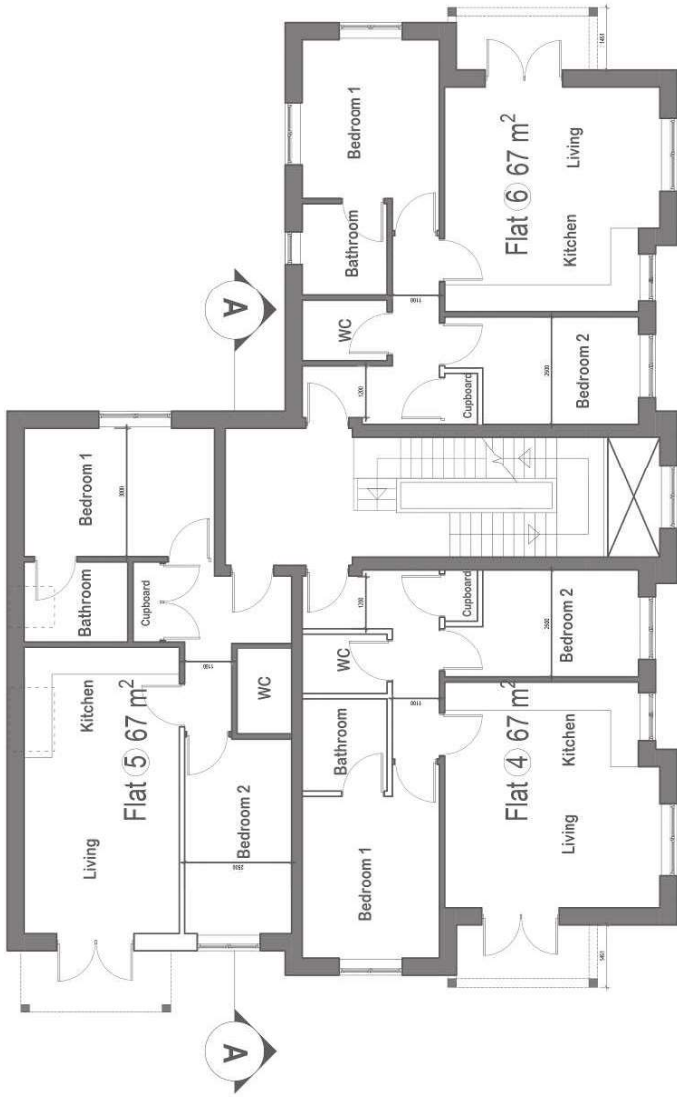
**Drawing**  
**Ground Floor Plan**

**Scale**  
 1:125@A3

**Project No.** 177  
**Drawing No.** 114  
**Revision** -

**Status** P  
**Date** Dec 2020YZ  
**Drawn by** RM  
**Checked by**

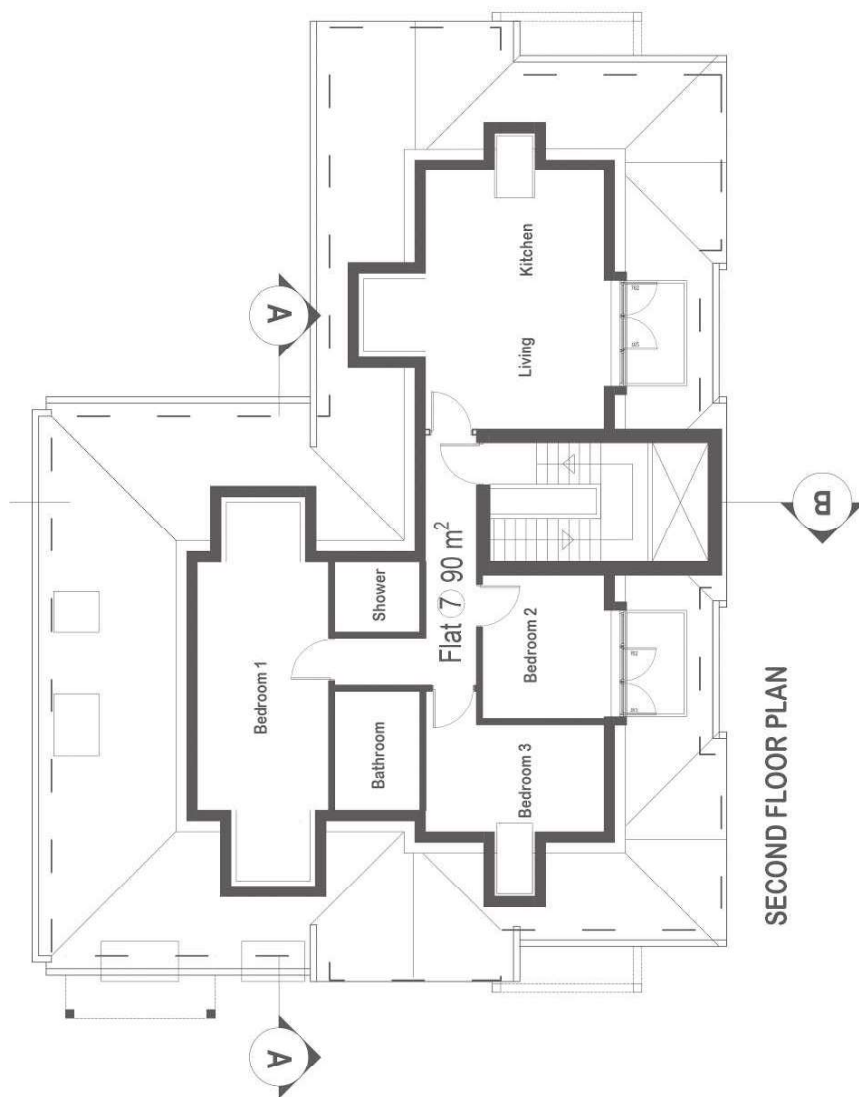
FIRST FLOOR PLAN



FIRST FLOOR PLAN

Rev	Date	Description	Drawn	Checked
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<b>Client</b> <b>Mrs P Sidhu</b>				
<b>Project</b> <b>Swakeleys Road</b>				
<b>Drawing</b> <b>First Floor Plan</b>				
<b>Scale</b> 1:125@A3				
<b>Project No.</b> 177	<b>Drawing No.</b> 115	<b>Revision</b> A	<b>Status</b> P	
<b>Date</b> Dec 2020YZ	<b>Drawn by</b> RM	<b>Checked by</b> RM		

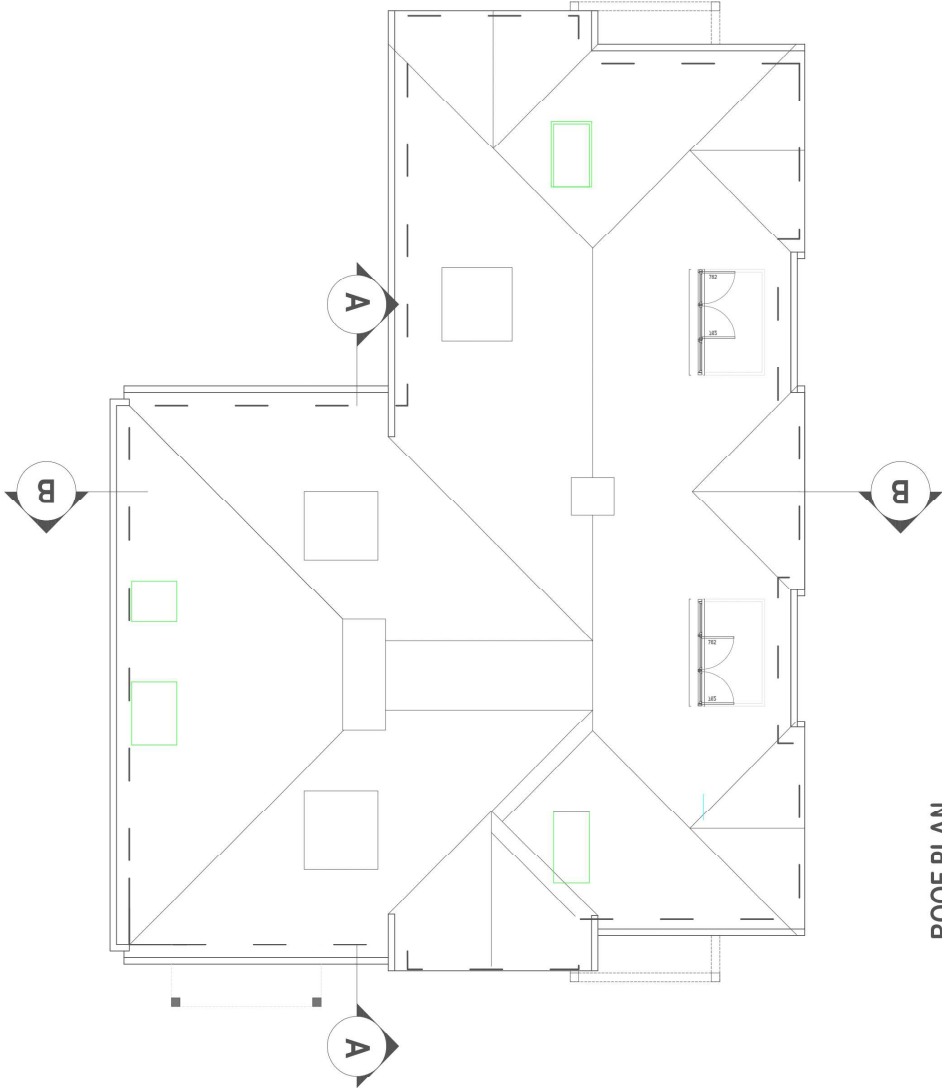
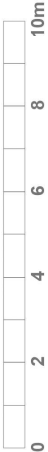
SECOND FLOOR PLAN



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Client Mrs P Sidhu				
Project Swakeleys Road				
Drawing Second Floor Plan				
Scale 1:125@A3				
Project No. Drawing No. Revision 477 116 -				
Status Date Drawn by Checked by P Dec 2020YZ RM				

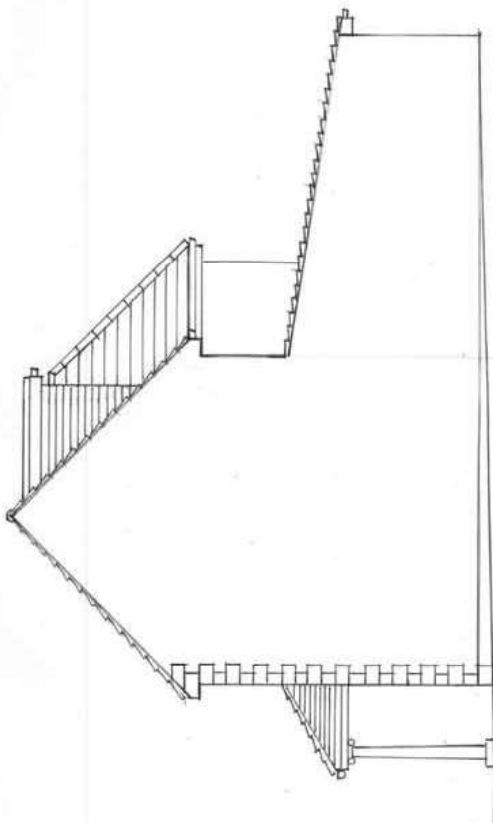


ROOF PLAN

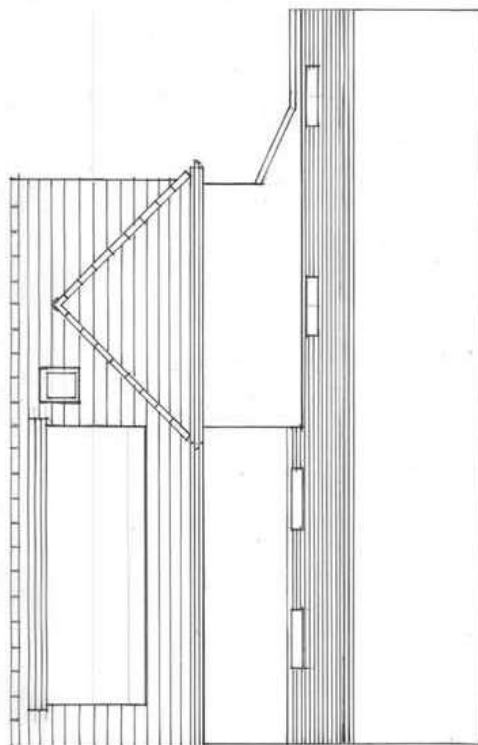


ROOF PLAN

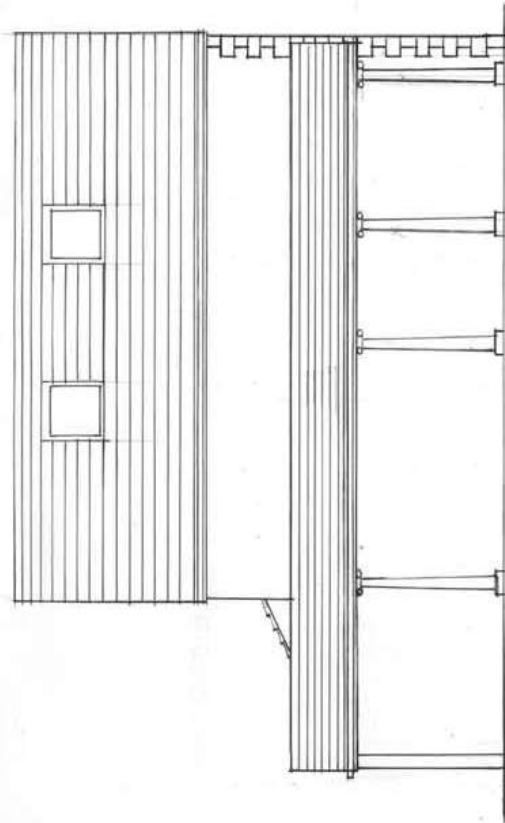
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<b>Client</b> Mrs P Sidhu				
<b>Project</b> Swakeleys Road				
<b>Drawing</b> Roof Plan				
<b>Scale</b> 1:125@A3				
<b>Project No.</b> Drawing No. Revision				
177 119 -				
<b>Status</b> Date Drawn by Checked by				
P Dec 2020YZ RM				



South Elevation



East Elevation



West Elevation

Rev	Date	Description	Drawn	Checked
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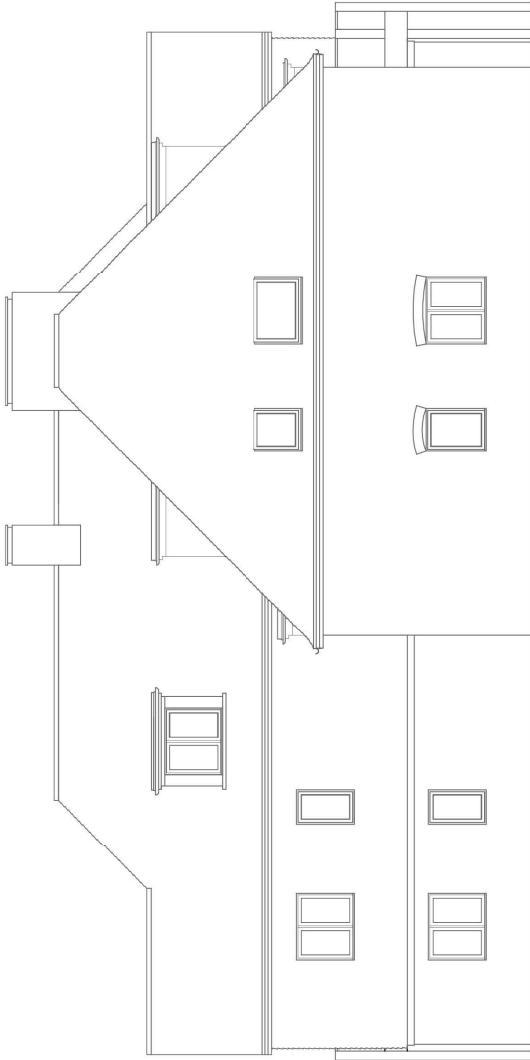


<b>Client</b>	Mrs P Sidhu
<b>Project</b>	279 Swakeleys Road

<b>Drawing</b>	Existing Elevations
----------------	---------------------

<b>Scale</b>	1:100@A3
<b>Project No.</b>	177
<b>Drawing No.</b>	102
<b>Revision</b>	-
<b>Status</b>	P
<b>Date</b>	Feb 2020
<b>Drawn by</b>	JH
<b>Checked by</b>	RM





NORTH ELEVATION



SOUTH ELEVATION

Rev	Date	Description	Drawn	Checked
-	-	-	-	-

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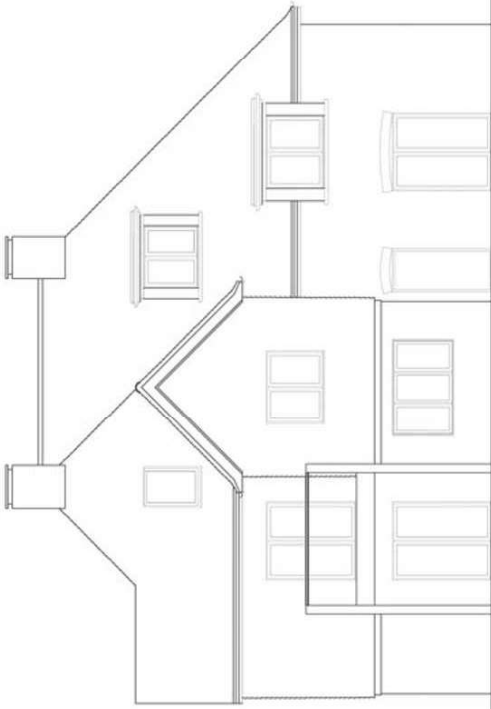
<b>Client</b>
<b>Mrs P Sidhu</b>
-
<b>Project</b>
<b>Swakeleys Road</b>
-

<b>Drawing</b>
<b>North &amp; South Elevations</b>
-
-

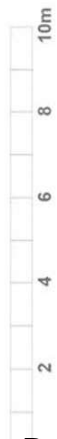
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<b>Project No.</b>	<b>Drawing No.</b>	<b>Revision</b>
177	107	-

<b>Status</b>	<b>Date</b>	<b>Drawn by</b>	<b>Checked by</b>
<b>P</b>	<b>Dec 2020LN</b>	<b>RM</b>	<b>RM</b>



EAST ELEVATION



WEST ELEVATION

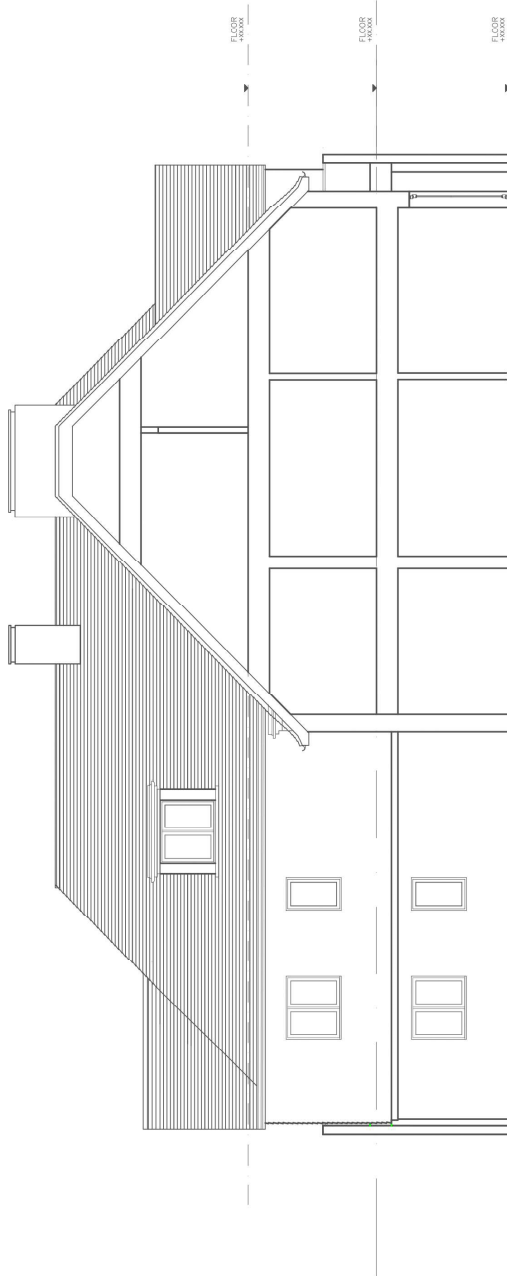
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Web: www.mrm-architects.com

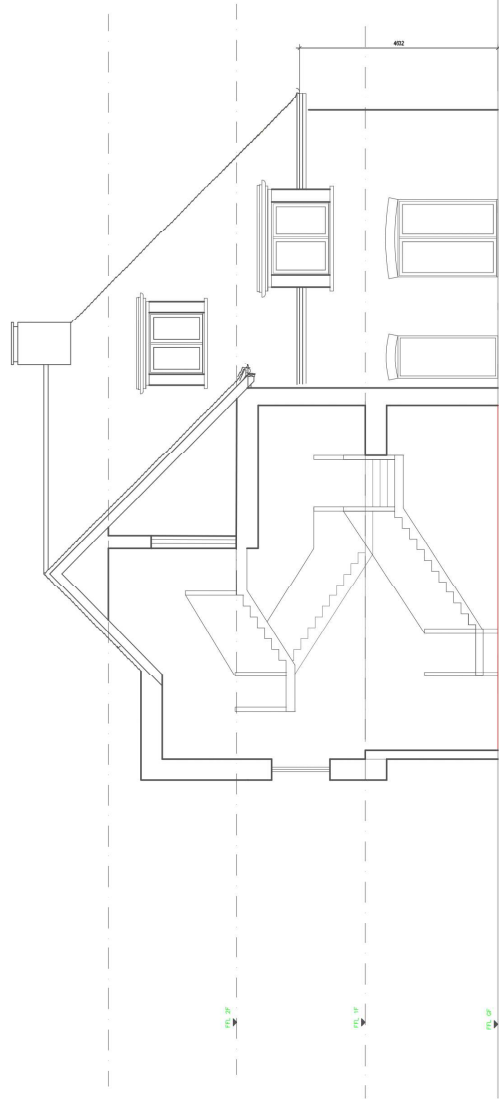
**Client**  
**Mrs P Sidhu**

**Project**  
**Swakeleys Road**

<b>Drawing</b> <b>East &amp; West Elevations</b>	<b>Scale</b> 1:125@A3	<b>Project No.</b> 177	<b>Drawing No.</b> 118	<b>Revision</b> -	<b>Status</b> P	<b>Date</b> Dec 2020LN	<b>Drawn by</b> RM	<b>Checked by</b> RM
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SECTION A



SECTION B

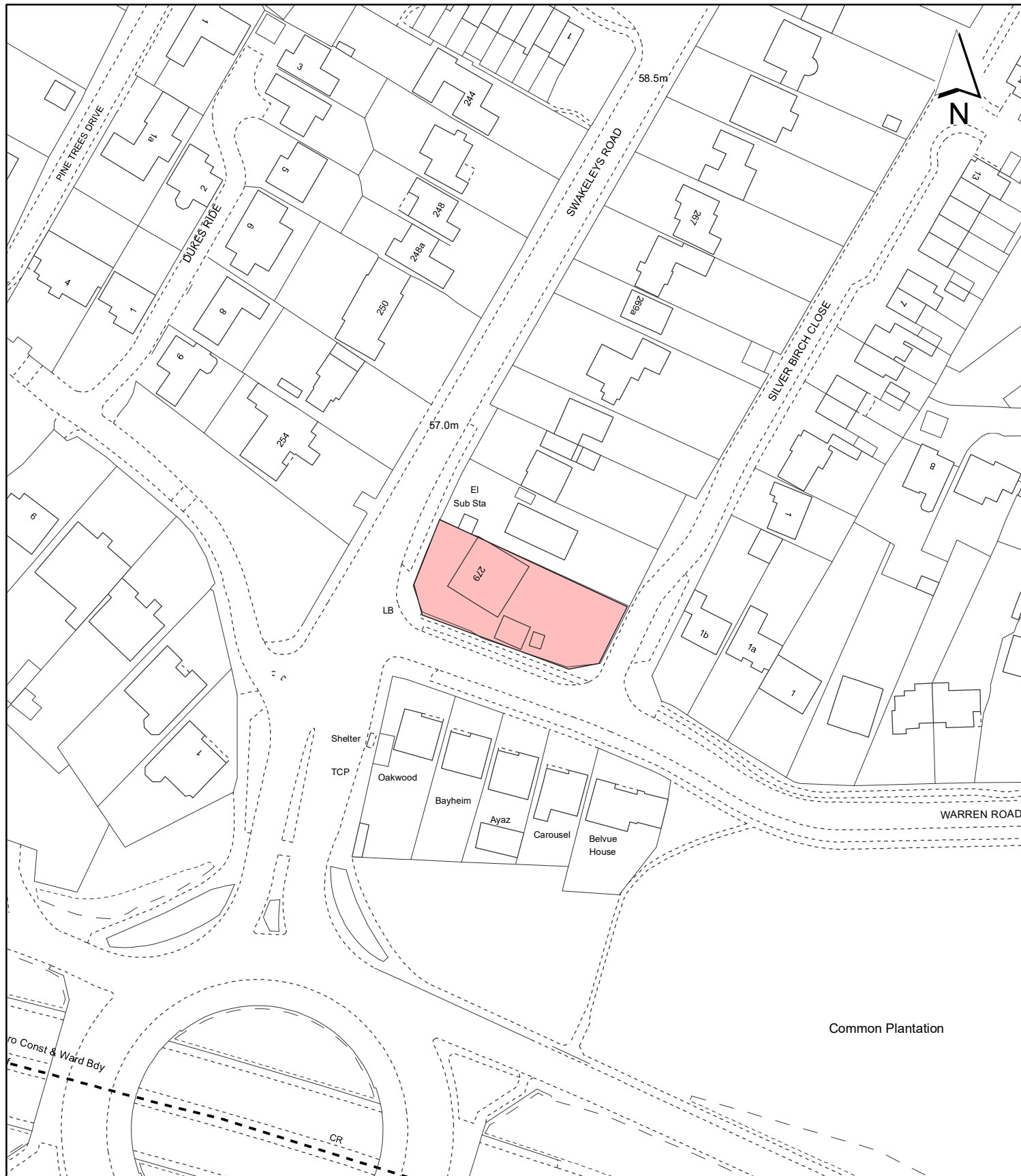
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Client	Mrs P Sidhu		
Project	Swakeleys Road		
Drawing	Proposed Sections		
Scale	1:125@A3		
Project No.	Drawing No.	Revision	
177	120	.	
Status	Date	Drawn by	Checked by
P	Dec 2020YZ	RM	RM



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Site Address:

**279 Swakeleys Road**

Planning Application Ref:

**30255/APP/2020/4275**

Planning Committee:

**North Page 104**

Scale:

**1:1,250**

Date:

**April 2021**

**LONDON BOROUGH  
OF HILLINGDON**  
**Residents Services  
Planning Section**

Civic Centre, Uxbridge, Middx. UB8 1UW  
Telephone No.: Uxbridge 01895 250111



**HILLINGDON**  
LONDON

## **Report of the Head of Planning, Transportation and Regeneration**

**Address** WYNNSTAY HIGH ROAD EASTCOTE

**Development:** Part two storey, part single storey rear extension, raising of ridge height and conversion of roof from hip to gable ends with gable end windows involving alterations to elevations.

**LBH Ref Nos:** 9292/APP/2021/63



# H. M. LAND REGISTRY GENERAL MAP

MIDDLESEX

SHEET

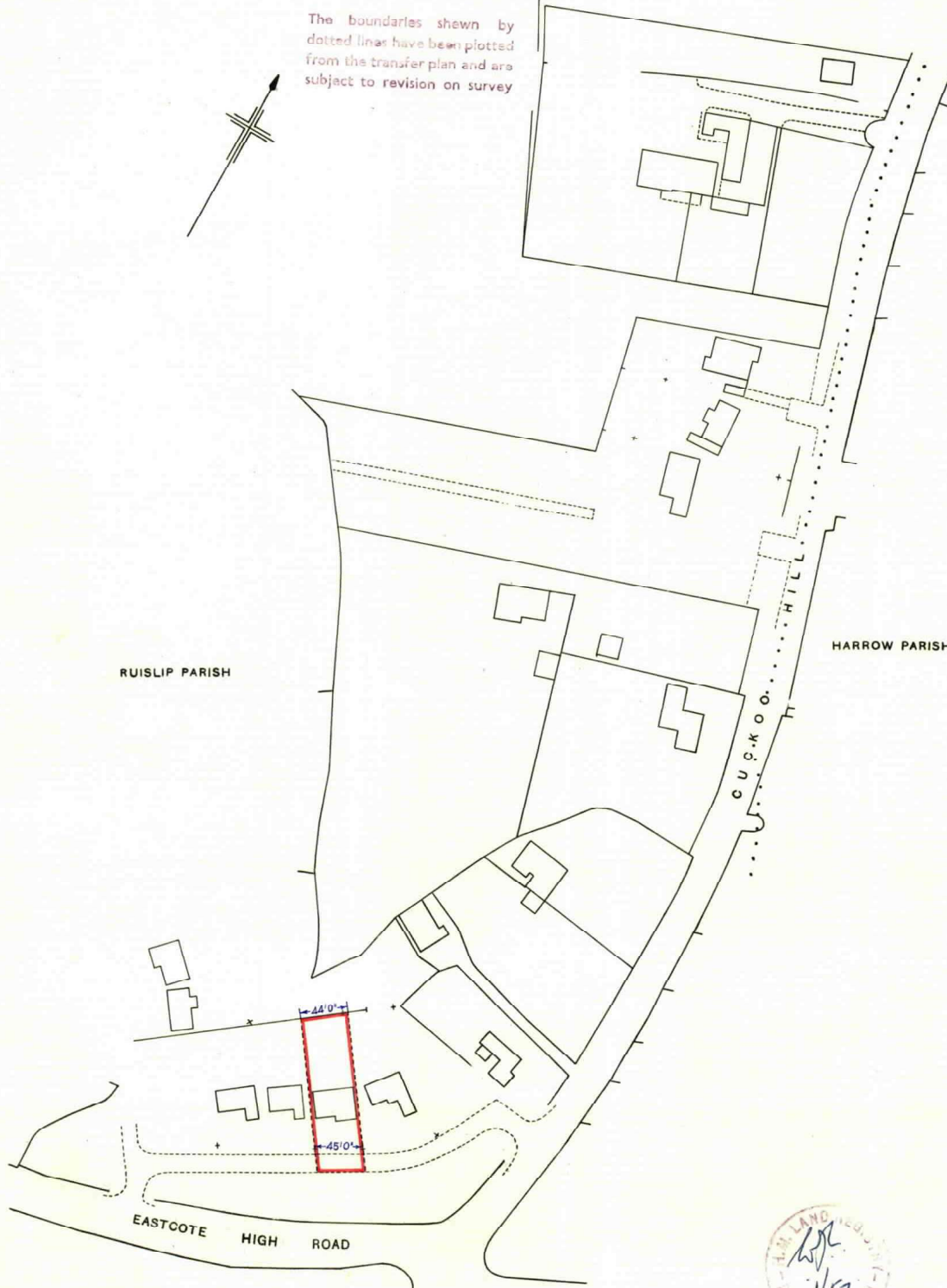
X. 6.

SECTION

AK

Scale 1/1250 Enlarged from 1/2500

The boundaries shown by dotted lines have been plotted from the transfer plan and are subject to revision on survey



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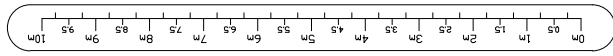
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WYNNSTAY  
MIDHURST COTTAGE

WYNNSTAY  
MIDHURST COTTAGE

WYNNSTAY  
SOUTH LAWN

WYNNSTAY  
SOUTH LAWN

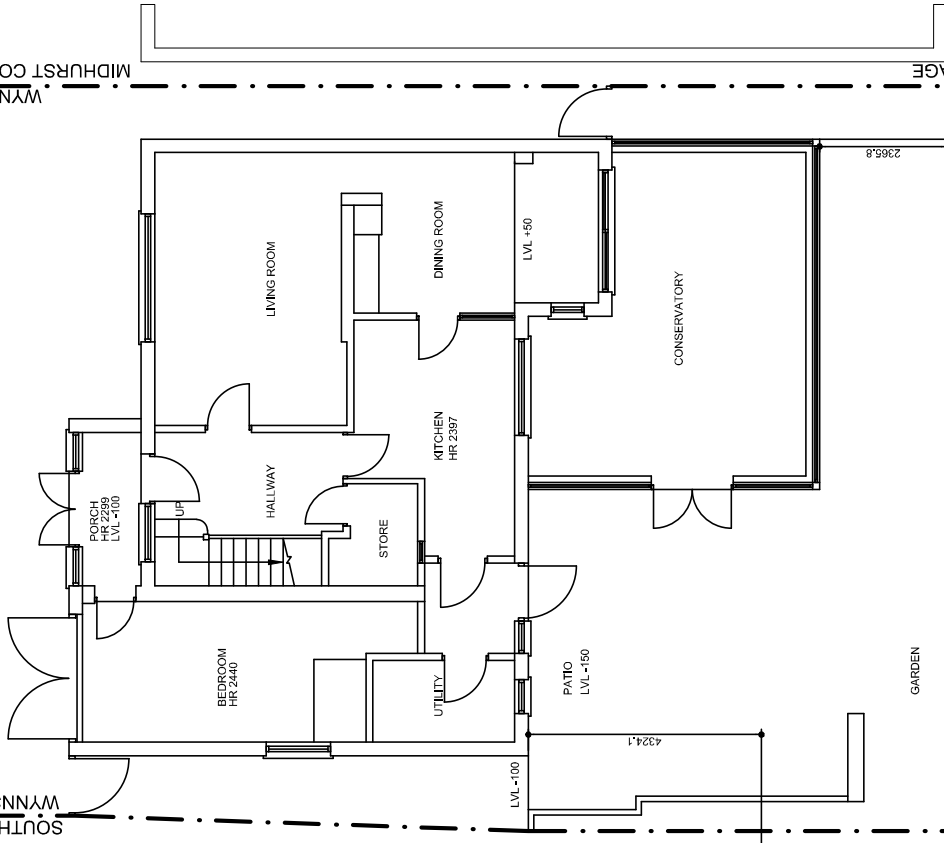


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MIDHURST COTTAGE

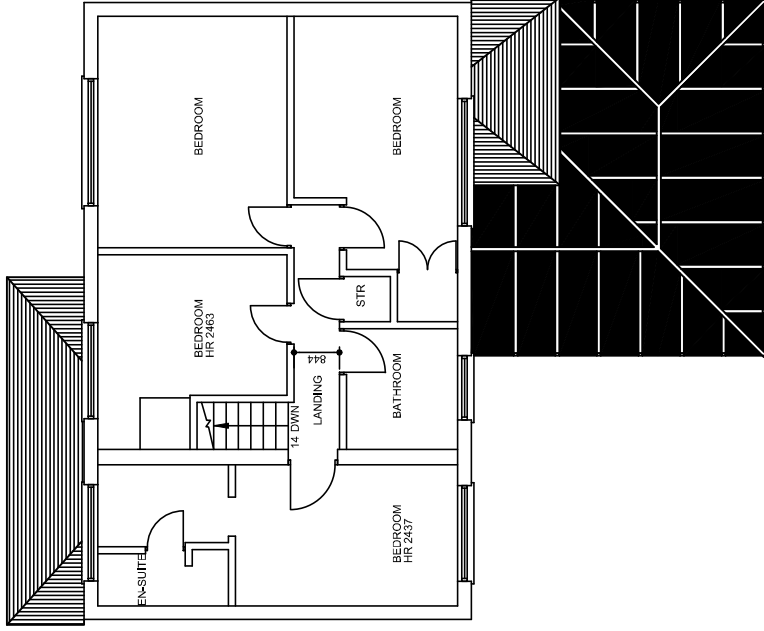
WYNNSTAY  
MIDHURST COTTAGE

WYNNSTAY  
SOUTH LAWN

WYNNSTAY  
SOUTH LAWN



EXISTING GROUND  
FLOOR PLAN



EXISTING FIRST  
FLOOR PLAN

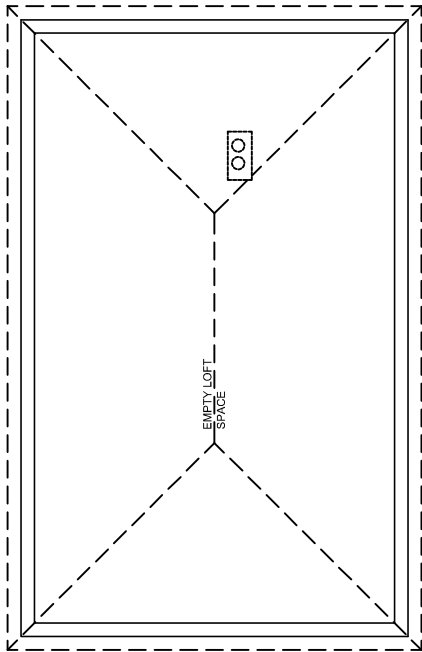
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DESIGN LIMITED

Planning & Designing of All Types of Building Works  
13 ROBB ROAD, STANMORE, HA7 3SQ  
T: 07886759400 ; E: [icreated@gmail.com](mailto:icreated@gmail.com)

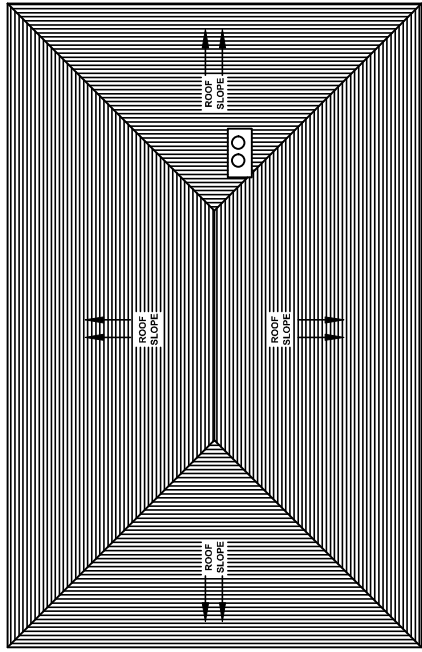
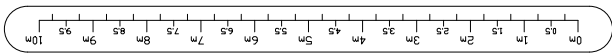
CLIENT  
MR. V LUHANA  
WYNNSTAY  
HIGH ROAD, EASTCOTE,  
PINNER, HA5 2HU

PROJECT/TITLE  
PART DOUBLE AND PART SINGLE STOREY  
REAR EXTENSION, NEW FRONT WINDOW,  
RAISING OF ROOF HEIGHT AND  
ASSOCIATED INTERNAL & EXTERNAL  
ALTERATIONS  
SCALE: 1:100@A3  
DRG NO: WYNNSTAY-001

REV	DATES	COMMENTS
REV/	28.11.2020	FOR CLIENT'S REVIEW



EXISTING LOFT  
FLOOR PLAN



EXISTING ROOF  
PLAN

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REV	DATES	COMMENTS	CLIENT	PROJECT/TITLE
REV/	28.11.2020	FOR CLIENT'S REVIEW	MR. V LUHANA WYNNSTAY HIGH ROAD, EASTCOTE, PINNER, HA5 2HU	PART DOUBLE AND PART SINGLE STOREY REAR EXTENSION, NEW FRONT WINDOW, RAISING OF ROOF HEIGHT AND ASSOCIATED INTERNAL & EXTERNAL ALTERATIONS
REV/				SCALE: 1:100@A3 DRG NO: WYNNSTAY-002





SOUTH LAWN

WYNNSTAY



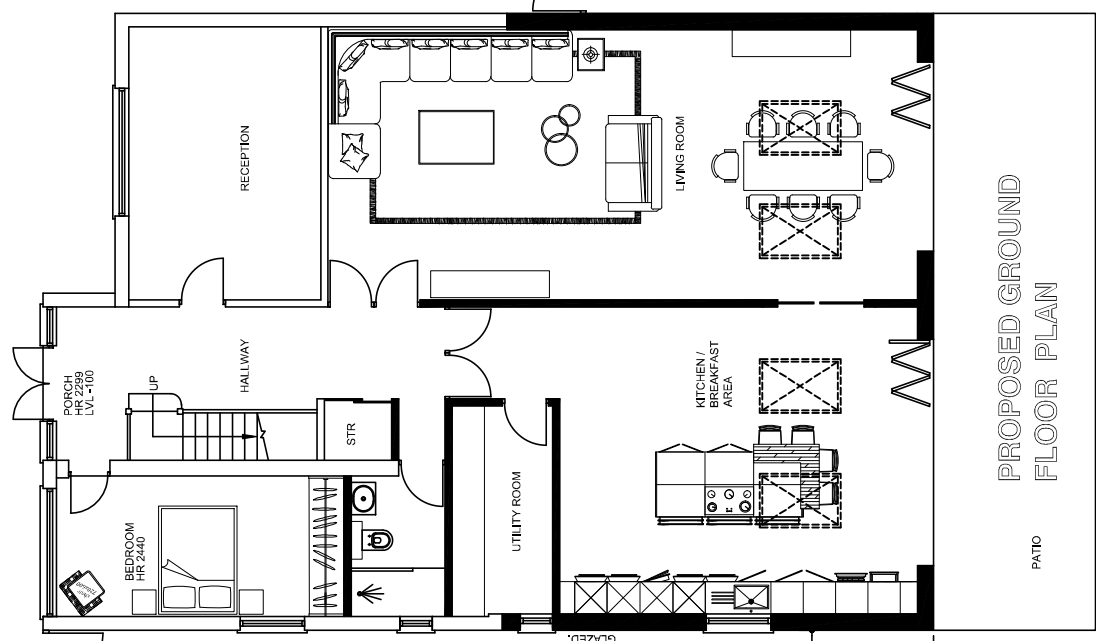
ANY NEW WINDOWS ON  
THE SIDE ELEVATIONS  
TO BE EITHER HIGH  
LEVELLED OR OBLIQUE  
GLAZED.

36.96

13.87

SOUTH LAWN

WYNNSTAY



PROPOSED GROUND  
FLOOR PLAN

GARDEN

PATIO

WYNNSTAY

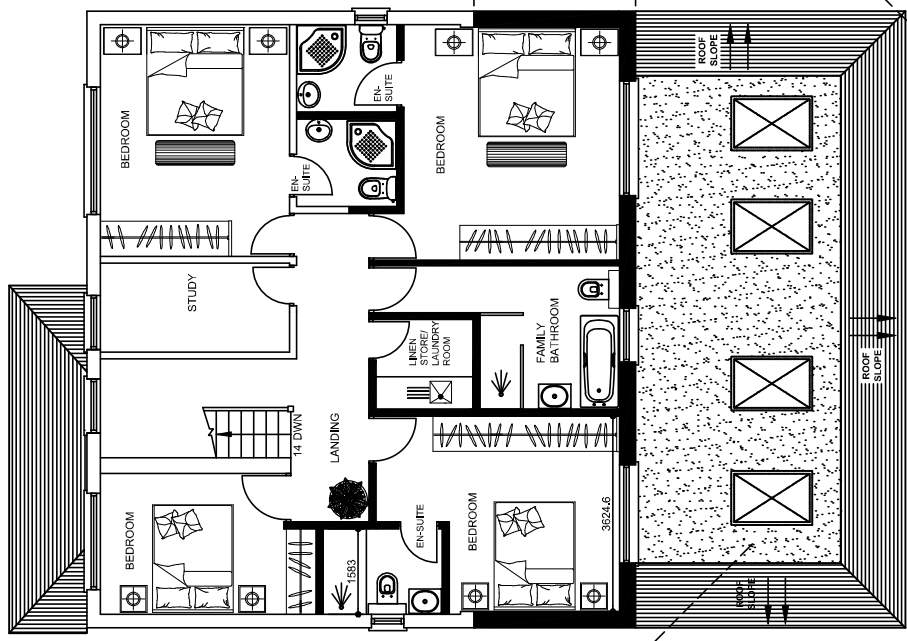
MIDHURST COTTAGE

WYNNSTAY

MIDHURST COTTAGE

SOUTH LAWN

WYNNSTAY



PROPOSED FIRST  
FLOOR PLAN

WYNNSTAY

MIDHURST COTTAGE

WYNNSTAY

MIDHURST COTTAGE

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CLIENT

MR. V LUHANA  
WYNNSTAY  
HIGH ROAD, EASTCOTE,  
PINNER, HA5 2HU

PROJECT/TITLE

PART DOUBLE AND PART SINGLE STOREY  
REAR EXTENSION, NEW FRONT WINDOW,  
RAISING OF ROOF HEIGHT AND  
ASSOCIATED INTERNAL & EXTERNAL  
ALTERATIONS

SCALE:

1:100@A3

DRG NO.:

WYNNSTAY-004

FOR CLIENT'S REVIEW

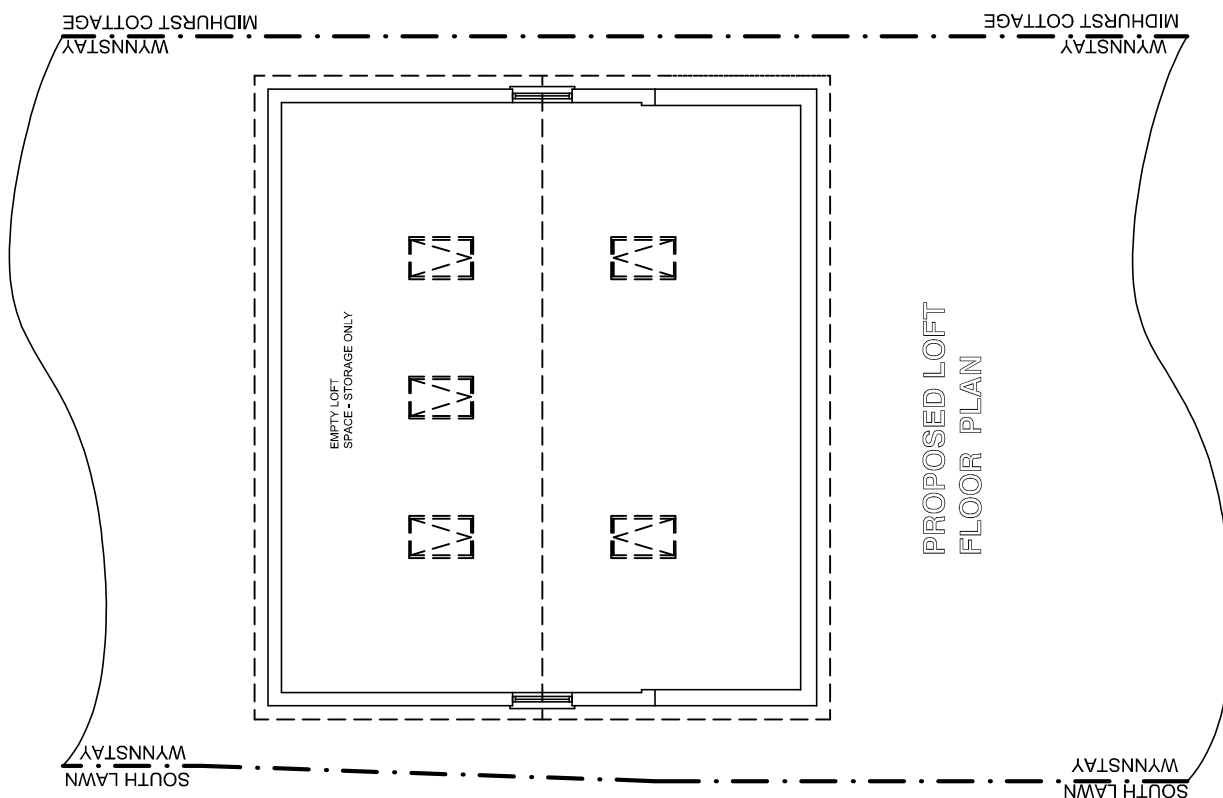
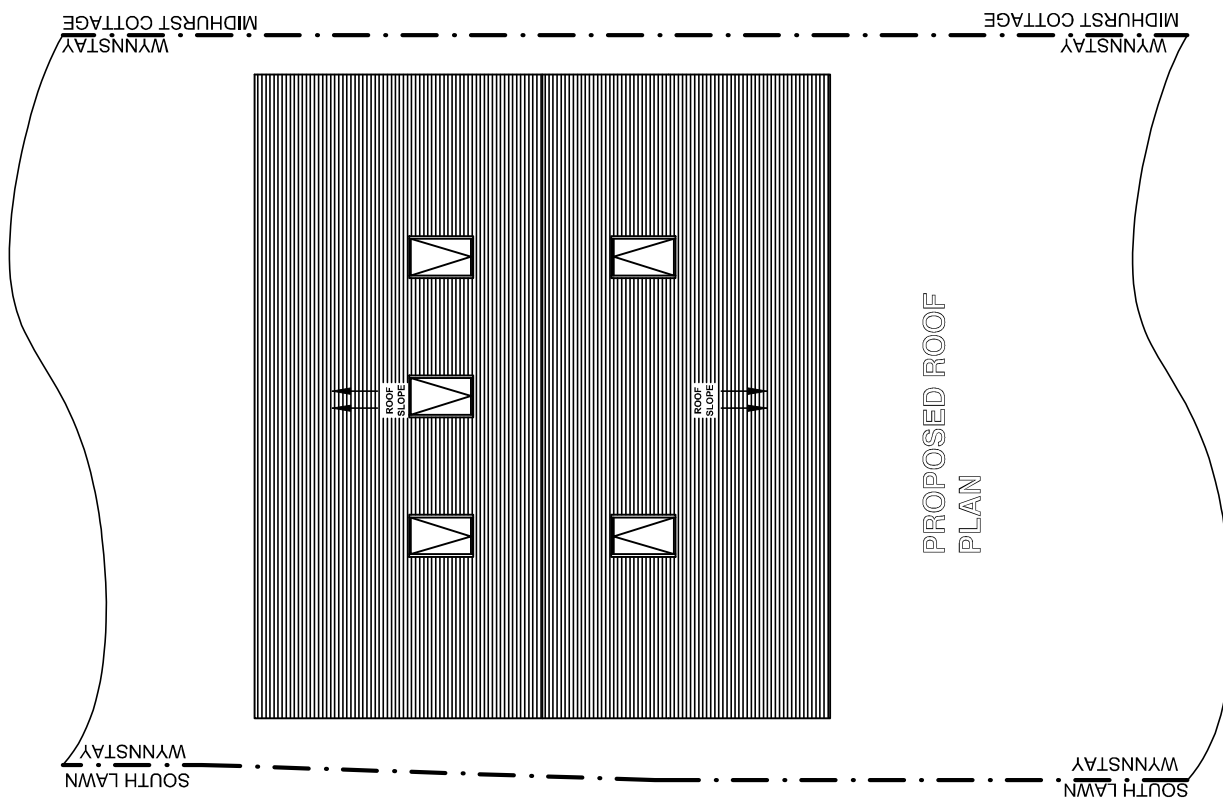
COMMENTS

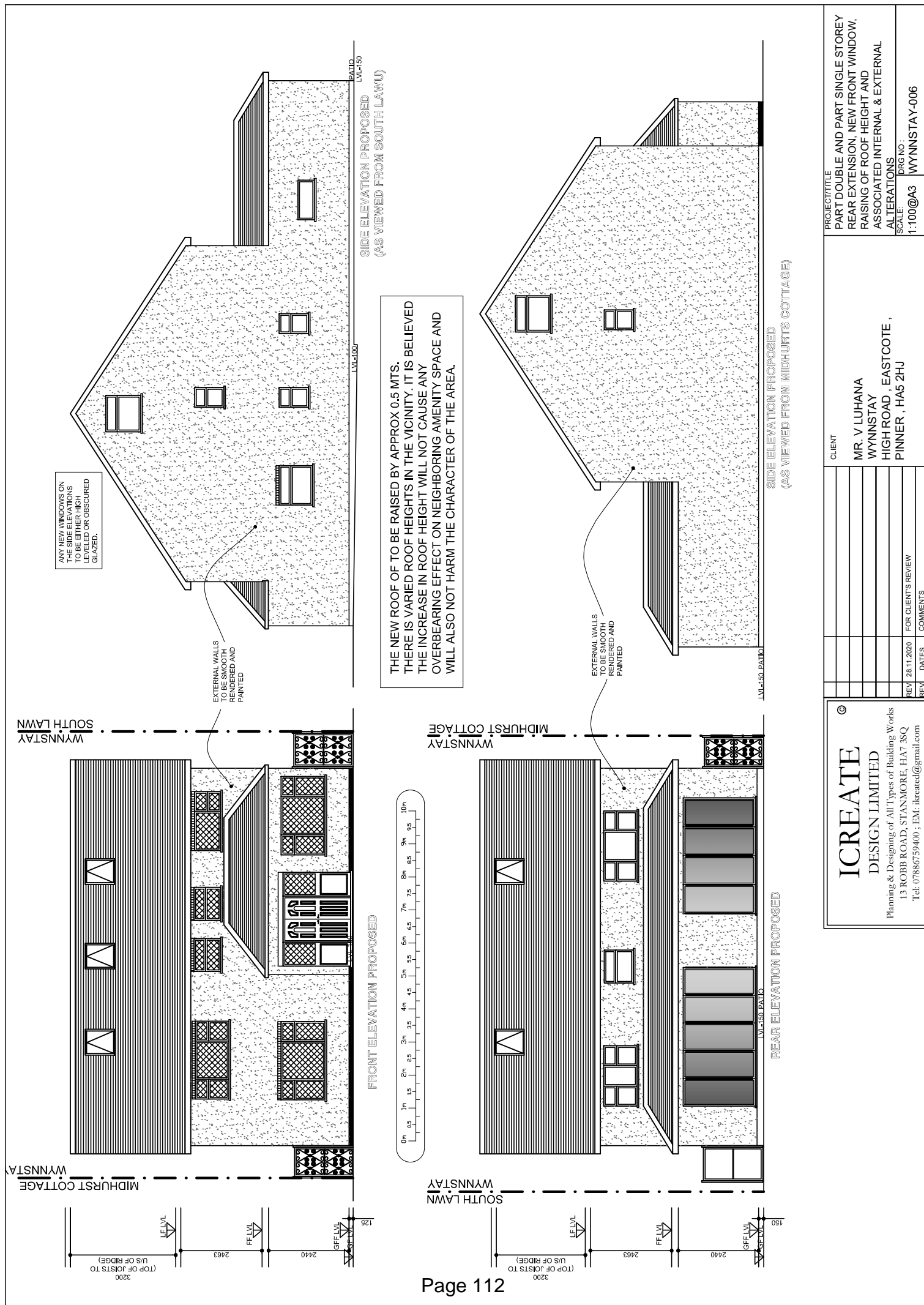
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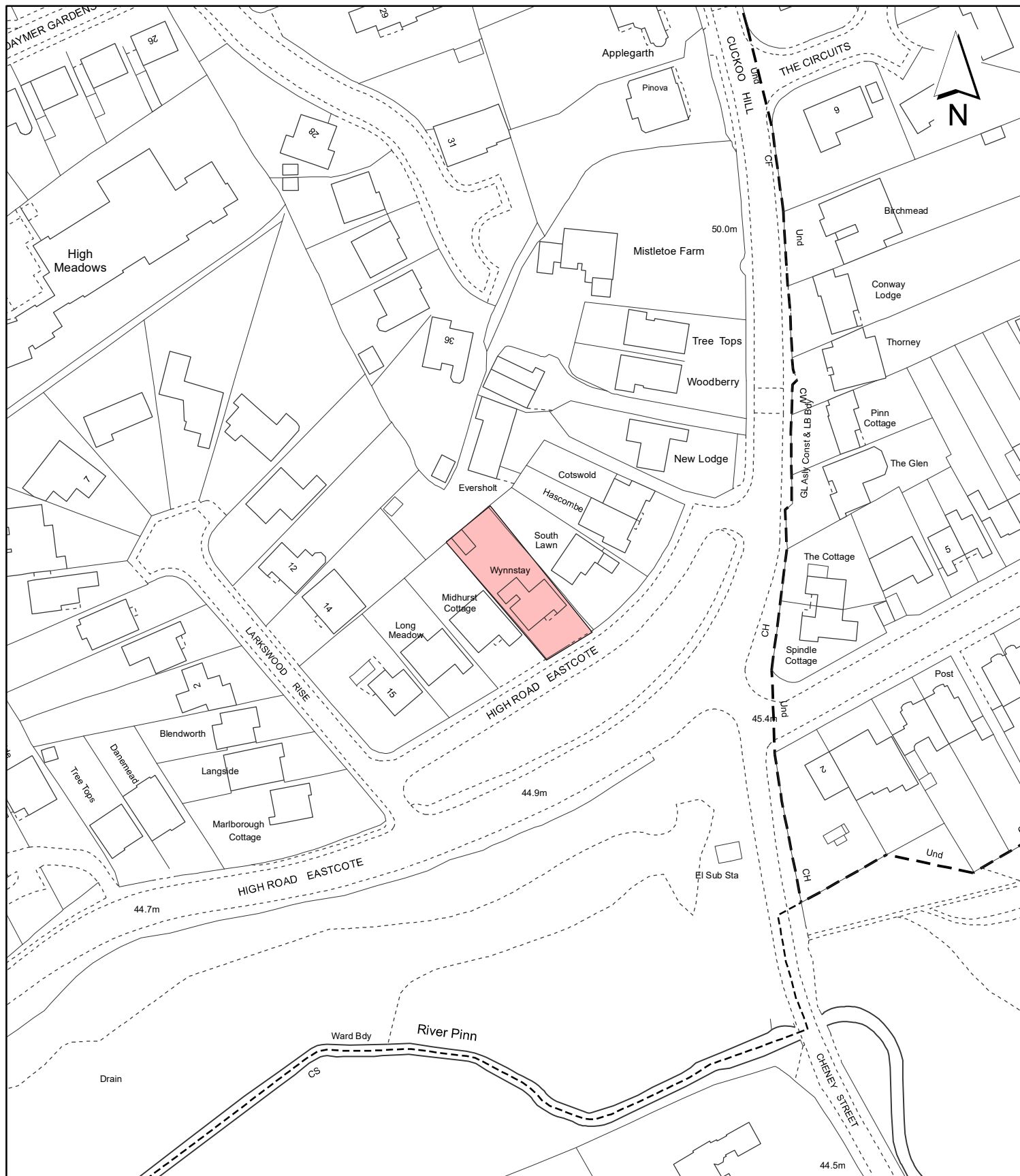
DATES

REV/

DATES

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**Wynnstay, High Road,  
Eastcote**

Planning Application Ref:

**9292/APP/2021/63**

Planning Committee:

**North Page 113**

Scale:

**1:1,250**

Date:

**April 2021**

**LONDON BOROUGH  
OF HILLINGDON**  
**Residents Services  
Planning Section**

Civic Centre, Uxbridge, Middx. UB8 1UW  
Telephone No.: Uxbridge 01895 250111



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