



HILLINGDON  
LONDON



# Central & South Planning Committee

## To Councillors on the Committee

John Hensley (Chairman)  
Wayne Bridges  
Janet Duncan  
Neil Fyfe  
Dominic Gilham  
Richard Mills  
Robin Sansarpuri  
Brian Stead

**Date:** TUESDAY, 20 SEPTEMBER  
2011

**Time:** 7.00 PM

**Venue:** CIVIC CENTRE,  
HIGH STREET,  
UXBRIDGE,  
MIDDLESEX  
UB8 1UW

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

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further information.**

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# Useful information

Bus routes 427, U1, U3, U4 and U7 all stop at the Civic Centre. Uxbridge underground station, with the Piccadilly and Metropolitan lines, is a short walk away. Limited parking is available at the Civic Centre. For details on availability and how to book a parking space, please contact Democratic Services

Please enter from the Council's main reception where you will be directed to the Committee Room. An Induction Loop System is available for use in the various meeting rooms. Please contact us for further information.

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If there is a FIRE in the building the alarm will sound continuously. If there is a BOMB ALERT the alarm sounds intermittently. Please make your way to the nearest FIRE EXIT.



## A useful guide for those attending Planning Committee meetings

### Security and Safety information

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### Petitions and Councillors

**Petitions** - Those who have organised a petition of 20 or more borough residents can speak at a Planning Committee in support of or against an application. Petitions must be submitted in writing to the Council 48 hours before the meeting date. Where there is a petition opposing a planning application there is also the right for the applicant or their agent to address the meeting for up to 5 minutes.

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

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

### How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

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

followed by any Ward Councillors;

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

### About the Committee's decision

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

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

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

If a decision is made to refuse an application, the applicant has the right of appeal against the decision. A Planning Inspector appointed by the Government will then consider the appeal. There is no third party right of appeal, although a third party can apply to the High Court for Judicial Review, which must be done within 3 months of the date of the decision.

# Agenda

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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
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items of business marked Part 1 will be considered in Public and that the items marked Part 2 will be considered in private

## Reports - Part 1 - Members, Public and the Press

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

### Non Major Application with a Petition

	Address	Ward	Description & Recommendation	Page
6	Land Adjacent to 135 Bourne Avenue, Hayes 13276/APP/2010/2168	Pinkwell	Two storey, two-bedroom detached dwelling with associated parking and amenity space, involving installation of vehicular crossover to front.  <b>Recommendation : Approval</b>	13 - 36
7	212 Coldharbour Lane, Hayes  53690/APP/2011/236	Townfield	Erection of 4, three-bedroom, semi detached dwellings with associated parking and amenity space, involving installation of vehicular crossover and demolition of existing dwelling.  <b>Recommendation : Approval</b>	37 - 56

## Non Major Application without a Petition

	Address	Ward	Description & Recommendation	Page
8	460 Uxbridge Road, Hayes  1647/APP/2011/793	Barnhill	Part change of use of 1st, 2nd and 3rd floors from Class B1 (Office) to Class D1 (Non-residential Institutions) for use as a training / further education college and installation of refuse store to rear (Part Retrospective Application).  <b>Recommendation : Refusal</b>	57 - 70
9	691 Uxbridge Road, Hayes  30353/APP/2011/995	Botwell	Change of use from Class A1 (Retail) to Class A3 for use as restaurant, involving installation of extractor system to rear, and outdoor sitting area with block paving and folding canopy (Part Retrospective)  <b>Recommendation : Refusal</b>	71 - 82
10	11 Russet Close, Hillingdon  67498/APP/2010/2874	Brunel	Conversion of dwelling to 1 two-bedroom and 1 bed-sit flats and conservatory to rear (Retrospective application)  <b>Recommendation : Refusal</b>	83 - 90
11	The Co-Operative Childcare (Formerly Buffer Bear), Inglebrook, Sipson Lane, Sipson  26758/ADV/2011/50	Heathrow Villages	Erection of 1 No. non-illuminated wall mounted fascia sign on the principal elevation and 1 No. non-illuminated free standing sign.  <b>Recommendation : Approval</b>	91 - 96
12	The Battle of Britain Bunker, RAF Uxbridge, Hillingdon Road, Uxbridge  585/APP/2011/830	Uxbridge North	Installation of one new access door into store room.  <b>Recommendation : Approval</b>	97 - 104

	<b>Address</b>	<b>Ward</b>	<b>Description &amp; Recommendation</b>	<b>Page</b>
13	Land Between 12 and 14 (Formerly 13 Villier Street), Villier Street, Uxbridge  36559/APP/2011/374	Uxbridge South	Erection of a two storey, two-bedroom end of terrace house.  <b>Recommendation : Approval</b>	105 - 120
14	36 Otterfield Road, Yiewsley  4320/APP/2010/1743	Yiewsley	Installation of pitched roof to create additional level for habitable use with rear dormer and 1 front rooflight and installation of mono-pitched roof to existing two storey element to rear.  <b>Recommendation : Approval</b>	121 - 128
15	38 Otterfield Road, Yiewsley  67185/APP/2010/1739	Yiewsley	Installation of pitched roof to create additional level for habitable use with rear dormer and 1 front rooflight and installation of mono-pitched roof to existing two storey element to rear.  <b>Recommendation : Approval</b>	129 - 138
16	Former Honeywell Site, Trout Road, Yiewsley  35/APP/2002/2754 (Outline Application) & 335/APP/2006/2245 (Reserved Matters Application)	Yiewsley	Mixed use development comprising a new 5 hectare park, 211 residential units, an area of live/work units and/or other uses within Use Classes A1, A2, A3 (Outline Application)  <b>Recommendation : Approval of Variation of Heads of Term</b>	139 - 148

**Any Items transferred from Part 1**

**Any Other Business in Part 2**

**Plans for Central and South Planning Committee**

Pages 149 - 212

**Minutes**

**CENTRAL & SOUTH PLANNING COMMITTEE**

**1 September 2011**

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



	<p><b>Committee Members Present:</b> Councillors John Hensley (Chairman) Judith Cooper (Vice-Chairman) Wayne Bridges Janet Duncan Neil Fyfe Dominic Gilham Robin Sansarpuri Brian Stead</p> <p><b>LBH Officers Present:</b> James Rodger, Head of Planning &amp; Enforcement Matthew Duigan, Central &amp; South Planning team leader Syed Shah, Highways Engineer Rory Stracey, Legal Advisor Natasha Dogra, Democratic Services Officer</p>	
<p>67.</p>	<p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> (<i>Agenda Item 2</i>)</p> <p>Cllr Hensley declared a personal and prejudicial interest in item 13 (Brunel University, Kingston Lane) and left the room while discussions and voting took place.</p> <p>Cllr J Cooper declared a personal and prejudicial interest in item 11 (Cowley Mill Industrial Estate) and left the room while discussions and voting took place.</p> <p>Cllr Stead declared a personal interest in item 13 (Brunel University Kingston Lane) as he was a Brunel Ward Councillor. Cllr Stead remained in the room for discussions and voted on the matter.</p> <p>Cllr Gilham declared a personal interest in item 19 (7 Cherry Tree Avenue) as he was a Yiewsley Ward Councillor. Cllr Gilham remained in the room for discussions and voted on the matter.</p> <p>Cllr Sansupuri declared a person interest in item 16 (Hayes Bridge Retail Park) as he was a Townfield Ward Councillor. Cllr Sansupuri remained in the room for discussions and voted on the matter.</p> <p>Cllr Bridges declared a person interest in item 15 (123 Uxbridge Road) as he was a Hillingdon East Ward Councillor. Cllr Bridges remained in the room for discussions and voted on the matter.</p>	<p><b>Action by</b></p>

68.	<p><b>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING</b> (<i>Agenda Item 3</i>)</p> <p>The minutes of the previous meeting were agreed as an accurate record by the Committee.</p>	Action by
69.	<p><b>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART I 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 all items marked Part 1 would be considered in public and all items marked Part 2 would be considered in private.</p>	Action by
70.	<p><b>BOTWELL HOUSE CATHOLIC PRIMARY SCHOOL BOTWELL LANE, HAYES 719/APP/2011/1239</b> (<i>Agenda Item 6</i>)</p> <p>Extension, reconfiguration and refurbishment of existing three-form entry primary school.</p> <p>Officers presented the report to the Committee and drew their attention to the amendments in the Addendum sheet.</p> <p>In accordance with the Council's constitution, a representative of the petitioners addressed the meeting in objection to the application.</p> <p>The petitioner made the following points:</p> <ul style="list-style-type: none"> <li>• The new school building would create a 'closed-in' feeling for residents located around the site</li> <li>• Noise levels may rise due to children using the new building</li> <li>• The residents' gardens near the site were not very large so the erection of a two-storey building would infringe on the privacy of neighbours</li> <li>• The building construction would have an adverse effect on local neighbours.</li> </ul> <p>In accordance with the Council's constitution, a representative of the petitioners addressed the meeting in support of the application.</p> <p>The petitioner made the following points:</p> <ul style="list-style-type: none"> <li>▪ There was an urgent need for additional accommodation space at the school – the current arrangements were undersized and unsuitable</li> <li>▪ The school hall was grossly undersized</li> <li>▪ There were currently no green areas in the school grounds</li> <li>▪ The Board of Governors had two options: to alter the school from a 3 form of entry to a 2 form of entry or expand the school. The Governors favour the latter option</li> <li>▪ The front of the school had been developed as a playground – the expansion would allow for two playgrounds to be used in a staggered manner by the different forms.</li> </ul>	Action by  Matthew Duigan <i>Central &amp; South Planning team leader</i>

	<p>Officers assured Members that the 15m distance rule for residential sites was appropriately applied in this case, as the proposal was for a two-storey building akin to the size of a residential dwelling. The proposal was in fact set 18m away from neighbouring dwellings.</p> <p>Members queried the external teaching area on the first floor of the building and asked Officers to add a condition that this area be used only during school hours:</p> <p><i>'The upper level outdoor area hereby approved, shall only be used in association with the School, and not outside the hours of 09.00 hours to 18.00 Mondays to Fridays, 10.00 to 16.00 Saturdays and not at all on Sundays, Bank or Public Holidays, and shall not be made available for use by the wider community, nor shall any music, sounds or audible recording (amplified or otherwise) be played or made out side of the building at the upper level at any time.</i></p> <p><b>REASON</b>  <i>To safeguard the amenity of the occupants of surrounding properties in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).'</i></p> <p>The recommendation for approval was moved, seconded and on being put to the vote was agreed.</p> <p><b>Resolved – That the application be approved as set out in the officer’s report, and amendments in the Addendum sheet circulated at the meeting.</b></p>	
71.	<p><b>FORMER C R L AND MERMAID BUILDINGS DAWLEY ROAD, HAYES 8294/APP/2010/867 (Agenda Item 7)</b></p> <p>Application for a new planning permission to replace an extant planning permission, in order to extend the time limit for implementation, ref:8294/APP/ 2005/952 dated 29/06/2005: Redevelopment of site to provide Class B1(b) and B1(c) (Business) and B8 (Storage and Distribution) uses including some trade counter uses with associated parking, servicing, access and landscaping.</p> <p>Officers presented the report to the Committee and drew their attention to the amendments in the Addendum sheet.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was agreed.</p> <p><b>Resolved – That the application be approved as set out in the officer’s report, and amendments in the Addendum sheet circulated at the meeting.</b></p>	<p><b>Action by</b></p> <p>Matthew Duigan  Central &amp; South  Planning team  leader</p>
72.	<p><b>452, 456, 460-470 (EVENS) AND REAR OF BATH ROAD, LONGFORD 65419/APP/2010/2860 (Agenda Item 8)</b></p> <p>Demolition of existing buildings and structures at Nos.460-468 Bath Road and land to rear, including land currently forming part of the</p>	<p><b>Action by</b></p> <p>Matthew Duigan  Central &amp; South</p>

Abbey Business Centre, to provide a 3-5 storey 342-bedroom hotel with ancillary meeting room, bar and restaurant (Class C1), and associated plant; hard and soft landscaping; car parking including a 145 decked car park; highways and all necessary enabling works; redevelopment of No.452 Bath Road to provide 4 three-bedroom houses; retention and conversion of No.470 Bath Road into 1 one-bedroom and 1 two-bedroom apartments; and conversion of outbuilding to No.456 Bath Road into 1 two-bedroom apartment.

Officers presented the report to the Committee and drew their attention to the amendments in the Addendum sheet.

Members instructed officers to amend the resolution A by:

- deleting the words 'and/or Section 278 of the Highways Act 1980 (as amended)'
- amending resolution A(ii) by replacing the words 'enters into a S278 agreement for any/all works' with the words 'enters into an agreement with the relevant Highway Authority for any/all works'

Members were concerned by the opening hours of the upper deck of the car park. The Committee instructed officers to replace wording of condition 67 as follows:

*'Before development commences, plans and details of measures to prevent access by vehicles to and from the upper deck of the car park outside of the hours of 07:00 to 20:00 Mondays to Saturdays and 0800 to 2000 Sundays, Bank and Public Holidays, shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter the development and use of the decked car park shall be carried out and undertaken in accordance with the approved details.'*

**REASON:**

*'In order to safeguard the amenities of the area in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).'*

Members sought to ensure that access to motorbikes/mopeds would be prevented and advised officers to add the following informative:

*'You are advised that in relation to condition 11, the Council expects that the gates to be designed to both prevent access to persons on motorbikes/mopeds and at the same time provide access for persons with disabilities.'*

The recommendation for approval was moved, seconded and on being put to the vote was agreed.

**Resolved – That the application be approved as set out in the officer's report, with amendments highlighted above and amendments in the Addendum sheet circulated at the meeting.**

73.	<p><b>LONG HAUL CATERING BASE SCYLLA ROAD, HEATHROW AIRPORT 50270/APP/2011/1422</b> (<i>Agenda Item 9</i>)</p> <p>A) Detailed planning permission for 10,194sqm (Gross External Area (GEA)) of commercial floorspace (B1c/B2/B8 Use Classes) on Plot 3 including a new access from Scylla Road and associated car parking, landscaping and ancillary works.</p> <p>B) Outline planning permission (all matters reserved) for development to provide up to 6,294sqm (GEA) of flexible B1c/B2/B8 floorspace for Plot 1 and up to 8,163sqm (GEA). of flexible B1c/B2/B8 floorspace for Plot 2 with associated car parking, landscaping and ancillary works. (Hybrid Application)</p> <p>Officers presented the report to the Committee and drew their attention to the amendments in the Addendum sheet.</p> <p>Members were concerned about the outside lighting as the building was within the Heathrow Airport boundary. The Committee asked officers to amend the resolution A by deleting the words 'and/or Section 278 of the Highways Act 1980 (as amended)'</p> <p>Amending resolution B by replacing the words 'and 278 agreements'</p> <p>Amend condition 36 as follows:</p> <p><i>'The external lighting hereby approved shall be installed and maintained in accordance with the specification contained within the document entitled 'External Lighting Strategy' dated 3rd May 2011. Obstacle lights shall be placed on cranes(s) or other construction equipment above 60metres AOD to be used in the development. An obstacle lighting scheme shall be implemented for the duration of the construction period. These obstacle lights must be steady state red lights with minimum intensity of 2000 candelas. Periods of illumination of obstacle lights, obstacle light locations and obstacle light photometric performance must all be in accordance with the requirements of 'CAP168 Licensing of Aerodromes' (available at <a href="http://www.caa.co.uk/srq/aerodrome">www.caa.co.uk/srq/aerodrome</a>). Lighting schemes required during construction and for the completed development shall be of a flat glass, full cut off design, mounted horizontally, and shall ensure that there is no light spill above the horizontal.</i></p> <p><b>REASON</b></p> <p><i>To comply with Policy A6 of the Hillingdon Unitary Development Plan Saved Policies September 2007 and because permanently illuminated obstacle lighting is required for the duration of construction and on construction equipment to avoid endangering the safe movement or aircraft and the operation of Heathrow Airport. For further information please refer to Advice Note 4 "Cranes and Other Construction Issues" (available at <a href="http://www.aoa.org.uk/publications/safeguarding.asp">www.aoa.org.uk/publications/safeguarding.asp</a>).'</i></p> <p><b>The Committee agreed to delegate the changes to the wording of resolution A and B and Condition 35 to the Chairman and Labour Lead.</b></p>	<p><b>Action by</b></p> <p>Matthew Duigan Central &amp; South Planning team leader</p>
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	<p>Members instructed officers to add the following informative:</p> <p><i>'Given the nature of the proposed development it is possible that a crane may be required during construction. Your attention is drawn to the requirement within the British Code of Practice for the safe use of Cranes, which requires crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4 'Cranes and other Construction Issues' (<a href="http://www.aoa.org.uk/publications/safeguarding.asp">www.aoa.org.uk/publications/safeguarding.asp</a>).'</i></p> <p>Members asked officers to amend condition 4 by adding the following wording after the last sentence:</p> <p><i>'Thereafter the development shall be carried out in accordance with the approved phasing and implementation plan.'</i></p> <p>Members were concerned about the use of the building and therefore asked officers to add the following informative:</p> <p><i>'You are advised that in relation to condition 38, the site is located within the Council's designated airport boundary and as such the Council restricts uses in the boundary to those which are directly related to the operation of the airport. The reason for this is to prevent pressure for development on Green Belt land (which is in close proximity to the airport) and other off airport sites to cater for directly related needs. Condition 38 prevents the site from being used for activities not directly related to the operation of the airport. You are advised that the Council monitors sites within the airport boundary and can enforce the terms of this condition.'</i></p> <p>Officers advised the Committee that GLA Stage 2 and S106 must be resolved before any decision was issued.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was agreed.</p> <p><b>Resolved – That the application be approved as set out in the officer's report, with amendments highlighted above and amendments in the Addendum sheet circulated at the meeting.</b></p>	
74.	<p><b>UNIT 2 (PHASE 200) RIVERSIDE INDUSTRIAL ESTATE RIVERSIDE WAY, UXBRIDGE 47163/APP/2011/1336</b> (<i>Agenda Item 10</i>)</p> <p>Change use from Class B1(c) , B2, B8 to a Class D1 (training centre) with associated alterations to internal layout including creation of new stair case, toilets, and an external plant compound at ground level, alterations to access and parking arrangements.</p> <p>Officers presented the report to the Committee and drew their attention to the amendments in the Addendum sheet.</p> <p>Officers advised the Committee that amendments would be made to condition OM1 as set out in addendum (wrongly labelled condition 1 in</p>	<p><b>Action by</b></p> <p>Matthew Duigan Central &amp; South Planning team leader</p>

	<p>addendum) as follows:</p> <p><i>'The development hereby approved shall not be carried out otherwise than in strict accordance with the following plans:</i>  <i>W0050-500</i>  <i>W0050-503 REV B</i>  <i>W0050-513 REV D</i>  <i>W0050-515 REV C</i>  <i>PL-01B</i>  <i>PL-02A</i>  <i>PL-03B</i>  <i>PL-04B</i></p> <p><b>REASON:</b>  <i>To ensure that the development has a satisfactory external appearance in compliance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and complies with all other development plan policies listed within the relevant informative of this permission.'</i></p> <p>To encourage sustainable travel Members instructed officers to amend condition 9 in the addendum to read as follows:</p> <p><i>'Prior to occupation of the development hereby approved a minimum of 2 electric charging points (1 to the front and 1 to the rear) capable of charging multiple vehicles simultaneously shall be installed in the front parking area shown on drawing PL-01 B. Thereafter the charging point shall be retained and made available for users of the development for so long as the use continues.</i></p> <p><b>REASON</b>  <i>To encourage sustainable travel and to comply with London Plan Policy 6.13.'</i></p> <p>The recommendation for approval was moved, seconded and on being put to the vote was agreed.</p> <p><b>Resolved – That the application be approved as set out in the officer’s report, with amendments highlighted above and amendments in the Addendum sheet circulated at the meeting.</b></p>	
75.	<p><b>UNIT 1 COWLEY MILL INDUSTRIAL ESTATE LONGBRIDGE WAY, UXBRIDGE 29704/APP/2011/875 (Agenda Item 11)</b></p> <p>Change of use from Class B1/B8 to Class B1/B8/D1 for use as children's soft play centre</p> <p>Officers presented the report to the Committee and drew their attention to the amendments in the Addendum sheet.</p> <p>In accordance with the Council’s constitution, a representative of the petitioners addressed the meeting in support of the application.</p> <p>The petitioner made the following points:</p>	<p><b>Action by</b></p> <p>Matthew Duigan  Central &amp; South  Planning team  leader</p>

	<ul style="list-style-type: none"> <li>• The petitioner has visited 17 soft play areas across the UK and each one was situated within an industrial estate. The reason for this was that high ceilings were needed to accommodate the equipment</li> <li>• The building had separate rooms which would be used for children’s parties</li> <li>• The site was close to the town centre and had good public transport links</li> <li>• Car parking was available to the side of the site</li> <li>• The application had received a large amount of support from neighbours and users of the facility</li> <li>• Soft play areas helped children build social awareness and network outside of school, and Hillingdon did not have a site as such yet.</li> </ul> <p>In accordance with the Council’s constitution, a representative of the applicant was able to address the meeting in support of the application.</p> <p>The Agent made the following points:</p> <ul style="list-style-type: none"> <li>▪ The application sought to include class D1 use to allow the application to meet the demand for a soft play centre in the borough</li> <li>▪ The closest soft play centre was out of the borough</li> <li>▪ The soft play centre in Slough was situated within an industrial estate.</li> </ul> <p>Members were concerned about the class use of the building. Officers informed Members that the building was not classed for B2 heavy industry use. However, the Committee were concerned with the legality of placing a children’s play area in an industrial building. Members queried whether permission could be granted with the use of the building conditioned. Officers advised Members that conditional permission could not be granted.</p> <p>The recommendation for refusal was moved, seconded and on being put to the vote was agreed.</p> <p><b>Resolved – That the application was refused as set out in the officer’s report.</b></p>	
76.	<p><b>THE STABLES GOULDS GREEN, HILLINGDON</b>  <b>26738/APP/2010/2554</b> (<i>Agenda Item 12</i>)</p> <p>Conversion of detached barn to rear to a three-bedroom residential unit, including 2 parking spaces and associated amenity space.</p> <p>Officers presented the report to the Committee and drew their attention to the amendments in the Addendum sheet.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was agreed.</p>	<p><b>Action by</b></p> <p>Matthew Duigan  <i>Central &amp; South  Planning team  leader</i></p>

	<b>Resolved – That the application be approved as set out in the officer’s report, with amendments highlighted above and amendments in the Addendum sheet circulated at the meeting.</b>	
77.	<p><b>BRUNEL UNIVERSITY (TOWER C) KINGSTON LANE, HILLINGDON 532/APP/2010/2391</b> (<i>Agenda Item 13</i>)</p> <p>Creation of an area of concrete hardstanding.</p> <p>Officers presented the report to the Committee and drew their attention to the amendments in the Addendum sheet.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was agreed.</p> <p><b>Resolved – That the application be approved as set out in the officer’s report, with amendments highlighted above and amendments in the Addendum sheet circulated at the meeting.</b></p>	<p><b>Action by</b></p> <p>Matthew Duigan Central &amp; South Planning team leader</p>
78.	<p><b>456 BATH ROAD, LONGFORD 2598/APP/2011/1168</b> (<i>Agenda Item 14</i>)</p> <p>The refurbishment of Grade II listed house at 456 Bath Road, including internal alterations, as well as works to outbuilding (including refurbishment and internal and external alterations to convert this into 1 x 2-bedroom dwelling, associated hard and soft landscaping works (Application for Listed Building Consent)</p> <p>Officers presented the report to the Committee and drew their attention to the amendments in the Addendum sheet.</p> <p>Members instructed officers to replace the condition in the addendum to read:</p> <p><i>'Prior to the commencement of any works in relation to buildings at 456 Bath Road (including the former stables and the main house) or affecting its curtilage a detailed schedule of works for the restoration of the former stables shall be submitted to and approved in writing by the Local Planning Authority. The detailed schedule of works shall include measures to install electricity into the building as well as roof lights to enable natural lighting of the structure, in addition measures shall include those to protect the building from the weather, vandalism and accidental damage and then building being retained during the construction phase of the development.</i></p> <p><i>The owner/applicant shall notify the Council (Head of Planning, Trading Standards &amp; Environmental Protection) on commencement of the approved restoration works to the former Stables. On completion of restoration works to the former Stables, a condition survey shall be undertaken and the result of which shall be submitted to the Local Planning Authority and approved in writing by the Local Planning Authority.</i></p> <p><i>The former Stables shall only be used in association with the main</i></p>	<p><b>Action by</b></p> <p>Matthew Duigan Central &amp; South Planning team leader</p>

	<p><i>house by the property owner, and shall not be used as a separate business or separate unit of accommodation. The former Stables shall there after be maintained to a standard commensurate with that identified in the approved condition survey.</i></p> <p><b>REASON:</b>  <i>To ensure the future conservation, management and enhancement of the building and to safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).'</i></p> <p>The recommendation for approval was moved, seconded and on being put to the vote was agreed.</p> <p><b>Resolved – That the application be approved as set out in the officer’s report, with amendments highlighted above and amendments in the Addendum sheet circulated at the meeting.</b></p>	
79.	<p><b>123 UXBRIDGE ROAD, HILLINGDON 29448/APP/2011/639</b> (<i>Agenda Item 15</i>)</p> <p>Part two storey, part single storey rear/side extension, part single storey, part two storey, part three storey front/side extension incorporating new front porch, alterations to existing elevations, installation of external staircase to side, installation of glass canopy to existing roof, installation of wheelchair ramp to front. Involving the conversion to provide a place of worship at ground and part first floor, a 2 bed self-contained unit at first floor and a 3 bed self contained unit on the second floor.</p> <p>Officers presented the report to the Committee and drew their attention to the amendments in the Addendum sheet.</p> <p>Members discussed the refusal reason and asked officers to reword the refusal reason 1 as follows:</p> <p>“The proposal fails to satisfactorily demonstrate that the traffic generated by the proposed development would not have an adverse impact on the surrounding highway network, be prejudicial to the free flow of traffic and detrimental to highway and pedestrian safety. The proposal also fails to demonstrate that sufficient off street parking provision (which meets the councils approved parking standards to service the proposed development) would be made. The development would therefore lead to additional on street parking to the detriment of pedestrian and highway safety. The proposal therefore fails to comply with policies R9, AM1, AM2, AM7 and AM14of the Hillingdon Unitary Development Plan Saved Policies (September 2007)”</p> <p>The recommendation for refusal was moved, seconded and on being put to the vote was agreed.</p> <p><b>Resolved – That the application be refused as set out in the officer’s report, with amendments highlighted above and amendments in the Addendum sheet circulated at the meeting.</b></p>	<p><b>Action by</b></p> <p>Matthew Duigan  <i>Central &amp; South  Planning team  leader</i></p>

80.	<p><b>UNIT 7A, HAYES BRIDGE RETAIL PARK UXBRIDGE ROAD, HAYES 67475/APP/2011/853</b> (<i>Agenda Item 16</i>)</p> <p>Application for variation of condition 4 (to extend the range of goods permitted to be sold) of planning permission ref: 51331/APP/2005/1415 dated 17/07/2005: Alterations to front, rear and side elevations to create new entrances and new enclosed service corridor.</p> <p>Officers presented the report to the Committee and drew their attention to the amendments in the Addendum sheet.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was agreed.</p> <p><b>Resolved – That the application be approved as set out in the officer’s report, with amendments highlighted above and amendments in the Addendum sheet circulated at the meeting.</b></p>	<p><b>Action by</b></p> <p>Matthew Duigan <i>Central &amp; South Planning team leader</i></p>
81.	<p><b>301 LONG LANE, HILLINGDON 568/APP/2011/636</b> (<i>Agenda Item 17</i>)</p> <p>Variation of condition 2 (to allow use of betting shop between the hours of 09:00 hrs and 22:00 hrs) of planning permission ref. 568/APP/2010/1741 dated 17 January 2011: Change of use from Class A1 (Retail) to Class A2 (Financial and Professional Services) for use as Betting Shop.</p> <p>Officers presented the report to the Committee and drew their attention to the amendments in the Addendum sheet.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was agreed.</p> <p><b>Resolved – That the application be approved as set out in the officer’s report, with amendments highlighted above and amendments in the Addendum sheet circulated at the meeting.</b></p>	<p><b>Action by</b></p> <p>Matthew Duigan <i>Central &amp; South Planning team leader</i></p>
82.	<p><b>11 COLNE AVENUE, WEST DRAYTON 24766/APP/2011/800</b> (<i>Agenda Item 18</i>)</p> <p>Erection of a first floor side extension (involving demolition of existing chimney to side).</p> <p>Officers presented the report to the Committee and drew their attention to the amendments in the Addendum sheet.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was agreed.</p> <p><b>Resolved – That the application be approved as set out in the officer’s report, with amendments highlighted above and amendments in the Addendum sheet circulated at the meeting.</b></p>	<p><b>Action by</b></p> <p>Matthew Duigan <i>Central &amp; South Planning team leader</i></p>

83.	<p><b>7 CHERRY TREE AVENUE, YIEWSLEY 63027/APP/2011/1129</b> (Agenda Item 19)</p> <p>Continued use of extended dwelling as two separate dwellings</p> <p>Officers presented the report to the Committee and drew their attention to the amendments in the Addendum sheet.</p> <p>The recommendation for refusal was moved, seconded and on being put to the vote was agreed.</p> <p><b>Resolved – That the application be refused as set out in the officer’s report, with amendments highlighted above and amendments in the Addendum sheet circulated at the meeting.</b></p>	<p><b>Action by</b></p> <p>Matthew Duigan Central &amp; South Planning team leader</p>
84.	<p><b>8 BURNDELL WAY HAYES ENF/810/09</b> (Agenda Item 20)</p> <p>8 Burndell Way, Hayes.</p> <p>Officers presented the report to the Committee and drew their attention to the amendments in the Addendum sheet.</p> <p>The recommendation for enforcement was moved, seconded and on being put to the vote was agreed.</p> <p><b>Resolved – That enforcement action take place as set out in the officer’s report.</b></p>	<p><b>Action by</b></p> <p>Matthew Duigan Central &amp; South Planning team leader</p>
<p>The meeting, which commenced at 7.00 pm, closed at 10.10 pm.</p>		

These are the minutes of the above meeting. For more information on any of the resolutions please contact Gill Brice on 01895 250693. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

## Report of the Head of Planning & Enforcement Services

**Address** LAND ADJACENT TO 135 BOURNE AVENUE HAYES

**Development:** Two storey, two-bedroom detached dwelling with associated parking and amenity space, involving installation of vehicular crossover to front

**LBH Ref Nos:** 13276/APP/2010/2168

**Drawing Nos:** Design & Access Statement  
1:1250 LOCATION PLAN  
2871/01 Rev D

**Date Plans Received:** 17/09/2010                      **Date(s) of Amendment(s):** 07/02/2010  
**Date Application Valid:** 31/03/2011                      17/09/2010

### DEFERRED ON 17th February 2011 . 14th October 2010

The application was heard at the 17th February 2011 Planning Committee and was deferred for the following reasons:

1. To confirm that the owners of the site had been notified of the application correctly. Officers can confirm that the owner has now been notified correctly.
2. To examine whether the forward projection of the proposed dwelling is acceptable. This issue has been examined and it is considered that the forward projection is acceptable. Please see section 7.07 of the report.

### 1. SUMMARY

Planning permission is sought for the erection of a detached house. The proposed house would relate satisfactorily with the character and plan layout of the street scene. Sufficient amenities are provided for future occupiers and, subject to a condition, the proposal would comply with Lifetime Home Standards where applicable.

### 2. RECOMMENDATION

**APPROVAL subject to the following:**

#### 1 T8 Time Limit - full planning application 3 years

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

#### REASON

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

#### 2 OM1 Development in accordance with Approved Plans

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

#### REASON

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

2007).

**3 RPD1 No Additional Windows or Doors**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 135 and 137 Bourne Avenue.

**REASON**

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

**4 RPD2 Obscured Glazing and Non-Opening Windows (a)**

The window first floor flank window facing 137 Bourne Avenue shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

**REASON**

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

**5 OM5 Provision of Bin Stores**

No development shall take place until details of covered and secure facilities to be provided for the screened storage of refuse bins within the site have been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until the facilities have been provided in accordance with the approved details and thereafter the facilities shall be permanently retained.

**REASON**

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

**6 RPD5 Restrictions on Erection of Extensions and Outbuildings**

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

**REASON**

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

**7 RPD6 Fences, Gates, Walls**

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

expressly authorised by this permission.

**REASON**

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

**8 RPD9 Enlargement to Houses - Roof Additions/Alterations**

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

**REASON**

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

**9 H7 Parking Arrangements (Residential)**

Prior to commencement of works, details of a front garden car parking and landscaping scheme shall be submitted to and approved in writing by the local planning authority. The development shall not be occupied until the car parking space has been implemented, and so maintained. The landscaping works shall be implemented within the next available planting season unless otherwise agreed in writing by the local planning authority, and so maintained. The car parking shall be used solely in connection with the use hereby approved for life of the development.

**REASON**

To ensure that adequate facilities are provided and in order to preserve and enhance the visual amenities of the street scene and the surrounding area in accordance with policies BE13, BE38 and AM14 of the adopted Unitary Development Plan.

**10 TL2 Trees to be retained**

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority.

If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'. Remedial work should be carried out to BS 3998 (1989) 'Recommendations for Tree Work' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work

shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

#### REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and to comply with Section 197 of the Town and Country Planning Act 1990.

### **11 TL3 Protection of trees during site clearance and development**

Prior to the commencement of any site clearance or construction work, detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres. The fencing shall be retained in position until development is completed. The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

1. There shall be no changes in ground levels;
2. No materials or plant shall be stored;
3. No buildings or temporary buildings shall be erected or stationed.
4. No materials or waste shall be burnt; and.
5. No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

#### REASON

To ensure that trees and other vegetation to be retained are not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

### **12 TL5 Landscaping Scheme - (full apps where details are reserved)**

No development shall take place until a landscape scheme providing full details of hard and soft landscaping works has been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. The scheme shall include: -

- Planting plans (at not less than a scale of 1:100),
- Written specification of planting and cultivation works to be undertaken,
- Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate,
- Implementation programme.

The scheme shall also include details of the following: -

- Proposed finishing levels or contours,
- Means of enclosure,
- Car parking layouts,
- Other vehicle and pedestrian access and circulation areas,
- Hard surfacing materials proposed,
- Minor artefacts and structures (such as furniture, refuse storage, signs, or lighting),
- Existing and proposed functional services above and below ground (e.g. drainage, power cables or communications equipment, indicating lines, manholes or associated structures),

- Retained historic landscape features and proposals for their restoration where relevant.

#### REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

### **13 TL6 Landscaping Scheme - implementation**

All hard and soft landscaping shall be carried out in accordance with the approved landscaping scheme and shall be completed within the first planting and seeding seasons following the completion of the development or the occupation of the buildings, whichever is the earlier period.

The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

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

#### REASON

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

### **14 M5 Means of Enclosure - details**

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

#### REASON

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

### **15 SUS4 Code for Sustainable Homes details**

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

#### REASON

To ensure that the objectives of sustainable development identified in policies 5.1, 5.2,

5.3 and 5.7 of the London Plan (July 2011).

**16 OM2 Levels**

No development shall take place until plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and known datum point. Thereafter the development shall not be carried out other than in accordance with the approved details.

**REASON**

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**17 SUS5 Sustainable Urban Drainage**

No development shall take place on site until details of the incorporation of sustainable urban drainage have been submitted to, and approved in writing by the Local Planning Authority. The approved details shall thereafter be installed on site and thereafter permanently retained and maintained.

**REASON**

To ensure that surface water run off is handled as close to its source as possible in compliance with policy 5.13 of the London Plan (July 2011) and to ensure the development does not increase the risk of flooding contrary to Policy OE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), policy 5.12 of the London Plan (July 2011) and PPS25.

**18 DIS5 Design to Lifetime Homes Standards & Wheelchair Standards**

The proposed house hereby approved shall where applicable be built in accordance with 'Lifetime Homes' Standard, as set out in the Council's Supplementary Planning Document 'Accessible Hillingdon'.

**REASON**

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

**19 OM19 Construction Management Plan**

Prior to development commencing, the applicant shall submit a demolition and construction management plan to the Local Planning Authority for its approval. The plan shall detail:

- (i) The phasing of development works
- (ii) The hours during which development works will occur (please refer to informative I15 for maximum permitted working hours).
- (iii) A programme to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed safely and intact for later re-use or processing.
- (iv) Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities).
- (v) Traffic management and access arrangements (vehicular and pedestrian) and

parking provisions for contractors during the development process (including measures to reduce the numbers of construction vehicles accessing the site during peak hours).

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

(vii) The storage of demolition/construction materials on site.

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

#### REASON

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

### **20 NONSC Hedge**

'No development shall commence until plans and details of how the existing hedge along the front boundary facing Bourne Avenue, is to be protected and retained during the construction of the development hereby approved, and later during the use of the completed dwelling, have been submitted to and approved in writing by the Local Planning Authority.

The approved measures to protect the hedge during construction shall be put in place in accordance with the approved details and shall be checked on site to ensure measures are in place and adequate by the Councils Landscaping and Tree Officer before any work takes place. There after the development shall be carried out in accordance with the approved details and the hedge shall be retained and maintained for the life of the development.

#### REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

### **21 H11A Visibility Splays**

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

#### REASON

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

### **22 TL20 Amenity Areas (Residential Developments)**

The dwelling hereby permitted shall not be occupied until the outdoor amenity area serving the dwellings as shown on the approved plans (including balconies where these are shown to be provided) has been made available for the use of residents of the development. Thereafter, the amenity areas shall so be retained.

#### REASON

To ensure the continued availability of external amenity space for residents of the development, in the interests of their amenity and the character of the area in

accordance with policy BE23 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

### **23 NONSC Site Survey**

No development shall commence until a site survey to a scale of 1:50 showing the proposal development in relation to the boundaries of the site has been submitted to, and approved in writing by, the Local Planning Authority. The development shall only be carried out in accordance with the approved site survey.

#### **REASON**

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

## **INFORMATIVES**

### **1 I52 Compulsory Informative (1)**

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

### **2 I53 Compulsory Informative (2)**

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

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
H7	Conversion of residential properties into a number of units
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity

AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
HDAS	Hillingdon Design & Accessibility Statement (HDAS): Residential Layouts (adopted in August 2006)
	Hillingdon Design & Accessibility Statement (HDAS): Accessible Hillingdon
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 5.1	(2011) Climate Change Mitigation
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 5.7	(2011) Renewable energy
LPP 7.1	(2011) Building London's neighbourhoods and communities
LPP 7.2	(2011) An inclusive environment
LPP 7.4	(2011) Local character

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

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

### **4            12            Encroachment**

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

### **5            13            Building Regulations - Demolition and Building Works**

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

### **6            14            Neighbourly Consideration - include on all residential exts**

You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the

construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).

#### **7            15            Party Walls**

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

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

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

#### **8            16            Property Rights/Rights of Light**

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

#### **9            115            Control of Environmental Nuisance from Construction Work**

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

A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank and Public Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

D) No bonfires that create dark smoke or nuisance to local residents.

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

#### **10            143            Keeping Highways and Pavements free from mud etc**

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

#### **11            I45            Discharge of Conditions**

Your attention is drawn to conditions 5, 9, 11, 12, 15, 16, 17, 18 and 21 which must be discharged prior to the commencement of works. You will be in breach of planning control should you commence these works prior to the discharge of these conditions. The Council may consider taking enforcement action to rectify the breach of these conditions. For further information and advice contact - Planning & Community Services, Civic Centre, Uxbridge, UB8 1UW (Tel: 01895 250230).

#### **12            I46            Renewable Resources**

To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO<sub>2</sub>) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.

#### **13            I51            Notification of Commencement of Works**

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

### **3.            CONSIDERATIONS**

#### **3.1           Site and Locality**

The application site comprises land to the side of 135 Bourne Avenue, a two storey end of terrace house located on the south side of Bourne Avenue, at its junction with Glamis Crescent and Stormount Drive. The application site is located to the north west of 135 Bourne Avenue and measures approximately 0.02 hectares. It formed the side garden for that house. To the west lies 137 Bourne Avenue, an end of terrace house. The street scene is residential in character and appearance and is uniform in its plan and layout, comprising similarly designed blocks of 3 and 4 terraced houses. There are also some semi-detached and detached houses within the vicinity of the application site. To the rear lies a service road with the rear gardens of Glamis Crescent beyond. The application site lies within the 'developed area' as designated in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

#### **3.2           Proposed Scheme**

This current application seeks full planning permission for the erection of a 2 bedroom detached house. The proposed house would incorporate a canopy over the front door and a part single storey side and rear extension. The proposed house would be situated in a similar position to that of the outline approved scheme. The proposed footprint would now measure 6.2m wide and 8.1m deep, with the first floor measuring 5m wide and 6m deep, finished with a hipped ridged roof, 5.2m high at eaves level and 7.1m high at ridge level. The proposed part single storey side and rear elements would be finished with mono-pitched hip end roofs measuring 2.7m high at eaves level, 3.5m high along the side and

3.7m high along the rear.

The front garden would comprise two off-street parking spaces and landscaping and refuse storage is proposed in the rear garden. The existing crossover would be utilised to provide driveway access for the off-street parking spaces.

### 3.3 Relevant Planning History

13276/A/89/1728 Part Of 135 Bourne Avenue Hayes  
Erection of a detached house with integral garage (outline application)

**Decision:** 01-05-1990 Approved

13276/APP/2002/2686 Land Forming Part Of 135 Bourne Avenue Hayes  
ERECTION OF A DETACHED DWELLINGHOUSE (OUTLINE APPLICATION)

**Decision:** 19-12-2002 Refused

13276/APP/2009/2582 Land Forming Part Of 135 Bourne Avenue Hayes  
Erection of a two storey two-bedroom detached dwelling (Outline application for approval of access and scale.)

**Decision:** 25-01-2010 Refused

13276/APP/2010/1274 Land Forming Part Of 135 Bourne Avenue Hayes  
Erection of a detached dwellinghouse (Outline application for approval of access and scale.)

**Decision:** 28-07-2010 Approved

#### Comment on Relevant Planning History

OUTLINE PLANNING APPLICATION 13276/APP/2009/2582 refused on the 25/01/2010

That scheme was refused for the following reasons:

1. The proposal fails to provide sufficient provision for car parking for the proposed house, and fails to make provision for replacement parking at 135 Bourne Avenue. As such, the proposal would be likely to result in additional on-street car parking, to the detriment of highway and pedestrian safety, contrary to Policies AM7(ii) and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007), paragraph 4.33 of the Hillingdon Design & Accessibility Statement: Residential Layouts and the Council's Parking Standards (Annex 1, adopted Hillingdon Unitary Development Plan, Saved Policies, September 2007).

2. The proposal fails to maintain an adequate amount of private amenity space for the existing 2 bedroom house at 135 Bourne Avenue, and as such would result in an overintensive use of the remainder of the garden to the detriment of the amenity of the neighbouring occupiers and character of the area. The proposal is therefore contrary to

policy BE23 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and paragraph 4.15 of the Hillingdon Design & Accessibility Statement: Residential Layouts.

The originally refused scheme sought outline planning permission for the erection of a 2 bedroom detached house located on land between 135 and 137 Bourne Avenue. The applicant indicated on the application form that only access and scale was being sought for determination with all other matters (Appearance, Landscaping and Layout) reserved for future consideration.

The proposed house was set 5m back from the public highway, projecting some 0.8m beyond the front corner of 135 Bourne Avenue and the front building line of 137 Bourne Avenue. Given the orientation of 135 Bourne Avenue with the proposed house, the proposed house was set 7m at front, reducing to 2.5m at rear from that house, and 1m from the flank wall of 137 Bourne Avenue.

The footprint of the proposed house was 6.2m wide and 6m deep. It was 5.1m wide at first floor, 5m high at eaves level and finished with a hipped/ridged roof 7.5m high at its highest point.

The existing crossover was utilised to provide driveway access for one parking space. Also bin stores were proposed in the front area, adjacent to the side boundary with 137 Bourne Avenue.

OUTLINE PLANNING PERMISSION 13276/APP/2010/1274 approved on the 28/07/2010.

It is worth noting that Planning Enforcement officers were asked to investigate whether there had been any breach of planning control on this site (as a result of complaints).

In essence the supporting information which accompanied the application made it clear that the site had been subdivided and the separate land sold and utilised as 2 separate planning units. Officers carefully considered the evidence in conjunction with Council enforcement staff and concluded that the site was used as two planning units.

No objection was raised under this permission with regard to amenity space for the existing property at 135 Bourne Avenue or parking arrangements (i.e. no on site parking provided for the property at no. 135 Bourne Avenue) on the basis that it had been operating as a separate planning unit without parking for such a period of time as to be immune from enforcement.

It was not considered that refusal of the scheme because it resulted in no parking for 135 Bourne Avenue could be sustained.

It should also be noted that this permission establishes the principle of utilising the entire of the application site for a new residential property.

#### **4. Planning Policies and Standards**

The London Plan (2011) under Policy 3.4 (Optimising Housing Potential) seeks to ensure that development proposals achieve the maximum intensity of use compatible with local context, the design principles in Policies 7.1, 7.2 and 7.4 and with public transport

capacity. The London Plan: Interim Housing Supplementary Planning Guidance dated April 2010 provides further guidance on the interpretation of density guidelines, emphasising the importance of considering local context.

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

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

#### Part 1 Policies:

PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.

#### Part 2 Policies:

- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.
- 
- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- OE1 Protection of the character and amenities of surrounding properties and the local area
- H7 Conversion of residential properties into a number of units
- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- AM7 Consideration of traffic generated by proposed developments.
- AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
- AM14 New development and car parking standards.
- HDAS Hillingdon Design & Accessibility Statement (HDAS): Residential Layouts (adopted in August 2006)
- Hillingdon Design & Accessibility Statement (HDAS): Accessible Hillingdon
- 
- LPP 3.5 (2011) Quality and design of housing developments
- LPP 3.8 (2011) Housing Choice
- LPP 5.1 (2011) Climate Change Mitigation
- LPP 5.2 (2011) Minimising Carbon Dioxide Emissions
- LPP 5.3 (2011) Sustainable design and construction

- LPP 5.7 (2011) Renewable energy
- LPP 7.1 (2011) Building London's neighbourhoods and communities
- LPP 7.2 (2011) An inclusive environment
- LPP 7.4 (2011) Local character

## 5. Advertisement and Site Notice

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

## 6. Consultations

### External Consultees

9 adjoining owner/occupiers have been consulted. 1 letter has been received commenting on the information submitted by the applicant on the application form, advising that the application site is not in the ownership of the applicant and reiterating the previous comments which are:

- (i) The application site is smaller than that shown on the plans
- (ii) The remainder of the garden at 135 Bourne Avenue is inadequate.
- (iii) There is no provision for replacement parking for 135 Bourne Avenue
- (iv) Claims alleging that the site boundary between the application site and 135 Bourne Avenue has been relocated to provide a larger application site.
- (v) Various concerns with regard to answers provided on the application form.
- (vi) Concerns regarding the siting of the refuse storage.
- (vii) Concerns regarding the materials stated on the application form.
- (viii) Concern that the application site is within a flood risk zone and the property is proposed to be connected to a soakaway.
- (ix) Concern that certificates have not been correctly served.
- (x) Concerns relating to the siting of the proposal, its proximity to neighbouring properties and overlooking.

Officer comments:

- (i) and (iv) The submitted plans have been compared to the land registry records for the site and are considered to be accurate, having regard to scale. Any disputes regarding the precise placement of boundary treatments are a private matter.
- (ii) As discussed elsewhere in this report the application site lies under different ownership to the property at 135 Bourne Avenue and the principle of redeveloping the application site in its entirety for a new dwelling has been established through the grant of planning permission 13276/APP/2010/1274. No objection is therefore raised to the application on these grounds.
- (iii) As discussed elsewhere in this report the application site lies under different ownership to the property at 135 Bourne Avenue. No. 135 Bourne Avenue does not benefit from any curtilage parking in the existing situation and the principle of this situation being retained and the redevelopment of the application site in its entirety for a new dwelling with the existing situation has been established through the grant of planning permission 13276/APP/2010/1274.
- (v) The application form needs to be read alongside the submitted plans. It is considered that the information provided and the site visit which has been undertaken is adequate to determine the application.
- (vi) The proposed siting of the refuse storage would not conflict with any adopted planning policy. However, the detailed location and design of refuse and recycling is subject to a recommended condition and there is ample space for alternative satisfactory arrangements to be made.
- (vii) A condition has been imposed to ensure that, notwithstanding the details provided at this

stage, details of materials must be submitted and approved by the Local Planning Authority.

(viii) The application site lies within Flood Zone 1, which is land with the lowest probability of flooding and acceptable for all uses as defined within PPS25. The site is not within an area at risk of flooding. Current Planning Policy encourages that developments maximise the use of natural drainage. There is no objection to proposed use of a soakaway in planning terms.

(ix) The applicant has served notice on the Council's Highways department who are responsible for the public highway. Officers have reviewed the title deeds for the application site and have no reason to believe the certificates have not now been correctly served.

(x) These issues are addressed within the body of the report.

A petition with 32 signatories has been received supporting the above letters of objection.

In addition two letters of objection have been received raising the following issues:

Concerns regarding the adequacy of amenity space for the existing property at no. 135 Bourne Avenue

Concerns regarding:

- a) overlooking of amenity spaces and privacy
- b) bin stores
- c) accuracy of the site plans and ownershowing
- d) adequacy of amenity space for future occupiers
- e) party wall impacts
- f) building projects further forward than stated in report
- g) adequacy gap with the neighbouring property
- h) impact on the character, appearance and amenities of the area
- i) no off street parking for no.135 Bourne Avenue
- j) objection has not been taken into account
- k) existing and past uses are not properly described
- l) trees will be removed
- m) plans show three bedroom house
- n) certificate is not signed correctly
- o) form nor fill out correctly
- p) parking inadequate
- q) refusal may be upheld at appeal
- r) density calculation inaccurate and density inaccurate
- s) other examples of infill development are on different sites and do not set a precedent
- t) proposed development will project forward and would be noticeable and out of context with the street scene
- u) scheme does not comply with BE14 and BE19
- v) ground floor window is not obscured
- w) site is smaller than that shown on plans
- x) 135 has inadequate garden space
- y) insufficient provision of landscaping
- z) concern raised about boundary treatment between the site and 137 as the fence is owned by 137

Thames Water:

With regard to surface water drainage it is the responsibility of a developer to make provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a

combined sewer, the site drainage should be separated and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contact on 0845 850 2777. Reason: To ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

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

Crossrail: No safeguarding objections

### **Internal Consultees**

Trees/Landscape:

The site is the side garden of a plot on the corner of Bourne Avenue and Glamis Crescent and is an amended scheme which was last commented on in June 2010 (ref. 2010/1274). On the Bourne Avenue frontage there is an evergreen hedge. Within the public footway there is a fine specimen tree (Pyrus Chanticleer) whose condition and amenity value justifies its retention. There are no Tree Preservation Orders on, or close to, the site, nor does it fall within a designated Conservation Area.

### **PROPOSAL:**

The proposal is to build a detached house within the triangular side garden, close to the gable end of house number 139. This revised scheme proposes a new, second driveway (and dropped kerb) to the east of the street tree. The front garden will be dominated by hard surfacing to accommodate the proposed carriage drive and two off-street parking spaces. However, the existing front boundary hedge and street tree will be retained.

### **LANDSCAPE CONSIDERATIONS:**

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

The scheme has been amended to show the existing mature front boundary hedge and highway tree to be retained and address previous concerns in this respect.

### **RECOMMENDATIONS:**

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

Highways:

One of the reasons for refusal on a previous application ref. 13276/APP/2009/2582 relates to insufficient car parking for the new dwelling and failure to provide replacement parking for the existing dwelling. The current application fails to provide replacement parking for the existing dwelling, however in light of the approval of a later application below; a refusal on this ground may not be upheld at a planning appeal. The approved outline application ref. 13276/APP/2010/1274 was proposing to use the existing crossover only and the parking details were conditioned.

Officer comments: The application has been amended to take account of the above comments.

Access:

In assessing this application, reference has been made to the London Plan and the Council's Supplementary Planning Document "Accessible Hillingdon" adopted January 2010. The scheme

should be designed in compliance with all 16 Lifetime Home standards (as relevant) should be shown on plan.

The following access observations are provided:

1. Level access should be provided into the proposed new dwelling house, and confirmation of the same is required. In the interests of good design entrance ramps should be avoided. Should topographical constraints prevent level access from being achieved, it would be preferable to gently slope (maximum gradient 1:20) the pathway leading to the ground floor entrance door.
2. The upstairs bathroom and entrance level WC should be designed in accordance with Lifetime Home standards. At least 700mm should be provided to one side of the WC, with 1100 mm provided between the front edge of the toilet pan and a door or wall opposite.
3. To allow the bathroom and entrance level WC to be used as a wet room in future, plans should indicate floor gully drainage.
4. The plans should indicate the location of a future "through the ceiling" wheelchair lift.

Planning Officer comment: Relevant conditions are recommended to secure the above.

#### Waste Management

I would make the following comments on the above application regarding waste management.

The plan does show that a space has been allocated for the storage of waste and recycling, which is good practice. The current waste and recycling collection systems are: -

- Weekly residual (refuse) waste - using sacks purchased by the occupier
- Weekly dry recycling collection - using specially marked sacks provided by the Council.
- Fortnightly green garden waste collection - using to specially marked reusable bags provided by the Council.

The residents would be required to present the waste and recycling at the curtilage of the property on the allocated collection days.

Education Services:

No contribution is required.

## **7. MAIN PLANNING ISSUES**

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

The principle of the proposal is acceptable given its location within a residential area.

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

The proposed scheme would have a density of 250 habitable rooms per hectare. This is at the higher end of the London Plan density range of 150-250 habitable rooms per hectare) in respect of units per hectare based on the site's Public Transport Accessibility Level (PTAL) score of 1. However, this is considered to be acceptable and would be compatible with the local context and result in a good standard of amenity for the future occupiers. Accordingly, no objection is raised to the proposed density in this instance. The proposal would comply with London Plan Policy 3.4 and paragraph 4.1 of the Hillingdon Design & Accessibility Statement: Residential Layouts.

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

This is not applicable to this application.

#### **7.04 Airport safeguarding**

This is not applicable to this application.

#### **7.05 Impact on the green belt**

This is not applicable to this application.

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

Glamis Crescent is characterised by blocks of 3 and 4 two storey terraced houses. The corner properties that front the junction where Glamis Crescent and Stormount Drive meet Bourne Avenue comprise a terrace of 3 houses. Detached houses have been constructed within the corner plots to some of these houses, notably nos. 1A (1988) and 2A (1977) Stormount Drive and 110A (1978) and 129A Bourne Avenue. As such, the principle of detached houses fronting this junction has been established by these previous consents.

The proposed scale and design of the proposed house would relate satisfactorily with the adjoining houses, in accordance with paragraphs 4.23 and 4.24 of the HDAS: Residential Layouts. The proposed house would project beyond the front wall of 137 Bourne Avenue by 0.8m, which although contrary to paragraph 4.27 of the HDAS: Residential Layouts, however, is not considered to be significantly disruptive to the plan form and layout of the street.

It should be noted that existing infill dwellinghouses at 2A Stormount Drive and 110a Bourne Avenue (which are on the opposite corners of the crossroad at which the application site is situated) also project beyond the building lines of their respective streets (both these dwellings were granted planning permission in the 1970's). In addition the site layout and location of the proposed dwelling is exactly the same as was granted Outline planning permission ref: 13276/APP/2010/1274 and no objection was raised in relation to the forward projection at the time of this decision. For these reasons the forward projection is considered acceptable.

Policy BE22 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) advises that two storey side extensions should retain a 1m set-in from the side boundary. This also applies to two storey detached houses. The siting of the detached house would maintain a 2m gap to the flank wall of 135 Bourne Avenue and a 1m gap to the side boundary with 137 Bourne Avenue. These distances are sufficient to maintain the open character and visual amenities of the street scene, in accordance with policy BE22 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

Overall, the proposal would relate satisfactorily with the plan form, layout and appearance of the street scene and surrounding area and therefore, the proposal would comply with policies BE13, BE15, BE19 and BE22 of the Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the aforementioned sections of the Hillingdon Design & Accessibility Statement (HDAS):Residential Layout.

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

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

The proposed house would be sited over 40m from the rear walls of the properties in Glamis Crescent, which lie to the rear. This distance is sufficient to ensure that the proposal would not result in direct overlooking onto the private amenity space of the properties in Glamis Crescent, in accordance with policy BE24 and paragraph 4.12 of the HDAS: Residential Layouts.

There are no habitable room windows along the flank walls of 135 and 137 Bourne Avenue overlooking the application site. The proposed house would not project beyond the rear wall of 137 Bourne Avenue, but it would project beyond the rear wall of 135 Bourne Avenue. However, given the regressive roof design of the proposed part single storey side and rear elements, and that a 2m gap would be retained between 135 Bourne Avenue and the proposed house, it is considered that the proposal would not represent a visually intrusive and overdominant form of development when viewed from the rear windows of 135 Bourne Avenue. Furthermore, as 135 Bourne Avenue lies to the south east and the rear walls of 137 Bourne Avenue and the proposed house faces south, the proposal would not result in a significant increase in overshadowing onto the private amenity spaces of the adjoining houses. Importantly the proposal would comply with the Council's 45-degree rule.

The high level flank window facing 137 Bourne Avenue would provide natural light to a stairwell and therefore can be fitted with obscure glass to prevent overlooking. No windows are proposed facing 135 Bourne Avenue.

Therefore, it is considered that the proposed house would not harm the residential amenities of the adjoining properties through overdominance, visual intrusion, overlooking and overshadowing, in accordance with policies BE20, BE21 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and paragraphs 4.9 and 4.12 of the HDAS: Residential Layouts.

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

The internal size of the proposed house would be approximately 66sq.m which would meet the requirements of paragraph 4.6 of the Hillingdon Design & Accessibility Statement: Residential Layouts for 2 bedroom houses, which advises 63sq.m. in accordance with policies BE19 and H7 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

The submitted plans indicate that over 60sq.m of private amenity space would be provided for the proposed 2 bedroom house and this would be adequate for the future occupiers of the new house. The proposal would comply with policy BE23 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and paragraph 4.15 of the Hillingdon Design & Accessibility Statement: Residential Layouts.

Refuse storage is proposed in the rear garden in accordance with paragraph 4.40 of the HDAS: Residential Layouts, and conditions relating to landscaping are recommended.

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

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

Access to the site would be via the existing crossover and driveway, which is currently unused and overgrown. However, it is still considered to be sufficient to provide suitable

access for the development.

The Council's parking standards require 2 off-street parking spaces for the proposed house. 2 off-street parking spaces are shown in the front area of the application site. Under the current layout, it will be possible to manoeuvre a vehicle into parking space 2 from the existing crossover.

As such, the proposal would comply with policies AM7(ii) and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007), the Council's Parking Standards (Annex 1, adopted Hillingdon Unitary Development Plan, Saved Policies, September 2007) and paragraphs 4.33 of the Hillingdon Design & Accessibility Statement: Residential Layouts.

Adequate space would exist on site for cycle storage.

As stated earlier in this report, the retention of existing parking arrangements for 135 Bourne Avenue (eg. it not having any dedicated off street parking) is established under the extant outline permission ref: 13276/APP/2010/1274. No objection is therefore raised to the retention of this situation.

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

These are addressed elsewhere in this report.

#### **7.12 Disabled access**

The London Plan Policy 7.2 requires all new housing to be built to 'Lifetime Homes' standards. The Council's HDAS 'Accessible Hillingdon' also requires all new housing to be built to 'Lifetime Homes' standards.

The proposed house appears to comply with many of the standards, in particular, the width of doors, halls and corridors are over 900mm wide. The living room area is of a sufficient size for wheelchair turning and there is a large hall and living space at entrance level. There is not a 900mm clear width adjacent to the main stairs to accommodate a stair lift if required in the future. However, a condition is recommended requiring the proposed development to comply with these standards.

Therefore, subject to a planning condition, the proposal would satisfy 'Lifetime Homes' standards and Policy 7.2 of the London Plan (2008) as well as the Council's HDAS 'Accessible Hillingdon'.

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

This is addressed at section 07.12.

#### **7.14 Trees, landscaping and Ecology**

This is addressed at section 07.09. Conditions are recommended to secure landscaping for the scheme.

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

This is addressed at section 07.09.

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

This is not applicable to this application.

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

The site is in Flood Zone 1, residential development is acceptable in such areas.

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

As the application proposes a detached house within a residential area, it is considered

that, subject to conditions relating to sound insulation, the proposed house would not generate a significant increase in noise and disturbance, in accordance with policy OE1 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

**7.19 Comments on Public Consultations**

These are addressed at section 6 above.

**7.20 Planning obligations**

This is not applicable to this application.

**7.21 Expediency of enforcement action**

This is not applicable to this application.

**7.22 Other Issues**

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

**8. Observations of the Borough Solicitor**

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

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

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

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

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

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

This is not applicable to this application.

**10. CONCLUSION**

The proposed house is considered to relate satisfactorily with the character and appearance of the street scene. It would not harm the residential amenities of adjoining properties, and subject to appropriate conditions, the proposal would provide adequate facilities for future occupiers. The proposal would accord with the aforementioned policies and standards and as such, is recommended for approval.

## 11. Reference Documents

PPS3

London Plan 2011

Adopted Hillingdon Unitary Development Plan Saved Policies (September 2007)

Hillingdon Design & Accessibility Statement: Residential Layouts

Hillingdon Design & Accessibility Statement: Accessible Hillingdon

**Contact Officer:** Matt Kolaszewski

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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Site Address

**Land adjacent to  
135 Bourne Avenue  
Hayes**

Planning Application Ref:

**13276/APP/2010/2168**

Planning Committee

**Central and South**

Scale

**1:1,250**

Date

**February  
2011**

**LONDON BOROUGH  
OF HILLINGDON**

**Planning, Environment  
& Community Services**

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



**HILLINGDON**  
LONDON

## Report of the Head of Planning & Enforcement Services

**Address** 212 COLDHARBOUR LANE HAYES

**Development:** Erection of 4, three-bedroom, semi detached dwellings with associated parking and amenity space, involving installation of vehicular crossover and demolition of existing dwelling.

**LBH Ref Nos:** 53690/APP/2011/236

**Drawing Nos:** 337.PL.GA102D: Proposed Elevations  
337.PL.GA100C: Proposed Floor Plans  
Design & Access Statement  
Arboricultural Report  
001: Tree Protection Plan  
337.PL.GA090: Existing Site Plan  
337.PL.GA 099A: Existing Elevations  
337.PL.GA091B: Proposed Site Plan  
337.PL.GA098: Existing Ground Floor Plan  
337.PL.GA.101C

**Date Plans Received:** 02/02/2011                      **Date(s) of Amendment(s):** 02/02/2011

**Date Application Valid:** 07/02/2011

### 1. SUMMARY

The scheme proposes to demolish the existing dwelling and the erection of 4 two storey, 3 bedroom dwelling houses with associated landscaping, a vehicular crossover and parking. The proposals are not considered to result in any loss of amenity to adjoining occupiers. The proposed dwellings would meet all relevant council standard in terms of car parking, unit size and amenity space provision and would, as such, afford future occupiers with adequate levels of amenity. As such approval is recommended subject to conditions.

### 2. RECOMMENDATION

**APPROVAL subject to the following:**

#### 1 T8 Time Limit - full planning application 3 years

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

#### REASON

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

#### 2 OM1 Development in accordance with Approved Plans

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

#### REASON

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

**3 M1 Details/Samples to be Submitted**

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

**REASON**

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

**4 M3 Boundary treatment - details**

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

**REASON**

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

**5 TL20 Amenity Areas (Residential Developments)**

None of the dwellings hereby permitted shall be occupied, until the outdoor amenity area serving the dwellings as shown on the approved plans has been made available for the use of residents of the development. Thereafter, the amenity areas shall so be retained.

**REASON**

To ensure the continued availability of external amenity space for residents of the development, in the interests of their amenity and the character of the area in accordance with policy BE23 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**6 TL5 Landscaping Scheme - (full apps where details are reserved)**

No development shall take place until a landscape scheme providing full details of hard and soft landscaping works has been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. The scheme shall include: -

- Planting plans (at not less than a scale of 1:100),
- Written specification of planting and cultivation works to be undertaken,
- Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate,
- Implementation programme.

The scheme shall also include details of the following: -

- Proposed finishing levels or contours,
- Means of enclosure,
- Car parking layouts,
- Other vehicle and pedestrian access and circulation areas,
- Hard surfacing materials proposed,
- Minor artefacts and structures (such as play equipment, furniture, refuse storage, signs, or lighting),
- Existing and proposed functional services above and below ground (e.g. drainage, power cables or communications equipment, indicating lines, manholes or associated

structures),

- Retained historic landscape features and proposals for their restoration where relevant.

#### REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **7 TL6 Landscaping Scheme - implementation**

All hard and soft landscaping shall be carried out in accordance with the approved landscaping scheme and shall be completed within the first planting and seeding seasons following the completion of the development or the occupation of the buildings, whichever is the earlier period. The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

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

#### REASON

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

#### **8 DIS5 Design to Lifetime Homes Standards & Wheelchair Standards**

All residential units within the development hereby approved shall be built in accordance with 'Lifetime Homes' Standards.

#### REASON

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

#### **9 OM14 Secured by Design**

The development hereby approved shall incorporate measures to minimise the risk of crime and to meet the specific security needs of the application site and the development. Details of security measures shall be submitted and approved in writing by the Local Planning Authority before development commences. Any security measures to be implemented in compliance with this condition shall reach the standard necessary to achieve the 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO).

#### REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in excising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with policies 7.1 and 7.3 of the London Plan (July 2011).

#### **10 SUS4 Code for Sustainable Homes details**

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

#### REASON

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

#### **11 SUS5 Sustainable Urban Drainage**

No development shall take place on site until details of the incorporation of sustainable urban drainage have been submitted to, and approved in writing by the Local Planning Authority. The approved details shall thereafter be installed on site and thereafter permanently retained and maintained.

#### REASON

To ensure that surface water run off is handled as close to its source as possible in compliance with policy 5.13 of the London Plan (July 2011) and to ensure the development does not increase the risk of flooding contrary to Policy OE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), policy 5.12 of the London Plan (July 2011) and PPS25.

#### **12 RPD1 No Additional Windows or Doors**

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

#### REASON

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

#### **13 RPD5 Restrictions on Erection of Extensions and Outbuildings**

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

REASON

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

**14 RPD9 Enlargement to Houses - Roof Additions/Alterations**

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

REASON

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

**15 H7 Parking Arrangements (Residential)**

The parking areas (including where appropriate, the marking out of parking spaces) shown on the approved plans, shall be constructed, designated and allocated for the sole use of the occupants prior to the occupation of the development and thereafter be permanently retained and used for no other purpose.

REASON

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan. (February 2008).

**16 OM19 Construction Management Plan**

Prior to development commencing, the applicant shall submit a demolition and construction management plan to the Local Planning Authority for its approval. The plan shall detail:

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

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

REASON

To safeguard the amenity of surrounding areas in accordance with Policy OE1 of the

Hillingdon Unitary Development Plan (Saved Policies 2007).

**17 OM2 Levels**

No development shall take place until plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and known datum point. Thereafter the development shall not be carried out other than in accordance with the approved details.

**REASON**

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**18 RPD6 Fences, Gates, Walls**

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

**REASON**

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

**19 TL2 Trees to be retained**

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority.

If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with

BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'. Remedial work should be carried out to BS 3998 (1989) 'Recommendations for Tree Work' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

**REASON**

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and to comply with Section 197 of

the Town and Country Planning Act 1990.

**20 TL3 Protection of trees during site clearance and development**

Prior to the commencement of any site clearance or construction work, detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres. The fencing shall be retained in position until development is completed. The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

1. There shall be no changes in ground levels;
2. No materials or plant shall be stored;
3. No buildings or temporary buildings shall be erected or stationed.
4. No materials or waste shall be burnt; and
5. No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

**REASON**

To ensure that trees and other vegetation to be retained are not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**21 H12 Closure of Existing Access**

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

**REASON**

To ensure that pedestrian and vehicular safety is not prejudiced in accordance with Policies AM3 and AM8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan. (February 2008).

**INFORMATIVES**

**1 I1 Building to Approved Drawing**

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

**2 I11 The Construction (Design and Management) Regulations 1994**

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

**3**            112            **Notification to Building Contractors**

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

**4**            115            **Control of Environmental Nuisance from Construction Work**

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

A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank and Public Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

D) No bonfires that create dark smoke or nuisance to local residents.

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

**5**            12            **Encroachment**

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

**6**            13            **Building Regulations - Demolition and Building Works**

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

**7**            152            **Compulsory Informative (1)**

The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The

Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

## **8 153 Compulsory Informative (2)**

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

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area

## **9 15 Party Walls**

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

carry out work to an existing party wall;

build on the boundary with a neighbouring property;

in some circumstances, carry out groundworks within 6 metres of an adjoining building.

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

## **10 16 Property Rights/Rights of Light**

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

## **11 119 Sewerage Connections, Water Pollution etc.**

You should contact Thames Water Utilities and the Council's Building Control Service

regarding any proposed connection to a public sewer or any other possible impact that the development could have on local foul or surface water sewers, including building over a public sewer. Contact: - The Waste Water Business Manager, Thames Water Utilities plc, Kew Business Centre, Kew Bridge Road, Brentford, Middlesex, TW8 0EE.  
Building Control Service - 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

## **12            I34            Building Regulations 'Access to and use of buildings'**

Compliance with Building Regulations 'Access to and use of buildings' and Disability Discrimination Act 1995 for commercial and residential development.

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

- The Building Regulations 2000 Approved Document Part M 'Access to and use of buildings', or with
- BS 8300:2001 Design of buildings and their approaches to meet the needs of disabled people - Code of practice. AMD 15617 2005, AMD 15982 2005.

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

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

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

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

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

## **13            I46            Renewable Resources**

To promote the development of sustainable building design and construction methods,

you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO<sub>2</sub>) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.

#### **14            147            Damage to Verge**

You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

#### **15**

Nuisance from demolition and construction work is subject to control under the Control of Pollution Act 1974, the Clean Air Act 1993 and the Environmental Protection Act 1990. You should ensure that the following are complied with:

- (i) Any demolition and construction works should only be carried out between the hours of 0800 and 1800 on Monday to Friday and between the hours of 0800 and 1300 on Saturday. No works should be carried out on Sundays, Public or Bank Holidays;
- (ii) All noise generated during such works should be controlled in compliance with British Standard 5228, and use 'best practicable means' as defined in section 72 of the Control of Pollution Act 1974;

(iii) Measures should be taken to eliminate the release of dust, odours and other emissions caused by the works that may create a public health nuisance. Guidance on control measures is given in 'The control of dust and emissions from construction and demolition: best practice guidelines', Greater London Authority, November 2006; and

(iv) No bonfires that create dark smoke or cause nuisance to local residents should be allowed at any time.

#### **16**

Hillingdon is not a wheeled bin borough. Bins or other containment would have to be provided by the developer. The current waste and recycling collection systems are:

- Weekly residual (refuse) waste using sacks purchased by the occupier
- Weekly dry recycling collection using specially marked sacks provided by the Council.
- Fortnightly green garden waste collection three specially marked reusable bags provided by the Council free of charge.

The waste and recycling should be presented near the curtilage of the property on allocated collection days.

#### **17**

There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval must be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually

refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the options available at this site.

**18**

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

### **3. CONSIDERATIONS**

#### **3.1 Site and Locality**

The application site measures approximately 993m<sup>2</sup>, is located on the eastern side of Coldharbour Lane and consists of a two storey detached dwellinghouse. There are trees along the rear boundary of the site of which none are covered by a Tree Preservation Order. The site is not located within a Conservation Area nor is it located within an Area of Special Character.

The surrounding buildings are predominantly residential with two storey semi detached and terraced houses with private gardens. The site within the developed area as identified in the Hillingdon Unitary Development Plan saved policies (September 2008).

#### **3.2 Proposed Scheme**

Planning permission is sought for the erection of 4 two storey, 3 bedroom dwelling houses with associated landscaping, a vehicular crossover and parking.

The two storey element of the houses would measure 5.6m wide and 8m deep. The main roofs would be gabled with a maximum ridge height of 7.5m sloping down to an eaves height of 5.5m. The houses would be set back 12m from the footway along Coldharbour Lane with private rear gardens.

Six car parking spaces (including 2 disabled spaces) will be provided within a communal front courtyard.

#### **3.3 Relevant Planning History**

53690/APP/2010/1441    212 Coldharbour Lane Hayes

Erection of 4 three-bedroom dwellings with habitable roofspace with associated parking and amenity space and installation of vehicular crossover to front.

**Decision:** 15-10-2010    Withdrawn

#### **Comment on Relevant Planning History**

Planning application ref: 53690/APP/2010/1441 for the erection of 4 three-bedroom dwellings with habitable roofspace with associated parking and amenity space and installation of vehicular crossover to front. Withdrawn.

#### **4. Planning Policies and Standards**

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

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

Part 1 Policies:

PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

AM15 Provision of reserved parking spaces for disabled persons

BE13 New development must harmonise with the existing street scene.

BE19 New development must improve or complement the character of the area.

BE20 Daylight and sunlight considerations.

BE21 Siting, bulk and proximity of new buildings/extensions.

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

BE24 Requires new development to ensure adequate levels of privacy to neighbours.

BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

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

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

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

#### **6. Consultations**

##### **External Consultees**

46 neighbouring occupiers were consulted. A petition has been received with signatures of 50 neighbouring and surrounding properties objecting to the proposal on the following grounds;

- Existing dwelling is of a very good quality and should not be demolished.
- Proposed design is not acceptable.
- Proposal would affect the neighbouring properties.

Hayes Conservation Area Advisory Panel raised no objection to the proposal.

##### **Internal Consultees**

ACCESS

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

should be shown on plan. The following access observations are provided:

1. Level or gently sloping access should be confirmed and is otherwise required. Should topographical constraints prevent level access, it would be preferable to gently slope (maximum gradient 1:20) the pathway leading to the ground floor entrance door.
2. The bathrooms/ensuite facilities, including the entrance level WC, should be designed in accordance with Lifetime Home standards. At least 700mm should be provided to one side of the WC, with 1100 mm provided between the front edge of the toilet pan and a door or wall opposite.
3. To allow the first-floor, including the entrance level WC, to be used as a wet rooms in future, plans should indicate floor gulley drainage.
4. The plans should indicate the location of a future through the ceiling wheelchair lift.

The Design & Access Statement should be revised to confirm adherence to all 16 Lifetime Home and Wheelchair Housing standards.

Conclusion: unacceptable

## ENVIRONMENTAL PROTECTION UNIT

### NOISE

The proposed development falls into noise exposure category A from table 1: noise exposure categories for new dwellings near existing noise sources (pg. 6 LBH Noise SPD (April 2006)), derived from PPG24 (1994).

NEC Category A advice states that :- Noise need not to be considered as a determining factor in granting planning permission, although the noise level at the high end of the category should not be regarded as desirable EPU will note recommend a sound insulation scheme in respect of noise from road traffic being a justification.

### DUST

Development shall not begin until a scheme for protecting surrounding dwellings from dust emitted from the construction works, has been submitted to, and approved by the Local Planning Authority.

### CONTAMINATION

I understand that further comments in relation to risk assessment from land contamination have been sent already by Nayani under a separate email. EPU will recommend that the following informative be applied to any approval granted to this application.

#### Informative

Nuisance from demolition and construction work is subject to control under the Control of Pollution Act 1974, the Clean Air Act 1993 and the Environmental Protection Act 1990. You should ensure that the following are complied with:

- (i) Any demolition and construction works should only be carried out between the hours of 0800 and 1800 on Monday to Friday and between the hours of 0800 and 1300 on Saturday. No works should be carried out on Sundays, Public or Bank Holidays;
- (ii) All noise generated during such works should be controlled in compliance with British Standard 5228, and use best practicable means as defined in section 72 of the Control of Pollution Act 1974;
- (iii) Measures should be taken to eliminate the release of dust, odours and other emissions caused by the works that may create a public health nuisance. Guidance on control measures is given in The control of dust and emissions from construction and demolition: best practice guidelines , Greater London Authority, November 2006; and
- (iv) No bonfires that create dark smoke or cause nuisance to local residents should be allowed at any time.

### WASTE

Hillingdon is not a wheeled bin borough. Bins or other containment would have to be provided by the developer. The current waste and recycling collection systems are:

- Weekly residual (refuse) waste using sacks purchased by the occupier
- Weekly dry recycling collection using specially marked sacks provided by the Council.
- Fortnightly green garden waste collection three specially marked reusable bags provided by the Council free of charge.

The waste and recycling should be presented near the curtilage of the property on allocated collection days.

## THAMES WATER

### Waste Comments

There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval must be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the options available at this site.

### Water Comments

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

## **7. MAIN PLANNING ISSUES**

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

The site is located within the Developed Area as shown on the Unitary Development Plan Proposals Map. Furthermore, the site does not fall in a Conservation Area or Area of Special Local Character. As such, there is no objection in principle to the demolition of the existing dwellinghouse and redevelopment of the site for residential purposes.

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

The site has a Public Transport Accessibility Level (PTAL) of 2. The London Plan (2011) range for sites with a PTAL of 2-3 in a suburban area is 150-250 habitable rooms per hectare and 35-65 units per hectare. Given the size of the proposed living/dining rooms at over 20m<sup>2</sup>, which would count as the equivalent of two habitable rooms in compliance with the Council's Supplementary Planning document on Residential Layouts. As such, based on a total site area of 993m<sup>2</sup> the site would have a density of 40 units per hectare and 201 habitable rooms per hectare. This complies with Policy 3.4 of the London Plan (2011).

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

The site does not fall within an Archaeological Priority Area and there are no Conservation Areas, listed buildings or Areas of Special Local Character within the vicinity.

### **7.04 Airport safeguarding**

Not applicable to this application.

### **7.05 Impact on the green belt**

There is no land designated as Green Belt within the near vicinity.

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

The surrounding area is largely characterised by a mix of semi-detached and terraced two storey properties. The proposed dwellings are of a domestic height and massing fitting in with the character and scale of the surrounding buildings and the area in general. The proposed full height bay windows, which bear resemblance to the adjacent dwellings, will help to define the proposed entrances. Coldharbour Lane comprises of buildings from a variety of periods and different material treatments. The proposal would be of traditional multi-stock red brick walls with timber cladding to the central section of the bay windows

mimicking the tile hanging found elsewhere.

Section 4.27 of the SPD states careful consideration should be given to building lines, and these should relate well to the existing street pattern. It is considered the proposal would comply with this advice, and although the new dwellings would be set behind the existing properties, they would not result in loss of visual amenity due to the distances involved and the proposed heights of the units.

It is considered that the proposed development would be in keeping with the character and appearance of the surrounding area and that its visual impact is acceptable, in accordance with policies BE13 and BE19 of the UDP saved policies September 2007.

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

The application site is bounded by residential properties and gardens with No 214 Coldharbour Lane to the north, No 74 Hitherbroom Road to the east and No 25 Cotmans Close to the south.

The Hillingdon Design and Accessibility Statement (HDAS) SPD: Residential Layouts, deals with Sunlight and Daylight, and suggests where a two or more storey building abuts a property or its boundary, adequate distance should be maintained to overcome possible domination. The SPD states that the distance provided will be dependant on the bulk and size of the building but generally, 15m will be the minimum acceptable distance. The SPD further states that as a guide, the distance between habitable room windows should not be less than 21m. The proposal would be set back 12.6m from the rear boundary and the distance to the nearest property to the east would be 21.7m. Given the scale of the proposal and the boundary treatment this is considered acceptable in this instance.

In relation to the properties to the sides, these dwellings are staggered and the proposal complies with the 45-degree rule. There are no directly facing habitable room windows proposed for the northern or southern elevations. The existing property on the application site is set behind the neighbouring property to the south's rear building line (No 25 Cotmans Close). This would slightly improve in the proposed scheme and whilst the two storey development would be nearer to the shared boundary than the existing situation, a set in of 0.5m to 2.6m is shown and as such it is considered this would not materially worsen an existing situation to warrant the refusal of planning permission.

With regard to the property to the north (No. Coldharbour Lane), the proposal complies with the 45-degree rule and given the scale of the proposal it is considered the proposal would not materially impact on the private garden areas of this dwelling.

It is therefore considered that the proposal would comply with policies BE20, BE21 and BE24 of the UDP (Saved Policies September 2007) and the advice in sections 4.9 to 4.12 of the HDAS Residential Layouts.

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

The Council's HDAS SPD states that a 2 storey, 3 bedroom house should have a minimum floor area of 81sq metres. The proposal is for four dwellings, each with a floor area of approximately 88sq metres, which is in excess of the council's minimum standard and is as such considered acceptable.

The minimum requirement for private amenity space, as set out in the HDAS SPD, for a 3 bedroom house is 60sq metres. The proposed amenity space provision for all units is over 70sq metres.

It has been considered that all the proposed habitable rooms, would have an adequate outlook and source of natural light, and therefore comply with the SPD: New Residential Layouts: Section 4.9 states and Policy 5.3 of the London Plan (2011).

The proposed floor plans show the provision of WC facilities at ground floor level and it is considered should a permission be issued, a condition is applied requiring the proposed development to comply with Lifetimes Homes standards. Therefore this proposal is considered to accord with Policy 3.14 of the London Plan and the Council's HDAS SPD.

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

Policy AM14 of the UDP (Saved Policies September 2007) states that new development will only be permitted where it is in accordance with the Council's adopted car parking standards as set out in Annex 1 which states that houses with communal parking in open car parking areas should provide 1.5 spaces per dwelling.

The proposed scheme makes provision for a total of 6 on site car parking spaces (including 2 disabled spaces) within a communal front courtyard. This meets Council parking standard for new build dwellings in an area with a Public Transport Public Accessibility Level of 2.

The proposal therefore complies with policy AM14 of the UDP (Saved Policies September 2007).

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

This has been largely discussed in part 7.07 of the report. The size, siting scale and mass of the building is considered to be acceptable in this location and the design, including the roof, materials and fenestration, would be in keeping with the character and appearance of the area. As such, the scheme is considered to be acceptable on design grounds.

The applicant has stated that the scheme will be designed and built to Lifetime Homes standards. Although the Access Officer has raised concerns about some details of the proposed design it is considered that these matters can be secured by an appropriate lifetime homes condition.

The applicant has stated that the proposed design of the development follows the principle of Secure by Design. A condition will be attached to any decision requiring details to be submitted showing that the scheme will meet secure by design.

#### **7.12 Disabled access**

The applicant's Design and Access Statement confirms that the proposed development would comply with Lifetime Homes Standards. The Council's Access Officer has suggested that the plans should be amended to better reflect this, however, it is considered that this could be dealt with by way of condition should approval be granted.

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

There is no requirement to provide affordable or special needs housing for a development of this size.

#### **7.14 Trees, landscaping and Ecology**

There are no Tree Preservation Orders on, or close to, the site, nor does it fall within a Conservation Area. While no specific landscape design details have been specified, the layout plans indicate that there is sufficient space and opportunity to provide attractive and functional external amenity space. The proposal is considered subject to conditions including one ensuring that a landscape scheme is submitted.

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

The proposals do not indicate any refuse storage. However there is ample space within the front curtilage to provide refuse and recycling facilities on collection days.

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

No details have been submitted to indicate that the proposal would achieve a minimum of Level 4 of the Code for Sustainable Homes. A condition will be attached to any decision requiring details to be submitted indicating that a minimum of Level 4 would be achieved.

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

Not applicable to this application

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

It is not considered that the provision of a residential unit on this site will lead to significant noise or air quality issues sufficient to justify refusal.

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

- Existing dwelling is of a very good quality and should not be demolished.
- Proposed design is not acceptable.

The Design & Conservation Officer has commented on the application and raises no objection to the demolition of the existing dwelling or to the design of the proposed development.

- Proposal would affect the neighbouring properties.

This matter has been addressed in section 7.08 of the report. It is considered that there will not be a significant impact on neighbouring properties as a result of the proposed development.

#### **7.20 Planning obligations**

Not applicable to this application.

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

Not applicable to this application.

#### **7.22 Other Issues**

None

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

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

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

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

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of

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

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

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

Not applicable to this application.

**10. CONCLUSION**

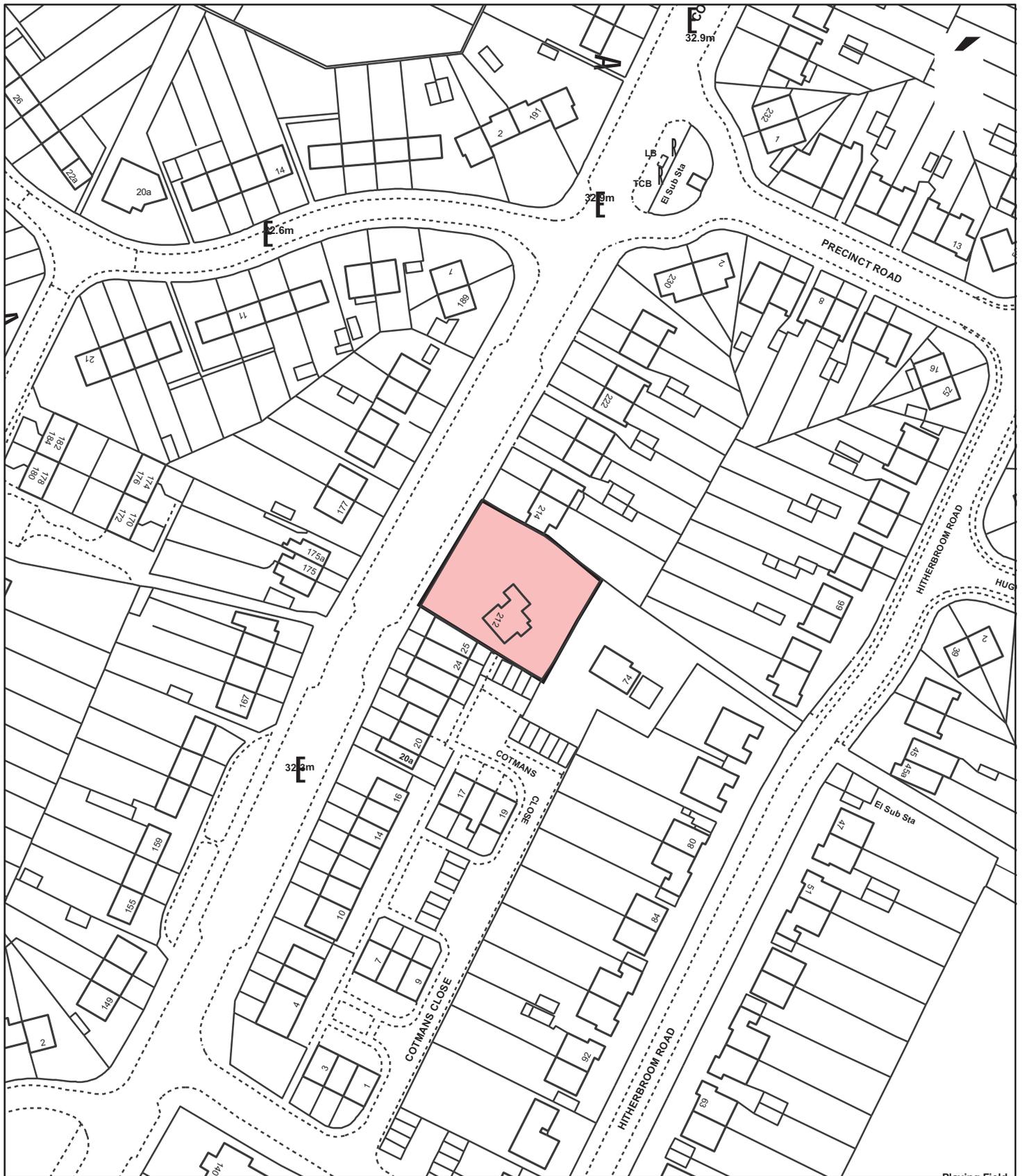
In conclusion it is not considered that the proposed development would be out of keeping with the character or appearance of the surrounding area and the impact on the amenity of adjoining properties is considered to be acceptable. A satisfactory form of accommodation would be provided for future residents and car parking and bicycle parking provision comply with the Council's Car Parking standards. As such, it is considered that the proposed development complies with the relevant UDP and London Plan policies and approval is recommended subject to conditions.

**11. Reference Documents**

Hillingdon Unitary Development Plan Saved Policies September 2007  
London Plan (July 2011)  
Planning Policy Statement 1 (Delivering Sustainable Development)  
Planning Policy Statement 3: Housing  
Hillingdon Design and Accessibility Statement: Residential Layouts  
Hillingdon Design and Accessibility Statement: Accessible Hillingdon  
Supplementary Planning Document - Planning Obligations

**Contact Officer:** Jacques du Plessis

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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Site Address

**212 Coldharbour Lane,  
Hayes**

Planning Application Ref:

**53690/APP/2011/236**

Planning Committee

**Central & South**

Scale

**1:1,250**

Date

**April 2011**

**LONDON BOROUGH  
OF HILLINGDON**

**Planning,  
Environment, Education  
& Community Services**

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



**HILLINGDON**  
LONDON

## Report of the Head of Planning & Enforcement Services

**Address** 460 UXBRIDGE ROAD HAYES

**Development:** Part change of use of 1st, 2nd and 3rd floors from Class B1 (Office) to Class D1 (Non-residential Institutions) for use as a training / further education college and installation of refuse store to rear (Part Retrospective Application).

**LBH Ref Nos:** 1647/APP/2011/793

**Drawing Nos:** 789/05 Proposed Ground and 1st Floors  
789/08 Refuse Store Plan  
Design & Access Statement  
Waste Management Strategy  
Green Travel Plan  
Transport Statement  
789/01A Location & Site Plan  
789/03 Existing Second Floor  
789/06 Proposed Second Floor  
789/02 Existing Floor Plans  
789/04 Existing Third Floor  
789/07 Proposed Third Floor

**Date Plans Received:** 31/03/2011      **Date(s) of Amendment(s):** 01/04/2011  
**Date Application Valid:** 15/04/2011      15/04/2011

### 1. SUMMARY

Planning permission is sought for the change of use and retention of an educational training centre.

The application would involve up to 160 students on site at any one time and in addition 20 staff are envisaged to attend the site. The Highways Officer is concerned that there is likely to be a lack of onsite parking to meet the demands of both staff and students.

In the absence of any meaningful assessment of demand for on-site car parking, or any details of how drop-off/pick-up facilities would be managed there is considerable concern that the proposal would result in adverse traffic/parking impacts to the detriment of existing highway users. As such, the application fails to accord with Policies AM7 and AM14 of the UDP (Saved Policies September 2007).

### 2. RECOMMENDATION

**REFUSAL for the following reasons:**

#### 1 NON2 Non Standard reason for refusal

The application fails to demonstrate that the parking demand generated by the proposal can be met by the existing on site car parking provision. No pupil drop off facilities have been indicated, and no information has been provided to demonstrate how the existing car park would operate. The proposed development is considered likely to result in substandard car parking provision, leading to possible on-street parking /queuing to the detriment of public and highway safety and contrary to policies AM7 and AM14 of the Hillingdon Unitary Development Plan (Saved Policies September 2007) and to the

Hillingdon's Adopted Parking Standards (Hillingdon UDP, Saved Policies, September 2007).

## INFORMATIVES

### 1 I52 **Compulsory Informative (1)**

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

### 2 I53 **Compulsory Informative (2)**

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

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE25	Modernisation and improvement of industrial and business areas
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
BE19	New development must improve or complement the character of the area.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
R10	Proposals for new meeting halls and buildings for education, social, community and health services
AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
OE7	Development in areas likely to flooding - requirement for flood protection measures
LE2	Development in designated Industrial and Business Areas
AM1	Developments which serve or draw upon more than a walking distance based catchment area - public transport accessibility and capacity considerations
AM15	Provision of reserved parking spaces for disabled persons
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities

## 3. **CONSIDERATIONS**

### 3.1 Site and Locality

The application site is located on the north east side of Uxbridge Road and comprises a 4 storey building with an estate agent on the ground floor, and three upper floors in office use. However, the second and third floors are currently used as an educational training centre without planning consent and the first floor is currently vacant.

To the rear lies 20 car parking spaces associated with the application property. To the north west lies the Mecca Bingo Hall, which is separated from the application property by a access road leading to the rear of that property. To the south east lies 458 Uxbridge Road, a 3 storey building comprising a ground floor commercial unit with two upper floors in residential use. The street scene is commercial in character and appearance and the application site lies within the Uxbridge Road Hayes Town Centre, as identified in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

### 3.2 Proposed Scheme

Planning permission is sought for the change of use of the first floor from offices within class B1 to an educational training college within class D1 and the retention of the second and third floors as a college providing educational training. The 3 floors will provide a single unit with a single occupier, known as CAMS training centre. No external alterations are proposed.

The parking spaces would be reduced to 18 spaces so as to provide for a disabled space and secure cycle storage for 12 bicycles.

The applicant has advised that it is envisaged that the proposed college will have capacity for up to 120 adult students, with 20 full time staff members made up of 10 teaching staff and 10 support and administration staff. The college provides job training for students, creating significant employment opportunities for graduates in the future in the local area. The first floor office unit was leased for 23 years for office use. The 2nd floor has been occupied by the college for 6 months. The space was previously vacant for 12 months. The 3rd floor has been occupied by the college for 2 years. The space was previously vacant for 9 months.

The college would be open from 9am to 6pm every weekday. Students would be sourced from the local area and the college trains unemployed and under educated adults, supporting them in their need to find jobs.

A Transport Statement has been submitted which states The location of the College on an important public transport corridor offers a realistic opportunity for staff and students to travel by non car modes. The existing car parking is likely to be used mostly by staff and disabled students. Effectively therefore the College will operate a no parking policy for students. Students will be made aware of this at enrolment and via the College website. With respect of the travel plan the only proposal for students are travel information and a cycle stand for 12 cycles.

### 3.3 Relevant Planning History

1647/APP/2010/2895      460 Uxbridge Road Hayes

Conversion of existing first floor office space to Class D1 Non-Residential Education Use and retention of second and third floor office space for use as Class D1 Non-Residential Education Use (Part retrospective application.)

**Decision:** 14-02-2011    Refused

#### **Comment on Relevant Planning History**

This proposal is a resubmission of a previously refused application (1647/APP/2010/2895) for the same development. This previous application was refused for the following reasons

- The application fails to demonstrate that the parking demand generated by the proposal can be met by the existing on site car parking provision. No pupil drop off facilities are proposed, and no information has been provided to demonstrate that service delivery vehicles associated with the proposal can be adequately accommodated on the site. The proposed development is considered likely to result in substandard provision of car parking and loading area, leading to possible on-street parking /queuing to the detriment of public and highway safety and contrary to policy AM14 of the Hillingdon Unitary Development Plan (Saved Policies September 2007) and to the Hillingdon's Adopted Parking Standards (Hillingdon UDP, Saved Policies, September 2007).

- The proposal fails to make any provision for the secure and screened storage of waste and recycling. As such, refuse and recycling is likely to be left outside of the building in an exposed position, which would be likely to be detrimental to the visual amenities of the area, contrary to Policy OE1 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

The current application seeks to overcome these reasons for refusal and a Revised Design and Access Statement, a Transport Statement, a Green Travel Plan and a Waste Management Plan have been submitted.

#### **4. Planning Policies and Standards**

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

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

Part 1 Policies:

- |        |   |
|--------|---|
| PT1.10 | To seek to ensure that development does not adversely affect the amenity and the character of the area.   |
| PT1.12 | To avoid any unacceptable risk of flooding to new development in areas already liable to flood, or increased severity of flooding elsewhere.  |
| PT1.31 | To encourage the development and support the retention of a wide range of local services, including shops and community facilities, which are easily accessible to all, including people with disabilities or other mobility handicaps. |
| PT1.32 | To encourage development for uses other than those providing local services to locate in places which are accessible by public transport.   |
| PT1.9  | To seek to preserve statutory Listed Buildings and buildings on the Local List.   |

Part 2 Policies:

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE25	Modernisation and improvement of industrial and business areas
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
BE19	New development must improve or complement the character of the area.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
R10	Proposals for new meeting halls and buildings for education, social, community and health services
AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
OE7	Development in areas likely to flooding - requirement for flood protection measures
LE2	Development in designated Industrial and Business Areas
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AM15	Provision of reserved parking spaces for disabled persons
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

23 adjoining owner/occupiers have been consulted. No comments have been received.

### Internal Consultees

#### TREES/LANDSCAPE

Although the application form indicates that there are 'no' trees on or close to the site, there is in fact one mature Ash tree on the site. The Ash tree is subject to TPO 276 (tree T1). Two other protected trees (T2 and T3 on TPO 276) on the site, which were retained as part of the development of the site in the 1980s, no longer exist. One of the missing trees was removed and should have been replaced in the 1990s, and there is no record of the removal of the second missing tree or the tree planted in the 1990s. Under the terms of the TPO, the owner of the land is under a duty to replace the trees.

As the site includes the car park and the areas where T2 and T3 should be, and the application involves changes to the car park associated with the proposed use of the site, the application should be amended to include the following information and details, so that the application complies with Saved Policy BE38 of the UDP (in relation to tree retention and landscaping).

1. The existing layout plan should show the location of the existing Ash tree (T1 on TPO 276).
2. The proposed layout plan should show (a) the existing Ash tree to be retained (within an area of soft landscaping as per the approved scheme), and (b) detail the planting of two new trees in replacement of T2 and T3 (within two areas of soft landscaping - one in the north-eastern corner of the site, and one in the north-western corner fronting the service road - as per the approved scheme/layout). Hornbeam (*Carpinus betulus*) and/or Field Maple (*Acer campestre*) would be a sensible choice for the two new trees, which should be specified as select standards, and short-staked.

Note: The retention of T1 and the planting of two new trees will reduce the space available for parking (by 2 or 3 spaces).

3. The proposed layout plan should also show soft landscaping (ground cover and/or shrubs) in the areas where the trees are retained and planted.
4. A schedule of tree and shrub/ground cover planting, and a specification of soft landscaping.

Please re-consult TLP when the amended drawings and additional information is received.

Planning Officer Comment: This is a resubmission of a previously refused application, similar comments were made by the Trees and Landscaping Officer on that application, however, this matter was not addressed at that time and therefore these details are considered to have been established as acceptable by that previous application.

#### ENVIRONMENTAL PROTECTION UNIT

Further to your memo dated 4th January, 2011 in respect of the above consultation.

I do not have any objection to the development, however it is noted that the design and access statement has stated that there will be a canteen on site. Therefore it is recommended that the following condition be imposed in any approval.

#### Condition1 - Air extraction system noise and odour

No air extraction system shall be used on the premises until a scheme for the control of noise and odour emanating from the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include such combination of measures as may be approved by the LPA. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

#### REASON

To safeguard the amenity of the occupants of surrounding properties in accordance with policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### Condition2 - Hours of operation

The hour of operation shall be restricted to 9:00 am 18:00, Monday to Friday, only. The premises shall not be used for the proposed use during weekends, public and bank holidays.

#### REASON

To safeguard the residential amenity of nearby residential properties in accordance with Policy OE3

of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**Condition 3 - Delivery and waste collections;**

The premises shall not be used for deliveries and collections, including waste collections, outside the hours of 08.00 hrs and 19:00 hrs, Monday to Saturday and not at all on Sundays, Public or Bank Holidays.

**REASON**

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

Should you have any queries concerning these comments, please do not hesitate to contact me.

**HIGHWAYS OFFICER**

No information has been provided to demonstrate that the parking demand generated by the proposal can be met by the existing parking provision on site, there is also concern over the lack of delivery and pupil drop off facilities.

**ACCESS OFFICER**

Plans submitted would suggest that this building and its facilities would be inaccessible to disabled people using wheelchairs. Whilst it is appreciated that this is an existing building, the Equality Act 2010 seeks to protect people accessing goods, facilities and services from direct discrimination on the basis of a 'protected characteristic, which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease.

A well-designed environment greatly assists with developing policies, practices and procedures that encourage inclusion of disabled people and reduce the possibility of inadvertent discrimination.

1. The application does not include sufficient information to ascertain the current arrangements for gaining access into the building. Details of the access arrangements for people with restricted mobility should be made available for consideration.
2. The existing accessible WC appears not to conform to current accessibility standards, i.e. BS8300:2009. Given the proposed use of the building, any grant of planning permission should be subject to a requirement to provide incorporate fully accessible toilet provision.
3. The accessible WC facilities throughout the college should be signed either 'Accessible WC' or 'Unisex'. Alternatively, a 'wheelchair' symbol and the use of the words 'Ladies' and 'Gentlemen' or 'Unisex' would be acceptable.
4. All learning activities should be accessible to disabled students and equipment, particularly within special curriculum rooms, should be designed to accommodate a diverse range of access requirements.
5. Alarm system should be designed to allow deaf people to be aware of an activation. Such provisions could include visual fire alarm activation devices, and/or a vibrating paging system linked to the alarm control panel.
6. Consideration should be given to ensure that arrangements exist to provide adequate means of escape for all, including wheelchair users. Fire exits should incorporate a suitably level threshold and should open onto a suitable level area.
7. A refuge area should be provided that is suitably sized and arranged to facilitate manoeuvrability by wheelchair users (Refer to BS 9999: 2008). Refuge areas must be adequately signed and accessible communication points should also be provided in the refuge areas.
8. An evacuation plan should be drawn up to ensure that those unable to use stairs can be sure of escape.

Conclusion: A condition(s) should be attached to any grant of planning permission to secure the above accessibility provisions.

## **7. MAIN PLANNING ISSUES**

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

The site is located within the Uxbridge Road Hayes Town Centre and lies within a secondary shopping area.

Policy LE2 of the Saved Policies UDP states that it will regard class A2 Financial and professional services as acceptable at ground floor level within the shopping frontages of secondary shopping areas. The existing A2 use at ground floor does not form part of the application and will be retained.

Policy R10 of the Saved Policies UDP states that: 'The Local Planning Authority Will regard proposals for new meeting halls, buildings for education, social, community and health services, including libraries, nursery, primary and secondary school buildings, as acceptable in principle subject to the other policies of this plan.'

London Plan Policies Policy 3.18 Education Facilities, 4.4 Managing Industrial Land and Premises, Policy 4.10 New and Emerging Economic Sectors and 4.12 Improving Opportunities for All are also relevant, as is Planning Policy Statement 4.

Policy 3.18 of the London Plan supports the provision of education facilities in general, including: 'Development proposals which enhance education and skills provision will be supported, including new build, expansion of existing facilities or change of use to educational purposes. Development proposals which enhance education and skills provision will be supported, including new build, expansion of existing facilities or change of use to education purposes....!'; and

'Development proposals that encourage co-location of services between schools and colleges and other provision should be encouraged in order to maximise land use, reduce costs and develop the extended school or college's offer. On-site or off-site sharing of services between schools and colleges should be supported.'

Policy 4.12 of the London Plan also seeks that: 'Strategic development proposals should support local employment, skills development and training opportunities.'

Planning Policy Statement 4 also indicates that Council's should "adopt a positive and constructive approach towards planning application for economic development. Planning applications that secure sustainable economic growth should be treated favourably" and the Governments recent Ministerial Statement on 'Planning for Growth' encourage local planning authorities to be sensitive to local economic changes, support enterprise and consider the range of likely economic benefits of proposals; including long term or indirect benefits such as the creation of more robust local economies.

In this respect it is noted that the proposal will create up to 20 full time equivalent staff. The training provided could also enhance employment prospects within the borough and elsewhere.

There are no policies within the Saved Policies UDP safeguarding class B1 (Office) use above commercial units and accordingly the principle of the proposal is considered acceptable.

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

The application seeks the change of use of 1st, 2nd and 3rd floors from Class B1 (Office) to Class D1 (Non-residential Institutions) for use as training / further education college. As such, residential density is not considered relevant to the proposal.

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

The proposal would not result in any works which would result in harm to archaeological remains, nor is the application site located within a Conservation Area or Area of Special Local Character.

The Mecca Bingo Hall adjacent to the application site is locally listed. The change of use itself would not impact on the setting of this building.

### **7.04 Airport safeguarding**

The proposal would not conflict with aircraft safeguarding criteria.

### **7.05 Impact on the green belt**

There is no designated green belt within the near vicinity of the application site.

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

There are no external alterations proposed as part of this application and therefore the existing frontage will be retained. As such the proposal is considered to comply with Policy BE13 of the UDP (Saved Policies September 2007).

### **7.08 Impact on neighbours**

Policy OE1 states permission will not be granted for uses which are likely to become detrimental to the character or amenities of surrounding properties and policy OE3 states buildings or uses which have the potential to cause noise annoyance will only be permitted if the impact can be mitigated. The nearest residential properties lie above 458 Uxbridge Road. As the proposed use would be contained within the building, it is not considered that it would harm the residential amenities of the occupiers of the adjacent residential properties. The Environmental Health Officer has raised no objection to the proposal subject to conditions relating to controls over air extract systems, hours of operation and deliveries and waste collections. As such, the proposal is considered to comply with policy OE1 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

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

The proposal is for a training centre, accordingly there will be no future residential occupiers.

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

The application site lies within the Uxbridge Road Hayes Town Centre. This is a resubmission of a previously refused application and the previous highway considerations were as follows:

No information has been provided to demonstrate that the parking demand generated by the proposal can be met by the existing parking provision on-site, there is also concern over the lack of delivery and pupil drop off facilities.

The Transport Assessment refers to pupils being told they cannot drive to the site. There is reference to students in the travel plan but this is quite limited. Officers consider that the applicant needs to properly explain how student parking demand will be controlled. No information on student travel patterns is provided, despite the College being operational. The applicant could have used comparable sites from TRICCS, TRAVL or a survey of an existing similar use, but has not done any form of detailed analysis to address officer concerns.

The current application contains a Transport Statement and a Green Travel Plan. The Highway Engineer has been consulted and does not consider these documents overcome the initial concerns and subject to the removal of the reference to `service delivery

vehicles associated with the site being removed from that reason for refusal, it is considered the reason still stands.

This application is a resubmission of a previously refused application, one of the reasons for refusal stated that the proposal failed to make any provision for the secure and screened storage of waste and recycling. As such, refuse and recycling is likely to be left outside of the building in an exposed position, which would be likely to be detrimental to the visual amenities of the area, contrary to Policy OE1 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007). The current application seeks to overcome this reason for refusal and a waste management strategy has been submitted together with details of a proposed refuse storage area. These details are now considered to address this issue and therefore this aspect of the application is considered to comply with the above policy.

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

Issues of design and access are addressed elsewhere within this report.

The application relates to an existing commercial building, which benefits from appropriate boundary treatments and security measures in the existing situation. It is therefore not considered that the proposal would give rise to any concerns in relation to security.

#### **7.12 Disabled access**

The Council's Access Officer has considered the application in detail and considers that the plans submitted would suggest that this building and its facilities would be inaccessible to disabled people using wheelchairs. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease. Condition(s) should be attached to any grant of planning permission to secure the concerns raised regarding accessibility provisions.

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

The proposal seeks a change of use to a training centre, accordingly considerations relating to affordable or special needs housing are not relevant to the application.

#### **7.14 Trees, landscaping and Ecology**

There is one mature Ash tree on the site which is subject to TPO 276 (tree T1). Two other protected trees (T2 and T3 on TPO 276) on the site, which were retained as part of the development of the site in the 1980s, no longer exist. One of the missing trees was removed and should have been replaced in the 1990s, and there is no record of the removal of the second missing tree or the tree planted in the 1990s. Under the terms of the TPO, the owner of the land is under a duty to replace the trees.

The Council's Trees and Landscaping Officer has considered the application and requested additional information which can be dealt with by condition(s) should the application be granted planning permission.

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

The existing commercial aspect and Class A2 ground floor unit is serviced by an area set aside for the storage of waste and recycling to the rear of the building.

The current application proposes a refuse store to the rear of the property. The Council's Waste Development Manager has considered the application and stated that the proposed arrangements for storage of waste and recycling are appropriate in terms of design and capacity to accommodate the needs arising from the proposed training facility. The development would therefore comply with Policy 5.17 of the London Plan 2011.

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

Policies within chapter 7 of the London Plan seek to minimise the impact of developments on climate change, encouraging sustainable design and reductions in energy use.

These policies apply to change of use applications, however determining whether it is appropriate to impose such requirements in such instances it is important to consider to what extent the energy requirements or impacts of the proposed use differ from those of the existing use, to what extent the matter could be addressed within the scope of the application, and to what extent requiring any such measures would be reasonable.

In this instance the actual operation of the centre and its energy use are considered likely to be very similar to that of a Class B1(Office) use which could make use of the building in the existing situation. In addition no alterations to the building envelope or fabric are proposed and internal alterations are limited, meaning that there are limited efficiency improvements which could be made in the course of the proposed works.

In addition while it may be feasible to incorporate renewable technology at the site this can often have cost and structural implications which are likely to be unreasonable in this particular instance having regard to the limited scope of works and the similarities between the proposed and existing uses.

In this particular instance it is not considered that the proposal would justify the need for substantive works to reduce energy demand and the application would comply with the intention of policies within chapter 7 of the London Plan. However, an informative is recommended encouraging the applicant to minimise energy use and carbon dioxide emissions where possible.

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

The application site is not located within a flood zone. The proposal would not result in any alterations to levels on the site, the permeability of the surface treatments, drainage facilities or any alterations to the footprint of the existing building. It is therefore not considered that the proposal would result in any increased risk of flooding.

Accordingly, the proposal is not considered to give rise to any concerns relating to flood risk and would comply with Policy OE8 of the Saved Policies UDP.

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

The Council's Environmental Protection Unit has been consulted on the application and raised no concerns regarding noise. However they have noted that the design and access statement states that there will be a canteen on site and has stipulated that condition(s) should be attached to any grant of planning permission to secure the concerns raised regarding the proposed canteen.

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

The comments have been addressed within the body of the report.

#### **7.20 Planning obligations**

The proposal would not necessitate any planning obligations to mitigate its impact.

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

Not applicable.

#### **7.22 Other Issues**

None.

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

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to

make an informed decision in respect of an application.

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

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

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

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

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

## **10. CONCLUSION**

Planning permission is sought for the change of use and retention of an educational training centre. The application would involve up to 160 students on site at any one time and in addition 20 staff are envisaged to attend the site.

There are no policies within the Saved Policies UDP safeguarding class B1 (Office) use above commercial units and accordingly the principle of the proposal is considered acceptable.

The Highways Officer is concerned that there is likely to be a lack of onsite parking to meet the demands of both staff and students. In the absence of any meaningful assessment of demand for on-site car parking, or any details of how drop-off/pick-up facilities would be managed there is considerable concern that the proposal would result in adverse traffic/parking impacts to the detriment of existing highway users. As such, the application fails to accord with Policies AM7 and AM14 of the UDP (Saved Policies September 2007).

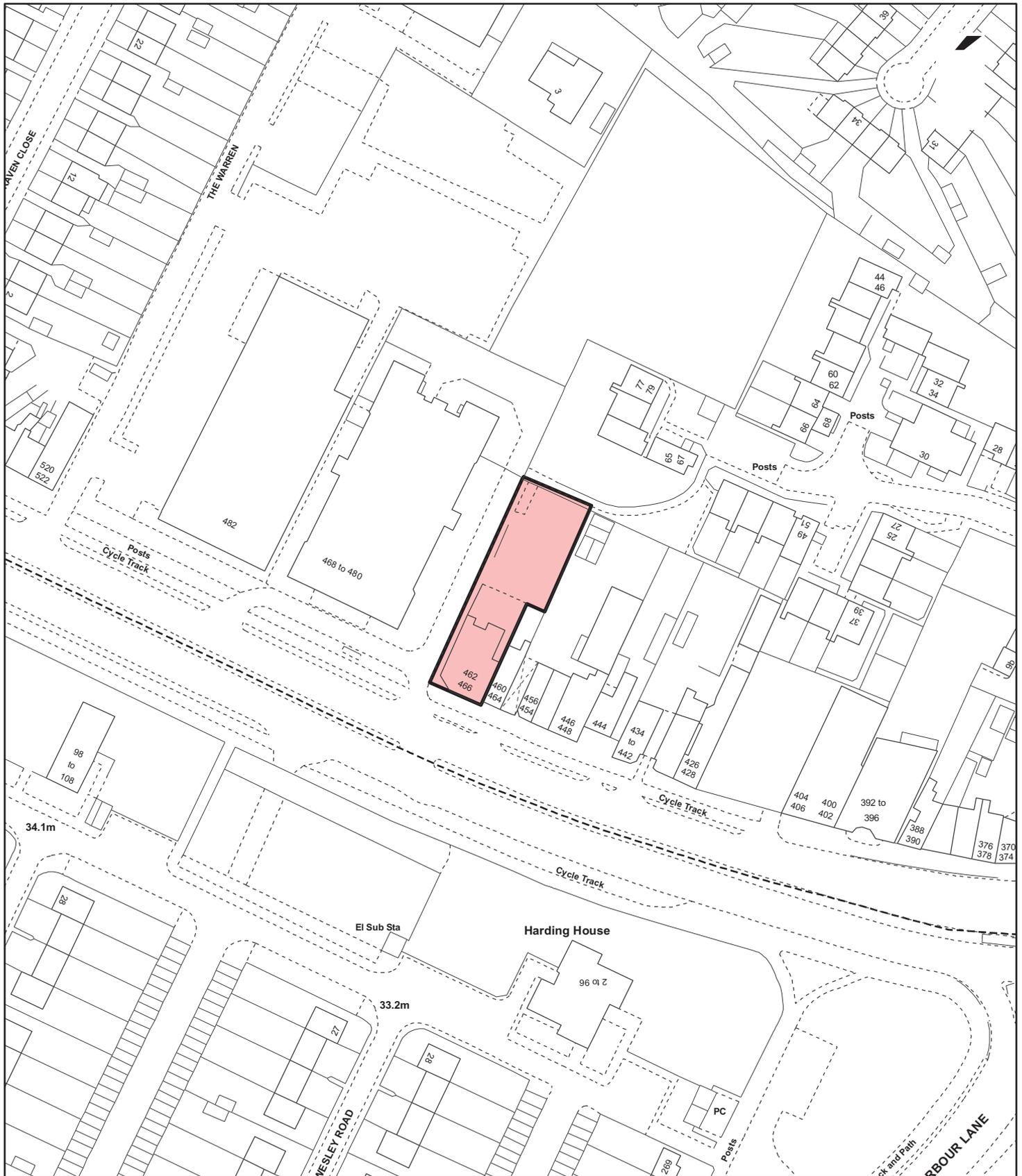
Accordingly, the application is recommended for refusal.

## **11. Reference Documents**

Hillingdon Unitary Development Plan Saved Policies September 2007  
The London Plan (July 2011)

**Contact Officer:** Jacques du Plessis

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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Site Address

**460 Uxbridge Road,  
Hayes**

Planning Application Ref:

**1647/APP/2011/793**

Planning Committee

**Central and South**

Scale

**1:1,250**

Date

**August  
2011**

**LONDON BOROUGH  
OF HILLINGDON**  
Planning,  
Environment, Education  
& Community Services

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



**HILLINGDON**  
LONDON

## Report of the Head of Planning & Enforcement Services

**Address** 691 UXBRIDGE ROAD HAYES

**Development:** Change of use from Class A1 (Retail) to Class A3 for use as restaurant, involving installation of extractor system to rear, and outdoor sitting area with block paving and folding canopy (Part Retrospective)

**LBH Ref Nos:** 30353/APP/2011/995

**Drawing Nos:** ID/691UR/11A Existing/Proposed elevations, floor plans  
Design & Access Statement

**Date Plans Received:** 26/04/2011      **Date(s) of Amendment(s):**

**Date Application Valid:** 09/05/2011

### 1. SUMMARY

Planning permission is sought retrospectively for the change of use from a retail unit to a restaurant, the scheme proposes changes to and retention of a forecourt enclosure and the proposed installation of a flue on the rear elevation.

It is proposed to remove the existing canopy plus plastic sheeting and replace it with a folding canopy reduced to a depth of 3.9m. The outdoor sitting area would be re-designed by replacing the timer boundary fence with plant containers and replacing the existing decking with new block paving.

The proposed change of use would in principle not harm existing convenience shopping for local residents. The proposed flue to the rear is considered acceptable. However the proposed canopy, forecourt enclosure and boundary treatment would by reason of their overall siting, design and appearance be visually detrimental to the street scene.

Accordingly, the application is recommended for refusal.

### 2. RECOMMENDATION

**REFUSAL for the following reasons:**

#### 1 NON2 Non Standard reason for refusal

The proposed enclosure of the forecourt area to the front of the premises, including the proposed canopy, block paving and plant containers would represent a visually intrusive form of development, which by virtue of its design, size and position to the front of the existing building, and its close proximity to adjoining dwellings, would be detrimental to the appearance of the existing building and the character and appearance of the street scene generally. It would therefore be contrary to policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### 2 NON2 Non Standard reason for refusal

The proposed outdoor seating area by reason of its location, use and lack of noise attenuation measures to prevent noise break out, would result in a significant increase in noise and disturbance to nearby residential properties, and as such would constitute an un-neighbourly form of development, resulting in a material loss of residential amenity.

The proposal is therefore contrary to policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

## INFORMATIVES

### 1 I52 **Compulsory Informative (1)**

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

### 2 I53 **Compulsory Informative (2)**

The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
OE1	Protection of the character and amenities of surrounding properties and the local area
S6	Change of use of shops - safeguarding the amenities of shopping areas
S7	Change of use of shops in Parades
AM14	New development and car parking standards.
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.

## 3. **CONSIDERATIONS**

### 3.1 **Site and Locality**

The application site forms part of the two storey block located on the southern side of Uxbridge Road Hayes near its junction with Angel Lane. It comprises a ground floor retail unit in use as a cafe with residential above on the first floor.

The front forecourt, which was previously used for informal parking, has been converted to provide an outdoor seating area. Timber panels have been erected along the front and side boundaries of the forecourt, and a canvass retractable canopy roof with plastic sheeting along the front and sides have been erected over the forecourt, effectively enclosing the forecourt area. The surface comprises timber decking.

To the west of the application site lies 693 Uxbridge Road Hayes, a retail unit with residential above. To the east lies 681-689 Uxbridge Road Hayes, comprising residential units. The street scene comprises a mix of commercial and residential uses and the application site lies within the developed area as identified in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

### 3.2 Proposed Scheme

The proposal involves the change of use of the ground floor from retail to a restaurant within class A3.

It is proposed to remove the existing canopy plus plastic sheeting and replace it with a folding canopy reduced to a depth of 3.9m. The outdoor sitting area would be re-designed by replacing the timer boundary fence with plant containers and replacing the existing decking with new block paving.

A flue is proposed centrally positioned on the rear wall. It would extend to the eaves of the roof and then run along the roof slope.

### 3.3 Relevant Planning History

30353/APP/2008/1320 691 Uxbridge Road Hayes

CHANGE OF USE FROM CLASS A1 (SHOPS) TO CLASS A3 (RESTAURANTS, SNACK BARS, CAFES) FOR USE AS A CAFE, WITH A FRONT CANOPY

**Decision:** 19-06-2008 Refused

30353/APP/2010/1146 691 Uxbridge Road Hayes

Change of use from Class A1 (Retail) to Class A3 for use as restaurant, and involving installation of extract system to rear, and retention of forecourt enclosure comprising canopy timber fencing and decking.

**Decision:** 09-08-2010 Withdrawn

30353/APP/2010/1893 691 Uxbridge Road Hayes

Change of use from Class A1 (Retail) to Class A3 for use as restaurant, involving installation of extract system to rear, and retention of forecourt enclosure comprising canopy timber fencing and decking (Part retrospective application.)

**Decision:** 29-11-2010 Refused

#### Comment on Relevant Planning History

The above application ref: 30353/APP/2008/1320 was refused for the following reasons:

1. The proposed front canopy, columns and sliding curtain walls, by reason of their overall size, siting, design and appearance would represent a visually intrusive form of development which would be detrimental to the appearance of the existing building and the character and appearance of the street scene generally. It would therefore be contrary to policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

2. The proposal fails to provide adequate information to demonstrate how fumes/odour would be expelled from the premises without harming the amenities of nearby residents.

In the absence of sufficient information, the Local Planning Authority has been unable to assess the proposal in terms of its impact on the residential amenities of adjoining

residents, contrary to policy OE1 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

The above application ref: 30353/APP/2010/1893 was refused for the following reason:

1. The proposed enclosure of the forecourt area to the front of the premises, including the proposed canopy, timber decking and timber walls would represent a visually intrusive form of development, which by virtue of its design, size and position to the front of the existing building, and its close proximity to adjoining dwellings, would be detrimental to the appearance of the existing building and the character and appearance of the street scene generally. It would therefore be contrary to policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

The current application seeks to overcome the previous concerns/reasons for refusal and now proposes the following;

- Remove the existing canopy and replace it with a folding canopy reduced to a 3.9m depth;
- Replace the timer boundary fence with plant containers; and
- Replace existing decking with new block paving.

#### **4. Planning Policies and Standards**

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

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

Part 1 Policies:

- PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.
- PT1.18 To maintain, enhance and promote town centres as the principle centres for shopping, employment and community and cultural activities in the Borough.
- PT1.19 To maintain a hierarchy of shopping centres which maximises accessibility to shops and to encourage retail development in existing centres or local parades which is appropriate to their scale and function and not likely to harm the viability and vitality of Town or Local Centres.

Part 2 Policies:

- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- OE1 Protection of the character and amenities of surrounding properties and the local area
- S6 Change of use of shops - safeguarding the amenities of shopping areas
- S7 Change of use of shops in Parades
- AM14 New development and car parking standards.
- AM2 Development proposals - assessment of traffic generation, impact on congestion

and public transport availability and capacity

AM7 Consideration of traffic generated by proposed developments.

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

13 adjoining owner/occupiers have been consulted. Two letters of objection have been received raising the following concerns;

- (i) Noise from the premises is disruptive to local residents; and
- (ii) The premise is open until 4am on some days.

### THAMES WATER

#### Waste Comments

Thames Water recommends the installation of a properly maintained fat trap on all catering establishments. We further recommend, in line with best practice for the disposal of Fats, Oils and Grease, the collection of waste oil by a contractor, particularly to recycle for the production of bio diesel.

Failure to implement these recommendations may result in this and other properties suffering blocked drains, sewage flooding and pollution to local watercourses. Further information on the above is available in a leaflet, 'Best Management Practices for Catering Establishments' which can be requested by telephoning 01923 898 188

#### Water Comments

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

### Internal Consultees

#### HIGHWAYS:

Existing A1 sandwich shop is part of a small shopping parade in Uxbridge Road, which is Borough Strategic Road Network. Parking restriction in Uxbridge Road is self enforcing with the exception of existing parking lay-by in front of the shop. Bus stops are within walking distance of the site and nearby customers are likely to walk to the proposed Restaurant as it is within an easy reach of public transport.

The nearby lay-by could be utilised for deliveries, and may also be used for patrons parking. Submitted application form indicates that there will be two part time staff on a daily basis, but the applicant fails to propose cycle parking for staff use which is contrary to policy AM9 (ii) of the Council's UDP (adopted 1998) saved policies.

Policy AM14 of the UDP refers to the Council's vehicle parking standard contained in the Annex 1.

The London Borough of Hillingdon UDP (adopted 1998) saved policies, 27th September 2007, requires maximum of two vehicle parking and four cycle parking spaces for similar use.

However, considering that currently the shop has started trading, with no major changes to internal seating, with proposal to employ two part time staff for the A3 use, No objection is raised on the highways aspect of the proposals subject to a suitable condition being attached requesting the applicant to provide details of covered and secure cycle storage for 2 no. cycles.

#### ENVIRONMENTAL PROTECTION UNIT:

I refer to your memo dated 10/5/2011 in respect of the above proposal and EPU have the following comments to make concerning the application.

The application site is within a mixed-use residential and commercial area in the southern part of Uxbridge Road in Hayes. There have been a number of complaints from residents primarily relating to disturbance from customers using the facility during late evenings/early morning, deliveries/waste collection and amplification of sound from the use of television entertainment.

Therefore, should the application be approved EPU will recommend that the following conditions be imposed prior to any consideration.

#### Proposed ventilation system

I have reviewed specification of details of the proposed extract system submitted by the applicant and prepared by purified Air Limited and I confirm that it appears to be in accordance with guidance specified by DEFRA The Control of noise and odour from kitchen extraction system January 2005.

However EPU will recommend the following condition to be imposed:

#### Condition 1 - N11B Noise affecting residential property

The rating level of noise emitted from the plant and/or any machinery hereby approved shall be at least 5 dB below the existing background noise level.

The noise levels shall be determined at the nearest residential property. The measurements and assessment shall be made in accordance with British Standard BS4142 Method for rating industrial noise affecting mixed residential and industrial areas.

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

#### Condition 2 - N5 Scheme for site noise control

The development shall not begin until a scheme, which specifies the provisions to be made for the control of customer noise emanating from the site, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include such combination of physical and administrative measures as may be approved by the Local Planning Authority. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

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

#### Condition 3 - N15 Hours restriction for amplified music/sound

No music and/or other amplified sound including sound arising from the use of television entertainment shall be audible at any time from the development site premises inside surrounding or any nearby residential premises.

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

#### Condition 4

H2 Deliveries and collections, including waste collections, shall be restricted to the following hours; 08:30 hrs to 21:00 hrs Monday to Saturday and not at all on Sundays and Bank/Public Holidays.

REASON: To safeguard the amenity of surrounding areas.

#### Condition 5

##### H1 Restaurants/Cafes

No persons other than staff shall be permitted to be on the premises between the hours of 23.30 and 08.00 hours

REASON: To ensure that the amenity of the occupiers of adjoining or nearby properties is not adversely affected in accordance with Policy OE3 of the Hillingdon Unitary Development Plan.

#### Construction Site Informative:

Pursuant to the Control of Pollution Act 1974, the Clean Air Act 1993, the Environmental Protection Act 1990 and any other relevant legislation, you are advised as follows:

(i) Demolition and construction works which are audible at the site boundary should only be carried out between the hours of;

- 0800 and 1800 on Monday to Friday

- 0800 and 1300 on Saturday.

No such work must be carried out on Sundays and Bank Holidays. All noise generated during such works must be controlled in compliance with British Standard 5228;

(ii) Measures must be taken to eliminate the release of dust and odours caused by the works that may create a public health nuisance.

(iii) No bonfire at any time

#### WASTE MANAGEMENT:

I would make the following comments on the above application regarding waste management.

a) The application is for a restaurant. One x 1,100 litre type of bulk bin is usually needed to safely and hygienically contain the waste arising from this type of business. Two bulk bins are shown on the plan, one could be used for collecting recyclable waste.

b) The bulk bins should be sited on an area of hard-standing, with a smooth surface, so that it can be washed down with water and disinfectant. The surface should be cambered so the run off flows towards a proper drain.

c) The collectors should not have to cart a bulk bin more than 10 metres from the point of storage to the collection vehicle (BS 5906 standard). The collection crew would therefore need to access the rear of the shop, via the service road. Alternatively the owners would have to present the bulk bin at an agreed collection point on the allocated day.

d) The gradient of any path that the bulk bins have to be moved on should ideally be no more than 1:20, with a width of at least 2 metres. The surface should be smooth. If the path is raised above the area where the collection vehicle parks, then a dropped kerb is needed to safely move the bin to level of the collection vehicle.

## **7. MAIN PLANNING ISSUES**

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

The application site forms part of a small parade. Local shopping parades serve an important role in providing convenience shopping that caters for the needs of local residents. Paragraph 8.22 and policy S7 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) seeks to ensure that all residential areas are within half a mile of a least 5 essential shop uses, although not necessarily within the same parade. For some local shopping areas the closure of just one essential shop may be so significant as to precipitate the closure of other shops and the ultimate demise of the

centre as a whole. The LPA seeks to protect vulnerable parades and corner shops which have a particularly important role for the local community and to provide opportunities for the establishment of new essential shop uses in existing class A1 premises. Ideally there should be no less than 3 (essential shops) in the smaller parades and a choice of essential shops in the larger parades.

The application site is currently the only shop within this parade (a small parade of 6 units) which remains within Use Class A1. However, the Hayes End Parade, which begins at the Texaco Garage immediately opposite the site, has 55 units and 27 of these (approx 49%) remain within Use Class A1. Given the very close proximity of other parades and the number of essential shop uses which are present within the Hayes End Parade it is considered that the local community would still be served by an adequate level of such facilities.

It should be noted that the change of use was also considered acceptable for application 30353/APP/2008/1320 which forms a material consideration to determination of this application.

As such, the loss of this retail unit would not harm local convenience shopping provision, in accordance with policy S7 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

**7.02 Density of the proposed development**

This is not applicable to this application.

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

This is not applicable to this application.

**7.04 Airport safeguarding**

This is not applicable to this application.

**7.05 Impact on the green belt**

This is not applicable to this application.

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

It is proposed to remove the existing front canopy with plastic sheeting and replace it with a folding canopy reduced to a depth of 3.9m. The plans also demonstrate that the outdoor sitting area would be re-designed by replacing the existing timber boundary fence with plant containers to the front and side of the forecourt and replacing the existing decking with new block paving.

Overall it is still considered that the provision of the canopy, block paving and plant containers would by reason of their overall siting, design and appearance represent a visually intrusive form of development which would be detrimental to the appearance of the existing building and the character and appearance of the street scene generally. It would therefore be contrary to policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

The proposal fails to overcome the reason for refusal of the previous scheme.

**7.08 Impact on neighbours**

In terms of assessing the effects of the proposal on residential amenity, the relevant factors are those of noise, odour and general disturbance.

The nearest residential properties lie above and adjacent to the application site. A ventilation duct is proposed on the rear elevation of the building which projects sufficiently

above the eaves of the roof so as to ensure that fumes would expel away from the residential properties. The Environmental Health Officer has raised no objections to the siting of the flue.

The Environmental Protection Unit considers that subject to planning conditions relating to noise mitigation, hours of operation and deliveries, these would be sufficient to maintain the residential amenity of the occupiers of adjoining and nearby residential properties, should planning permission be granted.

However, given the Secretary of States tests relating to planning conditions and the nature of the proposal it is considered that conditions relating to noise and general disturbance would mostly not be enforceable at this location. This is a retrospective application, where actual impacts would have been able to be observed by near by residential occupiers. Objections have been received which indicate that noise from the use of the outdoor seating area does adversely impact upon amenity.

It is noted that the previous application was not refused on the basis of noise and disturbance. There is however a material difference between the current application and the previously refused scheme, in that evidence in the way of an objection from a near by resident has been provided which indicates the use results in noise and disturbance.

It is also considered that the proposed canopy and plant containers to be provided within the revised scheme would not mitigate any potential noise break out from the outside seating area. The proposal is therefore contrary to policies OE1 and S6 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and 7.15 of the London Plan 2011.

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

This is not applicable to this application.

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

Considering that currently the shop has started trading, with no major changes to internal seating, with proposal to employ two part time staff for the A3 use, no objection is raised on the highways aspect of the proposals subject to a suitable condition being attached to any approval requesting the applicant to provide details of covered and secure cycle storage for two cycles. As such, the proposal would comply with policy AM2 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

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

This is not applicable to this application.

#### **7.12 Disabled access**

There is a ramped access at the entrance to the unit. Any other accessibility issues could be addressed by condition.

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

This is not applicable to this application.

#### **7.14 Trees, landscaping and Ecology**

This is not applicable to this application.

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

No details of waste receptacles have been submitted however, there appears to be sufficient space at rear to provide such facilities. As such, a condition could be recommended requiring the provision of waste receptacles that would meet the Council's

standards if the application were to be approved.

**7.16 Renewable energy / Sustainability**

This is not applicable to this application.

**7.17 Flooding or Drainage Issues**

This is not applicable to this application.

**7.18 Noise or Air Quality Issues**

The proposed flue would be located to the rear and would be of a modest size. Due to its siting, projecting above the eaves of the roof, it is considered to be sufficiently located as to expel cooking fumes away from the residential properties. The Environmental Health Officer raises no objections to the proposed location of the flue and recommends conditions to control odour and noise. Subject to the discharge of these conditions, it is considered that the proposed flue would not harm the amenities of nearby residents by reason of noise and odour.

As stated in paragraph 7.8, it is considered that the proposed outdoor seating area would harm the amenities of nearby residents by reason of noise and general disturbance.

**7.19 Comments on Public Consultations**

With regards to the third party comments these are addressed in the report.

**7.20 Planning obligations**

This is not applicable to this application.

**7.21 Expediency of enforcement action**

This is not applicable to this application.

**7.22 Other Issues**

There are no other relevant issues.

**8. Observations of the Borough Solicitor**

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

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

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

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

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

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

This is not applicable to this application.

**10. CONCLUSION**

Planning permission is sought retrospectively for the change of use from a retail unit to a restaurant, the proposed changes to and retention of a forecourt enclosure and the proposed installation of a flue on the rear elevation.

It is proposed to remove the existing canopy plus plastic sheeting and replace it with a folding canopy reduced to a depth of 3.9m. The outdoor sitting area would be re-designed by replacing the timber boundary fence with plant containers and replacing the existing decking with new block paving.

The proposed change of use would in principle not harm existing convenience shopping for local residents. The proposed flue to the rear is considered acceptable. However the proposed canopy, forecourt enclosure and boundary treatment would by reason of their overall siting, design and appearance be visually detrimental to the street scene.

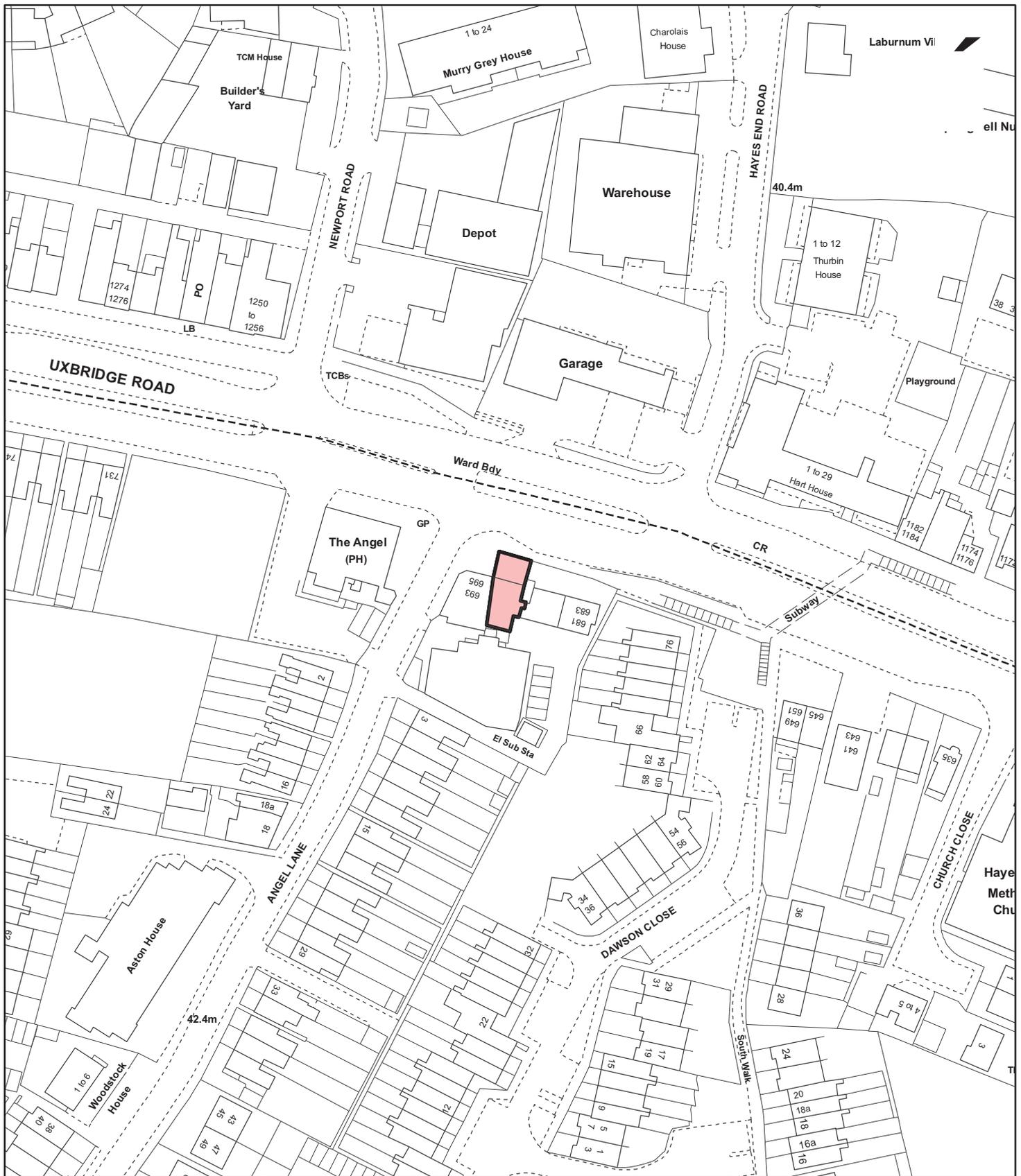
Accordingly, the application is recommended for refusal.

**11. Reference Documents**

Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007)  
London Plan (July 2011).

**Contact Officer:** Jacques du Plessis

**Telephone No:** 01895 250230



**Notes**



Site boundary

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Site Address

**691 Uxbridge Road,  
Hayes**

Planning Application Ref:

**30353/APP/2011/995**

Planning Committee

**Central and South**

Scale

**1:1,250**

Date

**August  
2011**

**LONDON BOROUGH  
OF HILLINGDON**  
Planning,  
Environment, Education  
& Community Services

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



**HILLINGDON**  
LONDON

## Report of the Head of Planning & Enforcement Services

**Address** 11 RUSSET CLOSE HILLINGDON

**Development:** Conversion of dwelling to 1 two-bedroom and 1 bedsit flats and conservatory to rear (Retrospective application.)

**LBH Ref Nos:** 67498/APP/2010/2874

**Drawing Nos:** 11RCO1/10/01 BLOCK AND LOCATION PLANS  
11RCO1/10/02 FLOOR PLANS  
11RCO1/10/03 ELEVATIONS  
11RCO1/10/04 EXISTING SIDE ELEVATION

**Date Plans Received:** 13/12/2010                      **Date(s) of Amendment(s):**

**Date Application Valid:** 13/12/2010

### 1. SUMMARY

Planning permission is sought for the retention of a bedsit on the ground floor and a two bedroom flat on the first and second floors. The proposal does not provide adequate amenities for its occupiers, by reason of their internal floorspace, external amenity space, and inadequate parking.

### 2. RECOMMENDATION

**REFUSAL for the following reasons:**

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

The proposal, by reason of its substandard layout and inadequate provision of internal floorspace and external amenity space, fails to provide an appropriate level of inclusive design or residential amenity for its occupiers. It is therefore contrary to policies 3.8, 7.1 and 7.2 of the London Plan, Policy BE23 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), the Hillingdon Design & Accessibility Statement (HDAS): Residential Layouts and the Accessible Hillingdon Supplementary Planning Document.

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

The proposal fails to provide adequate off-street parking spaces for the units. As such, the proposal result in an increase in on street demand for car parking, which would be to the detriment of highway and pedestrian safety and contrary to Policies AM7(ii) and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

### INFORMATIVES

#### 1            I52            **Compulsory Informative (1)**

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

Protocol (protection of property) and Article 14 (prohibition of discrimination).

## **2 153 Compulsory Informative (2)**

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

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
OE1	Protection of the character and amenities of surrounding properties and the local area
AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.

### **3. CONSIDERATIONS**

#### **3.1 Site and Locality**

The application site is located on the west side of Russet Close and comprises a 3 storey terraced house with a single storey rear conservatory. The property has been converted to provide a bedsit unit on the ground floor and a two bedroom unit on the first and second floors, the subject of this application. To the north lies 12 Russet Close, which projects slightly beyond the front wall of the application property and has a rear conservatory, and to the south lies 10 Russet Close, which has not been extended. The street scene is residential in character and appearance and the application site lies within the developed area as identified in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

#### **3.2 Proposed Scheme**

Planning permission is sought for the retention of the property as converted. The ground floor unit comprises a bed/sitting room, kitchen, bathroom and a dining room in the rear conservatory. The two bedroom flat comprises a lounge/dining room and kitchen on the first floor and two bedrooms and a bathroom on the second floor.

No external alterations are proposed at front and the existing off-street parking space is retained at front. At rear, the conservatory measures 3.55m wide, set 0.3m from the side boundary with 10 Russet Close, 3.1m deep, and finished with a mono-pitched glazed roof 2.5m high at eaves level and 2.6m high at its highest point.

#### **3.3 Relevant Planning History**

##### **Comment on Relevant Planning History**

There is no planning history.

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

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

Part 1 Policies:

PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.

Part 2 Policies:

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

BE19 New development must improve or complement the character of the area.

BE20 Daylight and sunlight considerations.

BE21 Siting, bulk and proximity of new buildings/extensions.

BE23 Requires the provision of adequate amenity space.

BE24 Requires new development to ensure adequate levels of privacy to neighbours.

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

AM14 New development and car parking standards.

AM7 Consideration of traffic generated by proposed developments.

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

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

## **6. Consultations**

### **External Consultees**

6 adjoining owner/occupiers have been consulted. No comments have been received.

Thames Water:

Thames Water would advise that with regard to sewerage infrastructure we would not have any objection to the above application

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

### **Internal Consultees**

Environmental Protection Unit: No objections subject to a construction site informative.

Councillor Jenkins: Requests that this application is reported to the planning committee for determination.

## **7. MAIN PLANNING ISSUES**

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

As the application site lies within a residential area, no objections are raised in principle to the proposal.

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

No external alterations have been carried out. As such, the development does not harm the character and appearance of the street scene.

The conservatory, by reason of its design, appearance and length of projection relates satisfactorily with the appearance of the property. It is set sufficiently below the cill of the rear first floor windows to ensure a subordinate appearance and is considered to be in keeping with the character and appearance of the surrounding area. As such, the proposal complies with policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and section 3.0 of the Hillingdon Design & Accessibility Statement: Residential Extensions.

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

Given the nature of the proposal, the residential amenities of adjoining and nearby properties are not adversely affected.

The rear conservatory does not project more than 3.6m deep and 3.4m high, in accordance with paragraphs 3.3 and 3.7 of the Hillingdon Design & Accessibility Statement: Residential Extensions. This distance and height are sufficient to ensure that the proposal does not have a visually intrusive and overdominant impact or result in a significant increase in overshadowing, on the residential amenities of the occupiers of 10 and 12 Russet Close. No windows are proposed facing those properties and therefore, no overlooking will result. The proposal complies with policies BE20, BE21 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

Internally, the proposal does not generate a significant increase in noise and disturbance over and above that of the previous dwellinghouse. Therefore, the proposal complies with policy OE1 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

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

The internal size of the ground floor bedsit measures approximately 30sq.m, while the two bedroom flat measures approximately 55sq.m. Both fail to meet the requirements of paragraph 4.6 of the Hillingdon Design & Accessibility Statement: Residential Layouts, which recommends 33sq.m for studio flats and 63sq.m for two bedroom units and new London Plan internal floorspace standards (37 and 61sq.m respectively). With regards to the Lifetime Home Standards, these have not been met, in part due to the substandard internal floor areas.

The rear conservatory has reduced the external amenity space to approximately 16sq.m and this does not meet the recommended standard of 20sq.m for studio flats. Furthermore, no amenity space has been provided for the two bedroom flat.

Given the above, the proposal fail to provide an acceptable standard of residential amenity for its occupants, contrary to London Plan policies 3.8, 7.1 and 7.2, policy BE23 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the Accessible Hillingdon SPD.

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

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

The area has a PTAL accessibility rating of 2, which means within a scale of 1 to 6, where 6 is the most accessible, the area has a low accessibility level. Therefore, at least one off-street parking space should be provided for each unit.

One off-street parking space has been provided however, this is not sufficient to meet the Council's parking standards. As such, the proposal results in an increase in on street demand for parking which prejudices highway and pedestrian safety, contrary to policies AM7(ii) and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

No cycle parking has been provided but this can be secured by way of a planning condition should planning permission be granted.

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

No third Party comments have been received.

#### **7.22 Other Issues**

There are no other relevant issues.

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

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

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

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

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

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

### **10. CONCLUSION**

For the reasons outlined above and that the proposed development fails to comply with the aforementioned policies of the Mayors London Plan, the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and Hillingdon Design & Accessibility Statement: Residential Layouts and the Accessible Hillingdon Supplementary Planning Document, this application is recommended for refusal.

## 11. Reference Documents

London Plan 2011

Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007)

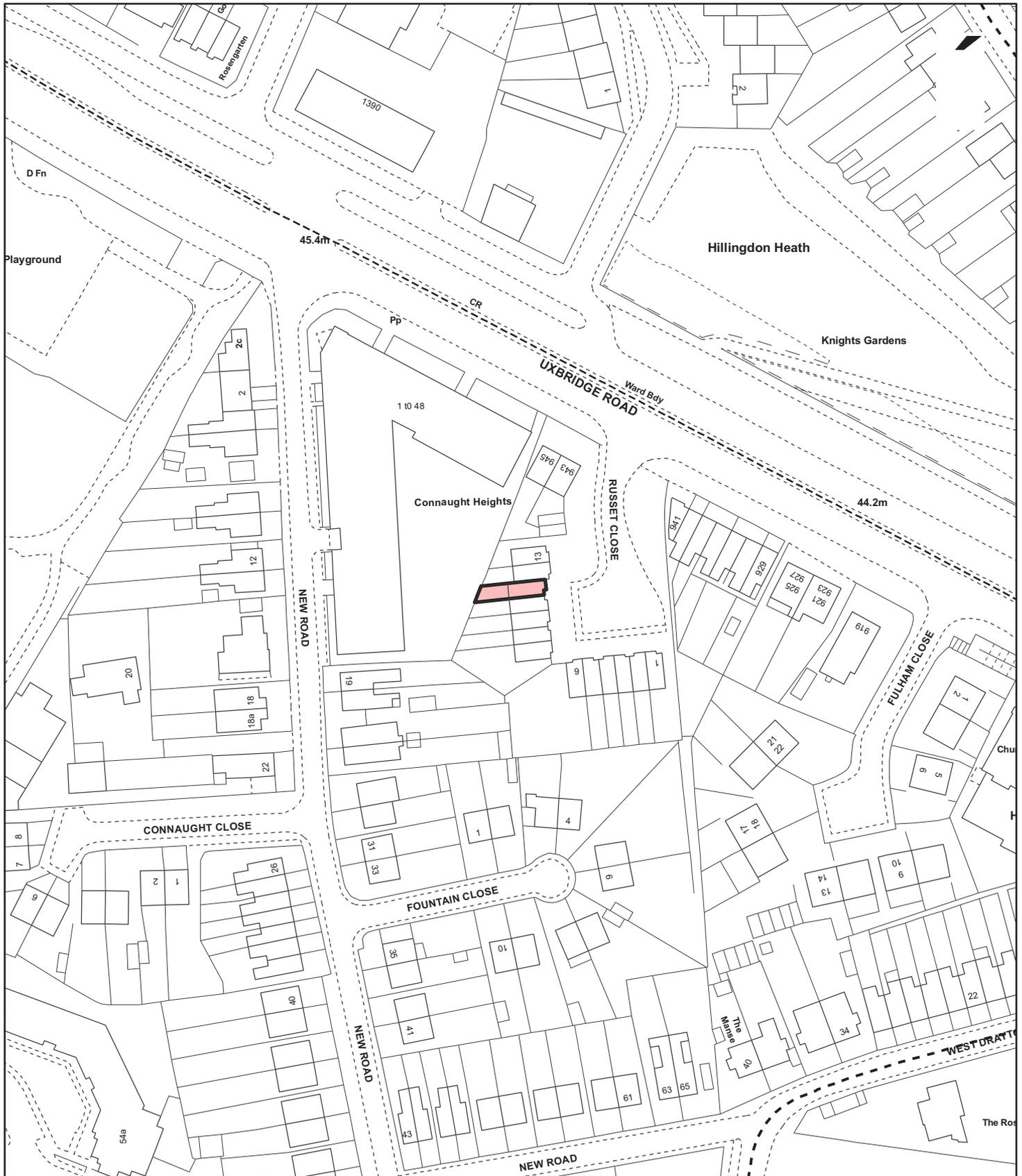
Hillingdon Design & Accessibility Statement: Residential Extensions

Hillingdon Design & Accessibility Statement: Residential Layouts

Accessible Hillingdon Supplementary Planning Document

**Contact Officer:** Sonia Bowen

**Telephone No:** 01895 250230



**Notes**

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Site Address	
<b>11 Russet Close, Hillingdon</b>	
Planning Application Ref:	Scale
<b>67498/APP/2010/2874</b>	<b>1:1,250</b>
Planning Committee	Date
<b>Central and South</b>	<b>Sept 2011</b>

**LONDON BOROUGH  
OF HILLINGDON**  
 Planning,  
 Environment, Education  
 & Community Services

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



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## Report of the Head of Planning & Enforcement Services

**Address** THE CO-OPERATIVE CHILDCARE (FORMERLY BUFFER BEAR),  
INGLENOOK SIPSON LANE SIPSON

**Development:** Erection of 1 No. non-illuminated wall mounted fascia sign on the principal elevation and 1 No. non-illuminated free standing sign.

**LBH Ref Nos:** 26758/ADV/2011/50

**Drawing Nos:** Location Plan  
11-293 01 REV C Proposed Signage  
Existing Photographs

**Date Plans Received:** 27/06/2011                      **Date(s) of Amendment(s):** 27/06/2011  
**Date Application Valid:** 27/06/2011                      22/08/2011

## 2. RECOMMENDATION

### APPROVAL subject to the following:

#### 1 T8 Time Limit - full planning application 3 years

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

#### REASON

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

#### 2 OM1 Development in accordance with Approved Plans

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

#### REASON

To ensure that the external appearance of the development is satisfactory and complies with Policy BE13 and OL1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### 3 ADV1 Standard Advertisement Conditions

i) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

ii) No advertisement shall be sited or displayed so as to:-

(a) Endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);

(b) Obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air or;

(c) Hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

iii) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

iv) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

v) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

vi) The consent hereby granted shall expire at the end of a period of five years from the date of this consent.

#### REASON

These requirements are deemed to be attached by Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

#### **4 ADV2 Non-illumination (Signs)**

The advertisement(s) hereby permitted shall not be illuminated.

#### REASON

In order to protect the visual amenity of the area and highway safety in accordance with Policy BE27 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **5 ADV9 Removal of Specified Signs**

Prior to the display of the advertisement(s) hereby approved, the following advertisements) shall be removed:

- i) free standing sign at the entrance to the site;
- ii) banner erected in the hedgerow on the front boundary line;
- iii) fascia board on the principal elevation of the premises.

#### REASON

In order to protect the visual amenity of the area and/or highway safety in accordance with Policy BE27 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

### INFORMATIVES

#### **1 I52 Compulsory Informative (1)**

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

#### **2 I53 Compulsory Informative (2)**

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

BE13 New development must harmonise with the existing street scene.

OL2	Green Belt -landscaping improvements
OL5	Development proposals adjacent to the Green Belt
BE27	Advertisements requiring express consent - size, design and location
BE29	Advertisement displays on business premises
OL4	Green Belt - replacement or extension of buildings
PPG2	Green Belts

### 3. CONSIDERATIONS

#### 3.3 Relevant Planning History

26758/E/90/1850                      Inglenook Sipson Lane Sipson

Change of use of a dwellinghouse to a day nursery (maximum 36 under 5-year old children) and erection of a single-storey rear extension and parking facilities

**Decision:** 01-02-1991    Approved

26758/H/97/3096                      Inglenook Sipson Lane Sipson

Installation of a non-illuminated free standing sign

**Decision:** 19-01-1998    Approved

#### UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.1                      To maintain the Green Belt for uses which preserve or enhance the open nature of the area.

PT1.3                      To seek greater public access to the countryside for informal leisure activities.

Part 2 Policies:

BE13                      New development must harmonise with the existing street scene.

OL2                      Green Belt -landscaping improvements

OL5                      Development proposals adjacent to the Green Belt

BE27                      Advertisements requiring express consent - size, design and location

BE29                      Advertisement displays on business premises

OL4                      Green Belt - replacement or extension of buildings

PPG2                      Green Belts

### 5. Advertisement and Site Notice

5.1    Advertisement Expiry Date:-    Not applicable

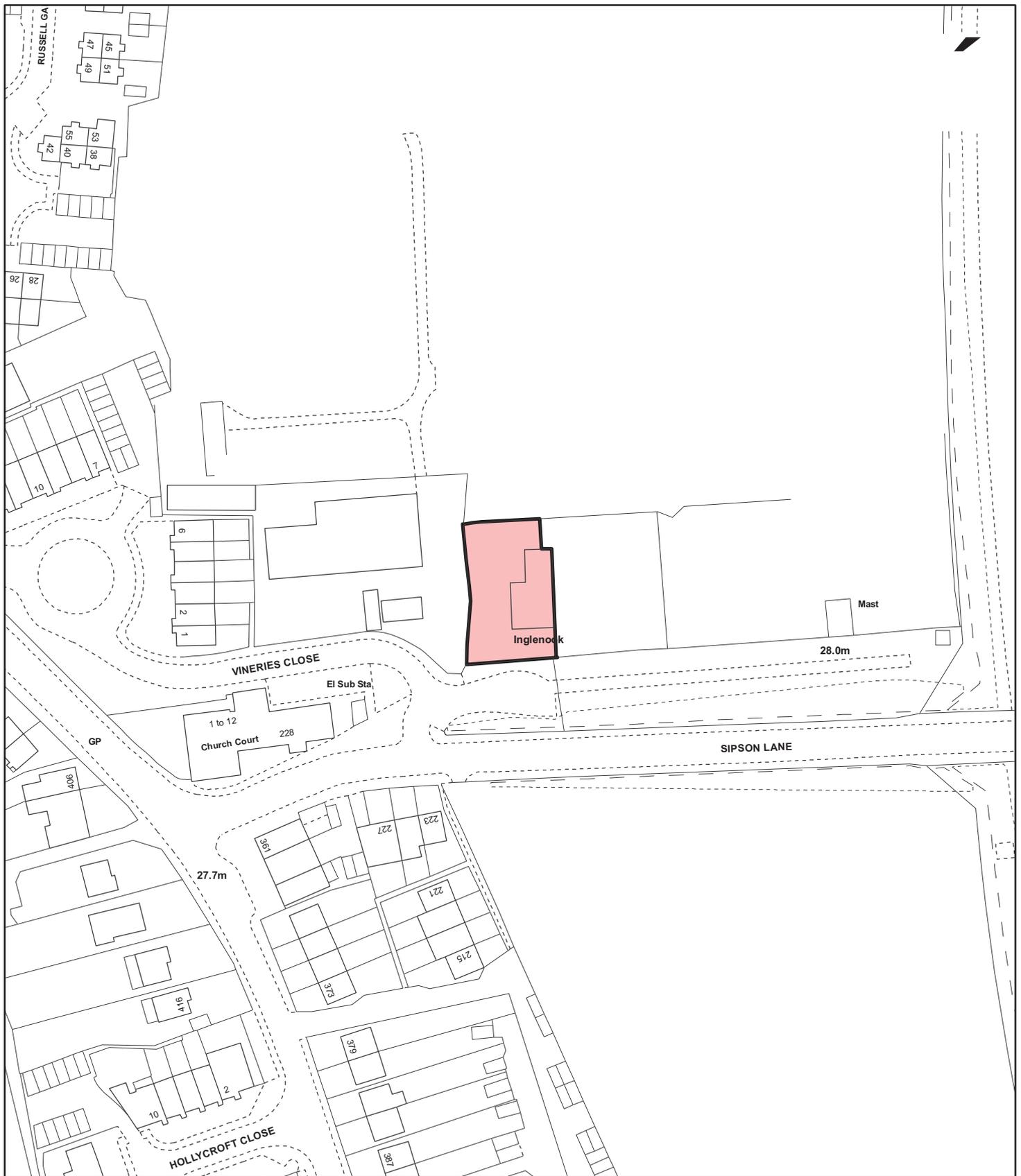
5.2    Site Notice Expiry Date:-        Not applicable

**6. Consultations**

**7. MAIN PLANNING ISSUES**

**Contact Officer:** Alex Smith

**Telephone No:** 01895 250230



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Site Address	
<b>The Co-Operative Childcare Formerly Buffer Bear Inglebrook, Sipson Lane, Sipson</b>	
Planning Application Ref:	Scale
<b>26758/ADV/2011/50</b>	<b>1:1,250</b>
Planning Committee	Date
<b>Central and South</b>	<b>Sept 2011</b>

**LONDON BOROUGH  
OF HILLINGDON**  
Planning,  
Environment, Education  
& Community Services

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



**HILLINGDON**  
LONDON

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## Report of the Head of Planning & Enforcement Services

**Address** THE BATTLE OF BRITAIN BUNKER, RAF UXBRIDGE HILLINGDON  
ROAD UXBRIDGE

**Development:** Installation of one new access door into store room.

**LBH Ref Nos:** 585/APP/2011/830

**Drawing Nos:** Location Plan (1:1000)  
Existing Floor Plan (1:100)  
Proposed Floor Plan (1:100)  
Design and Access Statement  
Photos

**Date Plans Received:** 04/04/2011

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

**Date Application Valid:** 04/04/2011

## 1. CONSIDERATIONS

### 1.1 Site and Locality

The site has an area of approximately 1.49 ha and comprises an open area around the underground bunker and ancillary buildings at RAF Uxbridge. The bunker comprises the former underground operations room and was the secret location from where 11 Group's involvement in the Battle of Britain was controlled. It is Grade I listed and located within the Green Belt. The area around the bunker comprises service roads, close-mown grass, areas of long grassland and woodland on the southern slopes.

### 1.2 Proposed Scheme

Listed building consent is sought for internal alterations comprising the installation of a new access door into a store room.

The Bunker's curator would like to expand the existing museum into the unused room on the first floor. The proposal is to cut an additional doorway through the front wall of the room, allowing easier access from the museum space. The proposed doorway will be a standard size, single doorway, The door itself will be made of wood with a thirty-minute proof, fire retardant surface and painted in magnolia gloss.

### 1.3 Relevant Planning History

585/APP/2009/2752 Raf Uxbridge Hillingdon Road Uxbridge

1. Outline application (all matters reserved, except for access): Demolition of some existing buildings; A) Creation of up to 1,296 residential dwellings (Class C3) of between 2 to 6 residential storeys; B) Creation of up to 77 one-bedroom assisted living retirement

accommodation of between 3 to 4 storeys; C) Creation of a three-form entry primary school of 2 storeys; D) Creation of a hotel (Class C1) of 5 storeys of up to 90 beds; E) Creation of a 1,200 seat theatre with ancillary café (Sui Generis); office (Class B1a) of up to 13,860sq.m; energy centre (Sui Generis) of up to 1,200sq.m; and retail (Class A1, A2, A3, A4, A5) of up to 2,850sq.m; in buildings of between 4 to 6 storeys as well as a tower element associated with the theatre of up to 30m; F) Creation of a local centre to provide up to 150sq.m of retail (Class A1 and A2) and 225sq.m GP surgery (Class D1); Means of access and improvements to pedestrian linkages to the Uxbridge Town centre; car parking; provision of public open space including a district park; landscaping; sustainable infrastructure and servicing.

2. In addition to the above, full planning permission is sought for: A) Change of use of the Grade II listed former cinema building to provide 600sq.m Class D1/2 use (no building works proposed); B) Change of use and alterations to the Grade II listed Hillingdon House to provide 600sq.m for a restaurant (Class A3) on the ground floor and 1,500sq.m of office (Class B1) on the ground, first and second floors; C) Change of use and alterations to the Carpenters building to provide 1 residential dwelling (Class C3); Creation of 28 residential dwellings (Class C3) to the north of Hillingdon House of between 2 to 3 storeys as well as associated amenity space and car parking; Change of use of Lawrence House (Building No. 109) to provide 4 dwellings (Class C3), associated amenity space and car parking including a separate freestanding garage; D) Change of use and alterations to the Sick Quarters (Building No. 91) to provide 4 dwellings (Class C3) as well as associated amenity space and car parking; E) Change of use of Mons barrack block (Building No. 146A) to provide 7 dwellings (Class C3) as well as associated amenity space and car parking.

**Decision Date:**

585/APP/2010/2902

**Appeal:**

Underground Operations Room, R A F Uxbridge Hillingdon Ro  
Erection of a 2.4m high metal railing fence around historic bunker.

**Decision Date:** 28-01-2011

Approved

**Appeal:**

585/APP/2011/522

Underground Operations Room, Raf Uxbridge Hillingdon Roac

Variation of condition 5 of planning permission ref. 585/APP/2010/2902 dated 28 January 2011 for the erection of a 2.4m high metal railing fence around the historic bunker to permit a longer time period for the provision of the CCTV system.

**Decision Date:** 31-05-2011

Approved

**Appeal:**

585/APP/2011/524

Underground Operations Room, Raf Uxbridge Hillingdon Roac

Details in compliance with conditions 2 (details of pedestrian and vehicular gates) and 3 (external finish and colour of fence) of planning permission ref: 585/APP/2010/2902 dated 28/01/2011 (Erection of a 2.4m high metal railing fence around historic bunker.)

**Decision Date:** 25-03-2011

NFA

**Appeal:**

**Comment on Planning History**

History relating to this site is not relevant to the scheme.

**2. Advertisement and Site Notice**

2.1 Advertisement Expiry Date:- 11th May 2011

2.2 Site Notice Expiry Date:- Not applicable

**3. Comments on Public Consultations**

EXTERNAL:

12 adjoining owner/occupiers have been consulted and no representations have been received.

INTERNAL:

URBAN DESIGN AND HERITAGE CONSERVATION OFFICER

This is a modern stud wall. The new door opening should match that existing adjacent in terms of its proportions, the design of the door and surrounding architrave. Ideally, we ask for confirmation re these matters now to avoid the need for conditions on any approval.

Conclusion: No objection in principle, please condition the proportions of opening, the door and architrave design if confirmation cannot be obtained prior to a decision being made.

ENGLISH HERITAGE

This application should be determined in accordance with national and local policy guidance and on the basis of your specialist conservation advice.

We have therefore drafted the necessary letter of authorisation (draft attached) for you Council to determine the application as you see fit and referred the case to Communities & Local Government, Planning Casework (London). Subject to the Secretary of State not directing reference of the application to him, they will return the letter of authorisation to you. If your authority is minded to grant listed building consent, you will then be able to issue a formal decision. Please send us a copy of your Council's decision notice in due course.

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

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

Part 1 Policies:

- |       |  |
|-------|--|
| PT1.1 | To maintain the Green Belt for uses which preserve or enhance the open nature of the area.             |
| PT1.7 | To promote the conservation, protection and enhancement of the archaeological heritage of the Borough. |
| PT1.9 | To seek to preserve statutory Listed Buildings and buildings on the Local List.                        |

Part 2 Policies:

- |     |  |
|-----|--|
| BE8 | Planning applications for alteration or extension of listed buildings                  |
| BE9 | Listed building consent applications for alterations or extensions                     |
| OE1 | Protection of the character and amenities of surrounding properties and the local area |
| OL1 | Green Belt - acceptable open land uses and restrictions on new development             |
| OL2 | Green Belt -landscaping improvements   |

## 5. MAIN PLANNING ISSUES

The main issues for consideration relate to the effect of the proposal on the special architectural or historic interest of a grade I listed building.

As the proposal comprises internal alterations to a below ground bunker only, there would be no impact on the character and appearance of the building or surrounding area.

The subject wall is not an original feature to the listed building. The proposal would install an access door to match existing, which is considered to result in an improvement to the special architectural or historic interest of the listed building.

The Principal Conservation and Urban Design Officer has raised no objection on the possible impact of the proposed access door on the existing Grade I listed bunker subject to a condition requiring details of the proportions of opening, the door and architrave design. This can be secured by an appropriate planning condition.

As such, the proposed internal alterations are considered to be acceptable, would not affect the original features of the listed building, and would not harm the special architectural or historic interest of the listed building or detract from the character and appearance of the surrounding area or green belt, in accordance with policies BE8, BE9, BE10 and BE15 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

This application is recommended for approval.

## 6. RECOMMENDATION

### **APPROVAL subject to the following:**

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

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

#### **REASON**

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

#### **2 CAC4 Making good of any damage**

Any damage caused to the building in execution of the works shall be made good to the satisfaction of the Local Planning Authority within 6 months of the works being completed.

#### **REASON**

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **3 CAC10 Extent of demolition**

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

**REASON**

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

**4 OM1 Development in accordance with Approved Plans**

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

**REASON**

To ensure that the external appearance of the development is satisfactory and complies with Policy BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**5 CAC14 Further Details (Listed Buildings)**

No development shall take place until the following details have been submitted to and approved in writing by the Local Planning Authority:

- (i) Proportions of door and access opening and
- (ii) Architrave design of door.

**REASON**

To ensure that the development presents a satisfactory appearance in accordance with Policies BE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**INFORMATIVES**

- 1** The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
- 2** The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

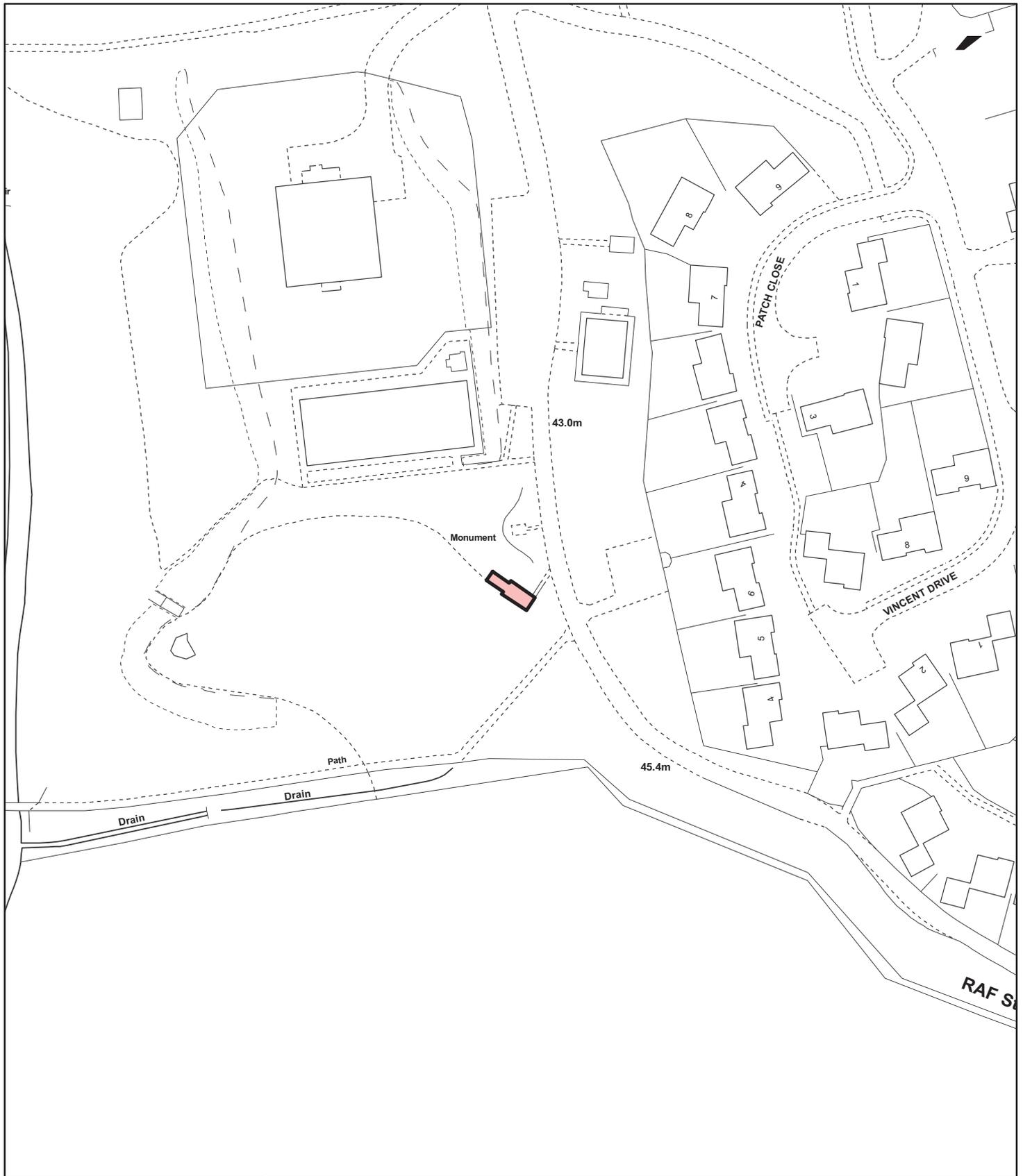
- BE8 Planning applications for alteration or extension of listed buildings
- BE9 Listed building consent applications for alterations or extensions
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OL1 Green Belt - acceptable open land uses and restrictions on new development
- OL2 Green Belt -landscaping improvements

OL3      OL3 Green Belt -

- 3      You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
- 4      Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).
- 5      Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

**Contact Officer:** Jacques du Plessis

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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Site Address	
<b>The Battle of Britain Bunker, RAF Uxbridge, Hillingdon Road, Uxbridge</b>	
Planning Application Ref:	Scale
<b>585/APP/2011/830</b>	<b>1:1,250</b>
Planning Committee	Date
<b>Central and South</b>	<b>Sept 2011</b>

**LONDON BOROUGH  
OF HILLINGDON**  
Planning,  
Environment, Education  
& Community Services

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



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## Report of the Head of Planning & Enforcement Services

**Address** LAND BETWEEN 12 & 14 (FORMERLY KNOWN AS 13 VILLIER STREET)  
VILLIER STREET UXBRIDGE

**Development:** Erection of a two storey, two-bedroom end of terrace house.

**LBH Ref Nos:** 36559/APP/2011/374

**Drawing Nos:** Design and Access Statement  
2005D20/P/01  
2005D20/P/02  
2005D20/P/03  
2005D20/P/04

**Date Plans Received:** 17/02/2011

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

**Date Application Valid:** 17/02/2011

### 1. SUMMARY

The scheme proposes erect and reinstate an end of terrace 2 storey, 2 bedroom dwelling with associated parking. The proposals are not considered to result in any loss of amenity to adjoining occupiers. The proposed dwellings would meet relevant council standards in terms of unit size and amenity space provision and would, as such, afford future occupiers with adequate levels of amenity. Furthermore the proposal would not result in significant highway issues. As such approval is recommended subject to conditions.

### 2. RECOMMENDATION

**APPROVAL subject to the following:**

#### 1 SP01 Council Application Standard Paragraph

(This authority is given by the issuing of this notice under Regulation 3 of the Town and Country Planning General Regulations 1992 and shall enure only for the benefit of the land).

#### 2 T8 Time Limit - full planning application 3 years

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

#### REASON

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

#### 3 OM1 Development in accordance with Approved Plans

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

#### REASON

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

2007).

**4 M1 Details/Samples to be Submitted**

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

**REASON**

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

**5 OM2 Levels**

No development shall take place until plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and known datum point. Thereafter the development shall not be carried out other than in accordance with the approved details.

**REASON**

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**6 M3 Boundary treatment - details**

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

**REASON**

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

**7 TL5 Landscaping Scheme - (full apps where details are reserved)**

No development shall take place until a landscape scheme providing full details of hard and soft landscaping works has been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. The scheme shall include: -

- Planting plans (at not less than a scale of 1:100),
- Written specification of planting and cultivation works to be undertaken,
- Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate,
- Implementation programme.

The scheme shall also include details of the following: -

- Proposed finishing levels or contours,
- Means of enclosure,
- Car parking layouts,

- Other vehicle and pedestrian access and circulation areas,
- Hard surfacing materials proposed,
- Minor artefacts and structures (such as play equipment, furniture, refuse storage, signs, or lighting),
- Existing and proposed functional services above and below ground (e.g. drainage, power cables or communications equipment, indicating lines, manholes or associated structures),
- Retained historic landscape features and proposals for their restoration where relevant.

#### REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

### **8 TL6 Landscaping Scheme - implementation**

All hard and soft landscaping shall be carried out in accordance with the approved landscaping scheme and shall be completed within the first planting and seeding seasons following the completion of the development or the occupation of the buildings, whichever is the earlier period. The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

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

#### REASON

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

### **9 DIS5 Design to Lifetime Homes Standards & Wheelchair Standards**

The single dwellinghouse hereby approved shall be built in accordance with 'Lifetime Homes' Standards.

#### REASON

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

### **10 SUS5 Sustainable Urban Drainage**

No development shall take place on site until details of the incorporation of sustainable urban drainage have been submitted to, and approved in writing by the Local Planning

Authority. The approved details shall thereafter be installed on site and thereafter permanently retained and maintained.

#### REASON

To ensure that surface water run off is handled as close to its source as possible in compliance with policy 4A.14 of the London Plan (February 2008) /if appropriate/ and to ensure the development does not increase the risk of flooding contrary to Policy OE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), policy 5.12 of the London Plan (July 2011) and PPS25.

### **11 SUS4 Code for Sustainable Homes details**

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

#### REASON

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

### **12 OM19 Construction Management Plan**

Prior to development commencing, the applicant shall submit a demolition and construction management plan to the Local Planning Authority for its approval. The plan shall detail:

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

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

#### REASON

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

### **13 NONSC soils**

All soils used for gardens and/or landscaping purposes shall be clean and free of contamination. Site derived soils and imported soils shall be tested for chemical contamination, and the results of this testing shall be submitted for approval to the Local Planning Authority.

REASON

To ensure that the occupants of the development are not subject to any risks from soil contamination in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**14 NONSC details of porch**

Notwithstanding the plans hereby approved details of the front porch at a scale of 1:20 shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to occupation and thereafter permanently retained.

REASON

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

**15 NONSC details of windows**

Notwithstanding the plans hereby approved detailed drawings showing window frames, cill details and glazing bars and the brick arches at a scale of 1:10 shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to occupation and thereafter permanently retained.

REASON

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

**16 RPD1 No Additional Windows or Doors**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing nos. 12 and 14 Villier Street.

REASON

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

**17 RPD9 Enlargement to Houses - Roof Additions/Alterations**

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

REASON

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

2007).

## INFORMATIVES

### 1 152 **Compulsory Informative (1)**

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

### 2 153 **Compulsory Informative (2)**

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

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area

### 3 12 **Encroachment**

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

### 4 111 **The Construction (Design and Management) Regulations 1994**

The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994, which govern health and safety through all stages of a construction project. The regulations require clients (ie. those, including developers, who commission construction projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and

safety responsibilities. Further information is available from the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (telephone 020 7556 2100).

## **5 112 Notification to Building Contractors**

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

## **6 134 Building Regulations 'Access to and use of buildings'**

Compliance with Building Regulations 'Access to and use of buildings' and Disability Discrimination Act 1995 for commercial and residential development.

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

- The Building Regulations 2000 Approved Document Part M 'Access to and use of buildings', or with
- BS 8300:2001 Design of buildings and their approaches to meet the needs of disabled people - Code of practice. AMD 15617 2005, AMD 15982 2005.

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

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

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

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

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

## 7 120 Land Drainage

You are advised that, pursuant to the Land Drainage Act 1976, details of any works affecting the beds, banks and flow of the river, including details of any outfall structures discharging into the watercourse, should be submitted to the Environment Agency, Planning Liaison Officer, Thames Region, Howard House, 10/11 Albert Embankment, London SE1 7TG.

### 3. CONSIDERATIONS

#### 3.1 Site and Locality

The Council owned site is located on a narrow plot of land between Nos. 12 and 14 Villier Street, Uxbridge. Formerly this was the site of an end of terrace Victorian property. The previous building on this site was demolished following a fire approximately 40 years ago. Villier Street is accessed off Elthorne Road and Cleveland Road and is located with the Greenway Conservation Area. The site is currently used for ad hoc parking by neighbouring residents.

#### 3.2 Proposed Scheme

It is proposed to erect a 2 storey, 2 bedroom end of terrace dwellinghouse with associated landscaping. The dwelling would match the adjoining terrace in terms of materials and design.

#### 3.3 Relevant Planning History

##### Comment on Relevant Planning History

There is no planning history relating to this site. It should be noted however that this application proposed to reinstate an end of terrace property which originally stood on this site, but that was destroyed in a fire approximately 40 years ago.

### 4. Planning Policies and Standards

#### UDP / LDF Designation and London Plan

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

##### Part 1 Policies:

PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.

##### Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

AM15 Provision of reserved parking spaces for disabled persons

BE13 New development must harmonise with the existing street scene.

BE19 New development must improve or complement the character of the area.

BE20 Daylight and sunlight considerations.

BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **14th March 2011**

5.2 Site Notice Expiry Date:- Not applicable

23rd March 2011

## 6. Consultations

### External Consultees

A total of 8 neighbouring occupiers were notified of this application. 3 letters of objection (two from the same local resident) were received objecting to the proposed scheme. The objections were raised on the following grounds:

- i) The neighbour was assured that the land would not be redeveloped.
- ii) This was not highlighted in solicitor's searches for the new occupier of no. 14 Villier Street.
- iii) Loss of parking on the site, currently utilised by neighbours which will result in detrimental impact on street parking.

Metropolitan Police Crime Prevention Design Advisor:

No objection subject to a condition required the scheme to meet Secure by Design standards.

### Internal Consultees

EPU - NOISE

Please add the following informative:

INF 20 Control of environmental nuisance from construction work (~ Informative 20) Nuisance from demolition and construction work is subject to control under the Control of Pollution Act 1974, the Clean Air Act 1993 and the Environmental Protection Act 1990. You should ensure that the following are complied with:

- (i) Demolition and construction works should only be carried out between the hours of 0800 and 1800 on Monday to Friday and between the hours of 0800 and 1300 on Saturday. No works should be carried out on Sundays, Public or Bank Holidays;
- (ii) All noise generated during such works should be controlled in compliance with British Standard 5228, and use 'best practicable means' as defined in section 72 of the Control of Pollution Act 1974;
- (iii) Measures should be taken to eliminate the release of dust, odours and other emissions caused by the works that may create a public health nuisance. Guidance on control measures is given in The control of dust and emissions from construction and demolition: best practice guidelines, Greater London Authority, November 2006; and
- (iv) No bonfires that create dark smoke or cause nuisance to local residents should be allowed at any time.

You are advised to consult the Council's Environmental Protection Unit to seek prior approval under Section 61 of the Control of Pollution Act 1974 if you anticipate any difficulty in carrying out the works other than within the normal working hours set out above, and by means that would minimise disturbance to adjoining premises. For further information and advice, contact the Environmental Protection Unit, 3S/02 Civic Centre, High Street, Uxbridge, Middlesex UB8 1UW (tel. 01895 250155).

EPU - CONTAMINATION

No contamination issues have been identified for the above site.

If it is likely soil will be imported for landscaping as part of the development, the following imports

condition needs to be included in any permission that may be given.  
Condition to minimise risk of contamination from Imported Materials:

No contaminated soils or other materials shall be imported to the site. All imported soils for landscaping purposes shall be clean and free of contamination. All imported soils shall be tested for chemical contamination, and the results of this testing shall be submitted for approval to the Local Planning Authority.

Note: The Environmental Protection Unit (EPU) must be consulted for their advice when using this condition.

#### REASON

To ensure that the occupants of the development are not subject to any risks from soil contamination in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### EDUCATION

It seems very unlikely that this development will result in a net gain of 6 or more habitable rooms, so we are not seeking an Education contribution from it.

#### DESIGN & CONSERVATION

The existing terrace is simply designed in yellow stock brick with originally slate roof, some replaced with concrete tiles, and includes brick arch details and overhanging eaves. The new end terrace property is designed to replicate the existing terrace and as such there would be no objections to the scheme. However, it is important that the terrace is high quality in design and details. The following details should be submitted before works commence on site:

1. details of the front porch at a scale of 1:20;
  2. samples of all materials, including brick and mortar samples and roof materials;
- and,
3. detailed drawings showing window frames, cill details and glazing bars and the brick arches at a scale of 1:10.

#### TREES & LANDSCAPING

The site is a strip of land between the semi-detached and terraced houses of Villier Street, within The Greenway Conservation Area. There are no significant landscape features on the site which constitute a constraint on development.

The proposal is to build an infill two-storey, two bedroom house, to match the adjoining properties. A small front garden, enclosed by a low brick wall will match the adjoining houses and a rear garden will provide private amenity space. The existing dropped kerb is to be removed and a kerb re-instated. Parking will be 'on street'.

Saved policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate. No topographical, or landscape features of merit will be lost and the external spaces will be landscaped to enhance the site. Details of hard and soft landscape should be conditioned.

No objection, subject to the above observations and conditions TL5 and TL6.

#### ACCESS

As all accessibility issues have been taken on board following pre-application recommendations, the proposed development is compliant with the Lifetime Home Standards and therefore London Plan Policy 3.8.

## HIGHWAYS

No objection, given that the development is reinstating a dwelling in the street.

### **7. MAIN PLANNING ISSUES**

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

The site is located within the Developed Area as shown on the Unitary Development Plan Proposals Map. Furthermore, the site does not fall in a conservation area or Area of Special Local Character. As such, there is no objection in principle to the redevelopment of the site for residential purposes.

It is worth noting that at this stage there is a separation between planning and property rights, and any rights of way over this land are a private matter between the parties and do not alter the planning considerations on which this scheme should be assessed.

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

The site has a Public Transport Accessibility Level (PTAL) of 2. The London Plan (2008) range for sites with a PTAL of 2-3 in a suburban area is 150-250 habitable rooms per hectare and 59-95 units per hectare. As such, based on a total site area of 198m<sup>2</sup> the site would have a density of 50.5 units per hectare and 202 habitable rooms per hectare. This complies with London Plan standards.

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

The proposed dwellings are of a domestic height and massing fitting in with the character and scale of the surrounding buildings and the area in general. The proposed external appearance of the building matches that of the existing terrace and is considered to be in keeping with the vernacular of the area. The scheme is not considered to cause harm to the appearance of the streetscene and is in keeping with the character of the Greenway Conservation Area.

#### **7.04 Airport safeguarding**

The proposed development is considered to have no impact on airport safeguarding.

#### **7.05 Impact on the green belt**

The site does not lie within or close to the green belt.

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

Addressed in paragraph 7.03.

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

The proposed end of terrace house will face the windowless flank wall of no. 14 Villier Street. The proposed dwelling does not protrude any further to the rear at first floor level than the existing dwellings either side. Properties to the rear are well in excess of 21m away.

As such the scheme is not considered to result in any loss of amenity to neighbouring properties in accordance with policy BE24 of the Hillingdon UDP saved policies (September 2008).

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

Policy BE23 of the Council's Saved Policies UDP requires that new developments provide an appropriate amount of usable amenity space. The HDAS - Residential Layouts provides further guidance on the quantum of such space.

The proposal would provide an area of amenity space circa 100sq.m to the rear of the new dwelling. The space would be usable in terms of its layout and benefit from adequate levels of privacy. It is in excess of the minimum amenity space requirement for a 2 bed house of 60sq metres.

The HDAS - Residential Layouts also provides guidance on the appropriate level of internal floorspace for residential units. The minimum floorspace requirement for a 2 bed house is 63sq metres. The proposed dwelling would provide 63sq metres of internal floorspace in accordance with this document.

Overall, the proposal would provide appropriate living conditions for future occupiers.

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

The site, currently vacant, was formerly the end of terrace property. The property burned down approximately 40 years ago and has remained vacant since. Currently the front part of the site is used for ad-hoc parking by the adjoining occupier at no. 14 Villier Street.

The applicant has demonstrated that the neither the owners/occupiers of no. 14 Villier Street, nor anybody else in the street has any prescriptive rights to park on this land. As such the development of this land would not result in the loss of designated off street parking spaces.

It is worth noting that rights of way over this land are a private matter between the parties and do not alter the planning considerations on which the scheme should be determined.

The proposal would result in the requirement for a provision of a maximum of two curtilage parking spaces. Given the site configuration and pattern of the street (the front garden areas are too small for any form of car parking) no off street parking is possible. As such the maximum two parking spaces that would be required for the reinstated house would have to be provided and utilised on street.

Part of the proposal would reinstate the kerb line and remove a yellow line that is currently in front of the site, preventing parking on this section of road. This would increase the on street car parking capacity by one, resulting in only one additional on street parking space from the proposed development.

The proposal results in the net increase of one on street parking space together with the fact that the proposal is simply reinstating an end of terrace property, which would previously have required on street parking spaces. It is considered, on balance that a reason for refusal on this ground could not be substantiated and that the net increase of one parking space would not have a significant impact on traffic or pedestrian safety resulting from the proposed development.

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

The existing terrace is simply designed in yellow stock brick with originally slate roof, some replaced with concrete tiles, and includes brick arch details and overhanging eaves. The new end terrace property is designed to replicate the existing terrace and as such there would be no objections to the scheme.

#### **7.12 Disabled access**

The Council's Access Officer raised no concerns. The proposed development has been designed to meet Lifetime Homes standards in accordance with Policy 3A.5 of the London Plan and guidance within the Hillingdon Design and Accessibility Statement Residential Layouts and Accessible Hillingdon Supplementary Planning Documents. The development is not of a scale which would warrant the provision of wheelchair adaptable units.

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

Given that the proposal is for a single dwellinghouse on a small site this is not relevant in this case.

#### **7.14 Trees, landscaping and Ecology**

The application site does not have any trees of merit on it at present, as such the proposal does not have any implications with regard to tree retention or removal. The Council's Trees and Landscape Officer has raised no objections to the proposal which would achieve appropriate outcomes in terms of policy BE38.

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

The proposal is for a small house where no external bin storage area is required.

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

The applicant's Design and Access Statement does not state whether the scheme has been designed to achieve a minimum of Level 4 of the Code for Sustainable Homes. However a condition will be attached to require the applicant to demonstrate that the building has been designed and then built to Code level 4.

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

The site does not lie within a flood zone and as such there are no flooding issues on this site.

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

It is not considered that the provision of a residential unit on this site will lead to significant noise or air quality issues.

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

Objections were raised on the following ground:

- i) The neighbour was assured that the land would not be redeveloped.
- ii) This was not highlighted in solicitor's searches for the new occupier of no. 14 Villier Street.
- iii) Loss of parking on the site, currently utilised by neighbours which will result in detrimental impact on street parking.

It is considered that points I and ii are not material planning considerations.

In relation to point iii), issues relating to rights of way over a piece of land are private matters between relevant parties and do not alter planning considerations.

#### **7.20 Planning obligations**

Not applicable to this application.

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

Not applicable.

#### **7.22 Other Issues**

None.

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

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

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

(protection of property) and Article 14 (prohibition of discrimination).

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

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

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

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

## **10. CONCLUSION**

In conclusion it is not considered that the proposed development would be out of keeping with the character or appearance of the surrounding area.

The design is such that it would provide an adequate living environment for future occupiers. The location of windows and separation distances to existing dwellings is adequate to prevent overlooking issues. The impact on the amenity of adjoining properties is considered to be acceptable.

As such, it is considered that the proposed development complies with the relevant UDP and London Plan policies and approval is recommended subject to conditions.

## **11. Reference Documents**

Hillingdon Unitary Development Plan Saved Policies September 2007  
London Plan (July 2011)  
Planning Policy Statement 1 (Delivering Sustainable Development)  
Planning Policy Statement 3: Housing  
Hillingdon Design and Accessibility Statement: Residential Layouts  
Hillingdon Design and Accessibility Statement: Accessible Hillingdon  
Supplementary Planning Document - Planning Obligations

**Contact Officer:** Matt Kolaszewski

**Telephone No:** 01895 250230



**Notes**

 Site boundary

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Site Address	
<b>Land between 12 &amp; 14 (Formerly 13 Villier Street) Villier Street, Uxbridge</b>	
Planning Application Ref:	Scale
<b>36559/APP/2011/374</b>	<b>1:1,250</b>
Planning Committee	Date
<b>Central and South</b>	<b>Sept 2011</b>

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



**HILLINGDON**  
LONDON

## Report of the Head of Planning & Enforcement Services

**Address** 36 OTTERFIELD ROAD YIEWSLEY

**Development:** Installation of pitched roof to create additional level for habitable use with rear dormer and 1 front rooflight and installation of mono-pitched roof to existing two storey element to rear.

**LBH Ref Nos:** 4320/APP/2010/1743

**Drawing Nos:** 02 - Existing Plans and Elevations  
Location Plan - 1:1250  
04 - Right Side and Left Side Elevations  
01 - Site Plan  
05 - Section AA  
03 - Proposed Plans and Elevations

**Date Plans Received:** 27/07/2010      **Date(s) of Amendment(s):**

**Date Application Valid:** 08/09/2010

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

36 Otterfield Road is a mid terrace property located directly east of the road. Although a mid-terrace in plan form, the house visually appears as a Georgian semi-detached alongside no 38. Both properties having a plain classical front elevation with parapet wall concealing an almost flat roof behind.

The house has a 26m deep rear garden that backs onto an access road.

#### 1.2 Proposed Scheme

The proposal seeks planning permission to install a 2.5m high pitched roof above the main house. To provide additional accommodation at first floor it is proposed to include 1 no. roof light in the front elevation and a dormer within the rear elevation. The dormer is proposed to measure 3.3m long, 2.2m high and 2.7m deep. The dormer would be set 0.5m in from the sides and 0.5m down from the ridge.

The proposal also seeks to introduce a mono-pitch roof to the rear 2 storey rear element that would be 0.7m higher than the existing flat roof.

The proposal should be considered in conjunction with identical proposal for adjoining property no. 38 (reference: 67185/APP/2010/1739).

### 1.3 Relevant Planning History

4320/A/90/1251

36 Otterfield Road Yiewsley

Erection of garage at rear of property (Application for determination under Section 53 of the Act)

**Decision Date:** 03-08-1990

GPD

**Appeal:**

4320/D/93/0786

36 Otterfield Road Yiewsley

Erection of a single storey side extension (Application for a Certificate of Lawfulness for a proposed use or development)

**Decision Date:** 05-07-1993

Refused

**Appeal:**

#### Comment on Planning History

None.

### 2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

### 3. Comments on Public Consultations

11 neighbouring properties have been consulted and no responses have been received.

### 4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.

Part 2 Policies:

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

BE19 New development must improve or complement the character of the area.

BE20 Daylight and sunlight considerations.

BE21 Siting, bulk and proximity of new buildings/extensions.

BE23 Requires the provision of adequate amenity space.

BE24 Requires new development to ensure adequate levels of privacy to neighbours.

HDAS 'Residential Developments'

LPP 5.3 (2011) Sustainable design and construction

### 5. MAIN PLANNING ISSUES

The main planning considerations in respect of this application are those of the impact upon the character and appearance of the property and the surrounding area and the

impact upon the amenities of adjoining occupiers.

#### Visual Amenity

Policy BE13 of the Hillingdon Unitary Development Plan (UDP) (Saved Policies September 2007) requires that the layout and appearance of new development must harmonise with the existing street scene whilst policy BE15 requires extensions to be in-keeping with the scale, form and architectural composition of the building. Policy BE19 expects new development to complement or improve the amenity or character of the residential area.

Section 7.0 of the HDAS Supplementary Planning Document, Residential Extensions (December 2008) (SPD) refers to loft conversions and roof alterations. General principles for converting a flat roof to pitched include:

- \* Proposals should provide a roof plane of 35 degrees and the roof height should be 3m;
- \* The type and colour of roof tiles must be identified and groups of dwellings must use the same type and colour of tile.

The SPD also advises that dormers should be set at least 0.3m below the ridge level and at least 0.5m above eaves level and at least 0.5m from the sides of the roof.

The proposed roof design meets with all the guidance set out within the SPD. The proposed roof would be at a 35 degree angle with an appropriately sized dormer and one rooflight within the front elevation.

No other properties along the road have a flat roof and the proposed pitched roof would infill the only gap within the streetscape. Were the pair of Georgian houses located at a visually important point (e.g. directly at the end of the street or opposite an access point) or were located within a Conservation Area, the preservation of the roof form as a feature may have been prudent. The house is however located within, and opposite, a long line of pitched roof houses. Notwithstanding this, it is considered appropriate for the proposed development to be constructed concurrently with the identical development proposed to the adjoining property at 38 Otterfield Road under planning application ref. 67185/APP/2010/1739 to ensure a uniform appearance in the street scene. Accordingly the proposal is considered to accord with policies BE13, BE15 and BE19 of the Hillingdon UDP, saved policies, September 2007 subject to a condition requiring samples of the proposed roof tiles are submitted and approved, and a planning obligation to ensure development is carried out concurrently with 38 Otterfield Road.

#### Residential Amenity

Policy BE20 of the UDP seeks to ensure that adequate daylight and sunlight can penetrate into and between buildings and that amenities are safeguarded whilst policy BE21 of the UDP precludes development that would result in a significant loss of amenity due to a proposals siting, bulk and proximity.

The proposed raising of the roof would not result in any loss of light or over-dominance for neighbouring properties as it is simply infilling a gap within otherwise pitched roofs. The introduction of a mono-pitched roof 0.7m higher than that existing to the rear element is considered to be limited in its impact upon the amenity of the adjoining property to the north.

It is considered that all the proposed habitable rooms, and those altered by the development still maintain an adequate outlook and source of natural light, therefore complying with Policy 4A.3 of the London Plan (2008).

Policy BE24 of the UDP seeks to protect privacy and as the proposed rear dormer directly faces the 26m deep garden, it is considered that limited loss of privacy would result.

The application proposal would not alter the existing parking provision on the site and as such the proposal would be in compliance with policy AM14 of the saved UDP and the Councils adopted Parking Standards (UDP, Saved Policies, September 2007).

Over 100sqm of private amenity space would be retained in compliance with paragraph 5.13 of the HDAS: Residential Extensions and policy BE23 of the saved UDP (Saved Policies September 2007).

## **6. RECOMMENDATION**

### **APPROVAL subject to the following:**

**1**            HH-T8            Time Limit - full planning application 3 years

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

**REASON**

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

**2**            HH-OM1            Development in accordance with Approved Plans

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

**REASON**

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

**3**            HH-M1            Details / Samples to be Submitted

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

**REASON**

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

**4**            RPD1            No Additional Windows or Doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or

without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved.

#### REASON

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

## INFORMATIVES

### Standard Informatives

- 1 The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
  
- 2 The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:  
**Policy No.**

AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
HDAS	'Residential Developments'
LPP 5.3	(2011) Sustainable design and construction
  
- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
  
- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning

application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.

- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning, Environment and Community Services, Building Control,  
3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).
- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).
- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
- carry out work to an existing party wall;
  - build on the boundary with a neighbouring property;
  - in some circumstances, carry out groundworks within 6 metres of an adjoining building.
- Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning, Environment and Community Services Reception, Civic Centre, Uxbridge, UB8 1UW.
- 8 Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.
- 9 Nuisance from demolition and construction works is subject to control under The

Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -

A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays Bank and Public Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

D) No bonfires that create dark smoke or nuisance to local residents.

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

- 10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.
- 11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO<sub>2</sub>) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.
- 12 You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

**Contact Officer:** Mark Smith

**Telephone No:** 01895 250230



**Notes**

 Site boundary

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Site Address

**36 Otterfield Road,  
 Yiewsley**

Planning Application Ref:

**4320/APP/2010/1743**

Planning Committee

**Central and South**

Scale

**1:1,250**

Date

**Sept  
 2011**

**LONDON BOROUGH  
 OF HILLINGDON**  
 Planning,  
 Environment, Education  
 & Community Services

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



**HILLINGDON**  
 LONDON

## Report of the Head of Planning & Enforcement Services

**Address** 38 OTTERFIELD ROAD YIEWSLEY

**Development:** Installation of pitched roof to create additional level for habitable use with rear dormer and 1 front rooflight and installation of mono-pitched roof to existing two storey element to rear.

**LBH Ref Nos:** 67185/APP/2010/1739

**Drawing Nos:** 03  
1:1250  
02  
04  
01  
05

**Date Plans Received:** 27/07/2010      **Date(s) of Amendment(s):**

**Date Application Valid:** 02/09/2010

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

38 Otterfield Road is a mid terrace property located directly east of the road. Although a mid-terrace in plan form, the house visually appears as a Georgian semi-detached alongside no 36. Both properties having a plain classical front elevation with parapet wall concealing an almost flat roof behind.

The house has a 26m deep rear garden that backs onto an access road.

#### 1.2 Proposed Scheme

The proposal seeks planning permission to install a 2.5m high pitched roof above the main house. To provide additional accommodation at first floor it is proposed to include 1 no. roof light in the front elevation and a dormer within the rear elevation. The dormer is proposed to measure 3.3m long, 2.2m high and 2.7m deep. The dormer would be set 0.5m in from the sides and 0.5m down from the ridge.

The proposal also seeks to introduce a mono-pitch roof to the rear 2 storey rear element that would be 0.7m higher than the existing flat roof.

The proposal should be considered in conjunction with identical proposal for adjoining

property no. 36 (reference: 4320/APP/2010/1743).

**1.3 Relevant Planning History  
Comment on Planning History**

None.

**2. Advertisement and Site Notice**

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

**3. Comments on Public Consultations**

14 neighbouring properties and the Whitethorn Residents Association have been consulted and no responses have been received.

**4. UDP / LDF Designation and London Plan**

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

Part 1 Policies:

PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.

Part 2 Policies:

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

BE19 New development must improve or complement the character of the area.

BE20 Daylight and sunlight considerations.

BE21 Siting, bulk and proximity of new buildings/extensions.

BE23 Requires the provision of adequate amenity space.

BE24 Requires new development to ensure adequate levels of privacy to neighbours.

HDAS 'Residential Developments'

LPP 5.3 (2011) Sustainable design and construction

**5. MAIN PLANNING ISSUES**

The main planning considerations in respect of this application are those of the impact upon the character and appearance of the property and the surrounding area and the

impact upon the amenities of adjoining occupiers.

#### Visual Amenity

Policy BE13 of the Hillingdon Unitary Development Plan (UDP) (Saved Policies September 2007) requires that the layout and appearance of new development must harmonise with the existing street scene whilst policy BE15 requires extensions to be in-keeping with the scale, form and architectural composition of the building. Policy BE19 expects new development to complement or improve the amenity or character of the residential area.

Section 7.0 of the HDAS Supplementary Planning Document, Residential Extensions (December 2008) (SPD) refers to loft conversions and roof alterations. General principles for converting a flat roof to pitched include:

- \* Proposals should provide a roof plane of 35 degrees and the roof height should be 3m;
- \* The type and colour of roof tiles must be identified and groups of dwellings must use the same type and colour of tile.

The SPD also advises that dormers should be set at least 0.3m below the ridge level and at least 0.5m above eaves level and at least 0.5m from the sides of the roof.

The proposed roof design meets with all the guidance set out within the SPD. The proposed roof would be at a 35 degree angle with an appropriately sized dormer and one rooflight within the front elevation.

No other properties along the road have a flat roof and the proposed pitched roof would infill the only gap within the streetscape. Were the pair of Georgian houses located at a visually important point (e.g. directly at the end of the street or opposite an access point) or were located within a Conservation Area, the preservation of the roof form as a feature may have been prudent. The house is however located within, and opposite, a long line of pitched roof houses. Notwithstanding this, it is considered appropriate for the proposed development to be constructed concurrently with the identical development proposed to the adjoining property at 36 Otterfield Road under planning application ref. 4320/APP/2010/1743 to ensure a uniform appearance in the street scene. This will be secured by a Section 106 agreement. Accordingly the proposal is considered to accord with policies BE13, BE15 and BE19 of the Hillingdon UDP, saved policies, September 2007 subject to a condition requiring samples of the proposed roof tiles are submitted and approved, and a planning obligation to ensure the development is carried out concurrently with 36 Otterfield Road.

#### Residential Amenity

Policy BE20 of the UDP seeks to ensure that adequate daylight and sunlight can penetrate into and between buildings and that amenities are safeguarded whilst policy BE21 of the UDP precludes development that would result in a significant loss of amenity due to a proposal's siting, bulk and proximity.

The proposed raising of the roof would not result in any loss of light or over-dominance for neighbouring properties as it is simply infilling a gap within otherwise pitched roofs. The introduction of a mono-pitched roof 0.7m higher than that existing to the rear element is

considered to be limited in its impact upon the amenity of the adjoining property to the north.

It is considered that all the proposed habitable rooms, and those altered by the development still maintain an adequate outlook and source of natural light, therefore complying with Policy 5.3 of the London Plan (2011).

Policy BE24 of the UDP seeks to protect privacy and as the proposed rear dormer directly faces the 26m deep garden, it is considered that limited loss of privacy would result.

The application proposal would not alter the existing parking provision on the site and as such the proposal would be in compliance with policy AM14 of the saved UDP and the Councils adopted Parking Standards (UDP, Saved Policies, September 2007).

Over 100sqm of private amenity space would be retained in compliance with paragraph 5.13 of the HDAS: Residential Extensions and policy BE23 of the saved UDP (Saved Policies September 2007).

## **6. RECOMMENDATION**

### **1 HH-T8 Time Limit - full planning application 3 years**

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

#### **REASON**

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

### **2 HH-OM1 Development in accordance with Approved Plans**

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

#### **REASON**

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

### **3 HH-M1 Details / Samples to be Submitted**

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

#### **REASON**

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

2007).

**4 RPD1 No Additional Windows or Doors**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing No.40 Otterfield Road.

**REASON**

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

**INFORMATIVES**

**Standard Informatives**

- 1 The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
  
- 2 The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:  
**Policy No.**  

AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
HDAS	'Residential Developments'
LPP 5.3	(2011) Sustainable design and construction
  
- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must

be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.
- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning, Environment and Community Services, Building Control,  
3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).
- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).
- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
  - carry out work to an existing party wall;
  - build on the boundary with a neighbouring property;
  - in some circumstances, carry out groundworks within 6 metres of an adjoining building.Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning, Environment and Community Services Reception, Civic Centre, Uxbridge, UB8 1UW.
- 8 Your attention is drawn to the fact that the planning permission does not override

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

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

A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays Bank and Public Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

D) No bonfires that create dark smoke or nuisance to local residents.

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

- 10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.
- 11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO<sub>2</sub>) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.
- 12 You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

**Contact Officer:** Mark Smith

**Telephone No:** 01895 250230



**Notes**

 Site boundary

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Site Address

**38 Otterfield Road,  
 Yiewsley**

Planning Application Ref:

**67185/APP/2010/1739**

Planning Committee

**Central and South**

Scale

**1:1,250**

Date

**Sept  
 2011**

**LONDON BOROUGH  
 OF HILLINGDON**  
 Planning,  
 Environment, Education  
 & Community Services

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



**HILLINGDON**  
 LONDON

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

**Address:** FORMER HONEYWELL SITE, TROUT ROAD, WEST DRAYTON

**Development:** MIXED USE DEVELOPMENT COMPRISING A NEW 5 HECTARE PARK, 211 RESIDENTIAL UNITS, AN AREA OF LIVE/WORK UNITS AND/OR OTHER USES WITHIN USE CLASSES A1, A2, A3 (OUTLINE APPLICATION)

**LBH Ref Nos:** 335/APP/2002/2754 (OUTLINE APPLICATION)  
335/APP/2006/2245 (RESERVED MATTERS APPLICATION)

**Drawing Nos:** AS PER ORIGINAL COMMITTEE REPORT.

**Date application approved at Committee** 23 April 2004 (outline planning permission)  
26 October 2006 (reserved matters planning permission)

**Summary:** This report seeks a variation to the Heads of Terms of the s106 agreement for the Former Honeywell Site application ref. 335/APP/2002/2754 that was approved on 21 September 2005. The reserved matters application was lodged on the 2<sup>nd</sup> of August 2006 and approved on the 1<sup>st</sup> of November 2006. The variation is sought to regularise the timing of the delivery of the s278 works which have now been completed. The variation request also seeks to regularise the timing for issuing of the Greenbelt Certificates and the Footbridge Works. Further approval is sought to regularise the management and ownership of the onsite community facility that is being operated and maintained by the RSL on the site A2 Dominion. Finally the variation is also sought to amend the scope for the spending of the health contribution as the NHS Site where the contribution was to be invested has been sold by the NHS and therefore the health facility cannot be delivered at this location.

**S106 Agreement** Dated 13 September 2005

## 1.0 CONSULTATIONS

### 1.1 Internal Consultees

Planning Obligations  
Officer

The highways works have all been completed.

The Greenbelt works have largely been completed. The only outstanding matter which is prohibiting the issuing of the first and then the final green belt certificate is the presence of Japanese Knotweed onsite. Set out below is the status of the S106

Agreement:

The Council has been advised that the knotweed has been successfully eradicated, however the nature of this weed is such that further checks will be required over the next 12-18 months to ensure the weed does not reappear.

The footbridge works have been completed and the final sign off is to occur shortly. The onsite community centre has been managed and maintained by the RSL, A2 Dominion for the past 2 years. The request to enable its land transfer to the RSL is considered acceptable given the location, size and ongoing maintenance costs that are not desirable for the Council manage this facility in this instance.

The health contribution cannot be spent as currently prescribed in the s106 due to the fact that the NHS sold the site on the corner of St Stephens Road and High Street, Yiewsley some time ago. Therefore the owner has agreed to amending the scope for spend of this contribution to a 2 kilometre radius. This is considered acceptable and will enable the contribution to be spent on new GP facilities in the locality.

## **2.0 RECOMMENDATION**

- a) That the definition of “Green Belt Certificate” in the Main Agreement shall be amended to read:-

“ means the first certificate or certificates issued by the Council (upon request) to the First Owner upon which any phase of the Green Belt Works being Substantially Completed”.

- b) That the definition of “Green Belt Final Certificate” in the Main Agreement shall be amended to read:-

“means the certificate or certificates issued at the expiry of the period of 12 months form the issue of the relevant Green Belt Certificate subject to the terms set out in paragraph 2.12 of Schedule 7”.

- c) That Schedule 5 to the Main Agreement shall be varied as follows: -

- (i) Paragraph 1 and 2 shall be deleted and the following inserted: -

- “1. To enter into an agreement with the Council under section 278 of the Highways Act 1980 substantially in the form set out in Appendix 4 hereof (subject to any amendments agreed by the First Owner and the Council) for the purpose of securing the Signal Controlled Junction Works
2. To carry out the Signalled Controlled Junction Works at its own expense in accordance with the agreement under section 278 of the Highways Act 1980 (referred to in paragraph 1 above) and to complete the Signal Controlled Junction works within nine months of the First Owner entering into such agreement with the Council”.

- (ii) Paragraph 3 shall be deleted.

- d) That Schedule 7 to the Main Agreement be varied as follows: -

- (i) Paragraph 2.5 shall be deleted and the following inserted:-

“2.5.1 Subject to obtaining the necessary consents and approvals for the Footbridge Works referred to in paragraph 2.1 (a) of this Schedule the first Owner shall carry out the Footbridge Works at its own expense and complete the Footbridge Works Prior to the Occupation of any part of the Development PROVIDED THAT:-

- (a) the first Owner shall be entitled to a reasonable extension of time for the construction of the Footbridge Works if despite the use of all reasonable endeavours the necessary consents have not been obtained within 6 months of a request by the First Owner to the Environment Agency for such consents (unless such delay is caused by the act or omission of the First Owner) PROVIDED THAT the First Owner shall furnish the Council with evidence to obtain the Environment Agency’s consent

pursuant to paragraph 2.1 (a) above (and if the First Owner is entitled to such an extension of time the First Owner shall not be required to complete the Footbridge Works prior to Occupation of the Development and the First Owner shall complete the Footbridge Works in accordance with a timetable agreed with the Council) and

- (b) if the necessary consents have not been obtained within five years of Implementation of the Planning Permission the obligations in relation to the consents for construction of the Footbridge Works shall lapse PROVIDED THAT the First Owner can demonstrate to the Council that it has used its reasonable endeavours to obtain the necessary consents as referred to in paragraph 2.1(a) of this Schedule

**2.5.2** Subject to obtaining the necessary consents and approvals for the Green Belt Works referred to in paragraph 2.1(b) of this Schedule the First Owner shall carry out the Green Belt Works at its own expense in accordance with the details and specifications set out in the Green Belt Scheme and shall complete the Green Belt Works as follows:-

- (a) as to the Green Belt Works to be carried out on the Green Belt Land other than (i) the area shown shaded yellow and (ii) or within the area shown by a red dashed line on drawing number 1S0-414-/KNOT annexed by 31 January 2013.
- (b) Subject to the provisions of paragraph 2.5(a) Occupation of any part of the Development shall not take place until such time as the Engineer has issued the Green Belt certificate,
- (ii) The following shall be added to paragraph 3.3(d)
- “(v) If reasonable necessary in order for the First Owner to comply with its obligations in this Schedule 7 the transfer shall reserve to the First Owner reasonable rights of access to and from such part or parts of the Green Belt Land retained by the First Owner or such part or parts of the Green Belt Land transferred to the Council”
- e) Paragraph 2 of Schedule 9 of the Main Agreement shall be varied to read as follows:

**SCHEDULE 9**  
**HEALTH CONTRIBUTION**

2. The Council covenants with the Owner to use the Health Care Contribution towards the provision of new health care facilities within a radius of 2km of the Development.

- f) Paragraph 3 of Schedule 11 of the Main Agreement shall be deleted and replaced with the following:

**SCHEDULE 11**  
**COMMUNITY FACILITY**

- 3. The First Owner covenants with the Council (unless otherwise agreed in writing by the Council) as follows:**
- (a) to complete the transfer or lease within six months of the date of delivery of the executed transfer documents or lease in accordance with paragraph 1 above; and**
  - (b) if the transfer or lease (as the case may be) is not completed in accordance with the obligations contained in paragraph 3(a) above not to complete the transfer or lease unless the First Owner agrees otherwise SAVE where the failure to complete the transfer or lease in accordance with paragraph 3(a) above is caused or contributed to by the First Owner's breach of the provisions of this Schedule.**
- 4. The Second Owner covenants with the Council to use the land transferred to it pursuant to the transfer referred to in paragraph 1(a) above or the building leased to it pursuant to the lease referred to in paragraph 1(b) above only for the purposes of a community hall or other community purposes.**
- g) That if the Deed of Variation is not finalised within a period of 6 months from the date of this committee resolution, or any other period deemed appropriate by the Head of Planning, Trading Standards and Environmental Protection, then the application may be referred back to the Committee for determination.**
  - h) That if the application is approved, it be subject to the conditions and informatives agreed by the Uxbridge Planning Committee on 23 April 2004 (detailed in the Committee report and minutes) and attached to this report.**

### **3.0 KEY PLANNING ISSUES**

- 3.0** Outline Planning permission for a residential scheme (335/APP/2002/2754) was approved by the Uxbridge Planning Committee on 23rd April 2004, subject to the signing of a legal agreement and the imposition of conditions, with the reserved matters application was approved on the 1<sup>st</sup> of November 2006. The development is now largely complete with residents already residing on site.
- 3.1** The original Committee resolution required the applicant to enter into a substantial s106 agreement to provide amongst other things; a s278 agreement, a schedule of green belt improvement works, an identified location for where the health contribution is to be spent and an onsite community facility to be transferred to the council.

- 3.2 There is no objection to the amendment to the s278 paragraph. This is a paper exercise to bring the s106 agreement in line with the actual signing of the s278 agreement that occurred on the 21st of July 2008 after the planning permission had been implemented.
- 3.3 For the proposed Green Belt and footbridge certificate amendments (para 2.5) there is no objection from Green Spaces or the Landscape Officer for Planning, Environment, Education and Community Services. The s106 requirements in relation to planting were unable to be met due to the timing of the building programme. The amendment will allow us to issue the landscaping works certificate and tie up other loose ends relating to the green belt improvements programme. The works as proposed and required under the terms of the s106 agreement in the green belt have largely been endorsed through the discharge of most of the landscaping and green belt related conditions on the planning permission. The only matter prohibiting the initial and final certificates from being issued is the presence of Japanese knotweed onsite. We have recently been advised that this has been successfully eradicated, however at the time of writing this report a council inspection has not yet occurred to confirm this. Therefore we are seeking a time extension until January 2013. It is envisaged that the revised date will enable the certificates to be issued without the need for a further Deed of Variation to the time for this to occur.
- 3.4 Since the granting of both the outline and reserved matters planning applications the site as specified in the s106 agreement for where the Health contribution is to be spent, being the corner of St Stephens Road and High Street, Yiewsley, has since been sold by the NHS. As such this site is no longer available to deliver a health centre. Therefore agreement was sought and obtained for the owner to amend this schedule to enable the spend of the health contribution in the sum of £50,000, to within 2 kilometres of the site. This is considered enough scope to enable the appropriate spend of this contribution and thereby mitigate any impact on nearby health facilities as a consequence of this development.
- 3.5 For the community facility, the principle of this amendment to the heads of terms for the ownership of the community facility on-site, is considered acceptable because it will enable the efficient management of the onsite community facility where the Council does not wish to have these management responsibilities, nor is it financially efficient for the Council to manage this facility. The logical option to resolve this matter is the transfer of the title to the housing association, Dominion Housing, who are managing the affordable housing on site and who are willing to take on this responsibility and ensure that the facility is open to all residents, in perpetuity. The proposed drafting reflects the requirement for first owner to transfer the land to the RSL who shall be responsible for the facility and its ongoing management either as a community hall or community facility.
- 3.6 The Council's Planning, Environment, Education and Community Services and Social Care, Health and Housing directorates both endorse the request.

- 3.7 The precise terms of the rewording have been agreed with the Council's legal team to ensure that the terms of the agreement are enforceable in the usual way.
- 3.8 Approval is therefore recommended, subject to the conditions and informatives contained within the reports heard by the Uxbridge Planning Committee on 23 April 2004 and the Central and South Planning committee on 26 October 2006, and the conditions imposed by the Committees and recorded in the minutes of those meetings.

## **OBSERVATIONS OF BOROUGH SOLICITOR**

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

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

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached. Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

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

## **OBSERVATIONS OF THE DIRECTOR OF FINANCE**

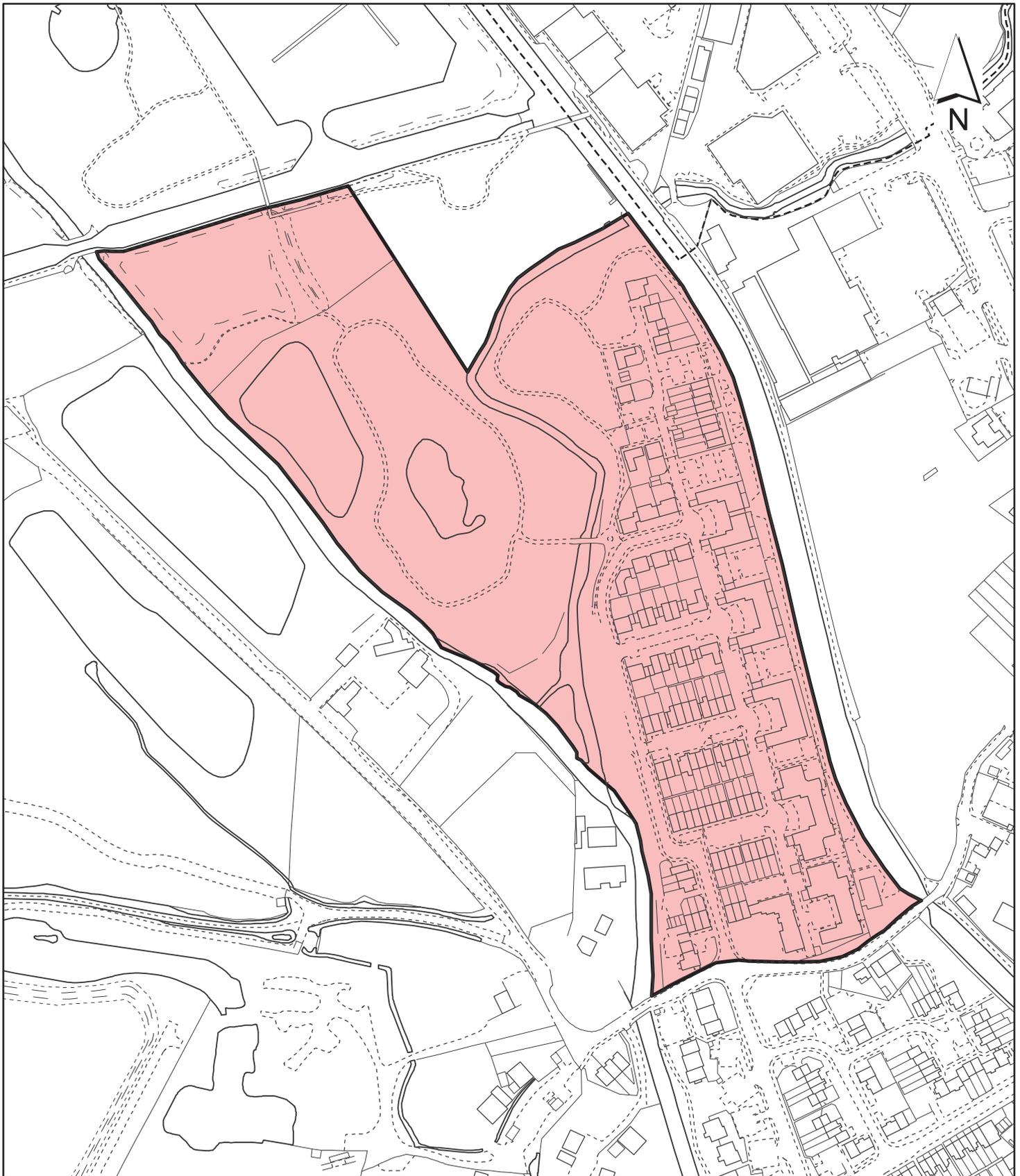
The report indicates that the costs of the development will be fully met by the developer, and the developer will make a Section 106 contribution to the Council towards associated public facilities. The developer will also meet the reasonable costs of the Council in the preparation of the Section 106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

## **Reference Documents**

- (a) Uxbridge Planning Committee Agenda 23 April 2004 Report for application reference 355/APP/2002/2754
- (b) Uxbridge Planning Committee Minutes 23 April 2004 resolution for application reference 335/APP/2002/2754.
- (c) Central and South Planning Committee Agenda 26 October 2006. Report for application 335/APP/2006/2245.
- (d) Central and South Planning Committee Minutes 26 October 2006 resolution for application reference 335/APP/2006/2245.

**Contact Officer:** VANESSA SCOTT

**Telephone No:** 01895 250 230



**Notes**

 Site boundary

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Site Address

**Former Honeywell site  
Trout Road  
Yiewsley**

Planning Application Ref:

**335/APP/2002/2754**

Planning Committee

**Central and South**

Scale

**1:3,000**

Date

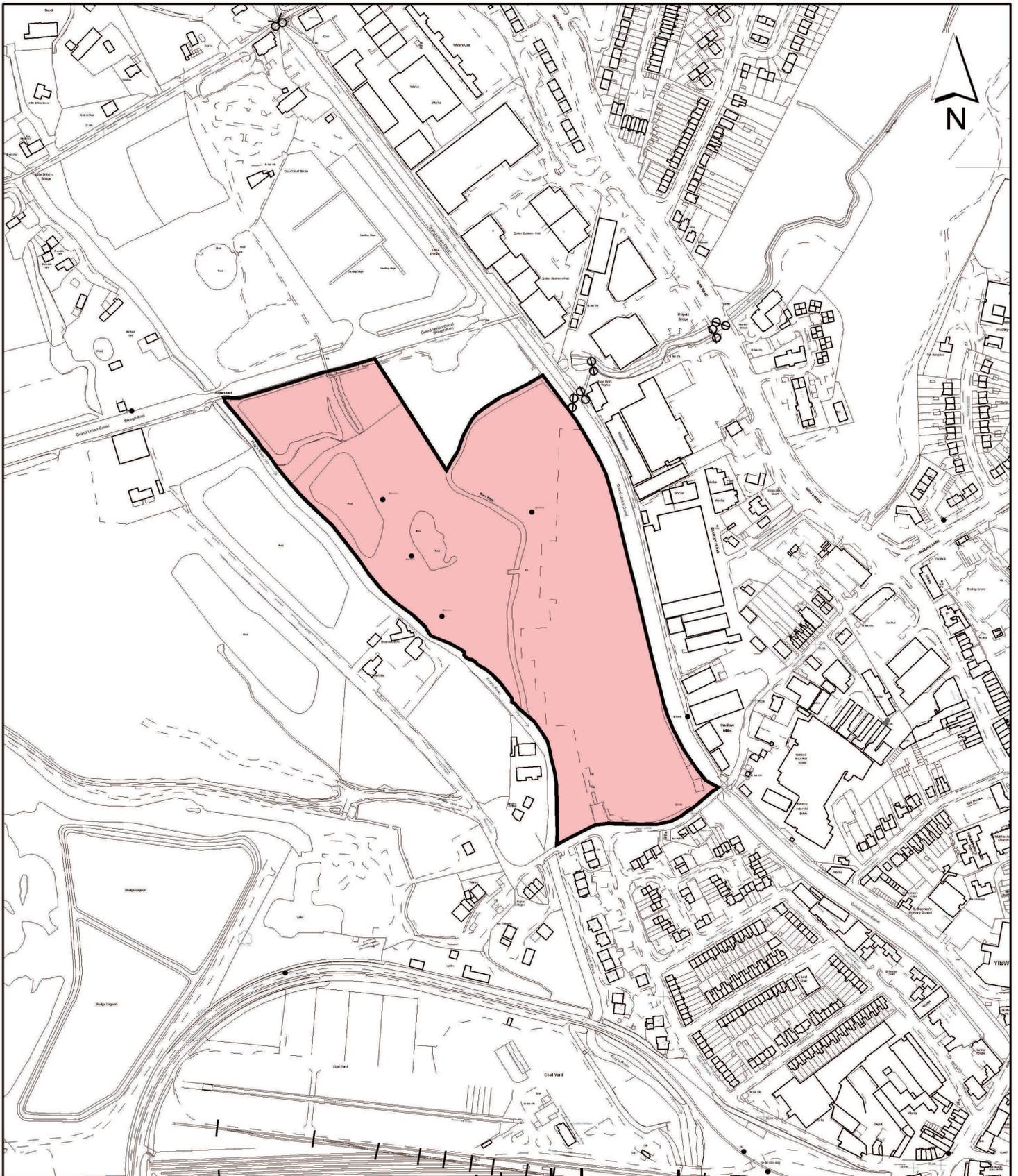
**August  
2011**

**LONDON BOROUGH  
OF HILLINGDON**  
Planning,  
Environment, Education  
& Community Services

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



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Site Address	
<b>Former Honeywell Site Trout Road Yiewsley</b>	
Planning Application Ref:	Scale
<b>335/APP/2006/2245</b>	<b>1:5,000</b>
Planning Committee	Date
<b>Central and South</b>	<b>February 2007</b>

**LONDON BOROUGH OF HILLINGDON**

**JEAN PALMER**  
Director of Planning & Community Services

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



# Plans for Central & South Planning Committee

20th September 2011



HILLINGDON  
LONDON



INVESTOR IN PEOPLE

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Page 149

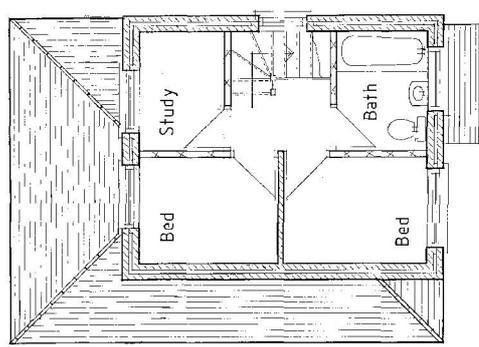
**Report of the Head of Planning & Enforcement Services**

**Address** LAND ADJACENT TO 135 BOURNE AVENUE HAYES  
**Development:** Two storey, two-bedroom detached dwelling with associated parking and amenity space, involving installation of vehicular crossover to front  
**LBH Ref Nos:** 13276/APP/2010/2168

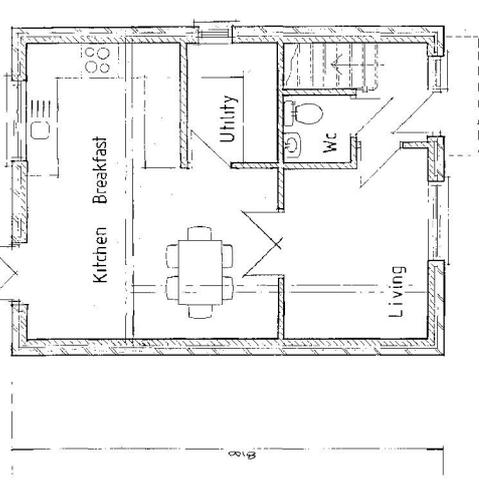
<b>Date Plans Received:</b>	17/09/2010	<b>Date(s) of Amendment(s):</b>	07/02/2010
<b>Date Application Valid:</b>	31/03/2011		17/09/2010

NOTES:  
All dimensions must be checked on site and not scaled from this drawing.

**OUTLINE PLANNING CONSENT GRANTED**  
Ref: 13276/APP/2010/1274

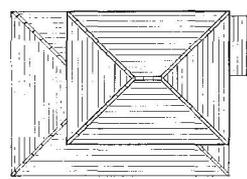


**PROPOSED FIRST FLOOR PLAN**

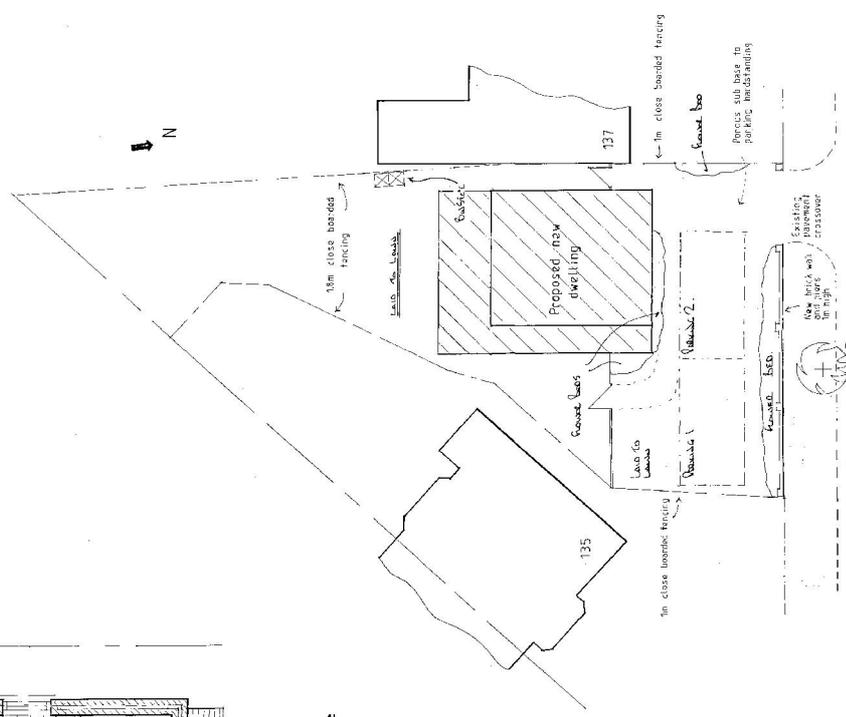
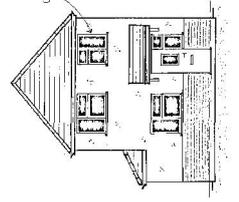
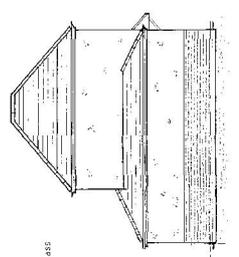
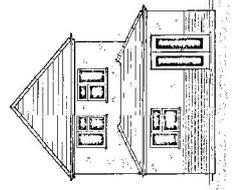
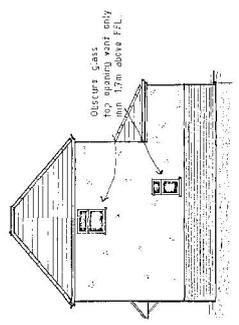


**PROPOSED GROUND FLOOR PLAN**

**Materials**  
Roof: Brown interlocking tiles.  
Walls: Smooth render and painted magnolia / Dark red brick brick to window sill on ground floor level.  
Doors/Windows: White UPVC



**ROOF PLAN scale 1:100**



**SITE PLAN scale 1:100**

Rev	Description	Date
2	Issue for Planning Consent	
1	Issue for Planning Consent	
A	Issue for Planning Consent	

G.F. POTLE & CO.  
BUILDING DESIGN &  
MANAGEMENT SERVICES  
Suite B  
128 Manor Way  
Ruffalo  
M44 5PR  
Tel: 01895 622800  
Fax: 01895 622900

Client  
**MR. D. HUNTER**

Job Title  
Land at side of -  
**135 BOURNE AVENUE**  
**HAYES**  
**MIDDIX**

Drawing Title  
**PROPOSED NEW  
DETACHED DWELLING**  
12 MAY 2011 AMENDED

Scale  
**1:50, 100**

Date  
**SEPT 10**

Drawn by  
**MDP**

Draw No.  
**2871701**



**Notes**

 Site boundary  
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Site Address	
<b>Land adjacent to 135 Bourne Avenue Hayes</b>	
Planning Application Ref:	Scale
<b>13276/APP/2010/2168</b>	<b>1:1,250</b>
Planning Committee	Date
<b>Central and South</b>	<b>February 2011</b>

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



**Report of the Head of Planning & Enforcement Services**

**Address** 212 COLDHARBOUR LANE HAYES

**Development:** Erection of 4, three-bedroom, semi detached dwellings with associated parking and amenity space, involving installation of vehicular crossover and demolition of existing dwelling.

**LBH Ref Nos:** 53690/APP/2011/236

**Date Plans Received:** 02/02/2011

**Date(s) of Amendment(s):** 02/02/2011

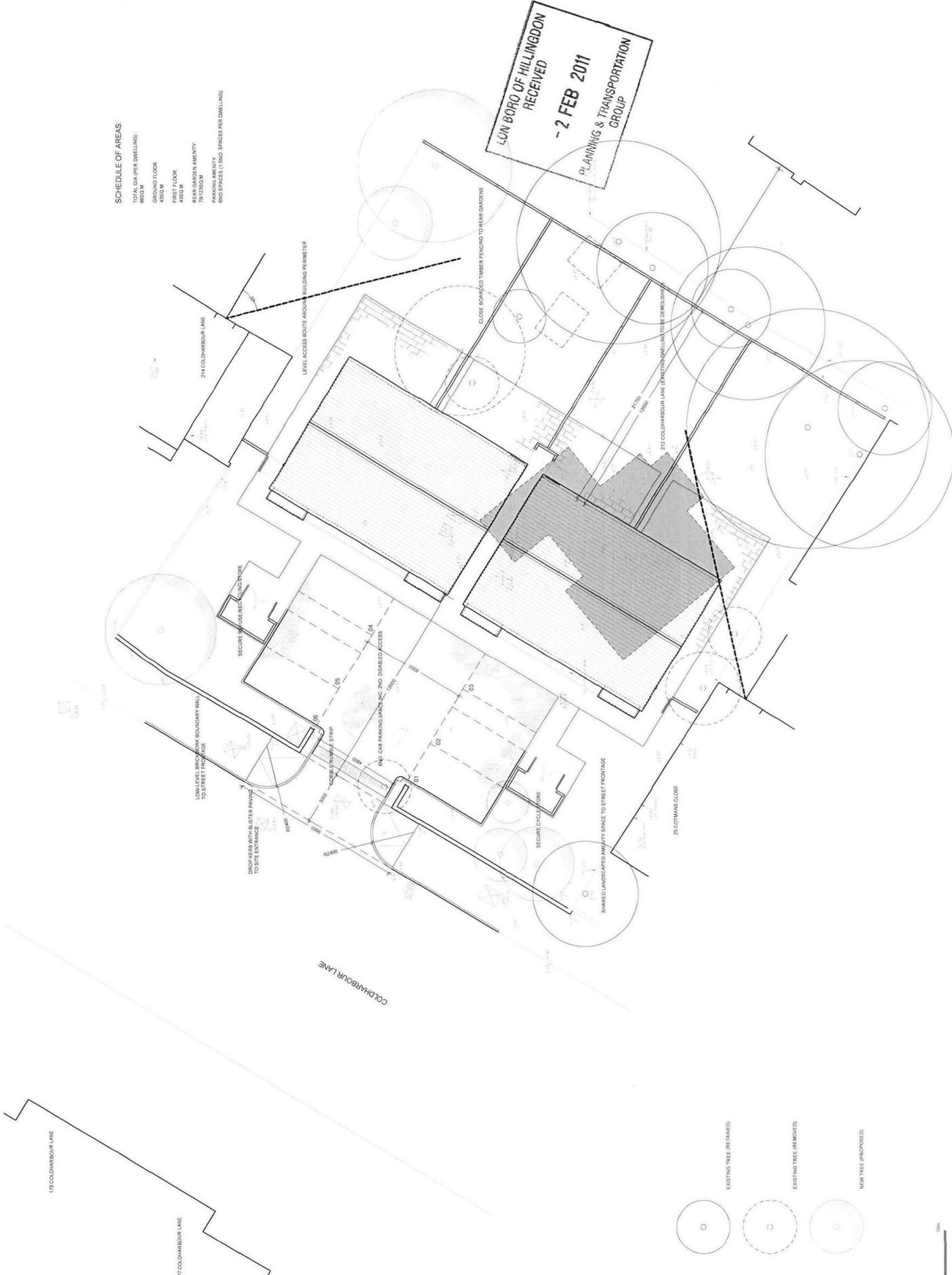
**Date Application Valid:** 07/02/2011



**SCHEDULE OF AREAS**

- TOTAL GFA (PER DWELLING)
- 885.0 M<sup>2</sup>
- GROUND FLOOR
- 781.0 M<sup>2</sup>
- FIRST FLOOR
- 483.0 M<sup>2</sup>
- REAR GARAGE/AMENITY
- 781.0 M<sup>2</sup>
- PARKING AMENITY
- 880 SPACES (1.5M<sup>2</sup> SPACES PER DWELLING)

LUN BORO OF HILLINGDON  
 RECEIVED  
 - 2 FEB 2011  
 PLANNING & TRANSPORTATION  
 GROUP



Project: <b>General Arrangement</b> Approved Date:		Date: <b>15/07/10</b> Drawn:	
Client: <b>LUN BORO OF HILLINGDON</b> Project No: <b>11/01/011 (1) 1.000 (A1)</b>		Drawing No: <b>11/07</b> Scale: <b>A</b>	

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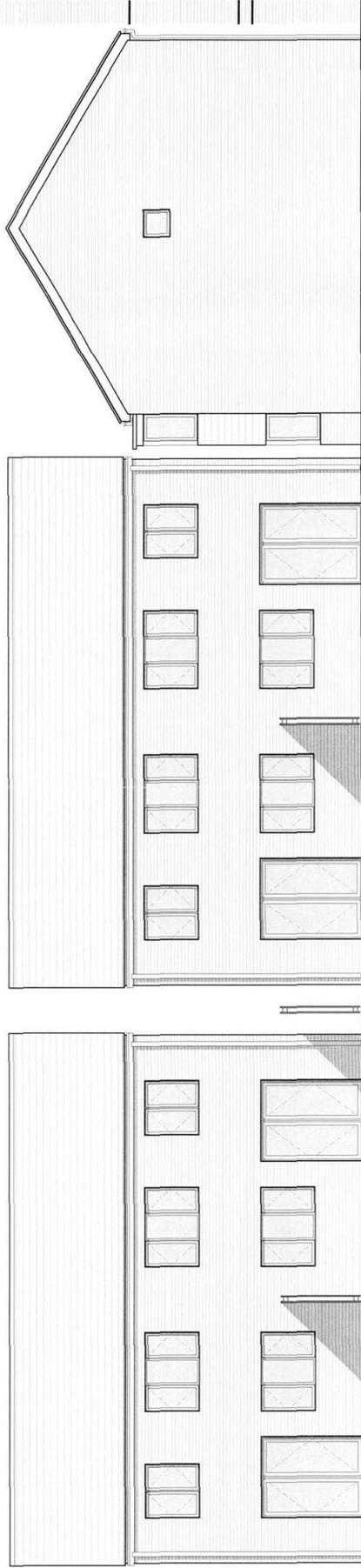


LON BORO OF HILLINGDON  
 RECEIVED  
 - 2 FEB 2011  
 PLANNING & TRANSPORTATION  
 GROUP



PROPOSED WEST ELEVATION

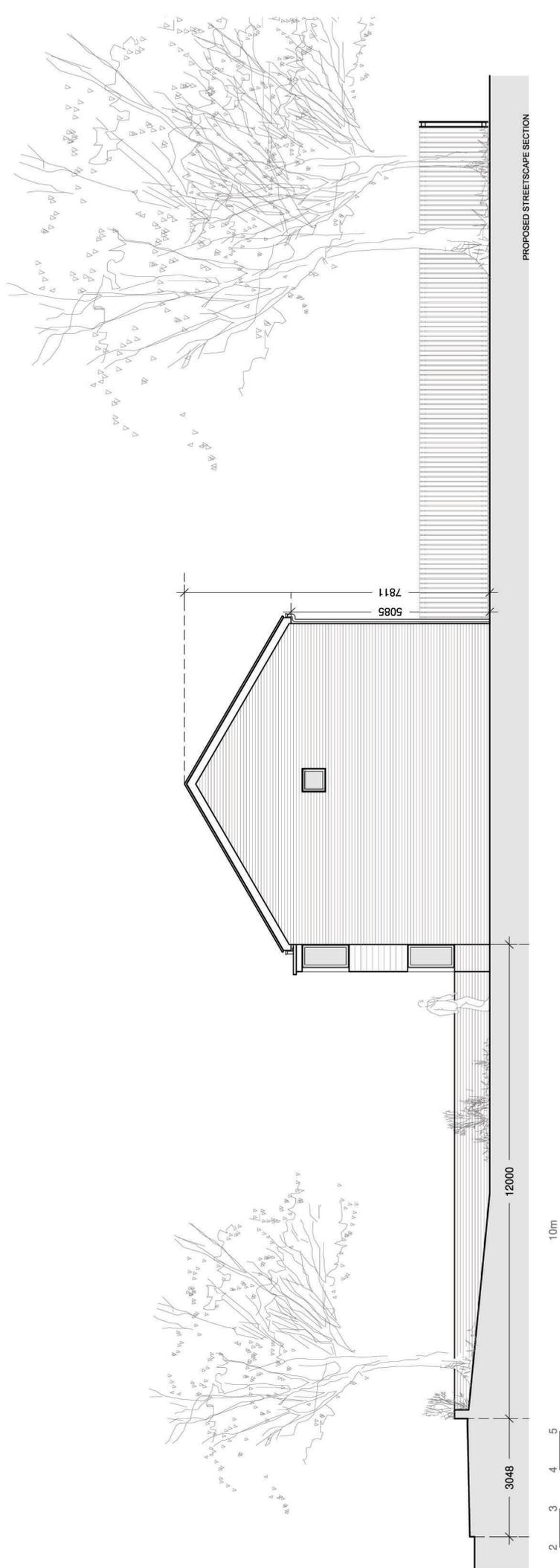
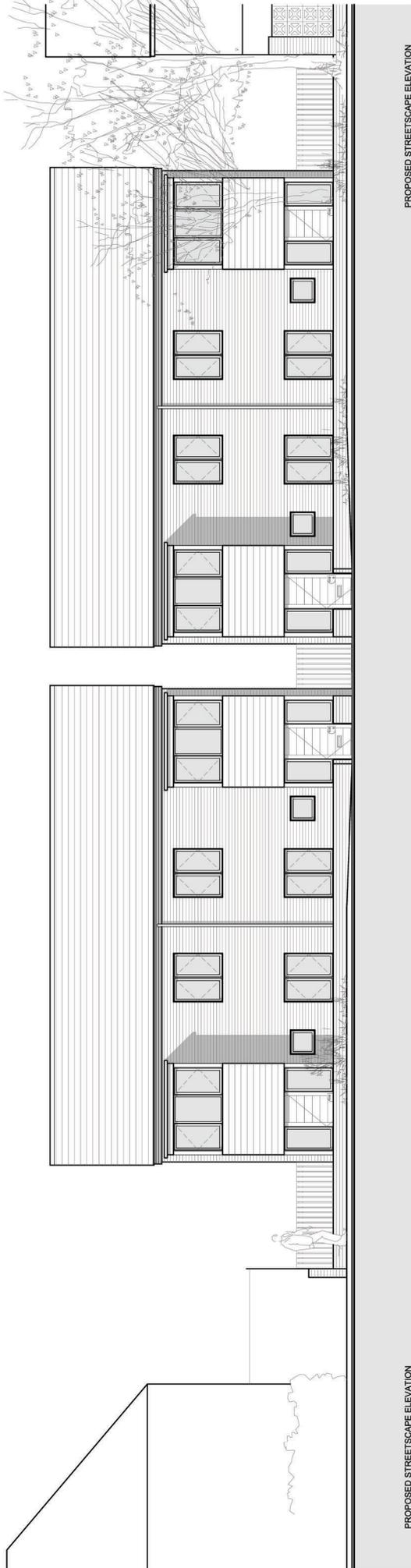
PROPOSED NORTH ELEVATION



PROPOSED SOUTH ELEVATION

PROPOSED EAST ELEVATION

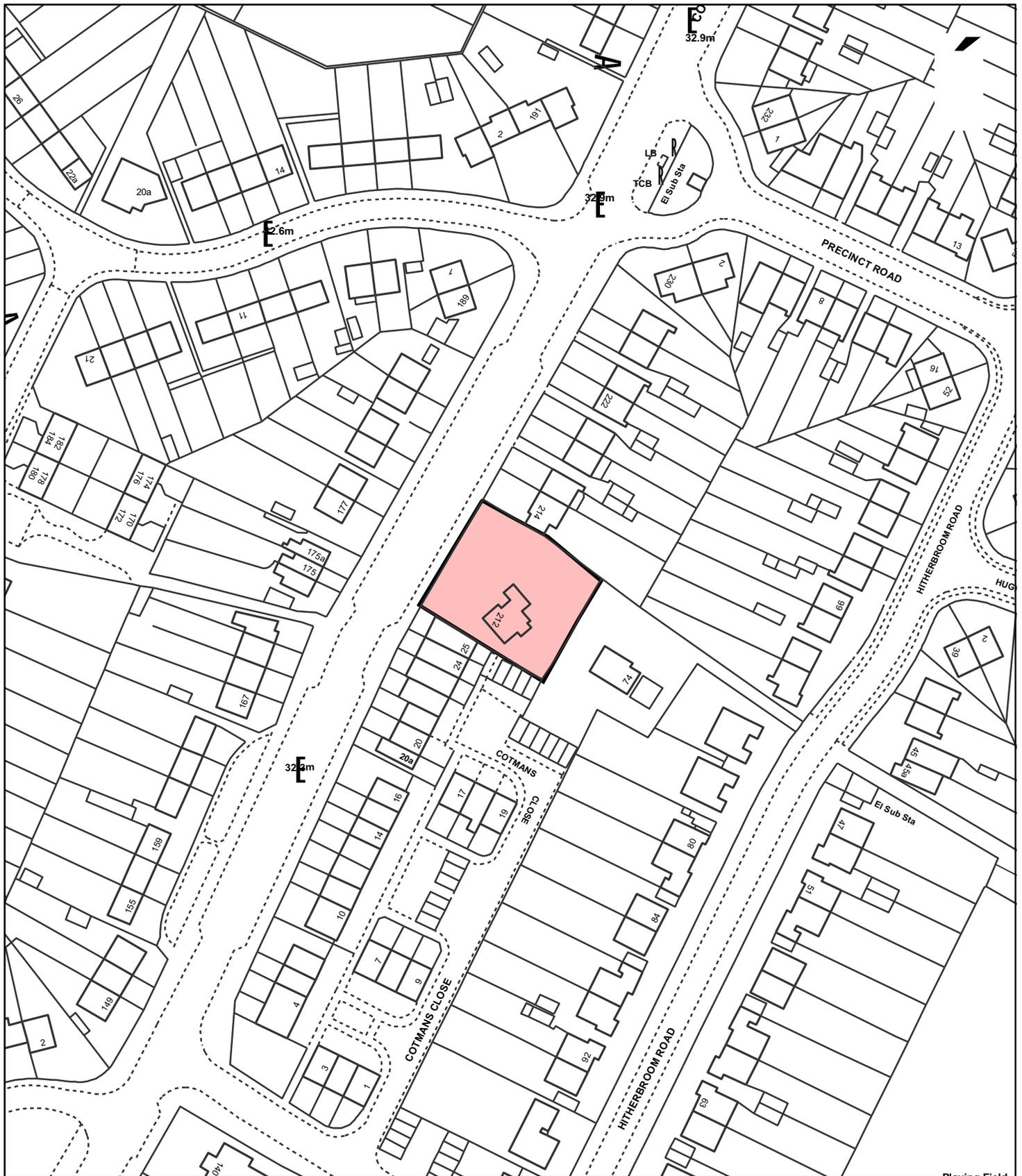




PROJECT INFORMATION Project Name: [REDACTED] Project Address: [REDACTED] Project City: [REDACTED]		CLIENT INFORMATION Client Name: [REDACTED] Client Address: [REDACTED]	
DESIGNER INFORMATION Designer Name: [REDACTED] Designer Address: [REDACTED]		DATE AND SCALE Date: [REDACTED] Scale: [REDACTED]	
APPROVALS Designer: [REDACTED] Client: [REDACTED]		PROJECT LOCATION City: [REDACTED] State: [REDACTED]	







**Notes**

 Site boundary  
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Site Address

**212 Coldharbour Lane,  
Hayes**

Planning Application Ref:  
**53690/APP/2011/236**

Planning Committee  
**Central & South**

Scale  
**1:1,250**

Date  
**April 2011**

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



**HILLINGDON**  
LONDON

**Report of the Head of Planning & Enforcement Services**

**Address** 460 UXBRIDGE ROAD HAYES

**Development:** Part change of use of 1st, 2nd and 3rd floors from Class B1 (Office) to Class D1 (Non-residential Institutions) for use as a training / further education college and installation of refuse store to rear (Part Retrospective Application).

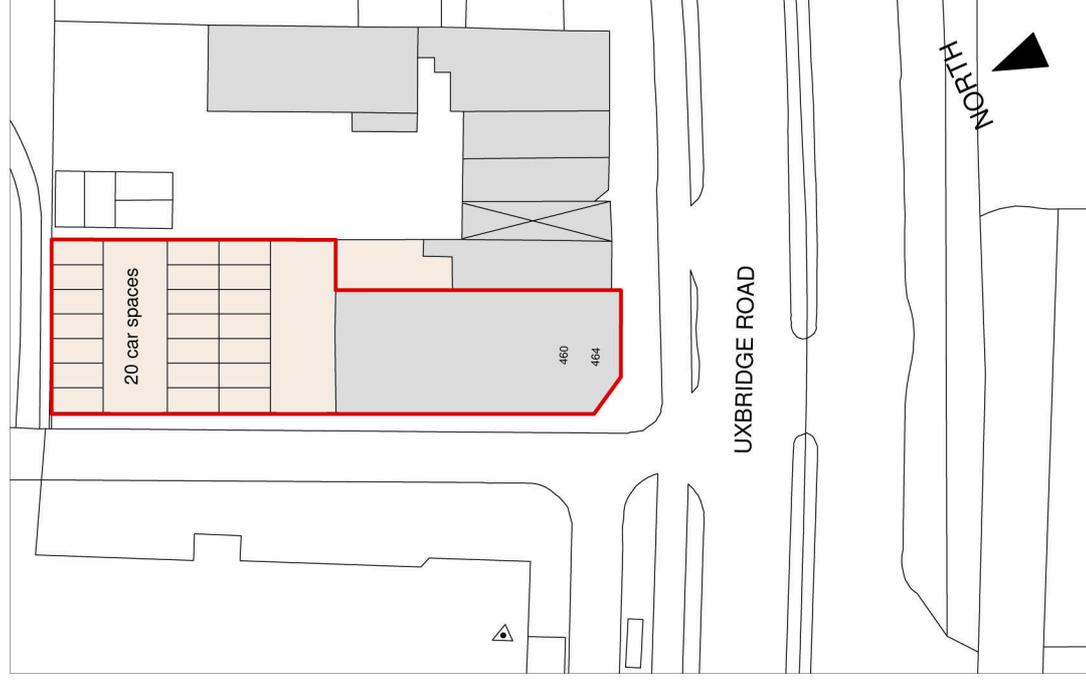
**LBH Ref Nos:** 1647/APP/2011/793

<b>Date Plans Received:</b>	31/03/2011	<b>Date(s) of Amendment(s):</b>	01/04/2011
<b>Date Application Valid:</b>	15/04/2011		15/04/2011

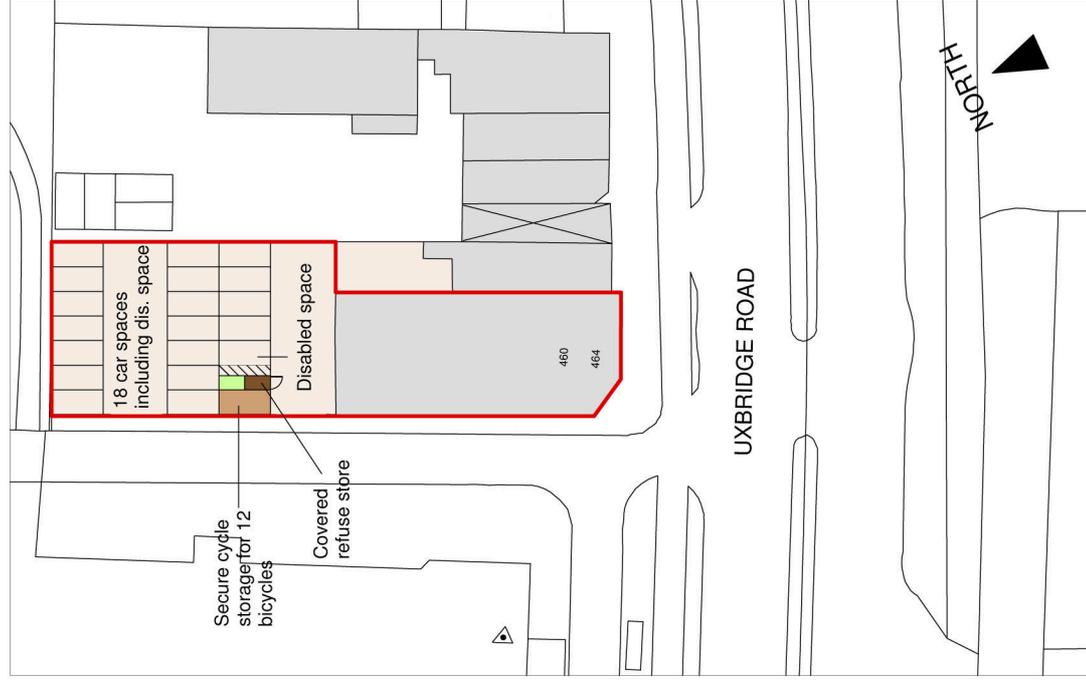
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LOCATION PLAN SCALE 1:1250



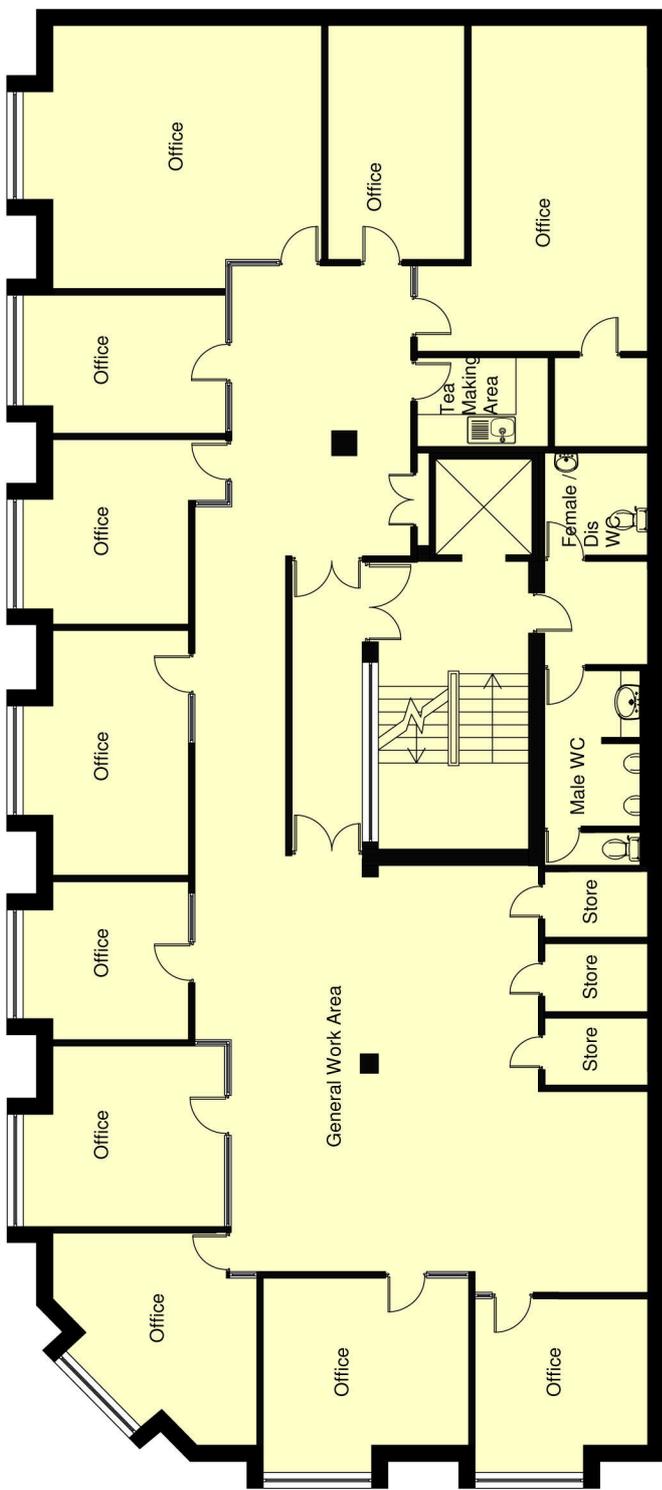
EXISTING SITE PLAN



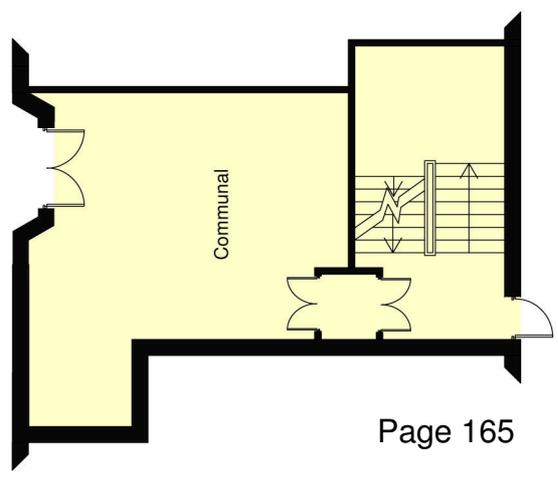
PROPOSED SITE PLAN



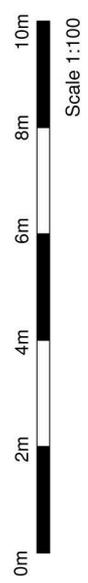
Drawing	Scale	Drawing No	Project	Client	Date
<b>Location &amp; Site Plan</b>	<b>1:1250 &amp; 1:500@A3</b>	<b>789/01A</b>	<b>460 Uxbridge Road Hayes, Middlesex UB4 0SD</b>	<b>CAMS TRAINING</b>	<b>02.12.2010</b>
<b>IDEAL PLANNING PERMISSIONS</b> PLANNING - ARCHITECTURE - FEASIBILITY - FINANCIAL APPRAISALS - CGI <b>IDEAL</b> PLANNING PERMISSIONS Erico House, 93-99 Upper Richmond Road,, London, SW15 2TG - Tel: 020 8785 5784 - Website: www.idealplanningpermissions.co.uk					



FIRST FLOOR PLAN

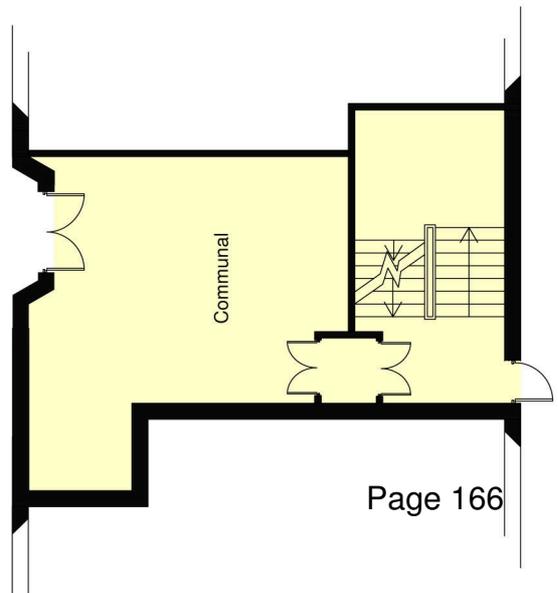


GROUND FLOOR PLAN



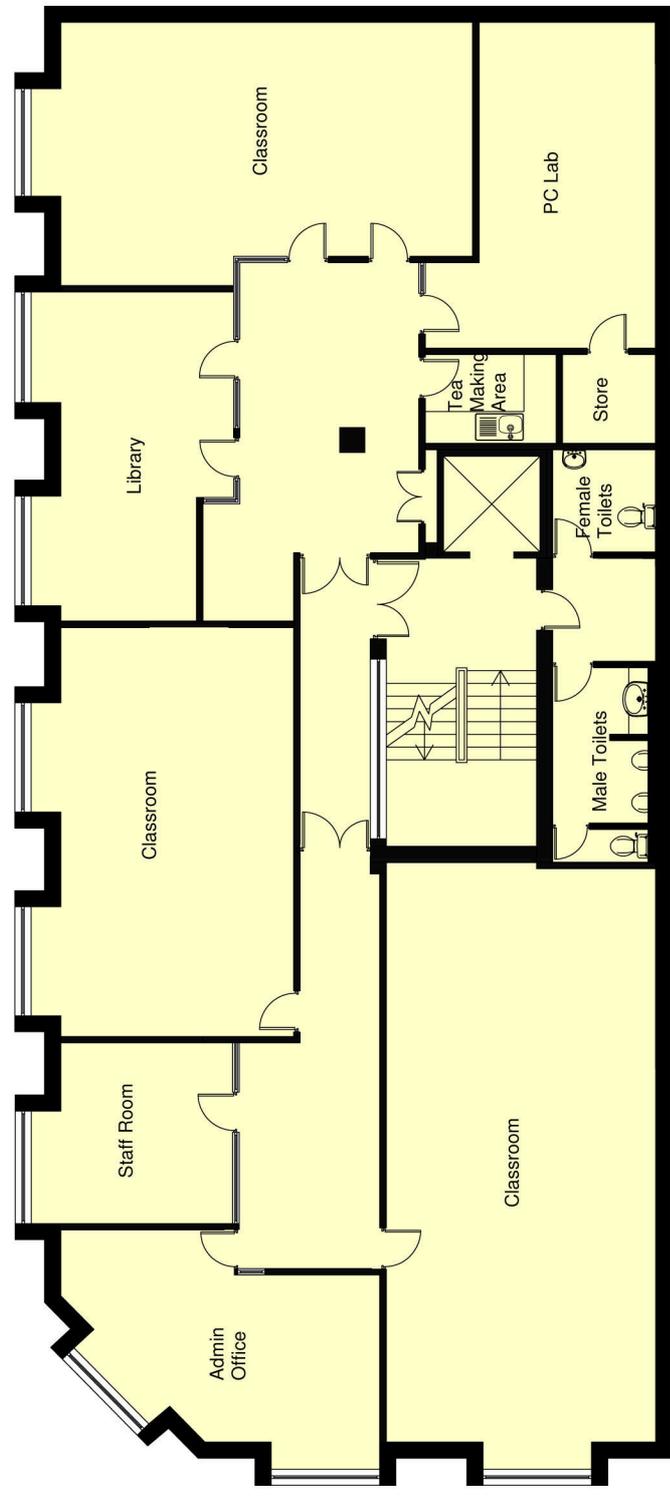
Drawing	Scale	Drawing No	Project	Client	Date
<b>Existing Floorplans</b>	<b>1:100@A3</b>	<b>789/02</b>	<b>460 Uxbridge Road Hayes, Middlesex UB4 0SD</b>	<b>CAMS TRAINING</b>	<b>02.12.2010</b>
<b>IDEAL PLANNING PERMISSIONS</b> PLANNING - ARCHITECTURE - FEASIBILITY - FINANCIAL APPRAISALS - CGI Erico House, 93-99 Upper Richmond Road., London, SW15 2TG - Tel: 020 8785 5784 - Website: www.idealplanningpermissions.co.uk					

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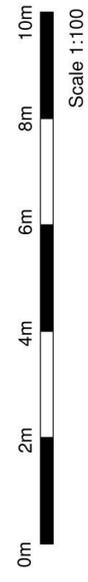


Page 166

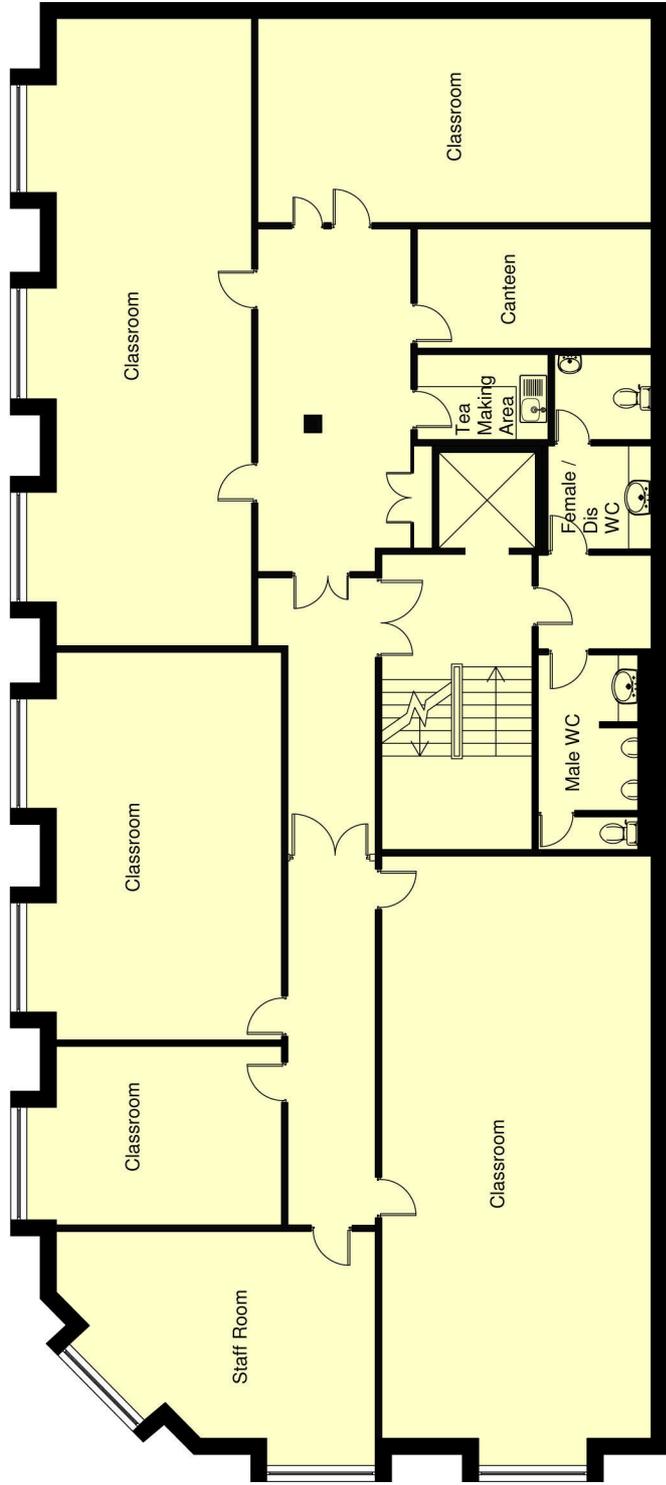
PART GROUND FLOOR PLAN



FIRST FLOOR PLAN



<b>Drawing</b>	<b>Proposed Ground &amp; 1st Floors</b>	<b>Scale</b>	<b>1:100@A3</b>	<b>Drawing No</b>	<b>789/05</b>	<b>Project</b>	<b>460 Uxbridge Road Hayes, Middlesex UB4 0SD</b>	<b>Client</b>	<b>CAMS TRAINING</b>	<b>Date</b>	<b>02.12.2010</b>	
<b>IDEAL PLANNING PERMISSIONS</b> PLANNING - ARCHITECTURE - FEASIBILITY - FINANCIAL APPRAISALS - CGI												
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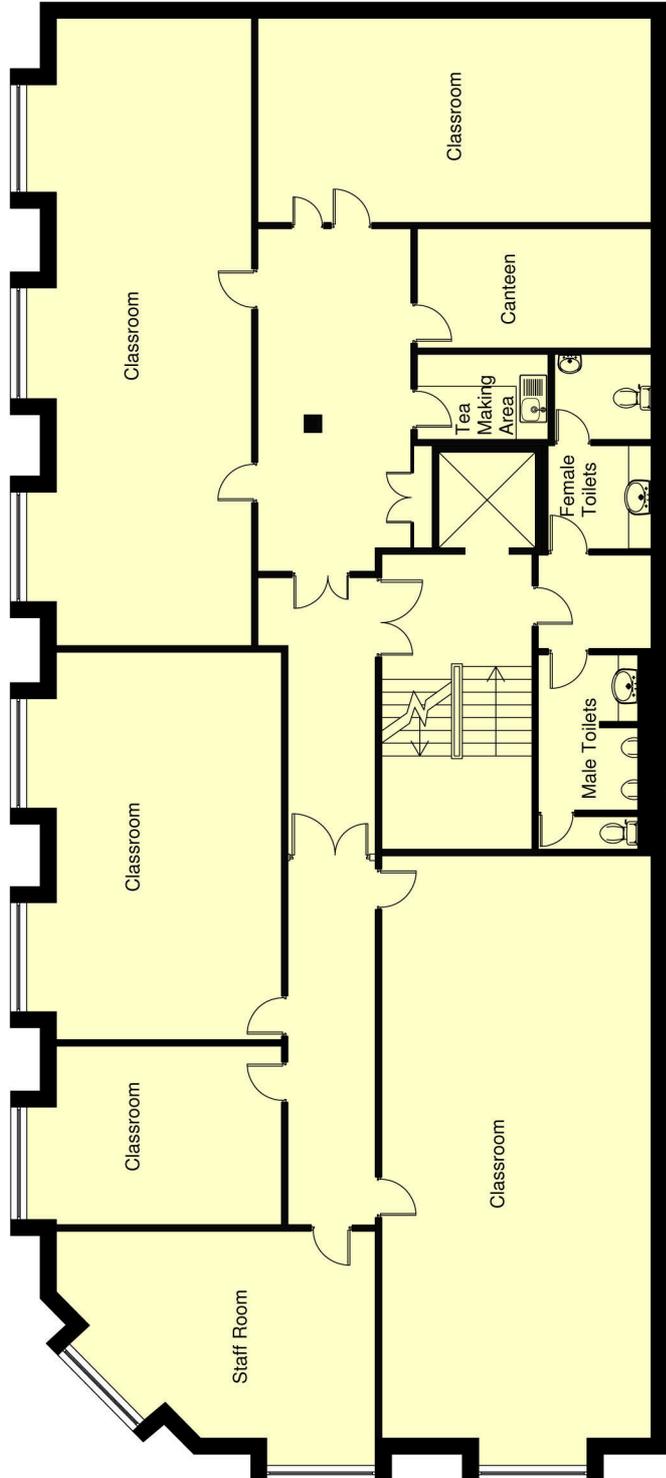


SECOND FLOOR PLAN

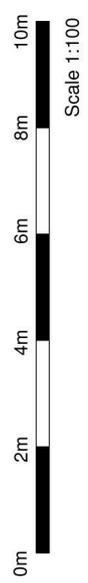


Drawing <b>Existing Second Floor</b>	Scale <b>1:100@A3</b>	Drawing No <b>789/03</b>	Project <b>460 Uxbridge Road                  Hayes, Middlesex                  UB4 0SD</b>	Client <b>CAMS TRAINING</b>	Date <b>02.12.2010</b>	
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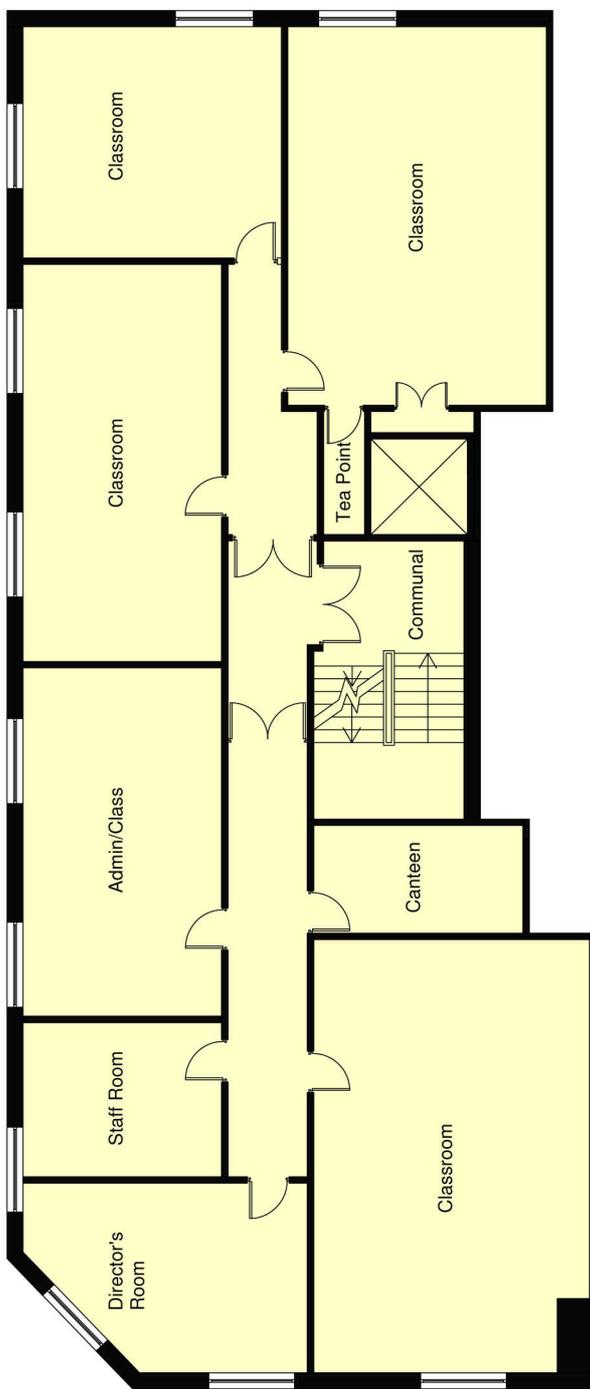


SECOND FLOOR PLAN

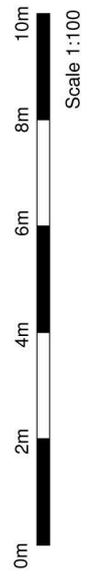


<b>Drawing</b>	<b>Proposed Second Floor</b>	<b>Scale</b>	<b>1:100@A3</b>	<b>Drawing No</b>	<b>789/06</b>	<b>Project</b>	<b>460 Uxbridge Road Hayes, Middlesex UB4 0SD</b>	<b>Client</b>	<b>CAMS TRAINING</b>	<b>Date</b>	<b>02.12.2010</b>
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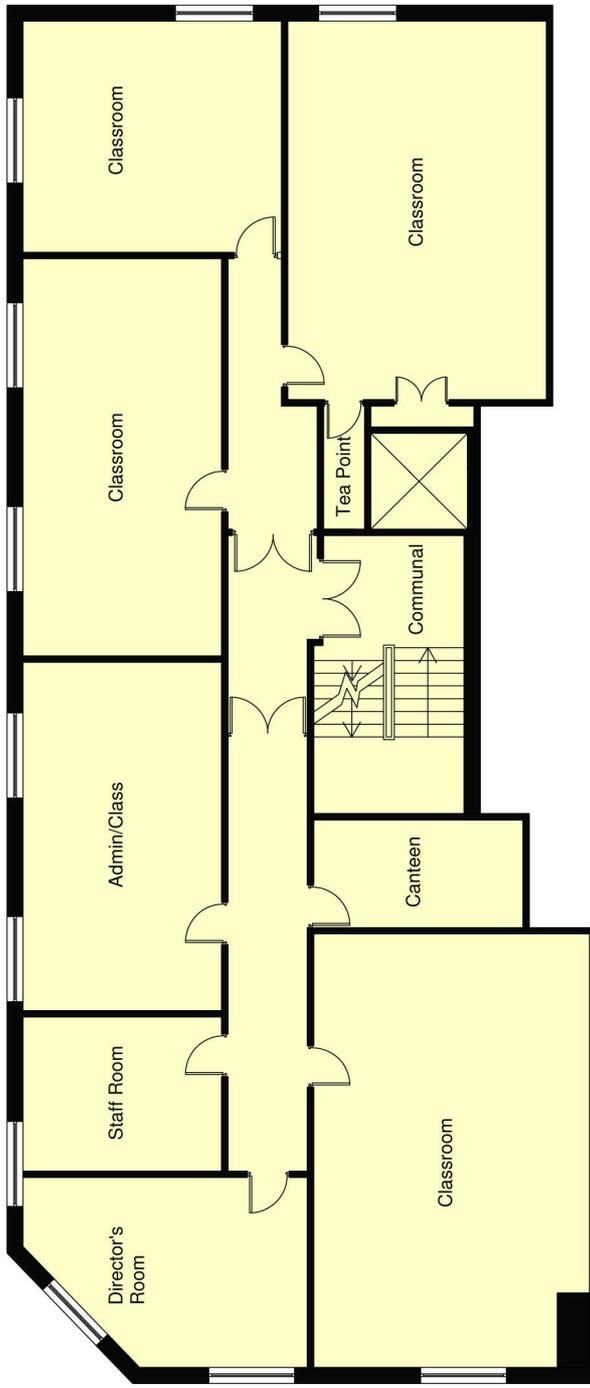




THIRD FLOOR PLAN



Drawing	Existing Third Floor	Scale	1:100@A3	Drawing No	789/04	Project	460 Uxbridge Road Hayes, Middlesex UB4 0SD	Client	CAMS TRAINING
Date	02.12.2010								
<p><b>IDEAL</b> PLANNING PERMISSIONS</p> <p>IDEAL PLANNING PERMISSIONS - ARCHITECTURE - FEASIBILITY - FINANCIAL APPRAISALS - CGI</p> <p>Erico House, 93-99 Upper Richmond Road., London, SW15 2TG - Tel: 020 8785 5784 - Website: www.idealplanningpermissions.co.uk</p>									



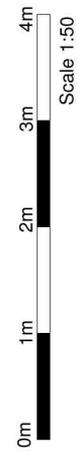
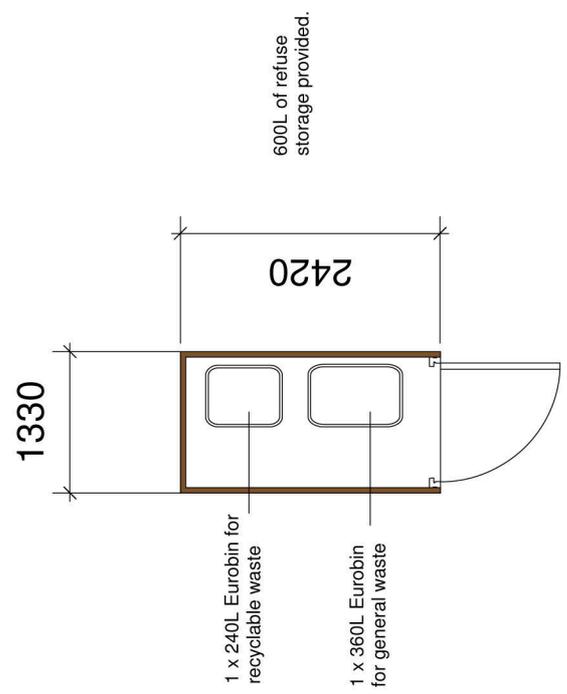
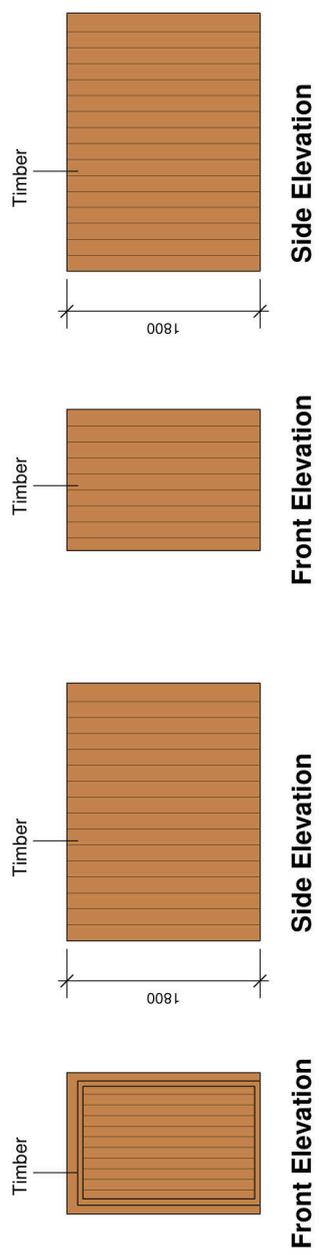
THIRD FLOOR PLAN



Drawing <b>Proposed Third Floor</b>	Scale <b>1:100@A3</b>	Drawing No <b>789/07</b>	Project <b>460 Uxbridge Road                  Hayes, Middlesex                  UB4 0SD</b>	Client <b>CAMS TRAINING</b>	Date <b>02.12.2010</b>
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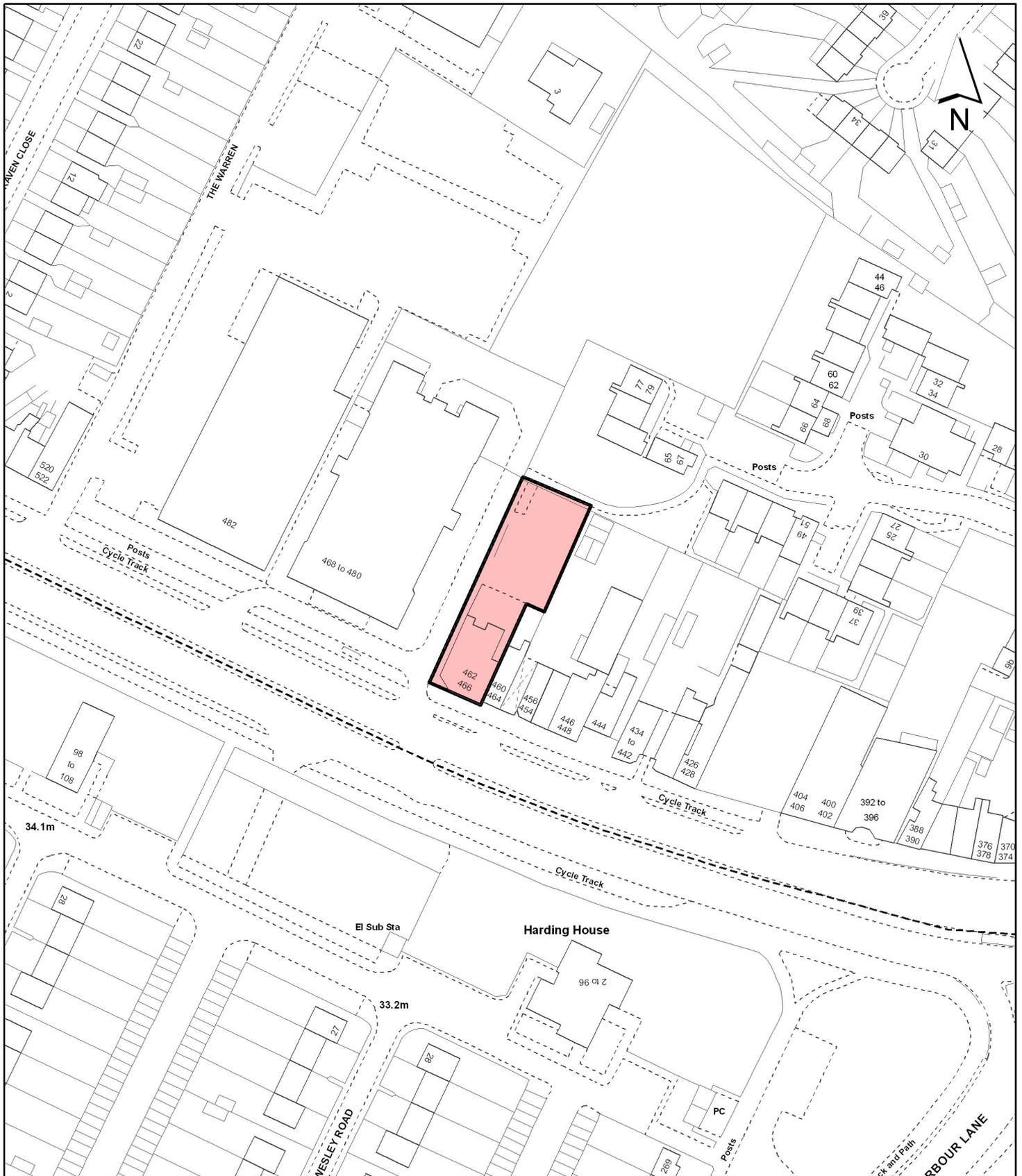

**IDEAL**  
 PLANNING PERMISSIONS  
Website: [www.idealplanningpermissions.co.uk](http://www.idealplanningpermissions.co.uk)

IDEAL PLANNING PERMISSIONS PLANNING - ARCHITECTURE - FEASIBILITY - FINANCIAL APPRAISALS - CGI Erico House, 93-99 Upper Richmond Road,, London, SW15 2TG - Tel: 020 8785 5784 -



Drawing	Scale	Drawing No	Project	Client	Date
<b>Refuse Store Plan</b>	<b>1:50@A3</b>	<b>789/08</b>	<b>460 Uxbridge Road Hayes, Middlesex UB4 0SD</b>	<b>CAMS TRAINING</b>	<b>02.12.2010</b>
<b>IDEAL PLANNING PERMISSIONS</b> PLANNING - ARCHITECTURE - FEASIBILITY - FINANCIAL APPRAISALS - CGI					
Erico House, 99-99 Upper Richmond Road,, London, SW15 2TG - Tel: 020 8785 5784 - Website: www.idealplanningpermissions.co.uk					





**Notes**

 Site boundary

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Site Address	
<b>460 Uxbridge Road, Hayes</b>	
Planning Application Ref:	Scale
<b>1647/APP/2011/793</b>	<b>1:1,250</b>
Planning Committee	Date
<b>Central and South</b>	<b>August 2011</b>

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



**Report of the Head of Planning & Enforcement Services**

**Address** 691 UXBRIDGE ROAD HAYES

**Development:** Change of use from Class A1 (Retail) to Class A3 for use as restaurant, involving installation of extractor system to rear, and outdoor sitting area with block paving and folding canopy (Part Retrospective)

**LBH Ref Nos:** 30353/APP/2011/995

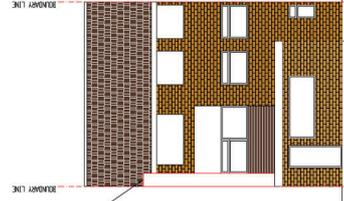
**Date Plans Received:** 26/04/2011

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

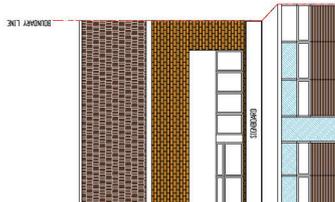
**Date Application Valid:** 09/05/2011



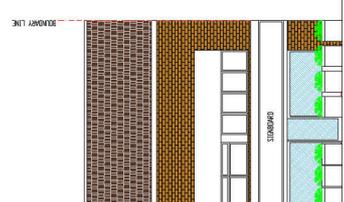
EXISTING REAR ELEVATION 1:100



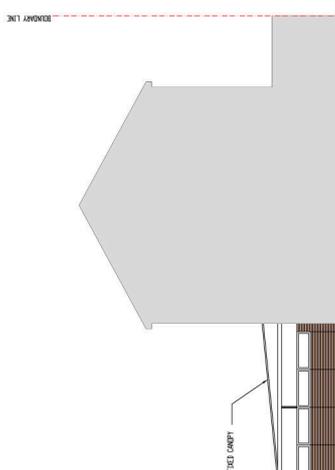
PROPOSED REAR ELEVATION 1:100



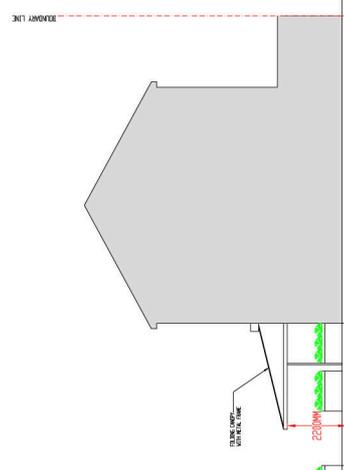
EXISTING FRONT ELEVATION 1:100



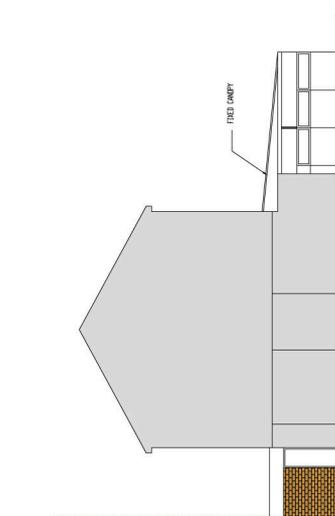
PROPOSED FRONT ELEVATION 1:100



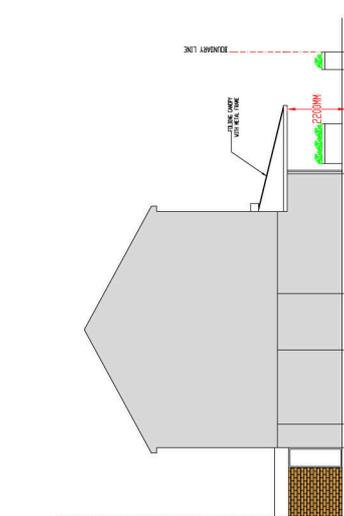
EXISTING SIDE ELEVATION 1:100



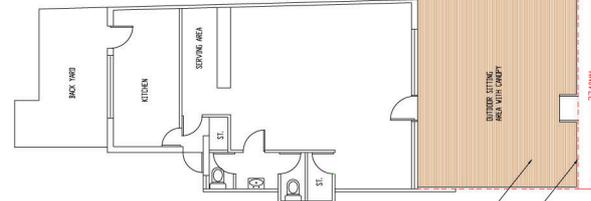
PROPOSED SIDE ELEVATION 1:100



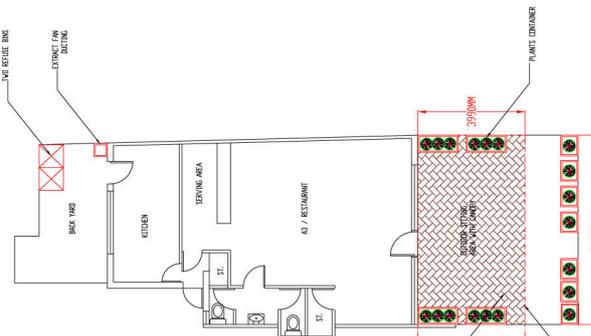
EXISTING SIDE ELEVATION 1:100



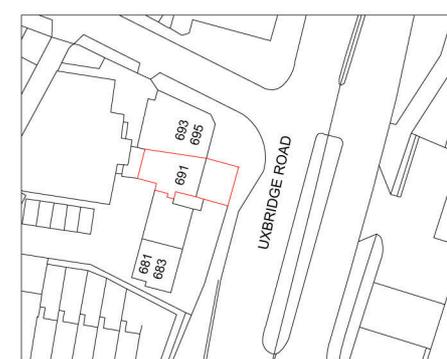
PROPOSED SIDE ELEVATION 1:100



EXISTING GROUND FLOOR PLAN 1:100



PROPOSED GROUND FLOOR PLAN 1:100

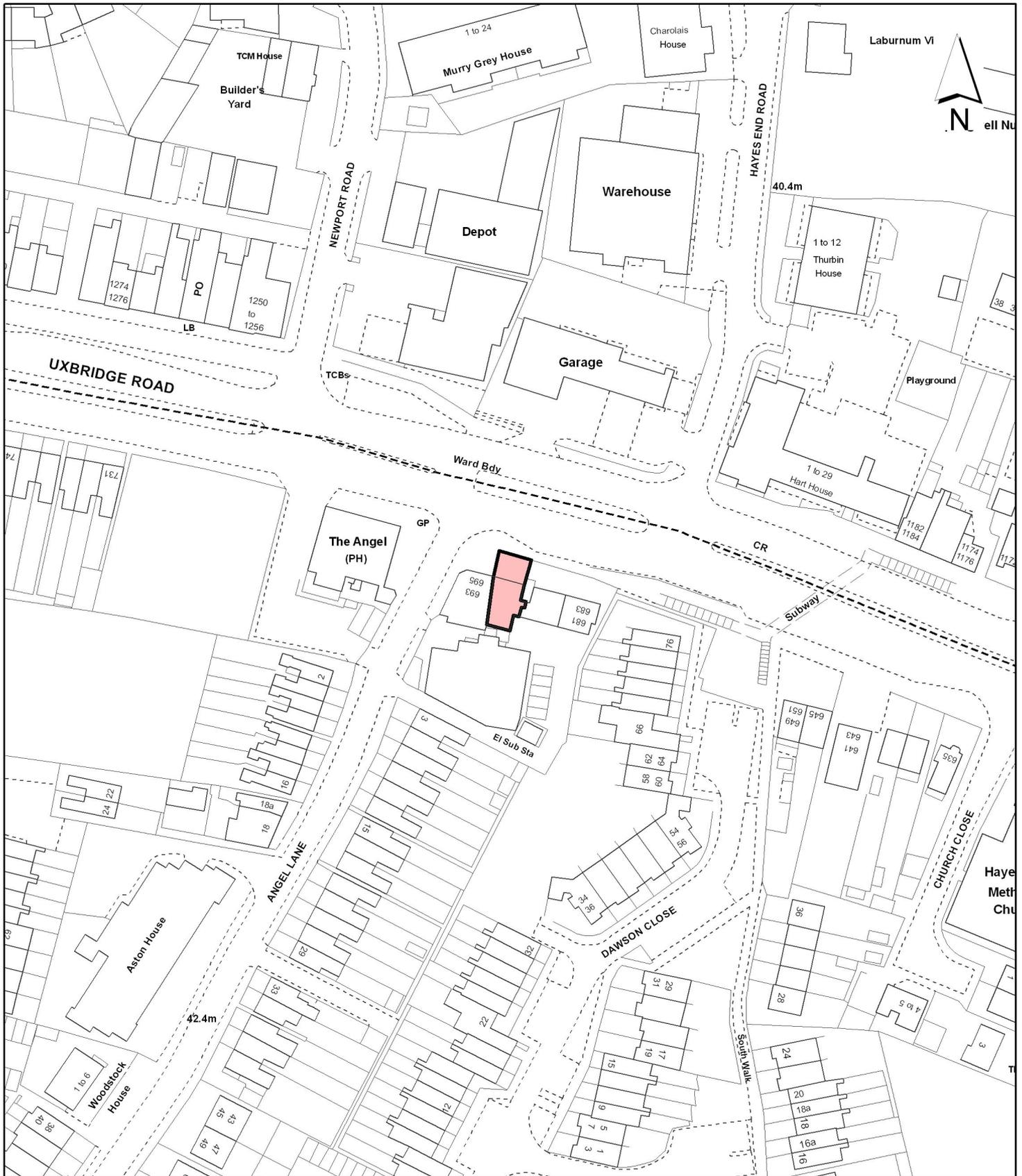


SITE PLAN 1:500



LOCATION PLAN 1:1250

IMPERIUM DESIGNS LTD 0755433882 / 0758474452 info@imperiumdesigns.net	SITE ADDRESS 691 UXBRIDGE RD HAYES UBA 8HT	DESCRIPTION: CHANGE OF USE A1 TO A3, EXTRACTOR FAN TO REAR, PART RETROSPECTIVE APPLICATION FOR OUTDOOR SITTING AREA AND NEW FOLDING CANOPY TO FRONT	REVISIONS: 05/05/2011
DATE: APR 2011			SCALE: 1:100 ; 1:1250 @ A1
DRAWING NUMBER: ID/691UR/11A			



**Notes**

 Site boundary

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Site Address

**691 Uxbridge Road,  
Hayes**

Planning Application Ref:

**30353/APP/2011/995**

Planning Committee

**Central and South**

Scale

**1:1,250**

Date

**August  
2011**

**LONDON BOROUGH  
OF HILLINGDON**  
 Planning,  
 Environment, Education  
 & Community Services

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



**HILLINGDON**  
LONDON

**Report of the Head of Planning & Enforcement Services**

**Address** 11 RUSSET CLOSE HILLINGDON

**Development:** Conversion of dwelling to 1 two-bedroom and 1 bedsit flats and conservatory to rear (Retrospective application.)

**LBH Ref Nos:** 67498/APP/2010/2874

**Date Plans Received:** 13/12/2010

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

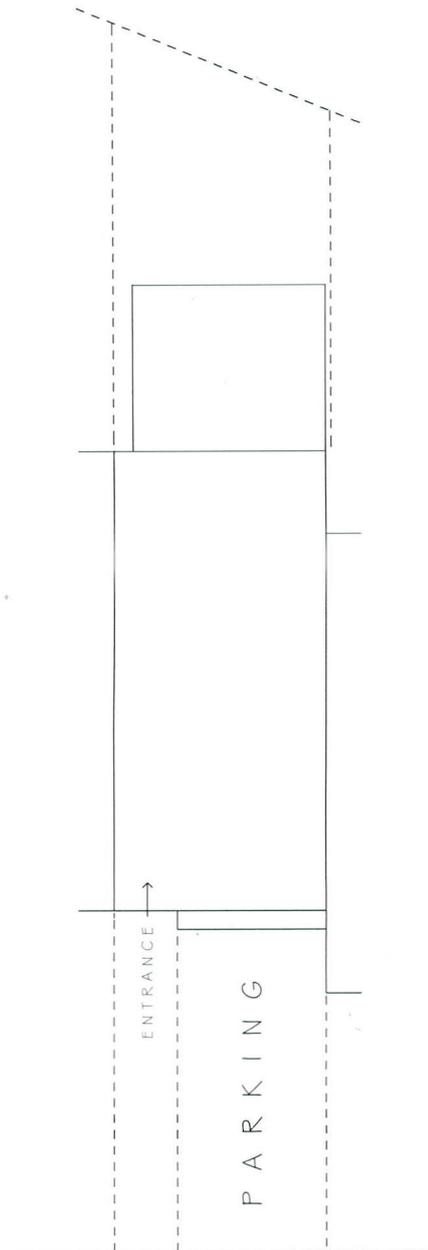
**Date Application Valid:** 13/12/2010

NOTES:

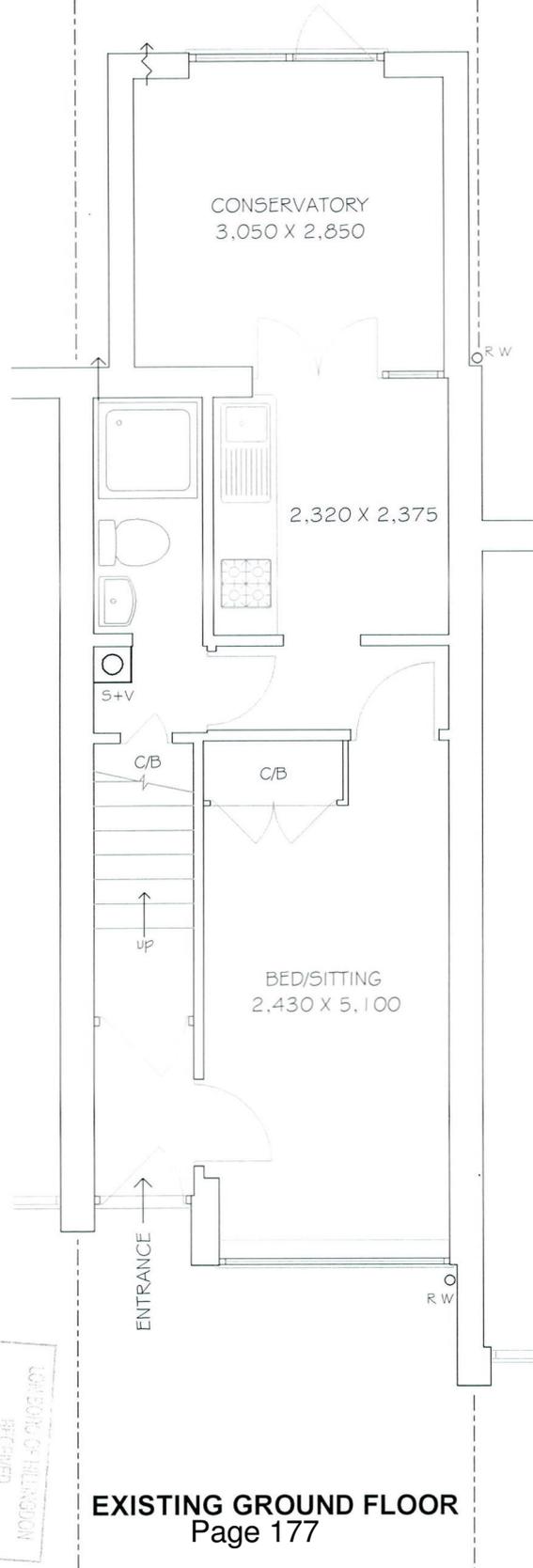
All dimensions must be checked on site and not scaled from this drawing.

This drawing has been prepared for the Planning approval only.

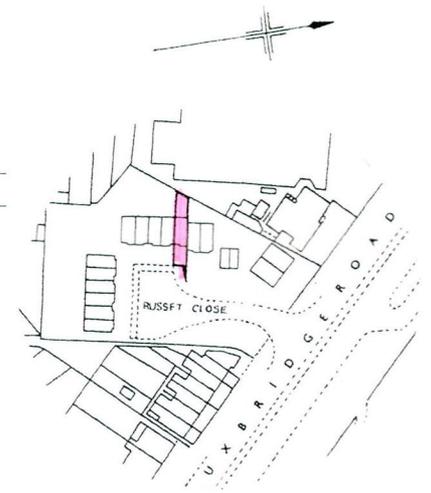
This drawing is to be read in conjunction with Drawing Nos. 01 to 04.



**SITE PLAN**



**EXISTING GROUND FLOOR**  
Page 177



**SITE LOCATION PLAN** (SCALE 1:1,250)

RETENTION OF CONVERSION OF HOUSE INTO TWO SELF-CONTAINED FLATS.

11 RUSSET CLOSE  
HILLINGDON UB10 0ST.

EXISTING GROUND FLOOR PLAN.

NOV 2010 SCALE: 1:50 & 100.

11RC01/10/01.



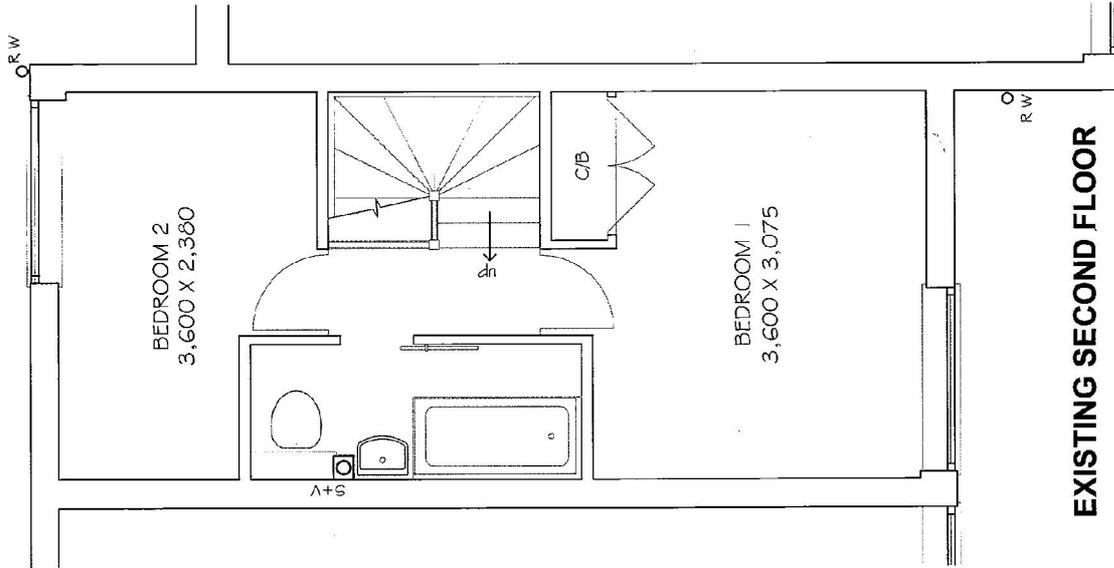
LOU BOND & HILLINGDON  
RECEIVED  
13 DEC 2010  
PLANNING & TRANSFORMATION  
GROUP

**NOTES:**

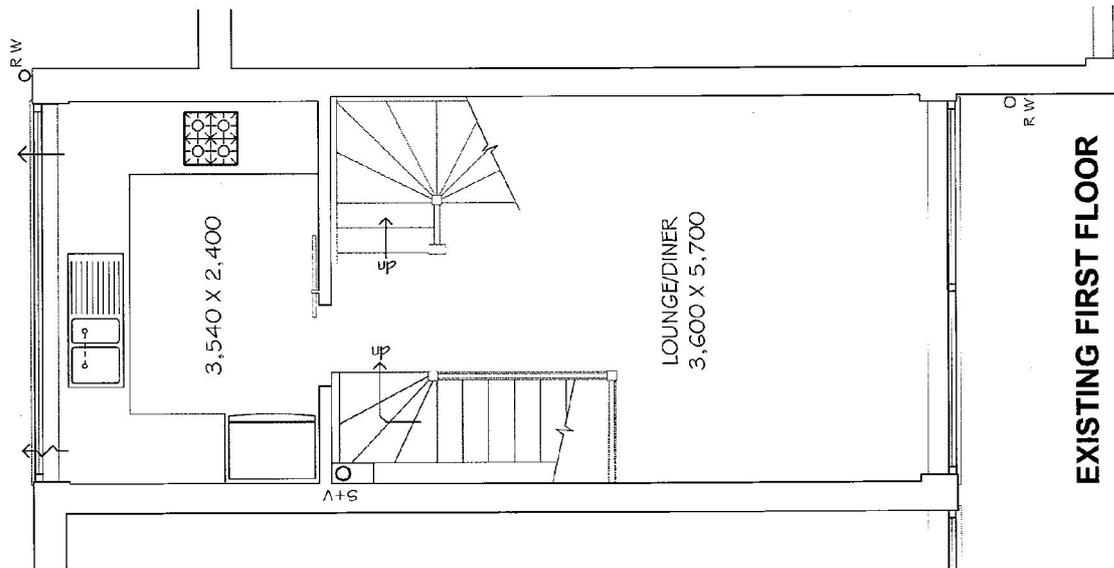
All dimensions must be checked on site and not scaled from this drawing.

This drawing has been prepared for the Planning Approval only.

This drawing is to be read in conjunction with Drawing Nos. O1 to O4.



**EXISTING SECOND FLOOR**



**EXISTING FIRST FLOOR**

LONDON BOROUGH OF HILLINGDON  
 RECEIVED  
 13 DEC 2010  
 PLANNING & TRANSPORTATION  
 GROUP

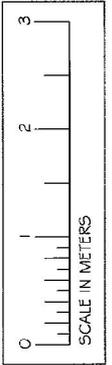
RETENTION OF CONVERSION OF HOUSE INTO TWO SELF-CONTAINED FLATS.

11 RUSSET CLOSE  
 HILLINGDON UB10 0ST.

EXISTING 1st & 2nd FLOOR PLAN.

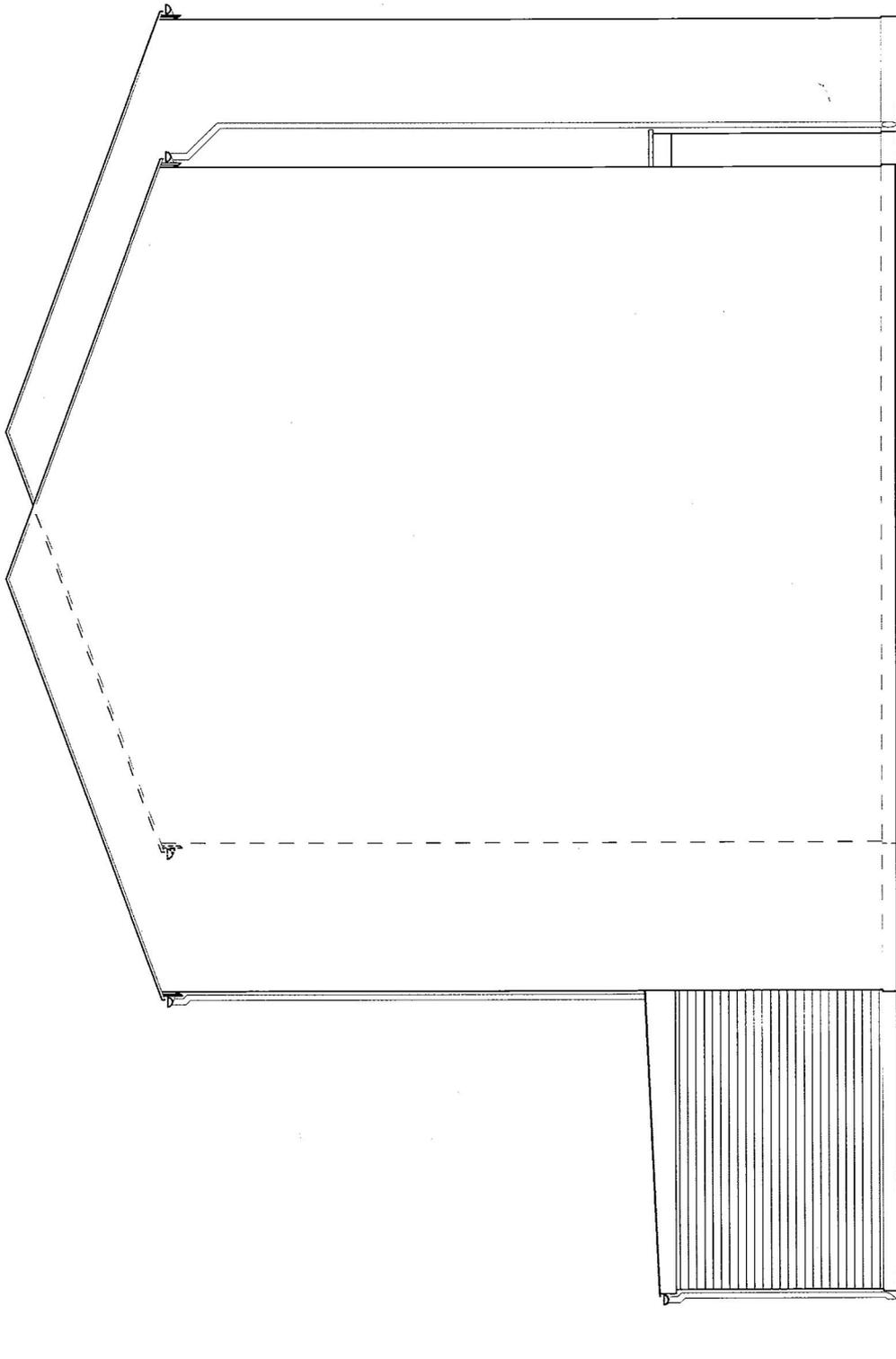
NOV 2010 SCALE: 1:50.

11RCO110102.



NOTES:

- All dimensions must be checked on site and not scaled from this drawing.
- This drawing has been prepared for the Planning Approval only.
- This drawing is to be read in conjunction with Drawing. Nos. O1 to O4.



UNION OF HILLINGTON  
RECEIVED  
13 DEC 2010  
PLANNING PERMISSION  
CLIP

**EXISTING SIDE ELEVATION**

RETENTION OF CONVERSION  
OF HOUSE INTO TWO SELF-  
CONTAINED FLATS.

11 RUSSET CLOSE  
HILLINGTON UB10 0ST.

EXISTING SIDE ELEVATION.

NOV 2010 SCALE: 1:50.

11RCO110/04.



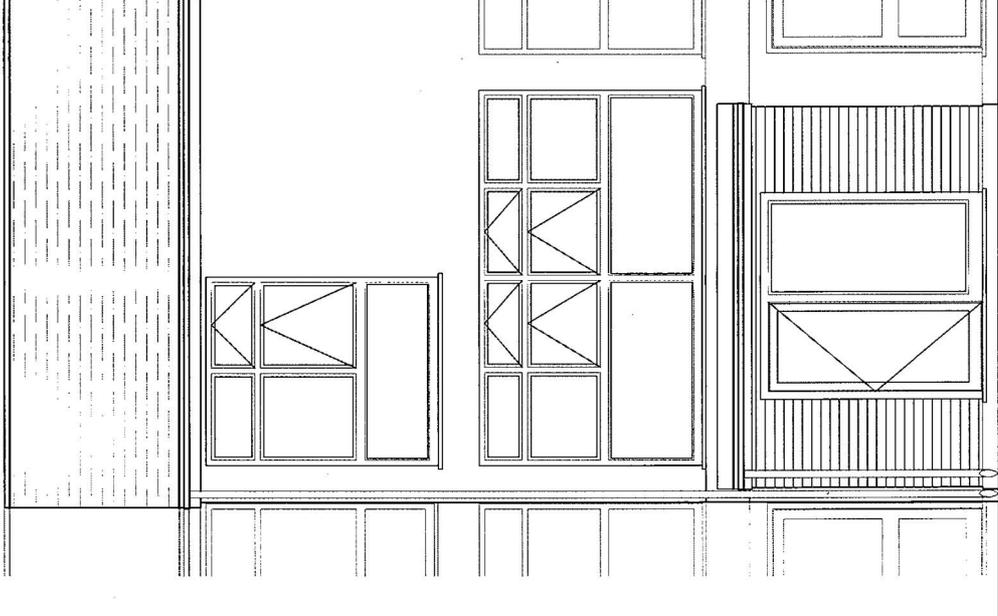
**NOTES:**

All dimensions must be checked on site and not scaled from this drawing.

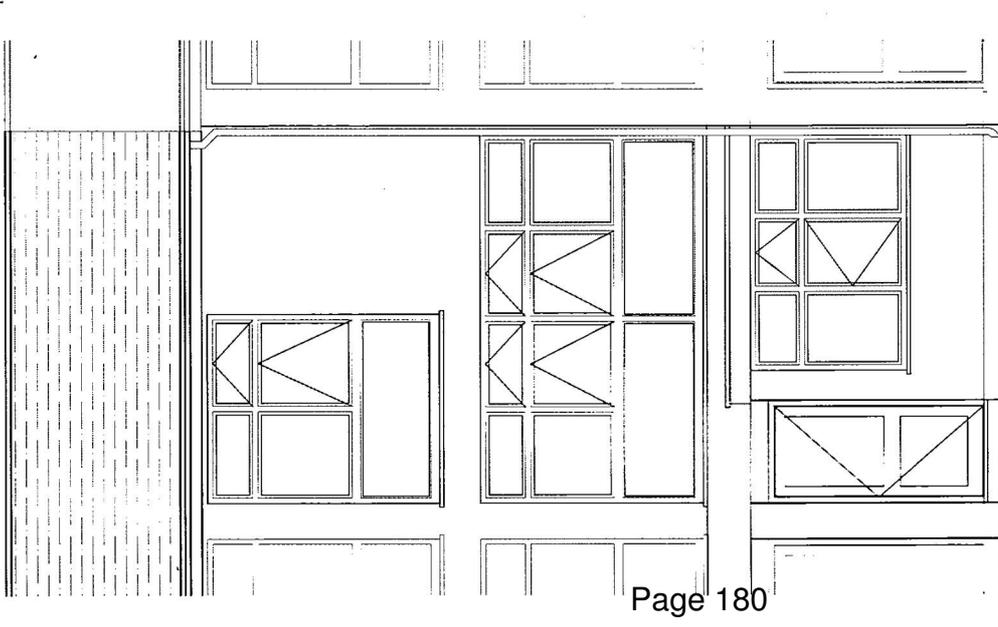
This drawing has been prepared for the Planning Approval only.

This drawing is to be read in conjunction with Drawing Nos. O1 to O4.

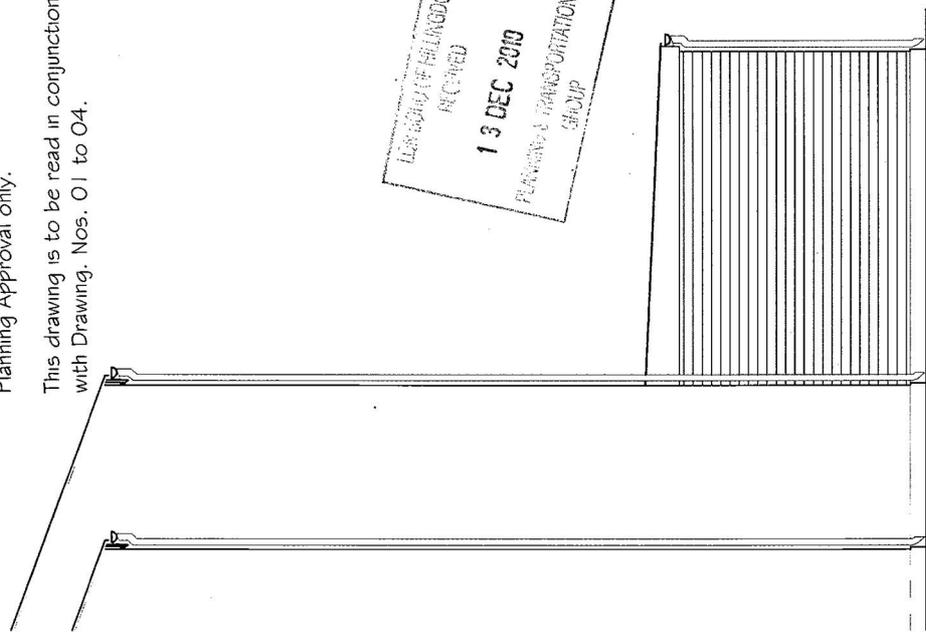
LEASING AT HILLINGDON  
INCORPORATED  
13 DEC 2010  
PLANNING & TRANSPORTATION  
GROUP



**EXISTING REAR ELEVATION**



**EXISTING FRONT ELEVATION**



**EXISTING SIDE ELEVATION**

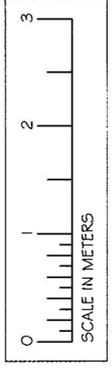
RETENTION OF CONVERSION OF HOUSE INTO TWO SELF-CONTAINED FLATS.

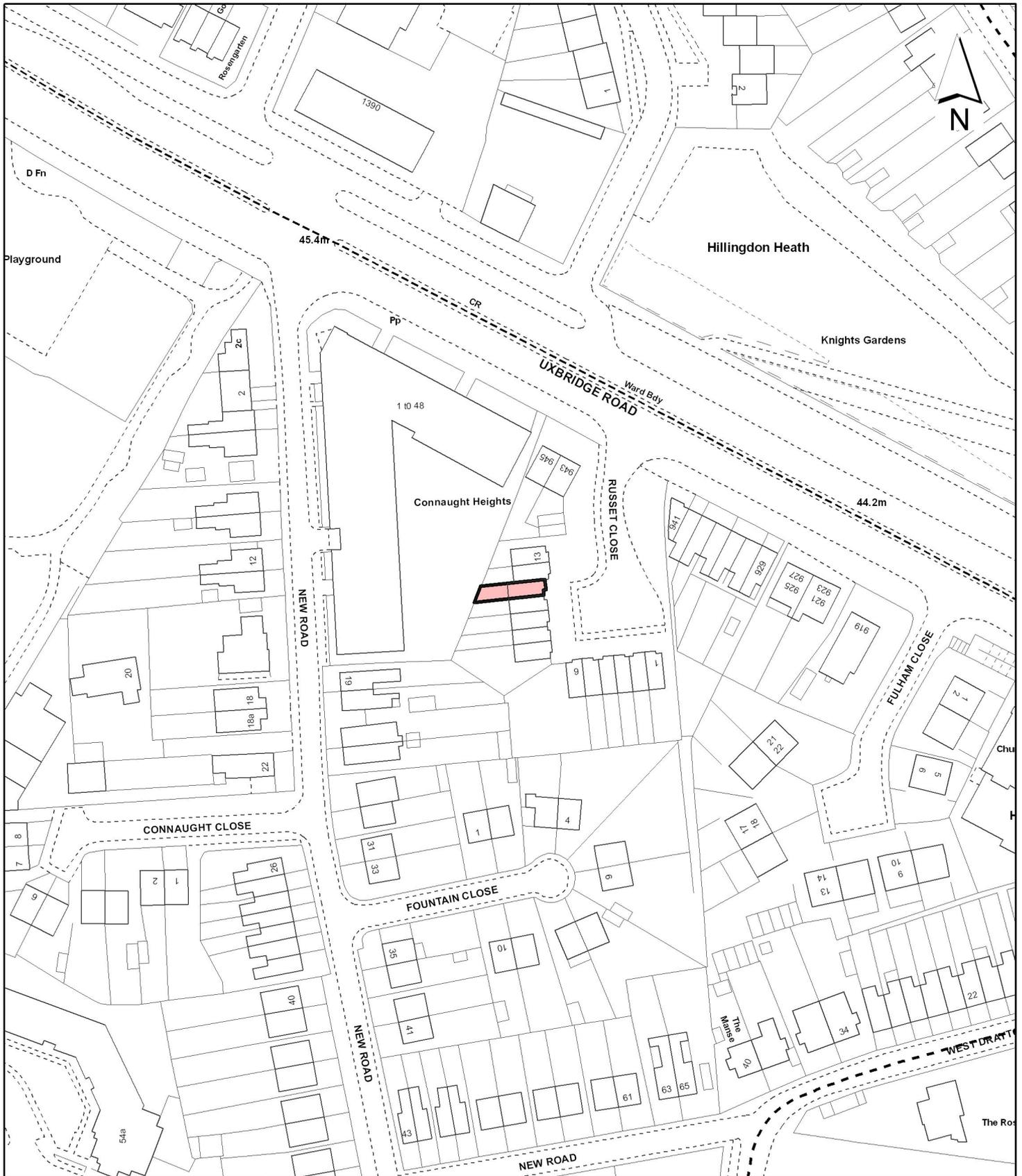
11 RUSSET CLOSE  
HILLINGDON UB10 0ST.

EXISTING ELEVATIONS.

NOV 2010 SCALE: 1:50.

I1RCO110/03.





**Notes**

 Site boundary

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Site Address

**11 Russet Close,  
 Hillingdon**

Planning Application Ref:

**67498/APP/2010/2874**

Planning Committee

**Central and South**

Scale

**1:1,250**

Date

**Sept  
 2011**

**LONDON BOROUGH  
 OF HILLINGDON**  
 Planning,  
 Environment, Education  
 & Community Services

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



**HILLINGDON**  
 LONDON

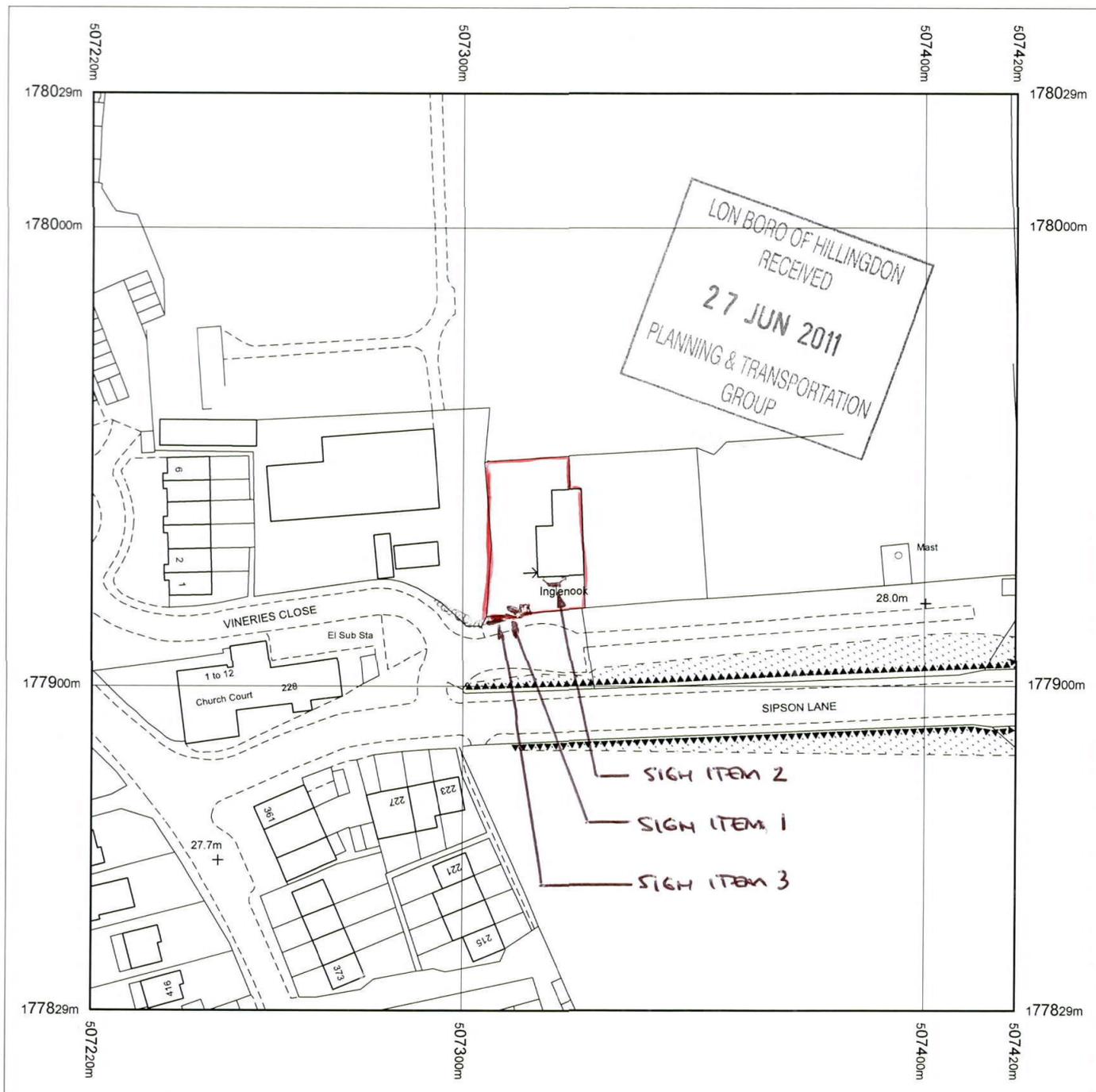
**Report of the Head of Planning & Enforcement Services**

**Address** THE CO-OPERATIVE CHILDCARE (FORMERLY BUFFER BEAR),  
INGLENOOK SIPSON LANE SIPSON

**Development:** Erection of 1 No. non-illuminated wall mounted fascia sign on the principal elevation and 1 No. non-illuminated free standing sign.

**LBH Ref Nos:** 26758/ADV/2011/50

<b>Date Plans Received:</b>	27/06/2011	<b>Date(s) of Amendment(s):</b>	27/06/2011
<b>Date Application Valid:</b>	27/06/2011		22/08/2011



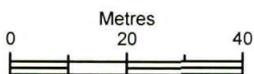
Produced 22.06.2011 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date. © Crown Copyright 2011.

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The representation of features as lines is no evidence of a property boundary.



Scale 1:1250

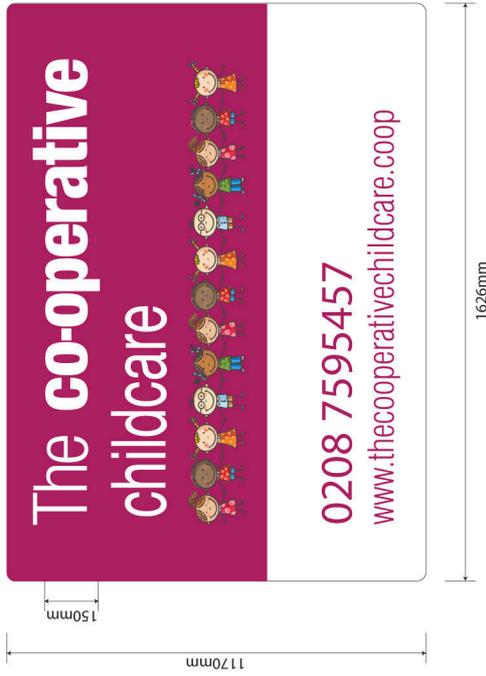
Supplied by: **Meridian Maps**  
 Serial number: 01241600  
 Centre coordinates: 507319.63 177929.38

Further information can be found on the OS Sitemap Information leaflet or the Ordnance Survey web site:  
[www.ordnancesurvey.co.uk](http://www.ordnancesurvey.co.uk)

<b>The Co-operative Childcare</b>
Sipson Lane
Sipson
West Drayton UB7 0JG

**ITEM 1 - Replacement Nursery Post Sign panel - 1:15**

3mm thick aluminium panel finished to match satin PMS 227c to top section with all lettering to be masked and sprayed satin white. The 'kids' logo is a digital printed vinyl applied to the face of the panel. Bottom section to be finished satin white with masked and sprayed text to match satin PMS 227c. Sign to be fitted to existing 76mm diameter posts via sign fix channel and clips. H.T.U.S - 1858mm



**Item 2 - Non Illuminated Wall Mounted Nursery Sign - 1:10**

5mm deep folded aluminium face tray finished to match satin PMS 227c to top section with all lettering to be masked and sprayed satin white. The 'kids' logo is a digital printed vinyl applied to the face of the panel. Bottom section to be finished satin white with masked and sprayed text to match satin PMS 227c. The sign is fitted using aluminium angle. H.T.U.S - 3060mm



Proposed



Existing



Existing



Proposed



**NIS SIGNS (LEICESTER) LTD**  
 65 OAKLAND ROAD, LEICESTER, LE2 6AN.  
 Tel: 0116 270 6228. Fax: 0116 270 3347  
 Email: info@signs-nis.co.uk  
 Web: www.signs-nis.co.uk

Client: CO OP Nurseries  
 Address: Heathrow

Drawing No: 11293, Page 01

Job Location: universal/jobs/co op nurseries/heathrow/drawings

Drawn By: SB

Checked By:

Revision Notes: 1) Initial issue

Rev No: Rev C

Scale: As Stated @ A3

Date: 25/03/2011

All site dimensions to be verified prior to manufacture.  
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**SIGN ITEM 3**

Digitally Printed PVC Banner - 1:10  
 Digitally printed banner to be finished to match satin PMS 227c to top half with all lettering in satin white. Bottom half to be finished satin white with text to match satin PMS 227c.



2420mm

Existing



Proposed



SIGN ITEM 3

LOW BOROUGH HILLINGDON  
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 27 JUN 2011  
 PLANNING & TRANSPORTATION  
 GROUP

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Revision Notes: 1) Initial Issue

Rev No: Rev A

Scale: 1:10 @ A3

Date: 25/03/2011

Drawing No: 11-293, Page 02

job location: universal/jobs/co-op nurseries/heathrow/drawings

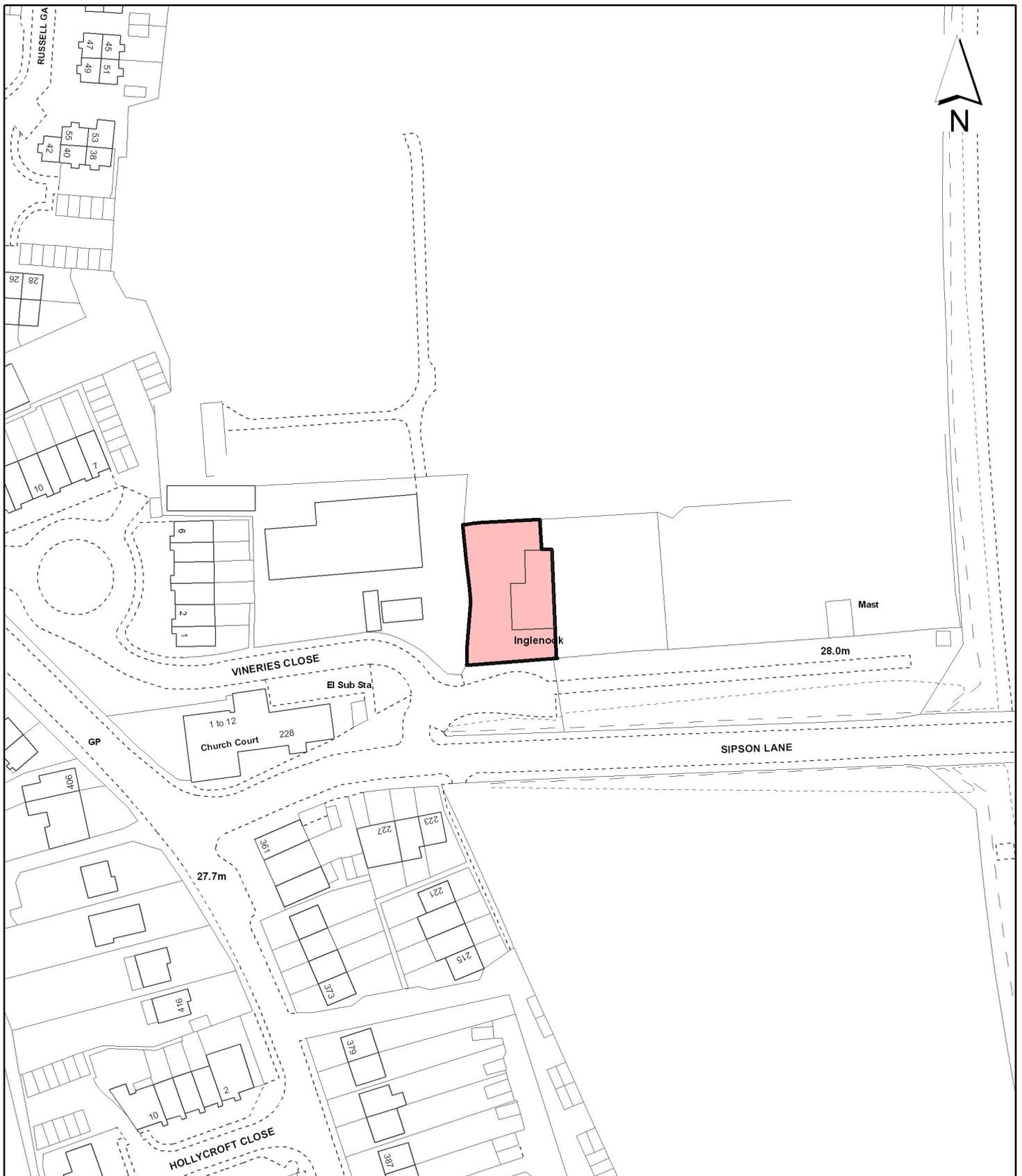
Checked By: Drawn By: SB

Client: CO-OP Nurseries

Address: Heathrow

**NIS SIGNS (LEICESTER) LTD**  
 65 OAKLAND ROAD, LEICESTER, LE2 6AN.  
 Tel: 0116 270 6228 Fax: 0116 270 3347  
 Email: info@signs-nis.co.uk  
 Web: www.signs-nis.co.uk





**Notes**

 Site boundary

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Site Address

**The Co-Operative Childcare  
Formerly Buffer Bear  
Inglebrook, Sipson Lane, Sipson**

Planning Application Ref:  
**26758/ADV/2011/50**

Planning Committee  
**Central and South**

Scale  
**1:1,250**

Date  
**Sept 2011**

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



**HILLINGDON**  
LONDON

**Report of the Head of Planning & Enforcement Services**

**Address** THE BATTLE OF BRITAIN BUNKER, RAF UXBRIDGE HILLINGDON  
ROAD UXBRIDGE

**Development:** Installation of one new access door into store room.

**LBH Ref Nos:** 585/APP/2011/830

**Date Plans Received:** 04/04/2011

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

**Date Application Valid:** 04/04/2011

DRAFT

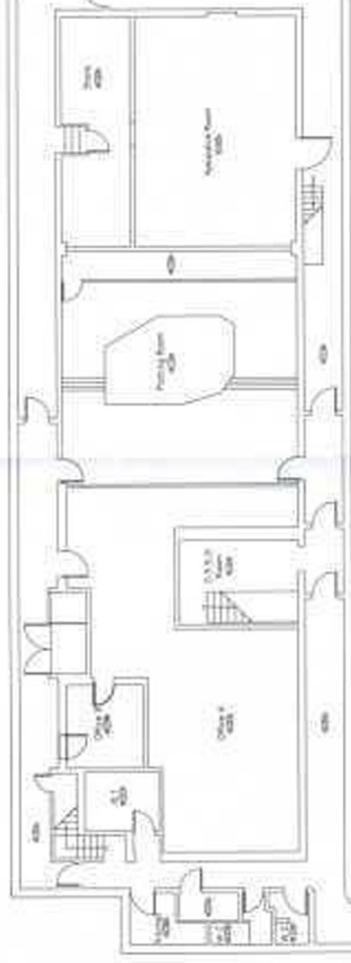
<b>PROJECT</b> Construction Scheme for the extension of the building		<b>DATE</b> 10/08/2014		<b>REVISION</b> 01	
<b>CLIENT</b> [Name]		<b>DATE</b> 10/08/2014		<b>REVISION</b> 01	
<b>PROJECT</b> Construction Scheme for the extension of the building		<b>DATE</b> 10/08/2014		<b>REVISION</b> 01	

**McANDREW MARTIN**  
 CHARTERED SURVEYORS  
 RICS  
 Chartered Building  
 Consultancy

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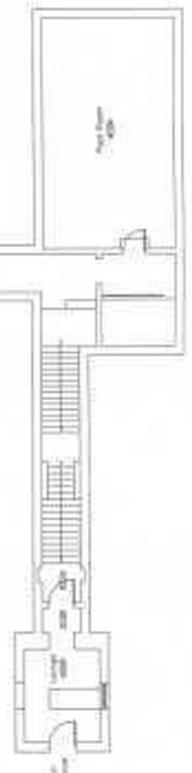


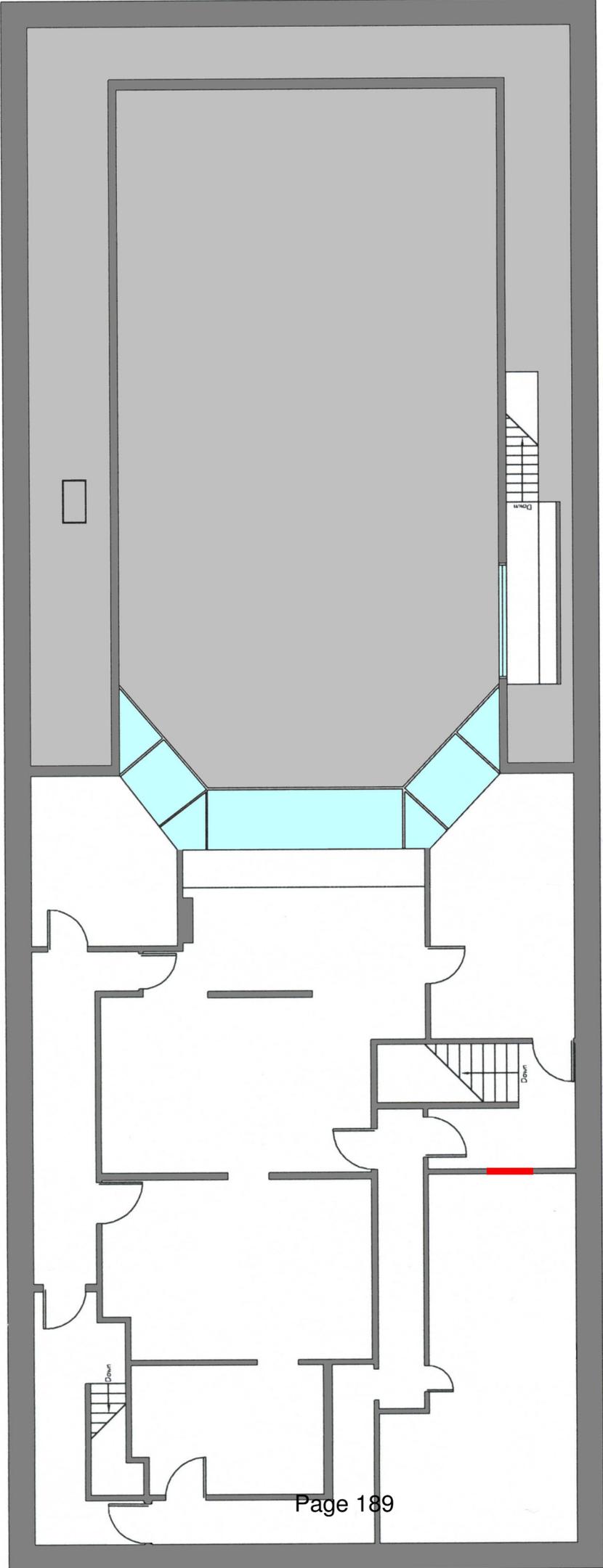
Existing First Floor Plan  
(1:100)



Existing Ground Floor Plan  
(1:100)

Scale 1:100 at A3





Scale 1:100 at A3



1	2	3	4	5	6	7	8
1	2	3	4	5	6	7	8

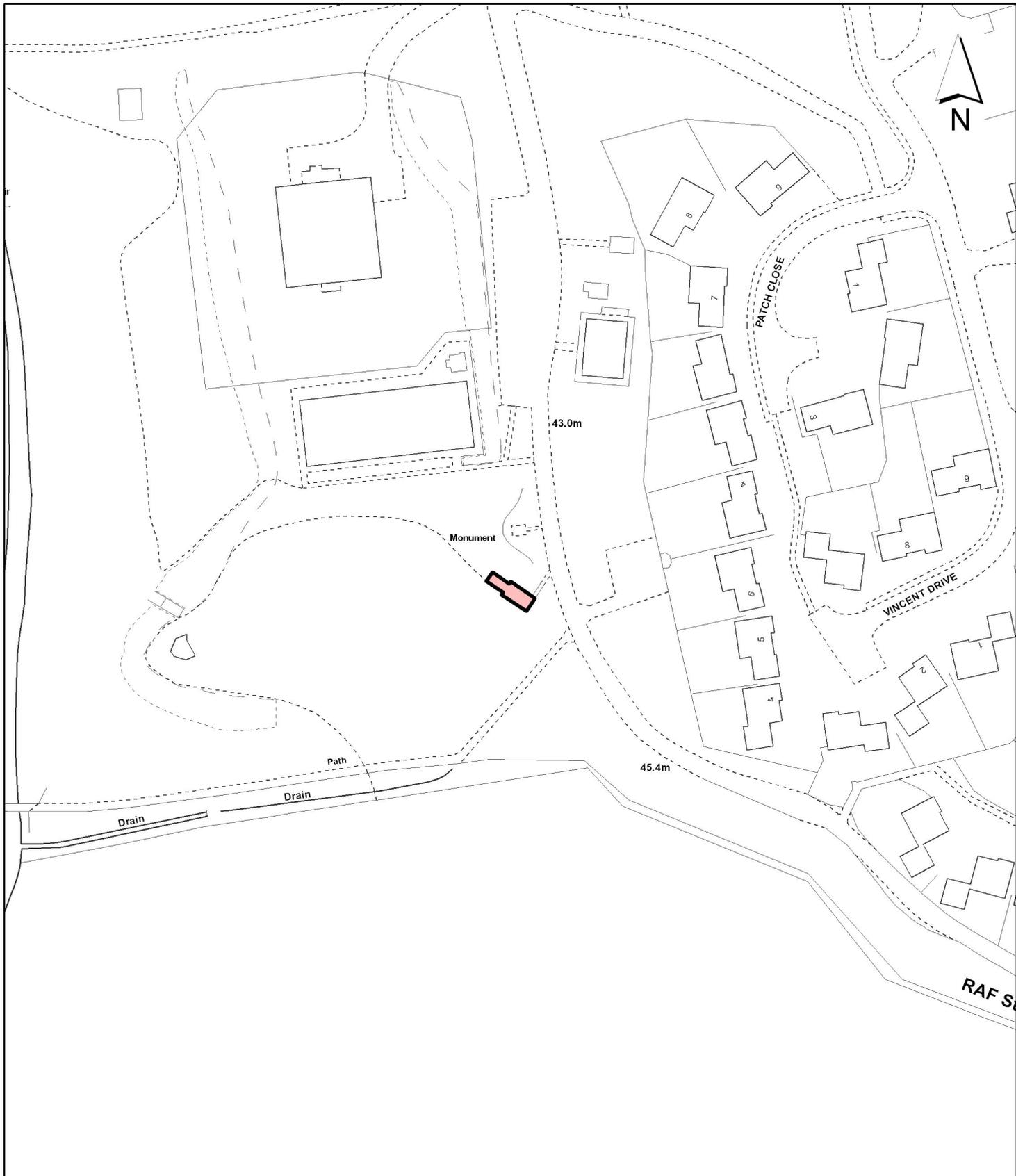


# SITE PLAN

# RAF UXBRIDGE

1	2	3	4	5	6	7	8
1	2	3	4	5	6	7	8





**Notes**

 Site boundary

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Site Address

**The Battle of Britain Bunker,  
RAF Uxbridge,  
Hillingdon Road,  
Uxbridge**

Planning Application Ref:

**585/APP/2011/830**

Planning Committee

**Central and South**

Scale

**1:1,250**

Date

**Sept  
2011**

**LONDON BOROUGH  
OF HILLINGDON**  
Planning,  
Environment, Education  
& Community Services

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



**HILLINGDON**  
LONDON

**Report of the Head of Planning & Enforcement Services**

**Address** LAND BETWEEN 12 & 14 (FORMERLY KNOWN AS 13 VILLIER STREET)  
VILLIER STREET UXBRIDGE

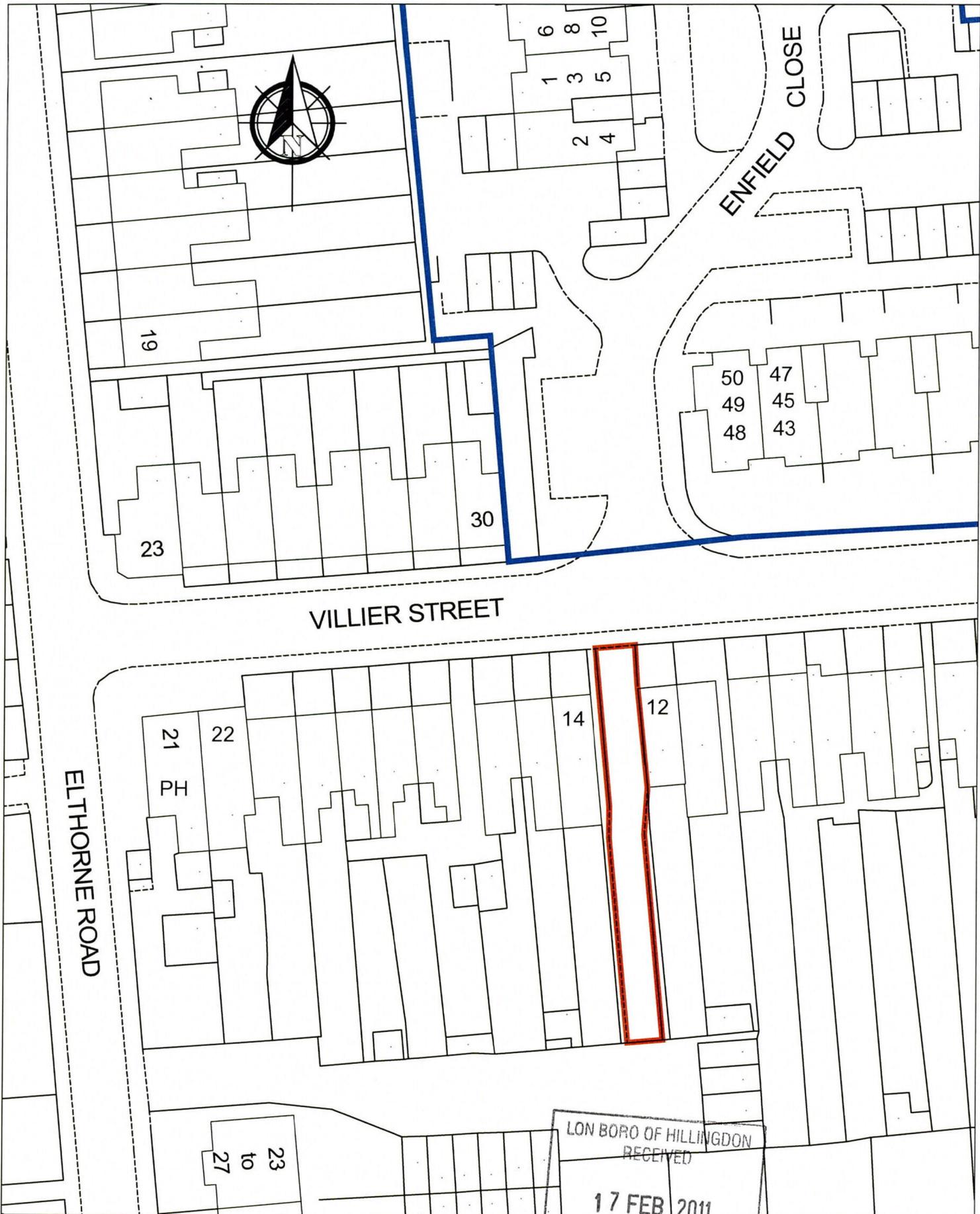
**Development:** Erection of a two storey, two-bedroom end of terrace house.

**LBH Ref Nos:** 36559/APP/2011/374

**Date Plans Received:** 17/02/2011

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

**Date Application Valid:** 17/02/2011



MAJOR CONSTRUCTION PROJECTS  
 4N/12, CIVIC CENTRE, UXBRIDGE, MIDDLESEX, UB8 1UW  
 Tel: 01895 250111  
 Fax: 01895 277224

NOTES - DO NOT SCALE FROM THIS DRAWING. The Contractor must verify all dimensions at the site before setting out, commencing work, or making any shop drawings. Any discrepancies must be reported to the Contract Administrator before proceeding.

LON BORO OF HILLINGDON  
 RECEIVED  
 17 FEB 2011  
 PLANNING & TRANSPORTATION  
 GROUP

Rev	Revision notes	Initials	Date
-	-	-	-



Project  
 13 VILLIER STREET  
 UXBRIDGE, UB8 2PU

Description  
 SITE LOCATION PLAN

Scale  
 1:500 @ A4

Date  
 06/01/11

Drawing No.  
 2005D20/P/01

Drawn by  
 SAM

Checked by  
 PS

Rev.



NOTES

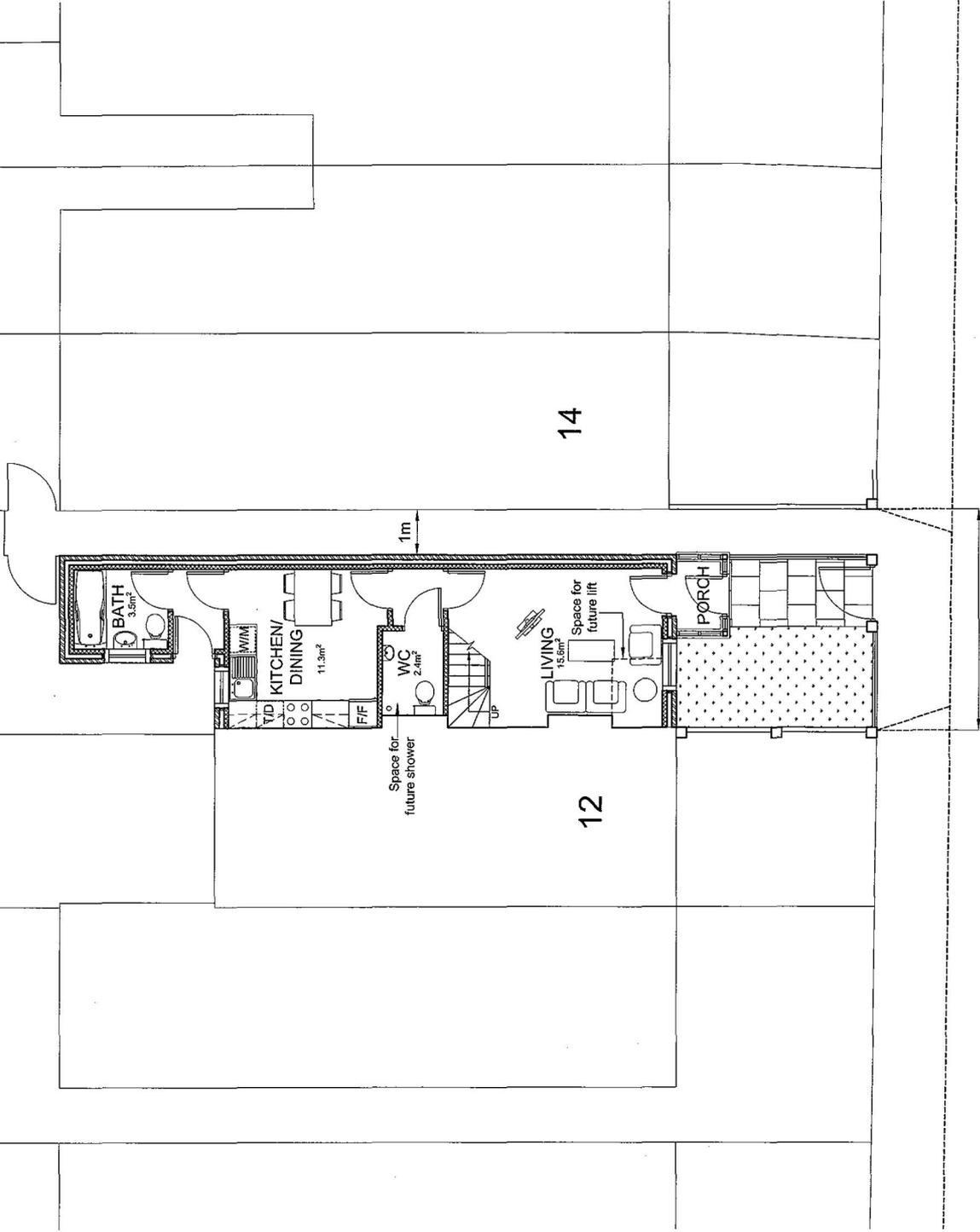
1. All construction work shall be carried out in accordance with the Building Regulations and all work shall be subject to the approval of the Council's Building Control Officer. All work shall be carried out in accordance with the Building Regulations and all work shall be subject to the approval of the Council's Building Control Officer. All work shall be carried out in accordance with the Building Regulations and all work shall be subject to the approval of the Council's Building Control Officer.

**LON BORO. OF HILLINGDON**  
 RECEIVED  
**17 FEB 2011**  
 PLANNING & TRANSPORTATION  
 GROUP

Rev	Revision notes	Initials	Date

  
**HILLINGDON**  
 COUNCIL  
 MAJOR CONSTRUCTION PROJECTS  
 4th/1st, CIVIC CENTRE, URBAN SEC. REDEVELOP. URB 10W  
 TEL: 01895 277 224  
 FAX: 01895 277 224

PROJECT		13 VILLIER STREET UXBRIDGE, UB8 2PU	
REGISTRATION		PROPOSED GROUND FLOOR PLAN	
SCALE	DRAWN BY	CHECKED BY	DATE
1:100 @ A3	SAM	PS	05/01/11
DRAWING NO.			REV
2005D20/P/02			



Existing dropped kerb to be reinstated as standard kerb and footpath

**VILLIER STREET**





**Notes**

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Site Address	
<b>Land between 12 &amp; 14 (Formerly 13 Villier Street) Villier Street, Uxbridge</b>	
Planning Application Ref:	Scale
<b>36559/APP/2011/374</b>	<b>1:1,250</b>
Planning Committee	Date
<b>Central and South</b>	<b>Sept 2011</b>

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



**Report of the Head of Planning & Enforcement Services**

**Address** 36 OTTERFIELD ROAD YIEWSLEY

**Development:** Installation of pitched roof to create additional level for habitable use with rear dormer and 1 front rooflight and installation of mono-pitched roof to existing two storey element to rear.

**LBH Ref Nos:** 4320/APP/2010/1743

**Date Plans Received:** 27/07/2010

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

**Date Application Valid:** 08/09/2010

CLIENT:

JOB TITLE:  
PROPOSED ROOF EXTENSION

at:  
38-36 OTTERFIELD ROAD  
WEST DRAYTON  
UB7 8PE

DRAWING TITLE:  
SITE PLAN

SCALE: 1:200

DATE: 15/07/2010

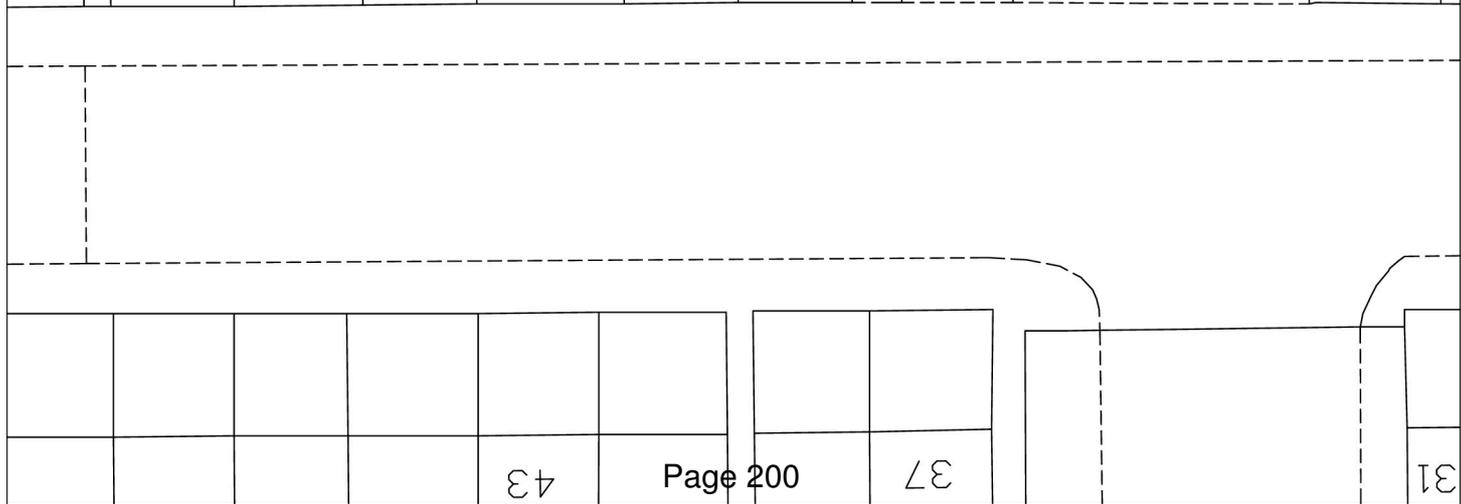
DRAWING NUMBER: 01

REVISIONS:

PLANNING

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**H2H**  
**HOUSE 2 HOME DESIGNERS**  
 50 Station Road, Slough  
 SL3 8BT  
 t: +44 (0)2080 902 041

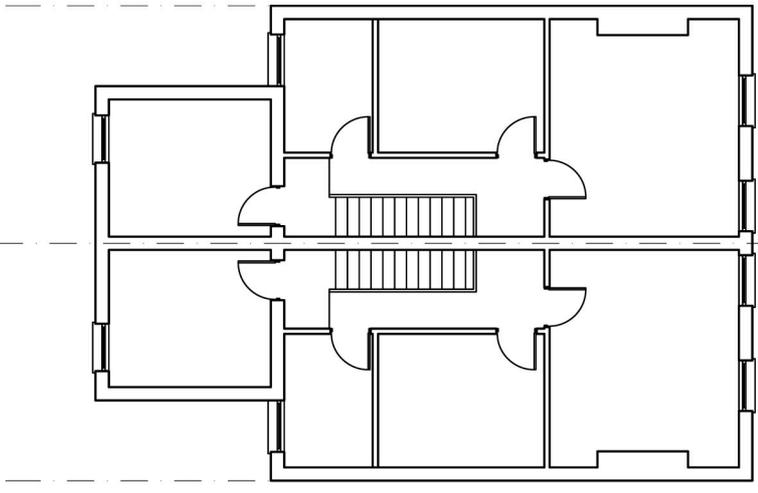


CLIENT:  
 JOB TITLE:  
 PROPOSED ROOF EXTENSION  
 at:  
 38-36 OTTERFIELD ROAD  
 WEST DRAYTON  
 UB7 8PE  
 DRAWING TITLE:  
 EXISTING PLANS & ELEVATIONS  
 SCALE: 1:100  
 DATE: 15/07/2010  
 DRAWING NUMBER: 02  
 REVISIONS:

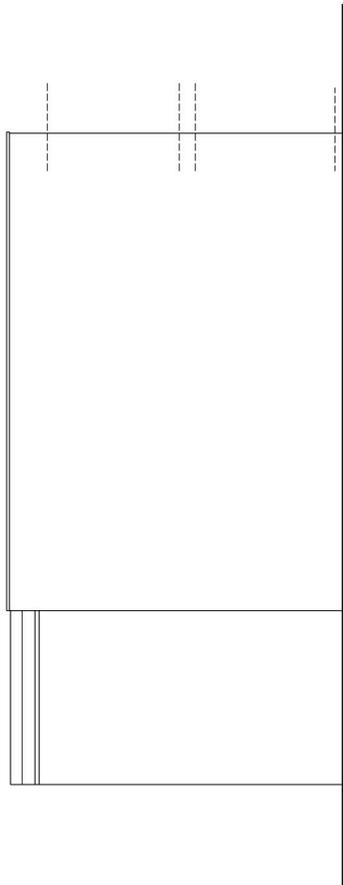
PLANNING

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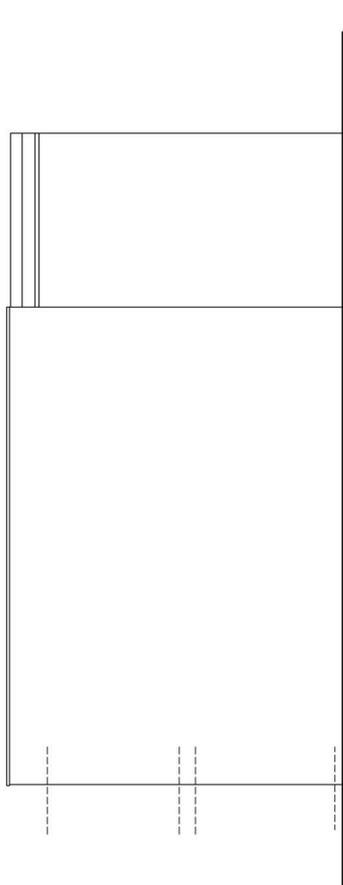
**H2H**  
**HOUSE 2 HOME DESIGNERS**  
 50 Station Road, Slough  
 SL3 8BT  
 t: +44 (0)2080 902 041



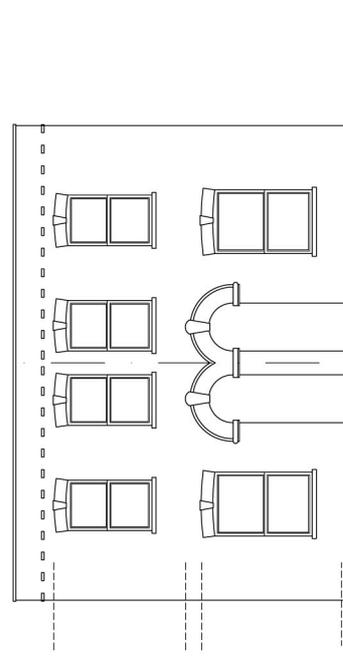
F. FLOOR PLAN EXISTING



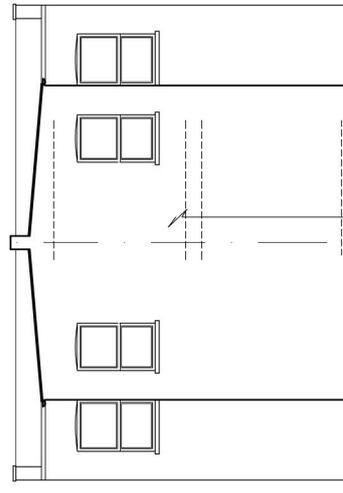
LEFT SIDE ELEVATION EXISTING



RIGHT SIDE ELEVATION EXISTING



FRONT ELEVATION EXISTING



REAR ELEVATION EXISTING

CLIENT:

JOB TITLE:  
PROPOSED ROOF EXTENSION

at:  
38-36 OTTERFIELD ROAD  
WEST DRAYTON  
UB7 8PE

DRAWING TITLE:  
PROPOSED PLANS & ELEVATIONS

SCALE: 1:100

DATE: 15/07/2010

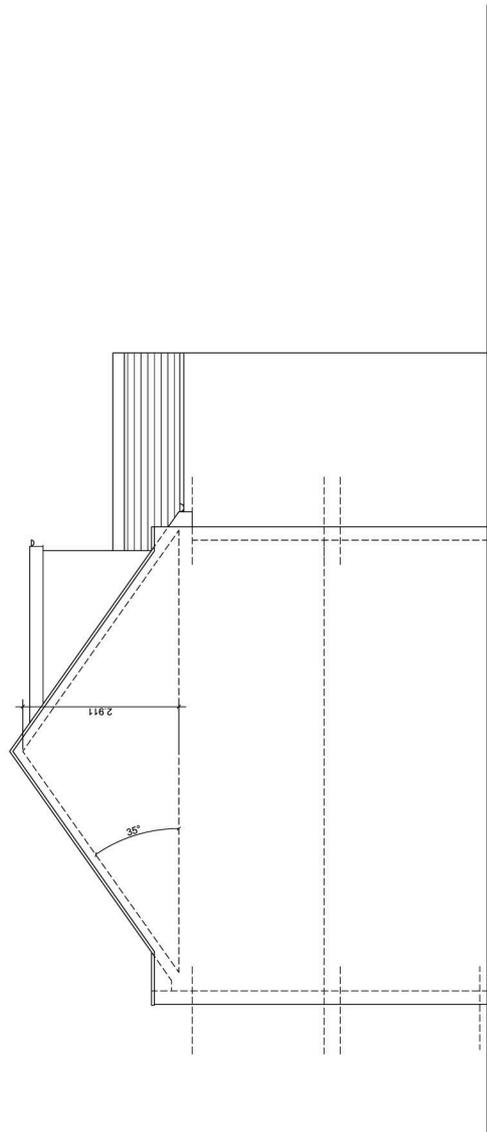
DRAWING NUMBER: 04

REVISIONS:

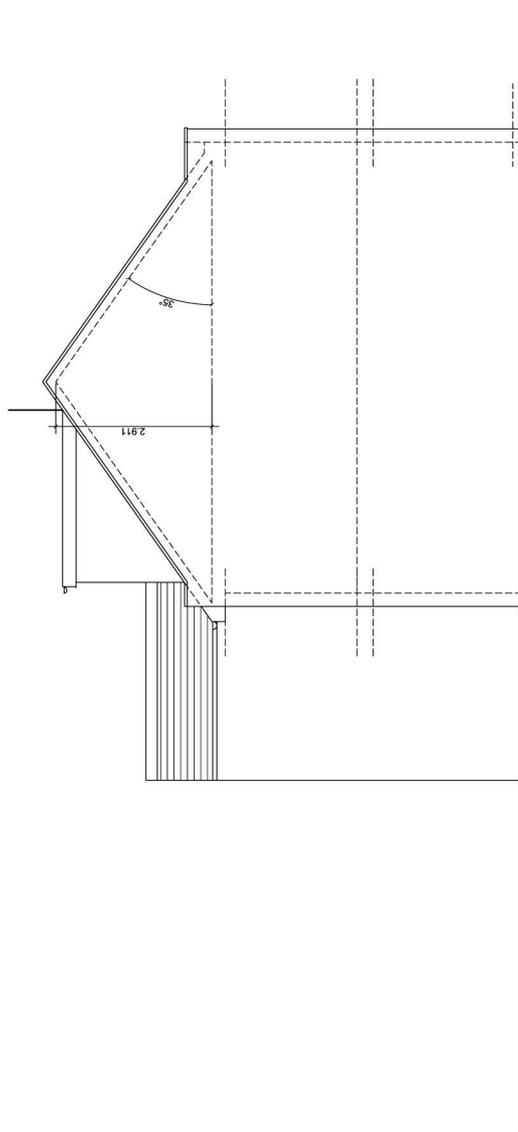
PLANNING

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**H2H**  
**HOUSE 2 HOME DESIGNERS**  
 50 Station Road, Slough  
 SL3 8BT  
 t: +44 (0)2080 902 041



RIGHT SIDE ELEVATION PROPOSED



LEFT SIDE ELEVATION PROPOSED

CLIENT:

JOB TITLE:  
PROPOSED ROOF EXTENSION

at:  
38-36 OTTERFIELD ROAD  
WEST DRAYTON  
UB7 8PE

DRAWING TITLE:  
PROPOSED PLANS & ELEVATIONS

SCALE: 1:100

DATE: 15/07/2010

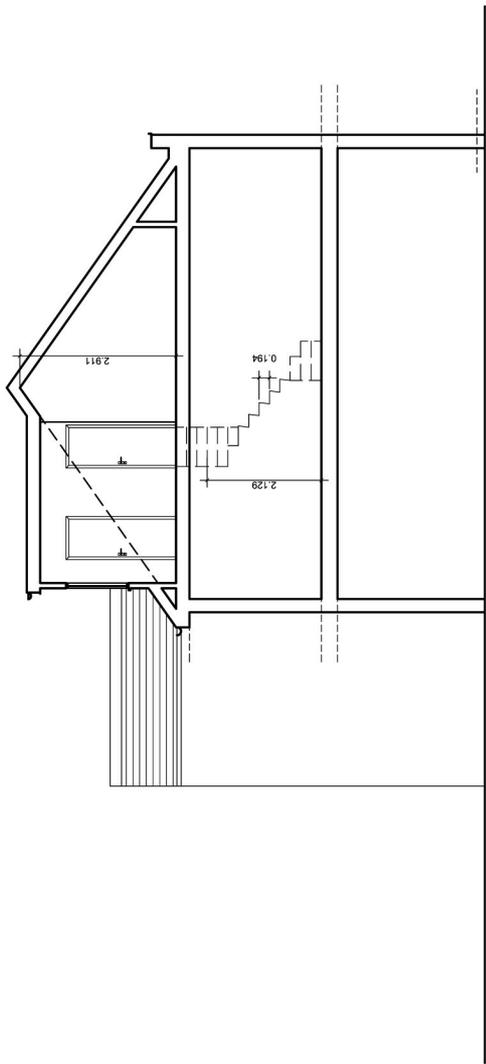
DRAWING NUMBER: 05

REVISIONS:

PLANNING

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**H2H**  
**HOUSE 2 HOME DESIGNERS**  
50 Station Road, Slough  
SL3 8BT  
t: +44 (0)2080 902 041



SECTION AA





**Notes**

 Site boundary

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Site Address

**36 Otterfield Road,  
 Yiewsley**

Planning Application Ref:

**4320/APP/2010/1743**

Planning Committee

**Central and South**

Scale

**1:1,250**

Date

**Sept  
 2011**

**LONDON BOROUGH  
 OF HILLINGDON**  
 Planning,  
 Environment, Education  
 & Community Services

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



**HILLINGDON**  
 LONDON

**Report of the Head of Planning & Enforcement Services**

**Address** 38 OTTERFIELD ROAD YIEWSLEY

**Development:** Installation of pitched roof to create additional level for habitable use with rear dormer and 1 front rooflight and installation of mono-pitched roof to existing two storey element to rear.

**LBH Ref Nos:** 67185/APP/2010/1739

**Date Plans Received:** 27/07/2010

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

**Date Application Valid:** 02/09/2010

CLIENT:

JOB TITLE:

PROPOSED ROOF EXTENSION

at:

38-36 OTTERFIELD ROAD  
WEST DRAYTON  
UB7 8PE

DRAWING TITLE:  
SITE PLAN

SCALE: 1:200

DATE: 15/07/2010

DRAWING NUMBER: 01

REVISIONS:

PLANNING

\*NB :- THIS DRAWING HAS BEEN ELECTRONICALLY PRODUCED, THEREFORE DO NOT RELY ON ANY SCALES QUOTED. WORK TO THE DIMENSIONS SHOWN ON THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE. ANY ERRORS TO BE REPORTED TO THE PRODUCER IMMEDIATELY. THIS DRAWING HAS BEEN PREPARED SOLELY FOR THE PURPOSES OF OBTAINING PLANNING APPROVAL.



**HOUSE 2 HOME  
DESIGNERS**  
50 Station Road, Slough  
SL3 8BT  
t: +44 (0)2080 902 041

Existing Properties

38

36

26

26b

26a

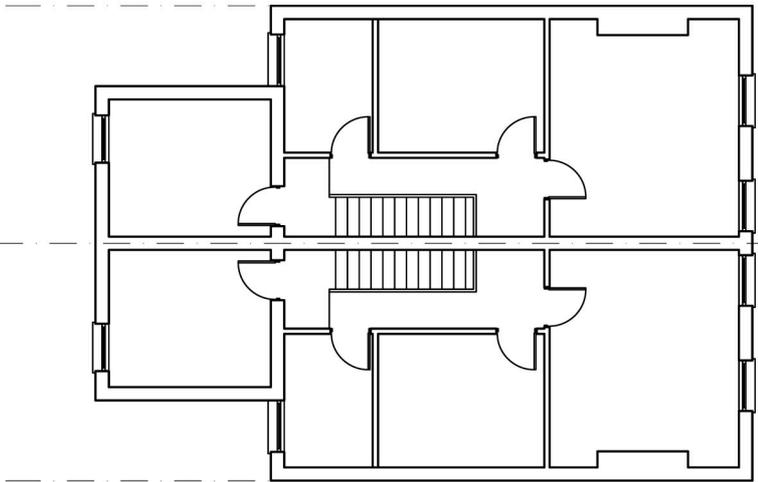
4

CLIENT:  
 JOB TITLE:  
 PROPOSED ROOF EXTENSION  
 at:  
 38-36 OTTERFIELD ROAD  
 WEST DRAYTON  
 UB7 8PE  
 DRAWING TITLE:  
 EXISTING PLANS & ELEVATIONS  
 SCALE: 1:100  
 DATE: 15/07/2010  
 DRAWING NUMBER: 02  
 REVISIONS:

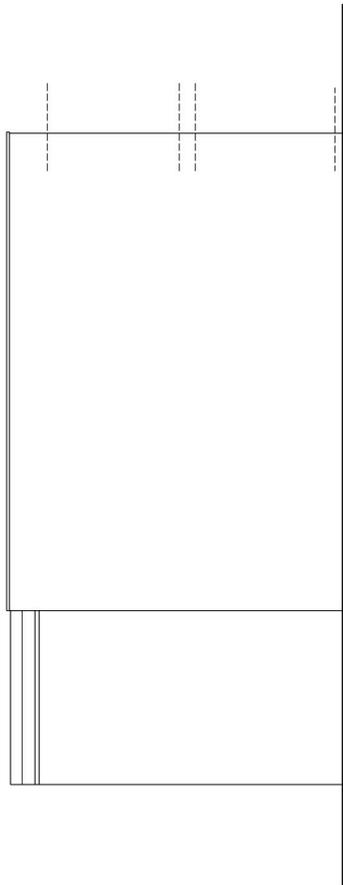
PLANNING

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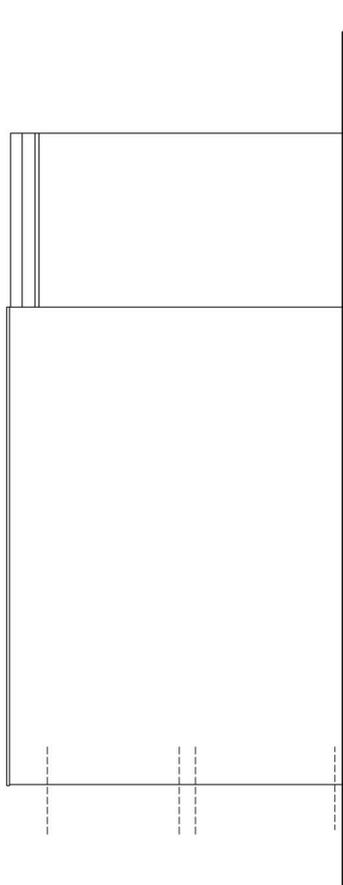
**H2H**  
**HOUSE 2 HOME DESIGNERS**  
 50 Station Road, Slough  
 SL3 8BT  
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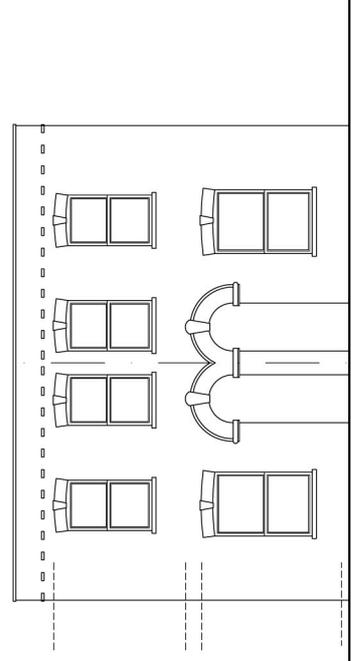
F. FLOOR PLAN EXISTING



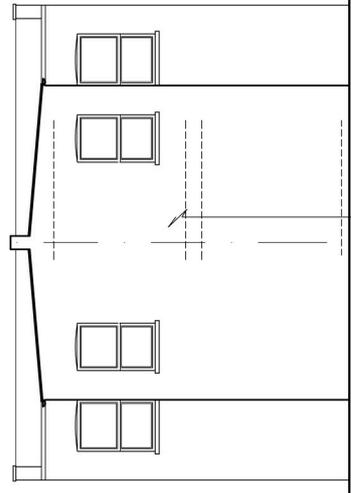
LEFT SIDE ELEVATION EXISTING



RIGHT SIDE ELEVATION EXISTING



FRONT ELEVATION EXISTING



REAR ELEVATION EXISTING

CLIENT:

JOB TITLE:  
PROPOSED ROOF EXTENSION

at:  
38-36 OTTERFIELD ROAD  
WEST DRAYTON  
UB7 8PE

DRAWING TITLE:  
PROPOSED PLANS & ELEVATIONS

SCALE: 1:100

DATE: 15/07/2010

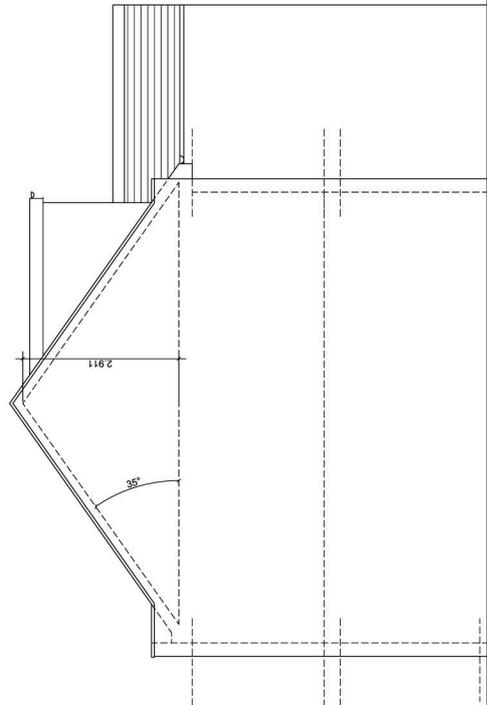
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REVISIONS:

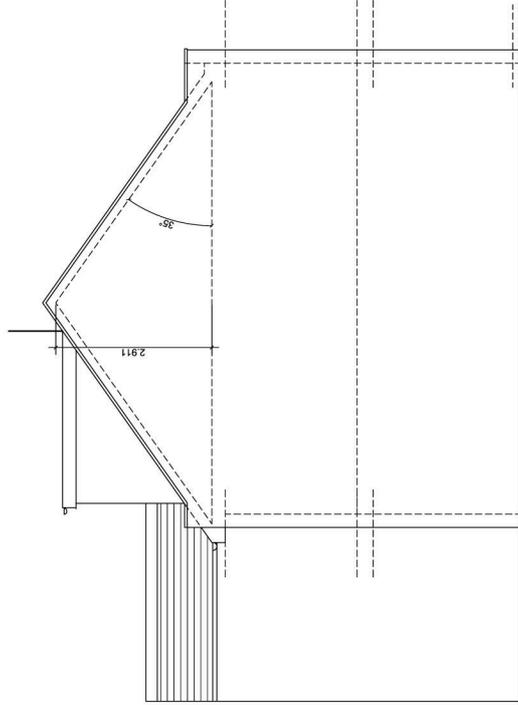
PLANNING

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**H2H**  
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RIGHT SIDE ELEVATION PROPOSED



LEFT SIDE ELEVATION PROPOSED

CLIENT:

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PROPOSED ROOF EXTENSION

at:  
38-36 OTTERFIELD ROAD  
WEST DRAYTON  
UB7 8PE

DRAWING TITLE:  
PROPOSED PLANS & ELEVATIONS

SCALE: 1:100

DATE: 15/07/2010

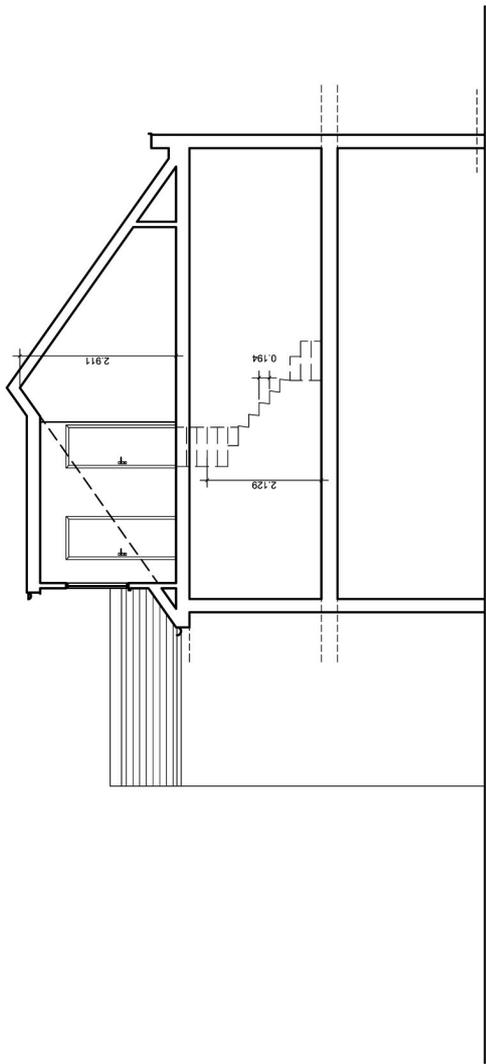
DRAWING NUMBER: 05

REVISIONS:

PLANNING

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SECTION AA





**Notes**

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