

Report of the Head of Planning & Enforcement Services

Address: LAND ADJACENT TO 135 BOURNE AVENUE HAYES

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

LBH Ref Nos: 13276/APP/2010/2168

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

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

DEFERRED ON 17th February 2011 . 14th October 2010

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

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

1. SUMMARY

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

2. RECOMMENDATION

APPROVAL subject to the following:

1 T8 Time Limit - full planning application 3 years

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

REASON

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

2 OM1 Development in accordance with Approved Plans

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

REASON

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

2007).

3 RPD1 No Additional Windows or Doors

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

REASON

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

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

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

REASON

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

5 OM5 Provision of Bin Stores

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

REASON

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

6 RPD5 Restrictions on Erection of Extensions and Outbuildings

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

REASON

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

7 RPD6 Fences, Gates, Walls

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

expressly authorised by this permission.

REASON

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

8 RPD9 Enlargement to Houses - Roof Additions/Alterations

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

REASON

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

9 H7 Parking Arrangements (Residential)

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

REASON

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

10 TL2 Trees to be retained

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

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

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

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

REASON

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

11 TL3 Protection of trees during site clearance and development

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

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

REASON

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

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

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

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

The scheme shall also include details of the following: -

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

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

REASON

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

13 TL6 Landscaping Scheme - implementation

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

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

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

REASON

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

14 M5 Means of Enclosure - details

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

REASON

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

15 SUS4 Code for Sustainable Homes details

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

REASON

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

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

16 OM2 Levels

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

REASON

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

17 SUS5 Sustainable Urban Drainage

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

REASON

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

18 DIS5 Design to Lifetime Homes Standards & Wheelchair Standards

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

REASON

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

19 OM19 Construction Management Plan

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

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

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

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

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

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

REASON

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

20 NONSC Hedge

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

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

REASON

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

21 H11A Visibility Splays

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

REASON

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

22 TL20 Amenity Areas (Residential Developments)

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

REASON

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

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

23 NONSC Site Survey

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

REASON

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

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

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

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

3 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 I4 Neighbourly Consideration - include on all residential exts

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

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

7 I5 Party Walls

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

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

8 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.

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 I43 Keeping Highways and Pavements free from mud etc

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

11 I45 Discharge of Conditions

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

12 I46 Renewable Resources

To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO₂) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.

13 I51 Notification of Commencement of Works

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

3. CONSIDERATIONS

3.1 Site and Locality

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

3.2 Proposed Scheme

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

3.7m high along the rear.

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

3.3 Relevant Planning History

13276/A/89/1728 Part Of 135 Bourne Avenue Hayes

Erection of a detached house with integral garage (outline application)

Decision: 01-05-1990 Approved

13276/APP/2002/2686 Land Forming Part Of 135 Bourne Avenue Hayes

ERECTION OF A DETACHED DWELLINGHOUSE (OUTLINE APPLICATION)

Decision: 19-12-2002 Refused

13276/APP/2009/2582 Land Forming Part Of 135 Bourne Avenue Hayes

Erection of a two storey two-bedroom detached dwelling (Outline application for approval of access and scale.)

Decision: 25-01-2010 Refused

13276/APP/2010/1274 Land Forming Part Of 135 Bourne Avenue Hayes

Erection of a detached dwellinghouse (Outline application for approval of access and scale.)

Decision: 28-07-2010 Approved

Comment on Relevant Planning History

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

That scheme was refused for the following reasons:

1. The proposal fails to provide sufficient provision for car parking for the proposed house, and fails to make provision for replacement parking at 135 Bourne Avenue. As such, the proposal would be likely to result in additional on-street car parking, to the detriment of highway and pedestrian safety, contrary to Policies AM7(ii) and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007), paragraph 4.33 of the Hillingdon Design & Accessibility Statement: Residential Layouts and the Council's Parking Standards (Annex 1, adopted Hillingdon Unitary Development Plan, Saved Policies, September 2007).
2. The proposal fails to maintain an adequate amount of private amenity space for the existing 2 bedroom house at 135 Bourne Avenue, and as such would result in an overintensive use of the remainder of the garden to the detriment of the amenity of the neighbouring occupiers and character of the area. The proposal is therefore contrary to

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

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

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

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

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

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

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

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

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

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

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

4. Planning Policies and Standards

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

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

UDP / LDF Designation and London Plan

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

Part 1 Policies:

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

Part 2 Policies:

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

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

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

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

H7 Conversion of residential properties into a number of units

AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity

AM7 Consideration of traffic generated by proposed developments.

AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities

AM14 New development and car parking standards.

HDAS Hillingdon Design & Accessibility Statement (HDAS): Residential Layouts (adopted in August 2006)

Hillingdon Design & Accessibility Statement (HDAS): Accessible Hillingdon

LPP 3.5 (2011) Quality and design of housing developments

LPP 3.8 (2011) Housing Choice

LPP 5.1 (2011) Climate Change Mitigation

LPP 5.2 (2011) Minimising Carbon Dioxide Emissions

LPP 5.3 (2011) Sustainable design and construction

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

5. Advertisement and Site Notice

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

6. Consultations

External Consultees

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

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

Officer comments:

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

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

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

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

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

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

In addition two letters of objection have been received raising the following issues:
Concerns regarding the adequacy of amenity space for the existing property at no. 135 Bourne Avenue

Concerns regarding:

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

Thames Water:

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

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

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

Crossrail: No safeguarding objections

Internal Consultees

Trees/Landscape:

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

PROPOSAL:

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

LANDSCAPE CONSIDERATIONS:

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

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

RECOMMENDATIONS:

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

Highways:

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

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

Access:

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

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

The following access observations are provided:

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

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

Waste Management

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

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

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

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

Education Services:

No contribution is required.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

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

7.02 Density of the proposed development

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

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

This is not applicable to this application.

7.04 Airport safeguarding

This is not applicable to this application.

7.05 Impact on the green belt

This is not applicable to this application.

7.07 Impact on the character & appearance of the area

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

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

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

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

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

7.08 Impact on neighbours

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

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

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

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

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

7.09 Living conditions for future occupiers

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

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

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

7.10 Traffic impact, Car/cycle parking, pedestrian safety

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

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

access for the development.

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

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

Adequate space would exist on site for cycle storage.

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

7.11 Urban design, access and security

These are addressed elsewhere in this report.

7.12 Disabled access

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

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

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

7.13 Provision of affordable & special needs housing

This is addressed at section 07.12.

7.14 Trees, landscaping and Ecology

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

7.15 Sustainable waste management

This is addressed at section 07.09.

7.16 Renewable energy / Sustainability

This is not applicable to this application.

7.17 Flooding or Drainage Issues

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

7.18 Noise or Air Quality Issues

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

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

7.19 Comments on Public Consultations

These are addressed at section 6 above.

7.20 Planning obligations

This is not applicable to this application.

7.21 Expediency of enforcement action

This is not applicable to this application.

7.22 Other Issues

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

8. Observations of the Borough Solicitor

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

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

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

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

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

9. Observations of the Director of Finance

This is not applicable to this application.

10. CONCLUSION

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

11. Reference Documents

PPS3

London Plan 2011

Adopted Hillingdon Unitary Development Plan Saved Policies (September 2007)

Hillingdon Design & Accessibility Statement: Residential Layouts

Hillingdon Design & Accessibility Statement: Accessible Hillingdon

Contact Officer: Matt Kolaszewski

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Notes

 Site boundary

For identification purposes only.

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London Borough of Hillingdon
100019283 2011

Site Address

**Land adjacent to
135 Bourne Avenue
Hayes**

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

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

Planning Application Ref:

13276/APP/2010/2168

Scale

1:1,250

Planning Committee

Central and South

Date

**February
2011**



HILLINGDON
LONDON