

Report of the Head of Planning & Enforcement Services

Address: YEADING JUNIOR SCHOOL CARLYON ROAD HAYES

Development: Erection of single storey rear extension to educational premises (former caretaker's house).

LBH Ref Nos: 17997/APP/2011/2029

Drawing Nos:

- 2011D90/P02 (Existing Site Plan)
- 2011D90/P03 (Existing Ground Floor Plan)
- 2011D90/P04 (Existing First Floor Plan)
- 2011D90/P05 (Existing Roof Plan)
- 2011D90/P06 (Existing South West Elevations)
- 2011D90/P01 (Existing Location Plan and Photographs)
- 2011D90/P07 (Existing North West Elevation)
- 2011D90/P08 (Existing North East Elevation)
- 2011D90/P09 (Existing South East Elevation)
- 2011D90/P10 (Proposed Location Plan)
- 2011D90/P17 (Proposed North East Elevation)
- 2011D90/P11 Rev.A (Proposed Site Plan)
- 2011D90/P12 Rev. A (Proposed Ground Floor Plan)
- 2011D90/P13 Rev.A (Proposed First Floor Plan)
- 2011D90/P14 Rev.A (Proposed Roof Plan)
- 2011D90/P15 Rev.A (Proposed South West Elevation)
- 2011D90/P16 Rev.A (Proposed North West Elevation)
- 2011D90/P18 Rev.A (Proposed South East Elevation)

Date Plans Received: 17/08/2011 **Date(s) of Amendment(s):** 17/08/2011

Date Application Valid: 18/08/2011

1. SUMMARY

This application seeks full planning permission for the erection of a single-storey extension to the rear of the former caretaker's house, which is now used for educational purposes, at Yeading Junior School in Hayes.

The building is currently used to provide extended educational facilities during school hours, including support and training for parents. The applicant and the school have both advised that the extension is required in order to provide more flexibility of space for existing users and that it will not increase capacity.

The proposed extension is considered to be visually acceptable in this location. Only limited views would be available from Carlyon Road and as the building is bounded by school buildings on all sides it would have no detrimental impact on the amenity of the nearest residential occupants. The proposal would not result in any increase in traffic to/from the site and, whilst it would result in the removal of some existing trees, replacement tree planting would be provided and this is considered to be appropriate in this instance.

The scheme is considered to comply with relevant UDP and London Plan policies and, accordingly, approval is recommended.

2. RECOMMENDATION

Central & South Planning Committee - 1st November 2011

PART 1 - MEMBERS, PUBLIC & PRESS

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 Policies BE13 and BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 M2 External surfaces to match existing building

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 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.

5 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).

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 TL7 Maintenance of Landscaped Areas

No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the arrangements for its implementation. Maintenance shall be carried out in accordance with the approved schedule.

REASON

To ensure that the approved landscaping is properly maintained in accordance with policy BE38 of the Hillingdon Unitary Development Plan (September 2007).

9 DIS1 Facilities for People with Disabilities

All the facilities designed specifically to meet the needs of people with disabilities that are shown on the approved plans shall be provided prior to the occupation of the development and thereafter permanently retained.

REASON

To ensure that adequate facilities are provided for people with disabilities in accordance with Policies AM13 and R16 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (July 2011) Policy 7.2.

10 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 9 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).

11 NONSC Hours of use

The building shall not be used outside the hours of 8am and 6pm Monday to Saturday.

REASON

In the interests of residential amenity in accordance with policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

12 NONSC Restriction on number of occupants

The building shall not be occupied by more than 15 people at any one time.

REASON

In the interests of residential amenity in accordance with policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

13 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

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.
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.
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
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R16	Accessibility for elderly people, people with disabilities, women and children
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.

3 I1 Building to Approved Drawing

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

4 I2 Encroachment

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

5 I3 Building Regulations - Demolition and Building Works

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

6 I6 Property Rights/Rights of Light

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

7 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).

8 I12 Notification to Building Contractors

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

9 I15 Control of Environmental Nuisance from Construction Work

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

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

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

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

10 I19 Sewerage Connections, Water Pollution etc.

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

11 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
- Disability Rights Commission (DRC) Access statements. Achieving an inclusive environment by ensuring continuity throughout the planning, design and management of building and spaces, 2004. Available to download from www.drc-gb.org.
- Code of practice. Rights of access. Goods, facilities, services and premises. Disability discrimination act 1995, 2002. ISBN 0 11702 860 6. Available to download from www.drc-gb.org.

- Creating an inclusive environment, 2003 & 2004 - What it means to you. A guide for service providers, 2003. Available to download from www.drc-gb.org.

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

12 I47 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).

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises an approximately 439m² rectangular plot located on the south west side of Carlyon Road in Hayes. It is currently occupied by a two-storey brick built property, currently used for educational purposes but which was formerly the caretaker's house for the adjoining junior school. A small rear garden, predominantly bounded by mature trees and hedges, still exists to the rear.

The house currently comprises two small offices, a kitchen and WC at ground floor level and three small offices and a bathroom at first floor level. The school has advised that part of the building is predominantly used by social work students when on placement in the school. This is used as their base and, although the students work predominantly in the school with children, they do offer a drop in for parents. The house is also used as a place where parents can attend informal coffee mornings and training sessions. Furthermore, professionals such as the Community Police Officer occasionally drop into the building.

The school have advised that the social work students use the school's existing car park and that the majority of parents attending the facility walk. The hours of opening for parents are usually between 10am and 3pm. Outside these hours it would only be used by cleaning staff or existing school staff for meetings, which usually end by 4pm. The school's lease restricts the hours of use to between 8am and 6pm Monday to Saturday. Generally, there would be no more than 12 people using the building at any one time, although numbers do vary and there are frequently fewer than this.

The application site is bounded to the north west and south west by Yeading Junior School, the school's main vehicular access and car park immediately abutting the plot. To the south east the site is bounded by Yeading Infant and Nursery School and to the north east the site is bounded by Carlyon Road, beyond which are residential properties.

The site falls within the developed area as shown on the Hillingdon Unitary Development Plan Proposals Map. The building itself is locally listed.

3.2 Proposed Scheme

This application seeks full planning permission to provide a single-storey rear extension to

the existing former caretaker's house at Yeading Junior School. The proposed extension is required to provide a space to offer support to parents, in small groups, around children's learning.

The proposed extension would measure approximately 5m by 4m by 3.2m high and it would have a parapet roof. It would be finished in brick to match the existing building.

The applicant and the school have advised that the extension would provide additional educational space within the building for existing users and that it would not result in an increased number of people using the building.

3.3 Relevant Planning History

17997/AA/98/2214 Yeading Junior School Carlyon Road Hayes
Erection of a single storey extension to provide an assembly hall addition, two changing rooms and toilet

Decision: 09-03-1999 ADH

17997/AB/99/0138 Yeading Junior School Carlyon Road Hayes
Renewal of planning permission ref.17997M/93/1919 dated 25/01/94; Retention of double mobile classroom

Decision: 23-02-1999 ALT

17997/APP/2000/2437 Yeading Infants School Carlyon Road Hayes
RENEWAL OF PLANNING PERMISSION REF. 17997T/95/782 DATED 03/07/95; RETENTION OF A MOBILE CLASSROOM

Decision: 12-01-2001 ALT

17997/APP/2001/252 Yeading Infant School Carlyon Road Hayes
ERECTION OF A SINGLE STOREY EXTENSION WITHIN THE SCHOOL COURTYARD

Decision: 09-04-2001 ADH

17997/APP/2002/2443 Yeading Junior School Carlyon Road Hayes
ERECTION OF A TWO STOREY AND SINGLE STOREY EXTENSION (INVOLVING DEMOLITION OF EXISTING MODULAR CLASSROOM)

Decision: 21-01-2003 ADH

17997/APP/2007/159 Yeading Junior School Carlyon Road Hayes
CHANGE OF USE OF CARETAKERS DWELLING (CLASS C3) TO ANCILLARY EDUCATION USE TO PROVIDE MEETING ROOM, CRÈCHE FACILITY FOR 4/5 CHILDREN AND OFFICE

Decision: 14-06-2007 Approved

17997/APP/2007/2169 Yeading Junior School Carlyon Road Hayes

ERECTION OF A SINGLE STOREY SIDE EXTENSION TO THE SOUTH-EAST ELEVATION OF THE EXISTING JUNIOR SCHOOL BUILDING.

Decision: 13-09-2007 Approved

17997/APP/2007/2334 Yeadings Junior School Carlyon Road Hayes

DETAILS OF HOURS OF USE - CONDITION 2, ACCESS ARRANGEMENTS - CONDITION 3, AND SECURITY MEASURES - CONDITION 8 IN COMPLIANCE WITH PLANNING PERMISSION REF.17997/APP/2007/159 DATED 14/06/2007:

CHANGE OF USE OF CARETAKERS DWELLING (CLASS C3) TO ANCILLARY EDUCATION USE TO PROVIDE MEETING ROOM, CRECHE FACILITY FOR 4/5 CHILDREN AND OFFICE.

Decision: 17-09-2007 Approved

17997/APP/2009/1148 Yeadings Infants School Carlyon Road Hayes

Single storey building for use as childrens and adults centre, with associated parking and play area.

Decision: 31-07-2009 Approved

17997/APP/2010/902 Yeadings Infants School Carlyon Road Hayes

Details in compliance with conditions 3 (ground levels), 4 (storage of refuse bins), 5 (boundary treatment), 6 (tree survey), 8 (tree protection), 9 (landscape scheme), 11 (landscape maintenance), 13 (access to building), 15 (security measures), 16 (parking arrangements), 17 (demolition and construction management), 18 (secure cycle storage), 19 (urban drainage) and 20 (materials) of planning permission ref: 17997/APP/2009/1148 dated 31/07/2009: Single storey building for use as childrens and adults centre, with associated parking and play area.

Decision:

17997/B/84/1220 Yeadings Infant & Junior Schools Carlyon Road Hayes
Formation of access (P)

Decision: 12-09-1984 ADH

17997/C/84/1950 Yeadings Infant & Junior Schools Carlyon Road Hayes
Householder dev. (small extension,garage etc) (P)

Decision: 04-01-1985 ADH

17997/E/86/2194 Yeadings Infant & Junior Schools Carlyon Road Hayes
Installation of self closing doors

Decision: 21-01-1987 ADH

17997/F/87/2179 Yeadings Infant & Junior Schools Carlyon Road Hayes
Erection of chain link fence to a height of 3.6M along the frontage of school to Carlyon Road

Decision: 14-12-1987 Approved

17997/G/90/0256 Yeadings Primary School Carlyon Road Hayes
Erection of a 3.6m high chain link fence to enclose school playing fields

Decision: 21-03-1990 ADH

17997/K/92/0515 Yeadings Junior School Carlyon Road Hayes
Erection of a radio base station including a prefabricated equipment cabin, 2 microwave dishes and security fencing

Decision: 08-07-1992 Approved

17997/L/93/1850 Yeadings Junior School Carlyon Road Hayes
Erection of a front boundary wall

Decision: 10-01-1994 Approved

17997/M/93/1919 Yeadings Infants School Carlyon Road Hayes
Erection of a double mobile classroom unit

Decision: 25-01-1994 ALT

17997/N/93/1976 Yeadings Infant School Carlyon Road Hayes
Erection of a nursery school

Decision: 20-04-1994 ADH

17997/S/94/1215 Yeadings Infants School Carlyon Road Hayes
Details of external materials in compliance with condition 5 of planning permission ref. 17997N/93/ 1976 dated 20/04/94; Erection of a nursery school

Decision: 05-10-1994 ADH

17997/T/95/0782 Yeadings Infants School Carlyon Road Hayes
Erection of a double mobile classroom

Decision: 03-07-1995 ALT

17997/X/95/1836 Yeadings Infant & Junior Schools Carlyon Road Hayes
Improvements to existing educational premises involving a single storey extension to Infants School, part single storey, part two storey extension to Junior School, toilet block extension,

demolition of old nursery and Junior School single buildings, construction of hard play areas, formation of vehicular turning circle on Carlyon Road and change of use of vacant land to form enlarged school playing field

Decision: 16-02-1996 Approved

17997/Y/96/1082 Yeading Infant & Junior Schools Carlyon Road Hayes

Details of landscaping scheme including siting of hard play areas in compliance with condition 3 of planning permission ref.17997X/95/1836 dated 16/02/96; Improvements to existing educational premises involving a single storey extension to Infants School, part single storey, part two storey extension to Junior School, toilet block extension, demolition of old nursery and Junior School single buildings, construction of hard play areas, formation of vehicular turning circle on Carlyon Road and change of use of vacant land to form enlarged school playing field

Decision: 24-09-1999 Approved

Comment on Relevant Planning History

Yeading Infant and Junior Schools have an extensive planning history as summarised above. Notably planning permission was granted in 2007 for the change of use of the caretaker's house to provide educational facilities including meeting rooms, offices and a creche for up to 5 children (ref: 17997/APP/2007/159).

4. Planning Policies and Standards

Hillingdon Unitary Development Plan Saved Policies (September 2007)

London Plan 2011

Hillingdon Supplementary Planning Document: Accessible Hillingdon

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.9 To seek to preserve statutory Listed Buildings and buildings on the Local List.
- PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.
- PT1.30 To promote and improve opportunities for everyone in Hillingdon, including in particular women, elderly people, people with disabilities and ethnic minorities.

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.
- 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
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R16	Accessibility for elderly people, people with disabilities, women and children
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **14th September 2011**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to 15 local owner/occupiers. Two letters of objection, including a 25 signature petition, have been received which raise the following concerns:

- i) Traffic - Carlyon Road is a dead end road accommodating Yeading Junior School (485 pupils), the community house, Yeading Infant and Nursery School (480 pupils) and a children's centre which is used into the evenings.
- ii) There is already a severe traffic and parking problem and the proposal will make the congestion worse.
- iii) Parking in the grounds of the schools and associated establishments is very limited which forces vehicles to park in the road.
- iv) visitors show a blatant disregard to parking restrictions in place- This includes parking across and blocking residents' driveways.
- v) There are three well established trees which would need to be removed.
- vi) The activities which take place in the extension could take place elsewhere in the road, for example at the children's centre.
- vii) Problems already exist with staff of the school and associated facilities parking near residents' driveways.
- viii) If residents park outside their homes they are sometimes asked to move.
- vix) Where will contractors park?

Internal Consultees

ENVIRONMENTAL PROTECTION UNIT

No objection subject to the attachment of the standard site construction informative should approval

be granted.

ACCESS OFFICER

The scheme was revised after comments in relation to the design were received from the Council's Access Officer. The revised plans were reviewed by the Access Officer who has advised that no objections are raised on grounds of accessibility.

URBAN DESIGN AND CONSERVATION OFFICER

The former Caretaker's house is an attractive and well proportioned 1930s house with brick banding at first floor level. The house stands between the Yeadings Junior and Infant Schools, both of which have been included in the Local List. The designs of all three buildings are reminiscent of designs in the later Hampstead Garden Suburb.

Whilst there would be no objection in principle to the rear extension, although at 5 metres it would certainly be large, its appearance would be compromised by the proposed 220mm roof slope to one side, covered with roofing felt, much like a coal bunker.

The appearance of the extension could be much improved by finishing the roof with a brick on edge parapet around all three exposed sides. These parapets would then hide the proposed roof slope and finish. The rainwater would discharge into a hidden gutter behind the parapet, and out through a hopper head and downpipe.

Recommendations: Amendment required

Officer comment: Amended plans have been submitted which show parapets around the roof as recommended. The Council's Urban Design Officer has seen the amended plans and raises no objection.

TREES/LANDSCAPING OFFICER

There are hedges and trees on and close to the site.

The revised layout drawing shows two trees to be removed to facilitate the proposed development. Tree No. 1 is a middle-aged and large tree of heaven located very close to the existing building. Tree No. 2 is a large conifer that fills much of the garden at the rear of the building.

The two trees shade the garden and the juxtaposition of the tree of heaven and the building is very poor. Given the proximity of the tree of heaven to the building and its age and growth potential, there is also a risk that it will cause damage to the building. In this case, the two large trees are in the wrong place, such that they will have to be heavily pruned or removed in any event.

The revised drawing shows the retention of the existing hedges and outlines landscaping, including two birch trees at the front in replacement of trees 1 and 2.

Overall, subject to conditions TL2 (hedges), TL3 (hedges), TL5, TL6 and TL7, the revised application is acceptable in terms of Saved Policy BE38 of the UDP.

EDUCATION

No objection.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy R10 of the Council's Unitary Development Plan Saved Policies (September 2007) seeks to encourage the provision of enhanced educational facilities across the borough, stating:

"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 other policies of this plan."

In addition, the DCLG has recently published a policy statement on planning for schools development, which is designed to facilitate the delivery and expansion of state-funded schools. It states:

"The Government is firmly committed to ensuring there is sufficient provision to meet growing demand for state-funded school places, increasing choice and opportunity in state-funded education and raising educational standards. State-funded schools - which include Academies and free schools, as well as local authority maintained schools (community, foundation and voluntary aided and controlled schools) - educate the vast majority of children in England. The Government wants to enable new schools to open, good schools to expand and all schools to adapt and improve their facilities. This will allow for more provision and greater diversity in the state-funded school sector to meet both demographic needs and the drive for increased choice and higher standards."

It goes on to say that:

"It is the Government's view that the creation and development of state-funded schools is strongly in the national interest and that planning decision-makers can and should support that objective, in a manner consistent with their statutory obligations. We expect all parties to work together proactively from an early stage to help plan for state-school development and to shape strong planning applications. This collaborative working would help to ensure that the answer to proposals for the development of state-funded schools should be, wherever possible, "yes."

The statement clearly emphasises that there should be a presumption in favour of the development of schools and that "Local Planning Authorities should make full use of their planning powers to support state-funded schools applications."

Accordingly, no objections are raised to the principle of the development subject to the proposal meeting site specific criteria.

7.02 Density of the proposed development

Not applicable to this type of development.

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 or Areas of Special Local Character within the vicinity.

The school is locally listed. Limited views of the proposed extension would be visible from the streetscene and it is not considered that it would detract significantly from the character and appearance of the original property. The proposed extension would be finished in brick to match the existing building and, following advice from the Council's Urban Design and Conservation Officer, amendments have been made to the roof design in order to enhance its visual amenities. Following these changes, the Council's Urban

Design & Conservation Officer has raised no objections to the proposal.

7.04 Airport safeguarding

Not applicable. There is no requirement to consult with the airport safeguarding authorities in this instance.

7.05 Impact on the green belt

Not applicable. There is no Green Belt land within the vicinity of the site.

7.07 Impact on the character & appearance of the area

Limited views of the proposed extension would be visible from the streetscene due to the property's setback from the road and screening provided by existing trees, vegetation and other boundary treatments. Furthermore, it would be viewed in context with the existing building and wider school site. Accordingly, it is not considered that it would have any significant detrimental impact on the character or appearance of the existing building or the surrounding area.

7.08 Impact on neighbours

With the exception of Carlyon Road to the north east, beyond which are residential properties, the application site is bounded by school premises on all sides. The proposed extension would not be visible from the nearest residential properties and, accordingly, it is not considered that the proposal would have any adverse impacts on the amenity of the nearest residential occupants.

7.09 Living conditions for future occupiers

Not applicable to this type of development.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

No alterations are proposed to the existing car parking or access arrangements at the site. The applicant and the school's headteacher have confirmed that the proposed extension is required to provide additional space for existing users and that it is not intended to use the space to accommodate additional numbers at the facility.

It is noted that residents have raised concerns over a potential increase in parking demand and traffic as a result of the proposals. However, given that the proposal will not result in an increase in users of the facility, it is not considered that refusal could be justified on this basis.

Residents have also raised concerns over where construction vehicles would park. Construction, and the associated inconvenience of larger vehicles requiring access, would be temporary only. Accordingly, refusal could not be justified on this basis. Conditions would be attached, should planning permission be granted, to ensure impacts of construction are minimised.

7.11 Urban design, access and security

This issue has been largely addressed in parts 7.03 and 7.07 of the report. The size and design of the proposed extension is considered to be acceptable in this instance and it is not considered that it would have any significant detrimental impact on the character or appearance of the locally listed building. Notably, the Council's Urban Design and Conservation Officer has raised no objections.

7.12 Disabled access

Further to initial advice from the Council's Access Officer, the applicant has explored options of increasing the accessibility of the existing WC in the building. The applicant has agreed to widen the WC doorway and install a smaller sink to provide increased accessibility to the WC. The Council's Access Officer has confirmed that options for increasing accessibility to the WC have been satisfactorily explored and that this approach is acceptable given the constraints of the existing building. Accordingly no objections are

raised.

7.13 Provision of affordable & special needs housing

Not applicable to this type of development.

7.14 Trees, landscaping and Ecology

The proposals would result in the removal of two trees at the rear of the site. However, the Council's Trees/Landscape Officer has advised that due to the proximity of these trees to the existing building and the nature of the species it is likely they could require future removal in any case to avoid damage to the existing building. Accordingly, no objections are raised to their removal.

The applicant has committed to providing replacement planting at the front of the site to offset the loss of these trees. It is considered that their location in front of the building would enhance the visual amenities of the application site and the streetscene.

The Council's Trees/Landscape Officer has raised no objections to the proposals.

7.15 Sustainable waste management

Not applicable to this type of development.

7.16 Renewable energy / Sustainability

not applicable to this type of development.

7.17 Flooding or Drainage Issues

The site is not located within a flood plain and no issues regarding flooding have been identified.

7.18 Noise or Air Quality Issues

It is not considered that the proposed extension will result in any increase in noise or pollution at this site. Notably, officers in the Council's Environmental Protection Unit have raised no objections in this respect.

7.19 Comments on Public Consultations

The concerns raised by residents have been addressed in the report.

7.20 Planning obligations

Not applicable to this type of 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

Not applicable.

10. CONCLUSION

It is not considered that the proposed extension would have any significant detrimental visual impact on the character or appearance of the existing locally listed building or on the visual amenities of the streetscene or surrounding area.

Only limited views of would be available from Carlyon Road and as the building is bounded by school buildings on all sides it would have no detrimental impact on the amenity of the nearest residential occupants.

The intention of the extension is to provide additional space for existing users, not to increase the capacity for additional users. Accordingly, there would be no increase in parking demand or traffic to/from the site.

Whilst it would result in the removal of some existing trees, replacement tree planting would be provided and this is considered to be appropriate in this instance.

The scheme is considered to comply with relevant UDP and London Plan policies and, accordingly, approval is recommended.

11. Reference Documents

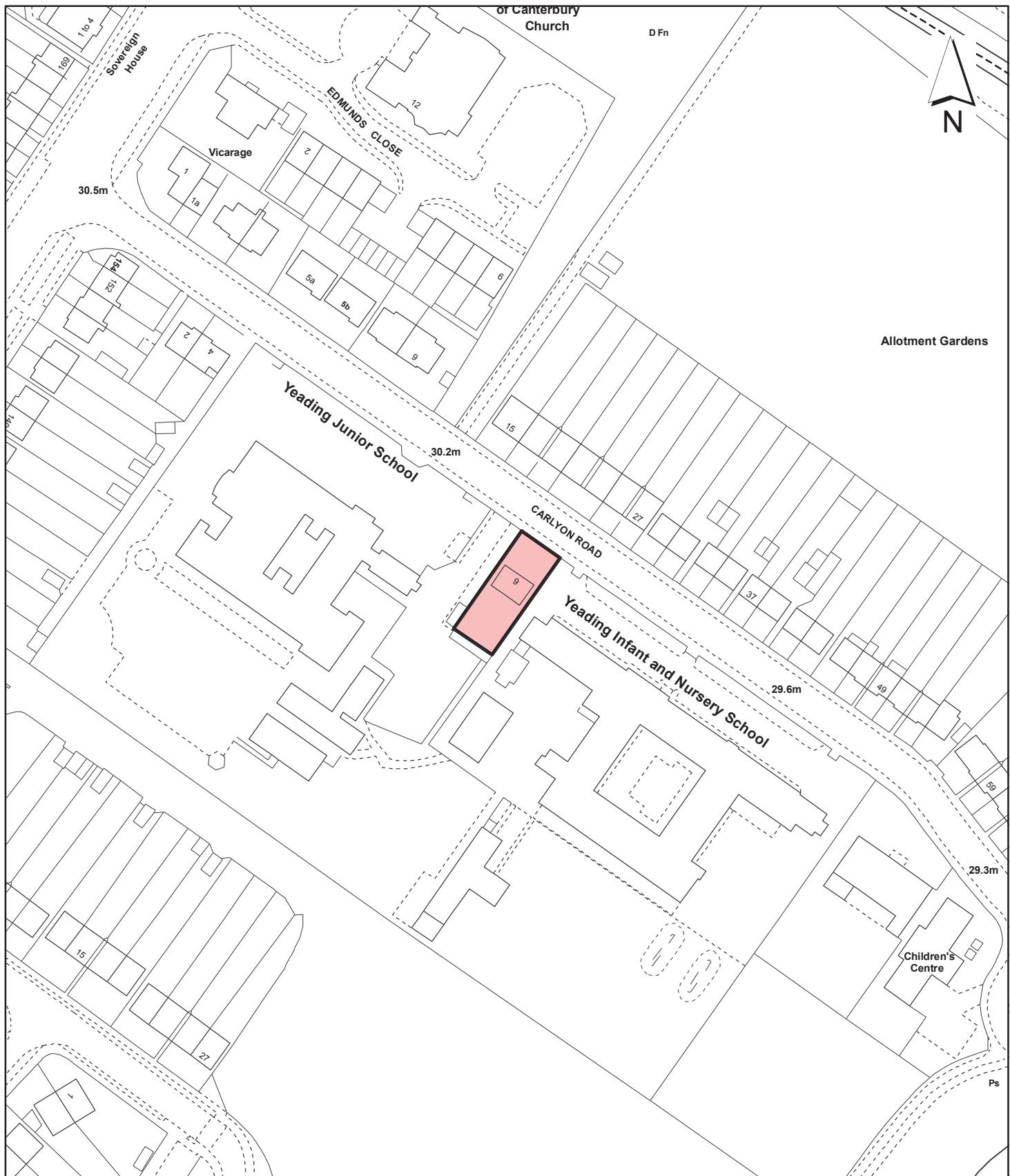
Hillingdon Unitary Development Plan Saved Policies (September 2007)

London Plan 2011

Hillingdon Supplementary Planning Document: Accessible Hillingdon

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Notes

 Site boundary

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Planning Application Ref:

17997/APP/2011/2029

Scale

1:1,250

Planning Committee

Central and South

Date

**September
2011**



HILLINGDON
LONDON