

Report of the Head of Planning & Enforcement Services

Address THE STABLES GOULDS GREEN HILLINGDON

Development: Conversion of detached barn to rear to a three-bedroom residential unit, including 2 parking spaces and associated amenity space.

LBH Ref Nos: 26738/APP/2010/2554

Drawing Nos: 09/312/21 - Existing Ground Floor Plan
09/312/22 - Existing Elevations
09/312/11C - Location Plan and Block Plan
09/311/51 - Section
09/312/25 Rev A - Proposed Elevations
09/312/23 Rev A - Proposed Ground Floor Plan
09/312/24 Rev A - Proposed First Floor Plan

Date Plans Received:	03/11/2010	Date(s) of Amendment(s):	03/11/2010
Date Application Valid:	10/11/2010		10/11/2010
			17/05/2011

1. SUMMARY

Planning permission is sought for the conversion of an existing barn into a 3 bedroom dwelling unit, including parking area and associated amenity area.

The existing building is traditional in appearance and constructed of quality materials. It is an established feature of this area of the Green Belt and due to the enclosed nature of the site it is not considered the proposal would result in visual harm to the same. The re-use of the existing building does not represent inappropriate development within the Green Belt as set out within PPG2. Furthermore, the proposal is considered to provide adequate amenities for any future occupiers and not result in a detrimental impact to any existing surrounding occupiers.

Given the authorised use of the building (riding stables) along with its associated car parking area, it is not considered the level of traffic generated by one additional house would result in any unacceptable increase in noise nuisance or danger/inconvenience to existing users of the surrounding highway network. Furthermore, the presence of any roosting bats has been discounted from the existing barn and subject to a safeguarding condition relating to the wider foraging area, it is considered the works would not be detrimental to the local bat population.

The accommodation provided would be used in association with the existing riding school business on the site and would result in the retention of an attractive traditional building, which is considered to contribute to the landscape character of the wider area.

Subject to suitable safeguarding conditions the application is recommended for APPROVAL

2. RECOMMENDATION

APPROVAL subject to the following:

1 T8 Time Limit - full planning application 3 years

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

REASON

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

2 M1 Details/Samples to be Submitted

No development shall take place until details and/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. The submitted details shall include:

- (a) External Materials;
- (b) Door and window details;
- (c) Details of reuse of existing doors where this can be achieved; and
- (d) Details of conservation style rooflights.

Thereafter the development shall be completed in accordance with the approved details.

REASON

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

3 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 BE15 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 preserve the rural character of the existing building, thereby protecting the visual amenities of the wider area in compliance with BE13 and OL1 of the Unitary Development Plan Saved Policies (September 2007)

5 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 the dwellinghouse 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

To preserve the rural character of the existing building, thereby protecting the visual amenities of the wider area in compliance with BE13 and OL1 of the Unitary

Development Plan Saved Policies (September 2007)

6 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, including any form of chimney stack or antenna shall be constructed.

REASON

To preserve the rural character of the existing building, thereby protecting the visual amenities of the wider area in compliance with BE13 and OL1 of the Unitary Development Plan Saved Policies (September 2007)

7 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 preserve the rural character of the existing building, thereby protecting the visual amenities of the wider area in compliance with BE13 and OL1 of the Unitary Development Plan Saved Policies (September 2007).

8 H7 Parking Arrangements (Residential)

The parking areas (including 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 for the sole use of the occupiers of the dwelling 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).

9 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).

10 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).

11 NONSC 'Lifetime Homes' Standards

The dwelling hereby permitted shall be constructed in accordance with 'Lifetime Homes' Standards, as set out in the Council's Supplementary Planning Document 'Hillingdon Design and Accessibility Statement: Accessible Hillingdon'. No development shall take place until plans and/or details to demonstrate compliance with the standards have been submitted to an approved in writing by the local planning authority. The development shall thereafter be constructed in accordance with the approved details.

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) Policy 3.8.

12 NONSC No External Lighting

No external lighting shall be installed to the proposed development or its associated curtilage and parking area without further written consent of the Local Planning Authority.

REASON

To ensure that the works are not detrimental to local bat populations commuting and foraging around the proposed development site in accordance with policy EC5 of the Hillingdon Unitary Development Plan (Saved Policies September 2007) and Planning Policy Statement No 9.

13 NONSC landfill gas protection

A scheme for suitable landfill gas protection measures at the site, including for example the use of a gas membrane, shall be submitted to and agreed with the LPA. The scheme shall then be implemented to the satisfaction of the Local Planning Authority.

Reason

The property is adjacent to the former Stockley Park landfill site. Landfill gas migration has been found historically at the site. It is understood that there is already a gas venting trench and landfill gas monitoring boreholes on this site. Gas protection measures are required on the extension and converted outbuildings to protect new occupants from any gas migration to these residential buildings, in compliance with policy OE1 of the UDP Saved Policies (September 2007).

14 NONSC Soils

All soils used for soft 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 by 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).

15 TL20 Amenity Areas (Residential Developments)

The dwelling hereby permitted shall not be occupied, until the outdoor amenity area serving the dwelling 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) and London Plan (February 2008) Policy 4B.1.

16 NONSC Non Standard Condition

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 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).

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.

OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL14	Change of use or conversion of redundant agricultural buildings
EC5	Retention of ecological features and creation of new habitats
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE20	Daylight and sunlight considerations.
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.
H8	Change of use from non-residential to residential
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
OE1	Protection of the character and amenities of surrounding properties and the local area

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 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 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.

7 115 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.

8

Access Officer advice -

The following access observations are provided:

1. Entry into the proposed conversion appears to be stepped. If it is not be possible, due to topographical or other existing building constraints, to achieve level access, it would be preferable to gently slope (maximum gradient 1:21) the pathway leading to the ground floor entrance door. Details in this regard should be requested prior to any grant of planning permission.

2. The proposed entrance level WC should provide 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 wet rooms in future, plans should indicate floor gulley drainage.
4. The proposed new staircase should provide a minimum clear width of no less than 900 mm from the wall or handrail to balustrade or handrail opposite.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is on the south of Goulds Green and involves an existing riding stables. The stables comprise a stable yard complex with associated storage buildings, tack shop building, brick built traditional barn (subject to this application), car parking area and original farm house. The application site is well screened from the surrounding area by mature landscaping on all external boundaries. To the south is Stockley Park and to the north are residential properties. The site is rural in character and appearance. The barn to which the application relates is situated on the east side of the stable yard and faces onto an area of hardstanding and the flank wall of the tack shop building. The application site is situated within the 'Green Belt' as designated in the Hillingdon Unitary Development Plan (UDP) (Saved Policies September 2007).

3.2 Proposed Scheme

Planning permission is sought to convert a traditional barn to a 3 bedroom unit of residential accommodation. This would involve internal alterations and minor alterations to the existing fenestration of the building, together with the provision of a private amenity area and parking for two vehicles.

The existing building is situated on the peripheries of the stable yard complex and fronts onto an area of hardstanding (currently being used for a dung-heap) and the flank wall of the tack shop building. Vehicular access to the site would be gained via the existing access to the original farm house and the car park used in association with the riding school business.

No extensions would be added to the original building and it has been confirmed any new materials that would be required will be traditional to match those of the existing London Stock brickwork, natural slates and timber fenestration.

The building is 18.7m wide and 7.95m deep and finished with a pitched roof at a maximum height of 6.7m

The Design and Access Statement comments that the proposed unit of accommodation will be used for the immediate family.

3.3 Relevant Planning History

26738/APP/2009/2596 The Stables Goulds Green Hillingdon

Conversion of outhouses to 1 two-bedroom and 1 one-bedroom flat, to include single storey side extension, conversion of loftspace to habitable use and alterations to elevations.

Decision: 08-02-2010 Withdrawn

26738/B/86/0797 Riding Stables Goulds Green Hillingdon
Leisure development - 3320sq.m. (Full)(P)

Decision: 19-06-1986 Approved

26738/C/86/0798 Riding Stables Goulds Green Hillingdon
Leisure development - 2630sq.m. (Full)(P)

Decision: 19-06-1986 Approved

26738/D/87/2036 Riding Stables Goulds Green Hillingdon
Erec. of a two-storey side extn. for granny annexe and conservatory to rear elevation.

Decision: 07-04-1988 Approved

26738/F/88/2818 The Farmhouse Goulds Green Hillingdon
Continued use of open menage and car park

Decision: 25-05-1989 ALT

26738/G/91/1045 The Farmhouse Goulds Green Hillingdon
Continued use of open menage and car park; Renewal of planning permission ref.
26738F/88/2818 dated 25.5.89

Decision: 01-08-1991 ALT

26738/H/91/1950 The Farmhouse Goulds Green Hillingdon
Erection of a manure store enclosure and permanent use of land as car park

Decision: 15-06-1992 Approved

26738/J/94/0186 The Farmhouse Goulds Green Hillingdon
Erection of a two-storey rear extension

Decision: 30-03-1994 Approved

26738/L/94/1463 The Farmhouse Goulds Green Hillingdon
Erection of two outbuildings for the manufacture and storage of fireworks

Decision: 23-11-1994 Refused **Appeal:** 27-10-1995 Dismissed

26738/M/97/0100 Riding Stables Goulds Green Hillingdon
Installation of pitched roof over tack shop

Decision: 27-03-1997 Approved

Comment on Relevant Planning History

This is a resubmission of a previously withdrawn application (Ref. No. 26738/APP/2009/2596), the application was withdrawn following officer advice that support could not be given due to the lack of supporting information with regard to the affect the proposal could have on the local bat population.

4. Planning Policies and Standards

Planning Policy Statement 3: Housing
Supplementary Planning Guidance: Educational Facilities
PPG2 Green Belts
Planning Policy Statement No 9 'Biodiversity and Geological Conservation'

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

Part 2 Policies:

- | | |
|------|---|
| OL1 | Green Belt - acceptable open land uses and restrictions on new development |
| OL2 | Green Belt -landscaping improvements |
| OL14 | Change of use or conversion of redundant agricultural buildings |
| EC5 | Retention of ecological features and creation of new habitats |
| BE13 | New development must harmonise with the existing street scene. |
| BE15 | Alterations and extensions to existing buildings |
| BE20 | Daylight and sunlight considerations. |
| 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. |
| H8 | Change of use from non-residential to residential |
| AM7 | Consideration of traffic generated by proposed developments. |
| AM14 | New development and car parking standards. |
| R17 | Use of planning obligations to supplement the provision of recreation, leisure and community facilities |

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

40 neighbouring properties and interested parties have been consulted and no responses have been received.

NATURAL ENGLAND: Thank you for consulting Natural England on the above mentioned planning application.

Please be aware that Natural England in London and the Southeast Region no longer provides case specific advice to Local Planning Authorities where a development may impact upon a protected species. If the council is of the understanding that this conversion has the potential to impact on protected species, you will need to refer to the guidance contained within our standing advice

Officer comment - the standing advice has been referred to and the supporting Bat Survey submitted with the application is considered to have adequately dealt with this issue. Therefore subject to the suggested safeguarding condition relating to mitigation measures the proposal would not have an adverse impact on Bats that forage in the locality. No evidence of Bats roosting in the building was found.

Internal Consultees

TREES AND LANDSCAPE OFFICER: No comments received.

HIGHWAYS OFFICER: No comments received.

ENVIRONMENTAL PROTECTION UNIT: The area of land where the outhouses are to be converted to flats and a new extension proposed is next to Stockley Park (a former landfill). There has been gas migration in the past from the restored landfill to this area (The Stables aka Jupps Farm). A gas venting trench was installed to the west of the outbuildings with some gas monitoring boreholes also at this location. The most recent monitoring we have is from 2007 and indicates landfill gas (including methane) in the venting trench with some carbon dioxide beyond the trench on the site. Therefore the buildings should have some gas protection measures such as a gas protection membrane if they are to be used for habitation rather than as part of the farm. Some measures may already be in place, there is the venting trench which is there to protect the buildings. I would advise applying the condition below.

Condition

A scheme for suitable landfill gas protection measures at the site, including for example the use of a gas membrane, shall be submitted to and agreed with the LPA. The scheme shall then be implemented to the satisfaction of the LPA.

Reason

The property is adjacent to the former Stockley Park landfill site. Landfill gas migration has been found historically at the site. It is understood that there is already a gas venting trench and landfill

gas monitoring boreholes on this site. Gas protection measures are required on the extension and converted outbuildings to protect new occupants from any gas migration to these residential buildings. Advice on this condition can be obtained from the Environmental Protection Unit on 01895 277440.

WASTE DEVELOPMENT MANAGER; I would make the following comments on the above application regarding waste management. The plan does not show that a space has been allocated for the storage of waste. However, Hillingdon is not a wheeled bin borough so a refuse bin or other containment could 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, additional three can be purchased by occupier.

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

ACCESS OFFICER - In assessing this application, reference has been made to London Plan Policy 3A.5 (Housing Choice) and the Council's Supplementary Planning Document "Accessible Hillingdon" adopted January 2010. The scheme should be revised and compliance with all 16 Lifetime Home standards (as relevant) should be shown on plan.

The following access observations are provided:

5. Entry into the proposed conversion appears to be stepped. If it is not be possible, due to topographical or other existing building constraints, to achieve level access, it would be preferable to gently slope (maximum gradient 1:21) the pathway leading to the ground floor entrance door. Details in this regard should be requested prior to any grant of planning permission.
6. The proposed entrance level WC should provide 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.
7. To allow the bathroom and entrance level WC to be used as wet rooms in future, plans should indicate floor gulley drainage.
8. The proposed new staircase should provide a minimum clear width of no less than 900 mm from the wall or handrail to balustrade or handrail opposite.

The Design & Access Statement should be revised to confirm adherence to all 16 Lifetime Home Standards.

Conclusion: On the basis that the above amendments can be incorporated into revised plans, prior to any planning approval, I would raise no objection.

DIRECTOR OF EDUCATION; Based on the creation of 1x 7-room private house in Botwell ward, we request
£14,991.

Officer Comment - It is noted that the comments of the director of education were based on the plans initially submitted, which have been revised in order to address a number of design issues. The amended plans currently under consideration demonstrate the provision of 5 rooms within the building and an externally accessed utility room with an area of approximately 9.5sq.m. Having regard to the amended plans and the provision of the Planning Obligations SPD it is not considered

that an education contribution is required in this instance.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

PRINCIPLE OF DEVELOPMENT

Policy H8 of the Adopted Hillingdon UDP (Saved Policies, September 2007) states change of use from non-residential to residential will be permitted if; a satisfactory residential environment can be achieved; the existing use is unlikely to meet a demand for such a use in the future; and the proposal is consistent with other policies in the plan.

The proposal is considered to provide satisfactory amenities for future residents as addressed elsewhere within this report. It is confirmed that the existing building is no longer required for the main use of the wider stable yard which has adequate storage areas for the current riding school business; and the development is not considered to conflict with any of the other policies of the plan. Therefore the proposal is considered to comply with policy H8 of the Adopted Hillingdon UDP (Saved Policies, September 2007)

Policy OL14 of the Adopted Hillingdon UDP (Saved Policies, September 2007) requires that the change of use or conversion of redundant agricultural and other rural buildings will only be accepted if the redundant building is substantial and attractive and with normal repair and maintenance can be expected to last for many years. This will also be judged against; the effect of any conversion work and other development needed upon the character, appearance or setting of the building or the area in which it is located; whether the new proposed activity would disturb the amenities of the area; and where the building is located in the Green Belt. National Policy within PPG2 (See Impact on the Green Belt section of the report) confirms that the re-use of existing buildings within the Green Belt is not inappropriate development subject to certain criteria. The proposal would accord with the objectives of Saved Policies OL1, OL2 and OL3 and the criteria within PPG2.

With regard to this proposal, the building is considered traditional and attractive in character and appearance, thereby making a positive contribution to the locality in which it is set. Furthermore, the building appears structurally sound and it appears it would be possible to convert to a residential use with fairly minor alterations. The building is now redundant in relation to the riding school, stable yard and associated tack shop and the site visit confirmed alternative adequate storage facilities exist on site. There are no nearby residential uses that would be affected by the proposal. With regard to Green Belt issues these are addressed below.

7.02 Density of the proposed development

DENSITY

The site has a PTAL of 1b, which is considered to be remote within a suburban context. Taking this into account, the London Plan density guideline is 150 to 200 habitable rooms per hectare (hr/ha) or 35 to 55 units per hectare (u/ha) as the appropriate capacity for the site.

The new house would have an approximate density of 162hr/ha. As such the application would be in accordance with the density guidelines set out within the London Plan, furthermore it is considered that adequate amenities could be provided and therefore the proposal is considered to comply with the intentions of Policy 4B.3 of the London Plan.

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

The site is not located within an archaeological priority area, a conservation area or area of special local character. Nor is the building listed or in proximity to any other listed

buildings.

7.04 Airport safeguarding

The site is not within an airport safeguarding area.

7.05 Impact on the green belt

National policy guidance in relation to development within Green Belts is set out in PPG2 - Green Belts. Advice contained in that document states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the most important attribute of Green Belts is their openness. Within Green Belts, there is a general presumption against inappropriate development, which is by definition harmful. PPG2 states that the construction of new buildings inside a Green Belt is inappropriate unless it is for certain specified purposes, which include essential facilities for outdoor sport and outdoor recreation, and limited extension, alteration or replacement of existing dwellings.

However, the re-use of existing buildings is an exemption to this general presumption against development and is not necessarily inappropriate with PPG2 stating that:

'With suitable safeguards, the re-use of buildings should not prejudice the openness of Green Belts, since the buildings are already there. It can help to secure the continuing stewardship of land, especially by assisting farmers in diversifying their enterprises, and may contribute to the objectives for the use of land in Green Belts. The alternative to re-use may be a building that is left vacant and prone to vandalism and dereliction.'; and

'The re-use of buildings inside a Green Belt is not inappropriate development providing:

(a) it does not have a materially greater impact than the present use on the openness of the Green Belt and the purposes of including land in it;

(b) strict control is exercised over the extension of re-used buildings, and over any associated uses of land surrounding the building which might conflict with the openness of the Green Belt and the purposes of including land in it (eg because they involve extensive external storage, or extensive hardstanding, car parking, boundary walling or fencing);

(c) the buildings are of permanent and substantial construction, and are capable of conversion without major or complete reconstruction; and

(d) the form, bulk and general design of the buildings are in keeping with their surroundings. (Conversion proposals may be more acceptable if they respect local building styles and materials, though the use of equivalent natural materials that are not local should not be ruled out).'

The site comprises an established riding stables with stable complex and ancillary storage buildings, together with the original farm house, carpark and tack shop.

The application relates to the conversion of a small barn to a residential unit of accommodation. This building is traditional in character and appearance and is considered to form part of the landscape character of this area of the Green Belt, it is no longer required for purposes associated with the larger farm, it is also of permanent and substantial construction and could be converted without major works. In addition, due to the enclosed nature and established boundary landscaping of the site, it is not considered the additional residential paraphernalia that would result by the proposed residential curtilage area, would be conspicuous from the surrounding Green Belt land. As such, the proposal would not represent inappropriate development within the Green Belt and is considered to preserve and enhance the visual amenities of the Green Belt.

7.07 Impact on the character & appearance of the area

PPS3 reiterates the importance of achieving design which is appropriate to its context stating that "design, which is inappropriate in its context, or which fails to take the

opportunities available for improving the character and quality of an area and the way it functions, should not be accepted. It is clear that new developments should integrate with and complement the neighbouring buildings and local area 'in terms of scale, density, layout and access' and that they should create, or enhance, a 'distinctive character that relates well to the surroundings'.

Policy BE13 of the Adopted Hillingdon UDP (Saved Policies, September 2007) states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene, and BE15 states proposals for alterations and extensions to existing buildings will be permitted where they harmonise with the scale, form, architectural composition and proportions of the original building.

This application site is well screened from the wider area by mature landscaping on all of the site boundaries. The existing building is attractive in appearance and is set on the peripheries of the stable yard complex, facing inward toward the same. Due to its existing design the retention of the building is considered positive and the plans currently under consideration retain many of the key architectural features of the existing building.

The curtilage and parking area that would be provided for the proposed residential unit would be sited within the existing stable yard boundaries, on an area of hardstanding currently used for a muck-heap, and set against the flank wall of the tack shop building.

Due to the limited alterations to the exterior of the existing building and the proximity of the associated amenity and parking area, it is not considered the proposal would result in material harm to the visual amenities of the wider area, as any associated exterior residential paraphernalia would be well screened from the same. As such, the application is considered to accord with Policies BE13 and BE15 of the Adopted Hillingdon UDP (Saved Policies, September 2007) and also with PPS3.

7.08 Impact on neighbours

Due to the proximity and type of development proposed as part of this application, it is not considered that it would impact on the amenities of any adjoining buildings or adjacent properties by reason of loss of sunlight or overshadowing, and no adverse privacy impacts are anticipated given the distances to the nearest residential properties. The proposal is in accordance with Policies BE20 and BE24 of the UDP (Saved Policies September 2007).

With regard to the vehicle movements. The application would result in the access drive serving one property and this would utilise the existing vehicular access serving the site. Whilst this access passes the flank boundary of the original farmhouse, it is further noted that this access also serves the riding stables and its associated car park. As such, it is not considered the level of traffic would be significantly increased at this access point by the increase of one dwelling unit, consequently any disturbance is not considered sufficient to justify the refusal of this application. The proposal would therefore comply with Policies H8 and OE1 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

7.09 Living conditions for future occupiers

Section 4.7 of the SPD: Residential Layouts, states careful consideration should be given in the design of the internal layout, and that satisfactory indoor living space and amenities should be provided. The proposed internal floor space for the new dwelling unit would be approximately 117sq.m excluding the floorspace of the utility room. The SPD states the minimum amount of floor space required for a 3-bedroom two storey house would be 81m² and therefore the proposal would comply with this advice.

With regard to the size of the garden, the SPD: Residential Layouts: Section 4.15 states that three bedroom property should have a garden space of at least 60m². The layout plans show an area of over 160m² provided for this new dwelling. As such the proposal would comply with Policy BE23 of the UDP (Saved Policies September 2007) and the SPD: Residential Layouts.

The SPD also advises that in order to prevent adjoining properties from appearing unduly dominant, two storey buildings should be separated by at least 15m from facing habitable room windows and these windows should not overlook or be overlooked by other habitable room windows within a distance of 21m to afford appropriate privacy. The separation distance should also apply to the private amenity space, taken to be the 3m deep area of rear garden adjoining the house. The separation distances between the existing farm house and the windows and private amenity area for this proposal are over 30m and thus ensure that the houses would not overlook one another. It is therefore concluded that all habitable rooms of the proposed houses would have adequate outlook, privacy and natural lighting and their amenity space is adequate to afford a suitable standard of residential amenity for their occupiers.

The proposal accords with policies BE20, BE23 and BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and relevant design guidance in terms of the residential accommodation provided.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The scheme provides two off-street car parking spaces for the new unit of accommodation and this would be in line with the Council's Parking Standards. The existing vehicular access to the stable yard and farm house would be utilised by the proposal. As such, the development would not be prejudicial to highway and pedestrian safety and would comply with Policies AM7(ii) and AM14 of the UDP Saved Policies (September 2007).

7.11 Urban design, access and security

Urban design and access issues are addressed elsewhere within this report. It is also considered that the proposal would benefit from appropriate levels of security.

7.12 Disabled access

The proposed floor plans show the provision of WC facilities at ground floor level and that the dwelling would exceed the minimum floor space standards. It is therefore considered if a permission were to be issued a condition is applied requiring the dwelling to be constructed to Lifetime Homes Standards. As such, the proposal is considered to comply with the intentions of Policy 3.8 of the London Plan (July 2011) and the Council's Accessible Hillingdon SPD January 2010.

7.13 Provision of affordable & special needs housing

The proposal does not meet the threshold to require the provision of this type of housing.

7.14 Trees, landscaping and Ecology

The application site is situated within the existing perimeters of the stable yard complex and there is mature landscaping on all boundaries. Therefore, it is considered subject to conditions relating to the submission of an appropriate landscaping scheme the development would satisfactorily integrate with the wider area and not result in visual harm to the Green Belt.

7.15 Sustainable waste management

Section 4.40 - 4.41 of the SPD: Residential layouts deals with waste management and specifies bin stores should be provided for. The submitted application does not include details of these, however as the proposal is for a residential dwelling it would be serviced in the same manner as other residential properties within the borough and there is ample

space within the curtilage of the proposed dwelling for storage of waste and recycling to take place. Accordingly, the proposal is considered to comply with the relevant provisions.

7.16 Renewable energy / Sustainability

The re-use of existing buildings is in itself sustainable as it makes the best use of resources and structures which already exist. Given that the proposal is a conversion it would not be possible to achieve a standard set out in the Code for Sustainable Homes, which relates to new build properties only. However, it is clear that efforts have been made through the design of the proposal to minimise carbon dioxide emissions, for example fenestration has been carefully placed to ensure that all of the habitable rooms within the property would benefit from amply natural light, it is therefore considered that the proposal overall would comply with the intentions of Policy 5.3 and 5.7 the London Plan (July 2011).

7.17 Flooding or Drainage Issues

There are no specific flooding or drainage issues associated with this application.

7.18 Noise or Air Quality Issues

It is not considered that the proposal would have any adverse impacts on air quality or create any adverse impacts by way of noise. Nor is it considered that the future occupiers would be subject to any unacceptable levels of noise in this location.

7.19 Comments on Public Consultations

None.

7.20 Planning obligations

Policy R17 of the saved UDP is concerned with securing planning obligations to supplement the provision of recreation open space, facilities to support arts, cultural and entertainment activities, and other community, social and education facilities through planning obligations in conjunction with other development proposals. These UDP policies are supported by more specific supplementary planning guidance.

The plans currently under consideration would result in the creation of only 5 rooms and the proposal would therefore not attract the need for any contributions under the adopted Planning Obligations SPD.

7.21 Expediency of enforcement action

Not applicable.

7.22 Other Issues

The proposal relates to a Barn Conversion situated on the edge of the open countryside. Planning Policy Statement No 9 'Biodiversity and Geological Conservation' states, the re-use of previously developed land for new development makes a major contribution to sustainable development, but that where sites have significant biodiversity interest local planning authorities, together with developers should aim to retain this interest or incorporate it into any development.

The supporting information submitted with the scheme contained a full bat survey. This report concluded that the building was only suitable for small numbers of roosting bats, but no evidence of bat roosts in the building were found. Two emergence surveys identified bats foraging and commuting around the building, but no bats emerged or re-entered.

The results of the surveys and internal inspection of the building are sufficient to conclude that it is currently not used by bats for roosting. Therefore no further action or survey work is required for bats. Bats were observed foraging in habitat adjacent to the building and commuting along nearby lines of trees. As such, it is recommended should a permission

be issued a condition is applied to restrict the installation of external lighting without further written consent, as this would have the potential to disturb flight routes and foraging grounds, resulting in habitat fragmentation. Therefore, subject to this mitigation measure the proposal would comply with PPS9 and therefore also with policy EC5 of the Hillingdon Unitary Development Plan (Saved Policies September 2007)

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

It is considered that the existing building is traditional in character and appearance and forms part of the landscape character of this area of the Green Belt. Due to the established boundary landscaping of the site it is not considered the additional residential paraphernalia that would result would not be conspicuous from the Green Belt or the surrounding area. As such, the proposal would preserve or enhance the visual amenities of the Green Belt.

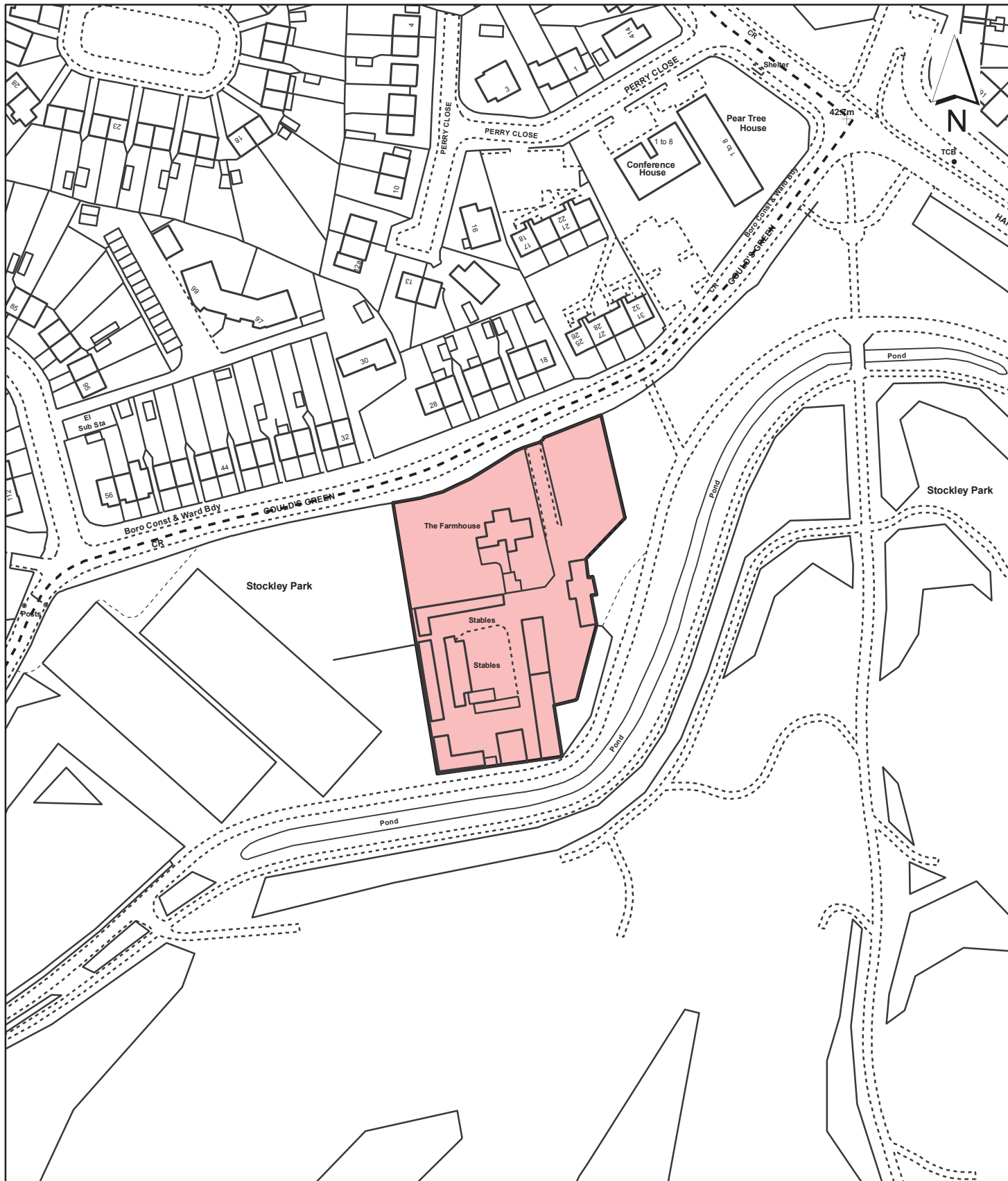
In summary, it is considered the proposal would not result in a material loss of amenity to the surrounding area or neighbouring properties, thereby complying with the relevant policies contained in the UDP (Saved Policies September 2007) and the London Plan and therefore the proposal is recommended for Approval subject to suitable safeguarding conditions.

11. Reference Documents

Hillingdon Unitary Development Plan Saved Policies September 2007
HDAS: New Residential Layouts: July 2006' Accessible Hillingdon': July 2006
The London Plan (July 2011)
Supplementary Planning Guidance: Educational Facilities
Planning Policy Guidance Note No 2 Green Belts
Planning Policy Statement 3 'Housing'
Planning Policy Statement No 9 'Biodiversity and Geological Conservation'

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Notes



Site boundary

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Site Address

**The Stables
Goulds Green
Hillingdon**

Planning Application Ref:

26738/APP/2010/2554

Planning Committee

Central and South

Scale

1:1,500

Date

**July
2011**

**LONDON BOROUGH
OF HILLINGDON**
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