



HILLINGDON
LONDON



North Planning Committee

Date: THURSDAY, 2 JUNE 2011

Time: 7.00 PM

Venue: COMMITTEE ROOM 6 -
CIVIC CENTRE, HIGH
STREET, UXBRIDGE UB8
1UW

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

Councillors on the Committee

Eddie Lavery (Chairman)
Alan Kauffman (Vice-Chairman)
David Allam
Jazz Dhillon
Michael Markham
Carol Melvin
David Payne
John Morgan

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Agenda

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the meeting held on 28th April 2011 & 12th May 2011
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items of business marked Part 1 will be considered in public and that the items marked Part 2 will be considered in private

Reports - Part 1 - Members, Public and Press

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

Non Major Applications with a Petition

	Title of Report / Address of application	Ward	Description & Recommendation	Page
6	Land to rear of 94-96 Green Lane, Northwood 66134/APP/2011/294	Northwood	Three storey detached building comprising 6, two-bedroom flats with associated parking and amenity space and installation of 2, vehicular crossovers, involving demolition of existing detached garage. Recommendation: Refusal	11 - 32
7	Land to rear of 94-96 Green Lane, Northwood 66134/APP/2011/296	Northwood	Three storey detached building comprising 6, two-bedroom flats with associated parking and amenity space and installation of 2, vehicular crossovers, involving demolition of existing detached garage (Duplicate Application). Recommendation: Refusal	33 - 54

8	Harlyn School, Tolcarne Drive, Pinner 8883/APP/2011/941	Northwood Hills;	Installation of a temporary mobile double classroom for a period of 3 years. Recommendation: That delegated powers be given to the Head of Planning, Consumer Protection, Sport and Green Spaces to approve the application, subject to no objections being received from Sport England, with conditions and informatives as outlined in the report.	55 - 72
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Non Major Applications without a Petition

	Title of Report / Address of application	Ward	Description & Recommendation	Page
9	Glebe Primary School, Sussex Road, Ickenham 8004/APP/2011/932	Ickenham;	Installation of temporary mobile double classroom for a period of 3 years. Recommendation: Approval	73 - 94

Part 2 - Members Only

The reports listed below are not made public because they contain confidential or exempt information under paragraph 6 of Par 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended.

10 Enforcement Report

11	Any Items Transferred from Part 1
12	Any Other Business in Part 2

Plans for North Planning Committee

Minutes

NORTH PLANNING COMMITTEE

28 April 2011

**Meeting held at Committee Room 6 - Civic Centre,
High Street, Uxbridge UB8 1UW**



	<p>Committee Members Present: Councillors Eddie Lavery (Chairman), Michael Markham, Carol Melvin, David Payne, Brian Stead, David Allam and Jazz Dhillon</p> <p>Officers Present: Meg Hirani (Planning, Environment, Education & Community Services) Syed Shah (Planning, Environment, Education & Community Services) James Rodger (Planning, Environment, Education & Community Services) Sarah Hickey (Legal Advisor) Nadia Williams (Democratic Services)</p> <p>Also Present: Councillors John Morgan and Philip Corthorne</p>	
153.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies had been received from Councillor Allan Kauffman. Councillor Brian Stead attended in his place.</p>	
154.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>There were no declarations of interest notified.</p>	
155.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING (<i>Agenda Item 3</i>)</p> <p>The minutes of the meeting held on 7 April 2011 were agreed as a correct record and signed by the Chairman.</p>	
156.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>There had been no items notified as urgent.</p>	
157.	<p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE (<i>Agenda Item 5</i>)</p> <p>It was confirmed that items would be considered in Part 1 and Part 2.</p>	<p>Action by</p>

158.	<p>LYON COURT AND 28-30 PEMBROKEROAD, RUISLIP 66985/APP/2010/2894 (<i>Agenda Item 6</i>)</p> <p>Erection of part 2, part 3, part 4 storey blocks, plus accommodation in roof space, to provide 71, one, two and three bedroom flats, together with associated parking and landscaping (involving demolition of existing buildings)</p> <p>This application was withdrawn from the agenda at the applicant's request.</p>	<p>Action by</p> <p>James Rodger Meg Hirani</p>
159.	<p>IMADA, 12 KADUNA CLOSE, EASTCOTE 52580/APP/2010/2293 (<i>Agenda Item 7</i>)</p> <p>Erection of a first floor side extension to provide 2 two-bedroom flats with associated parking and amenity space</p> <p>In accordance with the Council's constitution, a representative of the petition received in objection to the proposal addressed the meeting and raised the following points:</p> <ul style="list-style-type: none"> • The proposed development concerned a health and fitness club, which was a commercial enterprise and not a residential unit • Discharge from restaurants already impacted on residents in Kaduna Close • The tennis courts in the adjoining tennis club had had grass laid two years ago and had been the only existing leisure activity in the area • The car park in the rear of the site had never been resurfaced • Worked very hard to run the tennis club and provide a very valuable amenity to the local area • Concerned that building works would cause severe disruption to the area • Urged the Committee to refuse this application, as it had no place in an already constrained site. <p>A representative of the Eastcote Village Conservation Area Advisory Panel addressed the meeting raising the following points:</p> <ul style="list-style-type: none"> • Supported the reasons for refusal set out in the officer's report • The overall size and design of the proposed development would be overdominant, visually intrusive and would fail to harmonise with the character and appearance of the original building • Concerned about the effect the development would have on trees that were covered by Tree Preservation Orders (TPO20), as trees severely cut back would affect the view of the River Pinn which was in the Conservation area • Concerned about the lack of amenity space for the proposed development and substandard accommodation for future occupiers • The proposed development would lead to increased parking issues in Kaduna Close, which already housed a sporting facility in a dead end road 	<p>Action by</p> <p>James Rodger Meg Hirani</p>

- Considered that traffic impact assessment should have been conducted and included in the officer's report
- Asked the Committee to refuse the application as recommended in the officer's report.

In accordance with the Council's constitution, a representative of the petition received in support to the proposal addressed the meeting and raised the following points:

- That small business enterprises made up 60% to 70% of the national economy compared to mega organisations which in their view dictated to local authorities
- Suggested that for a small business to survive, it was important for it to be able to maximise its investments and make careful use of its assets
- That the applicant had taken the tennis club and local residents into consideration
- That the application had been put together by using planners, local development officers and estates agents

The applicant's representative made the following points:

- Spoke as one of the owners of the proposed development
- Suggested that many of the objection appeared to be irrelevant
- That only two neighbours had objected
- Suggested that one of the Ward Councillors had taken a personal interest to ensure application was refused
- Considered that they had not been treated equally and that the Human Rights Act of 1994 had not be taken into consideration
- Suggested that the officer's report was biased and contradictory
- That a petition in support of the application had been submitted to mitigate the comments made by the Conservation Urban Design Officer
- That the amenity space was a veranda on the first floor and not the roof top
- That the terrace amenity space on the roof top had been wrongly calculated
- That much importance had been placed on the pruning of the oak tree which would make no difference, as the area got a lot of sun
- Suggested that floodlights would have no adverse effect on the flats as they were focused on the tennis court
- Confirmed that they were prepared to give an indemnity on an agreed amount to the Council
- Considered that it would be democratic to reassess the report before the Committee made a decision.

Officers commented that there had been a typological error on page 55 which should read 'refusal' and not 'approval'.

With regard to the calculation of the amenity space, the Committee noted that this was calculated using usable space less discount around

the door. Members were directed to page 185 of the plans and explained that the amenity space was located at the end of the proposed parking area and with the position of the oak tree; this rendered the proposed amenity space to be unsuitable.

Regarding the issue of floodlighting, officers explained that the floodlight was situated on the boundary of the site with the tennis court and where the proposed flats were situated was in front of the proposed development. It was noted therefore, that the floodlights would have an impact, as they were not designed to limit light spillage.

The committee noted that the application had been assessed in its merit and the report had reflected this.

Members indicated that whilst it was true that more accommodation was needed in the Borough, substandard developments were unacceptable. The proposed amenity space was considered not to be inadequate as the idea of the flats being so close to the tennis court, with a car park on the other side was considered not to be an appropriate place to add two additional flats.

In respect of the issue of parking, officers advised that the Highway Engineer had considered that parking was an issue which may impact on existing demand and would therefore merit an additional reason for refusal on highway grounds as follows:

- Inadequate provision for refuse vehicles
- No information provided about existing demand for the car park
- No information on spare capacity of car park and on-street parking which would lead to;
- Inadequate car parking for the proposed development.

The Committee requested officers to provide the wording for the additional reason for refusal in consultation with the Chairman and the Labour Lead.

The recommendation together with the additional reason for refusal was moved, seconded and on being put to the vote was agreed.

Resolved – That the application be refused for the reasons set out in the officer’s report together with the following additional reasons for refusal:

The proposals fail to provide an assessment of the existing parking demand for the car park, on-street parking stress and swept paths for refuse vehicles. In the absence of information, the proposals are considered to have inadequate car parking, unsatisfactory layout for refuse vehicles and are likely to lead to situations detrimental to highway and pedestrian safety contrary to the Council’s Policies AM7 and AM14 of the UDP.

160.	<p>LAND FORMING PART OF 26A WINDMILL HILL, RUISLIP 67242/APP/2011/145 (<i>Agenda Item 8</i>)</p> <p>Two storey 3 x bed detached dwelling with associated parking and amenity space and installation of vehicular crossover to front of No 26a</p> <p>This application was withdrawn from the agenda at the applicant's request.</p>	<p>Action by</p> <p>James Rodger Meg Hirani</p>
161.	<p>37 KEWFERRY ROAD, NORTHWOOD 29369/APP/2011/155 (<i>Agenda Item 9</i>)</p> <p>Erection of a front porch (Part retrospective application)</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved – That the application be approved subject to the informatives set out in the officer's report.</p>	<p>Action by</p> <p>James Rodger Meg Hirani</p>
162.	<p>37 KEWFERRY ROAD, NORTHWOOD 29369/APP/2011/156 (<i>Agenda Item 10</i>)</p> <p>Boundary wall to front/side (Part retrospective application)</p> <p>The Committee raised objection to the proposal for the vehicle crossover being used for vehicle exit and entrance.</p> <p>The recommendation for refusal was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved – That the application be refused for the reasons set out in the officer's report.</p>	<p>Action by</p> <p>James Rodger Meg Hirani</p>
163.	<p>LAND OPPOSITE 144 JOEL STREET, NORTHWOOD 58424/APP/2011/494 (<i>Agenda Item 11</i>)</p> <p>Replacement of existing 15m high mobile phone mast with a 17.5m high mast with 3 no. antennas, replacement of one equipment cabinet and installation of one new equipment cabinet</p> <p>In introducing the report, officers advised that an application that had been refused in 2005 was granted on appeal in 2006.</p> <p>A Ward Councillor of the application site addressed the meeting and made the following points:</p> <ul style="list-style-type: none"> • Suggested that consideration must be given to the impact this application would have on residents, particularly those living in Acre Road • At 17.5metres high, the proposed development would be exceptionally large and would not resemble a telegraph pole or a lamp post 	<p>Action by</p> <p>James Rodger Meg Hirani</p>

	<ul style="list-style-type: none"> • The proposed cabinet would result in the loss of even more green hedges and paces • Urged the Committee to refuse this application because of the detrimental impact it would have on the health of residents in the area. <p>In response to a question about the size of the green equipment cabinet, officers advised that the current 1.4metre cabinet would be replaced by a 1.7metre cabinet.</p> <p>A member commented that as such applications were on the increase, the Council should engage on an open discussion with other boroughs to develop a dialogue with telecom companies.</p> <p>Officers advised that liaison with other boroughs was already in place where chief planning officers from other boroughs met regularly with the Association of London Borough of Hillingdon’s planning officers.</p> <p>It was noted that this type of application was a London wide issue which could be included on the agenda in order to open up possible discussions with operators.</p> <p>The Chairman asked for the Head of Planning, Trading Standards and Environmental Protection to include this issue on the agenda with a view to Hillingdon Borough taking the lead.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved – That the application be approved subject to the conditions and informatives set out in the officer’s report.</p>	
164.	<p>MCKENZIE HOUSE, BURY STREET, RUISLIP 19033/APP/2010/1088 <i>(Agenda Item 12)</i></p> <p>Erection of replacement warehouse and alteration to existing parking layout (involving demolition of existing warehouse)</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved – That the application be approved subject to the conditions and informatives set out in the officer’s report and changes in the Addendum circulated at the meeting.</p>	<p>Action by</p> <p>James Rodger Meg Hirani</p>
165.	<p>114 HIGH STREET, RUISLIP 28254/APP/2011/239 <i>(Agenda Item 13)</i></p> <p>Installation of new shop-front and awning (Part retrospective application)</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved – That the application be approved subject to the</p>	<p>Action by</p> <p>James Rodger Meg Hirani</p>

	informatives set out in the officer's report.	
166.	<p>114 HIGH STREET, RUISLIP 28254/APP/2011/454 (<i>Agenda Item 14</i>)</p> <p>Change of use from Class A1 (Retail) to Class A1/A3 (Retail/Restaurants and Cafes)</p> <p>In introducing the report, officers advised that the inspectors at recent appeal decisions had considered mixed use to be acceptable.</p> <p>The Chairman sought clarification about the split usage on this application to which officers explained that 60% would be for non-retail use (including take away service for coffee).</p> <p>A Member added that this sort of retail outlet could only add to the longevity of high streets.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved – That the application be approved subject to the conditions and informatives set out in the officer's report.</p>	<p>Action by</p> <p>James Rodger Meg Hirani</p>
167.	<p>114 HIGH STREET, RUISLIP 28254/ADV/2011/6 (<i>Agenda Item 15</i>)</p> <p>Installation of 1, internally illuminated fascia sign, 1, externally illuminated projecting sign and 1, awning to front</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved – That the application be approved subject to the conditions and informatives set out in the officer's report.</p>	<p>Action by</p> <p>James Rodger Meg Hirani</p>
168.	<p>ENFORCEMENT REPORT (<i>Agenda Item 16</i>)</p> <p>Enforcement Report</p> <p>Resolved</p> <ol style="list-style-type: none"> 1. That the enforcement actions as recommended in the officer's report be agreed. 2. That the Committee resolved to release their decision and the reasons for it outlined in the officer's report to be released into the public domain, solely for the purpose of issuing the formal enforcement notice to the individual concerned. 	<p>Action by</p> <p>James Rodger Meg Hirani</p>

169.	<p>ENFORCEMENT REPORT (<i>Agenda Item 17</i>)</p> <p>Enforcement Report</p> <p>Resolved</p> <p>3. That the enforcement actions as recommended in the officer's report be agreed.</p> <p>4. That the Committee resolved to release their decision and the reasons for it outlined in the officer's report to be released into the public domain, solely for the purpose of issuing the formal enforcement notice to the individual concerned.</p>	<p>Action by</p> <p>James Rodger Meg Hirani</p>
170.	<p>ANY ITEMS TRANSFERRED FROM PART 1 (<i>Agenda Item 18</i>)</p> <p>None.</p>	
171.	<p>ANY OTHER BUSINESS IN PART 2 (<i>Agenda Item 19</i>)</p> <p>None.</p>	
<p>The meeting, which commenced at 7.00 pm, closed at 8.30 pm.</p>		

These are the minutes of the above meeting. For more information on any of the resolutions please contact Charles Francis on 01895 250692. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

Minutes

NORTH PLANNING COMMITTEE

12 May 2011

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



	<p>Members Present: Councillors Eddie Lavery (Chairman) Allan Kauffman (Vice-Chairman) David Allam Jazz Dhillon Michael Markham Carol Melvin David Payne John Morgan</p> <p>Officers Present: Lloyd White and Nikki Stubbs</p>	
	<p>ELECTION OF CHAIRMAN</p> <p>Resolved</p> <p>That Councillor Edward Lavery be elected as Chairman of the Committee for the ensuing municipal year.</p>	
	<p>ELECTION OF VICE-CHAIRMAN</p> <p>Resolved</p> <p>That Councillor Allan Kauffman be elected as Vice-Chairman of the Committee for the ensuing municipal year.</p>	
	<p>The meeting, which commenced at 9.12pm, closed at 9.13pm</p>	

These are the minutes of the above meeting. For more information on any of the resolutions please contact Charles Francis on 01895 556454. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

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Report of the Head of Planning & Enforcement Services

Address LAND TO REAR OF 94-96 GREEN LANE NORTHWOOD

Development: Three storey detached building comprising 6, two-bedroom flats with associated parking and amenity space and installation of 2 vehicular crossovers, involving demolition of existing detached garage and erection of a replacement garage.

LBH Ref Nos: 66134/APP/2011/294

Drawing Nos: 0701 101A
Design & Access Statement dated 24/01/2011
GBA 3510-01
Sustainable Energy Assessment, dated 24/01/2011
A4 photomontage
1:1250 Location Plan
0701 102
0701 103
Arboricultural Report, dated February 2011
E56 07

Date Plans Received: 11/02/2011 **Date(s) of Amendment(s):** 11/02/2011
Date Application Valid: 18/02/2011

1. SUMMARY

This application seeks permission for a three storey block comprising 6 two-bedroom flats and a replacement garage on rear garden land accessed from Ashurst Close.

The proposal would involve the loss of garden land, a number of trees and landscaping which contribute to the character and appearance of the surrounding area, part of which is within the Old Northwood Area of Special Local Character. The proposed block would fail to sit comfortably on its plot, would have an excessive density and appear unduly cramped and bulky and its modern design would not harmonise with the architectural quality of the surrounding buildings. Furthermore, the proposal would not provide adequate off-street parking and no contributions have been offered at this stage towards additional education facilities.

As such, had an appeal not been lodged against non-determination, the application would have been refused for the above reasons.

2. RECOMMENDATION

That had an appeal for non-determination not been lodged, the application would have been refused for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed three storey block, together with the provision of an extensive area of hardstanding adjacent to Ashurst Close, by reason of its siting, density, size, bulk and

design, would appear as a cramped development that would fail to harmonise with the architectural composition of adjoining buildings and the open and verdant character and appearance of the surrounding area, including the Old Northwood Area of Special Local Character. The proposal is therefore contrary to Policies BE5, BE10, BE13 and BE19 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007), Policies 3A.3, 4B.1 and 4B.8 of the London Plan, guidance within The London Plan Interim Housing Supplementary Planning Guidance, April 2010 and Planning Policy Statement 3: Housing (as amended).

2 NON2 Non Standard reason for refusal

The application fails to make adequate provision for the long-term protection of several trees on and off-site and does not take into account the future growth/size of three protected Ash trees. Furthermore, the loss of the trees forming the large part of the tree mass will have a detrimental impact on the green vista and arboreal/wooded character of the area. The proposal therefore does not comply with policy BE38 of the Adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 NON2 Non Standard reason for refusal

The proposal fails to provide adequate off-street car parking in accordance with the Council's adopted Car Parking Standards. The proposal would therefore be likely to give rise to additional on-street parking, prejudicial to highway and pedestrian safety, contrary to policies AM7(ii) and AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 NON2 Non Standard reason for refusal

The development is estimated to give rise to a number of children of school age and additional provision would need to be made in the locality due to the shortfall of places in schools serving the area. Given that a legal agreement at this stage has not been offered or secured, the proposal is considered to be contrary to Policy R17 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and the adopted London Borough of Hillingdon Planning Obligations Supplementary Planning Document (July 2008).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

BE5	New development within areas of special local character
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.

BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
H4	Mix of housing units
R17	Use of planning obligations to supplement the provision of recreation leisure and community facilities
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.
AM15	Provision of reserved parking spaces for disabled persons
BE14	Development of sites in isolation

3. CONSIDERATIONS

3.1 Site and Locality

The application site is situated to the east of Ashurst Close, between Green Lane to the north and Chester Road to the south and forms a 0.07 hectare 'L' shaped plot comprising part of the rear garden areas of 2 adjoining properties, Nos. 94 and 96 Green Lane, a previously open area of land at the rear of No. 34 Ashurst Close which has now been enclosed with fencing and part of the grassed verge of Ashurst Close.

The site contains a detached double garage serving No. 94 Green Lane and a number of mature trees and is covered by Tree Protection Order Nos. 56, 57 and 653. This is an established traditional residential area, with good quality housing dating from the late Victoria period with more modern infill development, including the purpose built 1960s flatted blocks of Ashurst Close, which are grouped around a central landscaped area. Adjoining the site to the north are detached two storey houses fronting Green Lane which appear to be Edwardian or possibly slightly later with detached and terraced two and three storey houses fronting Ashurst Close and Chester Road to the south, with properties on the northern side of Ashurst Close being three storey flatted blocks with basement parking. The site slopes from north to south and the southern part of the site is within the Old Northwood Area of Special Local Character as identified in the adopted Unitary Development Plan Saved Policies (September 2007).

3.2 Proposed Scheme

This application seeks permission to erect a three storey block, comprising 6 two-bedroom flats with associated parking and amenity space, together with a replacement double garage for No. 94 Green Lane.

The block would be sited towards the north of the site. The building would be 19m wide, with an overall depth of 12m, 6.9m high to the main eaves, with a ridge height of 9.2m and a maximum height of 9.5m to the top of the side parapet walls. The block would be at a right angle to the road, with the side elevation set back some 1.3m from the back edge of the grassed verge. The building would be of a simple modern design, with projecting front and rear bays under a mono pitched roof that would project above the slope of the main gable roof. The roofs would have sloping side parapet walls and 4 half dormers in each of the front and rear elevations. The building would have facing brickwork and timber cladding, with concrete roof tiles.

The replacement double garage, accessed from Ashurst Close, would be sited in the south east corner of the site and have a 5.5m square footprint with a pyramidal roof, 2.4m high to the eaves, 4.4m high to the top of the roof apex.

Car parking for 6 cars would be provided in front of the block, immediately to the north of the replacement garage, accessed from Ashurst Close. A 140m² shared amenity space is shown at the rear of the block with two private amenity areas for the ground floor units at either side to the front of the block. Timber clad bin and cycle stores are also shown in front of the block.

A number of reports have been submitted in support of the application, namely:

Design & Access Statement

This provides the context for the application and describes the proposal.

Arboricultural Report

This assesses 21 existing trees on and close to the site and the statutory protection covering the application site. It advises that the trees, seen together with other trees on surrounding land, do collectively present an attractive feature, but this conceals the poor condition of most of the individual trees that make up the group. It recommends the removal of 5 fruit and 4 Ash trees, which are assessed as Category C trees of low or poor quality. The report goes on to assess shading and concludes by advising that there would be scope for new tree and shrub planting.

Sustainable Energy Assessment

This assesses various alternative technologies for the site. It concludes that air source heat pumps are best suited to the site which will provide at least 63% of the total site energy consumption from a renewable source and a 24% reduction in CO₂ emissions from the level that would meet Building Regulations.

3.3 Relevant Planning History

Comment on Relevant Planning History

An application on the southern part of the site (59708/APP/2004/1750 refers) for the erection of a 3 storey block comprising 4 one-bedroom and one two-bedroom self-contained flats with integral garages at ground floor was refused on 19/08/2004 for the following reasons:

1. The proposed block of flats, by reason of its siting, overall size, bulk, proportions and design would result in an overdominant, cramped and incongruous form of development, out of keeping with the character and appearance of the surrounding area and detrimental

to the visual amenities of the street scene. The proposal is therefore contrary to Policies BE13 and BE19 from the Borough's adopted Unitary Development Plan.

2. The proposal, by reason of its excessive density and site coverage by building and hard surfacing results in the overdevelopment of the site, fails to harmonise with its surroundings and out of keeping with the character and appearance of the surrounding area. The proposal is therefore contrary to Policies BE13, BE19 and H6 from the Borough's adopted Unitary Development Plan.

3. The proposed development by reason of the siting of the building and the position of the windows would result in the direct overlooking of the adjoining properties No. 34 Ashurst Close and No. 9 Chester Road, causing an unacceptable loss of privacy. The proposal is therefore contrary to Policy BE24 from the Borough's adopted Unitary Development Plan and design principles 5.1 and 5.2 from the Council's Design Guide: 'Residential Layouts and House Design'.

4. The proposal by reason of its siting, bulk and proximity results in an overdominant form of development which would detract from the amenities of adjoining occupiers. The proposal is therefore contrary to Policy BE21 from the Borough's adopted Unitary Development Plan.

5. The proposal fails to provide sufficient amenity space as defined in this Council's Design Guide: 'Residential Layouts and House Design' resulting in a substandard form of accommodation for future occupiers. The proposal is therefore contrary to Policies BE23 and H6 from the Borough's adopted Unitary Development Plan.

6. The proposal by reason of its siting and internal layout makes inadequate provision for the long term retention of the Ash tree protected by the Tree Preservation Order 35 and fails to provide adequate space for soft landscaping to the front and rear of the site. The proposal is therefore contrary to Policy BE38 from the Borough's adopted Unitary Development Plan.

59708/APP/2005/164: Erection of a three-bedroom detached house with integral garage on the southern part of the site was refused on 10/03/2005. A subsequent appeal was dismissed, with the Inspector raising concerns regarding the small plot size with the house appearing 'shoehorned' into the site with little space at the front; at only 13m from No. 34, the house would appear overdominant to this property; inadequate pedestrian visibility splay; despite accessible location, close to town centre, with less than 2 car parking spaces, proposal would result in on-street parking at times and inadequate depth of parking space.

A duplicate application (66134/APP/2011/296) has also been submitted which has not been appealed and is also presented to this committee meeting.

4. Planning Policies and Standards

Planning Policy Statement 1: Delivering Sustainable Development

Planning Policy Statement 3: Housing

Planning Policy Statement 5: Planning and the Historic Environment

Planning Policy Statement 22: Renewable Energy

London Plan (Consolidated with Alterations since 2004)

London Plan Interim Housing Supplementary Planning Guidance (April 2010)

Supplementary Planning Guidance - Community Safety by Design

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.
- PT1.16 To seek to ensure enough of new residential units are designed to wheelchair and mobility standards.
- PT1.39 To seek where appropriate planning obligations to achieve benefits to the community related to the scale and type of development proposed.

Part 2 Policies:

- BE5 New development within areas of special local character
- BE13 New development must harmonise with the existing street scene.
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.
- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE8 Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
- H4 Mix of housing units
- R17 Use of planning obligations to supplement the provision of recreation, leisure and community facilities
- 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.
- AM15 Provision of reserved parking spaces for disabled persons
- BE14 Development of sites in isolation

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- 11th April 2011

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

38 neighbouring properties have been consulted. A petition with 31 signatories has been received, together with 17 individual responses.

The petition states:

'We the undersigned object to the development specified in the above planning application, the entrance to the development to which will be from Ashurst Close, upon the following grounds:

1. That the additional parking requirements (average 2 per unit of six 2 bedded units and visitors) and traffic generated by the development (if approved) would create unacceptable overuse, density, congestion and danger in Ashurst Close, a narrow cul de sac already overcrowded by overspill parking from Hallowell Road, parents from St Helen's School and the adjacent nursery school and which at peak periods is likely to back up into and cause congestion in Hallowell Road.
2. The congestion and difficulties of entrance to and egress from the two underground car parks and refuse bins therein serving flats 1-9 and 10-21 respectively, for residents, refuse and recycling collectors vehicles, due to their close proximity to the entrance to the proposed development.
3. The excessive density, back land development and site coverage by building and hard surfacing contrary to the policy of the recent designation on 13/03/2005 of Ashurst Close within the Old Northwood Area of Special Local Character and by reason of its siting overall size and proportion which would be overdominant, incongruous and detrimental to the visual amenities of the area,
4. The loss of significant trees which collectively offer attractive views and screening to the east for flats 10 to 21. Those shown in the plans are in poor condition and unable to screen the high gable end of the proposed development,
5. That the south facing windows of the development would directly overlook the properties and gardens to the north causing an unacceptable loss of privacy.'

The individual responses raise the following concerns:

- (i) The proposal, with an excessive density would be at odds with the character of the immediate buildings. The proposed building would appear shoehorned into a restricted space on this small, attractively landscaped and well maintained cul-de-sac, damaging the character of the area, which forms part of the Old Northwood Area of Special Local Character. No attempt has been made to blend the building in with the surrounding architecture. Proposed wood cladding is unsightly and out of keeping with the area and would need regular treatment to maintain its appearance;
- (ii) Proposed building will be intrusive and all too visible, marring views to the east from adjoining properties and gardens once trees are removed, detracting from residential amenity;
- (iii) Proposal would overlook the rear garden of No. 9 Chester Road;
- (iv) Siting of entrance, storage areas, parking and garage will increase noise levels to No. 9 Chester Road;
- (v) Loss of protected trees and possible damage to others, together with loss of grassed area, to be replaced by tarmac, would be detrimental to the character and wildlife of the area, including green and spotted woodpeckers, songbirds, squirrels and sparrow hawks and remove natural screening to surrounding properties;
- (vi) No information provided regarding impact of proposal on trees in No. 9 Chester Road's garden;
- (vii) This is backland development which is ill-conceived at a time when the original character of Northwood is under relentless attack. Backland development is contrary to design principles of Old

Northwood Area of Special Local Character;

(viii) This would fly in the face of the Coalition Government's intentions of putting an end to garden grabbing and stopping the growing trend of putting up flats and houses on back gardens;

(ix) Area is already highly populated and must be a limit to the number of people living in an area;

(x) Ashurst Close is already heavily parked and congested with overspill parking from Green Lane and local schools and churches, as is Hallowell Road which is already a notorious rat run. Ashurst Close is effectively single lane from Hallowell Road with cars parked both sides. Cars meeting head on have to reverse and manoeuvre which is dangerous for vehicles and pedestrians. Carriageway outside application site, opposite entrance to basement parking for the flats with 12 cars is just 5m wide and the road is yellow lined here. Refuse, emergency and trademen's vehicles all park outside the basement entrance. Proposal will exacerbate existing congestion and increase potential for accidents;

(xi) Small size of plot will have restricted amenity space for the residents;

(xii) Car parking provision, with 6 spaces serving a probable 12 residents in 6 two-bedroom flats is not adequate when parking on this part of Ashurst Close is restricted and parking for existing flats is private. There is no provision for visitor parking. 2 allocated spaces for disabled persons will cause difficulty if disabled person moves in after spaces have been allocated;

(xii) The new double garage for No. 94 Green Lane is shown on the plans but no elevations are provided and this part of the site is an Area of Special Local Character. This needs to fit with character of the area;

(xiii) More crossovers and siting of garage would be dangerous for pedestrians;

(xiv) Proposal may affect utility services;

(xv) Energy report is inconclusive. Unlikely alternative technologies could be used on this 'tight development';

(xvi) Proposal would prevent development of a much larger site, including land at the rear of Nos. 98, 100 and 102 Green Lane, where in the past all the owners, together with Nos. 94 and 96 had agreed to sell off part of their gardens. This proposal would effectively waste an opportunity for a more beneficial development;

(xvii) Development would create much dirt and mess during construction, disturbing elderly residents of Ashurst Close;

(xviii) Not all residents in Ashurst Close have been consulted on the proposal;

(xix) In Design and Access Statement, point 8.01 states site will be directly accessed from the adopted highway. Is Ashurst Close considered an adopted highway?

(xx) Would have also liked to comment upon a pre-application submission of 19/06/09 and attended any relevant meetings but were not notified;

(xxi) Deadline for responses should be extended beyond 28/03/11;

Ward Councillor: Requests that the scheme is presented to committee.

Directors of Ashurst Close (Flats) Ltd:

Not all residents in Ashurst Close have been consulted of this proposal and request that this be done, together with the townhouses to the south. We wish to object to proposal on the following grounds:

1. Most of the petitioners live in the Northwood High Street Area of Special Local Character a densely populated area which lacks a central park, but the residents benefit from tree-lined roadways and attractive treescapes in the gardens of larger houses such as those to the east of Ashurst Close.

2. Ashurst Close is a small, attractive and homogeneous development mainly occupied by elderly residents who employ a team of contract gardeners to ensure that limited open spaces, including the lawned area shown as the sole access to the proposed flats, are well maintained,

3. In response to increase in in-fill developments in north-west London, the Directors of Ashurst

Close (Flats) Ltd wrote to the Council in 2007 requesting assistance in protecting the treescape to the east of Ashurst Close. As a result, an additional Group TPO was served, reinforcing those already in existence. The proposal would nullify these TPOs and the development would be taller than many of the surrounding trees which collectively form an attractive treescape protecting views of Nos. 10 to 21 which would otherwise consist of a concrete car park and the rear walls of the flats opposite. An application for a smaller development was rejected on appeal approximately 2 years ago.

4. Proposal would result in driving hazard as entry road and new garage would be directly opposite electric gates leading to the garaging for 12 cars of the residents of Flats 1 to 9 Ashurst Close. This underground car park also houses 16 waste bins which together with 24 bins from Nos. 10 to 21 are emptied into refuse vehicles on collection days near the entrance to the basement parking.

5. There will be at least 6 extra vehicles using Ashurst Close, which is already heavily congested due to dropping off and picking up from local schools and nurseries and access difficult for emergency and service vehicles,

6. Petitioners oppose application as ad hoc developments of this kind, shoehorned into an already diminished treescape would further detract from the quality of life of residents and reputation of Northwood as a pleasant and attractive community.

Northwood Residents Association:

The development fails to harmonise with the distinctive Arts and Crafts buildings to its northern and southern boundaries. Although the development may seek to emulate the architectural styles to the West, the current practice would be refuse planning permission for buildings so out of character with the attractive and unique architecture in Chester Road and Green Lane.

This oversized and badly located development will spoil the amenity and privacy of adjoining dwellings, the kitchen and bedrooms overlook the amenity space of No. 9 Chester Road. The size bulk and proximity is 'garden grabbing' reducing a green and natural habitat and resulting in a significant loss of residential amenity for neighbours.

Ashurst Close is a narrow cul-de-sac and the increased traffic, congestion and use generated by six new dwellings will be excessive, having a detrimental effect on the amenity of the residents thereof.

The kitchens and bedrooms will be overlooked by the garden of number 9, Chester Road.

The Association therefore object to the proposal, as it is contrary to policies BE13, BE21, BE23, BE24 and OE(iii) of the UDP.

Internal Consultees

URBAN DESIGN/CONSERVATION OFFICER:

BACKGROUND: The site is partly within the Old Northwood Area of Special Local Character (ASLC). This is an area of very traditional, good quality housing from the late Victorian period onwards. To the north, the houses fronting Green Lane are Edwardian or slightly later detached family dwelling with generous gardens.

To the west, there is an attractive group of 1960s purpose built blocks of flats, which form a 'set piece' within the ASLC with a central open space and well designed landscape setting.

The current proposal should be assessed in light of the Mayor of London's Interim Housing Supplementary Planning Guidance and the development's impact on the character and appearance

of the area.

COMMENTS:

Position and setting

The scheme proposes a large block of flats to the rear of 94 and 96 Green Lane, accessed from Ashurst Close. This would lead to the loss of the garden space for the dwellings and would be considered detrimental to the established layout of the area, characterised by large gardens.

The orientation of the block fails to address any street frontages, or the central open space of the adjacent flats, which again, would relate poorly to the established layout of the area. The main entrance to the block faces the bin store and cycle shed, creating a poor setting for the building.

The footprint of the block sits very close to the side boundaries of the existing plots, resulting in a cramped form of development with very limited amenity space and parking facilities. This would not relate to the spacious setting of the adjacent blocks to the west and would be detrimental to the overall townscape of the area.

The associated parking is proposed to be located on the existing grass area to the rear of 34 Ashurst Close. This would further reduce the open space around the site and would have a significant detrimental impact on the setting of the existing dwellings and the overall street scene of the area.

Scale

The scale of the proposed building, relative to its plot size, is very large, and would result in an overbearing form of development with no scope of additional landscaping to soften the bulk appearance. Whilst the topography helps to mitigate the visual impact of the height from Green lane, the building would be highly visible from the gap views, Ashurst Close and the rear gardens of neighbouring properties, and would be considered visually intrusive. In this respect, the scheme would not relate to the established scale and layout of the area and would be unacceptable.

Design

Whilst modern, the block appears mundane in design terms and fails to reflect the architectural quality of the group to the west and the neighbouring family dwellings. Given the bulk and mass of the block, the elevation appears horizontal and solid.

The shallow pitch of the roof does not appear proportional to the overall facade of the block, and adds to the visual mass of the block. The fenestration appears fussy and does not appear cohesive with varied window proportions.

CONCLUSION: Given the height and width of the building, together with the cramped layout, the scheme would relate poorly to the modest family dwellings to the north and east of the site, and the well landscaped block to the west. Overall, given its position and setting, the block would be considered as a substantial back land development that would not relate to the established character of the area, and as such would be unacceptable from a conservation and urban design point of view.

RECOMMENDATION: Unacceptable.

TREES/LANDSCAPE OFFICER:

TPO/Conservation Area: This site is covered by TPOs 56, 57 and 653. Part of the site is also just within the Old Northwood Area of Special Local Character.

Significant trees/other vegetation of merit in terms of Saved Policy BE38 (on-site): There are three protected Lime trees (T26, T27 & T28 on TPO 57) situated in the rear garden of 94 Green Lane, however these trees are far enough away from the proposed development to not be affected.

All of the trees within the rear garden of 96 and 98 Green Lane (and 9 and 11 Chester Road, and 1 and 2 Wychwood Way) are covered by TPO 653 (Area order). The trees are predominantly Ash, some of which form a continuous line of trees along the site's southern and eastern boundaries, which surround a smaller group, and provide a buffer to the adjacent gardens. This mass of mostly young to middle-aged trees forms a small urban woodland, which significantly contributes to the arboreal/wooded character of the area and can be seen from the surrounding local roads. The small urban woodland has a high amenity value.

Significant trees/other vegetation of merit in terms of Saved Policy BE38 (off-site): There is a protected Ash (T35 on TPO 56) on the land to the south-west of 94 Green Lane, and there is also a group of three conifer trees (not protected) close to the entrance of the proposed development. These trees also contribute to the arboreal/wooded character of the area and help to screen the properties in Ashurst Close from those in Green Lane.

The extensive rear gardens (and the mass of trees within them) contribute to the character of the area and provide a green vista which should be maintained.

Appraisal: The scheme proposes to remove much of the smaller, inner, group of trees (four Ash trees and several fruit trees), and the proposed building is situated close to the remaining (retained) boundary Ash trees. The retained boundary Ash trees are due south of the proposed building, and although the tree report suggests that Ash trees only produce dappled shade, they are ultimately a large species of tree, and it is likely that the proposed development will increase the pressure on the protected trees to be pruned or removed in the future to reduce their shade effect. Therefore, the proposed scheme is not sustainable in terms of the long-term retention of several of the protected Ash trees, and furthermore, the scheme will have an adverse impact on the green vista and arboreal/wooded character of the area.

Part of the proposed parking area and the bin store are shown within the root protection area (RPA) of the protected Ash (T35 on TPO 56). Furthermore, the proposed cycle store is shown within the root protection area of another protected Ash. The submitted tree report does not provide an Arboricultural Method Statement (AMS) to show how these parts of the scheme will be constructed without damaging the roots of the trees. Furthermore, other construction-related activity and storage of materials are likely to exacerbate the problem.

Scope for new planting: The plans show areas for proposed planting, however specific details (species, size, specification etc) have not been provided. This information can be obtained by condition.

Does scheme conform to HDAS?: The scheme proposes to provide 6 car parking spaces for the 6 flats, however HDAS recommends that 1.5 spaces per dwelling are required. Therefore, at least 3 extra parking spaces will need to be provided and consequently, the area of soft landscaping will need to be reduced.

Does scheme conform to SUDS?: The scheme proposes to use permeable surfaces, however no details have been provided. This information can be obtained by condition.

Conclusion (in terms of Saved Policy BE38): The application is not acceptable, because the scheme does not make provision for the long-term protection of several trees on and off-site, nor does it take into account the future growth/size of three protected Ash trees. Furthermore, the loss of the trees forming the large part of the tree mass will have a detrimental impact on the green vista

and arboreal/wooded character of the area.

ACCESS OFFICER:

The SPD 'Accessible Hillingdon', adopted January 2010 is a material consideration in the determination of relevant planning applications. It is noted that, within the guidance, development containing five or more flats should incorporate a passenger lift designed in accordance with Part M to the Building Regulations 2000 (2004 edition). As the proposed development would provide one additional flat above the threshold, and is for a small block containing four flats above ground floor, it is suggested that the council invokes its discretion not to require a lift in this circumstance, as this would likely render the scheme unviable.

The internal layout of the flats appears to be in compliance with the Lifetime Home Standards.

Conclusion: Acceptable

ENVIRONMENTAL HEALTH OFFICER:

The applicant is proposing to install air source heat pumps so a condition to control the noise from these will be required.

ENVIRONMENTAL HEALTH OFFICER (LAND CONTAMINATION):

No contamination issues have been identified for the above site.

The application is introducing a number of sensitive receptors to the site, therefore if it is not too onerous it is advisable to include a standard contaminated land condition in any permission given.

As a minimum the imports/landscaping condition needs to be included to ensure the areas of soft landscaping have soils that are suitable for the proposed use.

EDUCATION SERVICES:

An education contribution of £15,788 will be required (£0 - Nursery, £8,334 - Primary, £5,026 - Secondary and £2,429 - Post-16).

Waste Services:

a) The estimated waste arising from the development would be 1,020 litres (6 x 170 litres from two-bedroom flats)

The above waste would therefore be accommodated in 1 X 1,100 litre bulk bin. Recycling collections could be provided either through a second bulk bin or use of the clear plastic sacks.

The dimension of a 1,100 litre bulk bin are 1,370mm (h) x 990mm (d) x 1,260mm

General Points

i) If the value of the construction project is in excess of £300,000, the Site Waste Management Plans Regulations 2008 apply. This requires a document to be produced which explains how waste arising from the building works will be reused, recycled or otherwise handled. This document needs to be prepared before the building work begins.

ii) The client for the building work should ensure that the contractor complies with the Duty of Care

requirements, created by Section 33 and 34 of the Environmental Protection Act.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The proposal involves the development of garden land within an established residential area. Most recent guidance on the development of gardens and the interpretation of related policies includes the following:

- * Letter to Chief Planning Officers: Development on Garden Land dated 19/01/2010,
- * The London Plan Interim Housing Supplementary Planning Guidance April 2010, and
- * Planning Policy Statement (PPS) 3: Housing, adopted June 2010.

In relation to National Policy, the Letter to Chief Planning Officers clarifies that "there is no presumption that previously developed land is necessarily suitable for housing, nor that all of the curtilage should be developed" and commits to move this clarification to a more prominent position within the PPS. It further clarifies that "the main focus of the Government's position therefore is that local authorities are best placed to develop policies and take decisions on the most suitable locations for housing and they can, if appropriate, resist development on existing gardens".

The London Plan Interim Housing Supplementary Planning Guidance (April 2010) was published following the national advice above and represents the Mayor of London's guidance on how applications for development on garden land should be treated within the London Region. The thrust of the guidance is that gardens contribute to the objectives of a significant number of London Plan policies and these matters should be taken into account when considering the principle of such developments.

The guidance requires that "In implementing London Plan housing policies and especially Policy 3A.3, the Mayor will, and Boroughs and other partners are advised when considering development proposals which entail the loss of garden land, to take full account of the contribution of gardens to achievement of London Plan policies on:

- * local context and character including the historic and built environment;
 - * safe, secure and sustainable environments;
 - * bio-diversity;
 - * trees;
 - * green corridors and networks;
 - * flood risk;
 - * climate change including the heat island effect, and
 - * enhancing the distinct character of suburban London,
- and carefully balance these policy objectives against the generally limited contribution such developments can make toward achieving housing targets."

On the 9th June 2010, Government implemented the commitment made in the Coalition Agreement to decentralise the planning system by giving Local Authorities the opportunity to prevent overdevelopment of neighbourhoods and 'garden grabbing' in the amended Planning Policy Statement 3: Housing (PPS3). The key changes are as follows:

- * Private residential gardens are now excluded from the definition of previously developed land in Annex B
- * The national indicative minimum density of 30 dwellings per hectare is deleted from paragraph 47

Together, these changes emphasize that it is for local authorities and communities to take the decisions that are best for them, and decide for themselves the best locations and types of development in their areas. The amended policy document sets out the Secretary of State's policy on previously developed land and housing density. Local Planning Authorities and the Planning Inspectorate are expected to have regard to this new policy position in preparing development plans and where relevant, to take it into account as a material consideration when determining planning applications.

The key point in relation to the proposed scheme is that residential gardens are no longer included within the definition of 'previously developed land' - ie. 'brownfield land'. There is hence no automatic presumption that residential gardens are nominally suitable for development or redevelopment, subject to compliance with normal development control criteria.

As regards the principal of developing this site, while there is no objection in principle to an intensification of use on certain sites which involve existing residential plots, it is considered that in this instance, the loss of part of the rear gardens would be detrimental to the character of the area, part of which is located within the Old Northwood Area of Special Local Character. On entering Ashurst Close from Hallowell Road, the orientation of the road permits in depth views to the east over the adjoining rear gardens of properties on Chester Road and Wychwood Way in the south and Green Lane in the north. The gardens contain many mature trees and shrubs which gives the eastern end of the road an open and verdant character. The new three storey block, together with the proposed hardstanding, which involve the loss of a number of these trees and threaten others and would remove part of the grassed verge of Ashurst Close. Overall, the proposal would add to the built-up appearance of Ashurst Close, restricting outward views, which would be detrimental to the open character of the eastern end of Ashurst Close. The scheme would therefore be detrimental to the contribution that the rear gardens and trees make in terms of the local context and character of the area. It is therefore considered that the scheme would be contrary to the latest policy guidance, namely PPS3 (Housing), June 2010 and the Mayor's London Plan Interim Housing Supplementary Planning Guidance, April 2010.

7.02 Density of the proposed development

Policy 3A.3 of the London Plan (February 2008) advises that Boroughs should ensure that development proposals achieve the maximum intensity of use compatible with the local context, design principles and public transport accessibility. At Table 3A.2, the London Plan establishes a density matrix to establish a strategic framework for appropriate densities at different locations.

The site has a Public Transport Accessibility Level (PTAL) of 2. Given the nature of the surrounding area, with typically low density housing, the site is considered to fall within a suburban area as defined in the London Plan (2008). The London Plan (2008) range for sites with a PTAL of 2-3 in a suburban area is 35-65 units per hectare and 150-250 habitable rooms per hectare, assuming units have an indicative size of between 3.8 - 4.6 hr/unit. The proposed units would each have 3 habitable rooms and the scheme equates to a density of 80 u/ha and 240 hr/ha which exceeds the maximum unit density as recommended by the London Plan.

The Mayor makes clear that only exceptionally will higher or lower densities on individual developments be permitted, where these can be rigorously justified by individual circumstances. It is considered that given the relatively open and spacious character of this traditional residential area, there are no individual circumstances to justify density guidance being exceeded, particularly given the detrimental impacts of the scheme which

have been identified elsewhere in the report. The proposal is therefore contrary to Policy 3A.3 of the London Plan (February 2008).

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

The southern part of the site forms part of the Old Northwood Area of Special Local Character. The Council's Urban Design Officer considers that unlike the other flatted blocks and houses on Ashurst Close, the proposed block would fail to address the road frontage or the central landscaped area. It would be turned through 90° to the road, to overlook adjoining rear gardens and the proposed car parking space. The footprint of the block would fill much of the depth of the site so that it would be sited close to the road and adjoining garden boundaries, resulting in a cramped form of development with limited space for landscaping. The poor setting of the block would be emphasised by its position, standing alone in a prominent position on the outside of the right-angled bend in the Close. This would also be compounded by the overall scale of the block, relative to its plot size which would appear very large with little scope for landscaping to soften the bulk of its appearance. The Urban Design/Conservation Officer also considers the design of the block, whilst modern, is mundane and does not respect the surrounding architecture, with the elevation appearing horizontal and solid. The shallow pitch of the roof also does not appear to be in proportion with the block and the fenestration appears unduly complicated and not cohesive with varied window proportions.

It is considered that the proposal, due to the orientation, restricted plot size, overall bulk and design of the block, compounded by the loss of garden land, trees and part of the grassed verge would fail to harmonise with the pattern and spaciousness of surrounding residential development, detrimental to the character and appearance of the Old Northwood Area of Special Local Character. The scheme fails to comply with policies BE5, BE13 and BE19 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.04 Airport safeguarding

There are no airport safeguarding issues raised by this application.

7.05 Impact on the green belt

The site is not situated within or near to Green Belt land. No Green Belt issues are therefore raised by this application.

7.06 Environmental Impact

With the exception of the impact upon trees, which is dealt with in Section 7.14, there are no other environmental impacts raised by this application.

7.07 Impact on the character & appearance of the area

This is dealt with in Sections 7.01 and 7.03 above.

7.08 Impact on neighbours

The Council's Supplementary Planning Document HDAS: Residential Layouts requires buildings of two or more storeys to maintain at least a 15m separation distance from adjoining properties to avoid appearing overdominant and a 21m distance is maintained between facing habitable room windows and private amenity space, considered to be a 3m deep 'patio' area adjoining the rear elevation of a property to safeguard privacy.

The proposed three storey block would be sited some 27m from the main rear elevations of Nos. 94 and 96 Green Lane, 21m from the nearest corner of the flatted block, Nos. 16 - 21 Ashurst Close, 17m from the side elevation of the flatted block, Nos. 1 - 9 Ashurst Close and 39m from the front elevation of the nearest property, No. 34 Ashurst Close to the south.

The only relationship that is not fully compliant with the SPD involves the block at Nos. 1 - 9

Ashurst Close. The main habitable room windows in the proposed and adjacent blocks of flats would be/are in their front and rear elevations and therefore would not result in any loss of privacy. However, the side elevation of Nos. 1 - 9 does contain three windows, one on each floor which would mainly overlook the front of the proposed block. The proposed block would contain secondary French doors and Juliette balconies on its side elevation at first and second floor level that would be sited within approximately 19m of the side windows at Nos. 1 to 9. However, given that these side windows/openings would look out onto the road and at a distance and angle sufficient to avoid a significant loss of privacy, a reason for refusal could not be justified on this ground.

The proposal is therefore considered to comply with policies BE20, BE21 and BE24 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2009).

7.09 Living conditions for future occupiers

The Council's Supplementary Planning Document HDAS: Residential Layouts states that a minimum 63m² of internal floor space should be provided for two-bedroom flats in order to achieve satisfactory living conditions. The two-bedroom flats would have floor areas of 70m². The proposal therefore meets the SPD requirements. Furthermore, all habitable room windows would have a satisfactory outlook and receive adequate daylight.

The SPD also advises that shared amenity space should be provided for two-bedroom flats at a minimum level of 25m² per unit and that space needs to be usable, attractively laid out and conveniently located. The proposal would provide a shared amenity area of approximately 140m² at the rear of the block, with two smaller 23m² and 48m² areas of private amenity space provided for the ground floor flats on each side of the building at the front of the block. Although the smaller private amenity area would be surrounded by communal circulation space and therefore would not be particularly private, the other area of private amenity space further into the site would, being largely adjoined by neighbouring rear gardens. As the occupants of the ground floor flat towards the front of the site would also have use of the shared amenity area at the rear, no objections are raised to the lack of privacy afforded to this area of amenity space. Furthermore, access to the rear amenity area would be provided through the main front entrance via a side footpath and a 0.7m to 2.0m wide landscaping strip at the rear would help to safeguard the privacy of the ground floor units from use of the shared amenity space. There are also no side windows overlooking the side footpath that could not be obscure glazed to maintain adequate privacy for the ground floor flat. It is therefore considered that the units would provide a satisfactory standard of residential amenity and no objections are raised to the quantity and quality of the external amenity space which satisfies the Council's standards. As such, the scheme complies with policies BE23 and BE24 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.10 Traffic impact, car/cycle parking, pedestrian safety

The application site has a PTAL score of 2 and is located just over 100m from the eastern boundary of the Green Lane, Northwood Town Centre boundary and within a 300m walking distance of the Northwood Underground Station. However, the route is not level and involves crossing two busy roads.

The Council's parking standards, where parking is not provided within individual curtilages require a maximum of 1.5 spaces per unit. With 6 spaces being provided for 6 two-bedroom units, the car parking provision satisfies maximum standards. 6 cycle parking spaces are also proposed within a covered and secure store at the front of the building and this satisfies Council standards.

However, on considering a previous appeal for a three bedroom house on part of this site,

the Inspector noted that with less than 2 car parking spaces, the scheme would be likely to give rise to parking on the street at times. Although this scheme is for two-bedroom units, 6 units are proposed in total. It is considered that there would be a greater likelihood of on-street parking that could prejudice highway and pedestrian safety.

A replacement double garage is proposed for No. 94 Green Lane. However, it would be somewhat remote from this property, sited on the southern side of the flatted block with no direct pedestrian link through the proposed development. Users of the garage would have a circuitous walk, along Ashurst Close, Hallowell Road and Green Lane to access the property at No.94. Although this would act as a disincentive for occupiers of No. 94 to use the garage, there is already adequate off-street parking at No. 94 with their front garden area so that an objection could not be sustained on the grounds that with the proposal, No. 94 would not have adequate replacement parking.

As such, it is considered that the scheme fails to comply with policies AM7 and AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.11 Urban design, access and security

Urban design issues have been covered elsewhere in the report and with regard to and access and security, had the application not been recommended for refusal, conditions would have been sufficient to ensure compliance with these requirements.

7.12 Disabled access

Policy 3A.5 of the London Plan (February 2008) requires all new residential development to satisfy Lifetime homes standards and detailed guidance is provided by the Council's SPD: Accessible Hillingdon.

The Council's Access Officer does not raise objection to the scheme and advises that the scheme is compliant with Lifetime homes standards. It is considered that the provision of a lift could not be justified on a scheme with less than 10 units. If the proposal had not been recommended for refusal, ensuring compliance with Lifetime Homes standards could have been dealt with by way of a condition.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

Policy BE38 of the Saved UDP requires development proposals to retain and utilise landscape features of merit and provide new planting wherever appropriate.

The Council's Tree/Landscape Officer advises that the site is covered by 3 Tree Preservation Orders and that there are a number of trees, predominantly Ash, within the rear gardens of Nos. 96 and 98 Green Lane, 9 and 11 Chester Road, and 1 and 2 Wychwood Way which are protected. Some of these form a continuous line of trees along the site's southern and eastern boundaries, which surround a smaller group, and provide a buffer to the adjacent gardens. This mass of mostly young to middle-aged trees forms a small urban woodland, which significantly contributes to the arboreal/wooded character of the area and can be seen from the surrounding local roads. The small urban woodland has a high amenity value.

The Tree Officer also advises of significant trees/other vegetation, notably a protected Ash on the land to the south-west of No. 94 Green Lane, and a group of three conifer trees (not protected) close to the entrance of the proposed development. These trees also contribute to the arboreal/wooded character of the area and help to screen the properties in Ashurst Close from those in Green Lane.

The Officer concludes that the extensive rear gardens (and the mass of trees within them) contribute to the character of the area and provide a green vista which should be maintained.

The scheme proposes to remove much of the smaller, inner, group of trees (four Ash trees and several fruit trees), and the proposed building is situated close to the remaining (retained) boundary Ash trees. The retained boundary Ash trees are due south of the proposed building, and although the tree report suggests that Ash trees only produce dappled shade, they are ultimately a large species of tree, and it is likely that the proposed development will increase the pressure on the protected trees to be pruned or removed in the future to reduce their shade effect. Therefore, the proposed scheme is not sustainable in terms of the long-term retention of several of the protected Ash trees, and furthermore, the scheme will have an adverse impact on the green vista and arboreal/wooded character of the area.

Part of the proposed parking area and the bin store are shown within the root protection area (RPA) of the protected Ash (T35 on TPO 56). Furthermore, the proposed cycle store is shown within the root protection area of another protected Ash. The submitted tree report does not provide an Arboricultural Method Statement (AMS) to show how these parts of the scheme will be constructed without damaging the roots of the trees. Furthermore, other construction-related activity and storage of materials are likely to exacerbate the problem.

The plans do show areas for proposed planting, although specific details have not been provided. This information could have been required by condition had the application not been recommended for refusal.

It is therefore considered that the scheme does not make adequate provision for the long-term protection of several trees on and off-site, nor does it take into account the future growth/size of three protected Ash trees. Furthermore, the loss of the trees forming the large part of the tree mass will have a detrimental impact on the green vista and arboreal/wooded character of the area. The scheme is therefore unacceptable, contrary to policy BE38 of the adopted Hillingdon Unitary development Plan Saved Policies (September 2007).

7.15 Sustainable waste management

The Council's Waste Services advise that the storage provision made on site is adequate and capacity would be available to provide recycling facilities. As such, the scheme complies with Policy 4A.22 of the London Plan (February 2008).

7.16 Renewable energy / Sustainability

The Greater London Authority (GLA), through the London Plan (February 2008) clearly outlines the importance of reducing carbon emissions and the role that planning should play in helping to achieve that goal. The London Plan contains a suite of policies relating to climate change at Chapter 4A.

In the supporting text to Policy 4A.1 which outlines the role of developments in contributing to mitigation of and adaptation to climate change it states Policies 4A.2-4A.16 include targets that developments should meet in terms of the assessment of and contribution to tackling climate change. Policy 4A.7 of the London Plan advises that boroughs should ensure that developments will achieve a reduction in carbon dioxide emissions of 20% from on site renewable energy generation (which can include sources of decentralised renewable energy) unless it can be demonstrated that such provision is not feasible.

The Design and Access Statement does briefly consider renewable energy, stating that 20% renewables will be provided. The Council's Sustainability Officer advises that this requirement can be conditioned.

7.17 Flooding or Drainage Issues

Policy OE8 seeks to ensure that new development incorporates appropriate measures to mitigate against any potential increase in the risk of flooding. The site is not within a flood zone. A sustainable urban drainage condition could have been attached had the application not been recommended for refusal.

7.18 Noise or Air Quality Issues

The Council's Environmental Health Officer advises that the only issue involves the proposed use of heat pumps. This could have been dealt with by condition had the application not been recommended for refusal.

7.19 Comments on Public Consultations

The points raised by the petitioners and points (i) to (xii) and (xiii) to (xvii) by individual respondents have been dealt with in the main report. As regards point (xii), the elevations of the proposed garage are shown on the submitted plans. As regards point (xviii), all the residents in Ashurst Close, including the townhouses have now been consulted on this application. In terms of point (xix) Council records show that Ashurst Close is an adopted highway. As regards point (xx), pre-application meetings are confidential as regards point (xxi) the consultation period was extended.

7.20 Planning Obligations

Policy R17 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) is concerned with securing planning obligations where appropriate to offset the additional demands made by new development upon recreational open space, facilities to support arts, cultural and entertainment activities, and other community, social and education facilities in conjunction with other development proposals. This is supported by more specific supplementary planning guidance.

It is considered that the scale and nature of development proposed would generate a potential need for additional school facilities and Education Services and this scheme would need to make a total contribution to mitigate the impact of the development of £15,788 (£0 - Nursery, £8,334 - Primary, £5,026 - Secondary and £2,429 - Post-16). As the application is being recommended for refusal, no detailed negotiations have been entered into with the prospective developer in respect of this contribution. As no legal agreement to address this issue has been offered at this stage, the proposal fails to comply with Policy R17 of the UDP Saved Policies (September 2007) and it is recommended the application should be refused on this basis.

7.21 Expediency of enforcement action

There are no enforcement issues raised by this application.

7.22 Other Issues

The only other relevant planning consideration raised by this application is the likely impact of the proposal upon the development potential of adjoining rear garden land. Although the proposal would restrict access to a possible larger site, given that the proposal involving the loss of garden land is not considered appropriate, development upon a larger area of garden land would also not be encouraged. As such, it is considered that the scheme would not be contrary to Policy BE14 of the adopted 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

Not applicable to this application.

10. CONCLUSION

The proposal would involve the loss of garden land, a number of trees and landscaping which contribute to the character and appearance of the surrounding area, part of which forms part of the Old Northwood Area of Special Local Character. The proposed block would also not sit comfortably on its plot, would have an excessive density and appear unduly cramped and bulky and its modern design would not harmonise with the architectural quality of the surrounding buildings. Furthermore, the proposal would not provide adequate off-street parking and no contributions have been offered at this stage for a contribution towards additional education facilities.

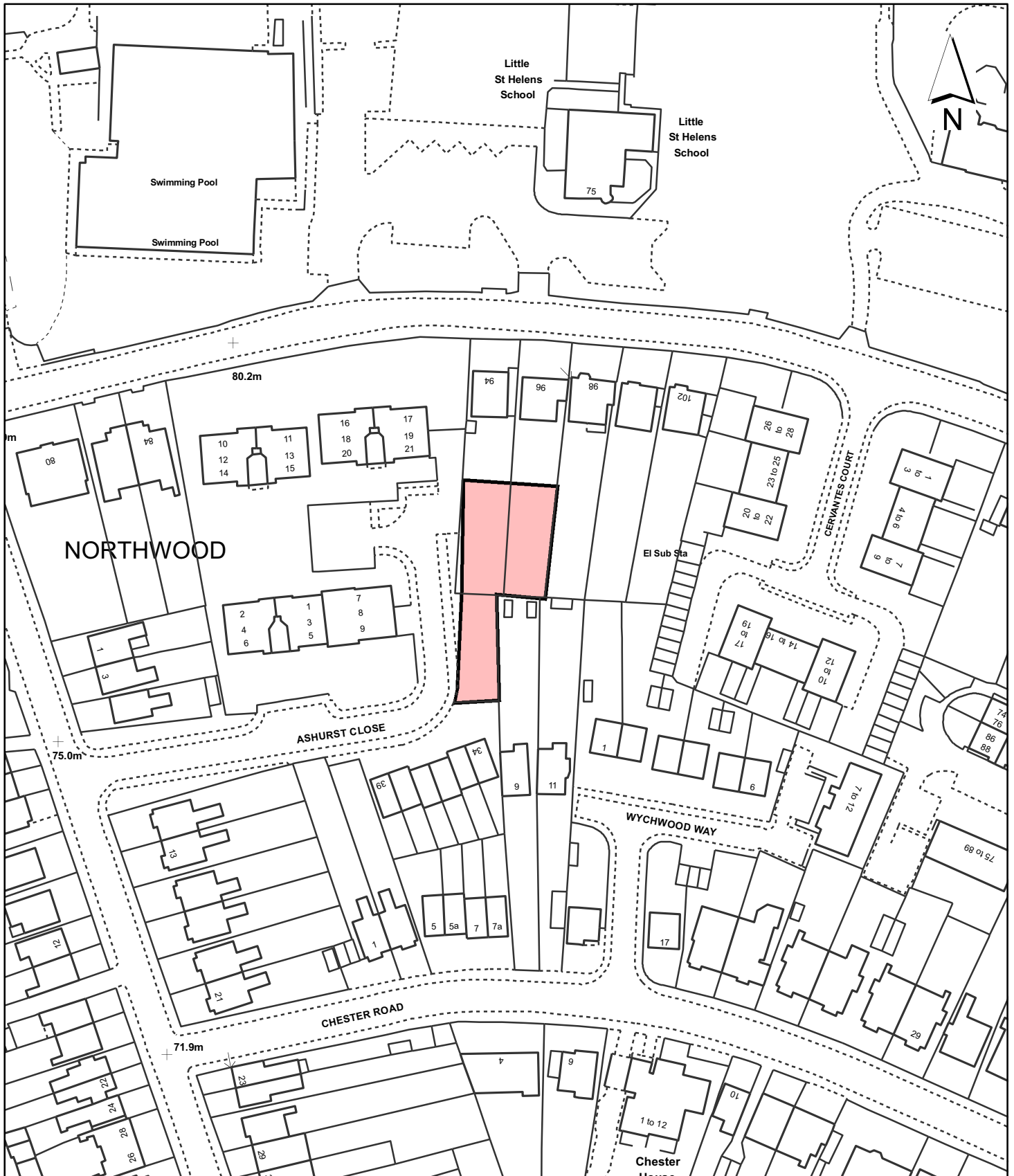
As such, had an appeal not of been lodged for non-determination, the application would have been recommended for refusal.

11. Reference Documents


Planning Policy Statements and Guidance
London Plan (February 2008)
London Plan Interim Housing Supplementary Planning Guidance, April 2010
Adopted Hillingdon Unitary Development Plan Saved Policies (September 2007)
HDAS: Residential Layouts & Accessible Hillingdon
Planning Obligations Supplementary Planning Document, July 2008
Consultation responses

Contact Officer: Richard Phillips

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address	
Land to the rear of 94-96 Green Lane, Northwood	
Planning Application Ref:	Scale
66134/APP/2011/294	1:1,250
Planning Committee	Date
North Page 32	May 2011

**LONDON BOROUGH
OF HILLINGDON**

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

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



HILLINGDON

LONDON

Report of the Head of Planning & Enforcement Services

Address LAND TO REAR OF 94-96 GREEN LANE NORTHWOOD

Development: Three storey detached building comprising 6, two-bedroom flats with associated parking and amenity space and installation of 2, vehicular crossovers, involving demolition of existing detached garage and erection of a replacement garage (Duplicate Application)

LBH Ref Nos: 66134/APP/2011/296

Drawing Nos: 0701 101A Amended Block Plan
0701/B1 Design & Access Statement
GBA3510 Arboricultural Report
SAP-G-1305 Sustainable Energy Report
3D Image
GBA 3510 01 Tree Appraisal
0701 103 Proposed Elevations
0701 102 Proposed Floor plans
E56 07 Site Survey
Location Plan to Scale 1:125C

Date Plans Received: 11/02/2011 **Date(s) of Amendment(s):** 11/02/2011

Date Application Valid: 18/02/2011

1. **SUMMARY**

This application seeks permission for a three storey block comprising 6 two-bedroom flats and a replacement garage on rear garden land accessed from Ashurst Close.

The proposal would involve the loss of garden land, a number of trees and landscaping which contribute to the character and appearance of the surrounding area, part of which is within the Old Northwood Area of Special Local Character. The proposed block would fail to sit comfortably on its plot, would have an excessive density and appear unduly cramped and bulky and its modern design would not harmonise with the architectural quality of the surrounding buildings. Furthermore, the proposal would not provide adequate off-street parking and no contributions have been offered at this stage towards additional education facilities.

As such, the application is recommended for refusal for the above reasons.

2. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 **Non Standard reason for refusal**

The proposed three storey block, together with the provision of an extensive area of hardstanding adjacent to Ashurst Close, by reason of its siting, density, size, bulk and design, would appear as a cramped development that would fail to harmonise with the architectural composition of adjoining buildings and the open and verdant character and appearance of the surrounding area, including the Old Northwood Area of Special Local Character. The proposal is therefore contrary to Policies BE5, BE10, BE13 and BE19 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007),

Policies 3A.3, 4B.1 and 4B.8 of the London Plan, guidance within The London Plan Interim Housing Supplementary Planning Guidance, April 2010 and Planning Policy Statement 3: Housing (as amended).

2 NON2 Non Standard reason for refusal

The application fails to make adequate provision for the long-term protection of several trees on and off-site and does not take into account the future growth/size of three protected Ash trees. Furthermore, the loss of the trees forming the large part of the tree mass will have a detrimental impact on the green vista and arboreal/wooded character of the area. The proposal therefore does not comply with policy BE38 of the Adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 NON2 Non Standard reason for refusal

The proposal fails to provide adequate off-street car parking in accordance with the Council's adopted Car Parking Standards. The proposal would therefore be likely to give rise to additional on-street parking, prejudicial to highway and pedestrian safety, contrary to policies AM7(ii) and AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 NON2 Non Standard reason for refusal

The development is estimated to give rise to a number of children of school age and additional provision would need to be made in the locality due to the shortfall of places in schools serving the area. Given that a legal agreement at this stage has not been offered or secured, the proposal is considered to be contrary to Policy R17 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and the adopted London Borough of Hillingdon Planning Obligations Supplementary Planning Document (July 2008).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

BE5	New development within areas of special local character
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.

BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
H4	Mix of housing units
R17	Use of planning obligations to supplement the provision of recreation leisure and community facilities
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.
AM15	Provision of reserved parking spaces for disabled persons

3. CONSIDERATIONS

3.1 Site and Locality

The application site is situated to the east of Ashurst Close, between Green Lane to the north and Chester Road to the south and forms a 0.07 hectare 'L' shaped plot comprising part of the rear garden areas of 2 adjoining properties, Nos. 94 and 96 Green Lane, a previously open area of land at the rear of No. 34 Ashurst Close which has now been enclosed with fencing and part of the grassed verge of Ashurst Close.

The site contains a detached double garage serving No. 94 Green Lane and a number of mature trees and is covered by Tree Protection Order Nos. 56, 57 and 653. This is an established traditional residential area, with good quality housing dating from the late Victoria period with more modern infill development, including the purpose built 1960s flatted blocks of Ashurst Close, which are grouped around a central landscaped area. Adjoining the site to the north are detached two storey houses fronting Green Lane which appear to be Edwardian or possibly slightly later with detached and terraced two and three storey houses fronting Ashurst Close and Chester Road to the south, with properties on the northern side of Ashurst Close being three storey flatted blocks with basement parking. The site slopes from north to south and the southern part of the site is within the Old Northwood Area of Special Local Character as identified in the adopted Unitary Development Plan Saved Policies (September 2007).

3.2 Proposed Scheme

This application seeks permission to erect a three storey block, comprising 6 two-bedroom flats with associated parking and amenity space, together with a replacement double garage for No. 94 Green Lane.

The block would be sited towards the north of the site. The building would be 19m wide, with an overall depth of 12m, 6.9m high to the main eaves, with a ridge height of 9.2m and a maximum height of 9.5m to the top of the side parapet walls. The block would be at a right angle to the road, with the side elevation set back some 1.3m from the back edge of the grassed verge. The building would be of a simple modern design, with projecting front

and rear bays under a mono pitched roof that would project above the slope of the main gable roof. The roofs would have sloping side parapet walls and 4 half dormers in each of the front and rear elevations. The building would have facing brickwork and timber cladding, with concrete roof tiles.

The replacement double garage, accessed from Ashurst Close, would be sited in the south east corner of the site and have a 5.5m square footprint with a pyramidal roof, 2.4m high to the eaves, 4.4m high to the top of the roof apex.

Car parking for 6 cars would be provided in front of the block, immediately to the north of the replacement garage, accessed from Ashurst Close. A 140m² shared amenity space is shown at the rear of the block with two private amenity areas for the ground floor units at either side to the front of the block. Timber clad bin and cycle stores are also shown in front of the block.

A number of reports have been submitted in support of the application, namely:

Design & Access Statement

This provides the context for the application and describes the proposal.

Arboricultural Report

This assesses 21 existing trees on and close to the site and the statutory protection covering the application site. It advises that the trees, seen together with other trees on surrounding land, do collectively present an attractive feature, but this conceals the poor condition of most of the individual trees that make up the group. It recommends the removal of 5 fruit and 4 Ash trees, which are assessed as Category C trees of low or poor quality. The report goes on to assess shading and concludes by advising that there would be scope for new tree and shrub planting.

Sustainable Energy Assessment

This assesses various alternative technologies for the site. It concludes that air source heat pumps are best suited to the site which will provide at least 63% of the total site energy consumption from a renewable source and a 24% reduction in CO2 emissions from the level that would meet Building Regulations.

3.3 Relevant Planning History

Comment on Relevant Planning History

An application on the southern part of the site (59708/APP/2004/1750 refers) for the erection of a 3 storey block comprising 4 one-bedroom and one two-bedroom self-contained flats with integral garages at ground floor was refused on 19/08/2004 for the following reasons:

1. The proposed block of flats, by reason of its siting, overall size, bulk, proportions and design would result in an overdominant, cramped and incongruous form of development, out of keeping with the character and appearance of the surrounding area and detrimental to the visual amenities of the street scene. The proposal is therefore contrary to Policies BE13 and BE19 from the Borough's adopted Unitary Development Plan.

2. The proposal, by reason of its excessive density and site coverage by building and hard surfacing results in the overdevelopment of the site, fails to harmonise with its

surroundings and out of keeping with the character and appearance of the surrounding area. The proposal is therefore contrary to Policies BE13, BE19 and H6 from the Borough's adopted Unitary Development Plan.

3. The proposed development by reason of the siting of the building and the position of the windows would result in the direct overlooking of the adjoining properties No. 34 Ashurst Close and No. 9 Chester Road, causing an unacceptable loss of privacy. The proposal is therefore contrary to Policy BE24 from the Borough's adopted Unitary Development Plan and design principles 5.1 and 5.2 from the Council's Design Guide: 'Residential Layouts and House Design'.

4. The proposal by reason of its siting, bulk and proximity results in an overdominant form of development which would detract from the amenities of adjoining occupiers. The proposal is therefore contrary to Policy BE21 from the Borough's adopted Unitary Development Plan.

5. The proposal fails to provide sufficient amenity space as defined in this Council's Design Guide: 'Residential Layouts and House Design' resulting in a substandard form of accommodation for future occupiers. The proposal is therefore contrary to Policies BE23 and H6 from the Borough's adopted Unitary Development Plan.

6. The proposal by reason of its siting and internal layout makes inadequate provision for the long term retention of the Ash tree protected by the Tree Preservation Order 35 and fails to provide adequate space for soft landscaping to the front and rear of the site. The proposal is therefore contrary to Policy BE38 from the Borough's adopted Unitary Development Plan.

59708/APP/2005/164: Erection of a three-bedroom detached house with integral garage on the southern part of the site was refused on 10/03/2005. A subsequent appeal was dismissed, with the Inspector raising concerns regarding the small plot size with the house appearing 'shoehorned' into the site with little space at the front; at only 13m from No. 34, the house would appear overdominant to this property; inadequate pedestrian visibility splay; despite accessible location, close to town centre, with less than 2 car parking spaces, proposal would result in on-street parking at times and inadequate depth of parking space.

A duplicate application (66134/APP/2011/294) has also been submitted which has been appealed for non determination and is also presented to this committee meeting.

4. Planning Policies and Standards

Planning Policy Statement 1: Delivering Sustainable Development
Planning Policy Statement 3: Housing
Planning Policy Statement 5: Planning and the Historic Environment
Planning Policy Statement 22: Renewable Energy
London Plan (Consolidated with Alterations since 2004)
London Plan Interim Housing Supplementary Planning Guidance (April 2010)
Supplementary Planning Guidance - Community Safety by Design
Supplementary Planning Guidance - Planning Obligations
Supplementary Planning Guidance - Residential Layouts
Supplementary Planning Guidance - Accessible Hillingdon

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.
- PT1.16 To seek to ensure enough of new residential units are designed to wheelchair and mobility standards.
- PT1.39 To seek where appropriate planning obligations to achieve benefits to the community related to the scale and type of development proposed.

Part 2 Policies:

- BE5 New development within areas of special local character
- BE13 New development must harmonise with the existing street scene.
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.
- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE8 Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
- H4 Mix of housing units
- R17 Use of planning obligations to supplement the provision of recreation, leisure and community facilities
- 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.
- AM15 Provision of reserved parking spaces for disabled persons

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **11th April 2011**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

38 neighbouring properties have been consulted. A petition with 31 signatories has been received, together with 17 individual responses.

The petition states:

'We the undersigned object to the development specified in the above planning application, the entrance to the development to which will be from Ashurst Close, upon the following grounds:

1. That the additional parking requirements (average 2 per unit of six 2 bedded units and visitors) and traffic generated by the development (if approved) would create unacceptable overuse, density, congestion and danger in Ashurst Close, a narrow cul de sac already overcrowded by overspill parking from Hallowell Road, parents from St Helen's School and the adjacent nursery school and which at peak periods is likely to back up into and cause congestion in Hallowell Road.
2. The congestion and difficulties of entrance to and egress from the two underground car parks and refuse bins therein serving flats 1-9 and 10-21 respectively, for residents, refuse and recycling collectors vehicles, due to their close proximity to the entrance to the proposed development.
3. The excessive density, back land development and site coverage by building and hard surfacing contrary to the policy of the recent designation on 13/03/2005 of Ashurst Close within the Old Northwood Area of Special Local Character and by reason of its siting overall size and proportion which would be overdominant, incongruous and detrimental to the visual amenities of the area,
4. The loss of significant trees which collectively offer attractive views and screening to the east for flats 10 to 21. Those shown in the plans are in poor condition and unable to screen the high gable end of the proposed development,
5. That the south facing windows of the development would directly overlook the properties and gardens to the north causing an unacceptable loss of privacy.'

The individual responses raise the following concerns:

- (i) The proposal, with an excessive density would be at odds with the character of the immediate buildings. The proposed building would appear shoehorned into a restricted space on this small, attractively landscaped and well maintained cul-de-sac, damaging the character of the area, which forms part of the Old Northwood Area of Special Local Character. No attempt has been made to blend the building in with the surrounding architecture. Proposed wood cladding is unsightly and out of keeping with the area and would need regular treatment to maintain its appearance;
- (ii) Proposed building will be intrusive and all too visible, marring views to the east from adjoining properties and gardens once trees are removed, detracting from residential amenity;
- (iii) Proposal would overlook the rear garden of No. 9 Chester Road;
- (iv) Siting of entrance, storage areas, parking and garage will increase noise levels to No. 9 Chester Road;
- (v) Loss of protected trees and possible damage to others, together with loss of grassed area, to be replaced by tarmac, would be detrimental to the character and wildlife of the area, including green and spotted woodpeckers, songbirds, squirrels and sparrow hawks and remove natural screening to surrounding properties;
- (vi) No information provided regarding impact of proposal on trees in No. 9 Chester Road's garden;
- (vii) This is backland development which is ill-conceived at a time when the original character of Northwood is under relentless attack. Backland development is contrary to design principles of Old Northwood Area of Special Local Character;
- (viii) This would fly in the face of the Coalition Government's intentions of putting an end to garden grabbing and stopping the growing trend of putting up flats and houses on back gardens;
- (ix) Area is already highly populated and must be a limit to the number of people living in an area;
- (x) Ashurst Close is already heavily parked and congested with overspill parking from Green Lane and local schools and churches, as is Hallowell Road which is already a notorious rat run. Ashurst Close is effectively single lane from Hallowell Road with cars parked both sides. Cars meeting head

on have to reverse and manoeuvre which is dangerous for vehicles and pedestrians. Carriageway outside application site, opposite entrance to basement parking for the flats with 12 cars is just 5m wide and the road is yellow lined here. Refuse, emergency and trademen's vehicles all park outside the basement entrance. Proposal will exacerbate existing congestion and increase potential for accidents;

(xi) Small size of plot will have restricted amenity space for the residents;

(xii) Car parking provision, with 6 spaces serving a probable 12 residents in 6 two-bedroom flats is not adequate when parking on this part of Ashurst Close is restricted and parking for existing flats is private. There is no provision for visitor parking. 2 allocated spaces for disabled persons will cause difficulty if disabled person moves in after spaces have been allocated;

(xii) The new double garage for No. 94 Green Lane is shown on the plans but no elevations are provided and this part of the site is an Area of Special Local Character. This needs to fit with character of the area;

(xiii) More crossovers and siting of garage would be dangerous for pedestrians;

(xiv) Proposal may affect utility services;

(xv) Energy report is inconclusive. Unlikely alternative technologies could be used on this 'tight development';

(xvi) Proposal would prevent development of a much larger site, including land at the rear of Nos. 98, 100 and 102 Green Lane, where in the past all the owners, together with Nos. 94 and 96 had agreed to sell off part of their gardens. This proposal would effectively waste an opportunity for a more beneficial development;

(xvii) Development would create much dirt and mess during construction, disturbing elderly residents of Ashurst Close;

(xviii) Not all residents in Ashurst Close have been consulted on the proposal;

(xix) In Design and Access Statement, point 8.01 states site will be directly accessed from the adopted highway. Is Ashurst Close considered an adopted highway?

(xx) Would have also liked to comment upon a pre-application submission of 19/06/09 and attended any relevant meetings but were not notified;

(xxi) Deadline for responses should be extended beyond 28/03/11;

Ward Councillor: Requests that the scheme is presented to committee.

Directors of Ashurst Close (Flats) Ltd:

Not all residents in Ashurst Close have been consulted of this proposal and request that this be done, together with the townhouses to the south. We wish to object to proposal on the following grounds:

1. Most of the petitioners live in the Northwood High Street Area of Special Local Character a densely populated area which lacks a central park, but the residents benefit from tree-lined roadways and attractive treescapes in the gardens of larger houses such as those to the east of Ashurst Close.

2. Ashurst Close is a small, attractive and homogeneous development mainly occupied by elderly residents who employ a team of contract gardeners to ensure that limited open spaces, including the lawned area shown as the sole access to the proposed flats, are well maintained,

3. In response to increase in in-fill developments in north-west London, the Directors of Ashurst Close (Flats) Ltd wrote to the Council in 2007 requesting assistance in protecting the treescape to the east of Ashurst Close. As a result, an additional Group TPO was served, reinforcing those already in existence. The proposal would nullify these TPOs and the development would be taller than many of the surrounding trees which collectively form an attractive treescape protecting views of Nos. 10 to 21 which would otherwise consist of a concrete car park and the rear walls of the flats opposite. An application for a smaller development was rejected on appeal approximately 2 years ago.

4. Proposal would result in driving hazard as entry road and new garage would be directly opposite electric gates leading to the garaging for 12 cars of the residents of Flats 1 to 9 Ashurst Close. This underground car park also houses 16 waste bins which together with 24 bins from Nos. 10 to 21 are emptied into refuse vehicles on collection days near the entrance to the basement parking.

5. There will be at least 6 extra vehicles using Ashurst Close, which is already heavily congested due to dropping off and picking up from local schools and nurseries and access difficult for emergency and service vehicles,

6. Petitioners oppose application as ad hoc developments of this kind, shoehorned into an already diminished treescape would further detract from the quality of life of residents and reputation of Northwood as a pleasant and attractive community.

Northwood Residents Association:

The development fails to harmonise with the distinctive Arts and Crafts buildings to its northern and southern boundaries. Although the development may seek to emulate the architectural styles to the West, the current practice would be refuse planning permission for buildings so out of character with the attractive and unique architecture in Chester Road and Green Lane.

This oversized and badly located development will spoil the amenity and privacy of adjoining dwellings, the kitchen and bedrooms overlook the amenity space of No. 9 Chester Road. The size bulk and proximity is 'garden grabbing' reducing a green and natural habitat and resulting in a significant loss of residential amenity for neighbours.

Ashurst Close is a narrow cul-de-sac and the increased traffic, congestion and use generated by six new dwellings will be excessive, having a detrimental effect on the amenity of the residents thereof.

The kitchens and bedrooms will be overlooked by the garden of number 9, Chester Road.

The Association therefore object to the proposal, as it is contrary to policies BE13, BE21, BE23, BE24 and OE(iii) of the UDP.

Internal Consultees

URBAN DESIGN/CONSERVATION OFFICER:

BACKGROUND: The site is partly within the Old Northwood Area of Special Local Character (ASLC). This is an area of very traditional, good quality housing from the late Victorian period onwards. To the north, the houses fronting Green Lane are Edwardian or slightly later detached family dwelling with generous gardens.

To the west, there is an attractive group of 1960s purpose built blocks of flats, which form a 'set piece' within the ASLC with a central open space and well designed landscape setting.

The current proposal should be assessed in light of the Mayor of London's Interim Housing Supplementary Planning Guidance and the development's impact on the character and appearance of the area.

COMMENTS:

Position and setting

The scheme proposes a large block of flats to the rear of 94 and 96 Green Lane, accessed from Ashurst Close. This would lead to the loss of the garden space for the dwellings and would be considered detrimental to the established layout of the area, characterised by large gardens.

The orientation of the block fails to address any street frontages, or the central open space of the adjacent flats, which again, would relate poorly to the established layout of the area. The main entrance to the block faces the bin store and cycle shed, creating a poor setting for the building.

The footprint of the block sits very close to the side boundaries of the existing plots, resulting in a cramped form of development with very limited amenity space and parking facilities. This would not relate to the spacious setting of the adjacent blocks to the west and would be detrimental to the overall townscape of the area.

The associated parking is proposed to be located on the existing grass area to the rear of 34 Ashurst Close. This would further reduce the open space around the site and would have a significant detrimental impact on the setting of the existing dwellings and the overall street scene of the area.

Scale

The scale of the proposed building, relative to its plot size, is very large, and would result in an overbearing form of development with no scope of additional landscaping to soften the bulk appearance. Whilst the topography helps to mitigate the visual impact of the height from Green lane, the building would be highly visible from the gap views, Ashurst Close and the rear gardens of neighbouring properties, and would be considered visually intrusive. In this respect, the scheme would not relate to the established scale and layout of the area and would be unacceptable.

Design

Whilst modern, the block appears mundane in design terms and fails to reflect the architectural quality of the group to the west and the neighbouring family dwellings. Given the bulk and mass of the block, the elevation appears horizontal and solid.

The shallow pitch of the roof does not appear proportional to the overall facade of the block, and adds to the visual mass of the block. The fenestration appears fussy and does not appear cohesive with varied window proportions.

CONCLUSION: Given the height and width of the building, together with the cramped layout, the scheme would relate poorly to the modest family dwellings to the north and east of the site, and the well landscaped block to the west. Overall, given its position and setting, the block would be considered as a substantial back land development that would not relate to the established character of the area, and as such would be unacceptable from a conservation and urban design point of view.

RECOMMENDATION: Unacceptable.

TREES/LANDSCAPE OFFICER:

TPO/Conservation Area: This site is covered by TPOs 56, 57 and 653. Part of the site is also just within the Old Northwood Area of Special Local Character.

Significant trees/other vegetation of merit in terms of Saved Policy BE38 (on-site): There are three protected Lime trees (T26, T27 & T28 on TPO 57) situated in the rear garden of 94 Green Lane, however these trees are far enough away from the proposed development to not be affected.

All of the trees within the rear garden of 96 and 98 Green Lane (and 9 and 11 Chester Road, and 1 and 2 Wychwood Way) are covered by TPO 653 (Area order). The trees are predominantly Ash, some of which form a continuous line of trees along the site's southern and eastern boundaries, which surround a smaller group, and provide a buffer to the adjacent gardens. This mass of mostly young to middle-aged trees forms a small urban woodland, which significantly contributes to the

arboreal/wooded character of the area and can be seen from the surrounding local roads. The small urban woodland has a high amenity value.

Significant trees/other vegetation of merit in terms of Saved Policy BE38 (off-site): There is a protected Ash (T35 on TPO 56) on the land to the south-west of 94 Green Lane, and there is also a group of three conifer trees (not protected) close to the entrance of the proposed development. These trees also contribute to the arboreal/wooded character of the area and help to screen the properties in Ashurst Close from those in Green Lane.

The extensive rear gardens (and the mass of trees within them) contribute to the character of the area and provide a green vista which should be maintained.

Appraisal: The scheme proposes to remove much of the smaller, inner, group of trees (four Ash trees and several fruit trees), and the proposed building is situated close to the remaining (retained) boundary Ash trees. The retained boundary Ash trees are due south of the proposed building, and although the tree report suggests that Ash trees only produce dappled shade, they are ultimately a large species of tree, and it is likely that the proposed development will increase the pressure on the protected trees to be pruned or removed in the future to reduce their shade effect. Therefore, the proposed scheme is not sustainable in terms of the long-term retention of several of the protected Ash trees, and furthermore, the scheme will have an adverse impact on the green vista and arboreal/wooded character of the area.

Part of the proposed parking area and the bin store are shown within the root protection area (RPA) of the protected Ash (T35 on TPO 56). Furthermore, the proposed cycle store is shown within the root protection area of another protected Ash. The submitted tree report does not provide an Arboricultural Method Statement (AMS) to show how these parts of the scheme will be constructed without damaging the roots of the trees. Furthermore, other construction-related activity and storage of materials are likely to exacerbate the problem.

Scope for new planting: The plans show areas for proposed planting, however specific details (species, size, specification etc) have not been provided. This information can be obtained by condition.

Does scheme conform to HDAS?: The scheme proposes to provide 6 car parking spaces for the 6 flats, however HDAS recommends that 1.5 spaces per dwelling are required. Therefore, at least 3 extra parking spaces will need to be provided and consequently, the area of soft landscaping will need to be reduced.

Does scheme conform to SUDS?: The scheme proposes to use permeable surfaces, however no details have been provided. This information can be obtained by condition.

Conclusion (in terms of Saved Policy BE38): The application is not acceptable, because the scheme does not make provision for the long-term protection of several trees on and off-site, nor does it take into account the future growth/size of three protected Ash trees. Furthermore, the loss of the trees forming the large part of the tree mass will have a detrimental impact on the green vista and arboreal/wooded character of the area.

ACCESS OFFICER:

The SPD 'Accessible Hillingdon', adopted January 2010 is a material consideration in the determination of relevant planning applications. It is noted that, within the guidance, development containing five or more flats should incorporate a passenger lift designed in accordance with Part M to the Building Regulations 2000 (2004 edition). As the proposed development would provide one additional flat above the threshold, and is for a small block containing four flats above ground floor, it

is suggested that the council invokes its discretion not to require a lift in this circumstance, as this would likely render the scheme unviable.

The internal layout of the flats appears to be in compliance with the Lifetime Home Standards.

Conclusion: Acceptable

ENVIRONMENTAL HEALTH OFFICER:

The applicant is proposing to install air source heat pumps so a condition to control the noise from these will be required.

ENVIRONMENTAL HEALTH OFFICER (LAND CONTAMINATION):

No contamination issues have been identified for the above site.

The application is introducing a number of sensitive receptors to the site, therefore if it is not too onerous it is advisable to include a standard contaminated land condition in any permission given.

As a minimum the imports/landscaping condition needs to be included to ensure the areas of soft landscaping have soils that are suitable for the proposed use.

EDUCATION SERVICES:

An education contribution of £15,788 will be required (£0 - Nursery, £8,334 - Primary, £5,026 - Secondary and £2,429 - Post-16).

Waste Services:

a) The estimated waste arising from the development would be 1,020 litres (6 x 170 litres from two-bedroom flats)

The above waste would therefore be accommodated in 1 X 1,100 litre bulk bin. Recycling collections could be provided either through a second bulk bin or use of the clear plastic sacks.

The dimension of a 1,100 litre bulk bin are 1,370mm (h) x 990mm (d) x 1,260mm

General Points

i) If the value of the construction project is in excess of £300,000, the Site Waste Management Plans Regulations 2008 apply. This requires a document to be produced which explains how waste arising from the building works will be reused, recycled or otherwise handled. This document needs to be prepared before the building work begins.

ii) The client for the building work should ensure that the contractor complies with the Duty of Care requirements, created by Section 33 and 34 of the Environmental Protection Act.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The proposal involves the development of garden land within an established residential area. Most recent guidance on the development of gardens and the interpretation of related policies includes the following:

- * Letter to Chief Planning Officers: Development on Garden Land dated 19/01/2010,
- * The London Plan Interim Housing Supplementary Planning Guidance April 2010, and
- * Planning Policy Statement (PPS) 3: Housing, adopted June 2010.

In relation to National Policy, the Letter to Chief Planning Officers clarifies that "there is no presumption that previously developed land is necessarily suitable for housing, nor that all of the curtilage should be developed" and commits to move this clarification to a more prominent position within the PPS. It further clarifies that "the main focus of the Government's position therefore is that local authorities are best placed to develop policies and take decisions on the most suitable locations for housing and they can, if appropriate, resist development on existing gardens".

The London Plan Interim Housing Supplementary Planning Guidance (April 2010) was published following the national advice above and represents the Mayor of London's guidance on how applications for development on garden land should be treated within the London Region. The thrust of the guidance is that gardens contribute to the objectives of a significant number of London Plan policies and these matters should be taken into account when considering the principle of such developments.

The guidance requires that "In implementing London Plan housing policies and especially Policy 3A.3, the Mayor will, and Boroughs and other partners are advised when considering development proposals which entail the loss of garden land, to take full account of the contribution of gardens to achievement of London Plan policies on:

- * local context and character including the historic and built environment;
 - * safe, secure and sustainable environments;
 - * bio-diversity;
 - * trees;
 - * green corridors and networks;
 - * flood risk;
 - * climate change including the heat island effect, and
 - * enhancing the distinct character of suburban London,
- and carefully balance these policy objectives against the generally limited contribution such developments can make toward achieving housing targets."

On the 9th June 2010, Government implemented the commitment made in the Coalition Agreement to decentralise the planning system by giving Local Authorities the opportunity to prevent overdevelopment of neighbourhoods and 'garden grabbing' in the amended Planning Policy Statement 3: Housing (PPS3). The key changes are as follows:

- * Private residential gardens are now excluded from the definition of previously developed land in Annex B
- * The national indicative minimum density of 30 dwellings per hectare is deleted from paragraph 47

Together, these changes emphasise that it is for local authorities and communities to take the decisions that are best for them, and decide for themselves the best locations and types of development in their areas. The amended policy document sets out the Secretary of State's policy on previously developed land and housing density. Local Planning Authorities and the Planning Inspectorate are expected to have regard to this new policy position in preparing development plans and where relevant, to take it into account as a material consideration when determining planning applications.

The key point in relation to the proposed scheme is that residential gardens are no longer included within the definition of 'previously developed land' - ie. 'brownfield land'. There is hence no automatic presumption that residential gardens are nominally suitable for development or redevelopment, subject to compliance with normal development control criteria.

As regards the principal of developing this site, while there is no objection in principle to an intensification of use on certain sites which involve existing residential plots, it is considered that in this instance, the loss of part of the rear gardens would be detrimental to the character of the area, part of which is located within the Old Northwood Area of Special Local Character. On entering Ashurst Close from Hallowell Road, the orientation of the road permits in depth views to the east over the adjoining rear gardens of properties on Chester Road and Wychwood Way in the south and Green Lane in the north. The gardens contain many mature trees and shrubs which gives the eastern end of the road an open and verdant character. The new three storey block, together with the proposed hardstanding, which involve the loss of a number of these trees and threaten others and would remove part of the grassed verge of Ashurst Close. Overall, the proposal would add to the built-up appearance of Ashurst Close, restricting outward views, which would be detrimental to the open character of the eastern end of Ashurst Close. The scheme would therefore be detrimental to the contribution that the rear gardens and trees make in terms of the local context and character of the area. It is therefore considered that the scheme would be contrary to the latest policy guidance, namely PPS3 (Housing), June 2010 and the Mayor's London Plan Interim Housing Supplementary Planning Guidance, April 2010.

7.02 Density of the proposed development

Policy 3A.3 of the London Plan (February 2008) advises that Boroughs should ensure that development proposals achieve the maximum intensity of use compatible with the local context, design principles and public transport accessibility. At Table 3A.2, the London Plan establishes a density matrix to establish a strategic framework for appropriate densities at different locations.

The site has a Public Transport Accessibility Level (PTAL) of 2. Given the nature of the surrounding area, with typically low density housing, the site is considered to fall within a suburban area as defined in the London Plan (2008). The London Plan (2008) range for sites with a PTAL of 2-3 in a suburban area is 35-65 units per hectare and 150-250 habitable rooms per hectare, assuming units have an indicative size of between 3.8 - 4.6 hr/unit. The proposed units would each have 3 habitable rooms and the scheme equates to a density of 80 u/ha and 240 hr/ha which exceeds the maximum unit density as recommended by the London Plan.

The Mayor makes clear that only exceptionally will higher or lower densities on individual developments be permitted, where these can be rigorously justified by individual circumstances. It is considered that given the relatively open and spacious character of this traditional residential area, there are no individual circumstances to justify density guidance being exceeded, particularly given the detrimental impacts of the scheme which have been identified elsewhere in the report. The proposal is therefore contrary to Policy 3A.3 of the London Plan (February 2008).

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

The southern part of the site forms part of the Old Northwood Area of Special Local Character. The Council's Urban Design Officer considers that unlike the other flatted blocks and houses on Ashurst Close, the proposed block would fail to address the road frontage or the central landscaped area. It would be turned through 90° to the road, to overlook adjoining rear gardens and the proposed car parking space. The footprint of the

block would fill much of the depth of the site so that it would be sited close to the road and adjoining garden boundaries, resulting in a cramped form of development with limited space for landscaping. The poor setting of the block would be emphasised by its position, standing alone in a prominent position on the outside of the right-angled bend in the Close. This would also be compounded by the overall scale of the block, relative to its plot size which would appear very large with little scope for landscaping to soften the bulk of its appearance. The Urban Design/Conservation Officer also considers the design of the block, whilst modern, is mundane and does not respect the surrounding architecture, with the elevation appearing horizontal and solid. The shallow pitch of the roof also does not appear to be in proportion with the block and the fenestration appears unduly complicated and not cohesive with varied window proportions.

It is considered that the proposal, due to the orientation, restricted plot size, overall bulk and design of the block, compounded by the loss of garden land, trees and part of the grassed verge would fail to harmonise with the pattern and spaciousness of surrounding residential development, detrimental to the character and appearance of the Old Northwood Area of Special Local Character. The scheme fails to comply with policies BE5, BE13 and BE19 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.04 Airport safeguarding

There are no airport safeguarding issues raised by this application.

7.05 Impact on the green belt

The site is not situated within or near to Green Belt land. No Green Belt issues are therefore raised by this application.

7.06 Environmental Impact

With the exception of the impact upon trees, which is dealt with in Section 7.14, there are no other environmental impacts raised by this application.

7.07 Impact on the character & appearance of the area

This is dealt with in Sections 7.01 and 7.03 above.

7.08 Impact on neighbours

The Council's Supplementary Planning Document HDAS: Residential Layouts requires buildings of two or more storeys to maintain at least a 15m separation distance from adjoining properties to avoid appearing overdominant and a 21m distance is maintained between facing habitable room windows and private amenity space, considered to be a 3m deep 'patio' area adjoining the rear elevation of a property to safeguard privacy.

The proposed three storey block would be sited some 27m from the main rear elevations of Nos. 94 and 96 Green Lane, 21m from the nearest corner of the flatted block, Nos. 16 - 21 Ashurst Close, 17m from the side elevation of the flatted block, Nos. 1 - 9 Ashurst Close and 39m from the front elevation of the nearest property, No. 34 Ashurst Close to the south.

The only relationship that is not fully compliant with the SPD involves the block at Nos. 1 - 9 Ashurst Close. The main habitable room windows in the proposed and adjacent blocks of flats would be/are in their front and rear elevations and therefore would not result in any loss of privacy. However, the side elevation of Nos. 1 - 9 does contain three windows, one on each floor which would mainly overlook the front of the proposed block. The proposed block would contain secondary French doors and Juliette balconies on its side elevation at first and second floor level that would be sited within approximately 19m of the side windows at Nos. 1 to 9. However, given that these side windows/openings would look out onto the road and at a distance and angle sufficient to avoid a significant loss of privacy, a

reason for refusal could not be justified on this ground.

The proposal is therefore considered to comply with policies BE20, BE21 and BE24 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2009).

7.09 Living conditions for future occupiers

The Council's Supplementary Planning Document HDAS: Residential Layouts states that a minimum 63m² of internal floor space should be provided for two-bedroom flats in order to achieve satisfactory living conditions. The two-bedroom flats would have floor areas of 70m². The proposal therefore meets the SPD requirements. Furthermore, all habitable room windows would have a satisfactory outlook and receive adequate daylight.

The SPD also advises that shared amenity space should be provided for two-bedroom flats at a minimum level of 25m² per unit and that space needs to be usable, attractively laid out and conveniently located. The proposal would provide a shared amenity area of approximately 140m² at the rear of the block, with two smaller 23m² and 48m² areas of private amenity space provided for the ground floor flats on each side of the building at the front of the block. Although the smaller private amenity area would be surrounded by communal circulation space and therefore would not be particularly private, the other area of private amenity space further into the site would, being largely adjoined by neighbouring rear gardens. As the occupants of the ground floor flat towards the front of the site would also have use of the shared amenity area at the rear, no objections are raised to the lack of privacy afforded to this area of amenity space. Furthermore, access to the rear amenity area would be provided through the main front entrance via a side footpath and a 0.7m to 2.0m wide landscaping strip at the rear would help to safeguard the privacy of the ground floor units from use of the shared amenity space. There are also no side windows overlooking the side footpath that could not be obscure glazed to maintain adequate privacy for the ground floor flat. It is therefore considered that the units would provide a satisfactory standard of residential amenity and no objections are raised to the quantity and quality of the external amenity space which satisfies the Council's standards. As such, the scheme complies with policies BE23 and BE24 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.10 Traffic impact, car/cycle parking, pedestrian safety

The application site has a PTAL score of 2 and is located just over 100m from the eastern boundary of the Green Lane, Northwood Town Centre boundary and within a 300m walking distance of the Northwood Underground Station. However, the route is not level and involves crossing two busy roads.

The Council's parking standards, where parking is not provided within individual curtilages require a maximum of 1.5 spaces per unit. With 6 spaces being provided for 6 two-bedroom units, the car parking provision satisfies maximum standards. 6 cycle parking spaces are also proposed within a covered and secure store at the front of the building and this satisfies Council standards.

However, on considering a previous appeal for a three bedroom house on part of this site, the Inspector noted that with less than 2 car parking spaces, the scheme would be likely to give rise to parking on the street at times. Although this scheme is for two-bedroom units, 6 units are proposed in total. It is considered that there would be a greater likelihood of on-street parking that could prejudice highway and pedestrian safety.

A replacement double garage is proposed for No. 94 Green Lane. However, it would be somewhat remote from this property, sited on the southern side of the flatted block with no direct pedestrian link through the proposed development. Users of the garage would have a

circuitous walk, along Ashurst Close, Hallowell Road and Green Lane to access the property at No.94. Although this would act as a disincentive for occupiers of No. 94 to use the garage, there is already adequate off-street parking at No. 94 with their front garden area so that an objection could not be sustained on the grounds that with the proposal, No. 94 would not have adequate replacement parking.

As such, it is considered that the scheme fails to comply with policies AM7 and AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.11 Urban design, access and security

Urban design issues have been covered elsewhere in the report and with regard to and access and security, had the application not been recommended for refusal, conditions would have been sufficient to ensure compliance with these requirements.

7.12 Disabled access

Policy 3A.5 of the London Plan (February 2008) requires all new residential development to satisfy Lifetime homes standards and detailed guidance is provided by the Council's SPD: Accessible Hillingdon.

The Council's Access Officer does not raise objection to the scheme and advises that the scheme is compliant with Lifetime homes standards. It is considered that the provision of a lift could not be justified on a scheme with less than 10 units. If the proposal had not been recommended for refusal, ensuring compliance with Lifetime Homes standards could have been dealt with by way of a condition.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

Policy BE38 of the Saved UDP requires development proposals to retain and utilise landscape features of merit and provide new planting wherever appropriate.

The Council's Tree/Landscape Officer advises that the site is covered by 3 Tree Preservation Orders and that there are a number of trees, predominantly Ash, within the rear gardens of Nos. 96 and 98 Green Lane, 9 and 11 Chester Road, and 1 and 2 Wychwood Way which are protected. Some of these form a continuous line of trees along the site's southern and eastern boundaries, which surround a smaller group, and provide a buffer to the adjacent gardens. This mass of mostly young to middle-aged trees forms a small urban woodland, which significantly contributes to the arboreal/wooded character of the area and can be seen from the surrounding local roads. The small urban woodland has a high amenity value.

The Tree Officer also advises of significant trees/other vegetation, notably a protected Ash on the land to the south-west of No. 94 Green Lane, and a group of three conifer trees (not protected) close to the entrance of the proposed development. These trees also contribute to the arboreal/wooded character of the area and help to screen the properties in Ashurst Close from those in Green Lane.

The Officer concludes that the extensive rear gardens (and the mass of trees within them) contribute to the character of the area and provide a green vista which should be maintained.

The scheme proposes to remove much of the smaller, inner, group of trees (four Ash trees and several fruit trees), and the proposed building is situated close to the remaining (retained) boundary Ash trees. The retained boundary Ash trees are due south of the

proposed building, and although the tree report suggests that Ash trees only produce dappled shade, they are ultimately a large species of tree, and it is likely that the proposed development will increase the pressure on the protected trees to be pruned or removed in the future to reduce their shade effect. Therefore, the proposed scheme is not sustainable in terms of the long-term retention of several of the protected Ash trees, and furthermore, the scheme will have an adverse impact on the green vista and arboreal/wooded character of the area.

Part of the proposed parking area and the bin store are shown within the root protection area (RPA) of the protected Ash (T35 on TPO 56). Furthermore, the proposed cycle store is shown within the root protection area of another protected Ash. The submitted tree report does not provide an Arboricultural Method Statement (AMS) to show how these parts of the scheme will be constructed without damaging the roots of the trees. Furthermore, other construction-related activity and storage of materials are likely to exacerbate the problem.

The plans do show areas for proposed planting, although specific details have not been provided. This information could have been required by condition had the application not been recommended for refusal.

It is therefore considered that the scheme does not make adequate provision for the long-term protection of several trees on and off-site, nor does it take into account the future growth/size of three protected Ash trees. Furthermore, the loss of the trees forming the large part of the tree mass will have a detrimental impact on the green vista and arboreal/wooded character of the area. The scheme is therefore unacceptable, contrary to policy BE38 of the adopted Hillingdon Unitary development Plan Saved Policies (September 2007).

7.15 Sustainable waste management

The Council's Waste Services advise that the storage provision made on site is adequate and capacity would be available to provide recycling facilities. As such, the scheme complies with Policy 4A.22 of the London Plan (February 2008).

7.16 Renewable energy / Sustainability

The Greater London Authority (GLA), through the London Plan (February 2008) clearly outlines the importance of reducing carbon emissions and the role that planning should play in helping to achieve that goal. The London Plan contains a suite of policies relating to climate change at Chapter 4A.

In the supporting text to Policy 4A.1 which outlines the role of developments in contributing to mitigation of and adaptation to climate change it states Policies 4A.2-4A.16 include targets that developments should meet in terms of the assessment of and contribution to tackling climate change. Policy 4A.7 of the London Plan advises that boroughs should ensure that developments will achieve a reduction in carbon dioxide emissions of 20% from on site renewable energy generation (which can include sources of decentralised renewable energy) unless it can be demonstrated that such provision is not feasible.

The Design and Access Statement does briefly consider renewable energy, stating that 20% renewables will be provided. The Council's Sustainability Officer advises that this requirement can be conditioned.

7.17 Flooding or Drainage Issues

Policy OE8 seeks to ensure that new development incorporates appropriate measures to mitigate against any potential increase in the risk of flooding. The site is not within a flood zone. A sustainable urban drainage condition could have been attached had the application

not been recommended for refusal.

7.18 Noise or Air Quality Issues

The Council's Environmental Health Officer advises that the only issue involves the proposed use of heat pumps. This could have been dealt with by condition had the application not been recommended for refusal.

7.19 Comments on Public Consultations

The points raised by the petitioners and points (i) to (xii) and (xiii) to (xvii) by individual respondents have been dealt with in the main report. As regards point (xii), the elevations of the proposed garage are shown on the submitted plans. As regards point (xviii), all the residents in Ashurst Close, including the townhouses have now been consulted on this application. In terms of point (xix) Council records show that Ashurst Close is an adopted highway. As regards point (xx), pre-application meetings are confidential as regards point (xxi) the consultation period was extended.

7.20 Planning Obligations

Policy R17 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) is concerned with securing planning obligations where appropriate to offset the additional demands made by new development upon recreational open space, facilities to support arts, cultural and entertainment activities, and other community, social and education facilities in conjunction with other development proposals. This is supported by more specific supplementary planning guidance.

It is considered that the scale and nature of development proposed would generate a potential need for additional school facilities and Education Services and this scheme would need to make a total contribution to mitigate the impact of the development of £15,788 (£0 - Nursery, £8,334 - Primary, £5,026 - Secondary and £2,429 - Post-16). As the application is being recommended for refusal, no detailed negotiations have been entered into with the prospective developer in respect of this contribution. As no legal agreement to address this issue has been offered at this stage, the proposal fails to comply with Policy R17 of the UDP Saved Policies (September 2007) and it is recommended the application should be refused on this basis.

7.21 Expediency of enforcement action

There are no enforcement issues raised by this application.

7.22 Other Issues

The only other relevant planning consideration raised by this application is the likely impact of the proposal upon the development potential of adjoining rear garden land. Although the proposal would restrict access to a possible larger site, given that the proposal involving the loss of garden land is not considered appropriate, development upon a larger area of garden land would also not be encouraged. As such, it is considered that the scheme would not be contrary to Policy BE14 of the adopted 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

Not applicable to this application.

10. CONCLUSION

The proposal would involve the loss of garden land, a number of trees and landscaping which contribute to the character and appearance of the surrounding area, part of which forms part of the Old Northwood Area of Special Local Character. The proposed block would also not sit comfortably on its plot, would have an excessive density and appear unduly cramped and bulky and its modern design would not harmonise with the architectural quality of the surrounding buildings. Furthermore, the proposal would not provide adequate off-street parking and no contributions have been offered at this stage for a contribution towards additional education facilities.

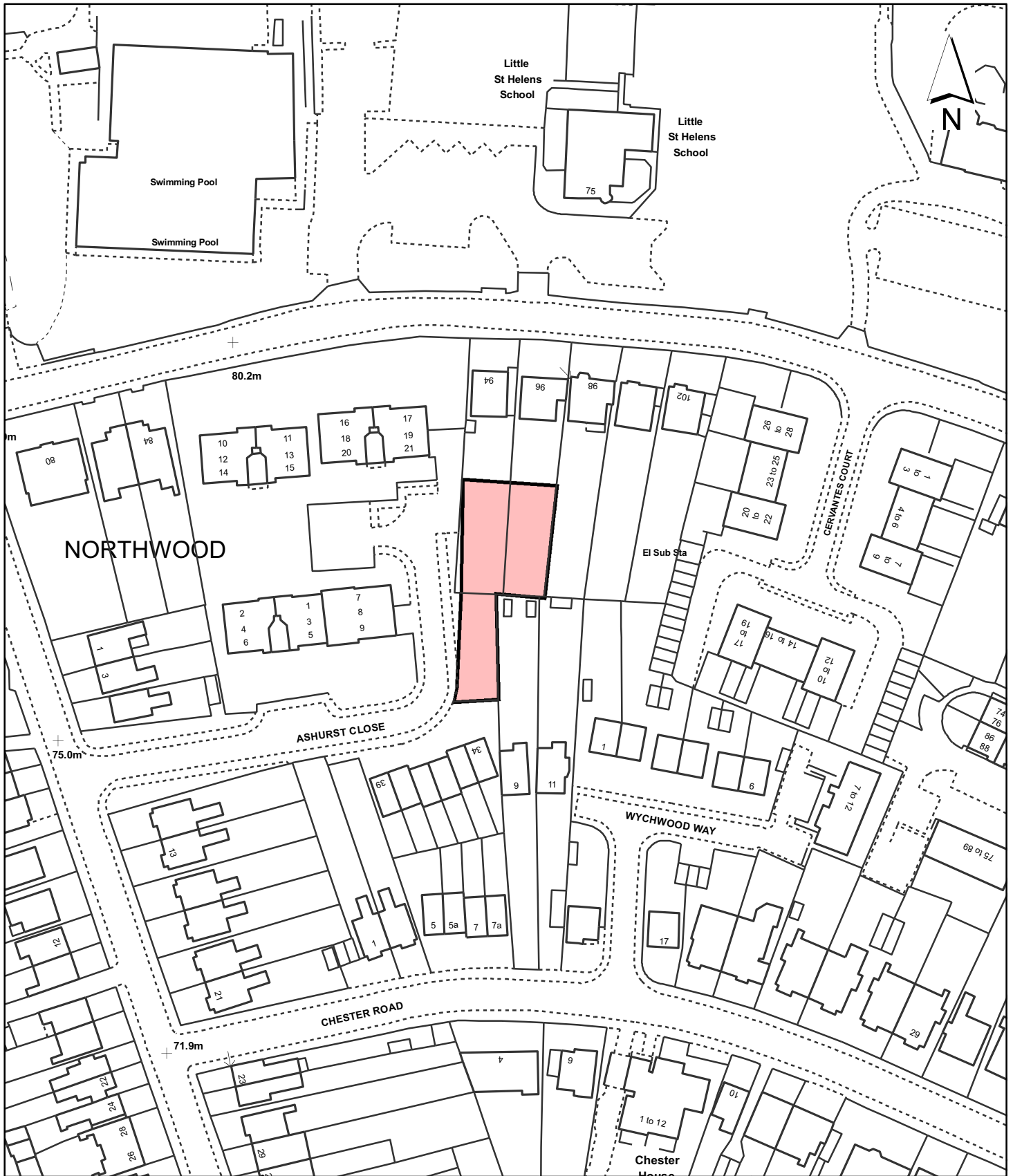
As such, the application is recommended for refusal.

11. Reference Documents


Planning Policy Statements and Guidance
London Plan (February 2008)
London Plan Interim Housing Supplementary Planning Guidance, April 2010
Adopted Hillingdon Unitary Development Plan Saved Policies (September 2007)
HDAS: Residential Layouts & Accessible Hillingdon
Planning Obligations Supplementary Planning Document, July 2008
Consultation responses

Contact Officer: Richard Phillips

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

Land to the rear of 94-96 Green Lane, Northwood

Planning Application Ref:

66134/APP/2011/296

Planning Committee

North Page 53

Scale

1:1,250

Date

May 2011

LONDON BOROUGH OF HILLINGDON

Planning, Environment, Education & Community Services

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



HILLINGDON
LONDON

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Report of the Head of Planning & Enforcement Services

Address HARLYN SCHOOL TOLCARNE DRIVE PINNER

Development: Installation of a temporary mobile double classroom for a period of 3 years.

LBH Ref Nos: 8883/APP/2011/941

Drawing Nos: 26117/A/017 (Existing Location Plan)
26117/A/018 (Proposed Location Plan)
26117/A/ 019 (Proposed Layout Plan
Design & Access Statement
Letter from Montague Evans dated 08/04/11
Email from Graham Allison dated 19/05/11
81861-U3-SR-006 (Site Vehicle Route)
26117/A/025 (Proposed Ground Protection Zone and Tree Protection
Barrier)
Supporting Statement relating to tree protection received 20/05/11
Email from Graham Allison dated 19/05/11

Date Plans Received: 15/04/2011 **Date(s) of Amendment(s):**
Date Application Valid: 19/04/2011

1. SUMMARY

This application seeks full planning permission for the erection of a mobile double classroom unit at Harlyn Primary School, for a temporary period of three years. The additional classroom spaces are required to accommodate the growing number of pupils at the school.

The Education Act 1996 states that Local Authorities have a duty to educate children within their administrative area. The Hillingdon Primary Capital Schools Programme is part of the Council's legal requirement to meet the educational needs of the borough. In recent years the borough has seen a rise in birth rates up to 2008 and the trend has continued through 2009 and 2010. This growth in the birth rate, combined with net in-migration and new large scale housing developments in the borough has meant that there is now a significant need for additional primary school classrooms across the borough.

The longer term strategy will be to provide permanent accommodation as part of the programme to meet existing and future needs. However, in the interim period an urgent need for additional classrooms has been identified to meet demand for September 2011.

The proposal fully complies with the aims of UDP Policy R10, which seeks to encourage educational facilities in the Borough and, accordingly, the principle of the development is considered to be acceptable.

Given its temporary nature, it is not considered that the proposed double classroom would have a significant impact on the visual amenities of the school or the surrounding area. The proposal would not have any detrimental impact on the amenities of the occupiers of neighbouring residential units and no objections have been raised on traffic grounds, providing appropriate mitigation measures can be put in place. The proposal is considered to comply with relevant UDP and London Plan policies and, accordingly, approval is

recommended.

2. **RECOMMENDATION**

That delegated powers be given to the Head of Planning, Consumer Protection, Sport and Green Spaces to approve the application, subject to no objections being received from Sport England, and the following conditions and informatives:

1 SP01 Council Application Standard Paragraph

(This authority is given by the issuing of this notice under Regulation 3 of the Town and Country Planning General Regulations 1992 and shall enure only for the benefit of the land.

2 T4 Temporary Building - Removal and Reinstatement

The building hereby permitted shall be removed and the land restored to its former condition no later than three years from the date of this permission.

REASON

In order to allow the Council sufficient time to assess its long term options for permanent expansion and because the building, by reason of its temporary nature and design is not considered suitable for permanent retention in compliance with Policies BE13, BE15 and OE1 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 Policies BE13 and BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 DIS1 Facilities for People with Disabilities

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

REASON

To ensure that adequate facilities are provided for people with disabilities in accordance with Policies AM13 and R16 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policies 3A.13, 3A.17 and 4B.5.

5 NONSC Highway mitigation measures

Within 3 months of the occupation of the building hereby approved, a review of the School's Travel Plan shall be completed and submitted in writing to the Local Planning Authority. The review should outline measures which will continue to encourage and promote the use of sustainable modes of transport as well as strategies to reduce conditions detrimental to highway and pedestrian safety. The schools shall implement the measures set out in the Travel Plan unless otherwise agreed in writing, for the lifetime of the development.

REASON

To promote sustainable transport and reduce the impact of the development on the surrounding road network in accordance with Policies 3C.1, 3C.2 and 3C.3 of the London Plan (February 2008).

6 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 and shall be protected if necessary.

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

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

REASON

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

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.
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
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE5	Siting of noise-sensitive developments
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R16	Accessibility for elderly people, people with disabilities, women and children
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.

3 I1 Building to Approved Drawing

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

4 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).

5 I11 The Construction (Design and Management) Regulations 1994

The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994, which govern health and safety through all stages of a construction project. The regulations require clients (ie. those, including developers, who commission construction projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety

responsibilities. Further information is available from the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (telephone 020 7556 2100).

6 112 Notification to Building Contractors

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

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.

8 119 Sewerage Connections, Water Pollution etc.

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

9 134 Building Regulations 'Access to and use of buildings'

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

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

- The Building Regulations 2000 Approved Document Part M 'Access to and use of buildings', or with
- BS 8300:2001 Design of buildings and their approaches to meet the needs of disabled

people - Code of practice. AMD 15617 2005, AMD 15982 2005.

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

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

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

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

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

10 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.

3. CONSIDERATIONS

3.1 Site and Locality

Harlyn Primary School occupies an approximately 2.5 hectare irregularly shaped plot, located to the south of Tolcarne Drive in Pinner. The school comprises a two-storey brick built building located behind a sizeable playground and fronting Tolcarne Drive. An existing temporary building is located adjacent to the south east end of the building, and an array of temporary classrooms are located towards the rear of the main building. The school's nursery is located in the northern most corner of the site fronting Tolcarne Drive and playing fields are located to the south and north west of the main school buildings.

The school falls within a largely residential area and is surrounded by residential properties

on all sides.

The application site comprises an area of approximately 202m² located adjacent to an existing temporary classroom at the south eastern end of the main school building. The site currently forms part of the playground and adjoining playing field.

The entire school site falls within the developed area as shown on the Hillingdon Unitary Development Plan Proposals Map.

3.2 Proposed Scheme

Full planning permission is sought for the erection of a double classroom unit at Harlyn Primary School for a temporary period of three years.

The proposed flat roofed building would measure approximately 19.5m by 8.6m by 3.9m high and would comprise two 66.5m² classrooms, each capable of accommodating up to 30 children, store rooms, WC facilities and a lobby. 4 additional staff would be employed.

The building would have a grey/green textured stone aggregate finish, with black fascias and white UPVC windows and doors.

3.3 Relevant Planning History

8883/AA/97/1732 Harlyn Primary School Tolcarne Drive Pinner
Erection of a single storey relocatable double classroom unit

Decision: 05-02-1998 ALT

8883/APP/1999/2460 Harlyn School Tolcarne Drive Pinner
ERECTION OF ENTRANCE LOBBY INCLUDING REMOVAL OF EXISTING DOUBLE DOOR A
FRAME, AND REPLACEMENT WITH A WINDOW

Decision: 17-01-2000 ADH

8883/APP/2001/149 Harlyn Primary School Tolcarne Drive Pinner
RETENTION OF MOBILE CLASSROOM; RENEWAL OF PLANNING PERMISSION REF.
8883W/94/1751 DATED 23/01/95

Decision: 08-05-2001 ALT

8883/APP/2001/1859 Harlyn Primary School Tolcarne Drive Pinner
ERECTION OF SINGLE STOREY EXTENSION TO EXISTING MODULAR CLASSROOM FOR
USE AS A DISABLED TOILET AND CLASSROOM FACILITIES

Decision: 09-10-2001 ALT

8883/APP/2003/205 Harlyn Primary School Tolcarne Drive Pinner
RENEWAL OF TEMPORARY PLANNING PERMISSION REF.8883AA/97/1732 DATED
05/02/1998; CONTINUED USE OF SINGLE STOREY RELOCATABLE DOUBLE CLASSROOM

UNIT

Decision: 12-03-2003 ALT

8883/APP/2005/24 Harlyn Primary School Tolcarne Drive Pinner
ERECTION OF SINGLE STOREY EXTENSION TO WESTERN END OF MAIN BUILDING TO
PROVIDE OFFICE, CLASSROOMS, STORES AND TOILETS

Decision: 11-02-2005 Approved

8883/F/76/1228 Harlyn Primary School Tolcarne Drive Pinner
Extension/Alterations to Educational premises (P) of 60 sq.m.

Decision: 08-09-1976 ADH

8883/G/79/0955 Harlyn Primary School Tolcarne Drive Pinner
Extension/Alterations to Educational premises (P) of 21 sq.m.

Decision: 16-08-1979 ADH

8883/H/81/1518 Harlyn Primary School Tolcarne Drive Pinner
Educational dev. - 80sq.m. (Full)(P)

Decision: 08-01-1982 ADH

8883/J/81/1796 Harlyn Primary School Tolcarne Drive Pinner
Extension/Alterations to Educational premises (P) of 60 sq.m.

Decision: 22-01-1982 ADH

8883/L/85/0129 Harlyn Primary School Tolcarne Drive Pinner
Retention of existing mobile classroom.

Decision: 11-02-1985 ALT

8883/N/89/1009 Harlyn Primary School Tolcarne Drive Pinner
Retention of mobile classroom

Decision: 25-07-1989 ALT

8883/P/90/0406 Harlyn Primary School Tolcarne Drive Pinner
Retention of storage shed

Decision: 18-09-1990 ALT

8883/R/91/1061 Harlyn Primary School Tolcarne Drive Pinner
Retention of mobile classroom; Renewal of planning permission ref. 8883N/89/1009 dated 25.7.8

Decision: 21-04-1992 ALT

8883/T/93/1487 Harlyn Primary School Tolcarne Drive Pinner
Retention of storage shed

Decision: 24-06-1994 Approved

8883/W/94/1751 Harlyn Primary School Tolcarne Drive Pinner
Erection of a single mobile classroom

Decision: 23-01-1995 Approved

8883/Y/96/0520 Harlyn Primary School Tolcarne Drive Pinner
Extension to nursery and provision of glazed canopy to form external play area

Decision: 24-05-1996 Approved

Comment on Relevant Planning History

The planning history most relevant to this application is summarised above.

4. Planning Policies and Standards

Hillingdon Unitary Development Plan Saved Policies (September 2007)
London Plan (2008)
Planning Policy Statement 1 (Delivering Sustainable Development)
Planning Policy Guidance Note 13 (Transport)
Planning Policy Guidance Note 17 (Planning for Open space, Sport and Recreation)
Council's Supplementary Planning Guidance - Community Safety by Design
Council's Supplementary Planning Guidance - Noise
Council's Supplementary Planning Document - Accessible Hillingdon

UDP / LDF Designation and London Plan

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

Part 1 Policies:

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

Part 2 Policies:

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE5	Siting of noise-sensitive developments
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R16	Accessibility for elderly people, people with disabilities, women and children
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **11th May 2011**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to 95 local owner/occupiers and the Northwood Hills Residents' Association. In addition site notices were posted. Three letters of objection, including a 19 signature petition, have been received which raise the following concerns:

i) Tolcarne Drive has witnessed an exponential growth in traffic congestion in the past 15 years, primarily consequent on the following factors:

- Increased number of children travelling to/from school by car as single passengers.
- The collapse of the voluntary one-way scheme for driving to and from the school using Harlyn Drive, Chamberlain Way and Tolcarne Drive. Now cars drive both ways into Tolcarne Drive causing phenomenal congestion with vehicles parked on both sides leaving space for single file traffic only. The headteacher has been approached in the past but failed to take notice of residents' concerns.

- Increase in congestion as a result of the building of the nursery school and children being dropped-off/picked-up throughout the day.
- Increased congestion and parking due to use of the school most weekends for sporting activities. This coupled with loud speaker announcements causes considerable noise.
- An additional 60 children, with up to 60 cars at morning and afternoon will exacerbate the existing problem. Residents are already unable to access/exit their properties by car during 0840-0900 and 1500-1540 on school days.
- ii) Existing traffic problems are exacerbated by the increasing number of learner drivers using the road for training and tests.
- iii) Residents are already in discussion with the Council about the dangerous conditions applying to this narrow residential road as it is increasingly being used by learner drivers and as a rat-run for traffic between Pinner and Northwood Hills; a potentially lethal cocktail in relation to the safety of children.
- iv) The surrounding neighbouring gardens have been subjected to intolerable noise from screaming out of control children with no supervision and instruction, sometimes at the volume of a loud hailer, from 8.15am until 18.15pm. Additional children will make this worse unless sound barriers are provided. Residents are currently measuring noise to ascertain whether it is legally unacceptable.
- v) Relentless sports activities at the school add to its activities.

SPORT ENGLAND

No response received (if a response is received it will be reported to Committee through the addendum sheet).

CRIME PREVENTION DESIGN ADVISOR

No objection subject to standard 'Secure By Design' condition.

Officer Comment: Given the temporary nature of the proposed development and the fact that the existing premises will already be operating its own security measures a secure by design condition is not considered to be necessary in this case.

Internal Consultees

HIGHWAY ENGINEER

As per the transport statement submitted in support of the planning application, the school has two forms of entry and currently has approximately 370 pupils. There is also a nursery, which provides places for 60 children aged 3 to 4 years old. No information has been provided on existing staff numbers. There are a total of 15 car parking spaces, exclusively for staff.

The site observations of the traffic conditions show that there are issues relating to congestion, illegal and indiscriminate parking, parking across residential driveways and on the corners of junction, leading to situations detrimental to highway and pedestrian safety and traffic flow. Some of the local residents have also highlighted similar problems. Although such conditions are typical of most school sites in London.

The proposals are for two temporary classrooms for a period of 3 years to accommodate up to 60 pupils (30 in each classroom) and 5 teaching staff.

The transport statement assumes a car occupancy figure of 1.29 for 51% of pupils arriving by car, which would result in a total of 24 additional car trips. In the case of staff parking, the transport statement assumes a car occupancy figure of 1.1 for 75%, which would result in demand for 4 additional parking spaces. The transport statement states that the 2009 Travel Plan reported that 15% of car trips parked further from the school and walked to/from the accesses. Therefore the car parking for the temporary class will be 20 in the vicinity of the site. This assumption is not supported by detailed statistical information and analysis (AM/PM, distance, duration, reason etc).

It would be reasonable to consider that the proposals would result in demand for a total of approximately 28 additional parking spaces (24 related to pupils therefore would be short term during pick up and drop off, and 4 related to staff therefore would be all day). No information has been provided on cycle parking spaces and spare capacity of the staff car park.

Increase in car parking demand for an additional 27 spaces close to the school where there is a large number of primary school children and existing parking, congestion and road safety problems is only going to worsen the situation unless suitable measures are proposed implemented by the applicant.

In order to overcome the issues discussed above, the applicant has proposed to carryout the review of their Travel Plan within 3 month of the occupation of the building and has suggested a condition for the same.

It is not considered that 24 additional car trips, likely to be split between morning and afternoon school start/finish times, would have such a significant and noticeable impact on the surrounding highway network, that refusal could be justified. Notably, congestion only appears to occur for relatively short periods of time during peak drop-off and pick-up times for the school and traffic appears to disperse relatively quickly. In addition, it should be noted that the school has an existing Travel Plan in place which seeks to encourage the use of more sustainable modes of transport. This is regularly monitored by both the school and Council staff and additional measures could be put in place through this tool if the situation significantly worsened.

ACCESS OFFICER

The Equality Act 2010 legally entitles disabled pupils and students to learn in an environment which is barrier free and where discriminatory practices have been eliminated.

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

1. The ramp proposed seems to indicate a gradient of 1:17, in which case an intermediate landing of 1.5m long should be incorporated midway along the ramp. However, if the gradient does not exceed 1:20, no landing would be required, provided the length of the ramp does not exceed 10 metres.
2. The entrance doors should provide a minimum clear opening of 1000mm, for a single leaf door, or 1800mm for a double doorset.
3. The principle entrance door should be provided with a glazed panel giving a zone of visibility from a height of 850mm to 1000mm and 1400 to 1600mm from the finished floor level.
4. The presence of a glass door should be made apparent with permanent strips on the glass (manifestation), contrasting in colour and luminance with the background seen through the glass in all light conditions.
5. Internal door widths should provide a minimum clear opening width of 800mm to facilitate adequate access for wheelchair users. Internal doors should also have 300mm unobstructed space to the side of the leading edge.
6. It is noted from the Design & Access Statement that the proposed accessible toilet has been designed to "DDA standards". As the DDA does not prescribe technical specification, clarity should be sought to ensure that the proposed cubicle will accord with the details of BS 8300:2009. The accessible toilet should provide internal dimensions of 1.5m wide by 2.2m in length and should take

into account finished wall surfaces which may affect these dimensions unless considered in detail at this stage.

7. The accessible WC facilities should be signed either Accessible WC or Unisex. Alternatively, a wheelchair symbol and the use of the words Ladies and Gentlemen or Unisex would be acceptable.

8. Alarm system should be designed to allow deaf people to be aware of an activation. Such provisions could include visual fire alarm activation devices, and/or a vibrating paging system linked to the alarm control panel.

9. Consideration should be given to ensure that arrangements exist to provide adequate means of escape for all, including wheelchair users. Fire exits should incorporate a suitable level threshold and should open onto a suitable level area.

Conclusion: On the basis that the above issues can be clarified, or suitable conditions attached, to secure the above accessibility requirements, no objection is raised.

TREES/LANDSCAPE OFFICER

There are many trees on the school grounds, and several trees and a mature hedge in the vicinity of the site of the proposed temporary classroom. Collectively, the trees and hedge contribute to the amenity and character of the area, and are landscape features of merit in terms of Saved Policy BE38.

The scheme is designed to retain all of the existing trees and the mature hedge, which will be pruned back to accommodate the classroom. After the hedge is pruned it will be protected by a fence and other measures, in accordance with the guidance in BS 5837:2005. The construction access will utilise the existing access and hard-standing and existing services, and will not affect any of the retained trees (see notes of 19 May).

The works will be restricted to the site of the classroom and the construction access, so that the other trees located further away will not be affected by the proposed development.

In this context, there is no need for new landscaping.

The application is acceptable in terms of Saved Policy BE38 of the UDP.

ENVIRONMENTAL PROTECTION UNIT

No objection providing the standard construction informative is attached.

WASTE STRATEGY MANAGER

No objection.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

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

"The Local Planning Authority will regard proposals for new meeting halls, buildings for

education, social, community and health services, including libraries, nursery, primary and secondary school buildings, as acceptable in principle subject to the other policies of this plan."

The site does not fall within the Green Belt and has no other specific designations. Accordingly, no objections are raised to the principle of the development subject to the proposal meeting site specific criteria.

It should be noted that Planning Policy Guidance Note 17 and Sport England policies seek to protect existing playing fields and supporting facilities. Whilst it is not considered that the proposal would have any significant impact on the school's existing playing fields, comments from Sport England are still outstanding on this matter. This is reflected in the recommendation.

7.02 Density of the proposed development

Not applicable to this application.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.06 Environmental Impact

Issues relating to visual impact are addressed in parts 7.05 and 7.07 of the report. Issues relating to flooding and drainage issues are addressed in part 7.17 of the report. Noise and air quality issues are addressed in part 7.18 of the report.

Officers in the Council's Environmental Protection Unit have raised no objections in terms of contamination. It is not considered that the proposal would give rise to any other environmental impacts.

7.07 Impact on the character & appearance of the area

Whilst the proposed building would be visible from Tolcarne Drive, it would be set well back from the road and partly screened by fencing and vegetation around the school's boundaries. The proposed building would be seen in context with the existing school building and, accordingly, it is not considered that it would be detrimental to the visual amenities of the streetscene or surrounding area.

Whilst it is acknowledged that there are several existing temporary classrooms already at the site, which is visually undesirable, it should be noted that the proposal is only required for a temporary period of three years whilst the Council assesses its longer term strategy for permanent expansion of schools across the Borough, to meet the required demand. Accordingly, it is not considered that the proposal could be refused on grounds of visual impact.

7.08 Impact on neighbours

The nearest residential properties to the application site are located at 136 and 138 Tolcarne Drive. The nearest part of the proposed building would be approximately 10m from the rear elevation of those properties and would be sited adjacent to the boundary of their garden. Nevertheless, it would be significantly screened from views from those properties by dense vegetation along the school's boundaries and in the rear gardens of those properties.

Given the tree screening combined with the single-storey nature of the building, it is not considered that the proposal would have any significant detrimental impact on the amenity of the nearest residential occupants in terms of overlooking or over dominance. The proposed development is considered to fully comply with the aims of UDP policies BE19, BE20, BE21 and BE24 which seek to safeguard residential amenity.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The existing school has parking provision for staff and visitors only. No parking is provided for parents during pick-up/drop and, as is typical of most school sites, parents use surrounding roads for this.

The submitted Transport Statement acknowledges that the surrounding area gets congested at peak pick-up/drop-of times and that parking issues occur. However, it concludes that a relatively limited number of new trips would be generated by the proposed classroom and that the existing situation will therefore not be significantly made worse by the proposed development. Based on the assumption that 51% of pupils will arrive by car, the Transport Statement confirms that approximately 24 daily additional car trips will be generated from the additional pupils, and three additional daily car trips would be generated from additional staff. The Council's Highway Engineer has confirmed that these assumptions are reasonable.

It is not considered that 24 additional car trips, likely to be split between morning and afternoon school start/finish times, would have such a significant and noticeable impact on the surrounding highway network, that refusal could be justified. Notably, congestion only appears to occur for relatively short periods of time during peak drop-off and pick-up times for the school and traffic appears to disperse relatively quickly. In addition, it should be noted that the school has an existing Travel Plan in place which seeks to encourage the use of more sustainable modes of transport. This is regularly monitored by both the school and Council staff and additional measures could be put in place through this tool if the situation significantly worsened.

Given the temporary nature of the proposed classrooms, the Council's Highway Engineer has raised no objections, subject to the imposition of a condition should approval be granted, to require the review of the school's Travel Plan and consideration of additional measures which could be put in place to encourage sustainable modes of transport, within three months of occupation of the development.

7.11 Urban design, access and security

The size, scale, height and design of the proposed building is considered to be acceptable in this location and it is not considered that the proposal would have any significant detrimental impact on the character or appearance of the school. However, in the long-term, permanent expansion should be explored to ensure a fully integrated development is provided and to enhance the visual amenities of the school site.

7.12 Disabled access

Access to the building would be via steps and ramp. Level thresholds would be provided within the building and a disability standard WC would be provided. The applicant's Design and Access Statement confirms that the development would be fully DDA compliant. Notably, the Council's Access Officer has raised no objections to the proposal subject to conditions to ensure various criteria are met. The applicant has provided additional information which addresses the Access Officer's comments and, accordingly, it is not considered that any conditions need to be attached in this respect.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

The proposal would result in the loss of one tree. However, this is not considered to be of a high quality and the Council's Trees/Landscape Officer has raised no objections to this. Given that the proposed building would be seen in context with existing school buildings and is only required for a temporary period of three years, it is not considered that additional landscaping is necessary in this instance. The Council's Trees/Landscaping Officer has raised no objections to the proposals.

7.15 Sustainable waste management

The school's existing waste management facilities would be used to cater for any additional waste created by the two additional classrooms. No objections have been raised by the Council's Waste Strategy Team on this issue.

7.16 Renewable energy / Sustainability

There is no requirement for a scheme of this size to meet any of its energy needs through the use of renewable energy sources. A relevant informative would be attached, should approval be granted, to ensure sustainability measures are considered.

7.17 Flooding or Drainage Issues

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

7.18 Noise or Air Quality Issues

Residents have raised concerns over the potential increase in noise which would be created by the additional children at playtimes. It is inevitable that noise will be created by children playing during the school day. However, this will be during reasonable daytime hours. Given the school's existing capacity of 420 pupils, it is not considered that the addition of 60 extra children will give rise to such a significant increase in noise so as to justify refusal. Notably, no objections have been received from officers in the Council's Environmental Protection Unit and no conditions to mitigate against noise impacts have been recommended.

7.19 Comments on Public Consultations

The concerns raised by residents primarily relate to traffic/parking issues and noise. These matters have been addressed in the report.

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

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

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the

Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

No objections are raised to the principle of the development. Given its temporary nature, it is not considered that the proposed double classroom would have a significant impact on the visual amenities of the school or the surrounding area. In addition it is not considered that the proposal would have any detrimental impact on the amenities of the occupiers of neighbouring residential units.

No objections have been raised on highway grounds, subject to conditions.

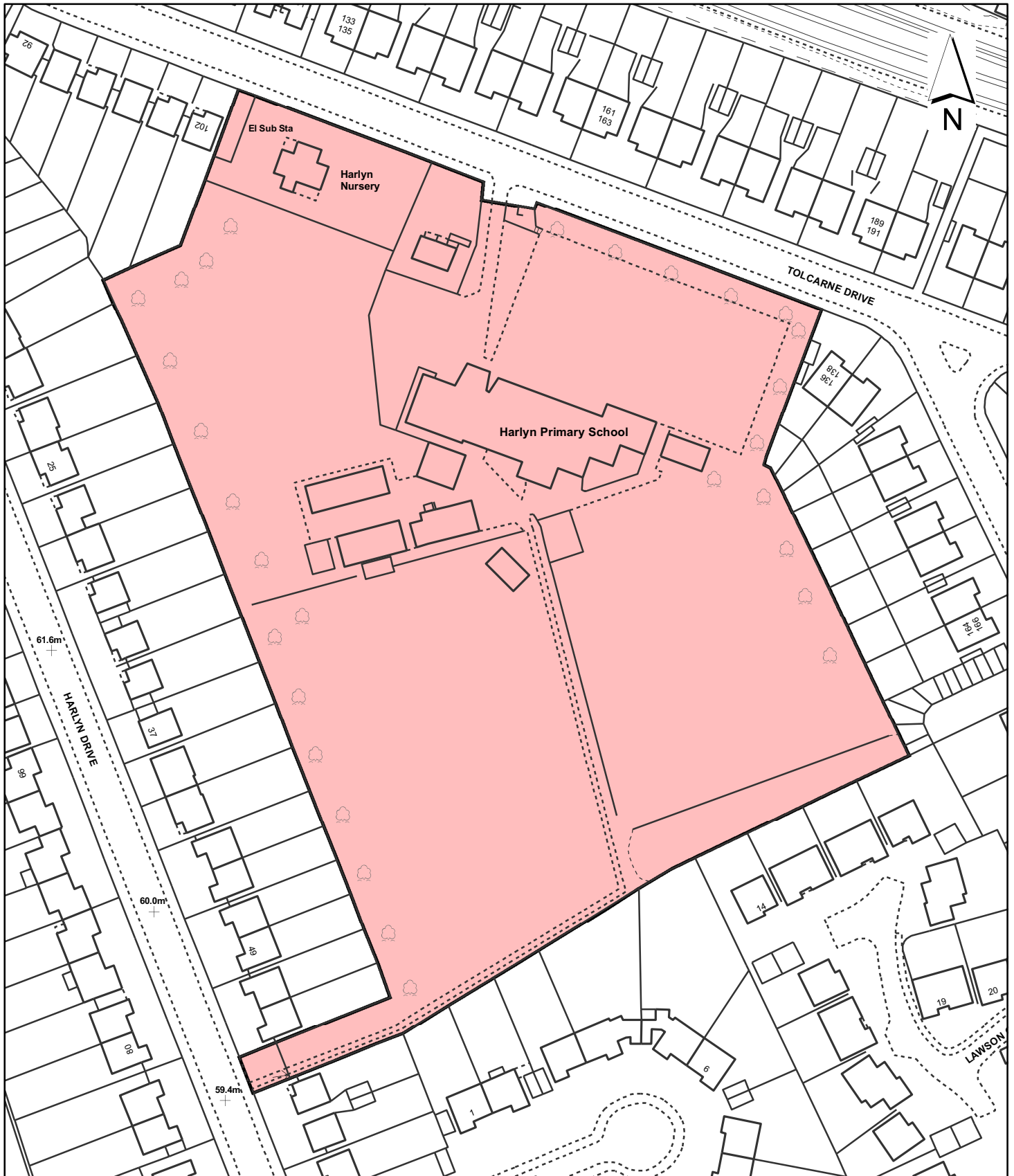
The proposal complies with relevant UDP and London Plan policies and, accordingly, approval is recommended.

11. Reference Documents

Hillingdon Unitary Development Plan Saved Policies (September 2007)
London Plan (2008)
Planning Policy Statement 1 (Delivering Sustainable Development)
Planning Policy Guidance Note 13 (Transport)
Planning Policy Guidance Note 17 (Planning for Open space, Sport and Recreation)
Council's Supplementary Planning Guidance - Community Safety by Design
Council's Supplementary Planning Guidance - Noise
Council's Supplementary Planning Document - Accessible Hillingdon

Contact Officer: Johanna Hart

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**Harlyn School,
Tolcarne Drive, Pinner**

**LONDON BOROUGH
OF HILLINGDON**

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

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

Planning Application Ref:
8883/APP/2011/941

Scale
1:1,250

Planning Committee
North Page 72

Date
May 2011



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address GLEBE PRIMARY SCHOOL SUSSEX ROAD ICKENHAM

Development: Installation of temporary mobile double classroom for a period of 3 years

LBH Ref Nos: 8004/APP/2011/932

Drawing Nos: 26117/A/007 (Existing Location Plan)
26117/A/008 (Proposed Location Plan)
26117/A/009 (Proposed Layout Plan & Elevations
Design and Access Statement
Email from Graham Allison dated 16/05/11
81860-U3-SS-007 A (Site Set Up Plan)

Date Plans Received:	14/04/2011	Date(s) of Amendment(s):	14/04/2011
Date Application Valid:	14/04/2011		16/05/2011
			20/05/2011

1. SUMMARY

This application seeks full planning permission for the erection of a mobile double classroom unit at Glebe Primary School, for a temporary period of three years. The additional classroom spaces are required to accommodate the growing number of pupils at the school.

The Education Act 1996 states that Local Authorities have a duty to educate children within their administrative area. The Hillingdon Primary Capital Schools Programme is part of the Council's legal requirement to meet the educational needs of the borough. In recent years the borough has seen a rise in birth rates up to 2008 and the trend has continued through 2009 and 2010. This growth in the birth rate, combined with net in-migration and new large scale housing developments in the borough has meant that there is now a significant need for additional primary school classrooms across the borough.

The longer term strategy will be to provide permanent accommodation as part of the programme to meet existing and future needs. However, in the interim period an urgent need for additional classrooms has been identified to meet demand for September 2011.

The proposal fully complies with the aims of UDP Policy R10, which seeks to encourage educational facilities in the borough and, accordingly, the principle of the development is considered to be acceptable.

Given its temporary nature, it is not considered that the proposed double classroom would have a significant impact on the visual amenities of the school or the surrounding area. The proposal would not have any detrimental impact on the amenities of the occupiers of neighbouring residential units and no objections have been raised on traffic grounds, providing appropriate mitigation measures can be put in place. The proposal is considered to comply with relevant UDP and London Plan policies and, accordingly, approval is recommended.

2. RECOMMENDATION

APPROVAL subject to the following:

1 SP01 Council Application Standard Paragraph

(This authority is given by the issuing of this notice under Regulation 3 of the Town and Country Planning General Regulations 1992 and shall enure only for the benefit of the land).

2 OM1 Development in accordance with Approved Plans

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

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policies BE13 and BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 DIS1 Facilities for People with Disabilities

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

REASON

To ensure that adequate facilities are provided for people with disabilities in accordance with Policies AM13 and R16 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policies 3A.13, 3A.17 and 4B.5.

4 NONSC Highway mitigation measures

Within 3 months of the occupation of the building hereby approved, a review of the School's Travel Plan shall be completed and submitted in writing to the Local Planning Authority. The review should outline measures which will continue to encourage and promote the use of sustainable modes of transport as well as strategies to reduce conditions detrimental to highway and pedestrian safety. The schools shall implement the measures set out in the Travel Plan unless otherwise agreed in writing, for the lifetime of the development.

REASON

To promote sustainable transport and reduce the impact of the development on the surrounding road network in accordance with Policies 3C.1, 3C.2 and 3C.3 of the London Plan (February 2008).

5 TL2 Trees to be retained

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

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

writing with the Local Planning Authority. New planting should comply with

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

REASON

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

6 TL5 Landscaping Scheme

Prior to occupation of the development a landscape scheme providing full details of tree planting, to be provided to the rear of the approved building, shall be submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. The scheme shall include: -

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

The scheme shall also include details of the following: -

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

REASON

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

7 TL6 Landscaping Scheme - implementation

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

Any tree, shrub or area of turfing or seeding shown on the approved landscaping scheme

which within a period of 3 years from the completion of development dies, is removed or in the opinion of the Local Planning Authority becomes seriously damaged or diseased shall be replaced in the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority in the next planting season with another such tree, shrub or area of turfing or seeding of similar size and species unless the Local Planning Authority first gives written consent to any variation.

REASON

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

8 TL7 Maintenance of Landscaped Areas

The approved landscaping shall be maintained for a minimum period of 3 years from the date of implementation.

REASON

To ensure that the approved landscaping is properly maintained in accordance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), in order to allow the Council sufficient time to assess its long term options for permanent expansion, and because the building, by reason of its temporary nature and design is not considered suitable for permanent retention in compliance with policies BE13, BE15 and OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

9 TL3 Protection of trees during site clearance and development

No site clearance works or development shall be commenced until 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).

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

OL5	Development proposals adjacent to the Green Belt
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE5	Siting of noise-sensitive developments
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.

3 I1 Building to Approved Drawing

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

4 I2 Encroachment

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

5 I3 Building Regulations - Demolition and Building Works

Your attention is drawn to the need to comply with the relevant provisions of the Building

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

6 111 **The Construction (Design and Management) Regulations 1994**

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

7 112 **Notification to Building Contractors**

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

8 115 **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.

9 119 **Sewerage Connections, Water Pollution etc.**

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

10 I34 **Building Regulations 'Access to and use of buildings'**

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

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

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

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

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

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

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

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

11 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.

3. CONSIDERATIONS

3.1 Site and Locality

Glebe Primary School occupies an approximately 2.2 hectare irregularly shaped plot, located to the east of Sussex Road in Ickenham. The school comprises a largely two-storey building, with the playground to the front of the site, adjoining Sussex Road, and playing fields to the rear. A number of existing temporary classrooms are located towards the southern end of the site.

The application site itself comprises an area of approximately 258m², located adjacent to an existing row of temporary classrooms towards the southern end of the school site. The site currently comprises two existing wooden sheds and part of the school playing field.

The school is bounded by residential properties in Glebe Avenue to the north and by residential properties in Tavistock Road to the south. To the west the site is bounded by Sussex Road, beyond which are also residential properties. To the east, the site is bounded by a drainage ditch, beyond which is open land falling within the Green Belt.

The school site itself, including the application site, falls within the developed area as shown in the Hillingdon Unitary Development Plan Proposals Map. The eastern side of the playing fields fall within a flood zone.

3.2 Proposed Scheme

Full planning permission is sought for the erection of a double classroom unit at Glebe Primary School for a temporary period of three years.

The proposed flat roofed building would measure approximately 19.5m by 8.6m by 3.9m high. It would comprise two 66.5m² classrooms, each capable of accommodating up to 30 children, storerooms, WC facilities and a lobby. 4 additional staff would be employed.

The building would have a grey/green textured stone aggregate finish, with black fascias and white UPVC windows and doors.

3.3 Relevant Planning History

8004/APP/2001/2038 Glebe Primary School Sussex Road Ickenham
RENEWAL OF PLANNING PERMISSION REF. 8004P/96/692 DATED 30/10/96; ERECTION OF TWO PREFABRICATED DOUBLE CLASSROOMS

Decision: 19-12-2001 ALT

8004/APP/2001/2455 Glebe Primary School Sussex Road Ickenham
ERECTION OF AN ADDITIONAL MOBILE CLASSROOM UNIT

Decision: 24-04-2002 ALT

8004/APP/2002/1750 Glebe Primary School Sussex Road Ickenham
ERECTION OF A 1.8 METRE HIGH CLOSE BOARDED FENCE TO CREATE AMENITY SPACE
AT ROOF LEVEL ADJACENT TO FIRST FLOOR PREMISES (MANAGER'S ACCOMMODATION)
AND EXTENSION OF EXISTING CAR PARKING

Decision: 14-11-2002 Approved

8004/APP/2006/2237 Glebe Primary School Sussex Road Ickenham
DEMOLITION OF DOUBLE MOBILE CLASSROOM UNIT AND CONSTRUCTION OF SINGLE
STOREY EXTENSION TO PROVIDE 2 CLASSROOMS AND A STAFFROOM

Decision:

8004/APP/2007/3885 Glebe Primary School Sussex Road Ickenham
RETENTION OF MOBILE CLASSROOM (RETROSPECTIVE APPLICATION).

Decision: 15-02-2008 Approved

8004/APP/2008/3305 Glebe Primary School Sussex Road Ickenham
ERECTION OF A NEW SINGLE STOREY RELOCATABLE CLASSROOM BLOCK CONSISTING
OF TWO CLASSROOMS, ACCESSIBLE WC AND STANDARD WC, TO REPLACE EXISTING
BLOCK TO NORTH SIDE OF SCHOOL

Decision: 13-01-2009 Approved

8004/J/84/1990 Glebe Primary School Sussex Road Ickenham
Retention of temporary classrooms re: p/p ref: 8004F/79/2145.

Decision: 01-02-1985 ADH

8004/L/89/0708 Glebe Primary School Sussex Road Ickenham
Erection of timber shed & concrete garage for storage of nursery equipment & sports equipment
respectively

Decision: 12-10-1989 ALT

8004/M/90/1310 Glebe Primary School Sussex Road Ickenham
Retention of mobile classroom

Decision: 29-05-1991 ALT

8004/N/94/0826 Glebe Primary School Sussex Road Ickenham
Retention of a mobile classroom

Decision: 05-09-1994 NFA

Erection of 2 prefabricated double classrooms

Decision: 30-10-1996 ALT

Comment on Relevant Planning History

The planning history most relevant to this application is summarised above.

4. Planning Policies and Standards

Hillingdon Unitary Development Plan Saved Policies (September 2007)
 London Plan (2008)
 Planning Policy Statement 1 (Delivering Sustainable Development)
 Planning Policy Guidance Note 13 (Transport)
 Planning Policy Guidance Note 17 (Planning for Open space, Sport and Recreation)
 Council's Supplementary Planning Guidance - Community Safety by Design
 Council's Supplementary Planning Guidance - Noise
 Council's Supplementary Planning Document - Accessible Hillingdon

UDP / LDF Designation and London Plan

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

Part 1 Policies:

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

Part 2 Policies:

- OL5 Development proposals adjacent to the Green Belt
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE3 Buildings or uses likely to cause noise annoyance - mitigation measures
- OE5 Siting of noise-sensitive developments
- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- AM7 Consideration of traffic generated by proposed developments.

- AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -
- (i) Dial-a-ride and mobility bus services
 - (ii) Shopmobility schemes
 - (iii) Convenient parking spaces
 - (iv) Design of road, footway, parking and pedestrian and street furniture schemes
- AM14 New development and car parking standards.

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **9th May 2011**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to 51 adjoining owner/occupiers and the Ickenham Residents Association. Site notices were also posted. Six letters of objection, including one letter which has been signed by seven residents, have been received, which raise the following concerns:

- i) Increase in traffic, which is already a problem.
- ii) Private driveways are often blocked and verbal abuse is given when cars are asked to move on.
- iii) Sometimes it is impossible for buses to get through due to the number of parked cars.
- iv) Daily abuse of yellow lines and zig zags outside school.
- v) A permanent building should be built as temporary buildings appear to be a waste of money.
- vi) Sussex Road should be made one way, or additional road markings used to control parking.
- vii) What mitigation measures will be put in place to mitigate against traffic impacts and appease residents?
- viii) The school are unable to police the drop-off/pick-ups and visits by traffic wardens are scarce.
- ix) Noise at playtime is unbearable and will be worse with an additional 60 children.
- x) The playground seems too small. Staggered playtimes will increase periods of noise.
- xi) They report the proposal will only result in 11 additional cars but residents believe there will be a lot more.
- xii) Bus routes are 800m away and the tube is 600m away, these are long distances for young children to walk.
- xiii) Young children will need to be taken into the school, not just let out the car. Where will the extra cars park?
- xiv) Sussex Road is already made one-way when cars are parked on both sides so it is dangerous to expect children to cycle and share the highway with buses, vans and cars.
- xv) The consultation letter dated 18/04/11 was not received by residents until 28/04/11. Therefore residents have only had 12 days to respond.
- xvi) A letter was sent to the agent and head teacher on 01/05/11. The response did not address the concerns raised.
- xvi) This is the third, and largest, mobile classroom to be built adjacent to properties in Tavistock Road.
- xvii) It is unclear why temporary consent is sought.
- xviii) Some residents moved to Tavistock Road for the open vista across the school playing fields. The most recently installed portable classroom has spoiled this view. The current proposal would further ruin the visual amenity from adjacent properties.
- xix) The proposal fails to comply with UDP policies BE19 and BE21 which both seek to protect residential amenity.

- xx) Alternative locations (one to the north of the existing temporary classrooms, and one towards the north of the playing fields) should be sought. If the suggested locations are not acceptable the building should be moved slightly north so that it is staggered with the existing classrooms.
- xxi) Additional landscaping should be provided to provide screening for adjacent properties.
- xxii) The design is not very imaginative. The three classrooms would appear as a 'grey-slab in a row.' A dark green colour would be preferable to grey and the relocation of the building would improve the design.
- xxiii) Insufficient parking on site (it is unclear from the Design and Access Statement how many existing spaces there are - 15 or 40).
- xxiv) The Design and Access Statement noted the congestion problems but the effects are underestimated. The statement that pm trips will be staggered due to after school activities is incorrect. Most children finish at 3.30 and traffic/parking between 3.15 and 4pm is horrendous.
- xxv) There are no concrete considerations to mitigate the impact/danger of additional traffic. This needs to be addressed.
- xxvi) The proposal fails to comply with policy OE1 as it will be detrimental to adjoining properties and produce further traffic and congestion, policy AM1 as there will be no increased bus provision, and Policy R10 as it will result in loss of amenity and traffic impact.
- xxvii) The eastern part of the school site is at risk of flooding. Has this been taken into account?

Ward Councillor: Requests that the application be determined by Committee.

SPORT ENGLAND

It is understood that the development is likely to prejudice the use, or lead to the loss of use, of land being used as a playing field; or is on land that forms part of, or constitutes a playing field, as defined in the Town and Country Planning (Development Management Procedure)(England) Order 2010 (SI 2010/2184) Schedule 5. Sport England responds to this application as a statutory consultee on the basis that the land has been used as a playing field at any time in the last five years and remains undeveloped; or has been allocated for use as a playing field in a development plan; or involves replacement of the grass surface of a playing pitch on a playing field with an artificial surface.

Sport England has therefore considered the application in the light of its playing fields policy. The aim of this policy is to ensure that there is an adequate supply of quality pitches to satisfy the current and estimated future demand for pitch sports within the area. The policy seeks to protect all parts of the playing field from development and not just those which, for the time being, are laid out as pitches. The policy states that:

Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of, all or any part of a playing field, or land last used as a playing field or allocated for use as a playing field in an adopted or draft deposit local plan, unless, in the judgement of Sport England, one of the Specific circumstances applies.

Reason: Development which would lead to the loss of all or part of a playing field, or which would prejudice its use, should not normally be permitted because it would permanently reduce the opportunities for participation in sporting activities. Government planning policy and the policies of Sport England have recognised the importance of such activities to the social and economic well-being of the country.

This application proposes the installation of a temporary mobile double classroom for a period of three years at Glebe Primary School. From the information received, it is understood that the proposed location for the development is between existing buildings and trees to the south of the School's playing field. Due to the width between the existing buildings and trees, this area of playing field does not accommodate a playing pitch.

As it is understood that no pitches will be affected as a result of this proposal, this application satisfies Exception 3 of our playing fields policy in that:

The proposed development affects only land incapable of forming, or forming part of, a playing pitch, and does not result in the loss of or inability to make use of any playing pitch (including the maintenance of adequate safety margins), a reduction in the size of the playing areas of any playing pitch or the loss of any other sporting/ancillary facilities on the site.

This being the case, Sport England does not wish to raise an objection to this application, subject to the following condition being attached to the decision notice (if the Council are minded to approve the application):

"No later than 3 years after the approval of planning application 8004/APP/2011/932, the temporary mobile classroom hereby permitted and other associated structures shall be removed from the site. Within 3 months [or in the first planting season following removal of the building] of removal the playing field land shall be reinstated to a playing field to a quality at least equivalent (or better) than the previous quality [or a condition fit for use as a playing field or in accordance with Natural Turf for Sport Sport England 2000 or in accordance with a scheme to be submitted to, and approved in writing by the Local Planning Authority after consultation with Sport England].

Reason: To ensure the site is restored to a condition fit for purpose."

If the Council decided not to attach the above condition, Sport England would wish to maintain/lodge a statutory objection to this application. Should the Council be minded to approve the application without the above conditions, then in accordance with The Town and Country Planning (Consultation) (England) Direction 2009, the application should be referred to the National Planning Casework Unit. If you wish to amend the wording of the condition or use another mechanism in lieu of the condition, please discuss the details with the undersigned. Sport England does not object to amendments to conditions, provided they achieve the same outcome and we are involved in any amendments.

The absence of an objection to this application in the context of the Town and Country Planning Acts, does not in any way commit Sport England's or any National Governing Body of Sport's support for any related application for grants funding.

Internal Consultees

HIGHWAY ENGINEER

As per the transport statement submitted in support of the planning application, the school has two forms of entry and currently has approximately 360 pupils between the age of 3 and 11 years, and approximately 50 staff. There is also a part time nursery as part of the school.

The site observations of the traffic conditions show that there are issues relating to congestion, illegal and indiscriminate parking, parking across residential driveways and on the corners of junction, leading to situations detrimental to highway and pedestrian safety and traffic flow. Some local residents have also highlighted similar problems. Although such conditions are typical of most school sites in London.

The proposals are for two temporary classrooms for a period of 3 years to accommodate up to 60 pupils (30 in each classroom) and 5 teaching staff.

The transport statement assumes a car occupancy figure of 1.5 for 51% of pupils arriving by car, which would result in a total of 21 additional car trips. In the case of staff parking, the transport statement assumes a car occupancy figure of 1.1 for 64%, which would result in demand for 3 additional parking spaces. The transport statement makes further assumptions about the type of car

parking and suggests that there will be 11 new car parking trips associated with the pickup/drop off. This assumption is not supported by any detailed statistical analysis.

It would be reasonable to consider that the proposals would result in demand for a total of approximately 24 additional parking spaces (21 related to pupils therefore would be short term during pick up and drop off, and 3 related to staff therefore would be all day). No information has been provided on cycle parking spaces and spare capacity of the staff car park.

Increase in car parking demand for an additional 24 spaces close to the school where there is a large number of primary school children and existing parking, congestion and road safety problems is only going to worsen the situation unless suitable measures are proposed and implemented by the applicant.

In order to overcome the issues discussed above, the applicant has proposed to carryout the review of their Travel Plan within 3 months of the occupation of the building and has suggested a condition for the same.

It is not considered that 24 additional car trips, likely to be split between morning and afternoon school start/finish times, would have such a significant and noticeable impact on the surrounding highway network, that refusal could be justified. Notably, congestion only appears to occur for relatively short periods of time during peak drop-off and pick-up times for the school and traffic appears to disperse relatively quickly. In addition, it should be noted that the school has an existing Travel Plan in place which seeks to encourage the use of more sustainable modes of transport. This is regularly monitored by both the school and Council staff and additional measures could be put in place through this tool if the situation significantly worsened.

ACCESS OFFICER

The Equality Act 2010 legally entitles disabled pupils and students to learn in an environment which is barrier free and where discriminatory practices have been eliminated.

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

1. The ramp proposed seems to indicate a gradient of 1:17, in which case an intermediate landing of 1.5 m long should be incorporated midway along the ramp. However, if the gradient does not exceed 1:20, no landing would be required, provided the length of the ramp does not exceed 10 metres.
2. The entrance doors should provide a minimum clear opening of 1000mm, for a single leaf door, or 1800mm for a double doorset.
3. The principle entrance door should be provided with a glazed panel giving a zone of visibility from a height of 850 mm to 1000 mm and 1400 to 1600 mm from the finished floor level.
4. The presence of a glass door should be made apparent with permanent strips on the glass (manifestation), contrasting in colour and luminance with the background seen through the glass in all light conditions.
5. Internal door widths should provide a minimum clear opening width of 800mm to facilitate adequate access for wheelchair users. Internal doors should also have 300mm unobstructed space to the side of the leading edge.
6. It is noted from the Design & Access Statement that the proposed accessible toilet has been

designed to "DDA standards". As the DDA does not prescribe technical specification, clarity should be sought to ensure that the proposed cubicle will accord with the details of BS 8300:2009. The accessible toilet should provide internal dimensions of 1.5 m wide by 2.2 m in length and should take into account finished wall surfaces which may affect these dimensions unless considered in detail at this stage.

7. The accessible WC facilities should be signed either Accessible WC or Unisex. Alternatively, a wheelchair symbol and the use of the words Ladies and Gentlemen or Unisex would be acceptable.

8. Alarm system should be designed to allow deaf people to be aware of an activation. Such provisions could include visual fire alarm activation devices, and/or a vibrating paging system linked to the alarm control panel.

9. Consideration should be given to ensure that arrangements exist to provide adequate means of escape for all, including wheelchair users. Fire exits should incorporate a suitable level threshold and should open onto a suitable level area.

Conclusion: On the basis that the above issues can be clarified, or suitable conditions attached, to secure the above accessibility requirements, no objection is raised.

TREES/LANDSCAPE OFFICER

There are many trees on the school grounds, including a linear group of young/immature trees between the existing classrooms and the neighbouring residential properties. Collectively, the trees contribute to the amenity and character of the area, and are landscape features of merit in terms of Saved Policy BE38.

The scheme is designed to retain all of the existing trees. Where necessary the trees will be protected in accordance with the guidance in BS 5837:2005, and the existing services will be used, so that the works and construction-related activity will not affect any of the retained trees (see notes of 16 May).

The works will be restricted to the site of the classroom and the construction access route, so that the other trees located elsewhere on the site will not be affected by the proposed development.

There is scope for landscaping to supplement and extend the existing linear group, and provide a buffer between the classroom and the neighbouring residential properties.

Subject to conditions TL2 and TL3 (modified to require the implementation of the approved tree protection measures), TL5, TL6 and TL7, the application is acceptable in terms of Saved Policy BE38 of the UDP.

ENVIRONMENTAL PROTECTION UNIT

No objection providing the standard construction informative is attached.

WASTE STRATEGY MANAGER

No objection.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

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

"The Local Planning Authority will regard proposals for new meeting halls, buildings for education, social, community and health services, including libraries, nursery, primary and secondary school buildings, as acceptable in principle subject to the other policies of this plan."

The site does not fall within the Green Belt and has no other specific designations. Accordingly, no objections are raised to the principle of the development subject to the proposal meeting site specific criteria.

It should be noted that Planning Policy Guidance Note 17 and Sport England policies seek to protect existing playing fields and supporting facilities. It is not considered that the proposal would have any significant impact on the school's existing playing fields and sporting facilities and Sport England have raised no objections to the proposals.

7.02 Density of the proposed development

Not applicable to this type application.

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

Not applicable to this type application.

7.04 Airport safeguarding

Not applicable to this type application.

7.05 Impact on the green belt

The proposed temporary classroom building would be located approximately 48m away from the school's eastern boundary, which immediately abuts the Green Belt. However, it would be seen in context with the existing school buildings and views from the Green Belt would be largely screened by existing trees and vegetation along the school boundary. Accordingly, it is not considered that the proposal would have any detrimental impact on the character and appearance, or on the openness of the adjoining Green Belt land. The proposals therefore are considered to fully accord with UDP Policy OL5 which seeks to safeguard the visual amenities of the Green Belt.

7.06 Environmental Impact

Issues relating to visual impact are addressed in parts 7.05 and 7.07 of the report. Issues relating to flooding and drainage issues are addressed in part 7.17 of the report. Noise and air quality issues are addressed in part 7.18 of the report.

Officers in the Council's Environmental Protection Unit have raised no objections in terms of contamination. It is not considered that the proposal would give rise to any other environmental impacts sufficient to justify refusal.

7.07 Impact on the character & appearance of the area

No views of the proposed building would be available from surrounding highways. However, the building would be visible in views across the school site from properties which back on to the school. Nevertheless, the proposed building would be of a modest size and scale and would be viewed in context with the existing school buildings and associated facilities. Accordingly, it is not considered that it would have an unacceptable impact on the character and appearance of the surrounding area, sufficient to justify refusal.

Whilst it is acknowledged that there are several existing temporary classrooms already at the site, which is visually undesirable, it should be noted that the proposal is only required

for a temporary period of three years whilst the Council assesses its longer term strategy for permanent expansion of schools across the Borough, to meet the required demand. Accordingly, it is not considered that the proposal could be refused on grounds of visual impact.

7.08 Impact on neighbours

The nearest residential properties to the application site would be located approximately 48m away to the south in Tavistock Road. The nearest rear garden would be approximately 27m away. Given this distance, combined with the single-storey nature of the building, it is not considered that the proposal would have any significant detrimental impact on the amenity of the nearest residential occupants in terms of overlooking or over dominance. Whilst residents' concerns over loss of outlook are noted, given this distance, it is not considered that the building would lead to a loss of outlook such as to justify refusal.

Notwithstanding the above, it should be noted that additional tree planting would be put in place to the south of the building to provide some screening for residents.

The proposed development is considered to fully comply with the aims of UDP policies BE19, BE20, BE21 and BE24 which seek to safeguard residential amenity.

7.09 Living conditions for future occupiers

Not applicable to this type application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The existing school has parking provision for staff and visitors only. No parking is provided for parents during pick-up/drop-off and, as is typical of most school sites, parents use surrounding roads for this.

The submitted Transport Statement acknowledges that the surrounding area gets congested at peak pick-up/drop-off times and that parking issues occur. However, it concludes that a relatively limited number of new trips would be generated by the proposed classroom and that the existing situation will therefore not be significantly made worse by the proposed development. Based on the assumption that 51% of pupils will arrive by car, the Transport Statement confirms that approximately 24 daily additional car trips will be generated from the additional pupils, and three additional daily car trips would be generated from additional staff. The Council's Highway Engineer has confirmed that these assumptions are reasonable.

It is not considered that 24 additional car trips, likely to be split between morning and afternoon school start/finish times, would have such a significant and noticeable impact on the surrounding highway network, that refusal could be justified. Notably, congestion only appears to occur for relatively short periods of time during peak drop-off and pick-up times for the school and traffic appears to disperse relatively quickly. In addition, it should be noted that the school has an existing Travel Plan in place which seeks to encourage the use of more sustainable modes of transport. This is regularly monitored by both the school and Council staff and additional measures could be put in place through this tool if the situation significantly worsened.

Given the temporary nature of the proposed classrooms, the Council's Highway Engineer has raised no objections, subject to the imposition of a condition should approval be granted, to require the review of the school's Travel Plan and consideration of additional measures which could be put in place to encourage sustainable modes of transport, within three months of occupation of the development.

7.11 Urban design, access and security

The size, scale, height and design of the proposed building is considered to be acceptable in this location and it is not considered that the proposal would have any significant detrimental impact on the character or appearance of the school. However, in the long-term, permanent expansion should be explored to ensure a fully integrated development is provided and to enhance the visual amenities of the school site.

7.12 Disabled access

Access to the building would be via steps and ramp. Level thresholds would be provided within the building and a disability standard WC would be provided. The applicant's Design and Access Statement confirms that the development would be fully DDA compliant. The Council's Access Officer has raised no objections to the proposal subject to conditions to ensure various criteria are met. The applicant has provided additional information which addresses the Access Officer's comments and, accordingly, it is not considered that any conditions need to be attached in this respect.

7.13 Provision of affordable & special needs housing

Not applicable to this type application.

7.14 Trees, Landscaping and Ecology

The proposal, which would be located on the school playing field, would not have any impact on any existing landscaping. However, it is considered that additional landscaping should be provided to the rear of the building, to continue a row of existing trees which have been planted to the rear of the adjoining temporary classroom units. This would enhance the visual amenities of the site and improve the level of screening between the application site and nearby residential properties. The applicant has agreed to this. The Council's Trees/Landscaping Officer has raised no objections to the proposals subject to the receipt of further details of the additional landscaping and confirmation of the construction route. These details are required by way of condition.

7.15 Sustainable waste management

The school's existing waste management facilities would be used to cater for any additional waste created by the two additional classrooms.

7.16 Renewable energy / Sustainability

There is no requirement for a scheme of this size to meet any of its energy needs through the use of renewable energy sources. Relevant conditions and informatives would be put in place to ensure sustainability measures are considered.

7.17 Flooding or Drainage Issues

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

7.18 Noise or Air Quality Issues

Residents have raised concerns over the potential increase in noise which would be created by the additional children at playtimes. It is inevitable that noise will be created by children playing during the school day. However, this will be during reasonable daytime hours. Given the school's existing capacity of 420 pupils, it is not considered that the addition of 60 extra children will give rise to such a significant increase in noise so as to justify refusal. Notably, no objections have been received from officers in the Council's Environmental Protection Unit and no conditions to mitigate against noise impacts have been recommended or are considered to be required.

7.19 Comments on Public Consultations

Points (i), (ii), (iii), (iv), (vi), (vii), (viii), (xi), (xiii), (xiv), (xxiii), (xxiv), (xxv) and (xxvi) relate to issues regarding congestion and parking. This has been addressed in the Committee report.

Points (vix) and (x) relate to noise. This issues has been addressed in the report.

Point (xii) suggests that at 600m and 800m away bus and tube links are too far away for children to use. These distances of well under a mile are not considered to be excessive, even for young children.

Point (xv) suggests residents have not been given sufficient time to comment due to postal delays. Consultation has been carried out in accordance with statutory guidelines.

Point (xvi) suggests that the agent did not address concerns raised in a letter by a resident. The applicant sent a letter of response on 06/05/11 which sought to address the main concerns raised.

Points (xvi), (xviii) and (xix) relate to impact on residential amenity, particularly loss of outlook to properties in Tavistock Road. Issues relating to residential amenity have been addressed in the report.

Point (xvii) questions why temporary consent has been sought. This has been addressed in the report. The Council is currently assessing how long-term permanent provision can be provided across the Borough to address the growing demand for primary school places. The proposed classroom is required urgently to meet demand for September, whilst longer-term plans for the Borough are assessed.

Points (xviii) raises concerns over loss of outlook to adjoining properties. This has been addressed in the report.

Point (xx) suggests that alternative locations should be sought. Three alternative locations have been suggested by the resident. However, these are not viable options due to the school's operational requirements and site constraints. In particular, it should be noted that throughout pre-application discussions, Sport England have advised that they would oppose any development which would impact on the existing school playing pitches or permanently encroach upon any part of the playing fields. The proposed location is considered to minimise the impact on the playing fields.

Point (xxvi) suggests the application fails to comply with UDP policies OE1, AM1 and R10 which relate to residential amenity, traffic impacts and principle of development, respectively. These issues have been addressed in the report.

Point (xxcii) refers to flooding. This issue has been addressed in the report.

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this type application.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

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

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

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

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

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

9. Observations of the Director of Finance

Not applicable to this type application.

10. CONCLUSION

No objections are raised to the principle of the development. Given its temporary nature, it is not considered that the proposed double classroom would have a significant impact on the visual amenities of the school or the surrounding area. In addition it is not considered that the proposal would have any detrimental impact on the amenities of the occupiers of neighbouring residential units.

No objections have been raised on highway grounds, subject to conditions, and Sport England have confirmed that they have no objections to the location of the building on the school playing field.

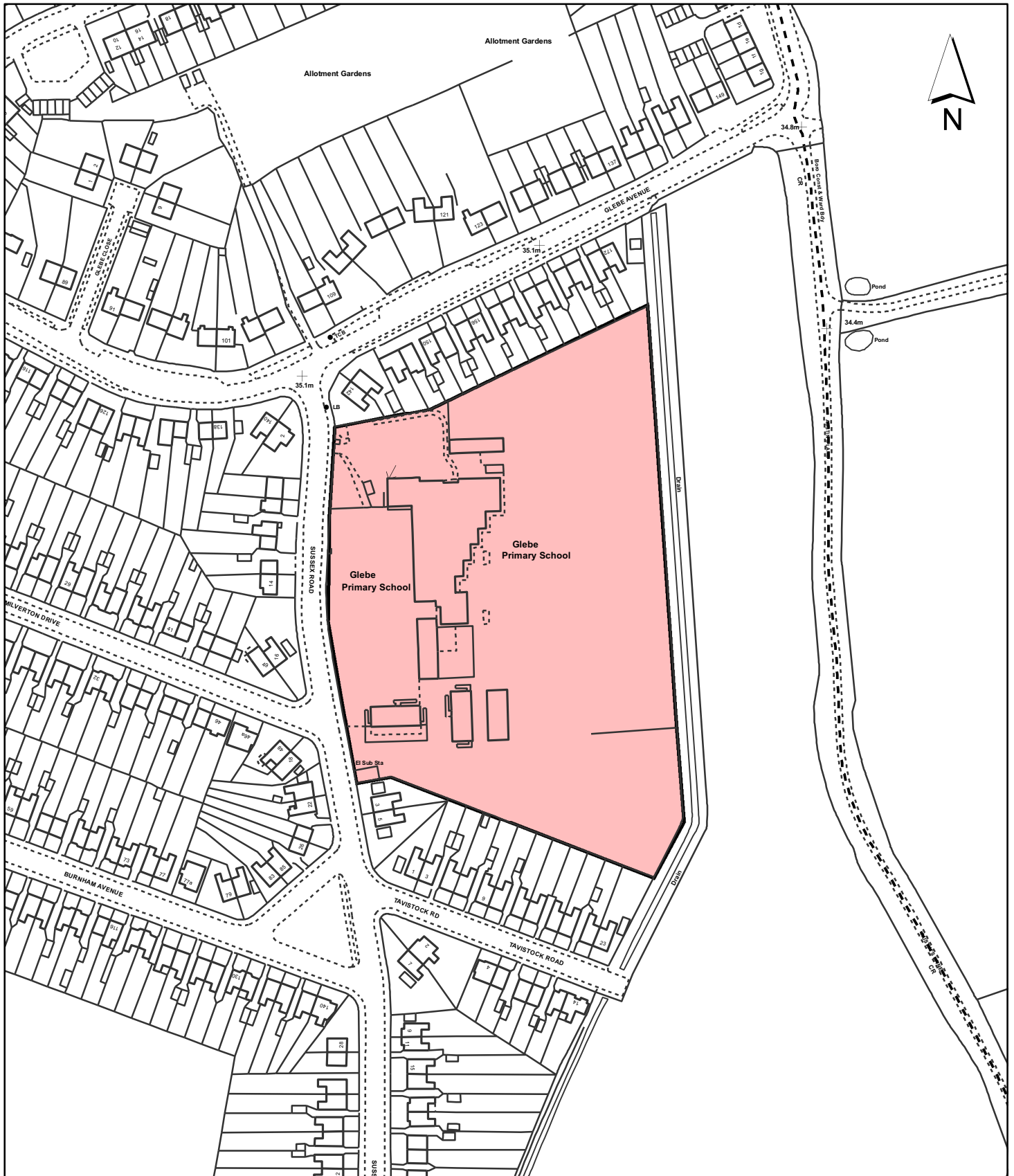
The proposal complies with relevant UDP and London Plan policies and, accordingly, approval is recommended.

11. Reference Documents

Hillingdon Unitary Development Plan Saved Policies (September 2007)
London Plan (2008)
Planning Policy Statement 1 (Delivering Sustainable Development)
Planning Policy Guidance Note 13 (Transport)
Planning Policy Guidance Note 17 (Planning for Open space, Sport and Recreation)
Council's Supplementary Planning Guidance - Community Safety by Design
Council's Supplementary Planning Guidance - Noise
Council's Supplementary Planning Document - Accessible Hillingdon

Contact Officer: Johanna Hart

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

**Glebe Primary School
Sussex Road
Ickenham**

Planning Application Ref:
8004/APP/2011/932

Planning Committee
North Page 93

Scale
1:2,000

Date
May 2011

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

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



HILLINGDON
LONDON

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of the Local Government (Access to Information) Act 1985 as amended.

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Plans for North Planning Committee

2nd June 2011



HILLINGDON
LONDON



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Page 103

Report of the Head of Planning & Enforcement Services

Address LAND TO REAR OF 94-96 GREEN LANE NORTHWOOD

Development: Three storey detached building comprising 6, two-bedroom flats with associated parking and amenity space and installation of 2 vehicular crossovers, involving demolition of existing detached garage and erection of a replacement garage.

LBH Ref Nos: 66134/APP/2011/294

Date Plans Received: 11/02/2011

Date(s) of Amendment(s): 11/02/2011

Date Application Valid: 18/02/2011

Report of the Head of Planning & Enforcement Services

Address LAND TO REAR OF 94-96 GREEN LANE NORTHWOOD

Development: Three storey detached building comprising 6, two-bedroom flats with associated parking and amenity space and installation of 2, vehicular crossovers, involving demolition of existing detached garage and erection of a replacement garage (Duplicate Application)

LBH Ref Nos: 66134/APP/2011/296

Date Plans Received: 11/02/2011

Date(s) of Amendment(s): 11/02/2011

Date Application Valid: 18/02/2011

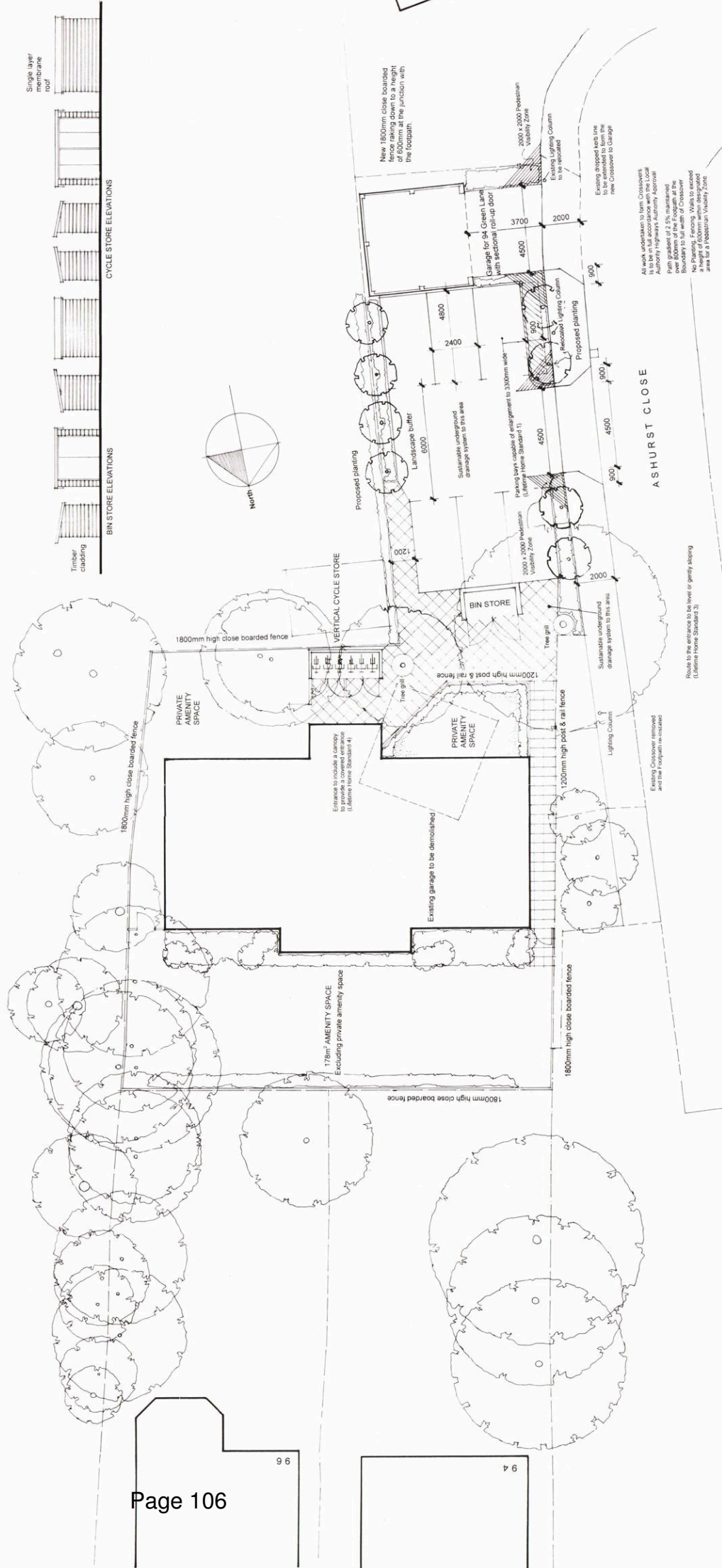
CONTRACTOR USE: RESPONSIBLE FOR REVIEW AND SIGNATURE OF THE DRAWINGS SHOULD COMPLETED 48 HOURS IN THE ARCHITECT'S FIRM AND CONTRACT MUST BE RETURNED TO THE ARCHITECT'S FIRM IMMEDIATELY	
NOTES AND SCHEDULES	

Alburgh Developments Limited

PIA House
4 Norfolk Court
Norfolk Road
Lynn, Norfolk
NR4 3LA

Site	Land Rear of 94 and 96 Green Lane Northwood (Land off Ashurst Close)	
Scale	1:100	Date: January 2011
Drawn	MM	Checked
Job No.	CAD FILE: m:\drawings\0701\0701-1-G1.dwg	
Sheet No.	0701 101 A	

Letter	Block/Room	Date
PIA House 4 Norfolk Court Norfolk Road Lynn Norfolk NR4 3LA T: 01553 718565 F: 01553 712235 E: info@chesad.com W: www.chesad.com		



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NOTES AND SCHEDULES

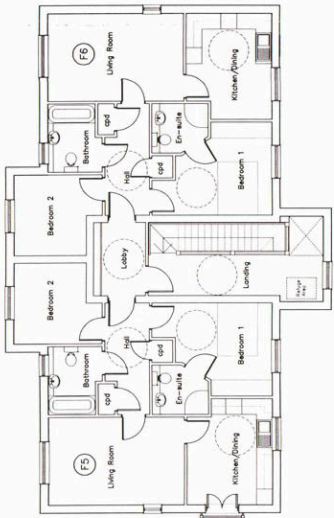
CHSSS
Architecture
Development
L I M I T E D

PIA House 4 Norfolk Court Norfolk Road
Huntingdon Huntingdon WOS 1LA
T: 01823 718565 F: 01823 712235
E: info@chssad.com W: www.chssad.com

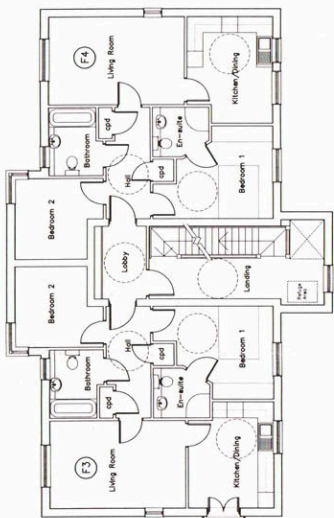
Alburgh Developments Limited

PIA House
4 Norfolk Court
Norfolk Road
Huntingdon
Huntingdon
WOS 1LA

Title	Land Rear of 94 and 96 Green Lane Northwood (Land off Ashurst Close)		
Scale	1:100	Date	January 2011
Drawn	MM	Checked	
CAD FILE	m:\drawings\0701\0701-102.dwg		
Job No.	0701	Sheet No.	102



PROPOSED SECOND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

LETTER ONE CHS0046 NO. 1
1. The proposed development is a two-unit residential development consisting of two identical units. Each unit is a two-bedroom, one-bathroom, one-living room, one-kitchen/dining unit. The units are to be built on the rear of the existing building. The units are to be built on the rear of the existing building. The units are to be built on the rear of the existing building.

LETTER ONE CHS0046 NO. 2
2. The proposed development is a two-unit residential development consisting of two identical units. Each unit is a two-bedroom, one-bathroom, one-living room, one-kitchen/dining unit. The units are to be built on the rear of the existing building. The units are to be built on the rear of the existing building. The units are to be built on the rear of the existing building.

LETTER ONE CHS0046 NO. 3
3. The proposed development is a two-unit residential development consisting of two identical units. Each unit is a two-bedroom, one-bathroom, one-living room, one-kitchen/dining unit. The units are to be built on the rear of the existing building. The units are to be built on the rear of the existing building. The units are to be built on the rear of the existing building.

LETTER ONE CHS0046 NO. 4
4. The proposed development is a two-unit residential development consisting of two identical units. Each unit is a two-bedroom, one-bathroom, one-living room, one-kitchen/dining unit. The units are to be built on the rear of the existing building. The units are to be built on the rear of the existing building. The units are to be built on the rear of the existing building.

LETTER ONE CHS0046 NO. 5
5. The proposed development is a two-unit residential development consisting of two identical units. Each unit is a two-bedroom, one-bathroom, one-living room, one-kitchen/dining unit. The units are to be built on the rear of the existing building. The units are to be built on the rear of the existing building. The units are to be built on the rear of the existing building.

LETTER ONE CHS0046 NO. 6
6. The proposed development is a two-unit residential development consisting of two identical units. Each unit is a two-bedroom, one-bathroom, one-living room, one-kitchen/dining unit. The units are to be built on the rear of the existing building. The units are to be built on the rear of the existing building. The units are to be built on the rear of the existing building.

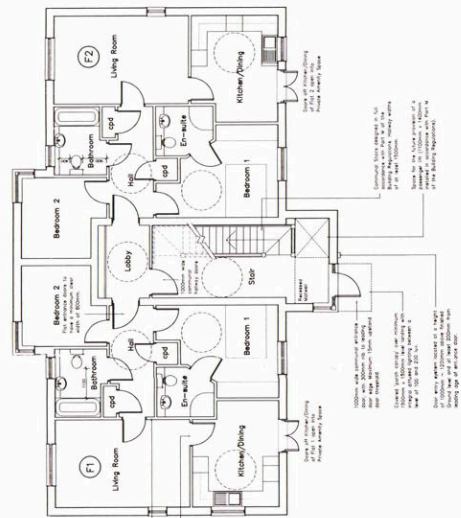
LETTER ONE CHS0046 NO. 7
7. The proposed development is a two-unit residential development consisting of two identical units. Each unit is a two-bedroom, one-bathroom, one-living room, one-kitchen/dining unit. The units are to be built on the rear of the existing building. The units are to be built on the rear of the existing building. The units are to be built on the rear of the existing building.

LETTER ONE CHS0046 NO. 8
8. The proposed development is a two-unit residential development consisting of two identical units. Each unit is a two-bedroom, one-bathroom, one-living room, one-kitchen/dining unit. The units are to be built on the rear of the existing building. The units are to be built on the rear of the existing building. The units are to be built on the rear of the existing building.

LETTER ONE CHS0046 NO. 9
9. The proposed development is a two-unit residential development consisting of two identical units. Each unit is a two-bedroom, one-bathroom, one-living room, one-kitchen/dining unit. The units are to be built on the rear of the existing building. The units are to be built on the rear of the existing building. The units are to be built on the rear of the existing building.

LETTER ONE CHS0046 NO. 10
10. The proposed development is a two-unit residential development consisting of two identical units. Each unit is a two-bedroom, one-bathroom, one-living room, one-kitchen/dining unit. The units are to be built on the rear of the existing building. The units are to be built on the rear of the existing building. The units are to be built on the rear of the existing building.

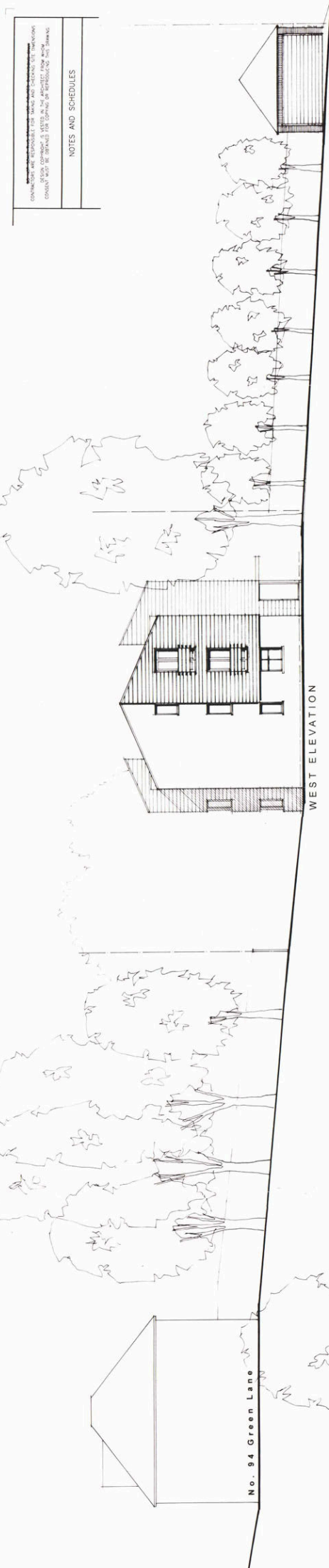
Notes:
1. The proposed development is a two-unit residential development consisting of two identical units. Each unit is a two-bedroom, one-bathroom, one-living room, one-kitchen/dining unit. The units are to be built on the rear of the existing building. The units are to be built on the rear of the existing building. The units are to be built on the rear of the existing building.



PROPOSED GROUND FLOOR PLAN

CONTRACTOR AND SUBCONTRACTOR TO BE ADVISED AND INFORMED THAT THE DRAWINGS
 SHOW THE PROPOSED DESIGN AND CONSTRUCTION OF THE WORK AND THE CONTRACTOR
 SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS
 FROM THE LOCAL AUTHORITY AND OTHER RELEVANT AGENCIES.

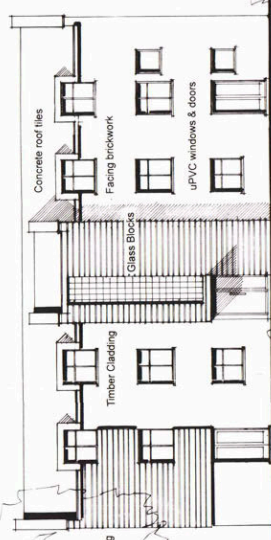
NOTES AND SCHEDULES



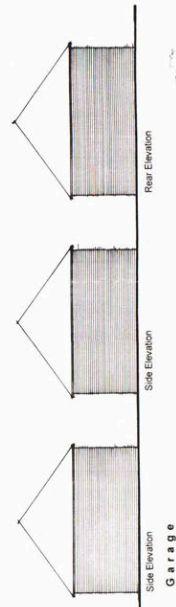
No. 94 Green Lane

WEST ELEVATION

Garage Front Elevation



SOUTH ELEVATION



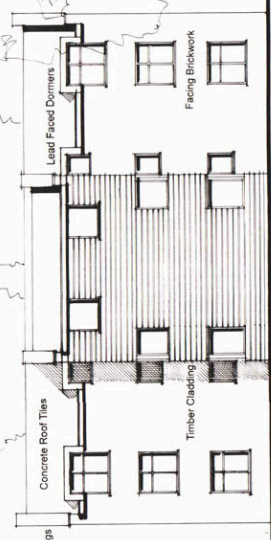
Side Elevation

Side Elevation

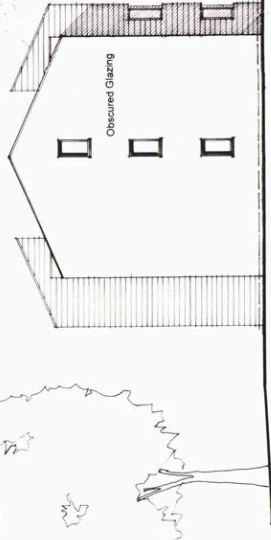
Side Elevation

Garage

Rear Elevation



NORTH ELEVATION



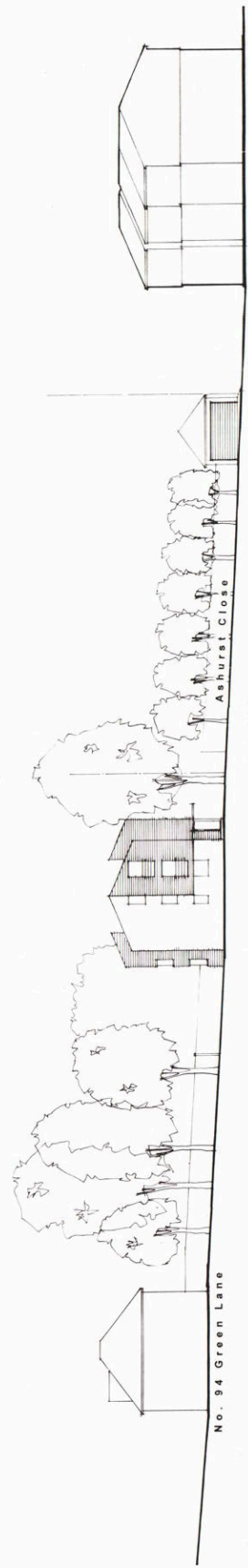
EAST ELEVATION

Letter	Revisions	Date
PIA House 4 Norfolk Court Norfolk Road Rickmansworth Hertfordshire WD3 1LA T: 01923 719565 F: 01923 712255 E: info@chesdevelopment.co.uk www.chesdevelopment.co.uk		

Alburgh Developments Limited

PIA House
 4 Norfolk Court
 Rickmansworth
 Hertfordshire
 WD3 1LA

Title		Land Rear of 94 and 96 Green Lane Northwood (Land off Ashurst Close)	
Scale	1:100	Date	January 2011
Drawn	MM	Checked	
CAD FILE	m:\drawings\0701\0701-103.dwg		
Job No.	0701	Sheet No.	103



No. 94 Green Lane

Ashurst Close

Street scene drawn to a scale of 1:200



NOTES

- 1 LEVEL LINES RELATE TO GREENFIELD GREEN LANE
- 2 LEVEL GREEN LANE SURFACES
- 3 LOCATED TO ADJACENT WORTH
- 4 LOCATED TO ADJACENT WORTH
- 5 OF THIS LANE INDICATIVE ONLY - POLICES
- 6 LOCAL AUTHORITY CONTRACTORS TO VERIFY
- 7 LOCAL AUTHORITY CONTRACTORS TO VERIFY
- 8 APPROXIMATE WHERE THEY HAVE NO ACCESS
- 9 APPROXIMATE WHERE THEY HAVE NO ACCESS
- 10 APPROXIMATE WHERE THEY HAVE NO ACCESS
- 11 APPROXIMATE WHERE THEY HAVE NO ACCESS
- 12 APPROXIMATE WHERE THEY HAVE NO ACCESS
- 13 APPROXIMATE WHERE THEY HAVE NO ACCESS
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- 15 APPROXIMATE WHERE THEY HAVE NO ACCESS
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- 17 APPROXIMATE WHERE THEY HAVE NO ACCESS
- 18 APPROXIMATE WHERE THEY HAVE NO ACCESS
- 19 APPROXIMATE WHERE THEY HAVE NO ACCESS
- 20 APPROXIMATE WHERE THEY HAVE NO ACCESS

ABBREVIATION LIST

1. ...

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19. ...

20. ...

STATION CO-ORDINATES

NO	EASTING	NORTHING	LEVEL
1	48521.49	52121.49	72.17
2	48521.49	52121.49	72.17
3	48521.49	52121.49	72.17
4	48521.49	52121.49	72.17
5	48521.49	52121.49	72.17
6	48521.49	52121.49	72.17
7	48521.49	52121.49	72.17
8	48521.49	52121.49	72.17
9	48521.49	52121.49	72.17
10	48521.49	52121.49	72.17
11	48521.49	52121.49	72.17
12	48521.49	52121.49	72.17
13	48521.49	52121.49	72.17
14	48521.49	52121.49	72.17
15	48521.49	52121.49	72.17
16	48521.49	52121.49	72.17
17	48521.49	52121.49	72.17
18	48521.49	52121.49	72.17
19	48521.49	52121.49	72.17
20	48521.49	52121.49	72.17

22.11 SURVEY STATION

STATIONS IN HAND SURFACES AND OTHER ROAD

UNGRAVED BOTS

STATION MARKERS ARE TO BE MAINTAINED

LEVEL WITH OTHER ROAD SURFACES



KEYWORDS

NO.	DATE	DETAILS

Alburgh Developments Limited

14 RIVERVIEW LANE
14 RIVERVIEW LANE
ROBINSON ROAD
SINGAPORE
119073

Phone: 6733 4188
Fax: 6733 4189
Email: info@alburghdev.com

JOB TITLE

84 - 103 GREEN LANE
NORTHWOOD

DRAWING TITLE

SITE SURVEY

DATE

14 JUN 2017

SCALE

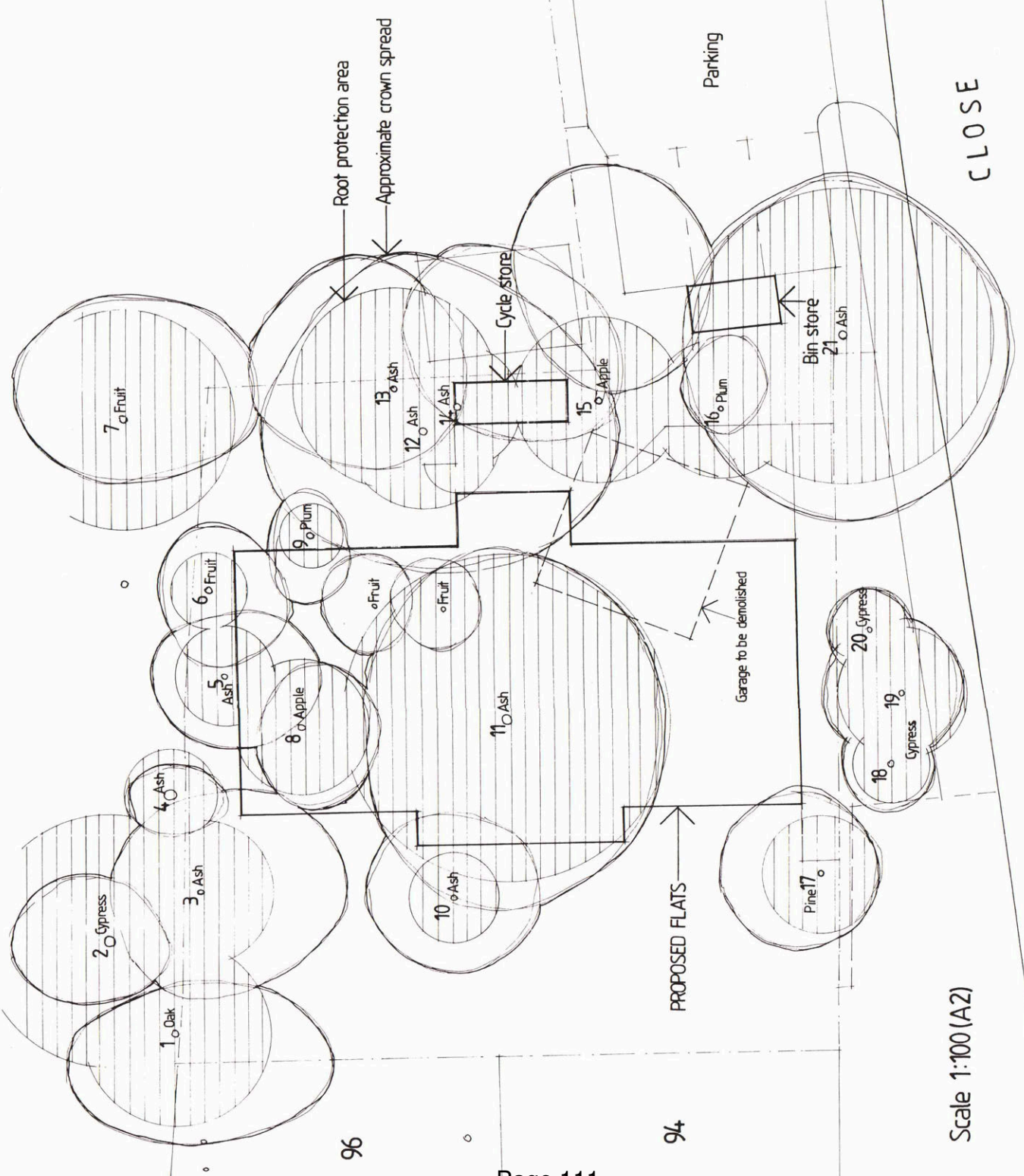
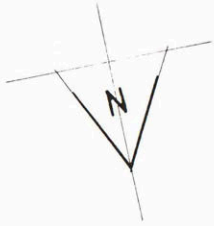
1:200

DESIGNED BY

ML/MP

CHECKED BY

ML/MP



31 Dingley Road
 Haverhill Longsleeve
 Middlesex Surrey
 TW17 0BR

Fax: 01832 640882
 Telephone: 01832 641130

GBA

GEOFFREY BUNYAN ASSOCIATES
 Planning and Arboricultural Consultancy · Landscape Design

Land rear of 94 & 96 Green Lane
 Northwood - Middlesex

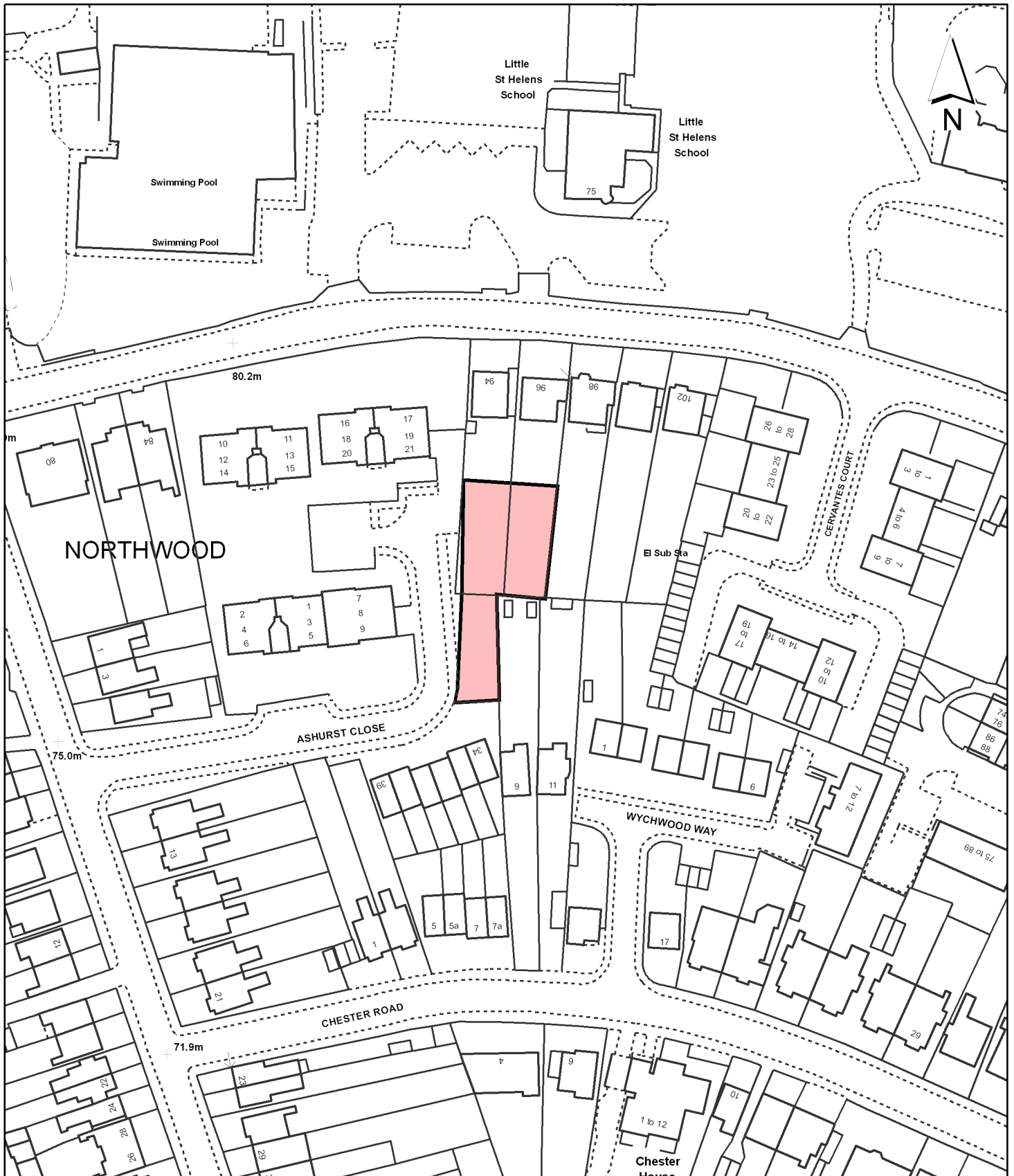
Tree Appraisal

Dr. No. GBA.3510/01

Date: February 2011

Scale 1:100 (A2)

A S H U R S T



Notes

 Site boundary

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Site Address

Land to the rear of 94-96 Green Lane, Northwood

Planning Application Ref:

66134/APP/2011/294

Planning Committee

North Page 112

Scale

1:1,250

Date

May 2011

LONDON BOROUGH OF HILLINGDON

Planning, Environment, Education & Community Services

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



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address HARLYN SCHOOL TOLCARNE DRIVE PINNER

Development: Installation of a temporary mobile double classroom for a period of 3 years.

LBH Ref Nos: 8883/APP/2011/941

Date Plans Received: 15/04/2011

Date(s) of Amendment(s):

Date Application Valid: 19/04/2011

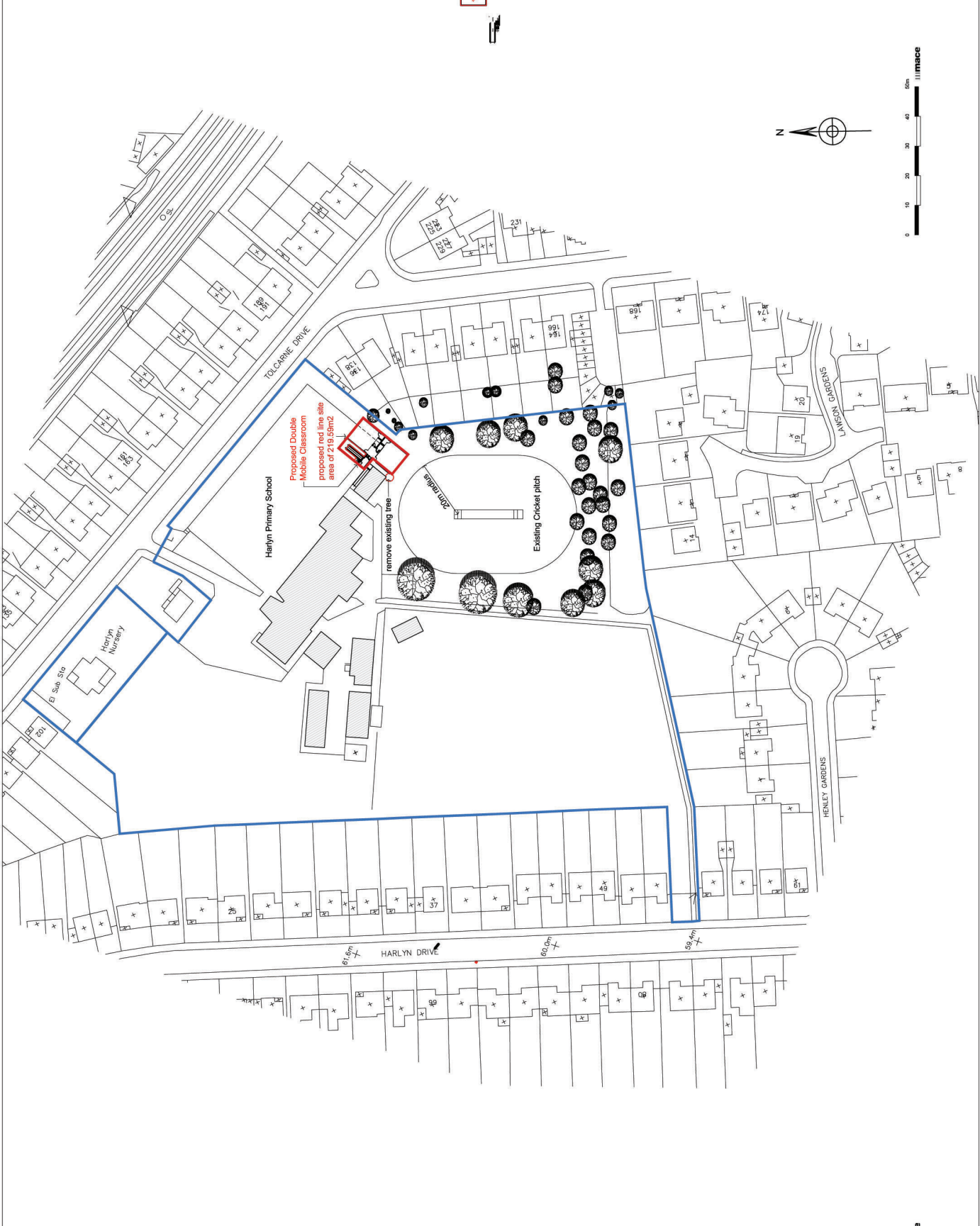
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PROJECT: PRINER HARLYN PRIMARY SCHOOL TEMPORARY DOUBLE MOBILE CLASSROOMS	
DRAWING TITLE: EXISTING LOCATION PLAN	
DATE: APRIL 2011	SCALE: 1:1250 @ A3
PROJECT NO: 26117	DRAWING NO: A 017
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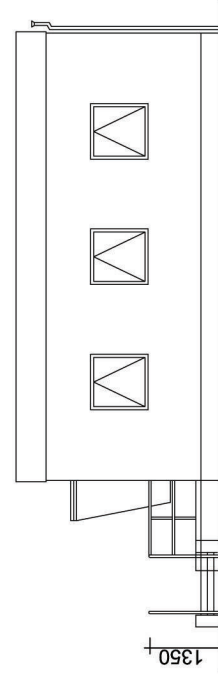
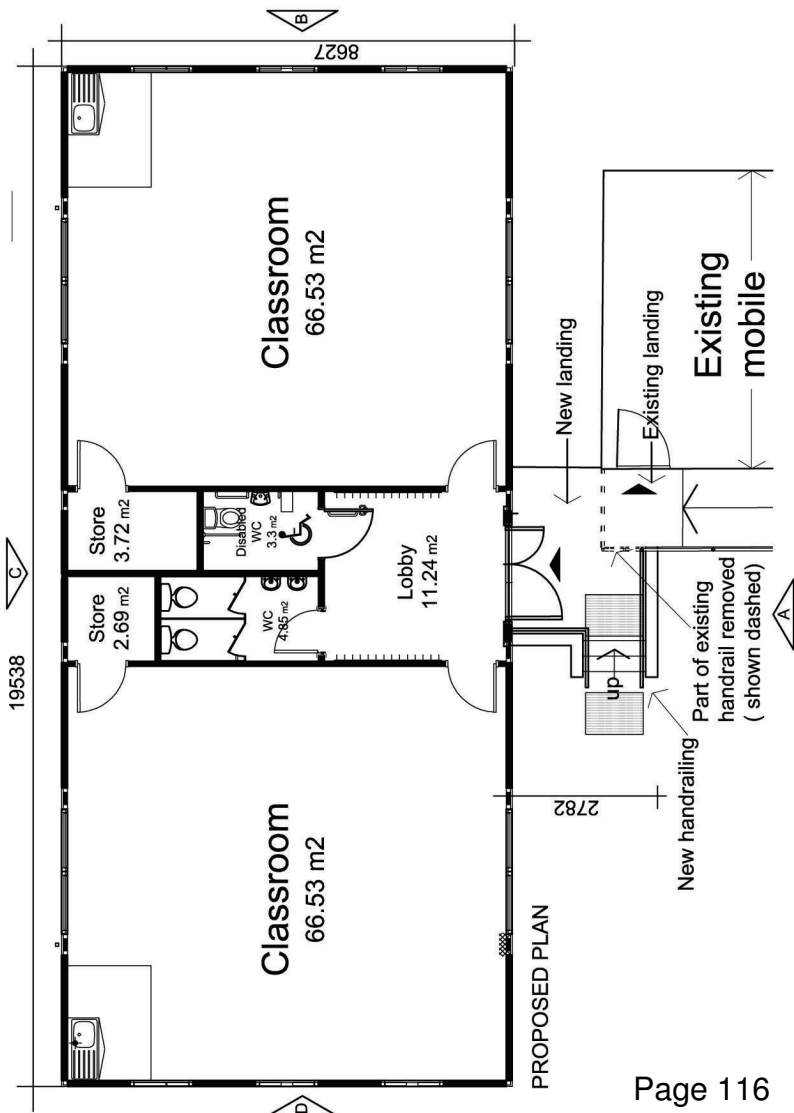
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imace	
Mace Group Slag House Old London Road Hereford SF3 7TY Telephone 01962 515000 Facsimile 01962 515111 www.macegroup.com	
PROJECT: HARLEYN PRIMARY SCHOOL TEMPORARY DOUBLE MOBILE CLASSROOMS DRAWING TITLE: PROPOSED LOCATION PLAN DATE: APRIL 2011 DRAWN: T1250 @ AS CHECKED: [] PROJECT NO: 26117 A 018 REV: [] <small>© 2011 Mace Group. All rights reserved. This drawing is the property of Mace Group and is not to be reproduced without the written permission of Mace Group.</small>	

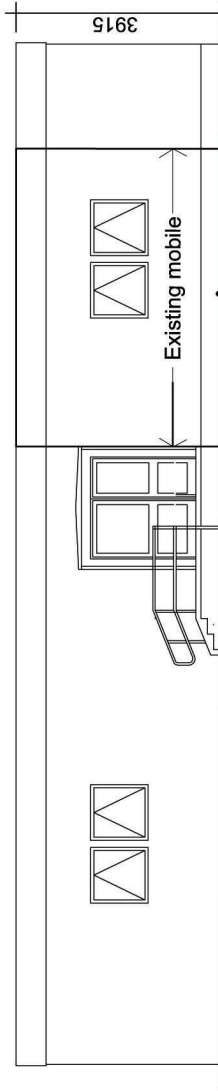


EXTERNAL FINISH TO BUILDING:

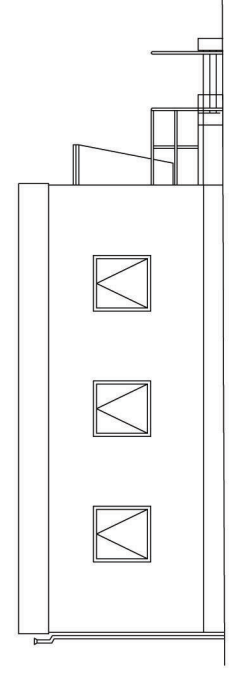
CLADDING AND COVERBOARDS	GRP NATURAL STONE AGGREGATE FINISH. COLOUR - MONTELLA GREEN
ROOF FASCIAS	GRP NATURAL STONE AGGREGATE FINISH. COLOUR - EBONY
WINDOWS	ALUMINIUM - P.C. WHITE
DOORS	ALUMINIUM - P.C. WHITE
GUTTERS AND DOWNPIPES	Upvc - COLOUR BLACK.
PERIMETER SKIRT	GRP NATURAL STONE AGGREGATE FINISH. COLOUR - EBONY.



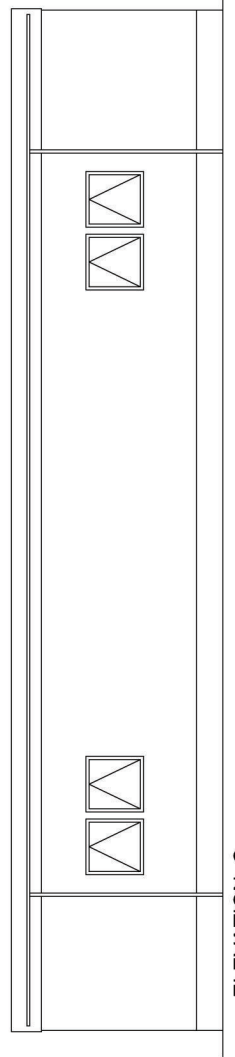
ELEVATION B



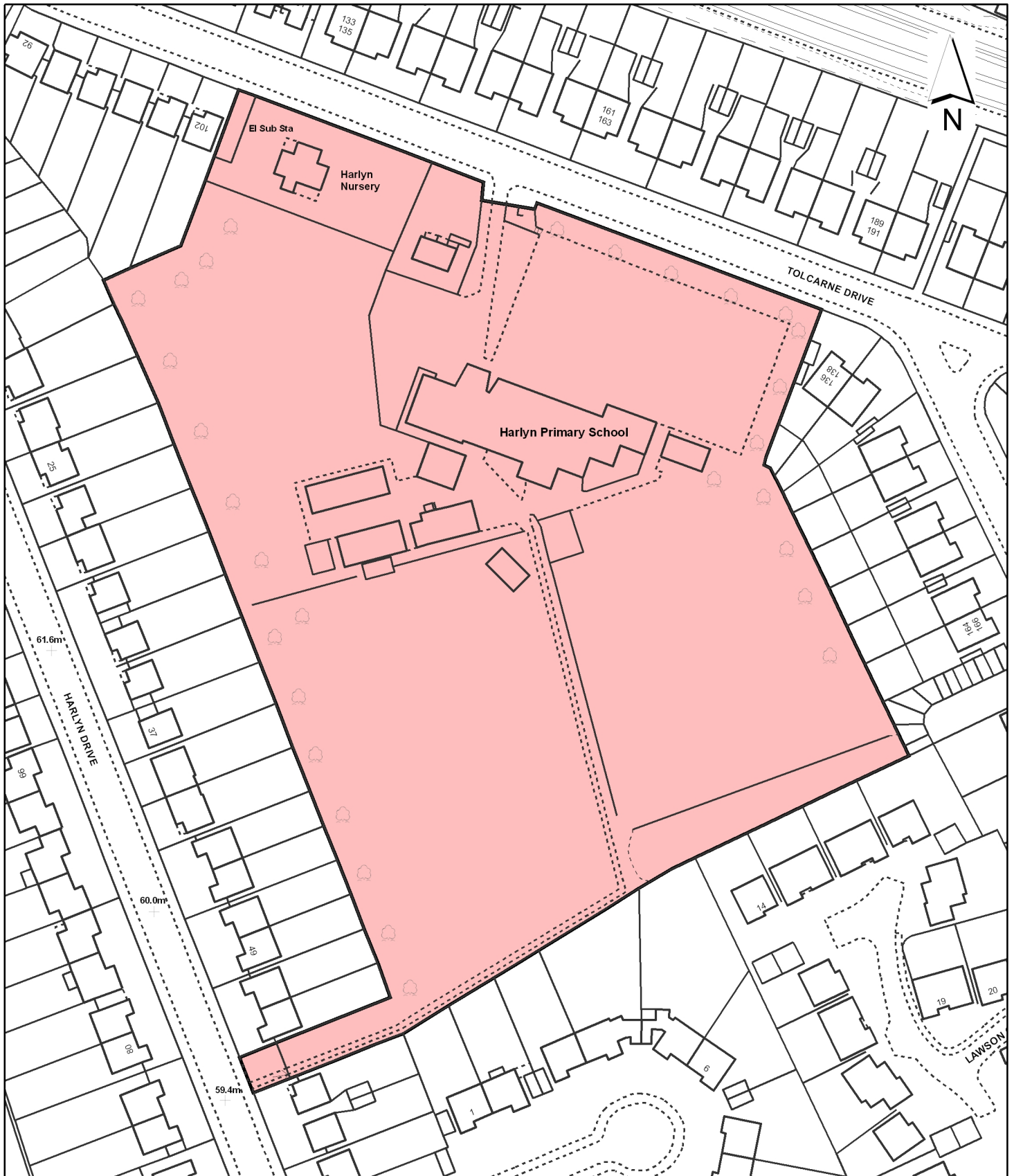
ELEVATION A



ELEVATION D



ELEVATION C



Notes

 Site boundary

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Site Address
**Harlyn School,
Tolcarne Drive, Pinner**

Planning Application Ref:
8883/APP/2011/941

Planning Committee
North Page 117

Scale
1:1,250

Date
May 2011

**LONDON BOROUGH
OF HILLINGDON**
Planning,
Environment, Education
& Community Services
Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 250111




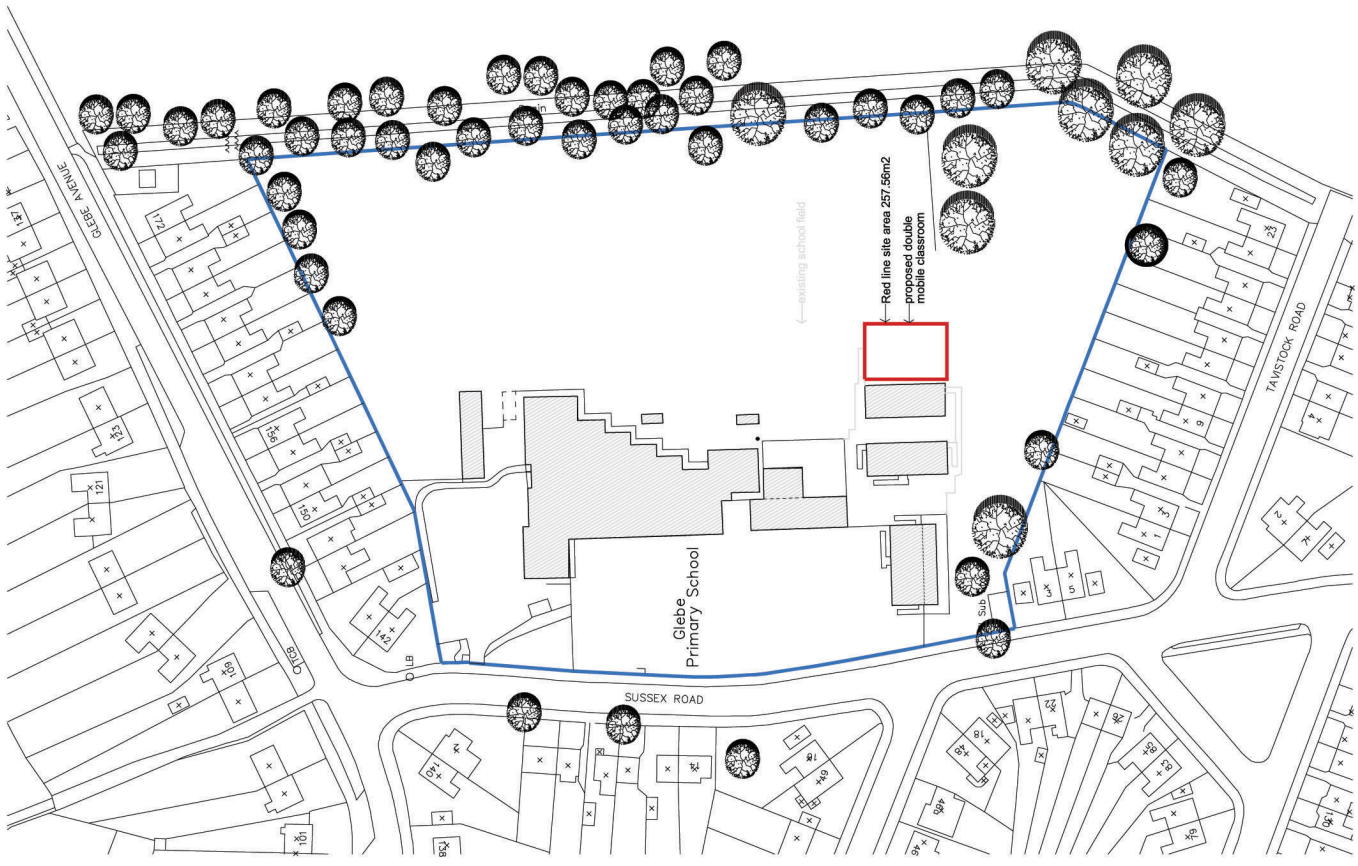
Report of the Head of Planning & Enforcement Services

Address GLEBE PRIMARY SCHOOL SUSSEX ROAD ICKENHAM
Development: Installation of temporary mobile double classroom for a period of 3 years
LBH Ref Nos: 8004/APP/2011/932

Date Plans Received: 14/04/2011 **Date(s) of Amendment(s):** 14/04/2011
Date Application Valid: 14/04/2011 16/05/2011
20/05/2011

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Mace Group Stag House Old London Road Herford SG13 7YU Telephone 01992 515100 Facsimile 01992 515111 www.macegroup.com	
PROJECT: GLEBE PRIMARY SCHOOL TEMPORARY DOUBLE MOBILE CLASSROOMS	
DRAWING NO: EXISTING LOCATION PLAN	
DRAWN BY:	DATE: APRIL 2011
CHECKED BY:	SCALE: 1:1250 @ A3
PROJECT NO:	REV:
26117	A 007
<small>FILED BY: AUTOCAD 06.01.11 11:09:00 AM Project: Glebe Primary School Existing Location Plan</small>	

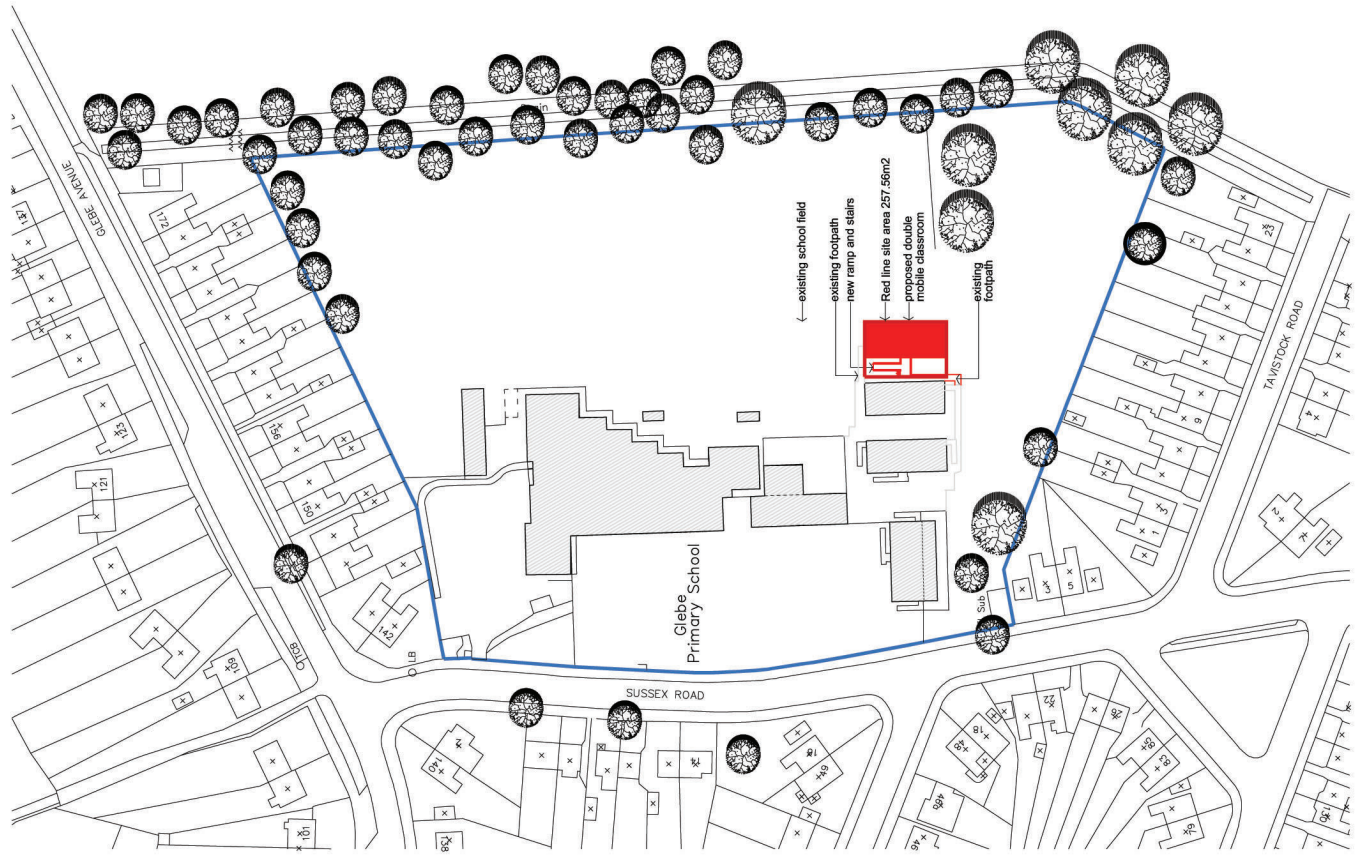


0 10 20 30 40 50m
 imace

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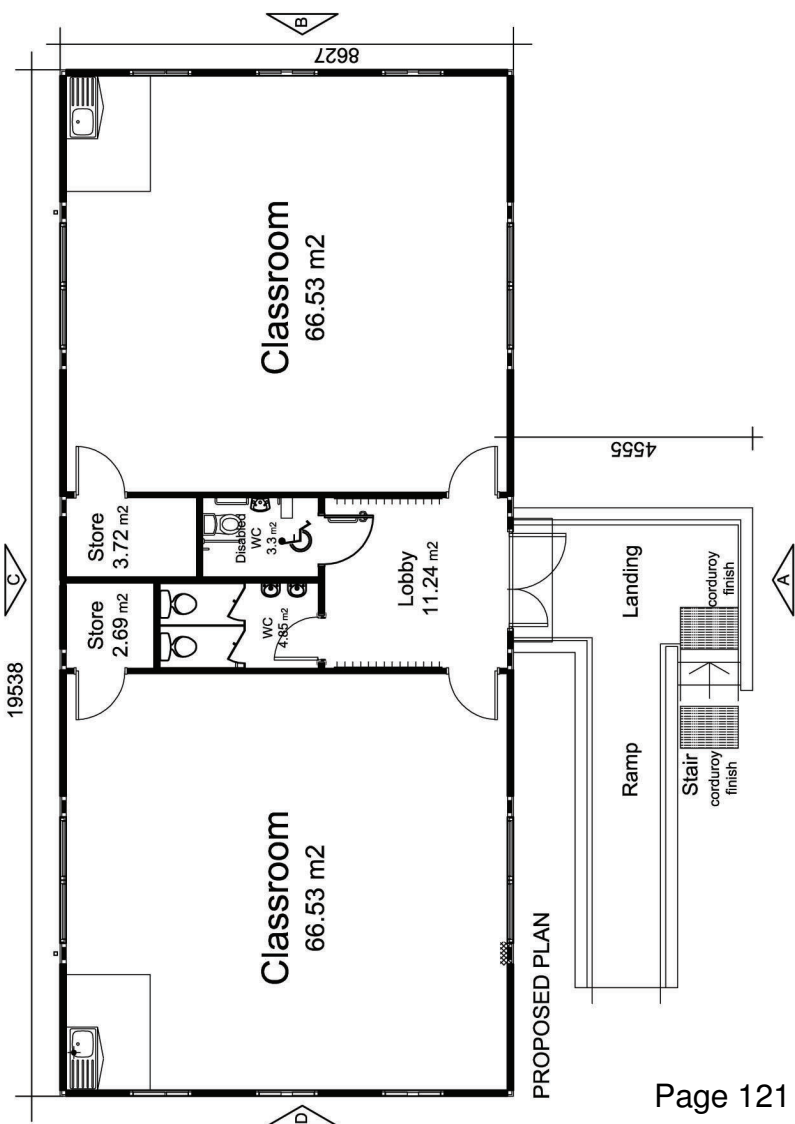


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PROPOSED LOCATION PLAN

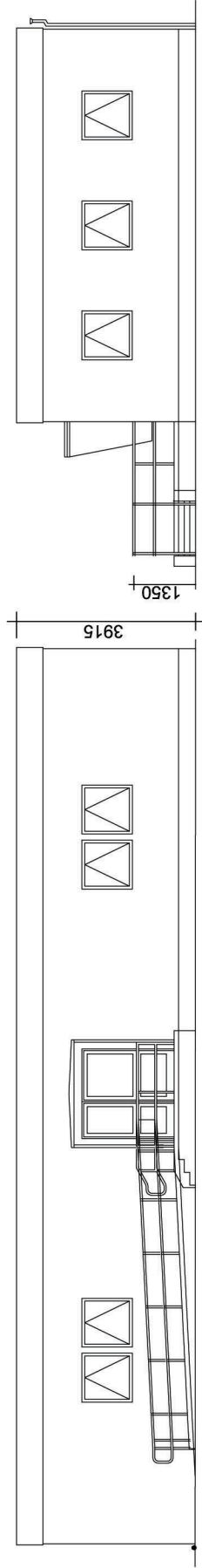
		Mace Group Slag House Old London Road Hereford HR13 7TY Telephone 01962 515000 Facsimile 01962 515111 www.macegroup.com	
HILLINGDON LEICESTER			
PROJECT TITLE COVENTRY GLEBE PRIMARY SCHOOL TEMPORARY DOUBLE MOBILE CLASSROOMS			
PROPOSED LOCATION PLAN			
DATE	APRIL 2011	SCALE	1:1250 @ A3
PROJECT NO.	26117	DRAWING NO.	A 008
FILED IN 01202606 001 111 Hillingdon/Proposed Classrooms & Provisional Parking			

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 ALL DIMENSIONS TO BE CHECKED & VERIFIED ON SITE.



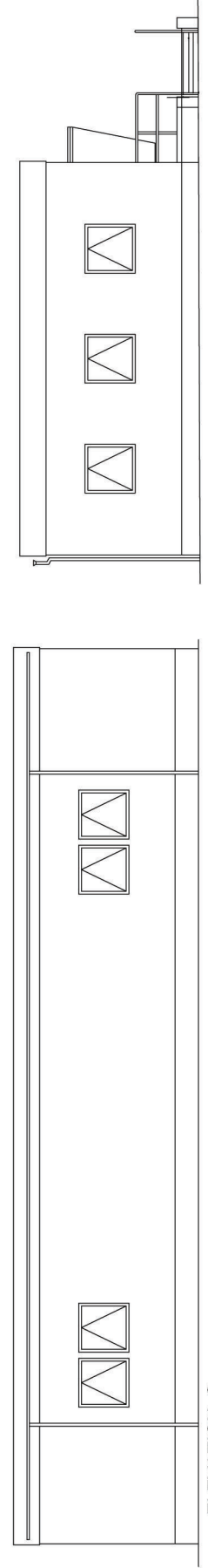
EXTERNAL FINISH TO BUILDING:

CLADDING AND COVERBOARDS	GRP NATURAL STONE AGGREGATE FINISH. COLOUR - MONTELLA GREEN
ROOF FASCIAS	GRP NATURAL STONE AGGREGATE FINISH. COLOUR - EBONY
WINDOWS	ALUMINIUM FRAMES - P.C. WHITE.
DOORS	ALUMINIUM - P.C. WHITE
GUTTERS AND DOWNPIPES	Upvc - COLOUR BLACK.
PERIMETER SKIRT	GRP NATURAL STONE AGGREGATE FINISH. COLOUR - EBONY.



ELEVATION A

ELEVATION B



ELEVATION C

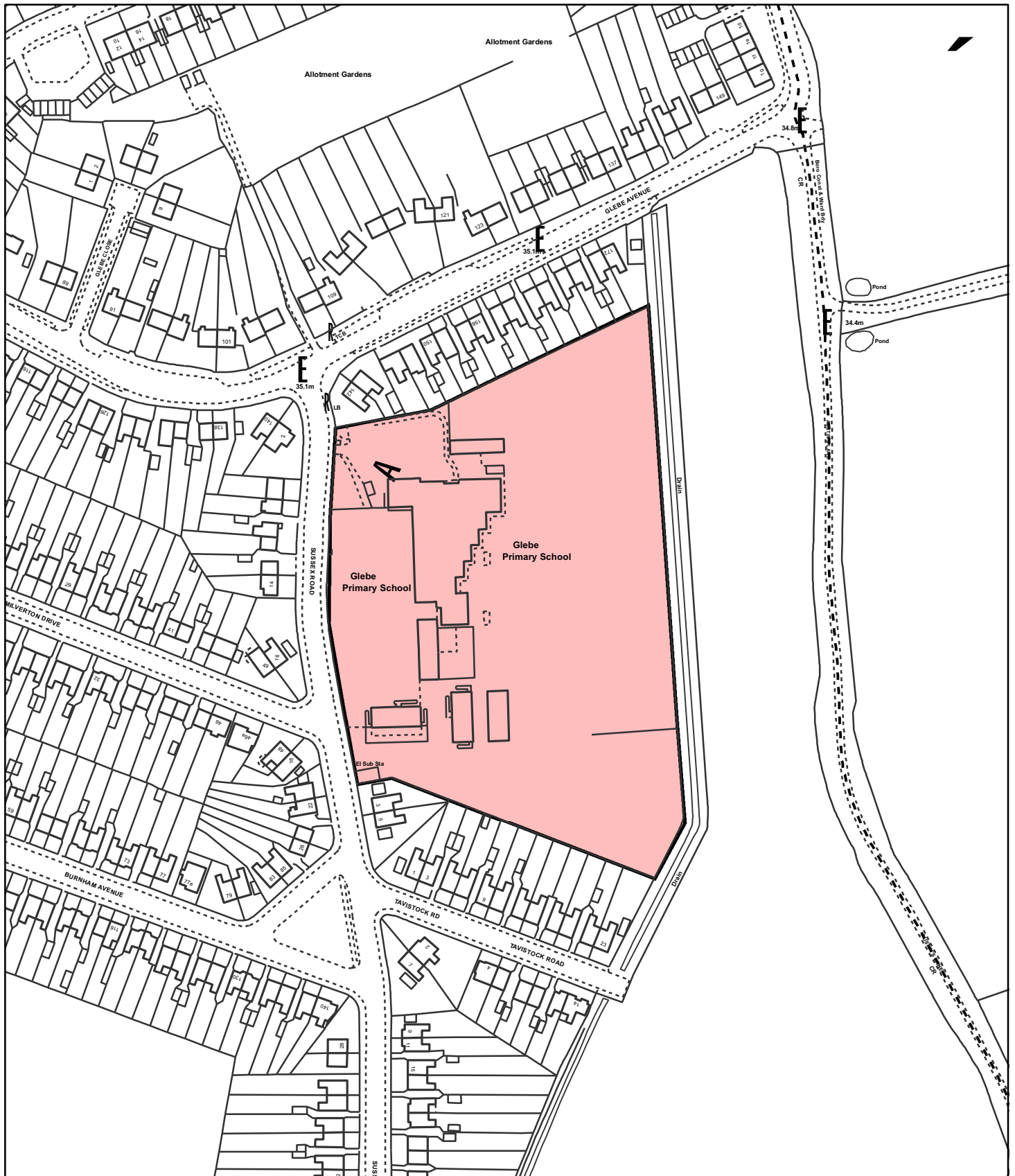
ELEVATION D

Mace Group
 Stag House
 Hillingdon Road
 Hillingdon
 SG13 7TY
 Telephone: 01992 655100
 Facsimile: 01992 655111
 www.macegroup.com


HILLINGDON
 LONDON

PROJECT: GLEBE PRIMARY SCHOOL
 TEMPORARY DOUBLE MOBILE CLASSROOMS
 DRAWING TITLE: PROPOSED LAYOUT PLAN & ELEVATIONS

DATE:	MARCH 2011
SCALE:	1:100 @ A3
PROJECT NO.:	26117
REV.:	A 009



Notes

 Site boundary

For identification purposes only.

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Site Address

**Glebe Primary School
Sussex Road
Ickenham**

Planning Application Ref:
8004/APP/2011/932

Planning Committee
North Page 122

Scale
1:2,000

Date
May 2011

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

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



HILLINGDON
LONDON



HILLINGDON LONDON

Meeting:	North Planning Committee		
Date:	Thursday 2nd June 2011	Time:	7.00pm
Place:	Committee Room 5, Civic Centre, Uxbridge		

ADDENDUM SHEET

Item: 6	Page: 11	Location: Land to rear of 94 - 96 Green Lane, Northwood
<i>Amendments/Additional Information:</i>		<i>Officer Comments</i>
<p>1. 1 letter in support of the proposal has been received on grounds that there are existing 3 storey blocks of flats adjoining the site in Ashurst Close and Cervantes Court and three storey houses in Ashurst Court and Chester Road. The proposed building would therefore be in keeping with the surrounding buildings.</p> <p>2. Add comments from Thames Water:</p> <p>With regard to surface water drainage it is the responsibility of a developer to make proper 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 public sewer, the site drainage should be separate 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.</p> <p>Thames Water would advise that with regard to sewerage infrastructure, we would not have any objection to the above planning application.</p> <p>With regard to water supply, this comes within the area covered by the Veolia Water Company.</p>		<p>1. For update - the comments are noted and this issue has been dealt with in the officer's report.</p> <p>2. For update.</p>

Item: 7	Page: 33	Location: Location: Land to rear of 94 - 96 Green Lane, Northwood
Amendments/Additional Information:		Officer Comments
As Item 6 above.		As Item 6 above.

Item: 8	Page: 55	Location: Harlyn School, Tolcarne Drive, Pinner
Amendments/Additional Information:		Officer Comments
<p>1. Replace plan nos. 26117/A/017 and 26117/A018 with plan nos. 26117/A/017 Rev. A and 26117/A/018 Rev. A.</p> <p>The amended plans show the building slightly relocated to the west in order to enable the retention of a landscape buffer along the school boundary.</p> <p>2. An objection, by telephone, has been received relating to the works being commenced on site prior to the application being determined and trees being removed.</p>		<p>1. No objections are raised to this change which enhances the screening available to adjoining residential properties and enhances the visual amenities of the site.</p> <p>2. If work has commenced, then it is unfortunate that this should occur. However, as members will be aware it is not an offence to commence work prior to the grant of planning permission. However, the fact that work has commenced should not influence members in reaching their decision.</p>

Item: 9	Page: 73	Location: Glebe Primary School, Sussex Road, Ickenham
Amendments/Additional Information:		Officer Comments
<p>Add the following condition as required by Sport England:</p> <p>9. No later than 3 years after the approval of planning application 8004/APP/2011/932, the temporary mobile classroom hereby permitted and other associated structures shall be removed from the site. Within 3 months [or in the first planting season following removal of the building] of removal the playing field land shall be reinstated to a playing field to a quality at least equivalent (or better) than the previous quality [or a condition fit for use as a playing field or in accordance with 'Natural Turf for Sport' Sport England 2000 or in accordance with a scheme to be submitted to, and approved in writing by the Local Planning Authority after consultation with Sport England].</p> <p>REASON To ensure the site is restored to a condition fit for purpose in compliance with Planning Policy Guidance 17: Planning for Open Space, Sport and Recreation, in order to</p>		<p>This condition was omitted in error.</p>

allow the Council sufficient time to assess its long term options for permanent expansion and because the building, by reason of its temporary nature and design is not considered suitable for permanent retention in compliance with Policies BE13, BE15 and OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

A further objection from a local resident has been received making the following points:

1. Work started on this site on Saturday 28th May when they excavated the pile foundations. Work continued on Tuesday 31st May. I had a letter from LBH telling me this would take place. This matter is being considered by the planning committee on 2nd June and this seems not a very good example to the public if work starts on a council site before planning consent has been given. A resident could think that the planning is a forgone conclusion in this case. I understand that the work is urgent due to pupil pressure but this is not a material planning consideration. Your report does say that:

"The development shall not be carried out otherwise than in strict accordance with the plans hereby approved"

2. I hope that if temporary planning is granted then adjoining residents views will be seriously considered if and when a redevelopment of the school site is being looked at and that proper consultation with the residents is provided by the applicant with a real chance to input to the proposal rather than just relying on the planning process.

3. I have tried to speak to the planning officer and the school and have been unable to do so.

4. You have suggested that the schools travel plan has to be reviewed within 3 months - ie I presume by the time the September terms starts. Please consider involving local residents in this review as **we** are affected. Would you normally grant planning without this in place first? There will be an additional 60 school children and this could mean up to another 60 cars and the traffic/parking is dangerous and congested now.

1. If work has commenced, then it is unfortunate that this should occur. However, as members will be aware it is not an offence to commence work prior to the grant of planning permission. However, the fact that work has commenced should not influence members in reaching their decision.

2. Consultation prior to the submission of an application is a matter for the applicants. However, it is to be encouraged. If or when an application is received for any redevelopment residents will, as a matter of course, be consulted.

3. Noted.

4. As members will be aware, the submission of travel plans is normally conditioned. In this case a travel plan does exist and the condition is requiring a review of it to take account of the additional pupils.

5. I note that you have asked for a landscaping plan to be submitted - perhaps you will again allow me to comment on this scheme and have some input. This should include trees and shrubs. You state that the *"visual amenity of the area is not affected "* well it is for me and this classroom will be bigger than the other 3 temporary classroom already installed near my house . You state that *"There is scope for landscaping to supplement and extend the existing linear group, and provide a buffer between the classroom and the neighbouring residential properties"* I hope this is given serious consideration.

Perhaps the school should deliver its regular news letter to local residents as neighbours so we can understand the schools activities etc.

5. Consultation on details is not normally carried out, however, if members require this to be done than it can be.