



HILLINGDON  
LONDON



## North Planning Committee

**Date:** THURSDAY, 4 AUGUST  
2011

**Time:** 7.00 PM

**Venue:** COMMITTEE ROOM 5 -  
CIVIC CENTRE, HIGH  
STREET, UXBRIDGE UB8  
1UW

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

### To 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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Published: Tuesday, 26 July 2011

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This Agenda is available online at:

<http://modgov.hillingdon.gov.uk/ieListMeetings.aspx?CId=116&Year=2011>

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INVESTOR IN PEOPLE

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### Petitions and Councillors

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

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

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

### How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

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

followed by any Ward Councillors;

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

### About the Committee's decision

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

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

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

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

# Agenda

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## Chairman's Announcements

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the previous meeting - 14 July 2011  
*To Follow*
- 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

	Address	Ward	Description & Recommendation	Page
6	22 Pavilion Way, Ruislip - 17423/APP/2011/57	Cavendish ;	Demolition of existing detached store to rear, erection of single storey side/rear extension and alteration to first floor side elevation  <b>Recommendation: Refusal</b>	1 - 8
7	34 Parkfield Road, Ickenham - 59470/APP/2011/1203	Ickenham;	Retention of existing dormers to side and alteration to 1 dormer (Part Retrospective)  <b>Recommendation: Refusal</b>	9 - 16

8	12 Eastbury Road, Northwood - 1901/APP/2011/174	Northwood ;	Erection of part first floor rear/side extension, alterations to rear elevation to include removal of single storey rear roof, installation of ramps to West elevation and East elevation and external staircase to side.  <b>Recommendation: Refusal</b>	17 - 30
9	534 Victoria Road, Ruislip - 3677/APP/2011/851	South Ruislip;	Change of use from Class A1 (Retail) to Class A2 (Financial and Professional Services) for use as an estate agent.  <b>Recommendation: Refusal</b>	31 - 38

### Non Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
10	21 Frithwood Avenue, Northwood - 42456/APP/2011/653	Northwood ;	Part single storey, party two storey side / rear extension involving alterations to side elevation.  <b>Recommendation: Approval</b>	39 - 54
11	30A Northolt Avenue, Ruislip - 16490/APP/2011/1037	South Ruislip;	Two storey, three-bedroom, end terrace dwelling with integral garage and associated amenity space and parking involving the demolition of existing detached bungalow (Retrospective)  <b>Recommendation: Approval</b>	55 - 68
12	30B Northolt Avenue, Ruislip - 16490/APP/2011/245	South Ruislip;	Three storey, four-bedroom terraced dwelling with 2 rooflights to front and 2 rooflights to rear, involving demolition of existing detached bungalow (Retrospective application.)  <b>Recommendation: Approval</b>	69 - 82

13	30C Northolt Avenue, Ruislip - 16490/APP/2011/1039	South Ruislip;	Three storey, four-bedroom, terraced dwelling with associated amenity space and parking involving the demolition of existing detached bungalow (Retrospective)  <b>Recommendation: Refusal</b>	83 - 94
14	30D Northolt Avenue, Ruislip - 16490/APP/2011/1085	South Ruislip;	Two storey, three-bedroom, end of terrace dwelling with associated parking and amenity space following demolition of detached bungalow (Retrospective application).  <b>Recommendation: Approval</b>	95 - 108
15	516A Victoria Road, Ruislip - 42660/APP/2011/739	South Ruislip;	Change of use from Retail (Use Class A1) to a gymnasium (Use Class D2)  <b>Recommendation: Approval</b>	109 - 122
16	Any Items Transferred from Part 1			
17	Any Other Business in Part 2			

## Plans for North Planning Committee

## Report of the Head of Planning & Enforcement Services

**Address** 22 PAVILION WAY RUISLIP

**Development:** Demolition of existing detached store to rear, erection of single storey side/rear extension and alteration to first floor side elevation

**LBH Ref Nos:** 17423/APP/2011/57

**Drawing Nos:** Block Plan to Scale 1:100  
Location Plan to Scale 1:1250  
3 (Existing Floor Plans and Elevations)  
2 (Proposed Elevations)  
1 (Proposed Floor Plans)

**Date Plans Received:** 11/01/2011      **Date(s) of Amendment(s):** 11/01/2011  
**Date Application Valid:** 20/01/2011      26/05/2011

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application site is located on the north side of Pavilion Way and comprises a two storey semi-detached property finished in red brick, with white render and white UPVC windows and a wooden door. The property has a detached garage to the rear which is presently used as a store, an area of hardstanding to the front and has been extended to the rear with a single storey extension. A loft conversion involving the formation of a gable end and the construction of a rear dormer has recently been undertaken as Permitted Development.

The street scene is residential in character and appearance and the application site lies within the developed area as identified in the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### 1.2 Proposed Scheme

Planning permission is sought for the erection of a single storey side/rear extension with alterations to the first floor side elevation of the existing house and demolition of the existing detached store to the rear. The extension would replace the existing single storey rear extension. It would project 3.6 metres from the original rear wall of the property and have an overall width of 8.4 metres. It would be set back 5.4 metres from the front main wall of the property. It would be constructed with a flat roof to a height of 2.98 metres and be finished in materials to match the existing. The alterations to the first floor side elevation would comprise the installation of an additional toilet window.

### 1.3 Relevant Planning History

17423/APP/2010/1662 22 Pavilion Way Ruislip

Two storey side and rear extension, single storey rear extension, conversion of roofspace to habitable use to include a rear dormer, 1 front rooflight and conversion of roof from hip to gable end, involving demolition of single storey rear element.

**Decision Date:** 01-11-2010      **Refused**      **Appeal:**

#### Comment on Planning History

Planning permission was refused on 1 November 2010 (17423/APP/2010/1662) for a two storey side and rear extension, conversion of roofspace to habitable use to include a rear dormer, 1 front rooflight and conversion of roof from hip to gable end, including demolition of single storey rear element for the following reasons:

1. The proposed two storey side and rear extension, by virtue of its siting, size, scale and bulk, would result in an incongruous addition which would be detrimental to the architectural composition of the existing dwelling and the pair of semi detached properties to which it forms a part of. The proposal would therefore be harmful to the visual amenities of the street scene and the area in general, contrary to Policies BE13 and BE19 of the Hillingdon Unitary Development Plan (Saved Policies September 2007) and the adopted Supplementary Planning Documents HDAS: Residential Extensions.

2. The proposed rear extension, by reason of its size, scale bulk including its excessive height and projection, would result in an overly dominant and incongruous feature in relation to the adjoining properties (No. 20 and No. 24 Pavilion Way), and as such would result in a visually intrusive and an un-neighbourly form of development, resulting in a material loss of residential amenity. Furthermore at ground floor level the single storey extension on the boundary with No. 20 Pavilion Way would result in over-shadowing of this property. Therefore the proposal would be contrary to policies BE19, BE20 and BE21 of the Hillingdon Unitary Development Plan (Saved Policies September 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

3. The proposed dormer by virtue of its siting, size, scale and bulk, would be an incongruous addition which would be detrimental to the architectural composition of the existing dwelling and the visual amenities of the area in general, contrary to Policies BE13 and BE19 of the Hillingdon Unitary Development Plan (Saved Policies September 2007) and the adopted Supplementary Planning Documents HDAS: Residential Extensions.

4. The proposed hip to gable end roof alteration by virtue of its design and appearance would be an incongruous addition which would be detrimental to the architectural composition of the pair of semi-detached properties and would create an unbalanced appearance. The proposal would therefore have a detrimental impact on the appearance of the existing dwelling and the pair of semi detached properties to which it forms a part of. The proposal is therefore contrary to Policies BE13 and BE19 of the Hillingdon Unitary Development Plan (Saved Policies September 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

5. The proposed dwelling would not be provided with sufficient off street parking, and therefore the development is considered to be deficient in car parking provision to the Councils approved car parking standards, leading to on-street parking to the detriment of highway and pedestrian safety, contrary to policy AM14 of the Hillingdon Unitary Development Plan (Saved Policies September 2007).

### 2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

### 3. **Comments on Public Consultations**

7 neighbours and the Eastcote Residents Association were consulted. A petition signed by 21 persons has been received objecting to the proposal on the grounds that it is oversized and poses potential environmental issues.

Eastcote Residents' Association

This is the second application on this site. The first being refused in October 2010. This application is for a much smaller development, but there are still some concerns. The rear element does appear to extend more than the 3.9 meters recommended in SPD 3.9. The small front garden is given over to parking for one vehicle, the driveway is shared with No. 24. At present there is a side access to the rear of no.22. However, the proposed side extension would remove the access to the rear garden, making it necessary to store refuse in the front garden. No allowance has been made for a bin store, indeed with the shared drive there is not adequate room for a bin store. Therefore, all refuse will have to be brought through the house. We trust these points will be taken into consideration.

Officer comments:

The size of the extension and parking issues are discussed under main planning issues. With regard to the storage of refuse, it is likely that this would take place in the rear garden and brought through the house to the front of the property on the day of collection. This is considered acceptable. Details of a bin store in the rear garden could be secured by an appropriate condition in the event of planning permission being granted.

Trees and Landscape Officer

This site is not covered by a TPO, nor inside a Conservation Area. There is a line of boundary trees (hawthorn and ash) to the rear of this property (off site), however they are far enough away from the proposed extension to not be affected. There are no suitable locations to plant new trees. Therefore, the scheme is acceptable in terms of Saved Policy BE38 of the UDP.

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

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

Part 1 Policies:

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

Part 2 Policies:

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
AM14	New development and car parking standards.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.

## 5. MAIN PLANNING ISSUES

The main issues for consideration with this application are the design of the proposed development, impact on residential amenity, and highway safety and parking.

Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) requires that the layout and appearance must harmonise with the existing street scene, Policy BE15 goes on to state that extensions must be in keeping with the scale, form and architectural composition of the original building. The side element of the proposed extension would be set back 5.4 metres behind the front main wall of the house and would not be readily visible in the street scene due to the angled building line of the properties on this side of Pavilion Way. As such, the proposal would not be detrimental to the appearance of the property or the street scene and accord with the aforementioned Policies.

The Hillingdon Design and Accessibility Statement Residential Extensions Supplementary Planning Document (SPD) provides the following guidance in respect of house extensions:

Section 3 of the SPD sets out criteria to assess single storey rear extensions against. This includes the following thresholds for appropriate scale and design.

- Para 3.4: Should not exceed 3.6m in depth on a semi-detached plot;
- Para 3.6: The roof should not exceed 3.0m in height in the case of a flat roof;
- Para 3.9: The extension should be set in 0.25m from the side boundary.

The proposed single storey rear extension would not exceed 3.6m in depth or 3m in height and would be set in a minimum of 0.25m from the side boundaries. As such, the proposal would accord with the aforementioned policies and guidance.

With regard to impact on neighbouring amenity, Policy BE21 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) is relevant and should be considered. The policy states that planning permission will not be granted for new buildings or extensions which by reason of their siting, bulk and proximity, would result in a significant loss of residential amenity.

The proposed single storey rear extension would project 3.6m to the rear of the property and would not result in any undue loss of light or outlook to the adjoining properties at



Nos. 20 and 24 Pavilion Way. As such, the proposal would accord with the aforementioned policy.

A garden area of in excess of 100m<sup>2</sup> would be retained, in accordance with guidance set out in the Residential Extensions SPD and Policy BE23 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

Policy AM14 of the UDP (Saved Policies September 2007) refers to the Council's car parking standards contained under Annex 1. The standards indicate that a maximum of 2 car parking spaces are required in order to comply with the policy. The site is in a residential area where lack of off street parking would lead to on-street parking to the detriment of highway and pedestrian safety. There is currently an area of hardstanding to the front of the dwelling with provision for one car and a garage to the rear. The garage is to be demolished as part of the application and no additional parking provision is to be provided. The remaining parking provision of 1 car parking space is considered to be insufficient for the existing 3 bedroom dwelling contrary to Saved Policy AM14 of the UDP.

## 6. **RECOMMENDATION**

### **REFUSAL for the following reasons:**

#### **1 NON2 Insufficient car parking**

The proposed extension would prejudice the ability of the site to accommodate car parking facilities in accordance with the Council's approved standards and therefore likely to result in on-street parking to the detriment of highway and pedestrian safety contrary to policy AM14 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

## **INFORMATIVES**

### **Standard Informatives**

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 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, and to all relevant material considerations, including Supplementary Planning Guidance:

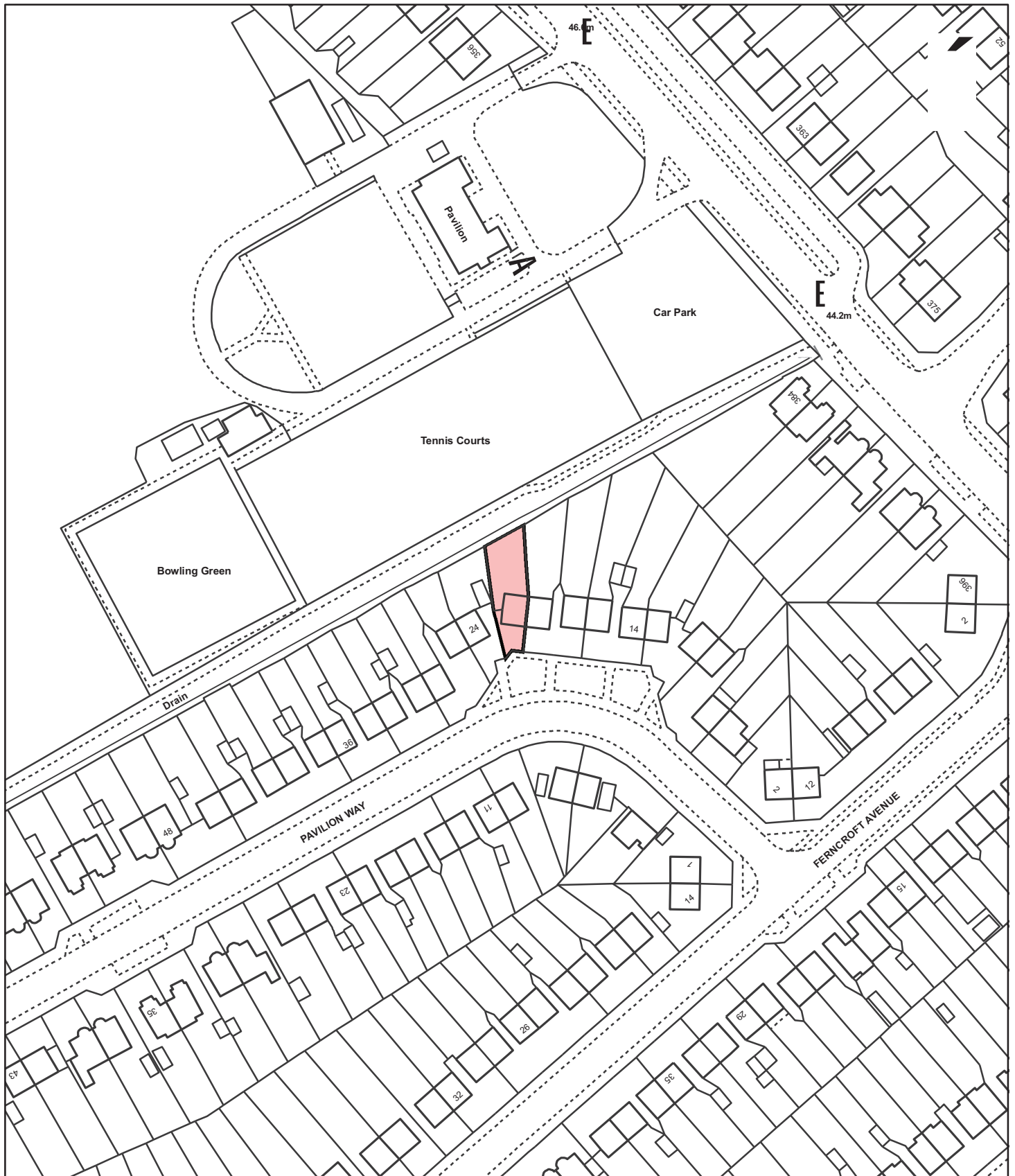
#### **Policy No.**

BE13 New development must harmonise with the existing street scene.

BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
AM14	New development and car parking standards.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.

**Contact Officer:** Mark Smith

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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Site Address

**22 Pavilion Way,  
Ruislip**

Planning Application Ref:  
**17423/APP/2011/57**

Planning Committee  
**North Page 7**

Scale  
**1:1,250**

Date  
**May 2011**

**LONDON BOROUGH  
OF HILLINGDON**  
Planning,  
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& 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** 34 PARKFIELD ROAD ICKENHAM MIDDLESEX

**Development:** Retention of existing side dormer facing No.32 and alteration to side dormer facing No.36

**LBH Ref Nos:** 59470/APP/2011/1203

**Drawing Nos:** 09/237/16  
Location Plan to Scale 1:1250  
09/237/12A  
09/237/14A  
09/237/15  
09/237/10  
09/237/13  
09/237/11

**Date Plans Received:** 17/05/2011      **Date(s) of Amendment(s):**

**Date Application Valid:** 02/06/2011

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application site is located on the north east side of Parkfield Road and comprises of a detached bungalow. The application property is separated from the adjoining property, No.32 also a detached bungalow, by 2.5m. To the northwest is 36 Parkfield Road, also a detached bungalow.

The area is characterised by a mix of bungalows and two storey houses and the application site lies within the developed area as identified in the adopted Unitary Development Plan Saved Policies 2007.

#### 1.2 Proposed Scheme

The proposal is to retain the dormer window facing No.32 as constructed and to alter and retain the dormer facing No.36.

The dormer facing No.32 would measures 4.25m wide, 3.4m deep and finished with a flat roof 2.3m high. It would retain gaps of 0.5m to the eaves and 0.2m to the roof ridge and would be set some 4.5m back from the front of the property. This dormer is as constructed and would retain the existing windows.

The dormer facing No.36 would still measures 4.25m wide and 3.4m deep but would be

finished with a flat roof 1.96m high. This would involve a reduction in its height by approximately 400mm. It would increase the gap between it and the eaves to 0.9m, but would still be 0.2m to the roof ridge and would be set some 4.5m back from the front of the property. It is also proposed to remove both the existing windows from the face of this dormer, leaving a blank facade facing No.36.

### 1.3 Relevant Planning History

59470/APP/2006/1125 34 Parkfield Road Ickenham Middlesex

INSTALLATION OF FRONT AND REAR GABLES AND SIDE DORMERS (APPLICATION FOR A CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT)

**Decision Date:** 07-06-2006 Refused **Appeal:**

59470/APP/2006/1858 34 Parkfield Road Ickenham Middlesex

CONVERSION OF ROOF FROM HIP TO GABLE AND INSTALLATION OF TWO SIDE DORMERS, FRONT ROOFLIGHT AND CONVERSION OF LOFT SPACE TO HABITABLE ROOM (APPLICATION FOR A CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT)

**Decision Date:** 17-08-2006 GPD **Appeal:**

59470/APP/2006/1900 34 Parkfield Road Ickenham Middlesex

CONVERSION OF ROOFSpace FROM HIP TO GABLE END INCORPORATING INSTALLATION OF FRONT GABLE WINDOW (RETROSPECTIVE)

**Decision Date:** 25-06-2008 Approved **Appeal:**

59470/APP/2008/2796 34 Parkfield Road Ickenham Middlesex

The installation of two side dormer windows (Appeal against Enforcement Notice; Application for planning permission deemed to have been made pursuant to Section 174 of the Town and Country Planning Act 1990).

**Decision Date:** **Appeal:** 19-MAR-09 Dismissed

#### Comment on Planning History

The site has an extensive planning history relating to developments in the roof. However, the most relevant is the enforcement notice relating to the existing dormers, the subject of this application, which was served in July 2008 and was the subject of an appeal. The relevant parts of the decision are discussed below.

The Council has already secured a prosecution through the courts which resulted in the courts instructing the owner to comply with the terms of the enforcement notice. This has not occurred and the matter will be referred back to the courts for further determination.

### 2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

### 3. Comments on Public Consultations

10 adjoining occupiers, the Oak Avenue & Parkfield Road Residents Association and the

Ickenham Residents Association consulted. Two letters received objecting to the proposal on the following grounds:

- i) The enforcement notice should be acted upon;
- ii) The application is in breach of policies BE13, BE15, BE19, BE21 and BE24 and the SPD HDAS: Residential Extensions;
- iii) The application is a strategy of procrastination;
- iv) The proposal is visually overdominant and out of character;
- v) The applicants own calculations showed that the dormer resulted in loss of light to the adjoining property;
- vi) The applicants approach is making a mockery of the Council and the neighbours;

Two petitions, one with 21 signatures and one with 20 signatures have also been received both requesting that the application is refused and the enforcement notice complied with.

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

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

Part 1 Policies:

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.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.

#### **5. MAIN PLANNING ISSUES**

The main issues relate to the size, scale and design of the dormers and their impact on the character and appearance of the bungalow and the street scene in general and the impact on adjoining occupiers.

Impact on character and appearance

With regard to the issue of the character and appearance of the bungalow and the impact on the street scene, the Inspector in his appeal decision relating to the dormers commented as follows:

"21. The flat roofs of the two dormers are immediately below the ridge of the main roof, and the front faces are set back some 0.5 of a metre from the eaves. Coupled with their considerable width, roughly a third of the front to back dimension of the bungalow, as extended - they appear as bulky protrusions, giving an unbalanced appearance to what



was a conventionally proportioned bungalow. The fact that they are screened by other buildings in longer views down Parkfield Road does nothing to diminish their impact and dominating nature in views at close range. I consider they cause significant harm to the appearance of the bungalow.

22. Although the road may at one time have been predominantly developed with bungalows of broadly similar design, I saw that there is now considerable variety. A number of 2-storey houses and chalet bungalows have been built, and there have been roof alterations to a considerable number of the bungalows. However, by and large the new additions and alterations have been carried out in a sympathetic manner, with elements such as dormers being in scale with the parent buildings. The existence of a variety of forms does not to my mind justify the introduction of such bulky features as these dormers, which I consider are incongruous in the context of the prevailing small-scale nature of the buildings and their various architectural features.

23. I conclude on the first main issue that the development causes significant harm to the character and appearance of the original dwelling, and to the street scene in the vicinity. The development does not accord with the aims of UDP Policies BE13, BE15 & BE19."

The proposal does not involve any changes to the size, scale or bulk of the dormer facing No.32 and a minor change to the dormer facing No.36 involving a reduction in its height by 400mm. Thus its overall bulk and scale remains virtually the same. This being the case it is difficult to reach any conclusion other than the one reached by the appeal inspector that the development causes significant harm to the character and appearance of the original dwelling, and to the street scene in the vicinity. The development is therefore contrary to Policies BE13, BE15 and BE19 of the UDP Saved Policies September 2007 and the SPD HDAS: Residential Extensions.

#### Impact on adjoining occupiers

With regard to the issue of the impact on adjoining occupiers, the Inspector in his appeal decision commented as follows:

"24. Turning to the second main issue, the bungalows to either side, no. 32 to the south-east and no. 36 to the north-west, have their flank walls some 3.6 metres and 2.5 metres respectively from the flank walls of the appeal property. Both have windows of habitable rooms in their flank walls. The windows in the two dormers are positioned such that they can give clear views down into these rooms. However, the principal window in the south-eastern dormer lights the staircase landing, the other window lights a bathroom, and both are obscure glazed. I accept that the potential overlooking could be overcome by imposing a condition requiring the opening light of the landing window to be fixed shut.

25. Similarly, windows in the north-western dormer, which are clear glazed, might have obscure glazing fitted and have their lower lights fixed shut. However, these windows provide the principal outlook and source of daylight for a new first floor bedroom. I consider that requiring the windows to be obscure glazed, and at least the lower lights to be fixed shut, would result in a poor quality environment in one of the larger bedrooms in the dwelling. I do not accept that this would be a reasonable and acceptable choice for the building owner to make, since it could only be ensured by imposing a planning condition that would be effectively permanent. Thus, any future owners of the dwelling would be bound by it, and the poor quality living conditions would become a permanent feature of



the dwelling. While the overlooking problem might be overcome, I do not consider this should be at the cost of introducing a further problem.

26. Furthermore, the north-western dormer looks down onto the paved sitting-out area at the back of no. 36. I consider the occupants have a reasonable expectation of privacy in such an area, and that the windows in the dormer cause significant intrusion.

27. I saw that the north-western dormer is a highly prominent and bulky feature when looking from the garden of no. 36, particularly from the sitting-out area. I was not able to look from the site of no. 32, but it appears that a similar relationship exists there. In my opinion the dormers are of such size and bulk that they are an over-dominant feature. Looking from within the room on the south-eastern flank of no. 36, the dormer is not visible except from very close to the window, since the flank of no. 34 is at such close range. The outlook from this room is mainly onto the boundary fence and adjacent flank wall, and is not made significantly worse by the presence of the dormer. However, the situation in relation to no. 32 is somewhat different due to the greater separating distance. It is likely that the outlook from the equivalent room in this property is harmed by the presence of the dormer.

28. The appellant put forward a study of the effects of the dormers on daylight, sunlight and shading for adjoining properties. I understand the analysis has been done with reference to the recommendations of the Building Research Establishment (BRE) publication 'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice.' The results show that there have been reductions in daylight to windows of the habitable rooms to the sides of nos. 32 and 36. In particular there have been reductions in the Vertical Sky Component (VSC) has been reduced from 27.4% to 21.7% in the case of no. 32 - a factor of 0.8 - and from 20.9% to 13.7% in the case of no. 36, a factor of 0.65.

29. In relation to existing buildings, paragraph 2.2 of the BRE Guide advises that if the VSC is greater than 27% then enough skylight should be reaching the window of the existing building, but any reduction below this level should be kept to a minimum. Furthermore, if the VSC with the new development in place, is both less than 27% and less than 0.8 times its former value, then occupants of the existing building will notice the reduction. The area lit by the window is likely to appear gloomier, and electric light will be needed more of the time.

30. It appears to me that the loss of daylight to the room in no. 32 is on the margin of acceptability. However, in the case of no. 36 the room would previously have had relatively low levels of daylight, and this has been exacerbated by the introduction of the north-western dormer. I saw that even in mid-afternoon the room was very poorly lit, and I consider the dormer makes a significant contribution to this situation.

31. It was argued that the Average Daylight Factor (ADF), would be above the minimum recommended value for bedrooms of 1%, which should be attained even if a predominantly daylight appearance is not required. In this case the ADF for the relevant rooms in nos. 32 and 36 is 1.79% and 1.81% respectively, reduced from the previous calculated values of 2.13% and 2.31%. The ADF is one of the criteria recommended by the BRE for assessment of daylight in new buildings, rather than existing buildings, and I am therefore not convinced it is necessarily the appropriate measure. Furthermore, I consider rooms in family dwellings may frequently be multi-purpose, needing higher levels of daylight, and not be restricted to bedroom use. The BRE guidance is that an ADF of 2% or more is appropriate if supplementary electric lighting is provided. Overall, I consider the

daylight levels in these rooms have been reduced by an unacceptable degree.

32. I am generally satisfied that any overshadowing and loss of sunlight caused by the dormers is not sufficient to be unacceptable. However this does not lessen the harm caused by loss of daylight.

33. I conclude on the second main issue that the unauthorised development causes significant harm to living conditions for occupants of adjacent properties in terms of daylighting, outlook and privacy. The development does not accord with the aims of UDP Policy BE21."

The applicant has attempted to address the issues raised by the Inspector by reducing the overall height of the dormer facing No.36 by 400mm and by removing the windows in this elevation and leaving a blank facade. This has addressed the issue relating to the loss of privacy to No.36 but the minor reduction in size has not addressed the issues relating to the dormers being over-dominant features when viewed from the adjoining properties, nor has it addressed the issue of the outlook to no. 32 or the loss of daylight to both properties highlighted by the Inspector. The proposal is thus considered to result in significant harm to the amenities of occupants of adjacent properties in terms of daylighting, outlook and overdomination contrary to Policies BE21 of the UDP Saved Policies September 2007 and the SPD HDAS: Residential Extensions.

The removal of the windows in the dormer facing No.36, whilst addressing the issue of the loss of privacy to this property, means that the bedroom, which was provided with outlook and light by these windows, is now only served by a small rooflight to the front of the property, which is considered insufficient. This was an issue which the Inspector highlighted and the reason why he considered the provision of obscure glazing, fixed shut to be unacceptable. Thus, by removing the windows it is considered that poor quality living conditions would be created to the detrimental of the amenities of current and future occupiers and contrary to Policy BE19 of the UDP Saved Policies September 2007 and the SPD HDAS: Residential Extensions. The restriction on natural light would also mean that the proposal would not comply with the aims of sustainable development, requiring artificial lighting to be used at all times of the day, contrary to Policy 4A.3 of the London Plan 2008.

## 6. **RECOMMENDATION**

### **REFUSAL for the following reasons:**

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

The proposed dormer windows by reason of their overall size, bulk, scale, siting, design and appearance would represent an incongruous and visually intrusive form of development which would fail to harmonise with the character, proportions and appearance of the bungalow and would be detrimental to the visual amenities of the street scene and the area in general, contrary to policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

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

The proposed dormer windows by reason of their overall size, bulk, scale, siting, design

and appearance would be detrimental to the amenities of adjoining occupiers by reason of overdomination, loss of outlook, and loss of daylight, contrary to policies BE19 and BE21 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

**3 NON2 Non Standard reason for refusal**

The proposed removal of the windows serving a bedroom would result in a habitable room with restricted natural light and little or no outlook to the detriment of the current and future occupiers of the property and the aims of sustainable development. The proposal would thus be contrary to policy BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007), policy 4A.3 of the London Plan (2008) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

## **INFORMATIVES**

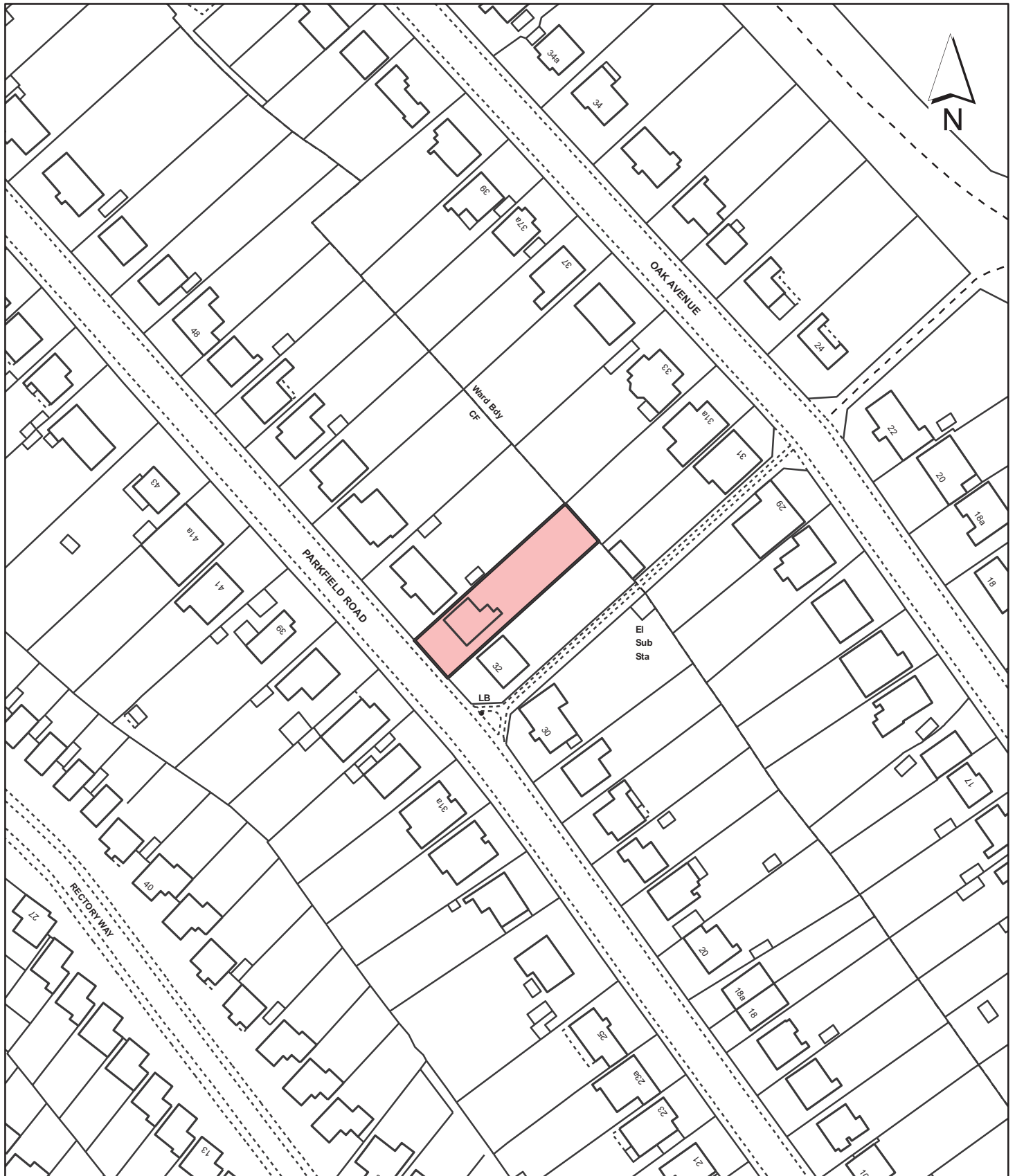
### **Standard Informatives**



- 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 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, and to all relevant material considerations, including Supplementary Planning Guidance:  
**Policy No.**  

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.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.

**Contact Officer:** Meghji Hirani

**Telephone No:** 01895 250230



<p><b>Notes</b></p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2011 Ordnance Survey 100019283</p>	<p>Site Address</p> <p><b>34 Parkfield Road</b> <b>Ickenham</b></p>		<p><b>LONDON BOROUGH OF HILLINGDON</b> Planning, Environment, Education &amp; Community Services</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p><b>59470/APP/2011/1203</b></p>	<p>Scale</p> <p><b>1:1,250</b></p>	
	<p>Planning Committee</p> <p><b>North</b> Page 16</p>	<p>Date</p> <p><b>July 2011</b></p>	
		 <b>HILLINGDON</b> LONDON	

## Report of the Head of Planning & Enforcement Services

**Address** 12 EASTBURY ROAD NORTHWOOD

**Development:** Erection of part first floor rear/side extension, alterations to rear elevation to include removal of single storey rear roof, installation of ramps to West elevation and East elevation and external staircase to side.

**LBH Ref Nos:** 1901/APP/2011/174

**Drawing Nos:** AR-04 Rev. A  
AR-02 Rev. A  
AR-03 Rev. A  
Location Plan to Scale 1:1000  
Design & Access Statement  
Transport Statement  
AR-01 Rev. D

**Date Plans Received:** 26/01/2011      **Date(s) of Amendment(s):** 26/01/2011  
**Date Application Valid:** 07/02/2011      07/02/2011  
23/03/2011

### DEFERRED ON 14th July 2011 FOR SITE VISIT .

This application was deferred from the committee of the 14th July for a site visit.

#### 1. SUMMARY

Planning permission is sought for the erection of a part two storey part first floor side extension, ground floor rear infill extension and provision of external first escape staircase. The application property is an attractive 'Arts & Crafts' style building which forms a group with 10, 14 and 16 Eastbury Road, which are on the local list. The proposed part first floor side/rear extension is not considered to harmonise with the character, proportions and appearance of the main building and would be detrimental to the appearance of the surrounding area and the character and appearance of the Northwood/Frithwood Conservation Area. The proposal would not harm the residential amenities of the occupiers of nearby properties.

#### 2. RECOMMENDATION

**REFUSAL for the following reasons:**

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

The proposed part two storey part first floor side extension, by reason of its overall size, scale, bulk, siting, length of projection, design and appearance would represent an incongruous and visually intrusive form of development which would fail to harmonise with the architectural composition, character, proportions and appearance of the main building. It would appear overly bulky and as such would have a detrimental impact on the character and visual amenities of the surrounding area generally, and on the character and appearance of the locally listed building and the Northwood/Frithwood Conservation Area, contrary to policies BE4, BE8, BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

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



The proposal due to the poor outlook afforded to two bedrooms on the ground floor, by reason of the 2.5m fence within 2.3m of those windows, would result in an oppressive environment to those rooms. As such the proposal would fail to provide a satisfactory residential environment for future occupiers, contrary to Policies BE19 and BE20 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

## INFORMATIVES

### 1 I52 Compulsory Informative (1)

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

### 2 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.

BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
HDAS	Residential Extensions
BE8	Planning applications for alteration or extension of listed buildings

## 3. CONSIDERATIONS

### 3.1 Site and Locality

The application site, known as Eastbury Road Nursing Home, is located on the east side of Eastbury Road and forms a group with Nos. 10, 14 and 16 dating from circa 1910. It comprises an 'Arts and Crafts' style two storey detached house with a front gable wing, a centrally positioned rear gable end, part two storey and single storey side/rear wing along the southern boundary, a single storey rear extension with rear projection along the northern side boundary, and a centrally positioned conservatory, all set within a large plot. The front area has been hard surfaced for car parking and mature trees lie at front with a mix of trees and hedges along the side boundaries. The rear garden also has mature

trees and two detached sheds lie at the end of the garden.

To the north lies 14 Eastbury Road, a two storey detached house also set within a spacious plot. To the south lies 10 Eastbury Road, a two storey attached house. Attached to the rear of that property is 1 & 2 Carew Lodge, with 3-7 Carew Lodge, further east, all two storey buildings. The street scene is residential in character and appearance, comprising predominantly two storey detached houses of varying designs and the application site lies within the Northwood/Frithwood Conservation Area, as designated in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007). The application site is also covered by TPO 150.

### **3.2 Proposed Scheme**

The previously refused scheme proposed the erection of a part two storey gable end front extension and a part first floor, part two storey side/rear extension over the existing single storey side/rear wing along the southern side boundary.

The design of the proposed first floor front extension was similar to the existing front gable end wing. It was proposed to be set flush with the northern flank wall and at ground floor level and extended 2.5m beyond the front wall. It measured 5.5m wide at ground floor level at which point it would step back 1.1m towards the building to be 1.4m deep and 4.2m wide, resulting in an overall width of 9.7m. The proposed front extension was finished with a front gable end incorporating a catslide roof along the northern side, with an eaves height of 2.2m above ground, and a hip end roof along the southern side, with an eaves height of 5.5m above ground matching the eaves height of the existing front wing on the opposite side of the front elevation of the building.

A large first floor window was proposed in the gable end. The first floor provided additional accommodation to one of the existing single rooms, while the ground floor element provided a kitchen and staff room in the forward most part of the extension with the recessed part providing a new office area and entrance with a flat roof canopy above. A ramped access was also proposed in front of the new entrance. The proposed first floor side extension followed the footprint of the ground floor element. At front, it was set some 0.6m behind the existing recessed two storey side wing and measured 2.7m wide at front, widening to 6.3m at rear, and finished with a gable end dual pitched roof 4.9m high at eaves level along the southern flank wall, 4.3m high at eaves level facing the courtyard of the building, and 7.7m high at ridge level. The proposed first floor resulted in the raising of the eaves and roof ridge along the southern side boundary by 0.7m and 0.9m, respectively.

The front gable of the first floor side extension was finished with hanging tiles with the rear gable end finished in white render. The inner courtyard elevation comprised ground floor windows with 3 dormer windows within the roof slope, set 1.4m apart. They each measured 2.5m wide, 1.5m deep, and finished with a flat roof with overhang, 2.6m high. The proposed first floor provided 3 single rooms.

A galvanised steel escape staircase was proposed to the rear of the first floor side extension which provided access down to the rear courtyard. The escape staircase measured 1.2m wide and 5.2m long, along the face of the building, at which point it angled away into the rear courtyard. The proposed staircase measured 4.2m high at its highest point, supported by steel posts, and comprised mesh and steel handrails.

This current application attempts to overcome the reasons for refusal of the previous scheme by omitting the front extension and first floor southern side extension with rear

staircase for the erection of a part first floor side/rear extension and the part single storey infill rear extension.

The proposed part first floor side extension would be located over the existing single storey side wing, infilling the gap where the existing fire escape staircase is located. It would extend from the flat roof area outside bedroom 12, to the rear wall of the existing side wing. The proposed first floor side/rear extension would measure 4.4m wide and 16m deep. The proposed extension would be finished with a 1.8m deep flat roof section set immediately below the eaves of the main roof, while the remainder of the extension would be finished with a hipped (on all sides) ridged roof, matching the eaves height, but set 2.7m below the roof ridge, of the main roof.

A metal staircase is proposed along the side elevation of the existing and proposed side extensions, which would replace the existing secondary means of access. The proposed metal staircase would measure 1m wide and 7.5m long, fixed to the external wall.

At rear, it is proposed to enclose the area beneath the hip end roof of the northern single storey side wing, the elevation of which would be finished in brickwork. The proposed works would remain within the existing roofslope.

At front, it is proposed to provide an entrance ramp for wheelchair users. The proposed ramp would measure 3.5m wide, extend 3.3m beyond the front wall, and would be supported by 1m high railings.

The applicant has advised that there are currently 20 bed spaces (5 double bedrooms/10 single bedrooms). The proposed additional floor space would allow much need internal reorganization of the Nursing Home to meet modern needs. The internal arrangement will create 21 bed spaces (3 double rooms/15 single bedrooms).

### 3.3 Relevant Planning History

1901/APP/2010/244      12 Eastbury Road Northwood

Part two storey, part single storey front extension with 1 side rooflight, first floor side/rear extension to include 3 side dormers and 3 side rooflights, with external staircase to rear to provide additional bedrooms and alterations to existing, external alterations and new landscaping (involving demolition of bay window to ground floor rear, part first floor external wall and part of the west elevation wall).

**Decision:** 08-10-2010    Refused

#### Comment on Relevant Planning History

The above application was refused for the following reasons:

1. The proposed two storey front extension by reason of its overall size, siting, design and appearance would fail to harmonise with the architectural composition, character, proportions and appearance of the main building. It would not appear subordinate and would detract from the character and visual amenities of the existing property, the street scene and the character and appearance of the locally listed building and the Northwood/Frithwood Conservation Area, contrary to policies BE4, BE8, BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.



2. The proposed first floor side extension, by reason of its overall size, scale, bulk, siting, design and appearance would represent an incongruous and visually intrusive form of development which would fail to harmonise with the architectural composition, character, proportions and appearance of the main building. It would appear overly bulky and cramped in the street scene and as such would have a detrimental impact on the character and visual amenities of the street scene and surrounding area generally, and on the character and appearance of the locally listed building and the Northwood/Frithwood Conservation Area, contrary to policies BE4, BE8, BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

3. The proposed external staircase, by reason of its siting, size and design, would have a detrimental impact on the appearance of the main building. It would be detrimental to the character and visual amenities of the street scene and surrounding area generally, and the character and appearance of the locally listed building and the Northwood/Frithwood Conservation Area, contrary to policies BE4, BE8, BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

4. The proposed dormer windows, by reason of their number, overall size, scale, position and appearance would represent an incongruous and visually intrusive form of development which would fail to harmonise with the architectural composition, character, proportions and appearance of the main building. They would thus have a detrimental impact on the character and visual amenities of the surrounding area generally and on the character and appearance of the locally listed building and the Northwood/Frithwood Conservation Area, contrary to policies BE4, BE8, BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

5. The proposed first floor side extension, by reason of its overall size and proximity to the side boundary, would result in a closing of the visually open gap between this and the neighbouring properties 10 Eastbury Road and 1 & 2 Carew Lodge, giving rise to a cramped form of development, which would be detrimental to the visual amenities of the street scene and character and appearance of the locally listed building and the Northwood/Frithwood Conservation Area. The proposal is therefore contrary to policies BE4, BE8, BE13, BE19 and BE22 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

6. The proposed development by reason of the siting of the proposed dormer windows and the siting and height of the proposed external staircase would result in the perceived/actual overlooking of the adjoining properties, 14 Eastbury Road, and 1 and 2 Carew Lodge, Carew Road respectively, causing an unacceptable loss of privacy to the adjoining occupiers. The proposal is therefore contrary to policy BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

7. The proposed first floor side extension, by reason of its overall height and length of projection would result in an overdominant/visually intrusive form of development when viewed from the rear ground and first floor windows at 1 & 2 Carew Lodge. Therefore, the proposal would constitute an un-neighbourly form of development, resulting in a material loss of residential amenity, contrary to policies BE19 and BE21 of the of the adopted Hillingdon Unitary Development Plan (Saved Policies 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

#### 4. Planning Policies and Standards

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

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

Part 1 Policies:

Part 2 Policies:

BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
HDAS	Residential Extensions
BE8	Planning applications for alteration or extension of listed buildings

#### 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **23rd March 2011**

5.2 Site Notice Expiry Date:- Not applicable

#### 6. Consultations

##### External Consultees

26 adjoining owner/occupiers have been consulted. The application has been advertised as a development that affects the character and appearance of the Northwood/Frithwood Conservation Area. 9 letters of objection and 2 petitions with a total of 81 signatories against the proposal have been received making the following comments:

Letters of objection:

- (i) The proposal would result in the loss of light and outlook from a side reception window at 14 Eastbury Road;
- (ii) The proposed extension and metal staircase would have a visually intrusive impact on the street scene and would dominate the building;
- (iii) The proposal would result in direct overlooking of the reception room and windows of 14 Eastbury Road;
- (iv) The proposed metal staircase would provide opportunity for staff to congregate and cause noise and disturbance;

- (v) The proposed first floor side fire escape glazed door would cause light pollution to the occupiers of 14 Eastbury Road;
- (vi) The existing hedge between the application site and 14 Eastbury Road would be damaged by the proposed works;
- (vii) The existing boundary fence is ineffective for screening;
- (viii) The proposal represents an overdevelopment of the site;
- (ix) The additional accommodation would represent an over-intensive use of the site;
- (x) The proposal would be out of keeping with the character and appearance of the conservation area;
- (xi) The increase in bedrooms will result in additional on-street parking;
- (xii) The proposal would harm the local listed building and would not comply with policies BE8, BE13, BE15, BE19, BE21, BE24 and BE38; and
- (xiii) A commercial use within a conservation area on a residential a street is unacceptable.

Petition 1:

"We the undersigned object to any further development of the Nursing Home at 12 Eastbury Road and specifically the proposed development on the NORTH boundary, on the basis that the site is already over-developed. It will spoil the character of this conservation area and will result in substantial loss of amenity to neighbours, the road and the area."

Petition 2:

Objections:

- (i) Overdevelopment of commercial premises in residential conservation area;
- (ii) Overlooking amenity space; and
- (iii) Reduction of daylight to amenity space.

Northwood Conservation Area Panel: No comments received.

Northwood Residents Association: No comments received.

Carew Lodge Residents Association:

On behalf of the residents of Carew Lodge, the Directors wish to object to the planning applications submitted by the owner of 12 Eastbury Road.

Objections: It is already acknowledge that the site is over-developed (Director of Planning in 1988 & James Rodger, Head of Planning in October 2010 at the Planning Committee meeting to determine the outcome of the applications submitted in respect of the South Boundary).

- The property lies within the Frithwood Conservation area and it is believed that it will be possible to see proposed new elevations from the street, causing harm to residential amenity and the style and character of the Conservation Area.

- If these applications are allowed to succeed the resulting building, by way of footprint and mass, would for exceed that which could ne regarded as reasonable in a residential setting. Indeed if the plans had been submitted by a private resident, it is believed they would be rejected out of hand.

- Residents of Carew Lodge are already disturbed by noise from this Nursing Home. The addition of further rooms will only exacerbate this problem.

- Flat 7 Carew Lodge directly overlooks the gardens of 12 Eastbury Road, and the addition of a second storey to the existing extension would result in a significant loss of visual amenity with total

loss of aspect through to Eastbury Road. The resulting scene would look crowded and not in keeping with what is expected of the residential area.

In the circumstances we trust that the planning officers will refuse these applications.

### **Internal Consultees**

#### **CONSERVATION OFFICER:**

**BACKGROUND:** This is an attractive property within the Northwood-Frithwood Conservation Area. The building forms a group with Nos 10, 14 and 16 Eastbury Road, and all are included in the Local List. Designed by C.H.B. Quennell in 'Arts and Crafts' style, the buildings date from c1910. No 12 is of simple rather robust design, constructed in red brick with a tall hipped plain tiled roof. To the street it includes an asymmetrical gable and double height canted bay. To the rear it has been extensively extended at ground floor, although the original elevation with a two storey gable, is clearly visible at first floor.

The current scheme proposes a further extension to the rear at first floor with a flat roofed link to the existing building at this level; a metal escape stair adjacent to the northern boundary of the property and alterations to the ground floor and roof of the existing single storey addition within this area.

**COMMENTS:** The proposed first floor extension would not be widely visible in the street scene, although it would be seen in part in the gap view between nos 12 and 14. The proposed extension would, however, be very deep at first floor level and is close to the boundary with the adjacent property. The first floor addition would also obscure part of the original gable, and its shallow pitched roof would be a conspicuous element when seen together with the characteristic steep pitch of the original roof and also that of the taller addition.

The addition is therefore considered to be overly bulky and to relate poorly to the original form and features of the main house.

Conclusion: Unacceptable.

#### **TREES & LANDSCAPE OFFICER:**

This site is covered by TPO 150 and also within Northwood Conservation Area. There are three trees protected by TPO 150 (Purple-leafed plum T7, Purple-leafed plum T8, and Mountain Ash T9) within the front garden, along with several other trees. There is also a Sycamore and several other mature trees in the rear garden. The trees which are not covered by the TPO are protected by virtue of their location within a Conservation Area.

All of the trees on-site are shown on the plans, however they are not shown as retained, and a tree report has not been submitted. The trees on-site contribute to the visual amenity of the Conservation Area and warrant protection during development and long-term retention.

The trees in the front garden are afforded some protection by the hard, parking surface, however in order to protect the trees' crowns during development, fencing (in accordance with BS5837:2005) should be erected around the trees. Furthermore, protective fencing will be required in the rear garden to protect the Sycamore.

The existing trees should be shown as retained on the plans and the location of protective fencing should also be shown.

In order to address the above points, subject to the amendment of the plans and conditions TL1

(services and levels only), TL2 and TL3, the scheme is acceptable in terms of Saved Policy BE38 of the UDP.

Officer Comments: The plans have been amended to take account of the above comments.

#### ACCESS OFFICER:

In assessing this application and framing the following recommendations, reference has been made to the Accessible Hillingdon SPD (adopted January 2010) and BS 8300: 2009. The following observations are provided:

1. The proposed access ramp should accord with the specification details contained within BS 8300:2009. Particular attention should be paid in respect of achieving the correct gradient and handrails should be fitted to both sides.
2. Whilst the ratio of 1 assisted bath (or assisted showers provided this meets residents needs) to 8 service users appears to have been met, details of the internal layout and specification should be provided, including the legislation or guidance that has informed the design of all bathroom types.
3. A proportion of ensuite bathrooms should be designed to allow independent use by wheelchair users. Floor gully drainage should be provided in all bathrooms where showers are to be provided.
4. Whilst works are in progress, the opportunity should be taken to install a refuge area in accordance with BS 9999:2008. Refuge areas provided should be sized and arranged to facilitate maneuverability by wheelchair users (Refer to BS 9999). Refuge areas must be adequately signed and accessible communication points should also be provided in the refuge area.
5. Consideration should be given to ensure that arrangements exist to provide adequate means of escape for all, including wheelchair users. Fire exits should incorporate a suitably level threshold and should open onto a suitably level area.
6. Advice from a suitably qualified Fire Safety Officer concerning emergency egress for disabled people should be sought at an early stage.

Conclusion: Should the Council grant planning permission, it is recommended that point 1 above is secured by way of a planning condition, with the remaining points forwarded to the applicant as informatives.

## **7. MAIN PLANNING ISSUES**

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

Whilst the site is not strictly in residential use, the principle of extending existing properties in residential areas is acceptable and any extension would need to comply with the Council's policies and standards.

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

As stated above, the application property forms a group with Nos. 10, 14 and 16, and these together are included on the Local List.

The application property once formed a dwellinghouse but has since been converted to a nursing home. It has been substantially extended in the past principally with a part two storey side extension and single storey side wings. However the design and integrity of the main house remains intact and as such, any further extensions should maintain this, given the property's sensitive location within the conservation area and its architectural quality.

Compared to the previously refused scheme, it is considered that this proposed scheme represents an improvement. However, the proposed first floor side/rear extension, by reason of its overall size, siting, and length of projection would appear overly bulky on the rear elevation. The first floor addition would also obscure part of the original gable, and its shallow pitched roof would be a conspicuous element when seen together with the characteristic steep pitch of the original roof and also that of the taller addition. As such, it is considered that the proposal would not harmonise with the character, proportions, appearance and architectural composition of the original building and would detract from the appearance of the surrounding area generally and the Northwood/Frithwood Conservation Area, contrary to policies BE4, BE8, BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and section 5.0 of the Hillingdon Design & Accessibility Statement: Residential Extensions.

The proposed external metal staircase would be visible from the street. However, it becomes more visible further back from the front elevation of the main building and as such, it is considered that its impact on the visual amenities of the street scene would be minimal.

The proposed infill extension is satisfactory and is considered to harmonise with the character and appearance of the original building.

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

Nos. 1 & 7 Carew Road would not be adversely affected by the proposed development as they lie on the opposite side of the application site. The roof of the existing southern rear wing would screen views onto the properties of Nos. 1 & 7 Carew Road from the first floor inner flank wall windows (bedrooms 13 and 14). Furthermore, given the location of the proposed infill extension, this element of the scheme would not impact upon the amenities of the adjoining properties.

The proposed first floor side extension would be some 8.5m from the flank wall of 14 Eastbury Road. There are no principle habitable room windows on the southern flank wall of that house and furthermore, the proposal would not breach a 45 degree line of sight taken from the rear habitable room windows at 14 Eastbury Road closest to the side boundary with the application property.

14 Eastbury Road has south facing ground floor windows forming part of the part single storey rear extension. From the letters of objection, these windows are some 15m and 17m from the northern flank wall of the application property. The applicant has advised that the existing 2.5m high boundary fence would be reinstated. Given these distances and that the existing 2.5m high fence will be reinstated, it is considered that the proposed first floor side extension would not represent a visually intrusive and overdominant form of development when viewed from these windows, and the new ground floor flank window of bedroom 1 would not result in a direct overlooking. Furthermore, the proposed first floor side glazed fire escape door is shown fitted with obscure glass to prevent overlooking. Light from this door will not result in light pollution.

As the application property lies to the south of 14 Eastbury Road, the proposal would result in an increase in overshadowing, particularly during the afternoon hours. However, this increase is not considered to be so significant over and above that created by the application property onto 14 Eastbury Road.

With regards to the proposed metal staircase, it is important to note that there currently exists a first floor flat roof which allows access to the existing external fire escape steps



from bedroom 12. The proposed staircase first floor landing would be located 1m beyond the rear of the existing fire escape staircase and will be at a similar level to the existing first floor flat roof. From the submitted plans, it would appear that the existing 5m high hedge along the side boundary would not fully screen the views onto the private amenity space of 14 Eastbury Road from the landing area of the metal staircase. However, given its siting and proximity compared to the existing flat roof area, it is considered that the proposed metal steps landing area would not materially increase overlooking onto the private amenity space of 14 Eastbury Road over and above the current overlooking from the flat roof.

Overall, it is considered that the proposal would not harm significantly the residential amenities of adjoining occupiers in accordance with policies BE20, BE21 BE24 and OE1 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

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

There are no specific parking standards for residential care homes in the Councils' adopted car parking standards. Therefore, the proposal has been considered on an individual basis. It is noted that no additional staff are proposed. The proposal would result in an increase of 1 additional bed space and this is not considered to generate the need for additional off-street car parking, in accordance with policy AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

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

The Council's Access Officer has raised no objections to the proposed front entrance ramp subject to a condition that it would comply with the relevant British Standards.

#### **7.14 Trees, Landscaping and Ecology**

There are protected trees close to the proposed development, however, no trees will be affected by the proposed development. Subject to tree protection conditions, the proposal would accord with policy BE38 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

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

The third party comments are addressed in the report.

#### **7.22 Other Issues**

The proposal would result in an increase in 1 bedspace. This increase is not considered to intensify the use of the premises such that there would be a material increase in noise and disturbance. However, in re-organising the layout of the property, two bedrooms would be created on the ground floor with the only windows to these bedrooms being only 2.3m from the boundary fence, which is at a height of 2.5m. It is considered that the level of amenity for the occupiers of these two bedrooms would be poor in terms of natural light and outlook and the proposal would therefore fail to comply with Policies BE19 and BE20 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'.

## **10. CONCLUSION**

The proposed part first floor side/rear extension is not considered to harmonise with the character, proportions and appearance of the main building and would be detrimental to the appearance of the surrounding area and the character and appearance of the Northwood/Frithwood Conservation Area. Furthermore, the level of amenity for two new bedrooms would be sub-standard. As such, this application is recommended for refusal.

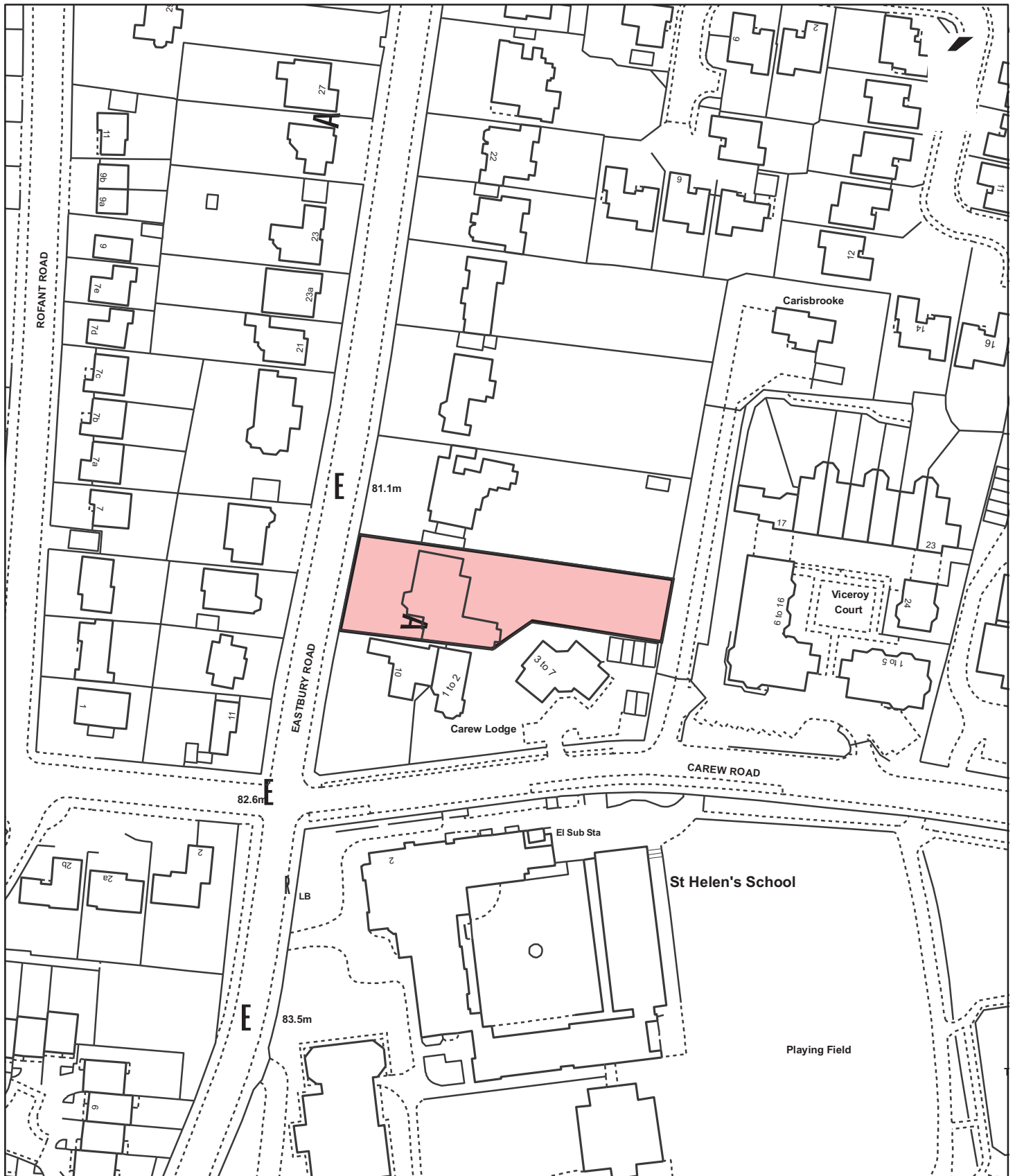
## **11. Reference Documents**

London Plan 2008  
Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007)  
Hillingdon Design & Accessibility Statement: Residential Extensions  
Hillingdon Design & Accessibility Statement: Accessible Hillingdon

**Contact Officer:** Sonia Bowen

**Telephone No:** 01895 250230





**Notes**

 Site boundary

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Site Address

**12 Eastbury Road  
Northwood**

Planning Application Ref:  
**1901/APP/2011/174**

Planning Committee  
**North Page 29**

Scale  
**1:1,250**

Date  
**April 2011**

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

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



**HILLINGDON**  
LONDON

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## Report of the Head of Planning & Enforcement Services

**Address** 534 VICTORIA ROAD RUISLIP

**Development:** Change of use from Class A1 (Retail) to Class A2 (Financial and Professional Services) for use as an estate agent.

**LBH Ref Nos:** 3677/APP/2011/851

**Drawing Nos:** Existing Floor plan  
Proposed Floor plan  
Location Plan to Scale 1:1250

**Date Plans Received:** 05/04/2011      **Date(s) of Amendment(s):**

**Date Application Valid:** 14/04/2011

### 1. SUMMARY

The site is within the core area of the South Ruislip Local Centre and comprises a ground floor commercial unit. Policy S9 states that in Local Centres the Local Planning Authority will only grant planning permission to change the use from Class A1 shops outside the core areas. Local Centres are generally much smaller than Town Centres and in order that these centres retain a strong retail core, with more than just the bare minimum of shops, the Local Planning Authority will not grant planning permission to change the use from Class A1. The application seeks the change of use of an existing A1 (retail) use to a A2 (Financial and Professional Services) use and therefore would be contrary to adopted policy. Therefore the application is recommended for Refusal.

### 2. RECOMMENDATION

**REFUSAL for the following reasons:**

#### 1 NON2 Non Standard reason for refusal

The proposal by reason of the loss of a retail unit would erode the retail function and attractiveness of the core area of South Ruislip Local Centre, harming the vitality and viability of that shopping area. The proposal is therefore contrary to Policy S9 of Hillingdon's adopted Unitary Development Plan Saved Policies (September 2007).

### INFORMATIVES

#### 1 I52 Compulsory Informative (1)

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

#### 2 I53 Compulsory Informative (2)

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

guidance.

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
S6	Change of use of shops - safeguarding the amenities of shopping areas
S9	Change of use of shops in Local Centres
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
AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
LPP 3D.1	London Plan Policy 3D.1 - Supporting Town Centres.
LPP 3D.3	London Plan Policy 3D.3 - Maintaining and Improving Retail Facilities.

### 3. CONSIDERATIONS

#### 3.1 Site and Locality

The application is situated in a corner position, fronting the junction of Long Drive and Victoria Road and, as such, has a wider than average frontage. The application relates to a ground floor commercial unit within the parade, with residential above. The site has a wide footway to the front, together with a service/access road to the rear. The site is situated within the Core Area of South Ruislip Local Centre as identified in the Hillingdon Unitary Development Plan (UDP) Saved Policies (September 2007).

#### 3.2 Proposed Scheme

The application seeks permission to change the use of the site from Retail (Use Class A1) to an estate agents (Use Class A12). No external alterations are proposed as part of this application.

#### 3.3 Relevant Planning History

3677/B/83/1713                      534 Victoria Road Ruislip  
Erection of single storey storage building

**Decision:** 25-01-1984    Approved

#### Comment on Relevant Planning History

None

### 4. Planning Policies and Standards

#### UDP / LDF Designation and London Plan

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

Part 1 Policies:

## Part 2 Policies:

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
S6	Change of use of shops - safeguarding the amenities of shopping areas
S9	Change of use of shops in Local Centres
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
AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
LPP 3D.1	London Plan Policy 3D.1 - Supporting Town Centres.
LPP 3D.3	London Plan Policy 3D.3 - Maintaining and Improving Retail Facilities.

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

30 neighbours and interested parties were consulted and a petition of 37 signatures has been received objecting to the application on the following grounds:

1. We have always defended the need for diversity of retail premises in order to maintain a healthy balance of services for the public.
2. The future success of the parade is served by this approach.
3. Once a parade loses its diversity and popularity it will be set on an irreversible downward trend. Please do not let this happen.

NATS: No safeguarding objections.

MOD: No safeguarding objections.

Crossrail: Do not wish to make any comment on this application

### Internal Consultees

Environmental Protection Unit: No objection subject to conditions relating to hours of operation, hours of deliveries and waste collections, details of air handling units and the construction site informative.

## 7. MAIN PLANNING ISSUES

### 7.01 The principle of the development

Policy S9 of the Unitary Development Plan Saved Policies September 2007 states that in Local Centres the Local Planning Authority will only grant planning permission to change the use from Class A1 shops outside the core areas.

Policy S6 states changes of use applications will be granted where:

- a frontage of design appropriate to the surrounding area is maintained or provided
- the use would be compatible with neighbouring uses and will not cause unacceptable

loss of amenity to nearby residential properties, and would have no harmful effect on road safety or worsen traffic congestion.

There are no external alterations proposed to the frontage as part of this application, and therefore the proposal would comply with the first criteria, and loss of residential amenity and highway considerations are considered acceptable. However, the application site is within a core area of a designated Local Centre. Local Centres are generally much smaller than Town Centres and in order that these centres retain a strong retail core, with more than just the bare minimum of shops, Policy S9 states, the Local Planning Authority will not grant planning permission to change the use from Class A1. The application seeks the change of use of an existing A1 (retail) use to an A2 (financial and professional services) use and therefore would fail to comply with this policy. The principle of the change of use is thus considered unacceptable.

Members will note that another application on this agenda, at 516A, for a change of use within the core area is recommended for approval. However, there are differences between the applications with the main one being that 516A was the subject of an appeal where the Inspector considered that this site had been in non-retail use, albeit unauthorised, for a considerable period of time and thus it had made little contribution to the vitality and viability of the core area. This is not the case with 534 and there are therefore no extenuating circumstances for allowing its loss to non-retail use.

**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**

Not applicable to this application

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

There are no external alterations proposed as part of this application and the existing frontage will be retained. Therefore the proposal would comply with Policy BE13 of the UDP Saved Policies (September 2007).

**7.08 Impact on neighbours**

Policy OE1 of the UDP (Saved Policies September 2007) states permission will not be granted for uses which are likely to become detrimental to the character or amenities of surrounding properties and policy OE3 states buildings or uses which have the potential to cause noise annoyance will only be permitted if the impact can be mitigated. The change of use from A1 (retail) to A2 (financial and professional services) is not considered to result in any additional noise and disturbance over the current situation and therefore is considered to comply with policies OE1 and OE3 of the UDP Saved Policies (September 2007).

**7.09 Living conditions for future occupiers**

Not applicable to this application

**7.10 Traffic impact, car/cycle parking, pedestrian safety**

The site occupies a corner position, fronting a busy traffic-lighted junction, and does not have any dedicated off street parking available for customers. However, it is not considered the traffic generation between A1 (retail) and A2 (financial and professional



services) uses would be significantly different. Furthermore, metered parking is available to the front of units in Long Drive, and therefore on-street, short stay, parking is more readily available. The proposal would therefore comply with policies AM7 and AM14 of the UDP Saved Policies (September 2007).

**7.11 Urban design, access and security**

Not applicable to this application

**7.12 Disabled access**

The application is for change of use only and does not involve any alterations to the building, however, it is recommended that if permission were to be granted an informative is added advising the applicant of the need to comply with The Building Regulations Part M 'Access to and use of Buildings.' Therefore the proposal would comply with the intentions of Policy 3A.4 of the London Plan and the Council's HDAS: Accessible Hillingdon.

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

Not applicable to this application

**7.14 Trees, Landscaping and Ecology**

Not applicable to this application.

**7.15 Sustainable waste management**

The application is for change of use only and does not involve any alterations to the building. Furthermore, it is not considered the waste generation between an A1 and A2 use would be significantly different.

**7.16 Renewable energy / Sustainability**

Not applicable to this application

**7.17 Flooding or Drainage Issues**

Not applicable to this application

**7.18 Noise or Air Quality Issues**

Not applicable to this application

**7.19 Comments on Public Consultations**

The comments received have been addressed in the body of 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**

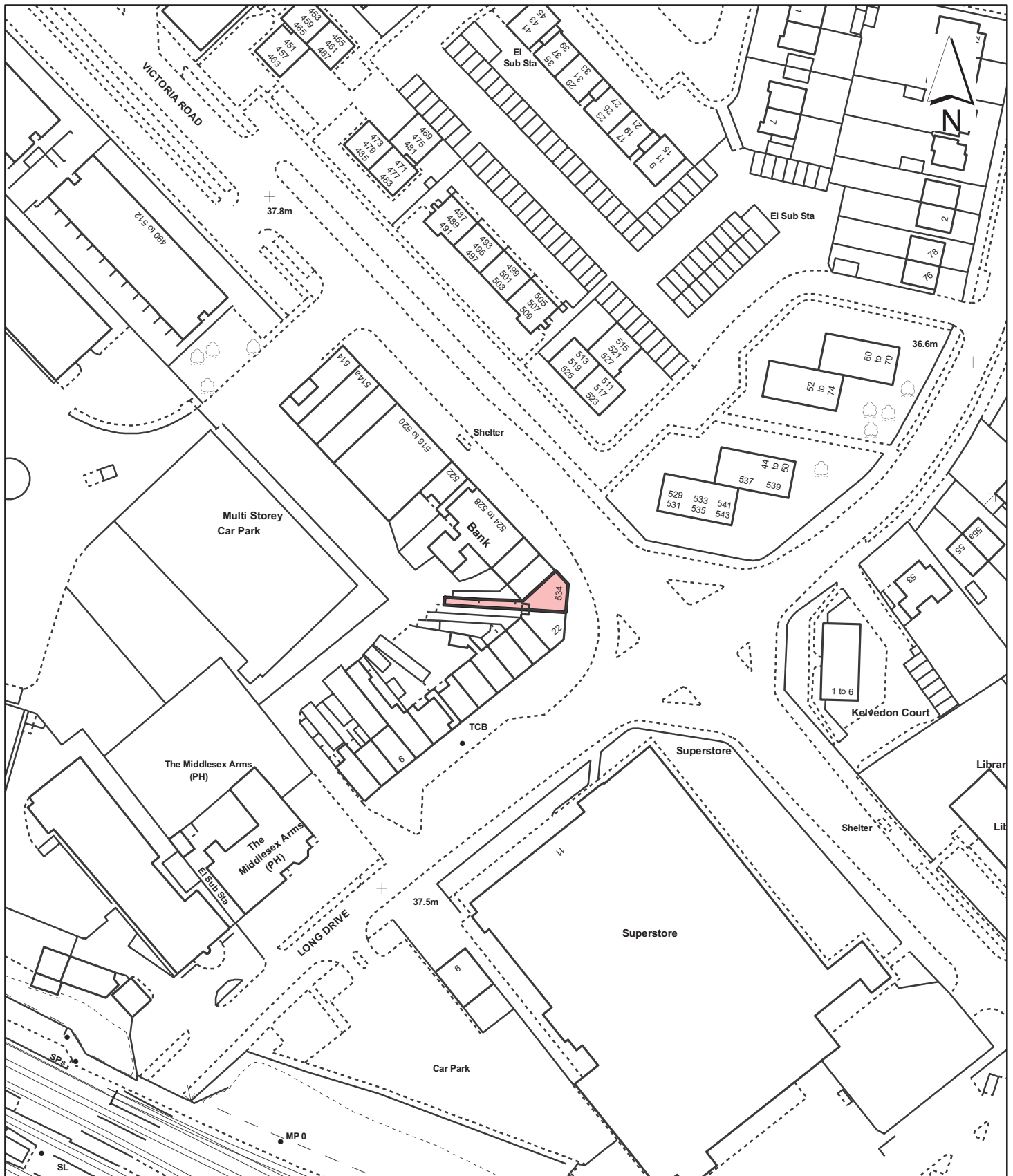
The application site is within the core area of the Local Centre and still maintains an A1 (retail) use. Local Centres are generally much smaller than Town Centres and in order that these centres retain a strong retail core, with more than just the bare minimum of shops, Policy S9 states, the Local Planning Authority will not grant planning permission to change the use from Class A1. The application seeks the change of use of an existing A1 (retail) use to an A2 (financial and professional services) use and therefore would fail to comply with this policy.

**11. Reference Documents**

Unitary Development Plan (Saved Policies September 2007)  
London Plan Policies (2008)

**Contact Officer:** Catherine Hems

**Telephone No:** 01895 250230



**Notes**

 Site boundary

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Site Address

**534 Victoria Road  
Ruislip**

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

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

Planning Application Ref:

**3677/APP/2011/851**

Scale

**1:1,250**

Planning Committee

**North Page 37**

Date

**July  
2011**



**HILLINGDON**  
LONDON

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## Report of the Head of Planning & Enforcement Services

**Address** 21 FRITHWOOD AVENUE NORTHWOOD

**Development:** Part single storey, party two storey side / rear extension involving alterations to side elevation.

**LBH Ref Nos:** 42456/APP/2011/653

**Drawing Nos:** AR-P02 Rev. A  
AR-P03 Rev. A  
Design & Access Statement  
Arboricultural Assessment  
Transport Statement  
Location Plan to Scale 1:1250  
AR-P04  
AR-P01 Rev. C  
AR-P05 Rev. C  
AR-P06 Rev. B  
AR-P07 Rev. C

**Date Plans Received:** 16/03/2011      **Date(s) of Amendment(s):** 16/03/2011  
**Date Application Valid:** 25/03/2011      24/03/2011  
16/05/2011

### 1. SUMMARY

This application relates to an existing residential care home situated within a residential area. The application seeks permission for a part 2 storey, part single storey side extension, to provide 5 additional rooms.

It is considered that the design of the proposal is acceptable and that any loss of residential amenity has been satisfactorily addressed and would not be materially different from the existing site circumstances to warrant the refusal of planning permission on these grounds alone. As such the proposal is considered to comply with all relevant policies contained in the Hillingdon Unitary Development Plan Saved Policies (September 2007) and therefore the proposal is recommended for approval.

### 2. RECOMMENDATION

**APPROVAL subject to the following:**

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

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

#### REASON

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

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

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

#### REASON

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

### **3 M2 External surfaces to match existing building**

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

#### REASON

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

### **4 TL1 Existing Trees - Survey**

Prior to any work commencing on site, an accurate survey plan at a scale of not less than 1:200 shall be submitted to and approved in writing by the Local Planning Authority. The plan must show:-

- (i) Existing and proposed site levels.
- (ii) Routes of any existing or proposed underground works and overhead lines including their manner of construction.

#### REASON

To enable the Local Planning Authority to assess the amenity value of existing trees, hedges and shrubs and the impact of the proposed development on them and to ensure that the development conforms with Policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

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

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

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

## REASON

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

### **7 TL21 Tree Protection, Building & Demolition Method Statement**

Prior to development commencing on site, a method statement outlining the sequence of development on the site including demolition, building works and tree protection shall be submitted to and approved by the Local Planning Authority, and the scheme thereafter implemented in accordance with the approved method statement.

## REASON

To ensure that trees can be satisfactorily retained on the site in accordance with Policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

### **8 OM19 Construction Management Plan**

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

- (i) The phasing of development works
- (ii) The hours during which development works will occur.
- (iii) A programme to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed safely and intact for later re-use or processing.
- (iv) Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities).
- (v) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures to reduce the numbers of construction vehicles accessing the site during peak hours).

- (vi) Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process.
- (vii) The storage of demolition/construction materials on site.

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

**REASON**

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

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

The rooflights facing 23 Frithwood Avenue shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

**REASON**

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

**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.
- 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.
- R10 Proposals for new meeting halls and buildings for education, social, community and health services
- AM7 Consideration of traffic generated by proposed developments.
- AM14 New development and car parking standards.
- HDAS Residential Extensions
- LPP 4A.3 London Plan Policy 4A.3 - Sustainable Design and Construction.
- BE20 Daylight and sunlight considerations.  
Residential extensions/buildings of two or more storeys.

BE22

BE4

New development within or on the fringes of conservation areas

**3 11 Building to Approved Drawing**

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

**4 12 Encroachment**

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

**5 16 Property Rights/Rights of Light**

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

**6 134 Building Regulations 'Access to and use of buildings'**

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

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

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

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

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

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

- The Disability Discrimination Act 1995. Available to download from [www.opsi.gov.uk](http://www.opsi.gov.uk)
- Disability Rights Commission (DRC) Access statements. Achieving an inclusive environment by ensuring continuity throughout the planning, design and management of building and spaces, 2004. Available to download from [www.drc-gb.org](http://www.drc-gb.org).

· Code of practice. Rights of access. Goods, facilities, services and premises. Disability discrimination act 1995, 2002. ISBN 0 11702 860 6. Available to download from [www.drc-gb.org](http://www.drc-gb.org).

· Creating an inclusive environment, 2003 & 2004 - What it means to you. A guide for service providers, 2003. Available to download from [www.drc-gb.org](http://www.drc-gb.org).

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

## **7 115 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.

### **3. CONSIDERATIONS**

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

The application site is located on the northern side of Frithwood Avenue and is occupied by a nursing home which was formerly a large detached Edwardian dwelling. The northern boundary of the site abuts Cullera Close, a residential cul-de-sac and to the west and east of the site are 19 and 23 Frithwood Avenue, large detached properties.

The building is set in a generous plot with a double garage and off street parking for 8 spaces and lies within the Northwood (Eastbury Road) Conservation Area as designated in the Hillingdon Unitary Development Plan Saved Policies September 2007. The site is also covered by TPO No 156.

#### **3.2 Proposed Scheme**

Planning permission is sought for a part two storey part single storey side extension. The extension would provide an additional 5 bedrooms together with bathroom facilities.

The extension would be set back 1.8m from the front wall, with the first floor element set back a further 2m, resulting in the two storey addition being set back by a total of 3.8m. At single storey the extension would be 6.4m wide and 16.2m deep. The first floor addition would be 4.2m wide by 8.5m deep. The extensions would be finished with pitched and hipped roof forms. The single storey element would have a maximum height of 4m, with the two storey element having a maximum height of 9m.

### 3.3 Relevant Planning History

42456/A/88/2048            21 Frithwood Avenue Northwood  
Extension & conversion of existing dwelling to form residential nursing home with 18 bed spaces

**Decision:** 08-03-1989    Approved

42456/APP/2007/1804    21 Frithwood Avenue Northwood  
ERECTION OF A TWO STOREY SIDE AND REAR EXTENSION TO PROVIDE FOR EIGHT ADDITIONAL BEDROOMS AND ADDITIONAL ANCILLARY ROOMS.

**Decision:** 07-09-2007    Withdrawn

42456/APP/2008/225     21 Frithwood Avenue Northwood  
ERECTION OF A TWO STOREY SIDE TO REAR EXTENSION ON THE EAST ELEVATION TO CREATE 7 ADDITIONAL BEDROOMS, 1 THERAPY ROOM, 1 CLINICAL ROOM, 1 NURSES STATION, RECEPTION AND LOUNGE.

**Decision:** 18-03-2008    Refused

42456/APP/2008/2981    21 Frithwood Avenue Northwood  
TWO STOREY SIDE EXTENSION ON THE EAST ELEVATION TO PROVIDE SIX ADDITIONAL BEDROOMS TO THE EXISTING NURSING HOME, WITH INTERNAL ALTERATIONS

**Decision:** 07-01-2009    Refused

42456/C/89/2272            21 Frithwood Avenue Northwood  
Erection of a two storey rear extension to nursing home

**Decision:** 26-04-1990    Refused

42456/D/89/2274            21 Frithwood Avenue Northwood  
Erection of a two storey rear extension to nursing home (Duplicate Application)

**Decision:** 26-04-1990    Refused

#### Comment on Relevant Planning History

Planning application ref: 42456/A/88/2048 for the extension and conversion of the existing dwelling to form residential nursing home with 18 bed spaces was approved on 18th March 1989.

Planning application ref: 42456/C/89/2272 for the erection of a two storey rear extension was refused on 26/04/90 on the grounds that the proposal would damage the roots of 2 trees in G.6 on TPO No. 156; result in the overdevelopment of the site which would seriously reduce the outdoor amenity area for the nursing home and the proposal by reason of its bulk, size and close proximity will overdominate the adjacent residential property. The location of this extension which was attached to the eastern wing of the building is similar to that proposed on this current application.

Planning application ref: 42456/D/89/2274 was identical to planning application ref: 42456/C/89/2272 for the erection of two storey rear extension and was refused on 26/04/90 for the same reasons.

Planning application ref: 42456/APP/2008/225 for the erection of a two storey side and rear extension on the east elevation to create 7 additional bedrooms, a therapy room, a clinical room, a nurses station, reception and lounge with roof terrace was refused on the 18/03/08 under delegated powers.

The most recent application on this site (42456/APP/2008/2981) sought permission for a two storey side extension on the east elevation to provide six additional bedrooms, together with internal alterations, this application was refused on the 7th January 2009 for the following reasons:

1. The proposal by reason of its siting and overall size and bulk in relation to the existing property and those in Cullera Close would have an adverse impact in terms of visual amenity and would thus be out of character with the existing property, the street scene and the Northwood (Eastbury Road) Conservation Area, contrary to policies BE5, BE13, BE15, BE19 and BE38 of the Hillingdon Unitary Development Plan 'Saved Policies' September 2007 and the Supplementary Planning Document HDAS: Residential Extensions.

2. The proposal by reason of its overall size and bulk and siting in proximity to the boundary with the adjoining residential properties would give rise to an overdominant and visually intrusive form of development which would detract from the amenities of adjoining occupiers. The proposal is therefore contrary to policy BE21 of the Hillingdon Unitary Development Plan Saved Policies September 2007 and the Supplementary Planning Document HDAS: Residential Extensions.

3. The proposed first floor lounge window in the rear elevation which faces towards 8 Cullera Close would give rise to a loss of privacy to the occupiers of this property and the proposed corridor window in the first floor front elevation which faces directly towards the private garden area of 23 Frithwood Avenue would give rise to a greater perception of being overlooked to the detriment of neighbouring residential amenity. The proposal is therefore contrary to policy BE24 of the Hillingdon Unitary Development Plan Saved Policies September 2007 and the Supplementary Planning Document HDAS: Residential Extensions.

An appeal against this refusal was dismissed. to try and overcome these issues.

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

Policy 3A.4 of the London Plan (2008).

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



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

Part 1 Policies:

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.
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.
R10	Proposals for new meeting halls and buildings for education, social, community and health services
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
HDAS	Residential Extensions
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.
BE20	Daylight and sunlight considerations.
BE22	Residential extensions/buildings of two or more storeys.
BE4	New development within or on the fringes of conservation areas

## **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**

The application was given statutory press and site publicity and 60 neighbours and interested parties have been consulted. Ten letters of representation have been received from four individuals, which make the following comments:

1. The applicant has made three similar applications in the last 4 years, one of which was turned down at appeal due to the impact on adjoining properties.
2. Whilst the current scheme has been reduced, due to the proximity to the shared boundaries the building would give a sense of enclosure, detracting from the enjoyment of our rear gardens.
3. The layout plan is incorrect, and the new addition would project along our side boundary, resulting in a 5.5m addition along this boundary.
4. The proposal would also result in loss of outlook and light to the rear garden of No 23 Frithwood Avenue.
5. Many of the resulting rooms for the care home would not be provided with a reasonable outlook.
6. There is not enough space to accommodate an extension without either harming the amenity of local residents or providing substandard accommodation for future residents.
7. The site is within a Conservation Area and therefore should be protected, we consider the proposed extension would seriously detract from the areas character and appearance.
8. There appears no mention of what access any future workmen would require. It would be

intolerable to allow access from Cullera Close, as we already have enough problems from excess parking in our narrow street.

9. Currently, we sometimes get disturbed by noise from residents at the site (particularly in the summer months). If this extension goes ahead we are concerned this would increase due to the closer proximity to our boundary.

10. The revised plans now show two bedrooms would overlook our garden, this is a retrograde step which we object to.

11. We object to the proposal as it would create more noise and traffic in what is a quiet residential street in a Conservation Area.

12. The extension will unbalance what is a pretty property. The existing annex already constructed is unsightly and not in-keeping. We hope this will not be granted.

13. We note that our main objections have now been taken into consideration, however we still see no reference of how builders will access the site our close is too narrow to accommodate works vehicles.

14. The revised plans still show a significant extension, also given what I assume is additional accommodation, this will mean additional on-street parking in Frithwood Avenue, something that residents would not appreciate.

15. The proposal would hinder access to the rear garden in the event of a fire, similarly maintenance would be an issue.

16. Previous applications have already shown there is difficulty getting materials onto the site and damage would be caused to existing trees.

17. Loss of amenity, more green area would be replaced by concrete, the percentage of the garden will decrease and there would be more residents.

18. There would be disturbance to the nursing home residents and to the neighbours during construction works.

19. The proposal is too large in a residential area, where additional traffic would be unwelcome and would detract from the quiet nature of the area.

Two Ward Councillors have requested that the application be presented to the North Planning Committee.

### **Internal Consultees**

Environmental Protection Unit (Contaminated Land Officer): There does not appear to be any specific contamination for the site that I am aware of. The site also appears to fall out of the 1-3% of homes above the action level for radon (i.e. 0-1% of homes).

Access Officer: Having reviewed the detail of the above development application, there is little scope to improve accessibility and therefore no further comment is provided.

Trees and Landscape Officer: There are many trees on and close to the site, which are protected either by Tree Preservation Orders (TPO) or by virtue of their location in the Conservation Area. There is also a hedge along the northern boundary of the site. Most of the trees at the front of the property are protected by TPO 156, and TPO 298 protects two middle-aged trees at 1 Cullera Close, one of which overhangs the site. The protected trees on, and close to, the site and the hedge constrain the development of the site, such that any scheme should make provision for their retention.

The scheme retains the trees and the hedges on the site and will not affect the trees on adjoining properties. The applicant's tree expert has advised that one of the TPO Oak trees (with a low branch over the driveway) at the front of the property limits the size of vehicles/plant that could access that part of the site, and there is limited space between the trees closest to the existing building for access and construction-related activity. Nevertheless, it should be possible to build the extension without affecting the protected trees. In this context, there is no space/scope, or need for additional planting.

If the scheme is recommended for approval, then conditions relating to the retention and protection of the trees and hedges, and the construction methodology should be imposed.

Subject to conditions TL1 (services and levels ONLY), TL2, TL3 and TL21, the application is acceptable in terms of saved policy BE38 of the HUDP.

Conservation and Urban Design Officer: This is an attractive Edwardian house, within the Northwood-Frithwood Conservation Area. The house has been converted to a Nursing Home and has been extended at the rear. There has been a previous refusal for a new side wing, dismissed on appeal on grounds of impact on neighbours and design.

Revised plans have been received and the scheme is now considered to be acceptable.

## **7. MAIN PLANNING ISSUES**

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

The application relates to the extension of an existing residential care home and it is therefore considered the principle for the use on the site has been established.

Policy R10 of the UDP Saved Policies (September 2007) states, Local Planning Authorities will regard proposals for new buildings to be used for community and Health Services as acceptable in principle provided they comply with other policies in the plan. The revised proposal is not considered to conflict with adopted policy and therefore is considered to comply with Policy R10 of the UDP Saved Policies (September 2007).

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

Not applicable to this application

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

This application is within the Northwood-Frithwood Conservation Area and the Conservation and Urban Design Officer has commented that this is an attractive Edwardian house which has been converted to a nursing home and has been extended at the rear. The new proposal is for an extension which integrates better with the existing building and to a scale and bulk which is subordinate to the main house. There has been a previous refusal for a new side wing, dismissed on appeal on grounds of impact on neighbours and design. The revised plans are now considered to satisfactorily address the previous concerns and therefore no objection is raised on Conservation grounds. As such, the application is considered to accord with Policy BE4 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

### **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**

Not applicable to this application

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

With regard to the design and appearance of the side extension, Policy BE22 states that this type of extension should be set away a minimum of 1 metre from the side boundary for the full height of the building. This is to protect the character and appearance of the street scene and protect the gaps between properties, and the proposal would comply with this advice with the two storey element set over 2m away from the shared boundary.

The character of the surrounding area is mixed with detached, terraced and flatted

development all visible in the surrounding street scene. The existing building is an attractive substantial Edwardian building. The building is detached and with a greater setback from the road than adjoining properties, thereby allowing for adequate parking to be accommodated on the frontage whilst still maintaining the existing mature trees and landscaping.

The proposed two storey extension would be set down and set back, from the main ridge height and the front wall of the existing building, thereby resulting in a subordinate addition and maintaining the integrity of the frontage of the existing building. With regard to the rear elevation similar building lines have been used and it is proposed to finish the extension with a pitched and hipped roof form, mirroring that of the main building. The proposal is considered acceptable in terms of intergating with the existing building, its scale, proportions and roof height and is therefore considered to comply with Policies BE4, BE13, BE15, BE19 and BE22 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

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

Policy BE21 requires new residential developments to be designed so as to ensure adequate outlook for occupants of the site and surrounding properties. Policy BE24 states that the development should be designed to protect the privacy of future occupiers and their neighbours. The Supplementary Planning Document HDAS: Residential Extensions provides further guidance in respect of these matters, stating in particular that the distance between habitable room windows should not be less than 21m with a 3m area of rear private amenity space and that a 15m setback should be maintained to the rear of surrounding properties.

It is considered that the revised proposal would accord with this advice, with the plans showing that the new two storey element would not compromise a 45 degree line of sight from the nearest habitable room window of the adjacent property (No 23 Frithwood Avenue) and therefore it is not considered that a material loss of outlook would arise. With regard to any loss of privacy arising from the development, it is considered that the ground floor rooms would be adequately screened by boundary fencing and with regard to the first floor element, the proposal would result in the removal of an existing side facing window (to bedroom No 18), thereby resulting in an improvement to the neighbouring properties on this boundary and with regard to the rear facing window, a 45 degree line of sight taken from the nearest habitable room window to the shared boundary (No 19), would marginally overlook the corner area and side boundary area of the garden to No 1 Cullera Close, but would still allow for adequate private amenity space directly to the rear of that property. As such, it is not considered a material loss of outlook, light or privacy would arise and the proposal is considered to comply with Policies BE19 and BE21 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

Policy OE1 states permission will not be granted for uses which are likely to be detrimental to the character or amenities of surrounding properties and Policy OE3 deals with development which has the potential to cause noise annoyance. The site comprises an established residential care home. Concern has been raised with regard to noise emanating from patients residing at the site, particularly in the summer months when windows are more often left open. However, if the proposal were to be implemented it is not considered that the situation would be materially worsened such as to warrant the refusal of planning permission on these grounds alone and the Council's Environmental Protection Unit has not raised objection on these grounds. Therefore, the proposal is considered to accord with policy OE1 and OE3 of the UDP Saved Policies (September 2007).

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

The proposed additional rooms in the extension would provide adequate light and outlook for future occupiers. It should be noted that none of the bedrooms have windows which face towards the side boundary. Planning applications ref: 42456/C/89/2272 and 42456/C/89/2274 were both refused on the grounds that the loss of amenity space associated with the development would result in the overdevelopment of the site which would seriously reduce the outdoor amenity area, which was considered to be an essential part of an elderly persons home of this size. There are no standards within the UDP Saved Policies September 2007 or in the SPD's regarding the provision of amenity space for such uses as care homes and therefore each case has to be assessed on its own merits. In this particular case approximately 300m<sup>2</sup> of amenity space would be provided to the rear of the site. There is also a further 200m<sup>2</sup> approximately of landscaped usable areas to the front, set well back from the road frontage. Given this provision it is considered that the proposal would provide satisfactory amenity space for existing and future occupiers of the property.

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

This application is a resubmission of a previously refused case. The previous proposal would have resulted in 6 additional bedrooms provided to the care home.

The previous considerations with regard to highway matters were as follows:

The Council's adopted parking standard in respect of nursing homes requires that each application should be determined on an individual basis using a transport statement and travel plan. In this case, a double garage and 8 existing parking spaces are provided. No additional parking is proposed. The proposal would increase the number of bedrooms from 18 to 24 and would increase the number of part-time staff from 12 to 13.

However, after assessing the transport statement provided in respect of this current application, the Council's Highways Engineer considers that the development would not adversely affect existing traffic and parking conditions. No additional parking is therefore considered to be necessary. As such, the proposal would not be likely to give rise to conditions which would be prejudicial to highway and pedestrian safety and would thus comply with Policies AM7 (ii) and AM14 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

The current scheme seeks a reduced amount of accommodation (5 bedrooms rather than the previous 6) and therefore in view of the above the proposal would be considered acceptable and as such, in accordance with policies AM7 and AM14 of the UDP Saved Policies (September 2007).

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

As above

#### **7.12 Disabled access**

The design and access statement submitted with the application states, the nature of the building is primarily for the elderly, therefore the scheme has been designed to allow for easy access for people with mobility problems. The access officer has been consulted and does not wish to raise any concerns and therefore the proposal is considered to accord with the Policy 3A.4 of the London Plan (2008).

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

Not applicable to this application

#### **7.14 Trees, Landscaping and Ecology**



The Trees and Landscape Officer considers that the scheme retains the trees and the hedges on the site and will not affect the trees on adjoining properties. He also considers that it should be possible to build the extension without affecting the protected trees. Thus subject to conditions relating to the retention and protection of the trees and hedges and the construction methodology, the proposal is considered to comply with Policy BE38 of the UDP (Saved Policies September 2007).

**7.15 Sustainable waste management**

Not applicable to this application

**7.16 Renewable energy / Sustainability**

Not applicable to this application

**7.17 Flooding or Drainage Issues**

Not applicable to this application

**7.18 Noise or Air Quality Issues**

Noise concerns raised have been considered under impact on neighbours

**7.19 Comments on Public Consultations**

With regard to the points raised, revised plans have been received which have reduced the bulk and scale of the proposal. It is inevitable that there would be some disruption during any building works and these issues would be dealt with under other legislation. The remaining points are addressed in the full 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

**10. CONCLUSION**

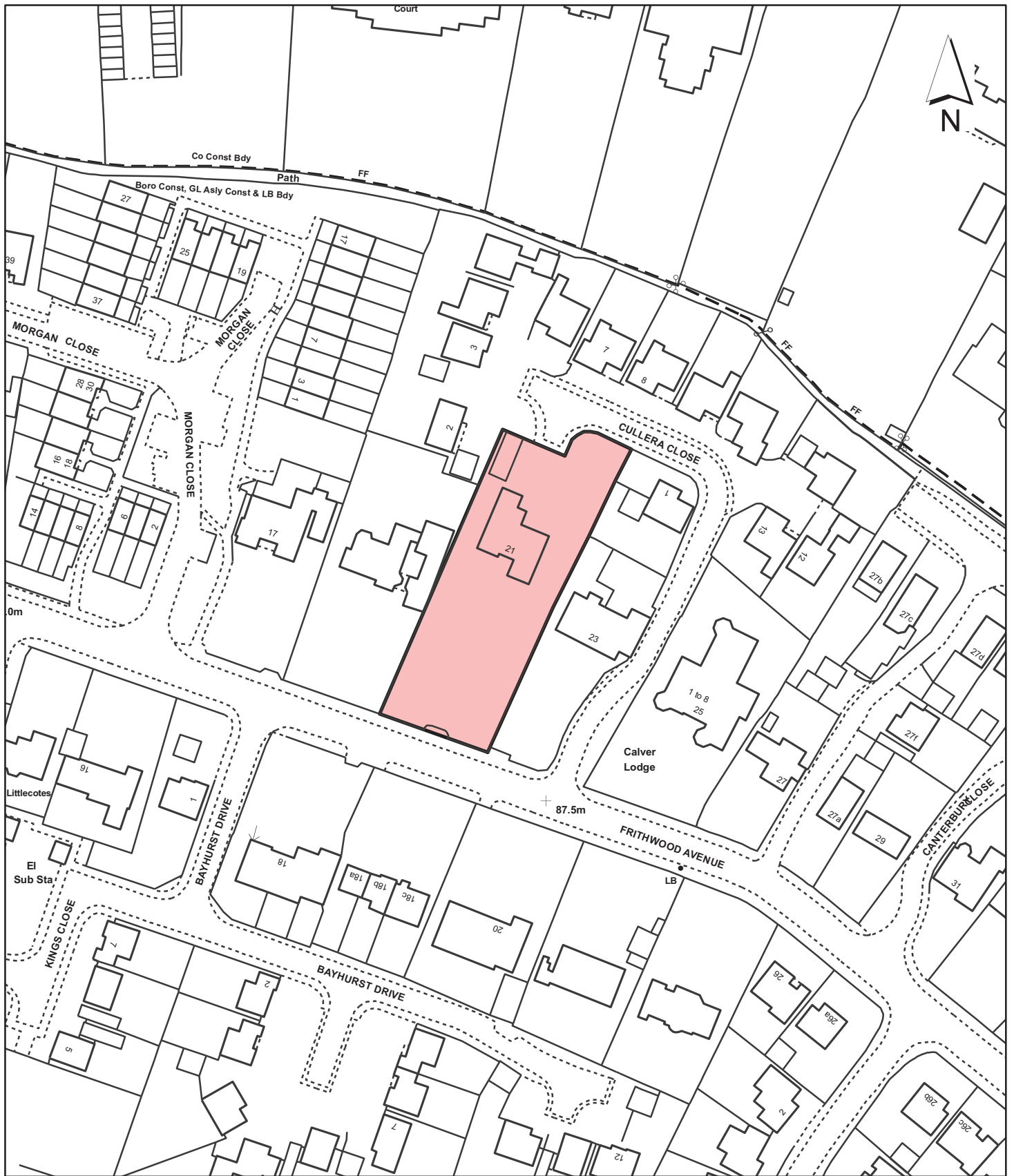
In summary, it is considered that the proposal would not result in a material loss of amenity to the surrounding area or neighboring properties, thereby complying with the relevant policies contained in the UDP (Saved Policies September 2007) and the London Plan and as such, the proposal is recommended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

**11. Reference Documents**

The Unitary Development Plan (Saved Policies September 2007)  
The London Plan 2011  
Letters of representation received

**Contact Officer:** Catherine Hems

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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Site Address

**21 Frithwood Avenue  
Northwood**

Planning Application Ref:

**42456/APP/2011/653**

Planning Committee

**North** Page 54

Scale

**1:1,250**

Date

**July  
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** 30A NORTHOLT AVENUE RUISLIP

**Development:** Retention of two storey, three-bedroom, end terrace dwelling with integral garage and associated amenity space and parking

**LBH Ref Nos:** 16490/APP/2011/1037

**Drawing Nos:** Design & Access Statement  
Un-numbered Location & Block Plan  
Un-numbered Side Elevations  
Un-numbered Section  
Un-numbered Ground & First Floor Plans  
Un-numbered Front & Rear Elevations

**Date Plans Received:** 03/05/2011                      **Date(s) of Amendment(s):**

**Date Application Valid:** 03/05/2011

### 1. **SUMMARY**

The proposal is for retrospective planning permission for an end terrace property, that has not been built in accordance with the approved plans, which were for the erection of a row of four 2-storey 2-bedroom terraced houses, two with integral garages, together with frontage parking and vehicular crossovers (16490/APP/2006/1061). This particular property was constructed with 3-bedrooms and the position of the integral garage has been re-sited and is now situated against the shared party wall. However, the proposed dwelling is still considered to provide adequate amenities for future occupiers and the bulk and design is not considered materially different to that approved by the earlier grant of planning consent and as such, it is considered the design of the dwelling has been established by that permission as acceptable. With regard to the revised layout, the dwelling still provides 2 off-street parking spaces, together with an area of soft landscaping to the front and therefore, the design of the dwelling is considered to adequately integrate within the street scene without causing material harm to the residential amenities of the neighbouring properties. The application is recommended for approval subject to appropriate safeguarding conditions.

### 2. **RECOMMENDATION**

**APPROVAL subject to the following:**

#### 1            OM1            **Development in accordance with Approved Plans**

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

#### REASON

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

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

Notwithstanding the provisions of the Town and Country Planning (General Permitted

Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 28a Northolt Avenue.

**REASON**

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

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

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

**REASON**

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

**4 RPD6 Fences, Gates, Walls**

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

**REASON**

To protect the visual amenities of the existing street scene in accordance with policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

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

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

**REASON**

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

**6 M6 Boundary Fencing - retention**

A 1.8 metre high close boarded fence or imperforate wall shall be maintained on the boundary with 28a Northolt Avenue for the full depth of the development hereby approved, and shall be permanently retained for so long as the development remains in existence.

**REASON**

To safeguard the privacy and amenity of neighbouring occupiers in accordance with Policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September

2007).

**7 SUS5 Sustainable Urban Drainage**

Within 3 calendar months of the date of this decision details of the incorporation of sustainable urban drainage shall be submitted to, and approved in writing by the Local Planning Authority. If these details fail to be agreed within a further three calendar months of the submission of these details and subsequently implemented to the satisfaction of the Local Planning Authority within this time period, or unless otherwise agreed in writing by the Local Planning Authority, the occupation of the dwelling shall cease until these details have been implemented. The approved details shall thereafter permanently retained and maintained.

**REASON**

To ensure that surface water runoff is handled as close to its source as possible in compliance with policy 4A.14 of the London Plan (February 2008).

**8 H7 Parking Arrangements (Residential)**

Within 3 calendar months of the date of this decision, the parking arrangements, including the vehicular access point and the surfacing of the parking area, as shown on the plan hereby approved shall be implemented. If these details fail to be implemented to the satisfaction of the Local Planning Authority within this time period, or unless otherwise agreed in writing by the Local Planning Authority, the occupation of the dwelling shall cease until these details have been implemented. Thereafter, the parking area hereby approved shall be retained and used for no other purposes.

**REASON**

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

**9 RCU3 Loss of Garage(s) to Living Accommodation (Not Garage Courts)**

Notwithstanding the provisions of Section 55 of the Town and Country Planning Act 1990, the garage(s) shall be used only for the accommodation of private motor vehicles incidental to the use of the dwellinghouse as a residence.

**REASON**

To ensure that adequate off-street parking to serve the development is provided and retained, in accordance with policy AM14 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**10 H13 Installation of gates onto a highway**

No gates shall be installed which open outwards over the highway/footway.

**REASON**

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

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

Within 3 calendar months of the date of this decision, a landscaping scheme providing full details of hard and soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. If the scheme is not agreed within a further three calendar months of the submission of

these details the occupation of the dwelling shall cease, until an agreement is reached. 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: -

- Means of enclosure,
- Car parking layouts,
- Other vehicle and pedestrian access and circulation areas,
- Hard surfacing materials proposed,

#### 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).

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

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

#### REASON

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

#### INFORMATIVES

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

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

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



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

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
HDAS	Residential Layouts
LPP 3A.3	London Plan Policy 3A.3 - Maximising the potential of sites
LPP 3A.5	London Plan Policy 3A.5 - Housing Choice
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.
LPP 4B.5	London Plan Policy 4B.5 - Creating an inclusive environment.

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

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

## **3. CONSIDERATIONS**

### **3.1 Site and Locality**

The application site is on the western side of Northolt Avenue and comprises a row of four newly constructed terraced properties. This application relates to Plot A, an end-terrace unit. Originally this site comprised a detached bungalow, which was demolished to make way for this new development. The area is characterised by a mix of detached bungalows, two-storey detached, semi-detached and terraces houses. The site lies within the developed area, as identified in the Hillingdon Unitary Development Plan (UDP) Saved Policies (September 2007).

### **3.2 Proposed Scheme**

The proposal relates to retrospective planning permission for an end terrace property, that has not been built in accordance with the approved plans (16490/APP/2006/1061), for the erection of a row of four 2-storey 2-bedroom terraced houses, two with integral garages, together with frontage parking and vehicular crossovers.

This particular property was constructed with 3-bedrooms and the integral garage has been re-sited and is now situated against the shared party wall of the adjacent property. The house has a maximum width of 5.7m and is 10m deep. The unit has been finished with a hipped roof with an eaves height of 5.1m and a ridge height of 8.6m high.

The footprint is identical to that approved by the earlier grant of planning consent, together with the eave height, however the overall ridge height has been increased by 0.5m.

One off-street parking space is provided in the integral garage and a further space on the frontage for this residential unit.

### **3.3 Relevant Planning History**

16490/APP/2006/1061 30 Northolt Avenue Ruislip

ERECTION OF A ROW OF FOUR TWO STOREY TWO BEDROOM TERRACED HOUSES, TWO WITH INTEGRAL GARAGES, ALL WITH PARKING AT THE FRONT, TOGETHER WITH FORMATION OF THREE ADDITIONAL VEHICULAR CROSSOVERS (INVOLVING DEMOLITION OF EXISTING BUNGALOW)

**Decision:** 16-06-2006 Approved

16490/APP/2007/1034 30 Northolt Avenue Ruislip

RETENTION OF TERRACE OF 4, TWO STOREY THREE-BEDROOM DWELLINGS (INCLUDING ROOFSPACE ACCOMMODATION), TWO WITH INTEGRAL GARAGES, ALL WITH PARKING AT THE FRONT, TOGETHER WITH FORMATION OF THREE ADDITIONAL VEHICULAR CROSSOVERS (INVOLVING DEMOLITION OF EXISTING BUNGALOW)

**Decision:**

16490/APP/2011/1039 30c Northolt Avenue Ruislip

Retention of two storey, with rooms in roofspace, four-bedroom terraced dwelling

**Decision:**

16490/APP/2011/1085 30d Northolt Avenue Ruislip

Retention of two storey, three-bedroom, end terrace dwelling with integral garage and associated amenity space and parking

**Decision:**

16490/APP/2011/245 30b Northolt Avenue Ruislip

Retention of two storey, with rooms in roofspace, four-bedroom terraced dwelling with 2 rooflights to front and 2 rooflights to rear

**Decision:**

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

Planning application 16490/APP/2006/1061 was granted on the 16th June 2006, for the erection of a row of four 2-storey 2-bedroom terraced houses, two with integral garages, together with frontage parking and vehicular crossovers. However, the development was not constructed in accordance with the approved plans and a subsequent enforcement investigation commenced. A further application was submitted on the 3rd April 2007, to try and rectify the situation (16490/APP/2007/1034), following the failure to pay a fee for the proposal the application was never assessed.

During the period of the enforcement investigation, the site was subdivided and each of the four residential units are now in separate ownership. Due to the non-compliance with the originally approved plans prosecution proceedings were instigated, and these have resulted in four individual applications being submitted to try and gain retrospective permission for the units as constructed.

Failure to receive permission would result in the prosecution proceedings recommencing

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

Supplementary Planning Guidance: Educational Facilities

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

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

Part 1 Policies:

Part 2 Policies:

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
HDAS	Residential Layouts
LPP 3A.3	London Plan Policy 3A.3 - Maximising the potential of sites
LPP 3A.5	London Plan Policy 3A.5 - Housing Choice

LPP 4A.3 London Plan Policy 4A.3 - Sustainable Design and Construction.

LPP 4B.5 London Plan Policy 4B.5 - Creating an inclusive environment.

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

13 letters were sent out to local interest groups and neighbours of the application site. Two letters of representation have been received specifically referring to this application, however, this proposal is one of four applications seeking retrospective consent for the erection of four terrace houses. As such, a further two letters have also been received which are also considered relevant to this application. The comments were as follows:

1. I object to retrospective permission being granted for this application, the properties do not conform with either the original or the revised applications submitted to the council.
2. The developer was made aware at the time that Completion Certificates for this development would not be granted, but he carried on regardless.
3. There is another house (Plot C) with roof lights for which planning permission has not been granted.
4. The Design and Access Statement comments the design of the proposal has taken cues from an adjacent development in Baring Road. Therefore this should not be considered.
5. The roof windows, if allowed, will overlook the upper bedrooms of the houses opposite and compromise privacy.
6. The developer having submitted plans, had them approved and then disregarded them and continued to build without consideration of residents. I feel if consent is now granted, there will be nothing to stop developers from building what they want, regardless of conditions or approvals given.
7. My original objections sent previously still stand.
8. Yet another perfectly good bungalow to be destroyed. This is why the area is going downhill and the feel and look of it has changed. There is not a need for big houses within that road and no room for the cars that it would bring.
9. The development was in contravention to planning law. The houses are currently let out to many people and should probably be registered as houses in multiple occupation.
10. The houses are poorly built. Garages were built with no permissions for dropped kerbs.
11. Due to the height of these properties, they overshadow our house.
12. We would not have purchased our property if we knew this development would take place.
13. We are concerned we have not been fully consulted on all applications
14. Now we are facing with a building comprising 14 bedrooms, rather than 3, this has increased parking, traffic and noise, particularly as these as rented houses.

MOD-RAF Northolt: No safeguarding objections

NATS: No safeguarding objections

### Internal Consultees

Highway Engineer: No objection raised

Trees and Landscape Officer: No objection, subject to appropriately worded conditions TL5 and

TL6 to secure confirmation of the landscaping scheme, as implemented.

Director of Education: If the house has 5 x habitable rooms then it falls under the threshold for an Education Section 106 requirement.

## **7. MAIN PLANNING ISSUES**

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

Policy BE13 of the Adopted Hillingdon UDP Saved Policies (September 2007) states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene, and BE19 states the LPA will seek to ensure that new development within residential areas compliments or improves the amenity and character of the area.

The proposal is located within the 'developed area' as identified in the UDP Saved Policies (September 2007) and there is no objection in principle to additional housing in this location. Furthermore, it is considered that the erection of four terraced properties on this site has been established by the previous approval for the original development (16490/APP/2006/1061).

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

With regard to residential density, the proposed site, as constructed has a residential density of 337 habitable rooms per hectare (hrpha). Therefore, this exceeds the London Plan's recommended guidelines having regard to the sites Public Transport Accessibility Level (PTAL) score of 2 (which thereby recommends 200-250 hrpha, 50-80 units per hectare). Whilst, the proposal exceeds these guidelines, consideration also needs to be given to the future internal and external living environments and whether a cramped situation has resulted. It is considered that whilst the proposal exceeds the recommended density requirements, adequate amenities have still been provided for future occupiers of these properties and as such the proposal is considered to comply with the Policy 4B.3 of the London Plan.

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

Not applicable to this application

### **7.04 Airport safeguarding**

NATS (NERL Safeguarding) and the MOD (RAF Northolt) have been consulted and do not raise any safeguarding objections to the proposal.

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

Not applicable to this application

### **7.06 Environmental Impact**

Not applicable to this application

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

Section 4.27 of the SPD: Residential Layouts, states careful consideration should be given to building lines, and these should relate well to the existing street pattern.

The footprint of this development is identical to that approved by the earlier grant of planning consent (16490/APP/2006/1061), together with the eaves height. However it is noted that the overall ridge height has been increased by 0.5m.

The design of the building is not considered materially different to that earlier approval and whilst the resulting ridge line has been increased on that shown on the originally approved plans, the overall scale of the development and its impact on the street scene, in comparison to existing properties is considered to be acceptable and has not resulted in a detrimental impact on the visual amenities of the area.

The proposed development is not considered to result in an incongruous or cramped form of development and as such, the application is considered to comply with Policies BE13 and BE19 of the Adopted Unitary Development Plan (UDP) Saved Policies (September 2007).

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

With regard to the impact of the amenities on the adjoining occupiers, Sections 4.9 of the SPD: Residential Layouts, in relation to new dwellings, states all residential developments and amenity space should receive adequate daylight and sunlight. The daylight and sunlight available to adjoining properties should be adequately protected. Where a two or more storey building abuts a property or its garden, adequate distance should be maintained to overcome possible over-domination, and 15m will be the minimum acceptable distance. This proposal would comply with this advice as properties directly to the rear of this proposal have a separation distance of over 28m.

With regard to any loss of light and outlook that has arisen as a result of this proposal. It is noted the same footprint has been used to that approved by the earlier grant of planning consent (16490/APP/2006/1061) and whilst the resulting ridge line has been increased by 0.5m, the hipped roof form that has been used means that the proposal has not resulted in a material impact on adjoining properties, over and above the impact that would have been created by the originally approved scheme, which was considered to be acceptable. Therefore, the house is not considered to result in a significant increase in over dominance, visual intrusion and over shadowing and as such, the proposal would comply with the intentions of policies BE20 and BE21 of the UDP Saved Policies (September 2007).

The Council's SPD HDAS: Residential Layouts, requires a minimum distance of 21m to ensure that no overlooking to adjoining residents will occur. In this case the dwellings to the rear are situated over 28m away and therefore a material loss of residential amenity would not result. With regard to the front facing windows these would be considered to face onto public areas and therefore also would not be considered to result in a material loss of privacy. However, with regard to the side facing openings, it is considered the ground floor opening could be adequately dealt with via a screen fence condition and with regard to the first floor opening, as this would be to serve a non-habitable room, this could be conditioned to be obscure glazed and non-opening apart from top-vent, to avoid any future overlooking concerns. As such, the proposed house would not result in an unacceptable loss of privacy to existing or future occupiers and therefore would comply with Policy BE24 of the Borough's adopted UDP Saved Policies (September 2007).

This unit has an integral garage. The originally approved plans for this scheme showed the garage sited against the external flank wall of the dwelling. The property was not built in accordance with the approved plans and the garage was sited against the internal party wall. However, it is noted the floor plans for the adjoining dwelling show this garage would be sited adjacent to an internal hallway and staircase and as such it is not considered that this would result in an unacceptable loss of amenity to this adjacent property to warrant the refusal of planning permission. Therefore, the proposal would comply with Policies OE1 and OE3 of the UDP Saved Policies (September 2007)

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

Section 4.7 of the SPD: Residential Layouts, states careful consideration should be given in the design of the internal layout and that satisfactory indoor living space and amenities should be provided. The proposed internal floor space for the new dwelling is over 82m<sup>2</sup>. The SPD states the minimum amount of floor space required for a 3-bedroom two storey



house is 81m<sup>2</sup> and therefore the proposal would comply with the requirements of the SPD.

With regard to the size of the garden, the SPD: Residential Layouts: Section 4.15 states that a three bedroom property should have a garden area of at least 60m<sup>2</sup>. The layout plans show an area of over 100m<sup>2</sup> provided for this three bedroom unit. As such the proposal would comply with Policy BE23 of the UDP Saved Policies (September 2007) and the SPD Residential Layouts.

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

This application comprises 1 of 4 retrospective applications submitted for a row of four terraced properties. These properties were not constructed in accordance with the approved plans and during the construction period the parking layouts/integral garages were altered.

The council's adopted policy seeks to provide a maximum of 2 parking spaces per residential dwelling. This property conforms with this requirement, providing one space within the integral garage and a further space on the frontage.

Therefore, subject to compliance with appropriate conditions relating to the laying out and implementation of acceptable cross-overs the proposal is considered to comply with policies AM7 and AM14 of the UDP (Saved Policies, September 2007).

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

These issues have been considered in Section 7.07.

#### **7.12 Disabled access**

The proposed floor plans show the provision of WC facilities at ground floor level and that the dwelling would exceed the minimum floor space standards required to meet Lifetime Homes Standards. As such, the proposal is considered to comply with the intentions of Policy 3A.4 and 3A.5 of the London Plan and the Council's Accessible Hillingdon SPD January 2010.

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

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

#### **7.14 Trees, Landscaping and Ecology**

The Trees and Landscape Officer has been consulted on the application and considers that subject to the appropriate conditions to secure the retention of the landscaping scheme, as implemented, no objection would be raised. As such the proposal is considered to comply with Policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

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

As the property is a house, refuse collection would not involve wheelie bins or an external bin storage area.

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

The SPD: Residential Layouts: Section 4.9 states, each habitable room should have an outlook and source of natural light and the proposal would comply with this advice and with Policy 4A.3 of the London Plan (2008).

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

The proposal is not within a flood plain and no drainage issues have arisen.

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

Not applicable to this development.

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

With regard to points 1-4, 6, 9, and 12, whilst these points are noted, planning applications are required to be considered on their own merits. The remaining points are addressed in the main body of the report.

#### **7.20 Planning Obligations**

Presently S106 contributions for education are sought for developments when the net gain of habitable rooms exceeds six. The development would result in a net gain of 5 habitable rooms and therefore no contribution would be sought in this instance.

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

The property, together with the adjoining ones, is the subject of a valid enforcement notice and if this application is refused, then enforcement action would recommence.

#### **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**

The proposal is a retrospective application for the erection of an end terrace 3-bedroom

dwelling. It is considered that the design of the proposed dwelling, the building lines, together with the size and bulk, is not materially different to that approved by the earlier grant of planning consent and therefore no undue harm would result to the street scene or the wider area if this retrospective proposal received consent. Furthermore, it is considered that adequate amenities have been provided for future occupiers of this unit, together with acceptable off-street parking provision and soft landscaped areas. The proposal is, therefore, recommended for approval.

#### **11. Reference Documents**


Hillingdon Unitary Development Plan Saved Polices September 2007  
HDAS: Residential Layouts:  
HDAS: Accessible Hillingdon  
The London Plan (2008)  
Consultee and Neighbour responses

**Contact Officer:** Catherine Hems

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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Site Address	
<b>30A Northolt Avenue Ruislip</b>	
Planning Application Ref:	Scale
<b>16490/APP/2011/1037</b>	<b>1:1,250</b>
Planning Committee	Date
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**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** 30B NORTHOLT AVENUE RUISLIP

**Development:** Retention of two storey, with rooms in roofspace, four-bedroom terraced dwelling with 2 rooflights to front and 2 rooflights to rear

**LBH Ref Nos:** 16490/APP/2011/245

**Drawing Nos:** Design & Access Statement  
PT/1477/1 Rev. D

**Date Plans Received:** 02/02/2011      **Date(s) of Amendment(s):** 02/02/2011  
**Date Application Valid:** 08/02/2011      15/05/2011

### 1. SUMMARY

The proposal is for retrospective planning permission for a mid-terrace property, that has not been built in accordance with the approved plans, which were for the erection of a row of four 2-storey 2-bedroom terraced houses, two with integral garages, together with frontage parking and vehicular crossovers (16490/APP/2006/1061). This particular property was constructed with 4-bedrooms, one of which is in the roof space and due to the amended frontage layout, now only allows for one off-street parking space. However, the proposed dwelling is still considered to provide adequate amenities for future occupiers and the bulk and design is not considered materially different to that approved by the earlier grant of planning consent and as such, it is considered that the design of the dwelling has been established by that permission as acceptable. With regard to the revised frontage layout, whilst the dwelling now results in a parking shortfall, due to the parking management scheme that is in place in the street, it is not considered demonstrable harm by this deficiency results and furthermore, this revised layout is considered to result in a visual improvement to the frontage as there is now adequate space to allow for areas of soft landscaping to be provided. Approval is therefore recommended.

### 2. RECOMMENDATION

See above.

That delegated powers be given to the Head of Planning, Consumer Protection, Sport and Green Spaces to grant planning permission, subject to the following:

A. That the Council enter into a legal agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) to secure the following:

(i) A contribution of £13,572 towards the provision of educational facilities.

B. That the applicant meets the Council's reasonable costs in the preparation of the Section 106 agreement and any abortive work as a result of the agreement not being completed.

C. That the officers be authorised to negotiate the terms of the proposed agreement.



**D. That, if the S106 agreement is not completed by within 3 calendar months of the date of the committee meeting to which this is agreed, under the discretion of the Head of Planning Consumer Protection, Sport and Green Spaces, the application is refused under delegated powers for the following reason:**

The development is estimated to give rise to a significant number of children of nursery and primary school age, and therefore additional provision would need to be made in the locality due to the shortfall of places in nurseries and schools facilities serving the area. Given a legal agreement at this stage has not been secured, the proposal is considered contrary to Policy R17 of the Unitary Development Plan Saved Policies September 2007.

**E. That if the application is approved, the following conditions be attached:**

**1 OM1 Development in accordance with Approved Plans**

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

**REASON**

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

**2 H13 Installation of gates onto a highway**

No gates shall be installed which open outwards over the highway/footway.

**REASON**

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

**3 H7 Parking Arrangements (Residential)**

Within 3 calendar months of the date of this decision, the parking arrangements, including the vehicular access point and the surfacing of the parking area, as shown on the plan hereby approved shall be implemented. If these details fail to be implemented to the satisfaction of the Local Planning Authority within this time period, or unless otherwise agreed in writing by the Local Planning Authority, the occupation of the dwelling shall cease until these details have been implemented. Thereafter, the parking area hereby approved shall be retained and used for no other purposes.

**REASON**

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

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

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



REASON

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

**5 RPD6 Fences, Gates, Walls**

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

REASON

To protect the visual amenities and character of the street scene in accordance with policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

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

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

REASON

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

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

Within 3 calendar months of the date of this decision, a landscaping scheme providing full details of hard and soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. If the scheme is not agreed within a further three calendar months of the submission of these details the occupation of the dwelling shall cease, until an agreement is reached. 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: -

- Means of enclosure,
- Car parking layouts,
- Other vehicle and pedestrian access and circulation areas,
- Hard surfacing materials proposed,

REASON

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

**8 TL6 Landscaping Scheme - implementation**

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

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

#### REASON

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

#### **9 SUS5 Sustainable Urban Drainage**

Within 3 calendar months of the date of this decision details of the incorporation of sustainable urban drainage shall be submitted to, and approved in writing by the Local Planning Authority. If these details fail to be agreed within a further three calendar months of the submission of these details and subsequently implemented to the satisfaction of the Local Planning Authority within this time period, or unless otherwise agreed in writing by the Local Planning Authority, the occupation of the dwelling shall cease until these details have been implemented. The approved details shall thereafter permanently retained and maintained.

#### REASON

To ensure that surface water run off is handled as close to its source as possible in compliance with policy 4A.14 of the London Plan (February 2008).

### INFORMATIVES

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

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

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

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

guidance.

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
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.
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
HDAS	Residential Layouts
LPP 3A.3	London Plan Policy 3A.3 - Maximising the potential of sites
LPP 3A.5	London Plan Policy 3A.5 - Housing Choice
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.
LPP 4B.5	London Plan Policy 4B.5 - Creating an inclusive environment.

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

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

## **3. CONSIDERATIONS**

### **3.1 Site and Locality**

The application site is on the western side of Northolt Avenue and comprises a row of four newly constructed terraced properties. This application relates to Plot B a mid-terrace unit. Originally this site comprised a detached bungalow, which has been demolished to make way for this new development. The area is characterised by a mix of detached bungalows, two-storey detached, semi-detached and terraces houses. The site lies within the developed area, as identified in the Hillingdon Unitary Development Plan (UDP) Saved Policies (September 2007).

### **3.2 Proposed Scheme**

The proposal relates to retrospective planning permission for a mid terrace property, that has not been built in accordance with the approved plans (16490/APP/2006/1061), for the erection of a row of four 2-storey 2-bedroom terraced houses, two with integral garages, together with frontage parking and vehicular crossovers.

This particular property was constructed with 4-bedrooms, one of which is in the roof space. The house has a maximum width of 5.6m and is 10m deep. The unit has been finished with a pitched roof with an eaves height of 5.1m and a ridge height of 8.6m high.

The footprint is identical to that approved by the earlier grant of planning consent, together with the eaves height, however the overall ridge height has been increased by 0.5m.

One off-street parking space is provided on the frontage.

### 3.3 Relevant Planning History

16490/APP/2006/1061 30 Northolt Avenue Ruislip

ERECTION OF A ROW OF FOUR TWO STOREY TWO BEDROOM TERRACED HOUSES, TWO WITH INTEGRAL GARAGES, ALL WITH PARKING AT THE FRONT, TOGETHER WITH FORMATION OF THREE ADDITIONAL VEHICULAR CROSSOVERS (INVOLVING DEMOLITION OF EXISTING BUNGALOW)

**Decision:** 16-06-2006 Approved

16490/APP/2007/1034 30 Northolt Avenue Ruislip

RETENTION OF TERRACE OF 4, TWO STOREY THREE-BEDROOM DWELLINGS (INCLUDING ROOFSPACE ACCOMMODATION), TWO WITH INTEGRAL GARAGES, ALL WITH PARKING AT THE FRONT, TOGETHER WITH FORMATION OF THREE ADDITIONAL VEHICULAR CROSSOVERS (INVOLVING DEMOLITION OF EXISTING BUNGALOW)

**Decision:**

16490/APP/2011/1037 30a Northolt Avenue Ruislip

Retention of two storey, three-bedroom, end terrace dwelling with integral garage and associated amenity space and parking

**Decision:**

16490/APP/2011/1039 30c Northolt Avenue Ruislip

Retention of two storey, with rooms in roofspace, four-bedroom terraced dwelling

**Decision:**

16490/APP/2011/1085 30d Northolt Avenue Ruislip

Retention of two storey, three-bedroom, end terrace dwelling with integral garage and associated amenity space and parking

**Decision:**

#### Comment on Relevant Planning History

Planning application 16490/APP/2006/1061 was granted on the 16th June 2006, for the erection of a row of four 2-storey 2-bedroom terraced houses, two with integral garages, together with frontage parking and vehicular crossovers. However, the development was not constructed in accordance with the approved plans and a subsequent enforcement investigation commenced.

During the period of the enforcement investigation, the site was subdivided and each of the four residential units are now in separate ownership. Due to the non-compliance with the originally approved plans prosecution proceedings were instigated, and these have

resulted in four individual applications being submitted to try and gain retrospective permission for the units as constructed.

Failure to receive permission would result in the prosecution proceedings recommencing.

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

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

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

Part 1 Policies:

Part 2 Policies:

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
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.
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
HDAS	Residential Layouts
LPP 3A.3	London Plan Policy 3A.3 - Maximising the potential of sites
LPP 3A.5	London Plan Policy 3A.5 - Housing Choice
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.
LPP 4B.5	London Plan Policy 4B.5 - Creating an inclusive environment.

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

**5.1** Advertisement Expiry Date:- Not applicable

**5.2** Site Notice Expiry Date:- Not applicable

#### **6. Consultations**

##### **External Consultees**

13 letters were sent out to local interest groups and neighbours of the application site. Two letters of representation have been received specifically referring to this application, however, this proposal is one of four applications seeking retrospective consent for the erection of four terrace houses. As such, a further two letters have also been received which are also considered relevant to this application. The comments were as follows:

1. I object to retrospective permission being granted for this application, the properties do not conform with either the original or the revised applications submitted to the council.
2. The developer was made aware at the time that Completion Certificates for this development would not be granted, but he carried on regardless.
3. There is another house (Plot C) with roof lights for which planning permission has not been granted.
4. The Design and Access Statement comments the design of the proposal has taken cues from an adjacent development in Baring Road. Therefore this should not be considered.
5. The roof windows, if allowed, will overlook the upper bedrooms of the houses opposite and compromise privacy.
6. The developer having submitted plans, had them approved and then disregarded them and continued to build without consideration of residents. I feel if consent is now granted, there will be nothing to stop developers from building what they want, regardless of conditions or approvals given.
7. My original objections sent previously still stand.
8. Yet another perfectly good bungalow to be destroyed. This is why the area is going downhill and the feel and look of it has changed. There is not a need for big houses within that road and no room for the cars that it would bring.
9. The development was in contravention to planning law. The houses are currently let out to many people and should probably be registered as houses in multiple occupation.
10. The houses are poorly built. Garages were built with no permissions for dropped kerbs.
11. Due to the height of these properties, they overshadow our house.
12. We would not have purchased our property if we knew this development would take place.
13. We are concerned we have not been fully consulted on all applications
14. Now we are facing with a building comprising 14 bedrooms, rather than 3, this has increased parking, traffic and noise, particularly as these as rented houses.

MOD-RAF Northolt: No safeguarding objections

NATS: No safeguarding objections

#### **Internal Consultees**

Highway Engineer: No objection raised.

Trees and Landscape Officer: The site is a recently constructed mid-terrace house in a residential area. The front garden is predominantly block paved with a very narrow strip for planting between the pedestrian access to the front door and a space for off-street parking. There are no significant landscape features on the site which constitute a constraint on development. There are no Tree Preservation Orders on, or close to, the site, nor does it fall within a designated Conservation Area.

PROPOSAL: The proposal is a retrospective application to regularise the situation regarding one of the four properties, which were not constructed in accordance with the approved plans. Drawing No. PT/1477/1 rev B indicates a planted strip along the southern boundary which will improve the setting and the views from the street and, if appropriately specified and maintained, help to screen the bin store against the house.

#### **LANDSCAPE CONSIDERATIONS:**

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

· The site currently features no soft landscaping, an issue which will be addressed by the current proposal. Structure planting in the form of shrubs or a hedge should be specified. It is not clear why a narrow strip of slate/mulch is indicated between the parking space and the footpath. This features could be removed as it appears to have no practical or aesthetic purpose.



- HDAS (Residential extensions, chapter 11.2) recommends that, where parking space is increased in front gardens, at least 25% of front garden space is retained for soft landscaping. The proposed planting appears to be somewhat less than 25% of the site coverage.
- DCLG/EA guidance requires new driveways to be designed and installed in accordance with SUDS principles. Although the block paving has been installed recently, it is not known whether the particular blocks (or laying specification) conform to SUDS guidance.

RECOMMENDATIONS: No objection, subject to the above observations and conditions TL5 and TL6.

Officer Comment: A revised plan has been submitted which now includes landscaping strips, crossover details and bin storage areas. Whilst these details are now considered acceptable it is considered the above conditions would still be applicable to ensure implementation of the same.

Director of Education: Based on the creation of 1 x 7-room private house, the requested amount is £13,572.

## **7. MAIN PLANNING ISSUES**

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

Policy BE13 of the Adopted Hillingdon UDP Saved Policies (September 2007) states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene, and BE19 states the LPA will seek to ensure that new development within residential areas complements or improves the amenity and character of the area.

The proposal is located within the 'developed area' as identified in the UDP Saved Policies (September 2007) and there is no objection in principle to additional housing in this location. Furthermore, it is considered that the erection of four terraced properties on this site has been established by the previous approval for the original development (16490/APP/2006/1061).

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

With regard to residential density, the proposed site, as constructed has a residential density of 337 habitable rooms per hectare (hrpha). Therefore, this exceeds the London Plan's recommended guidelines having regard to the sites Public Transport Accessibility Level (PTAL) score of 2 (which thereby recommends 200-250 hrpha, 50-80 units per hectare). Whilst, the proposal exceeds these guidelines, consideration also needs to be given to the future internal and external living environments and whether a cramped situation has resulted. It is considered that whilst the proposal exceeds the recommended density requirements, adequate amenities have still been provided for future occupiers of these properties and as such the proposal is considered to comply with the Policy 4B.3 of the London Plan.

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

Not applicable to this application

### **7.04 Airport safeguarding**

NATS (NERL Safeguarding) and the MOD (RAF Northolt) have been consulted and do not raise any safeguarding objections to the proposal.

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

Not applicable to this application

### **7.06 Environmental Impact**

Not applicable to this application

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

Section 4.27 of the SPD: Residential Layouts, states careful consideration should be

given to building lines, and these should relate well to the existing street pattern.

The footprint of this development is identical to that approved by the earlier grant of planning consent (16490/APP/2006/1061), together with the eaves height. However it is noted that the overall ridge height has been increased by 0.5m.

The design of the building is not considered materially different to that earlier approval and whilst the resulting ridge line has been increased on that shown on the originally approved plans, the overall scale of the development and its impact on the street scene, in comparison to existing properties is considered to be acceptable and has not resulted in a detrimental impact on the visual amenities of the area.

The proposed development is not considered to result in an incongruous or cramped form of development and as such, the application is considered to comply with Policies BE13 and BE19 of the Adopted Unitary Development Plan (UDP) Saved Policies (September 2007).

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

With regard to the impact of the amenities on the adjoining occupiers, Sections 4.9 of the SPD: Residential Layouts, in relation to new dwellings, states all residential developments and amenity space should receive adequate daylight and sunlight. The daylight and sunlight available to adjoining properties should be adequately protected. Where a two or more storey building abuts a property or its garden, adequate distance should be maintained to overcome possible over-domination, and 15m will be the minimum acceptable distance. This proposal would comply with this advice as properties directly to the rear of this proposal have a separation distance of over 28m.

With regard to any loss of light and outlook that has arisen as a result of this proposal. It is noted the same footprint has been used to that approved by the earlier grant of planning consent (16490/APP/2006/1061) and whilst the resulting ridge line has been increased by 0.5m, the hipped roof form that has been used means that the proposal has not resulted in a material impact on adjoining properties, over and above the impact that would have been created by the originally approved scheme, which was considered to be acceptable. Therefore, the house is not considered to result in a significant increase in over dominance, visual intrusion and over shadowing and as such, the proposal would comply with the intentions of policies BE20 and BE21 of the UDP Saved Policies (September 2007).

The Council's SPD HDAS: Residential Layouts, requires a minimum distance of 21m to ensure that no overlooking to adjoining residents will occur. In this case the dwellings to the rear are situated over 28m away and therefore a material loss of residential amenity would not result. With regard to the front facing windows these would be considered to face onto public areas and therefore also would not be considered to result in a material loss of privacy. As such, the proposed house would not result in an unacceptable loss of privacy to existing or future occupiers and therefore would comply with Policy BE24 of the Borough's adopted UDP Saved Policies (September 2007).

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

Section 4.7 of the SPD: Residential Layouts, states careful consideration should be given in the design of the internal layout, and that satisfactory indoor living space and amenities should be provided. The proposed internal floor space for the new dwelling is over 120m<sup>2</sup>. The SPD states the minimum amount of floor space required for a 4-bedroom two storey

house would be 92m<sup>2</sup> and therefore the proposal would comply with this advice.

With regard to the size of the garden, the SDP: Residential Layouts: Section 4.15 states that three bedroom properties should have a garden area of at least 60m<sup>2</sup> and four bedroom properties should have a garden space of 100m<sup>2</sup>. The layout plans show areas of 93m<sup>2</sup> provided for the four bedroom units (Plots B and C) over 100m<sup>2</sup> provided for the three bedroom units (Plots A and D). Whilst there is a marginal shortfall for the four bedroom properties it is not considered enough to warrant the refusal of planning permission on these grounds alone. As such the proposal would comply with the intentions of Policy BE23 of the UDP Saved Policies (September 2007) and the SPD: Residential Layouts.

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

This application comprises 1 of 4 retrospective applications submitted for a row of four terraced properties. These properties were not constructed in accordance with the approved plans and during the construction period the parking layouts/integral garages were altered.

The council's adopted policy seeks to provide a maximum of 2 parking spaces per residential dwelling. The development as constructed provided integral garages to the two end terrace units, and one parking space on the front of each of the mid-terrace units. This has resulted in a shortfall of 2 spaces for the development as a whole. However, it is noted there is a parking management scheme in place in the street and it is not considered that the shortfall of 2 spaces would result in an unacceptable impact on highway safety. Furthermore, it is considered if the proposal (with regard to the parking layout) had been implemented as per the approved drawings, this would have resulted in a large amount of hardstanding, without the ability to mitigate this impact with any soft landscaping, thereby having a greater impact visually.

Therefore, subject to compliance with appropriate conditions relating to the laying out and implementation of acceptable cross-overs the proposal is considered to comply with policies AM7 and AM14 of the UDP (Saved Policies, September 2007).

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

These issues have been considered in Section 7.07.

#### **7.12 Disabled access**

The proposed floor plans show the provision of WC facilities at ground floor level and that the dwelling would exceed the minimum floor space standards required to meet Lifetime Homes Standards. As such, the proposal is considered to comply with the intentions of Policy 3A.4 and 3A.5 of the London Plan and the Council's Accessible Hillingdon SPD January 2010.

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

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

#### **7.14 Trees, Landscaping and Ecology**

The Trees and Landscape Officer considers that there are no significant landscape features on the site which constitute a constraint on development. There are no Tree Preservation Orders on, or close to, the site, nor does it fall within a designated Conservation Area. The proposal is a retrospective application to regularise the situation regarding one of the four properties, which were not constructed in accordance with the approved plans.

The revised drawings now include planted strips along the shared boundaries which will improve the setting and the views from the street and, if appropriately specified and

maintained, help to screen the bin store against the house.

Therefore, no objection is raised subject to suitable conditions being applied and as such the proposal is considered to comply with Policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

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

As the property is a residential house, refuse collection would not involve wheelie bins or an external bin storage area.

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

The SPD: Residential Layouts: Section 4.9 states, each habitable room should have an outlook and source of natural light and the proposal would comply with this advice and with Policy 4A.3 of the London Plan (2008).

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

The proposal is not within a flood plain and no drainage issues have arisen.

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

Not applicable to this application

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

With regard to points 1-4, 6, 9, 12, whilst these points are noted, planning applications are required to be considered on their own merits. The remaining points are addressed in the main body of the report.

#### **7.20 Planning Obligations**

Presently S106 contributions for education are sought for developments when the net gain of habitable rooms exceeds six. The development would result in a net gain of 7 habitable rooms and the director of education has stated an education contribution of £13,572 for nursery, primary, secondary, and post 16 education would be required in the South Ruislip Ward.

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

The property, together with the adjoining ones, is the subject of a valid enforcement notice and if this application is refused, then enforcement action would recommence.

#### **7.22 Other Issues**

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

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

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

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

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

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

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

Not applicable to this application

**10. CONCLUSION**

The proposal is a retrospective application for the erection of a mid-terrace 4-bedroom dwelling. It is considered that the design of the proposed dwelling, the building lines, together with the size and bulk, is not materially different to that approved by the earlier grant of planning consent and therefore no undue harm would result to the street scene or the wider area if this retrospective proposal received consent. Furthermore, it is considered that adequate amenities have been provided for future occupiers of this unit and whilst there is a shortfall in off-street parking provision for the unit, when balanced against the negative visual impact that providing two off-street spaces on this frontage would have on the wider street scene and that there is a parking management scheme in place on the street, which will control off-site parking in the immediate vicinity, it is not considered that this would warrant the refusal of planning permission on these grounds alone.

Therefore subject to the completion of a legal agreement requiring a contribution towards education provision within the ward, the proposal is recommended for approval.

**11. Reference Documents**

Hillingdon Unitary Development Plan Saved Polices September 2007  
HDAS: Residential Layouts:  
HDAS: Accessible Hillingdon  
The London Plan (2008)  
Consultee and Neighbour responses

**Contact Officer:** Catherine Hems

**Telephone No:** 01895 250230





**Notes**

 Site boundary

For identification purposes only.

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Site Address

**30B Northolt Avenue  
Ruislip**

Planning Application Ref:

**16490/APP/2011/245**

Planning Committee

**North** Page 82

Scale

**1:1,250**

Date

**July  
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** 30C NORTHOLT AVENUE RUISLIP

**Development:** Retention of two storey, with rooms in roofspace, four-bedroom terraced dwelling

**LBH Ref Nos:** 16490/APP/2011/1039

**Drawing Nos:** Design & Access Statement  
Un-numbered Location & Block Plan  
Un-numbered Floor Plans  
Un-numbered Side Elevations  
Un-numbered Front Elevations  
Un-numbered Section

**Date Plans Received:** 03/05/2011      **Date(s) of Amendment(s):**

**Date Application Valid:** 03/05/2011

### 1. **SUMMARY**

The proposal is for retrospective planning permission for a mid-terrace property, that has not been built in accordance with the approved plans, which were for the erection of a row of four 2-storey 2-bedroom terraced houses, two with integral garages, together with frontage parking and vehicular crossovers (16490/APP/2006/1061). This particular property was constructed with 4-bedrooms, one of which is in the roof space, together with a revised front layout. Whilst it is considered that the proposed dwelling provides adequate amenities for future occupiers and the bulk and design is not considered materially different to that approved by the earlier grant of planning consent, the amended frontage layout, which allows for one off-street parking space for this residential unit results in the need to remove an existing highway tree (Cherry tree, ref. 00894 on the street tree register). It has been recommended that this tree is removed and replaced in a more suitable position. In addition to this requirement, as the property would result in a net gain of 7 habitable rooms, the director of education has stated an education contribution of £13,572 for nursery, primary, secondary, and post 16 education would be required in the South Ruislip Ward.

Confirmation has been sought from the applicant regarding a request that both of these matters are dealt with via the completion of a Section 106 agreement and no response has been received.

Without this agreement in place, the proposal is considered to result in a total lack of off-street parking provision for this particular unit together with an increased shortfall of education provision in the surrounding area. As such, the application is considered to fail to comply with policies BE38, AM14 and R17 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and is recommended for refusal.

Refusal of this application will result in prosecution proceedings recommencing.

### 2. **RECOMMENDATION**

**REFUSAL** for the following reasons:

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

The proposed parking layout/position of cross-over fails to provide a safe and accessible provision for parking and would also result in the removal of a street tree (Cherry tree, ref. 00894 on the street tree register). The proposal would thus be detrimental to highway and pedestrian safety and the visual amenities of the street scene and the wider area in general contrary to Policies AM14, BE19 and BE38 of the Unitary Development Plan Saved Policies (September 2007) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

**2 NON2 Non Standard reason for refusal**

The size, siting and position of the parking bay together with the footway to the front door results in a large area of hardstanding on the frontage, which does not allow sufficient space for soft landscaping. The proposal is therefore detrimental to the visual amenities of the street scene and the character and appearance of the wider area, contrary to Policies BE13, BE19 and BE38 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

**3 NON2 Non Standard reason for refusal**

The development is estimated to give rise to a significant number of children of nursery and primary school age, and therefore additional provision would need to be made in the locality due to the shortfall of places in nurseries and schools facilities serving the area. Given a legal agreement at this stage has not been offered or secured, the proposal is considered contrary to Policy R17 of the Unitary Development Plan Saved Policies (September 2007).

**INFORMATIVES**

**1 I52 Compulsory Informative (1)**

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

**2 I53 Compulsory Informative (2)**

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

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
R17	Use of planning obligations to supplement the provision of

AM14	recreation, leisure and community facilities
AM7	New development and car parking standards.
HDAS	Consideration of traffic generated by proposed developments.
LPP 3A.5	Residential Layouts
LPP 4A.3	London Plan Policy 3A.5 - Housing Choice
LPP 4B.5	London Plan Policy 4A.3 - Sustainable Design and Construction.
	London Plan Policy 4B.5 - Creating an inclusive environment.

### 3. CONSIDERATIONS

#### 3.1 Site and Locality

The application site is on the western side of Northolt Avenue and comprises a row of four newly constructed terraced properties. This application relates to Plot C a mid-terrace unit. Originally this site comprised a detached bungalow, which has been demolished to make way for this new development. The area is characterised by a mix of detached bungalows, two-storey detached, semi-detached and terraces houses. The site lies within the developed area, as identified in the Hillingdon Unitary Development Plan (UDP) Saved Policies (September 2007).

#### 3.2 Proposed Scheme

The proposal relates to retrospective planning permission for a mid terrace property, that has not been built in accordance with the approved plans (16490/APP/2006/1061), for the erection of a row of four 2-storey 2-bedroom terraced houses, two with integral garages, together with frontage parking and vehicular crossovers.

This particular property was constructed with 4-bedrooms, one of which is in the roof space. The house has a maximum width of 5.6m and is 10m deep. The unit has been finished with a pitched roof with an eaves height of 5.1m and a ridge height of 8.6m high.

The footprint is identical to that approved by the earlier grant of planning consent, together with the eaves height, however the overall ridge height has been increased by 0.5m.

One off-street parking space is shown on the frontage.

#### 3.3 Relevant Planning History

16490/APP/2006/1061 30 Northolt Avenue Ruislip

ERECTION OF A ROW OF FOUR TWO STOREY TWO BEDROOM TERRACED HOUSES, TWO WITH INTEGRAL GARAGES, ALL WITH PARKING AT THE FRONT, TOGETHER WITH FORMATION OF THREE ADDITIONAL VEHICULAR CROSSEVERS (INVOLVING DEMOLITION OF EXISTING BUNGALOW)

**Decision:** 16-06-2006 Approved

16490/APP/2007/1034 30 Northolt Avenue Ruislip

RETENTION OF TERRACE OF 4, TWO STOREY THREE-BEDROOM DWELLINGS (INCLUDING ROOFSPACE ACCOMMODATION), TWO WITH INTEGRAL GARAGES, ALL WITH PARKING AT THE FRONT, TOGETHER WITH FORMATION OF THREE ADDITIONAL VEHICULAR CROSSEVERS (INVOLVING DEMOLITION OF EXISTING BUNGALOW)

**Decision:**

16490/APP/2011/1037 30a Northolt Avenue Ruislip

Retention of two storey, three-bedroom, end terrace dwelling with integral garage and associated amenity space and parking

**Decision:**

16490/APP/2011/1085 30d Northolt Avenue Ruislip

Retention of two storey, three-bedroom, end terrace dwelling with integral garage and associated amenity space and parking

**Decision:**

16490/APP/2011/245 30b Northolt Avenue Ruislip

Retention of two storey, with rooms in roofspace, four-bedroom terraced dwelling with 2 rooflights to front and 2 rooflights to rear

**Decision:**

**Comment on Relevant Planning History**

Planning application 16490/APP/2006/1061 was granted on the 16th June 2006, for the erection of a row of four 2-storey 2-bedroom terraced houses, two with integral garages, together with frontage parking and vehicular crossovers. However, the development was not constructed in accordance with the approved plans and a subsequent enforcement investigation commenced.

During the period of the enforcement investigation, the site was subdivided and each of the four residential units are now in separate ownership. Due to the non-compliance with the originally approved plans prosecution proceedings were instigated, and these have resulted in four individual applications being submitted to try and gain retrospective permission for the units as constructed.

Failure to receive permission would result in the prosecution proceedings recommencing.

**4. Planning Policies and Standards**

Supplementary Planning Guidance: Educational Facilities

**UDP / LDF Designation and London Plan**

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

Part 1 Policies:

Part 2 Policies:

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
HDAS	Residential Layouts
LPP 3A.5	London Plan Policy 3A.5 - Housing Choice
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.
LPP 4B.5	London Plan Policy 4B.5 - Creating an inclusive environment.

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

13 letters were sent out to local interest groups and neighbours of the application site. Two letters of representation have been received specifically referring to this application, however, this proposal is one of four applications seeking retrospective consent for the erection of four terrace houses. As such, a further two letters have also been received which are also considered relevant to this application. The comments were as follows:

1. I object to retrospective permission being granted for this application, the properties do not conform with either the original or the revised applications submitted to the council.
2. The developer was made aware at the time that Completion Certificates for this development would not be granted, but he carried on regardless.
3. There is another house (Plot C) with roof lights for which planning permission has not been granted.
4. The Design and Access Statement comments the design of the proposal has taken cues from an adjacent development in Baring Road. Therefore this should not be considered.
5. The roof windows, if allowed, will overlook the upper bedrooms of the houses opposite and compromise privacy.
6. The developer having submitted plans, had them approved and then disregarded them and continued to build without consideration of residents. I feel if consent is now granted, there will be nothing to stop developers from building what they want, regardless of conditions or approvals given.
7. My original objections sent previously still stand.
8. Yet another perfectly good bungalow to be destroyed. This is why the area is going downhill and

the feel and look of it has changed. There is not a need for big houses within that road and no room for the cars that it would bring.

9. The development was in contravention to planning law. The houses are currently let out to many people and should probably be registered as houses in multiple occupation.

10. The houses are poorly built. Garages were built with no permissions for dropped kerbs.

11. Due to the height of these properties, they overshadow our house.

12. We would not have purchased our property if we knew this development would take place.

13. We are concerned we have not been fully consulted on all applications

14. Now we are facing with a building comprising 14 bedrooms, rather than 3, this has increased parking, traffic and noise, particularly as these as rented houses.

MOD-RAF Northolt: No safeguarding objections

NATS: No safeguarding objections

### **Internal Consultees**

Trees and Landscape Officer: The LPA should add condition TL5 and TL6 (reworded in accordance with your suggestion) to provide appropriate treatment to the front of plot 30C.

Planning Officer Comment: A request was forwarded to the applicant seeking a revised front layout plan, to provide an acceptable solution to this frontage area (In line with what has been agreed at the adjoining property, Plot B). No response has been received and the current on-site situation is not considered acceptable.

Director of Education; Based on the creation of 1 x 7-room private house, the requested amount is £13,572.

## **7. MAIN PLANNING ISSUES**

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

Policy BE13 of the Adopted Hillingdon UDP Saved Policies (September 2007) states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene, and BE19 states the LPA will seek to ensure that new development within residential areas compliments or improves the amenity and character of the area.

The proposal is located within the 'developed area' as identified in the UDP Saved Policies (September 2007) and there is no objection in principle to additional housing in this location. Furthermore, it is considered that the erection of four terraced properties on this site has been established by the previous approval for the original development (16490/APP/2006/1061).

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

With regard to residential density, the proposed site, as constructed has a residential density of 337 habitable rooms per hectare (hrpha). Therefore, this exceeds the London Plan's recommended guidelines having regard to the sites Public Transport Accessibility Level (PTAL) score of 2 (which thereby recommends 200-250 hrpha, 50-80 units per hectare). Whilst, the proposal exceeds these guidelines, consideration also needs to be given to the future internal and external living environments and whether a cramped situation has resulted. It is considered that whilst the proposal exceeds the recommended density requirements, adequate amenities have still been provided for future occupiers of these properties and as such the proposal is considered to comply with the Policy 4B.3 of the London Plan.

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

Not applicable to this application

### **7.04 Airport safeguarding**

NATS (NERL Safeguarding) and the MOD (RAF Northolt) have been consulted and do



not raise any safeguarding objections to the proposal

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

Not applicable to this application

#### **7.06 Environmental Impact**

Not applicable to this application

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

Section 4.27 of the SPD: Residential Layouts, states careful consideration should be given to building lines, and these should relate well to the existing street pattern.

The footprint of this development is identical to that approved by the earlier grant of planning consent (16490/APP/2006/1061), together with the eaves height. However it is noted that the overall ridge height has been increased by 0.5m.

The design of the building is not considered materially different to that earlier approval and whilst the resulting ridge line has been increased on that shown on the originally approved plans, the overall scale of the development and its impact on the street scene, in comparison to existing properties is considered to be acceptable and has not resulted in a detrimental impact on the visual amenities of the area.

The proposed development is not considered to result in an incongruous or cramped form of development and as such, the application is considered to comply with Policies BE13 and BE19 of the Adopted Unitary Development Plan (UDP) Saved Policies (September 2007).

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

With regard to the impact of the amenities on the adjoining occupiers, Sections 4.9 of the SPD: Residential Layouts, in relation to new dwellings, states all residential developments and amenity space should receive adequate daylight and sunlight. The daylight and sunlight available to adjoining properties should be adequately protected. Where a two or more storey building abuts a property or its garden, adequate distance should be maintained to overcome possible over-domination, and 15m will be the minimum acceptable distance. This proposal would comply with this advice as properties directly to the rear of this proposal have a separation distance of over 28m.

With regard to any loss of light and outlook that has arisen as a result of this proposal. It is noted the same footprint has been used to that approved by the earlier grant of planning consent (16490/APP/2006/1061) and whilst the resulting ridge line has been increased by 0.5m, the hipped roof form that has been used means that the proposal has not resulted in a material impact on adjoining properties, over and above the impact that would have been created by the originally approved scheme, which was considered to be acceptable. Therefore, the house is not considered to result in a significant increase in over dominance, visual intrusion and over shadowing and as such, the proposal would comply with the intentions of policies BE20 and BE21 of the UDP Saved Policies (September 2007).

The Council's SPD HDAS: Residential Layouts, requires a minimum distance of 21m to ensure that no overlooking to adjoining residents will occur. In this case the dwellings to the rear are situated over 28m away and therefore a material loss of residential amenity would not result. With regard to the front facing windows these would be considered to face onto public areas and therefore also would not be considered to result in a material loss of privacy. As such, the proposed house would not result in an unacceptable loss of

privacy to existing or future occupiers and therefore would comply with Policy BE24 of the Borough's adopted UDP Saved Policies (September 2007).

of the Borough's adopted UDP Saved Policies (September 2007).

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

Section 4.7 of the SPD: Residential Layouts, states careful consideration should be given in the design of the internal layout, and that satisfactory indoor living space and amenities should be provided. The proposed internal floor space for the new dwelling is over 120m<sup>2</sup>. The SPD states the minimum amount of floor space required for a 4-bedroom two storey house would be 92m<sup>2</sup> and therefore the proposal would comply with this advice.

With regard to the size of the garden, the SDP: Residential Layouts: Section 4.15 states that three bedroom properties should have a garden area of at least 60m<sup>2</sup> and four bedroom properties should have a garden space of 100m<sup>2</sup>. The layout plans show areas of 93m<sup>2</sup> provided for the four bedroom units (Plots B and C) over 100m<sup>2</sup> provided for the three bedroom units (Plots A and D). Whilst there is a marginal shortfall for the four bedroom properties it is not considered enough to warrant the refusal of planning permission on these grounds alone. As such the proposal would comply with the intentions of Policy BE23 of the UDP Saved Policies (September 2007) and the SPD: Residential Layouts.

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

This application comprises 1 of 4 retrospective applications submitted for a row of four terraced properties. These properties were not constructed in accordance with the approved plans and during the construction period the parking layouts/integral garages were altered.

The councils adopted policy seeks to provide a maximum of 2 parking spaces per residential dwelling. The development as constructed provided integral garages to the two end terrace units, and one parking space on the front of each of the mid-terrace units. This has resulted in a shortfall of 2 spaces for the development as a whole. However, it is noted there is a parking management scheme in place in the street and it is not considered the shortfall of 2 spaces would result in demonstrable harm. Furthermore, it is considered if the proposal (with regard to the parking layout) had been implemented as per the approved drawings, this would have resulted in a large amount of hardstanding, without the ability to mitigate this impact with any soft landscaping, thereby resulting with the appearance of a row of parked cars on the frontage. As such it is considered the provision of one space on this frontage would be acceptable, in principle, in this case.

However, the amended frontage layout would result in a highway tree having to be removed (Cherry tree, ref. 00894 on the street tree register). It has been recommended that this tree is removed and replaced in a more suitable position so that an acceptable vehicular access point can be constructed. No agreement has been forthcoming for this aspect and as such, without the agreement the proposal results in a total lack of parking provision for this unit, thereby failing to comply with policies AM7 and AM14 of the UDP Saved Policies (September 2007).

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

These issues have been considered in Section 7.07.

#### **7.12 Disabled access**

The proposed floor plans show the provision of WC facilities at ground floor level and that the dwelling would exceed the minimum floor space standards required to meet Lifetime Homes Standards. As such, the proposal is considered to comply with the intentions of Policy 3A.4 and 3A.5 of the London Plan and the Council's Accessible Hillingdon SPD

January 2010.

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

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

**7.14 Trees, Landscaping and Ecology**

This is a recently constructed mid-terrace house in a residential area. The front garden is predominantly block paved with a very narrow strip for planting between the pedestrian access to the front door and a space for off-street parking. There are no significant landscape features on the site which constitute a constraint on development. There are no Tree Preservation Orders on, or close to, the site, nor does it fall within a designated Conservation Area. The proposal is a retrospective application to regularise the situation regarding one of the four properties - which were not constructed in accordance with the approved plans.

With regard to the proposed frontage parking for the property, section 4.37 of the SPD: Residential Layouts, states careful consideration should be given to the boundary treatment and the retention of mature and semi-mature trees, and that car parking at the front will not always be achievable, as a result of retaining and enhancing the local character of the area. It is considered that the development as constructed, has resulted in an excessive area of hardstanding failing to provide areas of soft landscaping to mitigate this impact.

Furthermore, the revised layout, as constructed, results in a highway tree situated directly to the front of the vehicular access point to the unit. It is recommended that this existing highway tree (Cherry tree, ref. 00894 on the street tree register) is removed and replaced in a more suitable position. However, no agreement has been forthcoming in this respect and therefore if the vehicular access point was fully implemented this would result in a visually important feature to the street scene being lost to the detriment of the same.

As such the application is considered to fail to comply with Policies BE13, BE19 and BE38 of the Adopted Unitary Development Plan (UDP) Saved Policies (September 2007).

**7.15 Sustainable waste management**

As the property is a residential house, refuse collection would not involve wheelie bins or an external bin storage area.

**7.16 Renewable energy / Sustainability**

The SPD: Residential Layouts: Section 4.9 states, each habitable room should have an outlook and source of natural light and the proposal would comply with this advice and with Policy 4A.3 of the London Plan (2008).

**7.17 Flooding or Drainage Issues**

The proposal is not within a flood plain and no drainage issues have arisen.

**7.18 Noise or Air Quality Issues**

Not applicable to this development

**7.19 Comments on Public Consultations**

With regard to points 1-4, 6, 9, 12, whilst these points are noted, planning applications are required to be considered on their own merits. The remaining points are addressed in the main body of the report.

**7.20 Planning Obligations**

Presently S106 contributions for education are sought for developments when the net gain

of habitable rooms exceeds six. The development would result in a net gain of 7 habitable rooms and the director of education has stated an education contribution of £13,572 for nursery, primary, secondary, and post 16 education would be required in the South Ruislip Ward.

Confirmation has been sought from the applicant regarding this request and no response has been received, as such, without agreement to enter into a Section 106 for an education contribution, to meet the shortfall of provision in the surrounding area, the application is considered to fail to comply with policy R17 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

There is a highway tree situated directly in front of the vehicular access point/parking area for this property, this tree would need to be removed and replaced, in order to provide adequate parking provision for the unit. The estimated cost to remove the existing tree, grind out the stump, supply and plant a new street tree is £300.

Confirmation has been sought from the applicant regarding this request and no response has been received, as such, without agreement to enter into a Section 106 to cover these costs, the application is considered to fail to comply with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

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

The property, together with the adjoining ones, is the subject of a valid enforcement notice and if this application is refused, then enforcement action would recommence.

#### **7.22 Other Issues**

None

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

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

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

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

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

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other

opinion, national or social origin, association with a national minority, property, birth or other status'.

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

## **10. CONCLUSION**

The proposal is a retrospective application for the erection of a mid-terrace 4-bedroom dwelling. It is considered that the design of the proposed dwelling, the building lines, together with the size and bulk, is not materially different to that approved by the earlier grant of planning consent and therefore this aspect of the scheme is considered acceptable. However, the proposed parking space would result in the removal of a street tree which would result in the loss of an important feature in the street scene, and therefore a detrimental impact on the same. Furthermore, it has been requested that a revised front layout plan is submitted to show the provision of areas of soft landscaping to the front of this unit and again no response has been received. This proposal is considered to meet the requirement to need a legal agreement seeking a contribution towards education provision within the ward and no such contribution has been agreed. Therefore, the application is recommended for refusal.

## **11. Reference Documents**

Hillingdon Unitary Development Plan Saved Polices September 2007  
HDAS: Residential Layouts:  
HDAS: Accessible Hillingdon  
The London Plan (2008)  
Consultee and Neighbour responses


**Contact Officer:** Catherine Hems

**Telephone No:** 01895 250230





**Notes**

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Site Address	
<b>30C Northolt Avenue Ruislip</b>	
Planning Application Ref:	Scale
<b>16490/APP/2011/1039</b>	<b>1:1,250</b>
Planning Committee	Date
<b>North</b> Page 94	<b>July 2011</b>

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



**HILLINGDON**  
LONDON



## Report of the Head of Planning & Enforcement Services

**Address** 30D NORTHOLT AVENUE RUISLIP

**Development:** Retention of two storey, three-bedroom, end terrace dwelling with integral garage and associated amenity space and parking

**LBH Ref Nos:** 16490/APP/2011/1085

**Drawing Nos:** Design & Access Statement  
11/08/RU/01  
11/08/RU/02 Rev. A

**Date Plans Received:** 05/05/2011      **Date(s) of Amendment(s):** 06/05/2011  
**Date Application Valid:** 05/05/2011      01/06/2011

### 1. SUMMARY

The proposal is for retrospective planning permission for an end terrace property, that has not been built in accordance with the approved plans, which were for the erection of a row of four 2-storey 2-bedroom terraced houses, two with integral garages, together with frontage parking and vehicular crossovers (16490/APP/2006/1061). This particular property was constructed with 3-bedrooms and the position of the integral garage has been re-sited and is now situated against the shared party wall. However, the proposed dwelling is still considered to provide adequate amenities for future occupiers and the bulk and design is not considered materially different to that approved by the earlier grant of planning consent and as such, it is considered the design of the dwelling has been established by that permission as acceptable. With regard to the revised layout, the dwelling still provides 2 off-street parking spaces, together with an area of soft landscaping to the front and therefore, the design of the dwelling is considered to adequately integrate within the street scene without causing material harm to the residential amenities of the neighbouring properties. The application is recommended for approval subject to appropriate safeguarding conditions.

### 2. RECOMMENDATION

**APPROVAL subject to the following:**

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

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

#### REASON

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

#### 2 M6 Boundary Fencing - retention

A 1.8 metre high close boarded fence or imperforate wall shall be maintained on the boundary with 34 Northolt Avenue for the full depth of the development hereby approved, and shall be permanently retained for so long as the development remains in existence.

REASON

To safeguard the privacy and amenity of neighbouring occupiers in accordance with Policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**3 RPD1 No Additional Windows or Doors**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 34 Northolt Avenue.

REASON

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

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

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

REASON

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

**5 RPD6 Fences, Gates, Walls**

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

REASON

To protect the visual amenities and character of the existing street scene in accordance with policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

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

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

REASON

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

**7 H7 Parking Arrangements (Residential)**

Within 3 calendar months of the date of this decision, the parking arrangements, including the vehicular access point and the surfacing of the parking area, as shown on the plan hereby approved shall be implemented. If these details fail to be implemented to the satisfaction of the Local Planning Authority within this time period, or unless otherwise agreed in writing by the Local Planning Authority, the occupation of the dwelling shall cease until these details have been implemented. Thereafter, the parking area hereby approved shall be retained and used for no other purposes.

#### REASON

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

#### **8 RCU3 Loss of Garage(s) to Living Accommodation**

Notwithstanding the provisions of Section 55 of the Town and Country Planning Act 1990, the garage(s) shall be used only for the accommodation of private motor vehicles incidental to the use of the dwellinghouse as a residence.

#### REASON

To ensure that adequate off-street parking to serve the development is provided and retained, in accordance with policy AM14 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **9 H13 Installation of gates onto a highway**

No gates shall be installed which open outwards over the highway/footway.

#### REASON

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

#### **10 SUS5 Sustainable Urban Drainage**

Within 3 calendar months of the date of this decision details of the incorporation of sustainable urban drainage shall be submitted to, and approved in writing by the Local Planning Authority. If these details fail to be agreed within a further three calendar months of the submission of these details and subsequently implemented to the satisfaction of the Local Planning Authority within this time period, or unless otherwise agreed in writing by the Local Planning Authority, the occupation of the dwelling shall cease until these details have been implemented. The approved details shall thereafter permanently retained and maintained.

#### REASON

To ensure that surface water runoff is handled as close to its source as possible in compliance with policy 4A.14 of the London Plan (February 2008).

### 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).

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

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

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3A.3	London Plan Policy 3A.3 - Maximising the potential of sites
LPP 3A.5	London Plan Policy 3A.5 - Housing Choice
LPP 4B.5	London Plan Policy 4B.5 - Creating an inclusive environment.
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.

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

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

### **3. CONSIDERATIONS**

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

The application site is on the western side of Northolt Avenue and comprises a row of four newly constructed terraced properties. This application relates to Plot A, an end-terrace unit. Originally this site comprised a detached bungalow, which was demolished to make way for this new development. The area is characterised by a mix of detached bungalows, two-storey detached, semi-detached and terraces houses. The site lies within the developed area, as identified in the Hillingdon Unitary Development Plan (UDP) Saved

Policies (September 2007).

### 3.2 Proposed Scheme

The proposal relates to retrospective planning permission for an end terrace property, that has not been built in accordance with the approved plans (16490/APP/2006/1061), for the erection of a row of four 2-storey 2-bedroom terraced houses, two with integral garages, together with frontage parking and vehicular crossovers.

This particular property was constructed with 3-bedrooms and the integral garage has been re-sited and is now situated against the shared party wall of the adjacent property. The house has a maximum width of 5.7m and is 10m deep. The unit has been finished with a hipped roof with an eaves height of 5.1m and a ridge height of 8.6m high.

The footprint is identical to that approved by the earlier grant of planning consent, together with the eavse height, however the overall ridge height has been increased by 0.5m.

One off-street parking space is provided in the integral garage and a further space on the frontage for this residential unit.

### 3.3 Relevant Planning History

16490/APP/2006/1061 30 Northolt Avenue Ruislip

ERECTION OF A ROW OF FOUR TWO STOREY TWO BEDROOM TERRACED HOUSES, TWO WITH INTEGRAL GARAGES, ALL WITH PARKING AT THE FRONT, TOGETHER WITH FORMATION OF THREE ADDITIONAL VEHICULAR CROSSOVERS (INVOLVING DEMOLITION OF EXISTING BUNGALOW)

**Decision:** 16-06-2006 Approved

16490/APP/2007/1034 30 Northolt Avenue Ruislip

RETENTION OF TERRACE OF 4, TWO STOREY THREE-BEDROOM DWELLINGS (INCLUDING ROOFSPACE ACCOMMODATION), TWO WITH INTEGRAL GARAGES, ALL WITH PARKING AT THE FRONT, TOGETHER WITH FORMATION OF THREE ADDITIONAL VEHICULAR CROSSOVERS (INVOLVING DEMOLITION OF EXISTING BUNGALOW)

**Decision:**

16490/APP/2011/1037 30a Northolt Avenue Ruislip

Retention of two storey, three-bedroom, end terrace dwelling with integral garage and associated amenity space and parking

**Decision:**

16490/APP/2011/1039 30c Northolt Avenue Ruislip

Retention of two storey, with rooms in roofspace, four-bedroom terraced dwelling

**Decision:**

16490/APP/2011/245 30b Northolt Avenue Ruislip

Retention of two storey, with rooms in roofspace, four-bedroom terraced dwelling with 2

rooflights to front and 2 rooflights to rear

**Decision:**

**Comment on Relevant Planning History**

Planning application 16490/APP/2006/1061 was granted on the 16th June 2006, for the erection of a row of four 2-storey 2-bedroom terraced houses, two with integral garages, together with frontage parking and vehicular crossovers. However, the development was not constructed in accordance with the approved plans and a subsequent enforcement investigation commenced. A further application was submitted on the 3rd April 2007, to try and rectify the situation (16490/APP/2007/1034), following the failure to pay a fee for the proposal the application was never assessed.

During the period of the enforcement investigation, the site was subdivided and each of the four residential units are now in separate ownership. Due to the non-compliance with the originally approved plans prosecution proceedings were instigated, and these have resulted in four individual applications being submitted to try and gain retrospective permission for the units as constructed.

Failure to receive permission would result in the prosecution proceedings recommencing

**4. Planning Policies and Standards**

Supplementary Planning Guidance: Educational Facilities

**UDP / LDF Designation and London Plan**

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

Part 1 Policies:

Part 2 Policies:

- |      |   |
|------|---|
| BE13 | New development must harmonise with the existing street scene.  |
| BE15 | Alterations and extensions to existing buildings  |
| BE19 | New development must improve or complement the character of the area.   |
| BE20 | Daylight and sunlight considerations.   |
| BE21 | Siting, bulk and proximity of new buildings/extensions.   |
| BE22 | Residential extensions/buildings of two or more storeys.  |
| BE23 | Requires the provision of adequate amenity space.   |
| BE24 | Requires new development to ensure adequate levels of privacy to neighbours.  |
| BE38 | Retention of topographical and landscape features and provision of new planting and landscaping in development proposals. |
| OE1  | Protection of the character and amenities of surrounding properties and the local area                                    |
| OE3  | Buildings or uses likely to cause noise annoyance - mitigation measures   |
| R17  | Use of planning obligations to supplement the provision of recreation, leisure and community facilities                   |



AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3A.3	London Plan Policy 3A.3 - Maximising the potential of sites
LPP 3A.5	London Plan Policy 3A.5 - Housing Choice
LPP 4B.5	London Plan Policy 4B.5 - Creating an inclusive environment.
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

13 letters were sent out to local interest groups and neighbours of the application site. Two letters of representation have been received specifically referring to this application, however, this proposal is one of four applications seeking retrospective consent for the erection of four terrace houses. As such, a further two letters have also been received which are also considered relevant to this application. The comments were as follows:

1. I object to retrospective permission being granted for this application, the properties do not conform with either the original or the revised applications submitted to the council.
2. The developer was made aware at the time that Completion Certificates for this development would not be granted, but he carried on regardless.
3. There is another house (Plot C) with roof lights for which planning permission has not been granted.
4. The Design and Access Statement comments the design of the proposal has taken cues from an adjacent development in Baring Road. Therefore this should not be considered.
5. The roof windows, if allowed, will overlook the upper bedrooms of the houses opposite and compromise privacy.
6. The developer having submitted plans, had them approved and then disregarded them and continued to build without consideration of residents. I feel if consent is now granted, there will be nothing to stop developers from building what they want, regardless of conditions or approvals given.
7. My original objections sent previously still stand.
8. Yet another perfectly good bungalow to be destroyed. This is why the area is going downhill and the feel and look of it has changed. There is not a need for big houses within that road and no room for the cars that it would bring.
9. The development was in contravention to planning law. The houses are currently let out to many people and should probably be registered as houses in multiple occupation.
10. The houses are poorly built. Garages were built with no permissions for dropped kerbs.
11. Due to the height of these properties, they overshadow our house.
12. We would not have purchased our property if we knew this development would take place.
13. We are concerned we have not been fully consulted on all applications
14. Now we are facing with a building comprising 14 bedrooms, rather than 3, this has increased parking, traffic and noise, particularly as these as rented houses.

MOD-RAF Northolt: No safeguarding objections  
NATS: No safeguarding objections

### **Internal Consultees**

Highway Engineer: No objection raised

Trees and Landscape Officer: No further landscaping conditions are required

Director of Education: If the house has 5 x habitable rooms then it falls under the threshold for an Education Section 106 requirement.

## **7. MAIN PLANNING ISSUES**

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

Policy BE13 of the Adopted Hillingdon UDP Saved Policies (September 2007) states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene, and BE19 states the LPA will seek to ensure that new development within residential areas compliments or improves the amenity and character of the area.

The proposal is located within the 'developed area' as identified in the UDP Saved Policies (September 2007) and there is no objection in principle to additional housing in this location. Furthermore, it is considered that the erection of four terraced properties on this site has been established by the previous approval for the original development (16490/APP/2006/1061).

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

With regard to residential density, the proposed site, as constructed has a residential density of 337 habitable rooms per hectare (hrpha). Therefore, this exceeds the London Plan's recommended guidelines having regard to the sites Public Transport Accessibility Level (PTAL) score of 2 (which thereby recommends 200-250 hrpha, 50-80 units per hectare). Whilst, the proposal exceeds these guidelines, consideration also needs to be given to the future internal and external living environments and whether a cramped situation has resulted. It is considered that whilst the proposal exceeds the recommended density requirements, adequate amenities have still been provided for future occupiers of these properties and as such the proposal is considered to comply with the Policy 4B.3 of the London Plan.

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

Not applicable to this application

### **7.04 Airport safeguarding**

NATS (NERL Safeguarding) and the MOD (RAF Northolt) have been consulted and do not raise any safeguarding objections to the proposal.

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

Not applicable to this application

### **7.06 Environmental Impact**

Not applicable to this application

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

Section 4.27 of the SPD: Residential Layouts, states careful consideration should be given to building lines, and these should relate well to the existing street pattern.

The footprint of this development is identical to that approved by the earlier grant of planning consent (16490/APP/2006/1061), together with the eaves height. However it is noted that the overall ridge height has been increased by 0.5m.

The design of the building is not considered materially different to that earlier approval

and whilst the resulting ridge line has been increased on that shown on the originally approved plans, the overall scale of the development and its impact on the street scene, in comparison to existing properties is considered to be acceptable and has not resulted in a detrimental impact on the visual amenities of the area.

The proposed development is not considered to result in an incongruous or cramped form of development and as such, the application is considered to comply with Policies BE13 and BE19 of the Adopted Unitary Development Plan (UDP) Saved Policies (September 2007).

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

With regard to the impact of the amenities on the adjoining occupiers, Sections 4.9 of the SPD: Residential Layouts, in relation to new dwellings, states all residential developments and amenity space should receive adequate daylight and sunlight. The daylight and sunlight available to adjoining properties should be adequately protected. Where a two or more storey building abuts a property or its garden, adequate distance should be maintained to overcome possible over-domination, and 15m will be the minimum acceptable distance. This proposal would comply with this advice as properties directly to the rear of this proposal have a separation distance of over 28m.

With regard to any loss of light and outlook that has arisen as a result of this proposal. It is noted the same footprint has been used to that approved by the earlier grant of planning consent (16490/APP/2006/1061) and whilst the resulting ridge line has been increased by 0.5m, the hipped roof form that has been used means that the proposal has not resulted in a material impact on adjoining properties, over and above the impact that would have been created by the originally approved scheme, which was considered to be acceptable. Therefore, the house is not considered to result in a significant increase in over dominance, visual intrusion and over shadowing and as such, the proposal would comply with the intentions of policies BE20 and BE21 of the UDP Saved Policies (September 2007).

The Council's SPD HDAS: Residential Layouts, requires a minimum distance of 21m to ensure that no overlooking to adjoining residents will occur. In this case the dwellings to the rear are situated over 28m away and therefore a material loss of residential amenity would not result. With regard to the front facing windows these would be considered to face onto public areas and therefore also would not be considered to result in a material loss of privacy. However, with regard to the side facing openings, it is considered that the ground floor opening could be adequately dealt with via a screen fence condition and with regard to the first floor opening, as this would serve a non-habitable room, it could be conditioned to be obscure glazed and non-opening apart from top-vent, to avoid any future overlooking concerns. As such, the house would not result in an unacceptable loss of privacy to existing or future occupiers and therefore would comply with Policy BE24 of the Borough's adopted UDP Saved Policies (September 2007).

This unit has an integral garage. The originally approved plans for this scheme showed the garage sited against the external flank wall of the dwelling. The property was not built in accordance with the approved plans and the garage was sited against the internal party wall. However, it is noted the floor plans for the adjoining dwelling show this garage would be sited adjacent to an internal hallway and staircase and as such it is not considered that this would result in an unacceptable loss of amenity to this adjacent property to warrant the refusal of planning permission. Therefore, the proposal would comply with Policies OE1 and OE3 of the UDP Saved Policies (September 2007).

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

Section 4.7 of the SPD: Residential Layouts, states careful consideration should be given in the design of the internal layout, and that satisfactory indoor living space and amenities should be provided. The proposed internal floor space for the new dwelling is over 82m<sup>2</sup>. The SPD states the minimum amount of floor space required for a 3-bedroom two storey house would be 81m<sup>2</sup> and therefore the proposal would comply with this advice.

With regard to the size of the garden, the SDP: Residential Layouts: Section 4.15 states that a three bedroom property should have a garden area of at least 60m. The layout plans show an area of over 100m<sup>2</sup> provided for this three bedroom unit. As such the proposal would comply with Policy BE23 of the UDP Saved Policies (September 2007) and the SPD: Residential Layouts.

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

This application comprises 1 of 4 retrospective applications submitted for a row of four terraced properties. These properties were not constructed in accordance with the approved plans and during the construction period the parking layouts/integral garages were altered.

The council's adopted policy seeks to provide a maximum of 2 parking spaces per residential dwelling. This property conforms with this requirement, providing one space within the integral garage and a further space on the frontage.

Therefore, subject to compliance with appropriate conditions relating to the laying out and implementation of acceptable cross-overs the proposal is considered to comply with policies AM7 and AM14 of the UDP (Saved Policies, September 2007).

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

These issues have been considered in Section 7.07.

#### **7.12 Disabled access**

The proposed floor plans show the provision of WC facilities at ground floor level and that the dwelling would exceed the minimum floor space standards required to meet Lifetime Homes Standards. As such, the proposal is considered to comply with the intensions of Policy 3A.4 and 3A.5 of the London Plan and the Council's Accessible Hillingdon SPD January 2010.

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

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

#### **7.14 Trees, Landscaping and Ecology**

The Trees and Landscape Officer considers that a satisfactory area of soft landscaping has been shown/provided and therefore no further landscaping conditions would be required. As such the proposal is considered to comply with Policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

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

As the property is a residential house, refuse collection would not involve wheelie bins or an external bin storage area.

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

The SPD: Residential Layouts: Section 4.9 states, each habitable room should have an outlook and source of natural light and the proposal would comply with this advice and with Policy 4A.3 of the London Plan (2008).

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

The proposal is not within a flood plain and no drainage issues have arisen.

**7.18 Noise or Air Quality Issues**

Not applicable to this development

**7.19 Comments on Public Consultations**

With regard to points 1-4, 6, 9, 12, whilst these points are noted, planning applications are required to be considered on their own merits. The remaining points are addressed in the main body of the report

**7.20 Planning Obligations**

Presently S106 contributions for education are sought for developments when the net gain of habitable rooms exceeds six. The development would result in a net gain of 5 habitable rooms and therefore no contribution would be sought in this instance.

**7.21 Expediency of enforcement action**

The property, together with the adjoining ones, is the subject of a valid enforcement notice and if this application is refused, then enforcement action would recommence.

**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**

The proposal is a retrospective application for the erection of an end terrace 3-bedroom dwelling. It is considered that the design of the proposed dwelling, the building lines, together with the size and bulk, is not materially different to that approved by the earlier grant of planning consent and therefore no undue harm would result to the street scene or the wider area if this retrospective proposal received consent. Furthermore, it is considered that adequate amenities have been provided for future occupiers of this unit, together with acceptable off-street parking provision and soft landscaped areas. The proposal is, therefore, recommended for approval.

#### **11. Reference Documents**

Hillingdon Unitary Development Plan Saved Polices September 2007  
HDAS: Residential Layouts:  
HDAS: Accessible Hillingdon  
The London Plan (2008)  
Consultee and Neighbour responses


**Contact Officer:** Catherine Hems

**Telephone No:** 01895 250230





**Notes**

 Site boundary

For identification purposes only.

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Site Address	
<b>30D Northolt Avenue Ruislip</b>	
Planning Application Ref:	Scale
<b>16490/APP/2011/1085</b>	<b>1:1,250</b>
Planning Committee	Date
<b>North</b> Page 107	<b>July 2011</b>

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



**HILLINGDON**  
LONDON

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## Report of the Head of Planning & Enforcement Services

**Address** 516A VICTORIA ROAD RUISLIP

**Development:** Change of use from retail (Use Class A1) to a gymnasium (Use Class D2)

**LBH Ref Nos:** 42660/APP/2011/739

**Drawing Nos:** Noise Assessment  
Location Plan to Scale 1:1250  
Un-numbered Proposed Ground Floor Plan at Scale 1:100  
Planning Statement

**Date Plans Received:** 25/03/2011                      **Date(s) of Amendment(s):**  
**Date Application Valid:** 15/04/2011

### 1. **SUMMARY**

The application relates to the change of use of an A1 (retail) unit to D2 (Assembly and Leisure) for use as a gymnasium. The site is within the core area of South Ruislip Local Centre. Policy S9 stipulates change of use from A1 to other uses will only be granted outside these areas. However, due to the extended length of time this unit has not been used for A1 use (since mid 1990's), it is considered the change of use would not have an adverse impact on the established character of the Local Centre.

Therefore, subject to appropriate conditions relating to hours of operation and noise control, deliveries, and air extraction systems, the proposal would not conflict with any of the relevant Adopted policies within the Hillingdon Unitary Development Plan Saved Policies (September 2007).

### 2. **RECOMMENDATION**

**APPROVAL subject to the following:**

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

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

#### REASON

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

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

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

#### REASON

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

#### 3            RCU2                      **Use Within Same Use Class**

The premises shall be used for gymnasium and for no other purpose (including any other

purpose in Class D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987).

**REASON**

To safeguard the amenity of surrounding residential properties and to ensure pedestrian and vehicular safety is not prejudiced, in accordance with Policy OE1, OE3 and AM7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**4 DIS2 Access to Buildings for People with Disabilities**

Development shall not commence until details of access to building entrances (to include ramped/level approaches, signposting, types and dimensions of door width and lobby openings) to meet the needs of people with disabilities have been submitted to and approved in writing by the Local Planning Authority. The approved facilities should be provided prior to the occupation of the development and shall be permanently retained thereafter.

**REASON**

To ensure that people with disabilities have adequate access to the development in accordance with Policy R16 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan Policies (February 2008) Policies 3A.13, 3A.17 and 4B.5.

**5 NONSC Non Standard Condition**

The premises shall only be used between the hours of:  
07:00 hrs and 22:00 hrs on Mondays to Fridays  
08:00 hrs to 20:00 hrs on Saturdays  
08:00 hrs to 16:00 hrs on Sundays and Bank/public Holidays.

There shall be no staff allowed on the premises outside these hours.

**REASON**

To safeguard the residential amenity of the occupiers and nearby properties, in accordance with Policies OE1 and OE3 of the Hillingdon Unitary Development Plan (Saved Policies September 2007).

**6 N13 Sound insulation of commercial/entertainment premises**

The development shall not commence until details of a sound insulation scheme, as outlined in section 4.6 of the report by Sharps Redmore Partnership Project No.1011191rB dated 22nd March 2011, for the control of noise and vibration transmission to the adjoining dwellings/premises has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before the development is occupied/use commences and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

**REASON**

To safeguard the amenity of the occupants of surrounding properties in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 4A.20 of the London Plan (February 2008).

**7 NONSC Non Standard Condition**

No air extraction system shall be used on the premises until a scheme which specifies the provisions to be made for the control of noise emanating from the site or to other parts of the building, has been submitted to, and approved by the Local Planning

Authority. The said scheme shall include such secure provision as will ensure that it endures for use and that any and all constituent parts are repaired and maintained and replaced in whole or in part so often as occasion may require.

**REASON**

To safeguard the amenity of surrounding areas in accordance with Policy OE1 and OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**8 NONSC Non Standard Condition**

The premises shall not be used for deliveries and collections, including waste collections other than between the hours of 08:00 and 18:00, Mondays to Fridays, 08:00 to 13:00 Saturdays and not at all on Sundays and Bank and Public Holidays.

**REASON**

To safeguard the amenity of surrounding areas, in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 4A.20 of the London Plan (February 2008).

**9 OM7 Refuse and Open-Air Storage**

Details of on-site refuse storage for waste material awaiting disposal, including details of any screening, shall be indicated on plans to be submitted to and approved by the Local Planning Authority. Such facilities shall be provided prior to occupation of the development and thereafter permanently retained.

**REASON**

To ensure that visual amenities are not prejudiced, in accordance with policy OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**10 RCU2 Use Within Same Use Class**

The premises shall be used as a gymnasium and for no other purpose (including any other purpose in Class D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987) as amended.

**REASON**

Specify, in accordance with Policy S9 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**INFORMATIVES**

**1 I52 Compulsory Informative (1)**

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

**2 I53 Compulsory Informative (2)**

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

guidance.

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
S6	Change of use of shops - safeguarding the amenities of shopping areas
S9	Change of use of shops in Local Centres
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
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
LPP 3D.1	London Plan Policy 3D.1 - Supporting Town Centres.
LPP 3D.3	London Plan Policy 3D.3 - Maintaining and Improving Retail Facilities.

### **3            13                    Building Regulations - Demolition and Building Works**

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

### **4            134                    Building Regulations 'Access to and use of buildings'**

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

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

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

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

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

The duty to make reasonable adjustments can be effected by the Building Regulation



compliance. For compliance with the DDA please refer to the following guidance: -

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

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

## **5            16            Property Rights/Rights of Light**

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

## **6            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.

### **3.            CONSIDERATIONS**

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

The application site is on the south west side of Victoria Road and comprises a ground floor commercial unit with residential above. To the front there is a wide footway and to the rear there is an access/service road which provides delivery areas for the commercial premises and access points to the residential flats above. The area is commercial in character and appearance. The site is within South Ruislip Local Centre as identified in the Hillingdon Unitary Development Plan (UDP) Saved Policies (September 2007).

### 3.2 Proposed Scheme

The proposal involves the change of use of the unit from retail (Use Class A1) to a gymnasium within Use Class D2. The application does not involve any external alterations to the building.

### 3.3 Relevant Planning History

42660/APP/1999/2147 516a Victoria Road Ruislip

CHANGE OF USE FROM CLASS A1 (RETAIL) TO CLASS D2 (PHYSICAL FITNESS CENTRE) (RETROSPECTIVE APPLICATION)

**Decision:** 09-02-2000 Refused

42660/APP/2010/557 516a Victoria Road Ruislip

Change of use from Class A1 (Shops) to Class D2(e) for use as a gymnasium

**Decision:** 25-05-2010 Refused **Appeal:** 30-11-2010 Dismissed

#### Comment on Relevant Planning History

This application is a resubmission of a previously refused application (ref no 42660/APP/2010/557) for an identical proposal involving the change of use of the unit from retail (Use Class A1) to a gymnasium within Use Class D2. This application was refused for the following reasons:

1. The proposed change of use would undermine the retail function of the area, harming the vitality and viability of the South Ruislip Local Centre, contrary to Policy S9 of the adopted London Borough of Hillingdon Unitary Development Plan (Saved Policies September 2007).

2. The proposal fails to demonstrate that the proposed use will be compatible with neighbouring uses and thus is likely to result in noise and vibration to the detriment of residential amenity for the occupiers of the flats above and adjacent units. As such, the proposal is, contrary to Policies OE1 and S6 (iii) of the adopted London Borough of Hillingdon Unitary Development Plan (Saved Policies September 2007).

This decision was the subject of an appeal which was dismissed and the inspector comments are considered below.

## 4. Planning Policies and Standards

### UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
S6	Change of use of shops - safeguarding the amenities of shopping areas
S9	Change of use of shops in Local Centres
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
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
LPP 3D.1	London Plan Policy 3D.1 - Supporting Town Centres.
LPP 3D.3	London Plan Policy 3D.3 - Maintaining and Improving Retail Facilities.

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

**5.1** Advertisement Expiry Date:- Not applicable

**5.2** Site Notice Expiry Date:- Not applicable

## **6. Consultations**

### **External Consultees**

33 neighbours and interested parties were consulted and no responses have been received.

NATS: No safeguarding objections

MOD (RAF Northolt): No safeguarding objections

### **Internal Consultees**

Environmental Protection Unit:

I have reviewed the Noise assessment report dated 22nd March 2011 prepared for the applicant by Sharps Redmore Partnership. I am satisfied that further work has been carried out to show how a scheme of noise attenuation measures would protect neighbouring dwellings from potential noise impacts. However I remain concerned about the operation of the proposed development before 0700.

I therefore do not wish to object to this proposal. Should planning permission be recommended, I would ask that conditions relating to hours of operation, sound insulation, details of air extraction systems, hours of deliveries and collections and the construction site informative be applied.

Waste Development Manager:

The people running the business would have to establish a commercial waste collection agreement with the Council or a private contractor. Either sacks or bins could be used for waste storage and presenting the waste for collection.

If bins are used under BS5906 a small wheeled bin should not have to be carted more than 15 metres from where it is presented for collection, to the collection vehicle, and a bulk bin (1,100 litre eurobin) should not have to be carted more than 10 metres.

Recycling collections should be considered. There is potential that plastic drinks bottles will make up much of the volume of the waste generated.

Access Officer:

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

The following observations are provided:

1. Level access and adequate front door width are assumed. If this is not the case, level access should be provided and a minimum door width of 1000mm for a single door or 1800mm for a double door.
2. The proposed plan does not currently include any WC provision for disabled people and at least one accessible unisex toilet should be provided.
3. Toilets should be designed in accordance with the guidance given in Approved Document M to the Buildings Regulations 2004.
4. The accessible toilet should be signed either Accessible WC or Unisex. Alternatively, the use of the wheelchair symbol and the words Ladies and Gentlemen or Unisex would be acceptable.
5. Consideration should be given to ensure that arrangements exist to provide adequate means of escape for all, including wheelchair users. Fire exits should incorporate a suitably level threshold and should open onto a suitably level area.

Conclusion: Provided a suitable condition(s) can be attached to any grant of planning permission, no objection is raised.

Highways Engineer:

No highway objection was raised on the previous two applications proposing to use the site as a gymnasium. The site is located close to South Ruislip station and there are a number of buses serving the location. There are commercial and residential premises nearby; therefore a number of trips to/from the site would be non-car trips. There are public car parking facilities in the surrounding area, which are considered adequate for the proposals. No objection is therefore raised on the highways aspect of the proposals.

## **7. MAIN PLANNING ISSUES**

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

Policy S9 of the Unitary Development Plan Saved Policies September 2007 states that in Local Centres the Local Planning Authority will only grant planning permission to change the use from Class A1 shops outside the core areas.

No. 516A Victoria Road is sited within the core area of the Local Centre and comprises a ground floor commercial unit. Thus in normal circumstances the proposed change of use would not be acceptable in principle. However, the previous application on this site for the same use was the subject of an appeal. Whilst this appeal was dismissed, with regard to

the principle of the use and the impact of the change of use on the vitality and viability of the centre, the inspector considered that there was evidence that the site had not been in retail use for a considerable length of time, and consequently, although that use was unauthorised, it is not clear that this unit would have been counted as part of the minimum number and range of shops in the local centre. Furthermore, with regard to the argument that the change of use would undermine the retail function of the area, harming the vitality and viability of the South Ruislip Local Centre, the Inspector considered this argument unconvincing due to the fact that the unit had not been used as a shop since the mid 1990's. As such, it was concluded that the proposal would not undermine the retail function of the area or the viability of the Local Centre.

Given the appeal decision and the Inspectors comments relating to the principle of the use, it is considered that a refusal on this ground could not be sustained on appeal and thus it is considered that the principle of the change of use to a non-retail function should be accepted.

**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**

Not applicable to this application

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

There are no external alterations proposed as part of this application, the application is for change of use only. As such the proposal is considered to comply with Policy BE13 of the UDP (Saved Policies September 2007).

**7.08 Impact on neighbours**

Policy OE1 of the UDP (Saved Policies September 2007) states permission will not be granted for uses which are likely to become detrimental to the character or amenities of surrounding properties and policy OE3 states buildings or uses which have the potential to cause noise annoyance will only be permitted if the impact can be mitigated.

The previous application for an identical proposal on this site included a refusal reason relating to the impact of noise and vibration from the proposed use on the residential amenity of the occupiers of the flats above and adjacent the application property. units.

In his appeal decision, in relation to this issue, the inspector considered that whilst an acoustic report had been submitted, there were a number of deficiencies in this report and as such the evidence was not convincing that the gym could operate without harming the living conditions of the occupiers of the flats above and that this could not be satisfactorily ameliorated by an hours of use condition.

The current application includes a revised Noise Assessment report and additional works to ameliorate the impact of the use. These additional works include:

- The floor to the gym activity area (excluding changing rooms) including a Regupol Kushinpad heavy duty impact isolator, or equal and approved. This can be the final finish

or a further finish can be included but this should be of a similar nature or carpet, (i.e. not timber which could otherwise increase airborne noise levels).

- Replacement of the ceiling within the main gym area with an enhanced mineral fibre ceiling or a mineral fibre ceiling with a lay-in backing tile.
- Boxing-in of all existing soil pipeworks or similar with 2 layers of plasterboard with a mineral or glass wool quilt around the pipework.
- Where at the top of the blockwork demise walls there is a gap between the top of the blockwork and the underside of the soffit, this should be sealed with a mastic or sealant, but not mortar filled.
- During replacement of the sealing the structural soffit should be examined, to ensure any penetrations, cracking etc, are sealed.
- Ventilation to the gym should not result in return air voids through the ceiling. This should be preferably with rigid ducts, but if flexible connections are used on to grilles these should wrapped in 5kg/m<sup>2</sup> acoustic mass lagging.
- Any replacement (other than refurbishment) of external ventilation should either be a direct replacement of the same unit or unit of the same noise level in the same location.
- Any music system included in the facility should be using small speakers mounted on boxed-in columns or internal lightweight walls, not directly to the masonry walls. Specific bass or sub-woofer speakers are not recommended. Music and TV systems should be operated and controlled only by the management and as only background levels i.e. less than 75 dBI.

The Council's Environmental Protection Officer considers that this further work to show additional noise attenuation measures would now protect neighbouring dwellings from potential noise impacts. He therefore considers that subject to a number of conditions safeguarding the amenity of residents the proposed use would not now result in an undue impact on adjoining residential occupiers.

Therefore subject to appropriate conditions the proposal is considered to accord with policies OE1 and OE3 of the UDP Saved Policies (September 2007).

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

Not applicable to this application

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

The site is situated on Victoria Road, and does not have any dedicated off street parking available for customers. However, the site is located close to South Ruislip station and there are a number of buses serving the location. There are commercial and residential premises nearby, therefore a number of trips to/from the site would be non-car trips. There are also public car parking facilities in the surrounding area, which are considered adequate for the proposals and therefore no objection is raised on the highways aspect of the proposals. As such, the proposal would comply with AM7 and AM14 of the UDP Saved Policies (September 2007).

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

Not applicable to this application

#### **7.12 Disabled access**



There are no external alterations proposed as part of this application, the application is for change of use only. However, it is recommended that if permission were to be granted an informative is added advising the applicant of the need to comply with The Building Regulations Part M 'Access to and use of Buildings'.

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

Not applicable to this application

**7.14 Trees, Landscaping and Ecology**

Not applicable to this application.

**7.15 Sustainable waste management**

The Council's Waste & Recycling Officer considers that the people running the business would have to establish a commercial waste collection agreement with the Council or a private contractor. Either sacks or bins could be used for waste storage and presenting the waste for collection. Recycling collections should be considered as there is potential that plastic drinks bottles will make up much of the volume of the waste generated. It is therefore recommended a condition is applied requiring the submission of details relating to on-site refuse storage to be submitted for approval before the use commences.

**7.16 Renewable energy / Sustainability**

Not applicable to this application

**7.17 Flooding or Drainage Issues**

Not applicable to this application

**7.18 Noise or Air Quality Issues**

The issue of noise and disturbance has been considered in Section

**7.19 Comments on Public Consultations**

No comments received.

**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**

The application site is within the core area of the Local Centre and whilst the current authorised planning use is A1 (retail), given the appeal decision on the previous application and the length of time that the unit has not been used as a retail unit (since mid-1990's), it would be difficult to argue that the proposal would harm the viability and vitality of the town centre and subject to appropriate conditions the proposed use would not result in any adverse impact on adjoining occupiers. Approval is therefore recommended.

**11. Reference Documents**

Unitary Development Plan (Saved Policies September 2007)  
London Plan Policies (2008)

**Contact Officer:** Catherine Hems

**Telephone No:** 01895 250230



**Notes**

Site boundary

For identification purposes only.  
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Site Address

**516A Victoria Road  
Ruislip**

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

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

Planning Application Ref:

**42660/APP/2011/739**

Scale

**1:1,250**

Planning Committee

**North** Page 121

Date

**July  
2011**



**HILLINGDON**  
LONDON

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# Plans for North Planning Committee

4th August 2011



HILLINGDON  
LONDON



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Page 123

**Report of the Head of Planning & Enforcement Services**

**Address** 22 PAVILION WAY RUISLIP

**Development:** Demolition of existing detached store to rear, erection of single storey side/rear extension and alteration to first floor side elevation

**LBH Ref Nos:** 17423/APP/2011/57

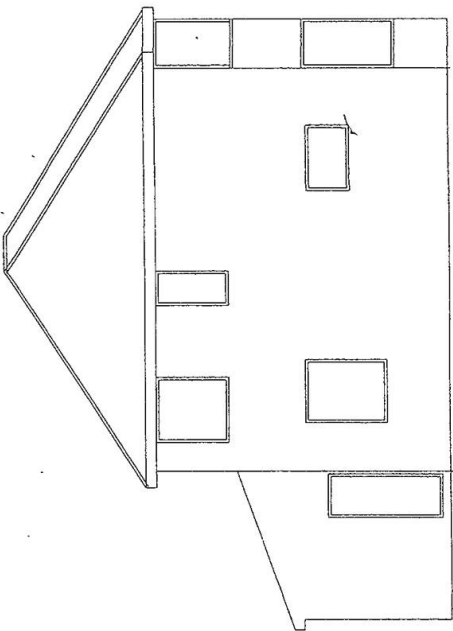
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**Date Application Valid:** 20/01/2011                      26/05/2011

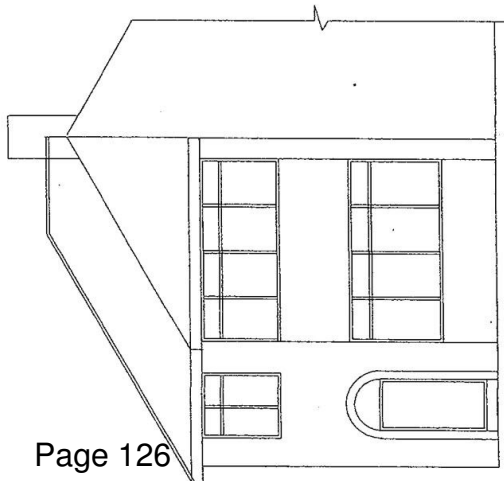




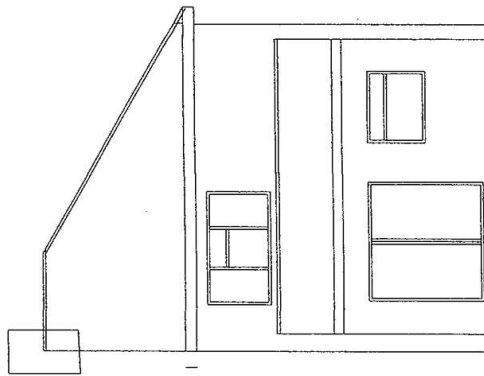
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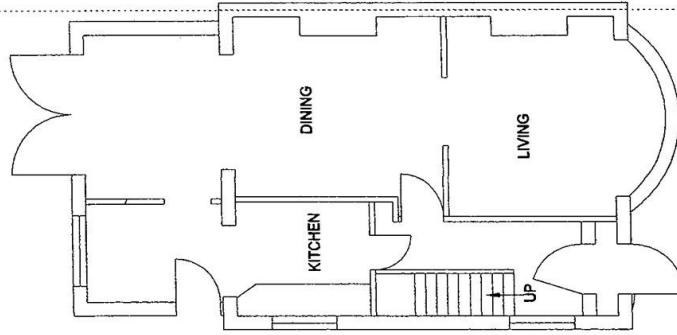
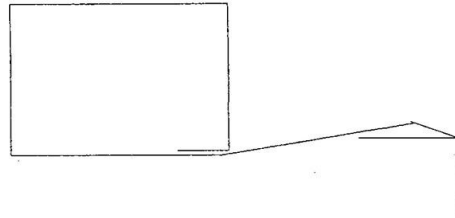
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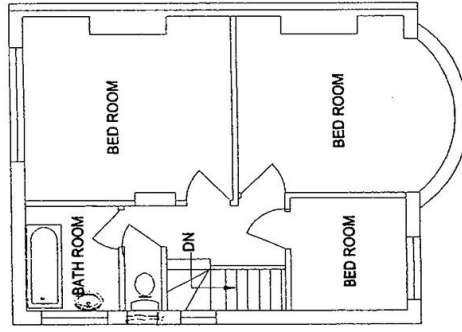
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EXISTING REAR ELEVATION SCALE 1:100



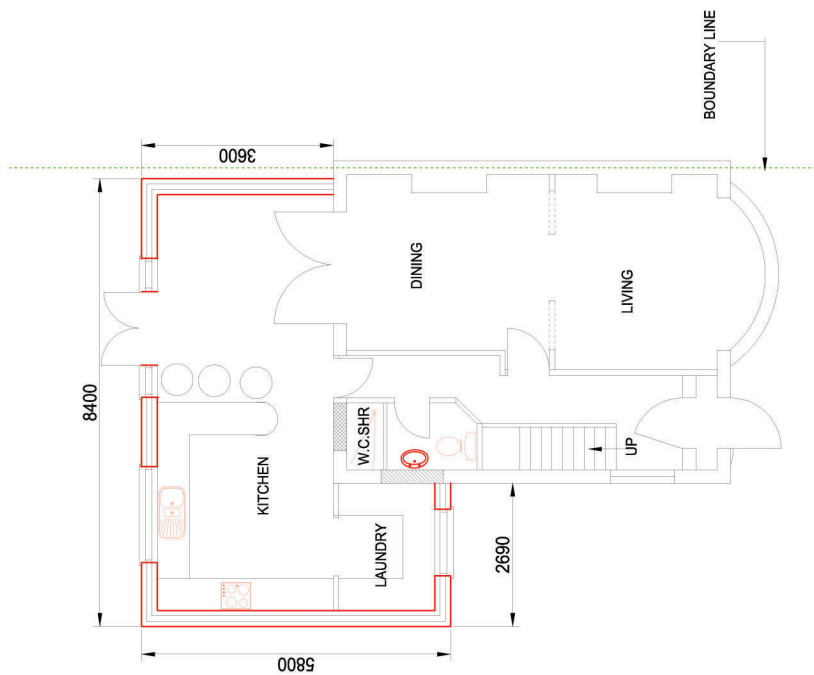
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EXISTING FIRST FLOOR PLAN SCALE 1:100

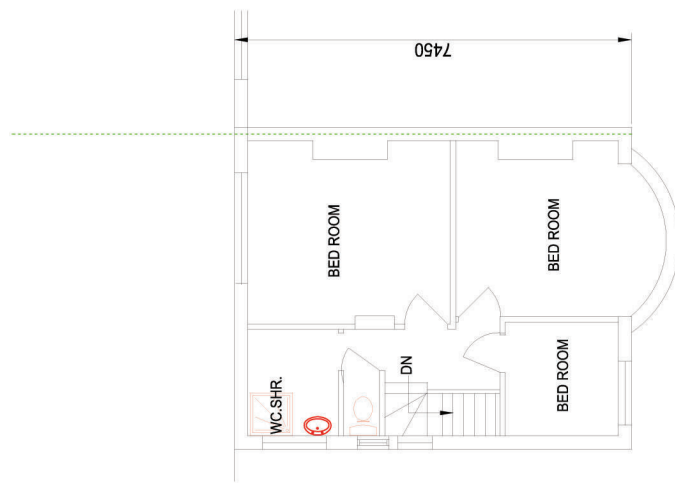
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 12 JAN 2011  
 PLANNING & TRANSPORTATION  
 GROUP

LOAN COPY OF THIS DRAWING  
 RECEIVED  
 10 MAY 2010  
 PLANNING & TRANSPORTATION  
 GROUP



**PROPOSED GROUND FLOOR PLAN**

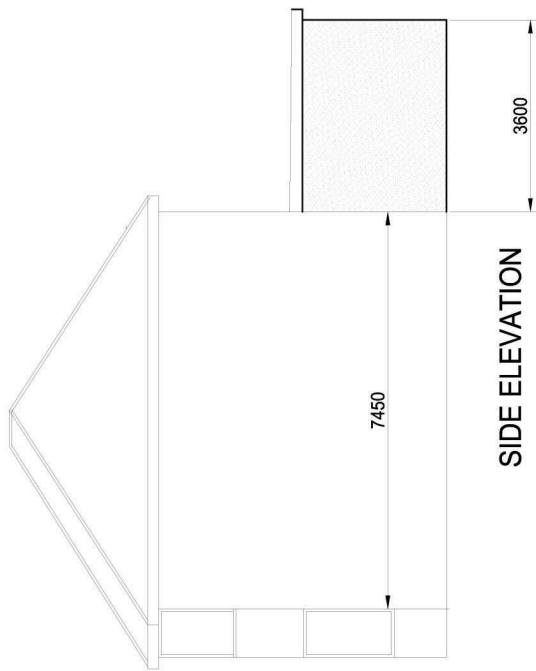
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**PROPOSED F.F. PLAN**

SCALE 1:100

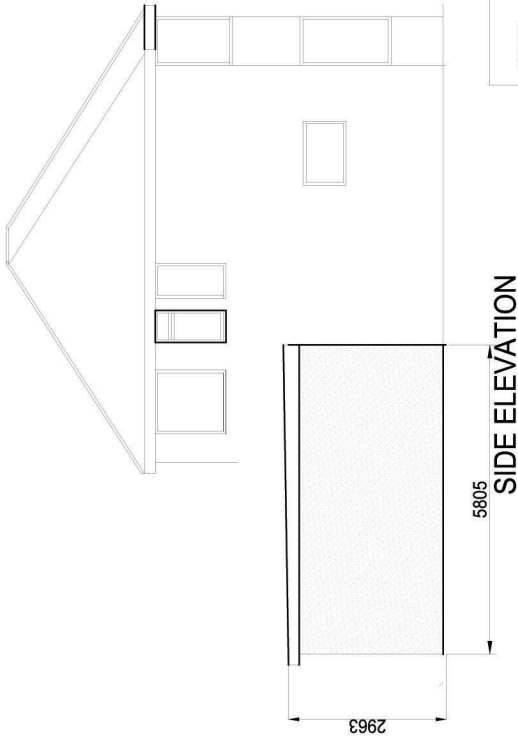
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DRAWING TITLE: PROPOSED SINGLE STOREY SIDE AND REAR EXTENSION
LAYOUTS & FLOOR PLANS AND ELEVATIONS.
SCALE 1:100
DATE APRIL 2010 DECEMBER 2010



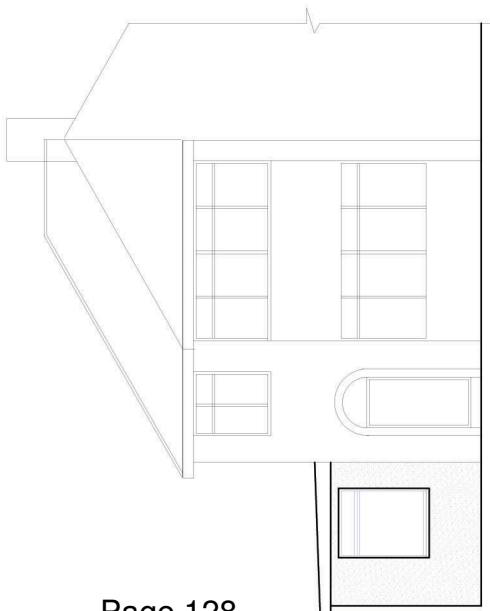
**FRONT ELEVATION**

**FRONT ELEVATION**

scale 1:100



**SIDE ELEVATION**



**REAR ELEVATION**

NOTES.  
1. ALL MEASUREMENTS TO BE CHECKED ON SITE.

2. PARTYWALL (ETC) ACT 1987 TO BE AGREED WITH ADJOINING NEIGHBOURS PRIOR TO COMMENCING WORKS.

3. ALL WORK TO BE AGREED WITH LOCAL AUTHORITIES INSPECTOR.

4. ALL RSJ AS PER STRUCTURAL ENGINEERS CALS.

5. ALL NEW POWER, ELECTRICAL INSTALLATION TO BE INSTALLED IN STRICT ACCORDANCE WITH NICE ELECTRICAL REGULATIONS AND PROVIDE CERTIFICATE ON COMPLETION.

6. EXTRACTOR FAN TO BE INSTALLED FOR W.C./SHOWER ROOM. CONNECTED TO LIGHT SWITCH PROVIDING MINIMUM EXTRACTING RATE OF 15 LITERS PER SECOND WITH 15 MINUTES OVER RUN.

7. PARTY WALL TO BE DRY LINED USING 55MM THK GYPROC THERMALINE PLUS INSULATION BOARD AND SKIM.

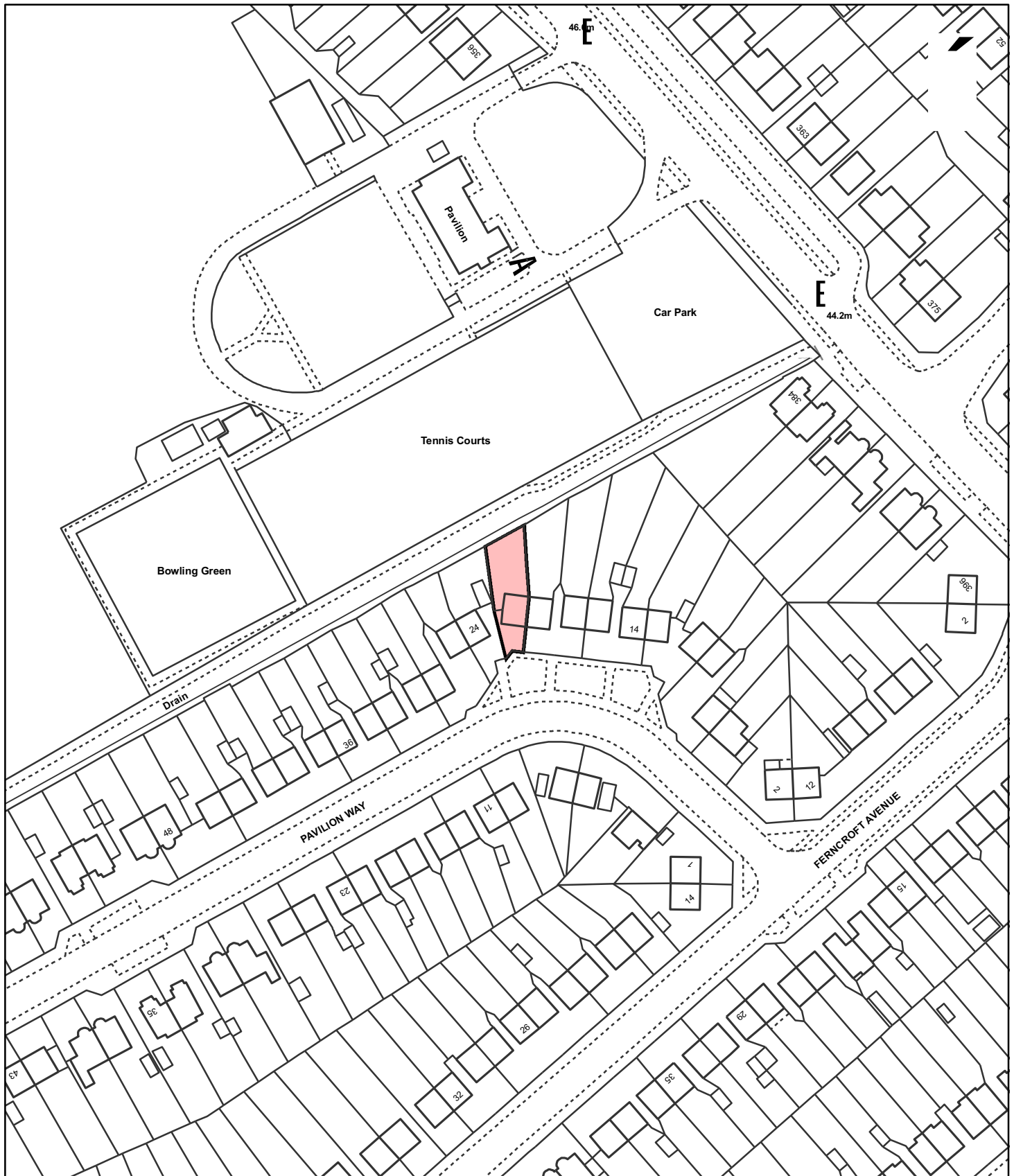
8. ALL NEW WINDOWS TO BE PROVIDED WITH TRICLE VENTS.

9. 50X100 STUD PARTITION WITH 100MM THK CELOTEX GA3075 INSULATION BOARD BETWEEN STUDS CLADDED INTERNALLY USING 12MM THK CELOTEX TB3012 INSULATION BOARD AND SKIM.


10. PLUMBING. PROVIDE 75MM DEEP SEAL TRAPS WASTE FITTINGS. SIZE OF WASTE PIPES. WASH HAND BASIN 40MM DIA. SHOWER 50MM W.C. 100MM DIA.

**PROPOSED ELEVATIONS**

SCALE 1:100



**Notes**

 Site boundary

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Site Address	
<b>22 Pavilion Way, Ruislip</b>	
Planning Application Ref:	Scale
<b>17423/APP/2011/57</b>	<b>1:1,250</b>
Planning Committee	Date
<b>North</b> Page 129	<b>May 2011</b>

**LONDON BOROUGH  
OF HILLINGDON**

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

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



**HILLINGDON**  
LONDON

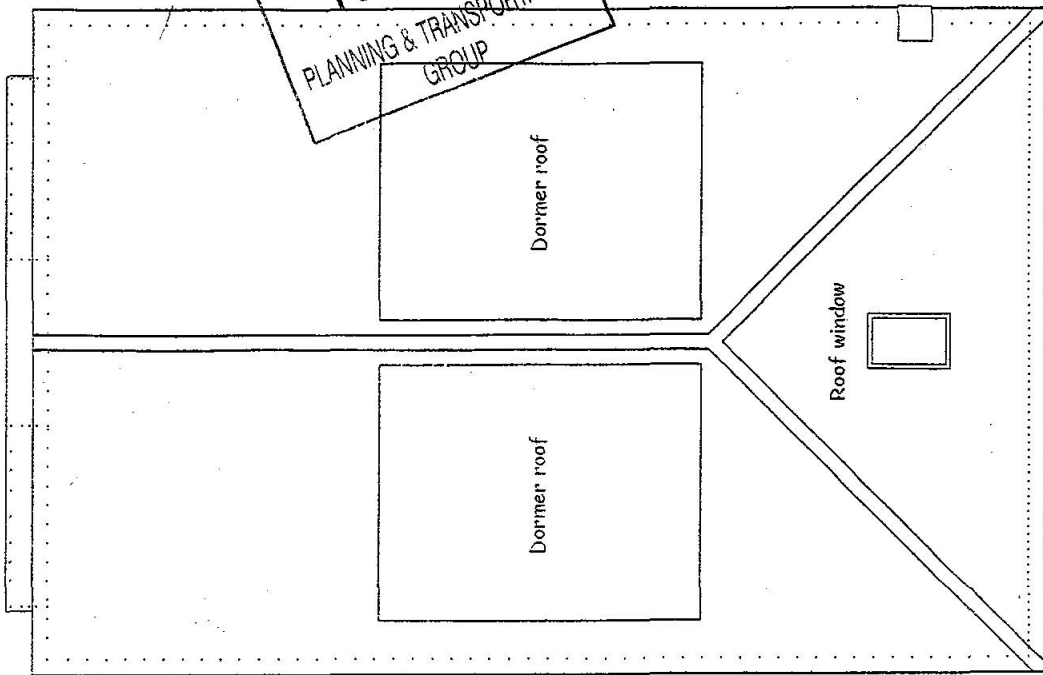
**Report of the Head of Planning & Enforcement Services**

**Address** 34 PARKFIELD ROAD ICKENHAM MIDDLESEX  
**Development:** Retention of existing side dormer facing No.32 and alteration to side dormer facing No.36  
**LBH Ref Nos:** 59470/APP/2011/1203

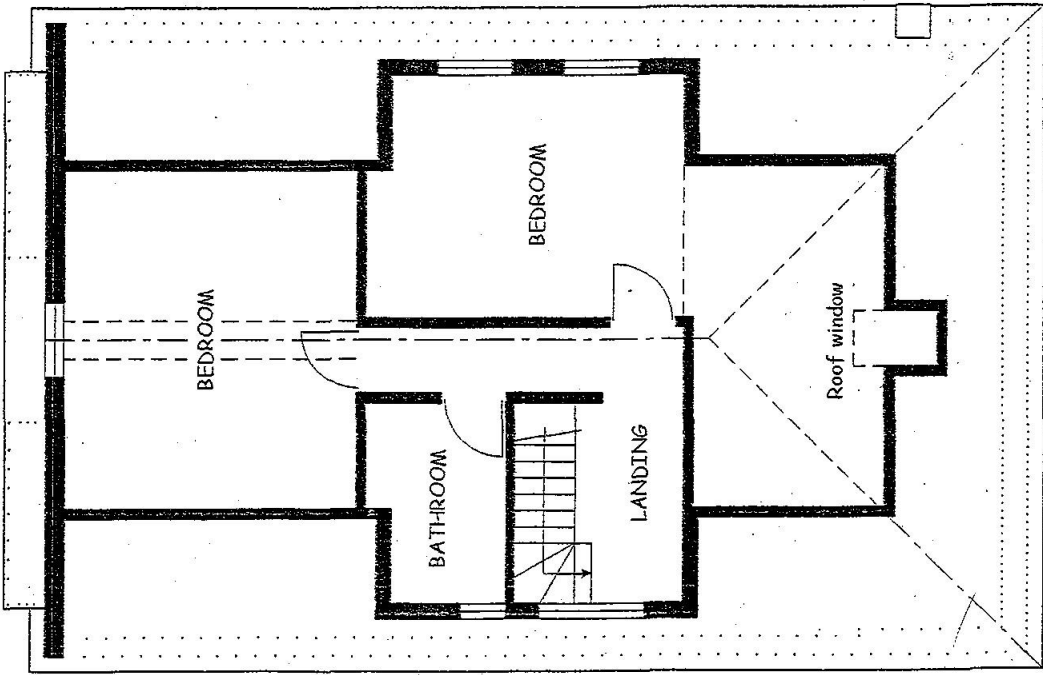
**Date Plans Received:** 17/05/2011      **Date(s) of Amendment(s):**  
**Date Application Valid:** 02/06/2011



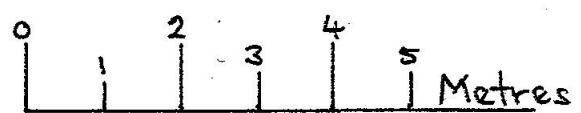
LON BORO OF HILLINGDON  
 RECEIVED  
 19 MAY 2011  
 PLANNING & TRANSPORTATION  
 GROUP



ROOF



FIRST FLOOR



First Floor Plans ~ Existing

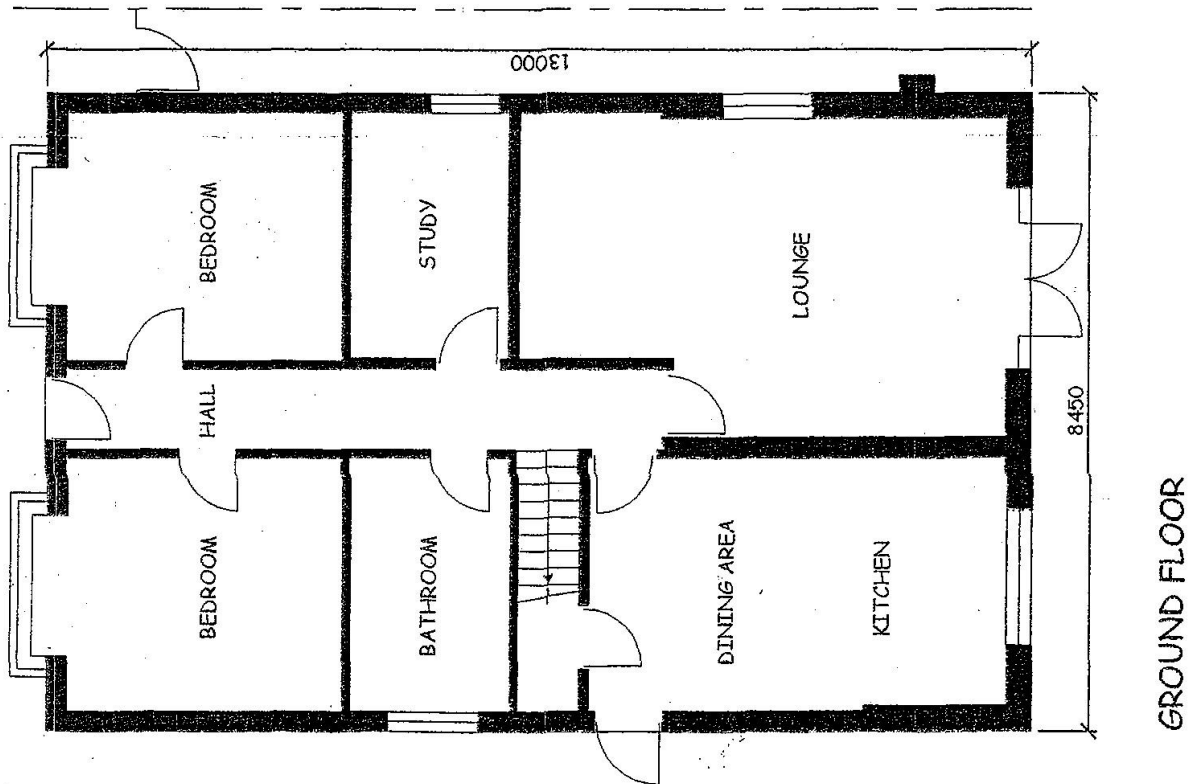
SITE: 34 Parkfield Road • Ickenham • Middx



**BUILDING SERVICES**  
 Architectural Designers  
 & Surveyors  
 Uxbridge (01895) 811177

DRAWN: AMF	SCALE: 1:100	DATE: May 11
DRAWING No. 09/237/11		

LON BORO OF HILLINGDON  
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 PLANNING & TRANSPORTATION  
 GROUP



Existing Ground Floor Plan ~ No Change

SITE: 34 Parkfield Road - Ickenham - Middx



**BUILDING SERVICES**

Architectural Designers  
 & Surveyors  
 Uxbridge (01895) 811177

Page 13

DRAWN:  
 AMF

SCALE:  
 1:100

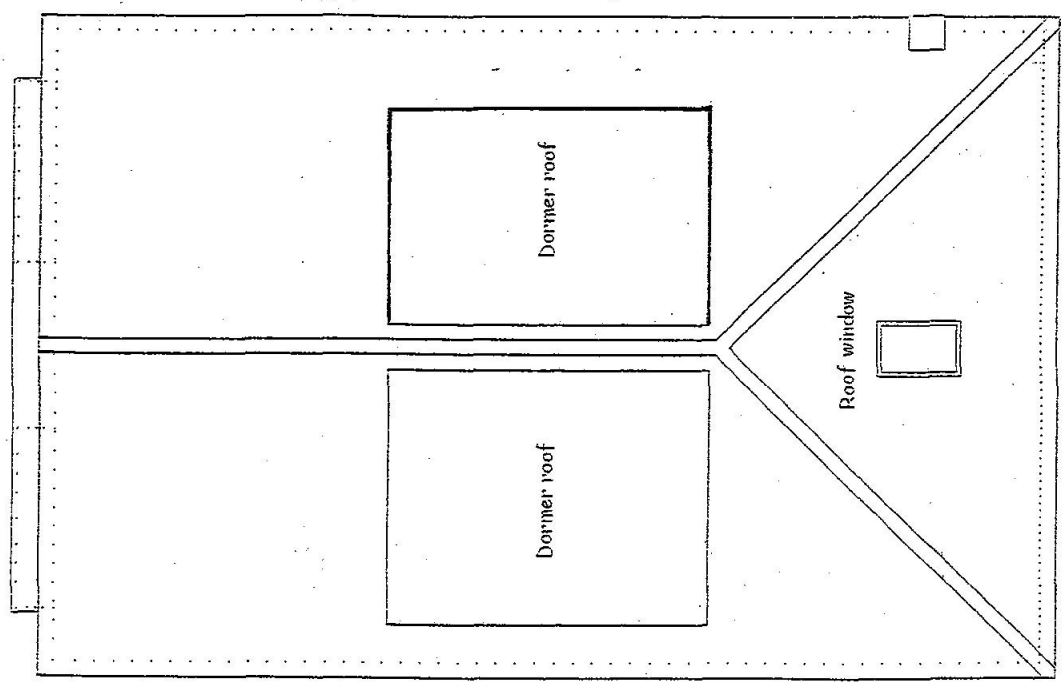
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DRAWING No.

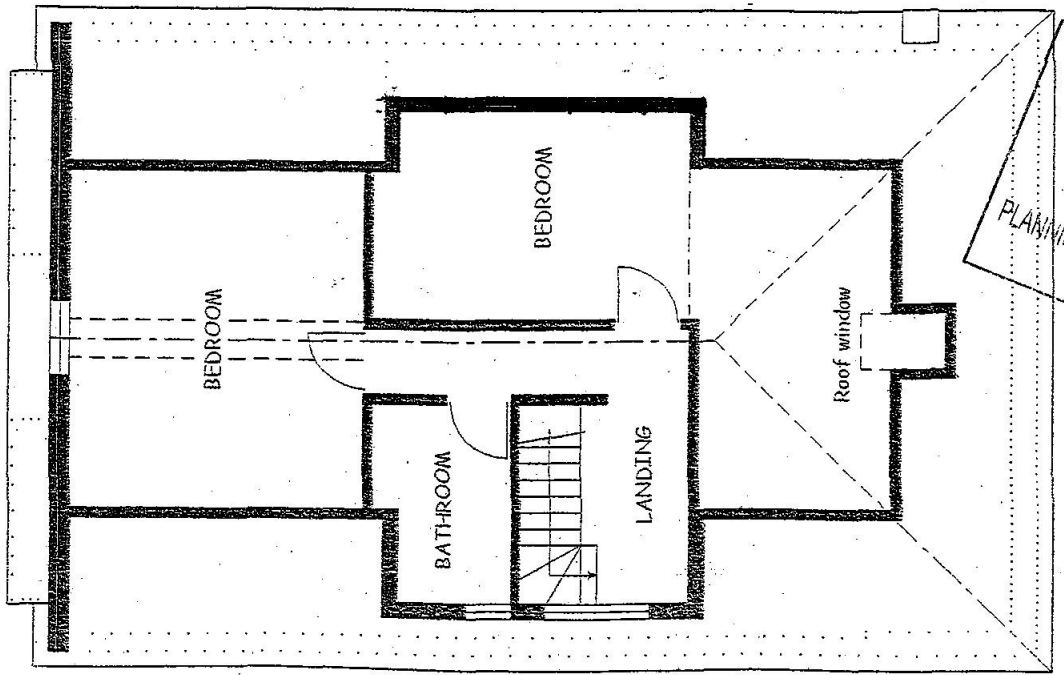
09/237/10

R25

N.B. All Windows to Dormers to be obscure glazed and non-opening to any part that is below 1.7M above floor level.

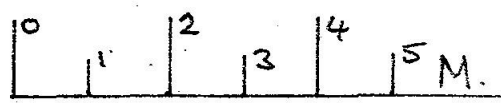


ROOF



FIRST FLOOR

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 RECEIVED  
 25 MAY 2011  
 PLANNING & TRANSPORTATION  
 GROUP



First Floor Plans ~ Proposed

SITE: 34 Parkfield Road • Ickenham • Middx



**BUILDING SERVICES**  
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 & Surveyors  
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Page 133

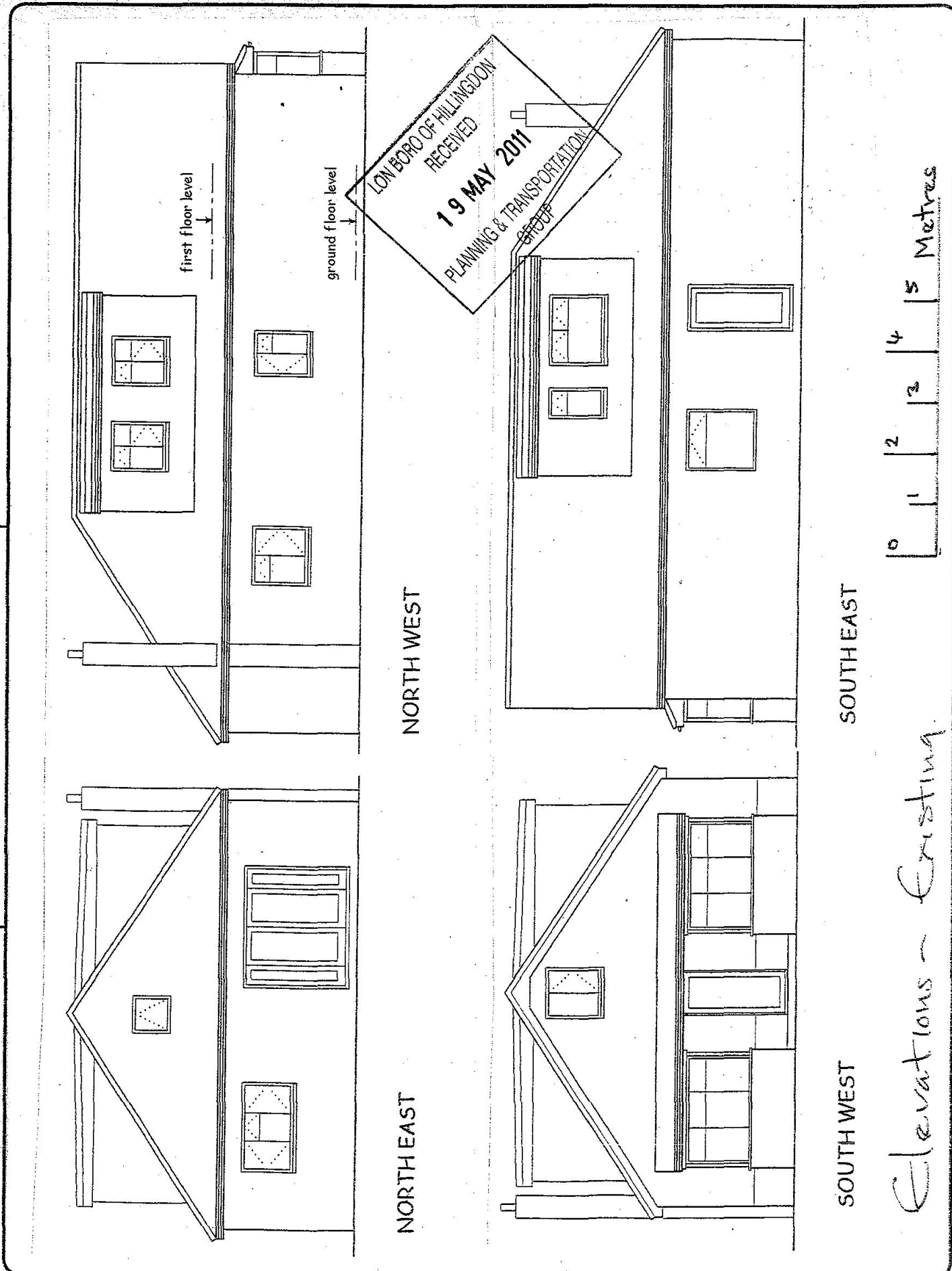
DRAWN: AMF

SCALE: 1:100

DATE: May 11

DRAWING No.

09/237/12A



SITE:

34 Parkfield Road • Ickenham • Middx



**BUILDING SERVICES**

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Page 134

DRAWN:

AMFu

SCALE:

1:100

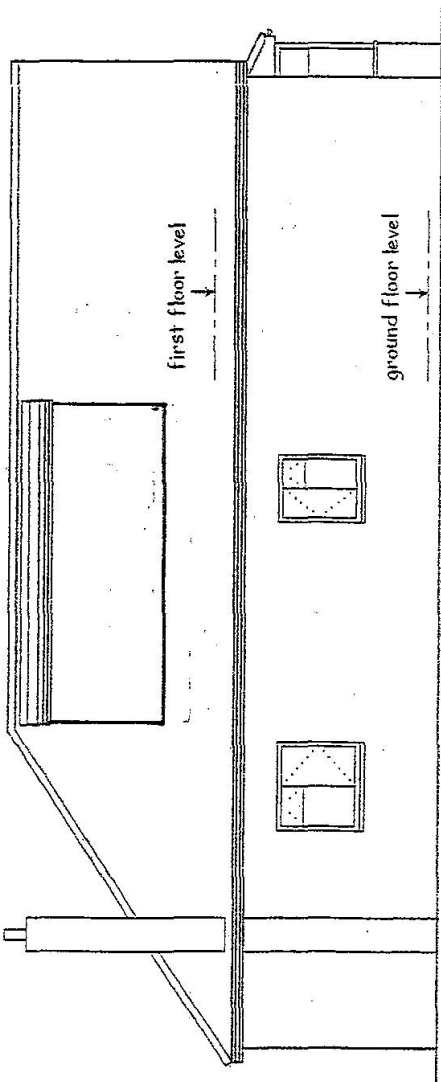
DATE:

May 11

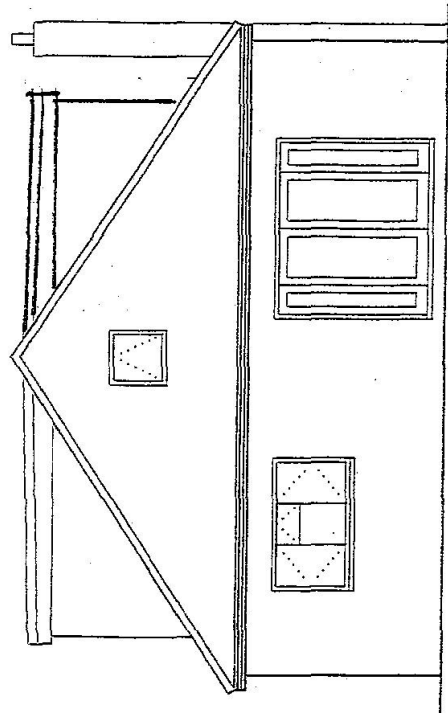
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09/237/13

R25.

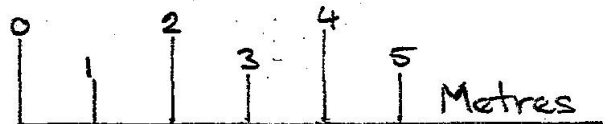


NORTH WEST



NORTH EAST

LON BORO OF HILLINGDON  
 RECEIVED  
 25 MAY 2011  
 PLANNING & TRANSPORTATION  
 GROUP



Elevations ~ Proposed

SITE:

34 Parkfield Road • Ickenham • Middx



**BUILDING SERVICES**

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& Surveyors  
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Page 13

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AMF

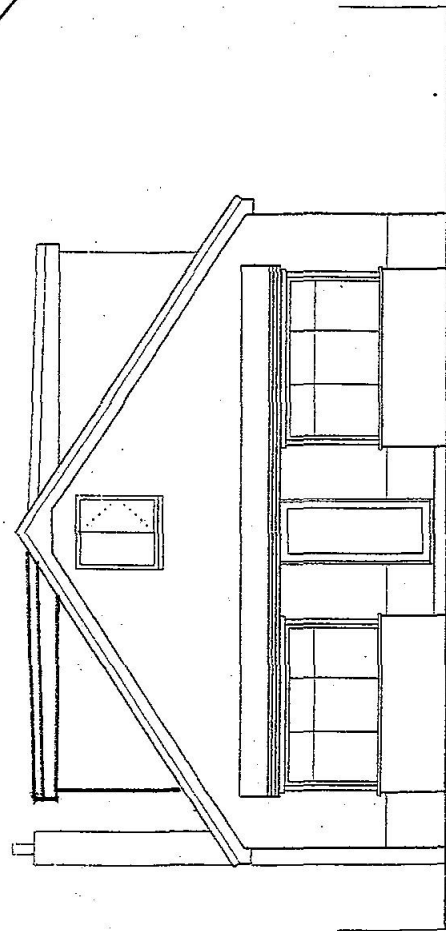
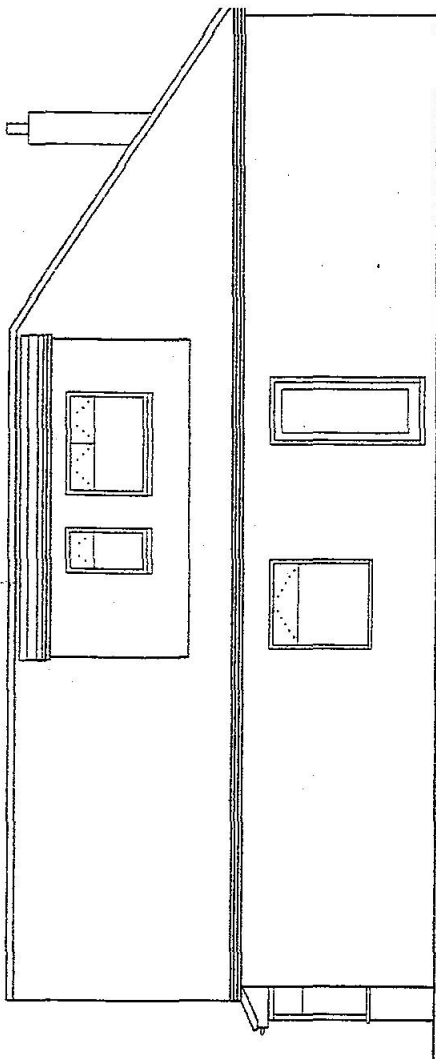
SCALE:  
1:100

DATE:  
May 11

DRAWING No.

09/237/14A

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Elevations ~ Proposed

SITE:

34 Parkfield Road • Ickenham • Middx



**BUILDING SERVICES**

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Page 136

DRAWN:

AMF

SCALE:

1:100

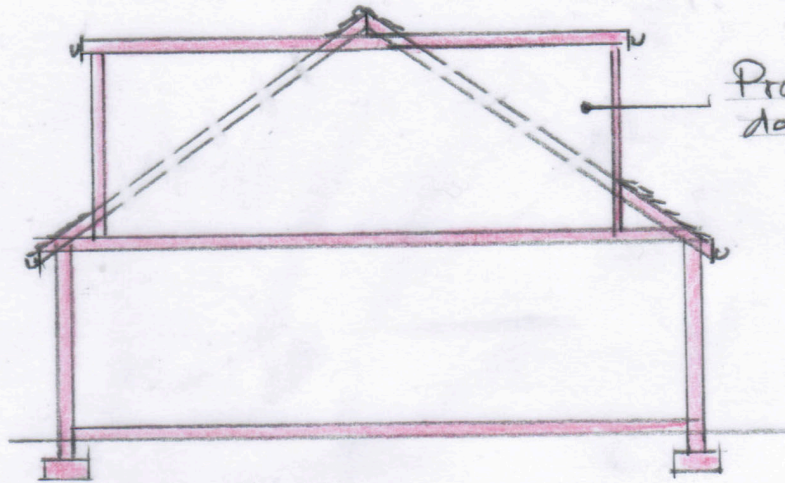
DATE:

May 11

DRAWING No.

09/237/15





Proposed reduced dormer

Section

SITE: 34 Parkfield Road • Ickenham • Middx



**BUILDING SERVICES**

Architectural Designers  
& Surveyors  
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Page 187

DRAWN:

AMF

SCALE:

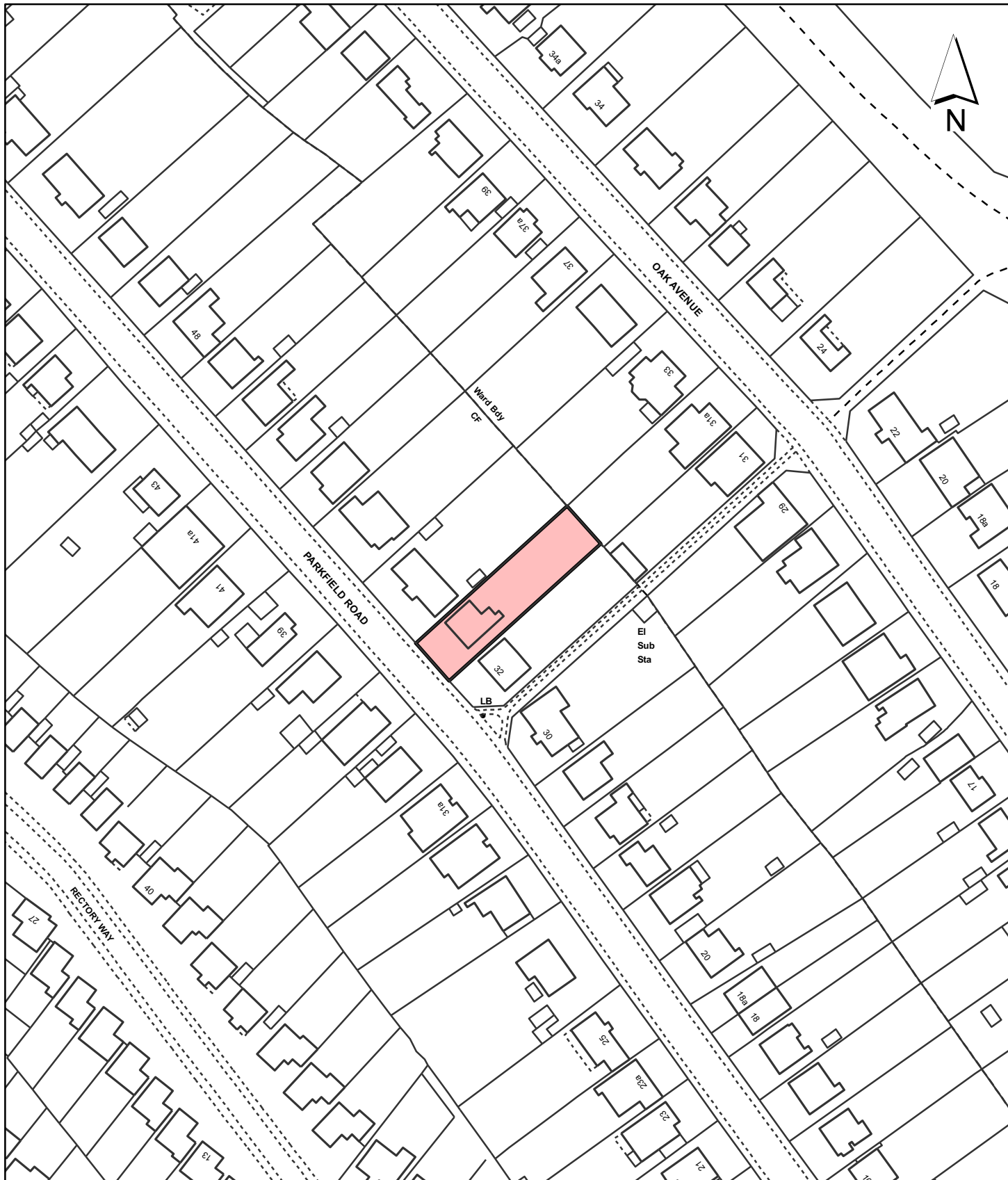
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DATE:


May 11

DRAWING No.

09/237/16



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Site Address

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

Planning Application Ref:

**59470/APP/2011/1203**

Scale

**1:1,250**

Planning Committee

**North** Page 138

Date

**July  
2011**



**HILLINGDON**  
LONDON

## **Report of the Head of Planning & Enforcement Services**

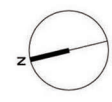
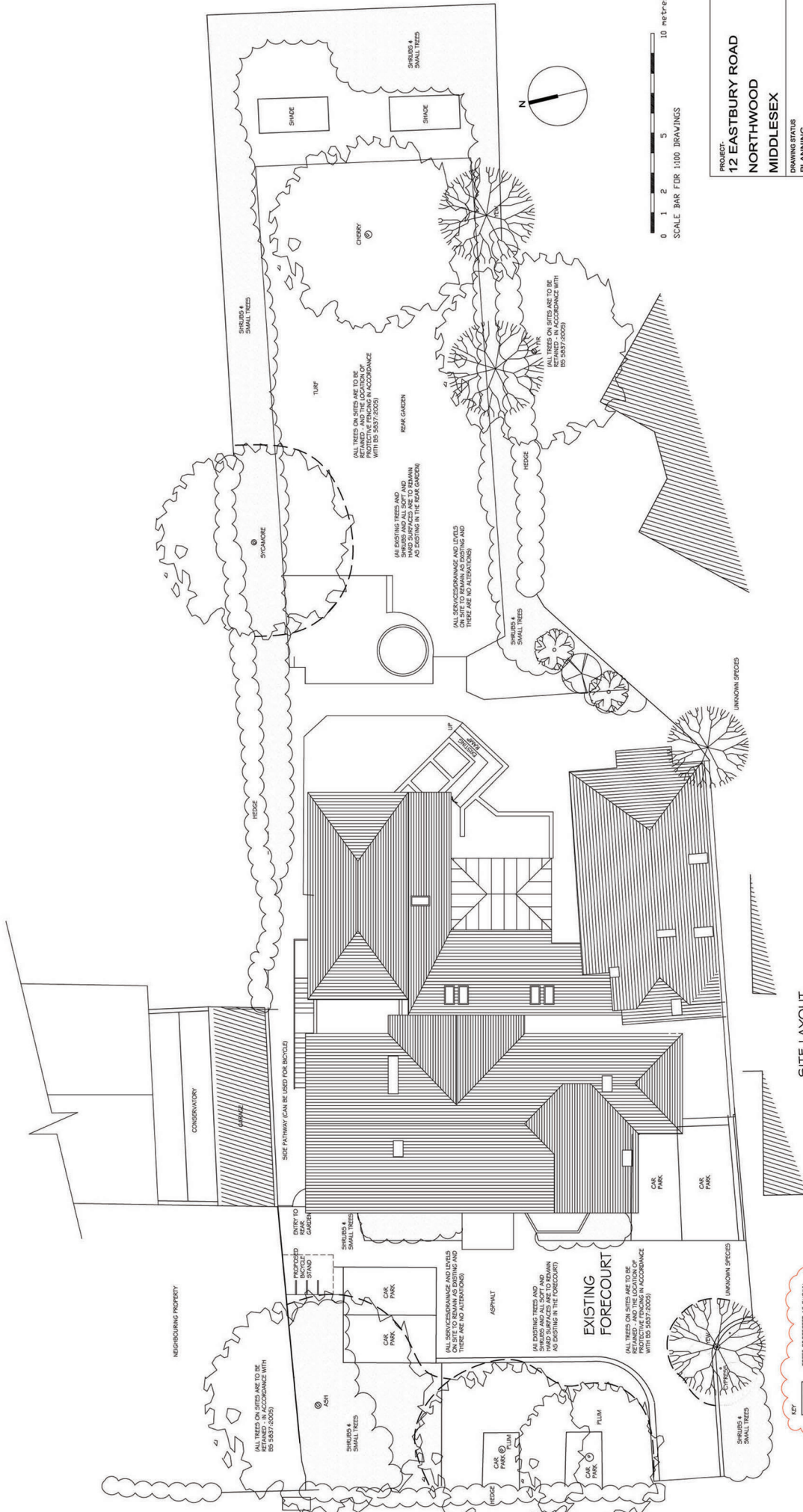
**Address** 12 EASTBURY ROAD NORTHWOOD

**Development:** Erection of part first floor rear/side extension, alterations to rear elevation to include removal of single storey rear roof, installation of ramps to West elevation and East elevation and external staircase to side.

**LBH Ref Nos:** 1901/APP/2011/174

<b>Date Plans Received:</b>	26/01/2011	<b>Date(s) of Amendment(s):</b>	26/01/2011
<b>Date Application Valid:</b>	07/02/2011		07/02/2011
			23/03/2011





PROJECT:  
**12 EASTBURY ROAD**  
**NORTHWOOD**  
**MIDDLESEX**

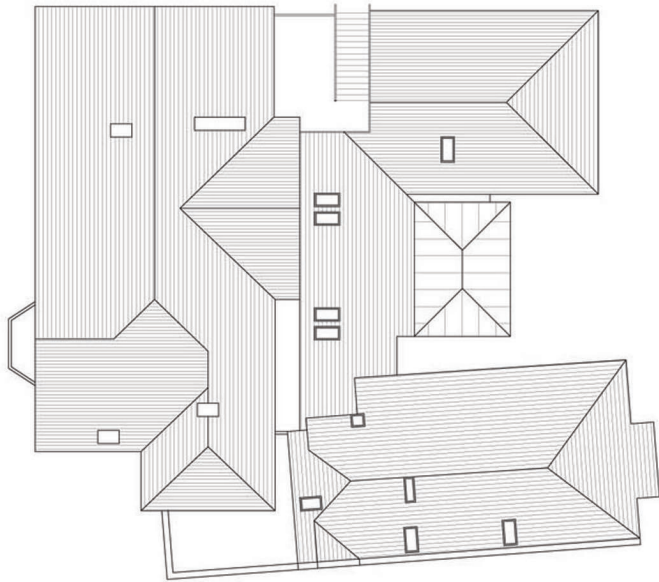
DRAWING STATUS <b>PLANNING</b>	
DRAWING TITLE <b>SITE LAYOUT &amp; PROPOSED ROOF PLAN</b>	
SCALE: 1:100	DRAWN BY:
DATE: OCT-16	PROJ NO.:
DRG NO.: AR-01	REVISION - D
CAD FILE	

ARCHITECTS:  
**A & N ARCHITECTS LTD.**  
 40A SOMERSET ROAD  
 HARROW  
 HA1 4NG

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**SITE LAYOUT**





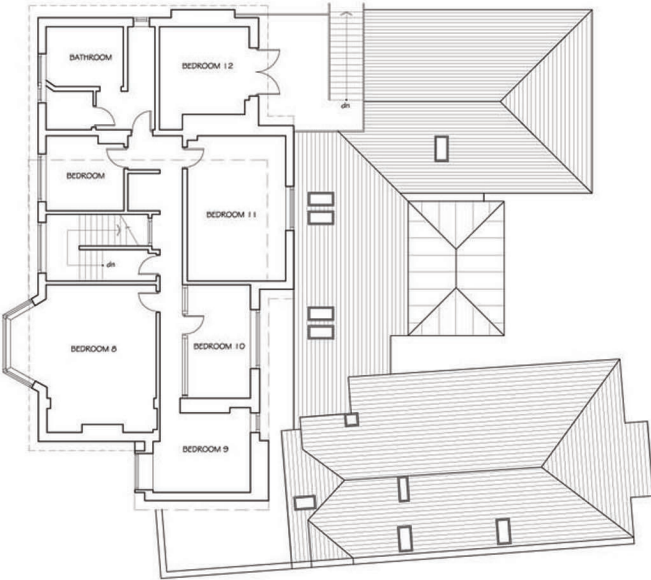
ROOF PLAN



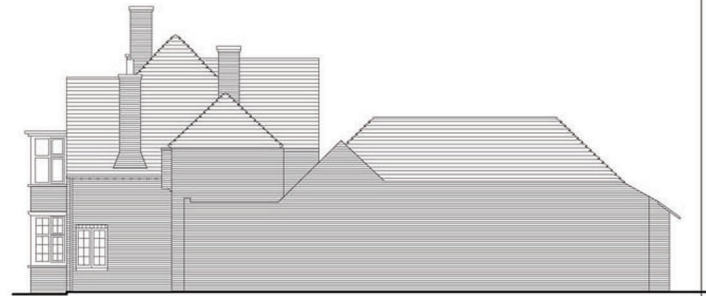
NORTH ELEVATION



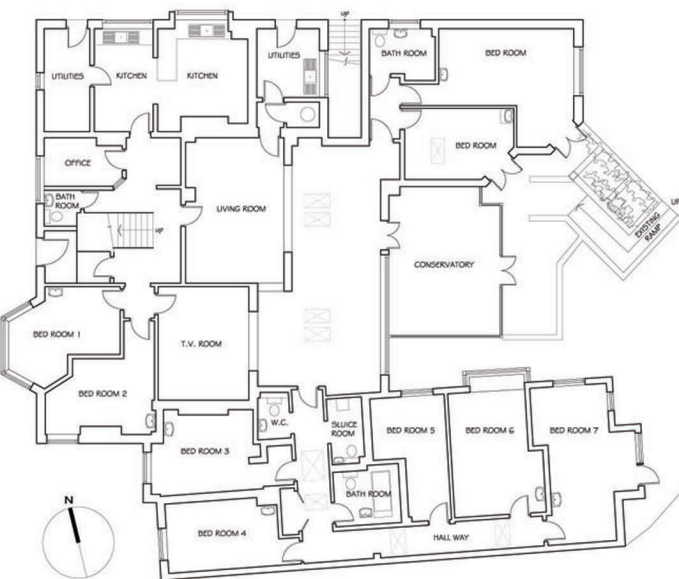
EAST ELEVATION



FIRST FLOOR PLAN



SOUTH ELEVATION



GROUND FLOOR PLAN



WEST ELEVATION



PROJECT:  
**12 EASTBURY ROAD**  
**NORTHWOOD**  
**MIDDLESEX**

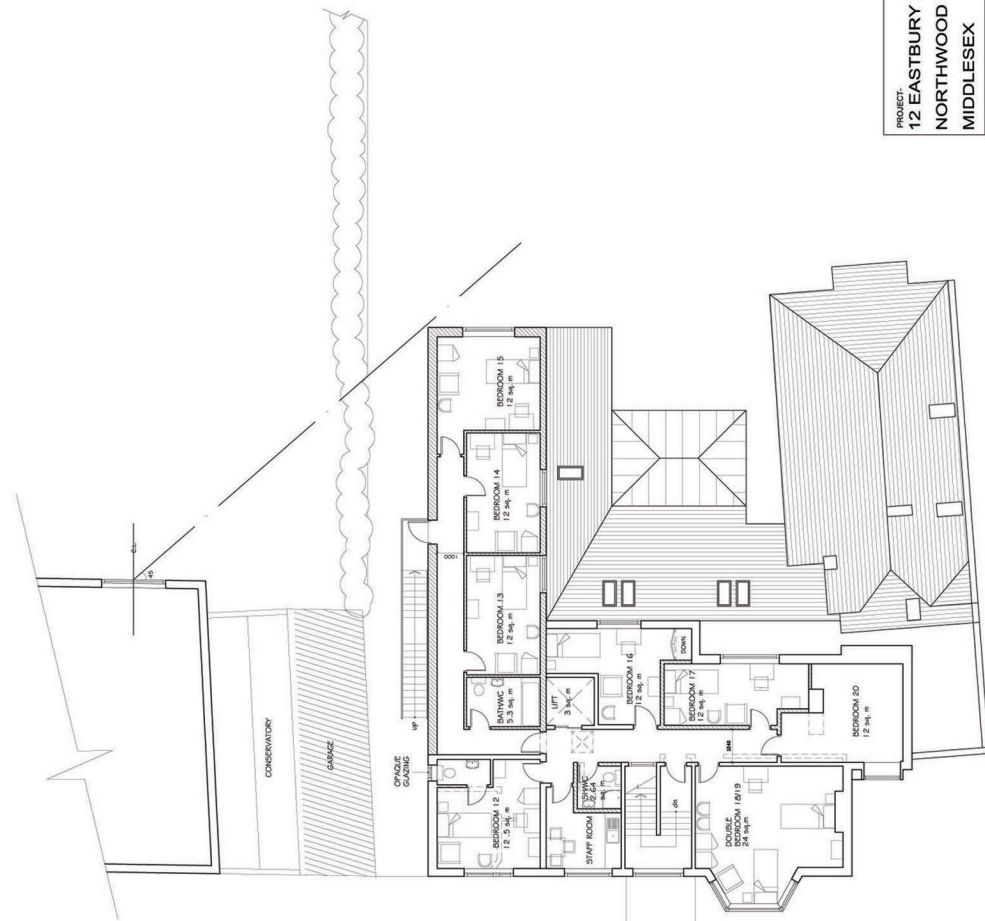
DRAWING STATUS  
**PLANNING**  
 DRAWING TITLE  
**EXISTING PLANS AND ELEVATIONS**

SCALE-	1:100	DRAWN BY-	
DATE-	OCT - 10	PROJ NO -	
DRG NO-	AR- 02	REVISION -	A
CAD FILE			

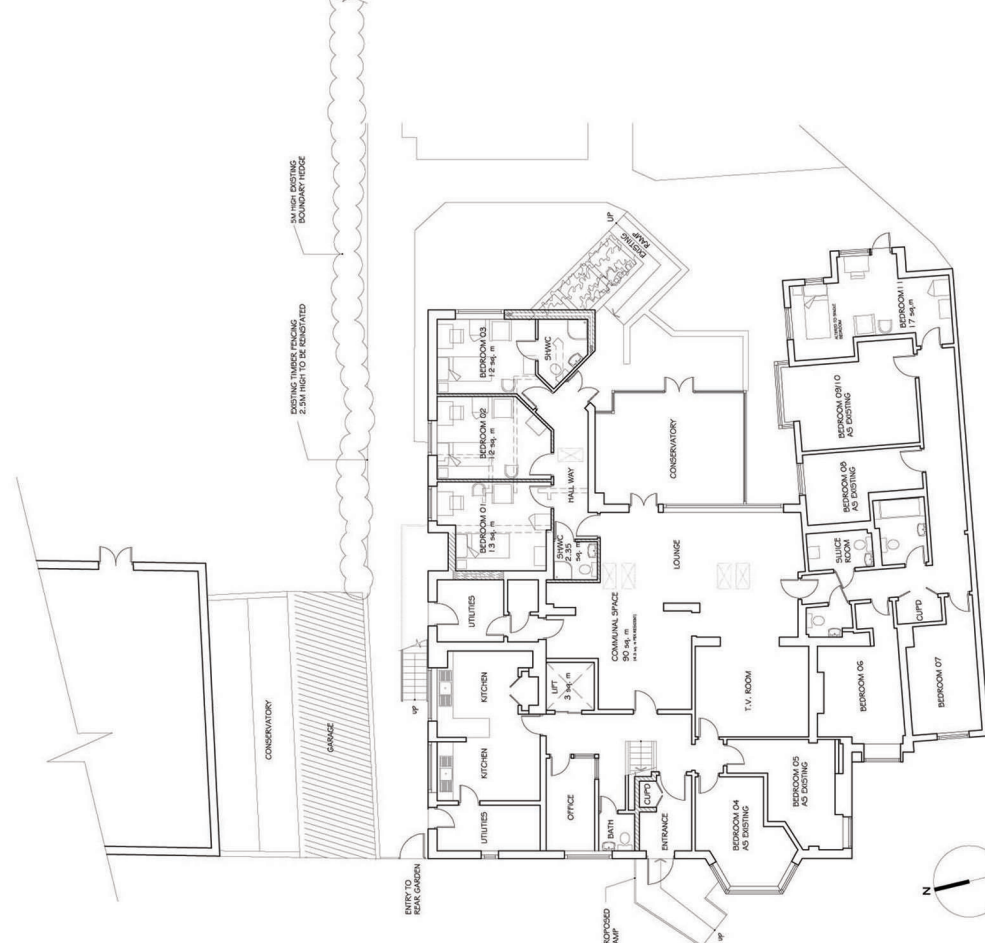
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FIRST FLOOR PLAN



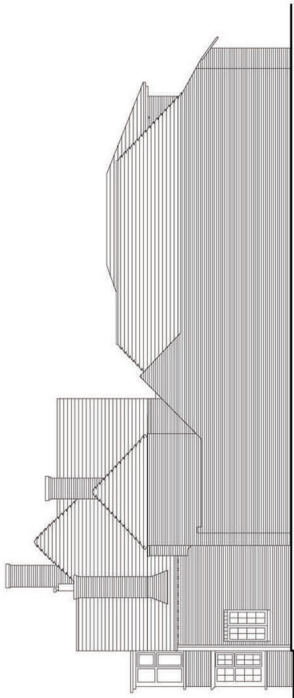
GROUND FLOOR PLAN

PROJECT:		12 EASTBURY ROAD	
DRAWING STATUS:		NORTHWOOD	
DRAWING TITLE:		MIDDLESEX	
PROPOSED PLANS			
SCALE:	1:100	DRAWN BY:	
DATE:	OCT-16	PROJ. NO.:	
DRG. NO.:	AR-03	REVISION:	A
CAD FILE			
ARCHITECTS:			
A & N ARCHITECTS LTD.			
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HA1 4NG			

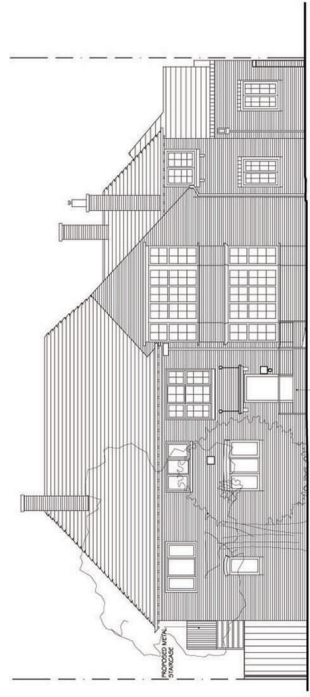


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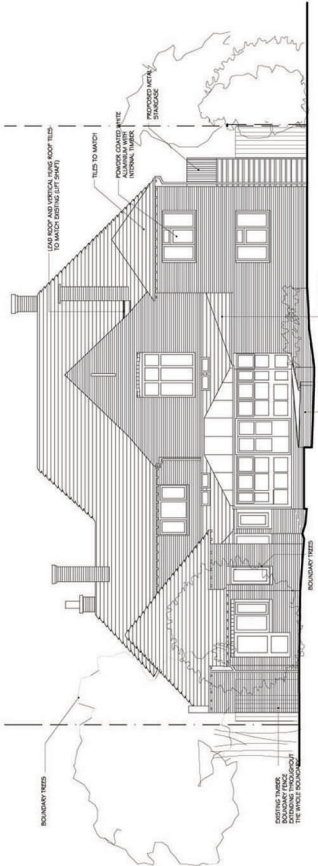




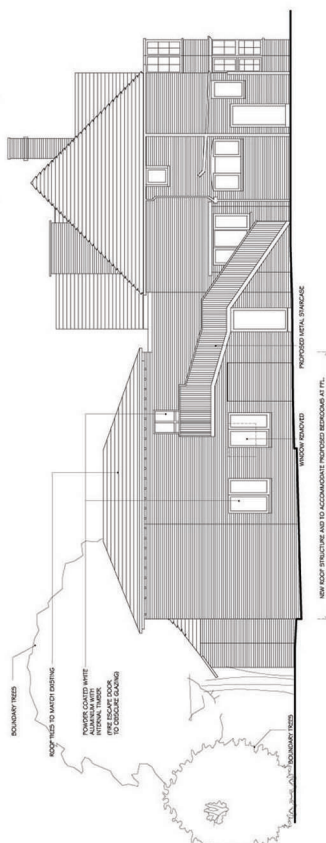
SOUTH ELEVATION



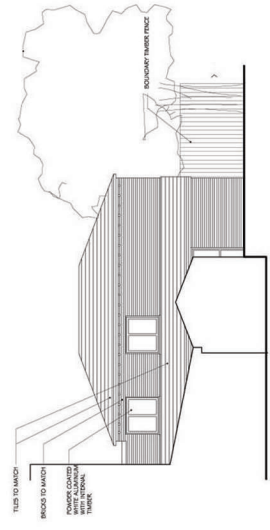
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION

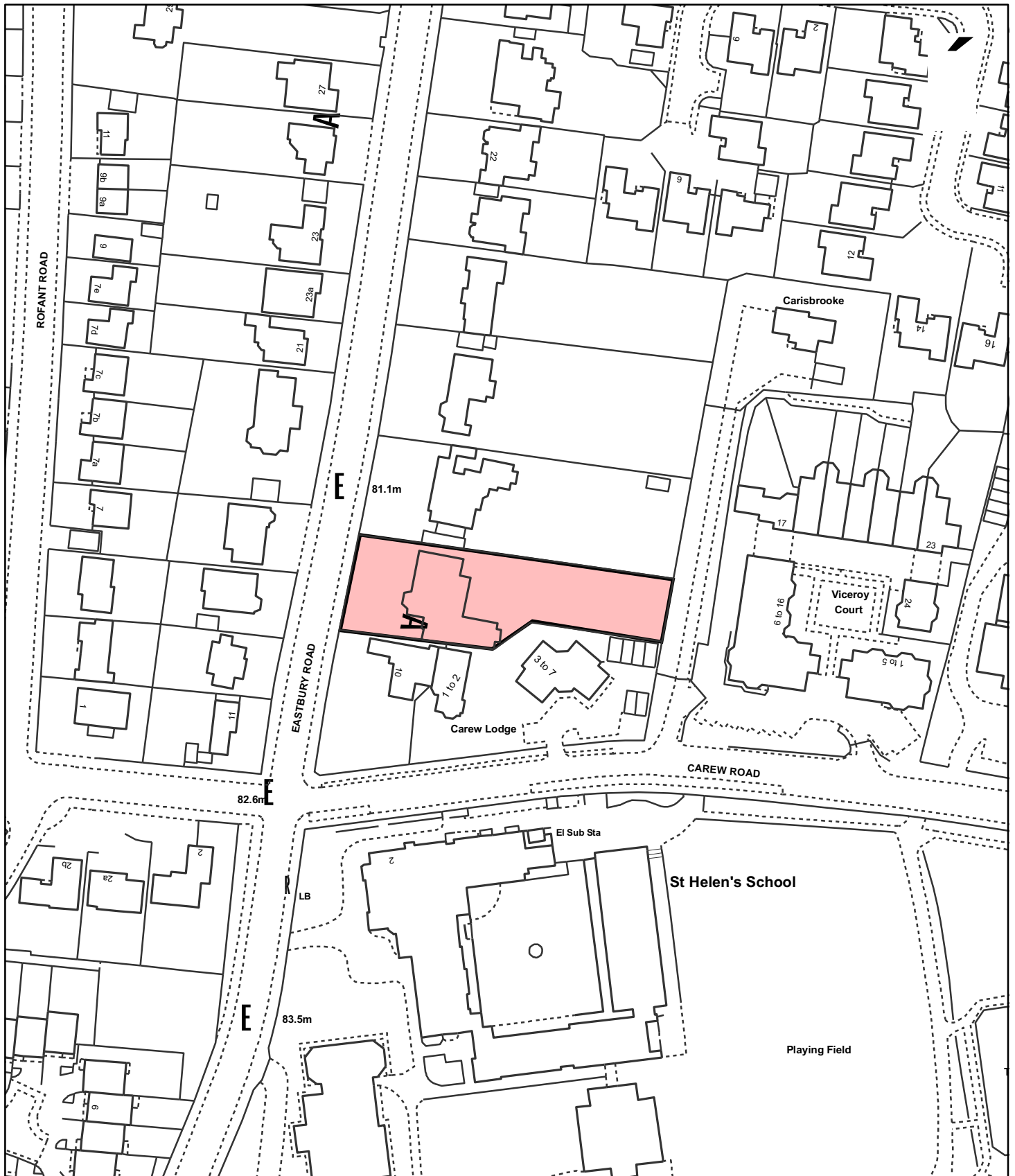


OTHER SIDE OF NORTH ELEVATION


PROJECT:		12 EASTBURY ROAD	
		NORTHWOOD	
		MIDDLESEX	
DRAWING STATUS:		PLANNING	
DRAWING TITLE:		PROPOSED ELEVATIONS	
SCALE:	1:100	DRAWN BY:	
DATE:	OCT-16	PROJ NO.:	
DRG NO.:	AR-04	REVISION:	A
CAD FILE:			
ARCHITECTS:		A & N ARCHITECTS LTD.	
		40A SOMERSET ROAD	
		HARROW	
		HA1 4NG	



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Site Address

**12 Eastbury Road  
Northwood**

Planning Application Ref:  
**1901/APP/2011/174**

Planning Committee  
**North** Page 144

Scale  
**1:1,250**

Date  
**April 2011**

**LONDON BOROUGH  
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Planning,  
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& Community Services

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



**HILLINGDON**  
LONDON

**Report of the Head of Planning & Enforcement Services**

**Address** 534 VICTORIA ROAD RUISLIP

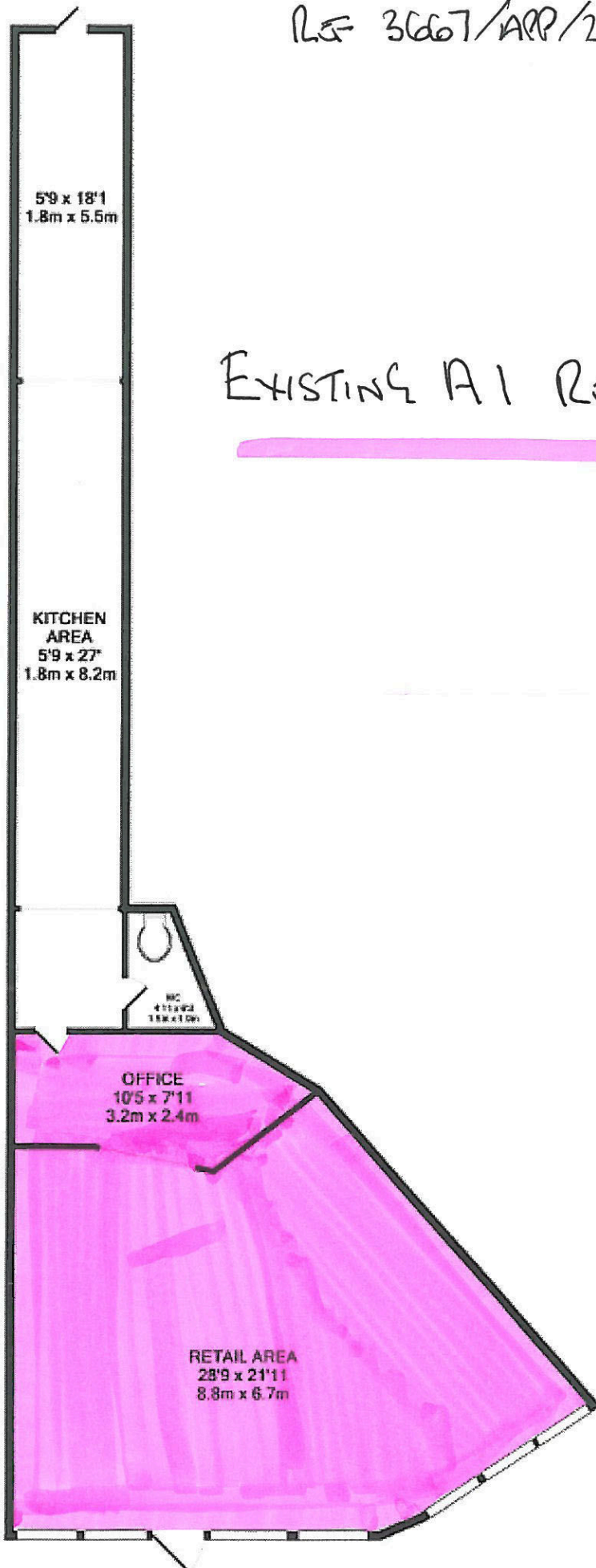
**Development:** Change of use from Class A1 (Retail) to Class A2 (Financial and Professional Services) for use as an estate agent.

**LBH Ref Nos:** 3677/APP/2011/851

**Date Plans Received:** 05/04/2011

**Date(s) of Amendment(s):**

**Date Application Valid:** 14/04/2011



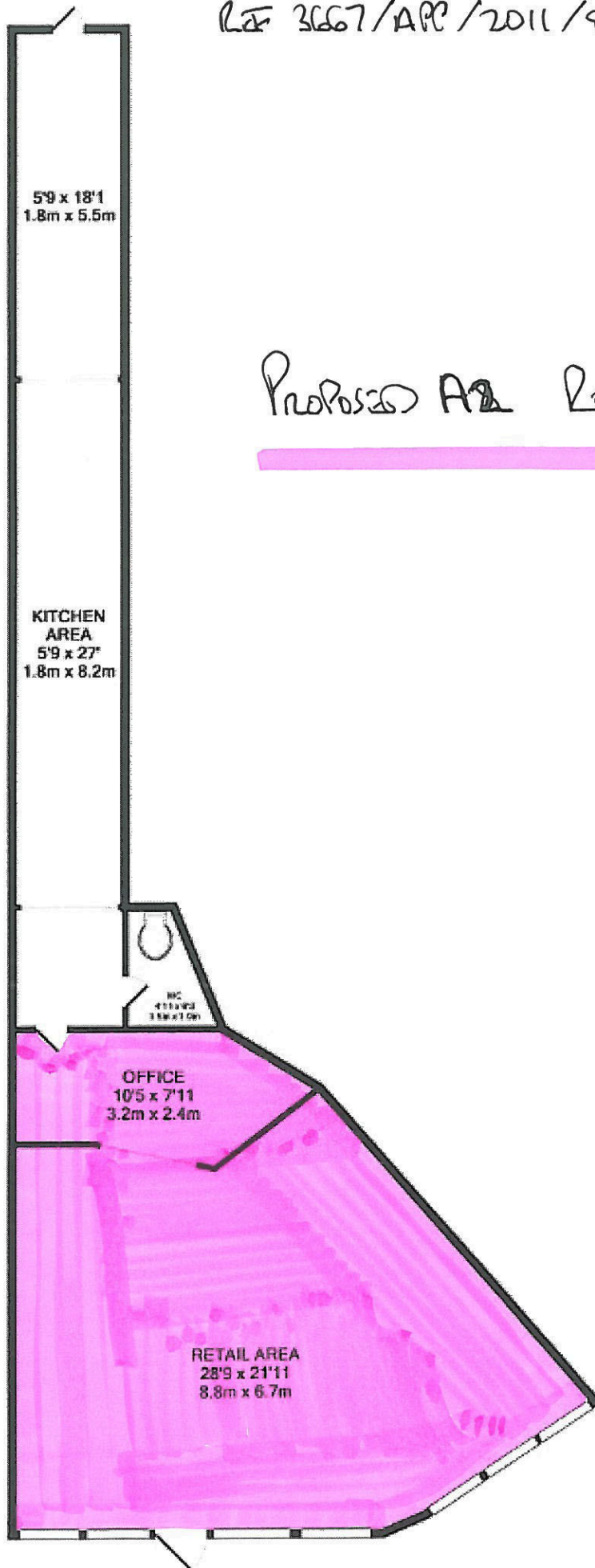
EXISTING A1 RETAIL AREA



534 VICTORIA ROAD  
TOTAL APPROX. FLOOR AREA 887 SQ.FT. (82.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, neither the architect nor the client accept any responsibility for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

REF 3667/APC/2011/851



PROPOSED ~~A2~~ RETAIL AREA.



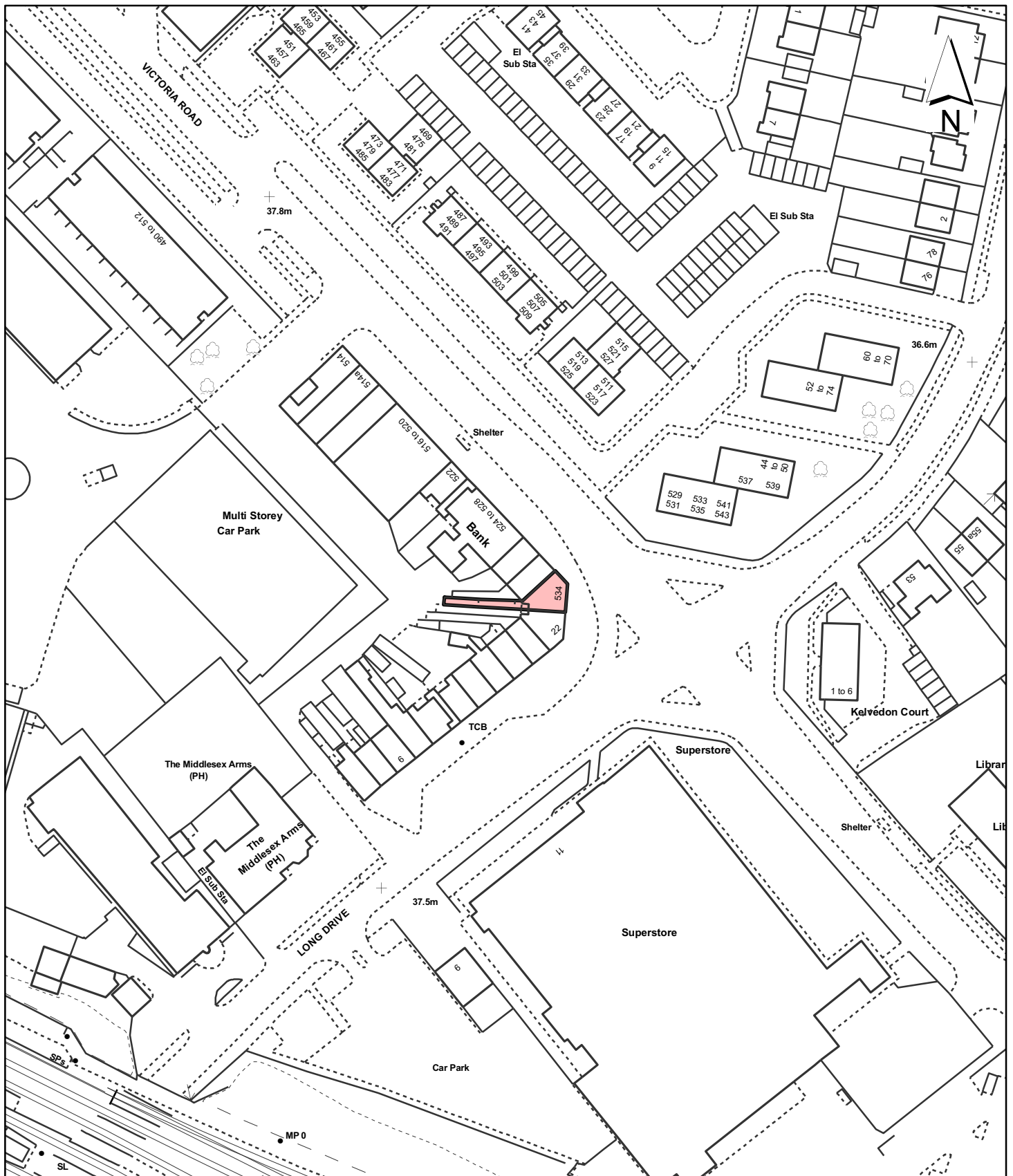
534 VICTORIA ROAD

TOTAL APPROX. FLOOR AREA 887 SQ.FT. (82.1 SQ.M.)


While every attempt has been made to ensure the accuracy of the floor plan contained here, means, methods, materials, dimensions, and any other items shown on this plan are for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metrapix 52111





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Site Address	
<b>534 Victoria Road Ruislip</b>	
Planning Application Ref:	Scale
<b>3677/APP/2011/851</b>	<b>1:1,250</b>
Planning Committee	Date
<b>North</b> Page 148	<b>July 2011</b>

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



**HILLINGDON**  
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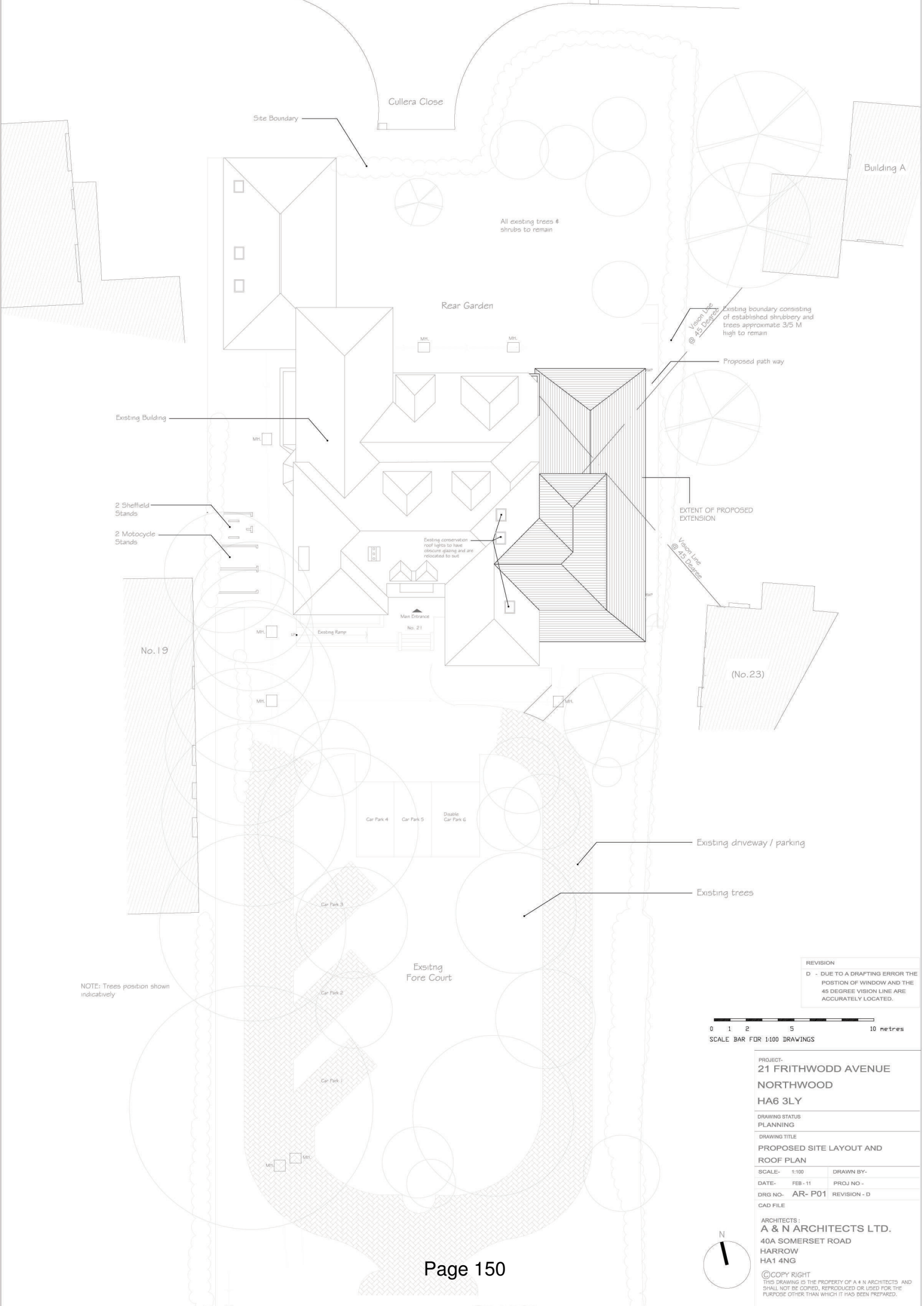
**Report of the Head of Planning & Enforcement Services**

**Address** 21 FRITHWOOD AVENUE NORTHWOOD

**Development:** Part single storey, party two storey side / rear extension involving alterations to side elevation.

**LBH Ref Nos:** 42456/APP/2011/653

<b>Date Plans Received:</b>	16/03/2011	<b>Date(s) of Amendment(s):</b>	16/03/2011
<b>Date Application Valid:</b>	25/03/2011		24/03/2011
			16/05/2011



Existing Building

2 Sheffield Stands

2 Motorcycle Stands

No. 19

Cullera Close

Site Boundary

All existing trees & shrubs to remain

Rear Garden

Building A

Existing boundary consisting of established shrubbery and trees approximate 3/5 M high to remain

Proposed path way

Vision Line @ 45 Degree

EXTENT OF PROPOSED EXTENSION

Vision Line @ 45 Degree

(No.23)

Existing conservation roof lights to have security glazing and are relocated to suit

Main Entrance No. 21

Existing Ramp

Car Park 4

Car Park 5

Disable Car Park 6

Existing driveway / parking

Existing trees

Existing Fore Court

Car Park 3

Car Park 2

Car Park 1

NOTE: Trees position shown indicatively

REVISION	
D	- DUE TO A DRAFTING ERROR THE POSITION OF WINDOW AND THE 45 DEGREE VISION LINE ARE ACCURATELY LOCATED.



PROJECT:  
**21 FRITHWOOD AVENUE  
NORTHWOOD  
HA6 3LY**

DRAWING STATUS:  
**PLANNING**

DRAWING TITLE:  
**PROPOSED SITE LAYOUT AND  
ROOF PLAN**

SCALE-	1:100	DRAWN BY-	
DATE-	FEB - 11	PROJ NO -	
DRG NO-	AR- P01	REVISION -	D
CAD FILE			

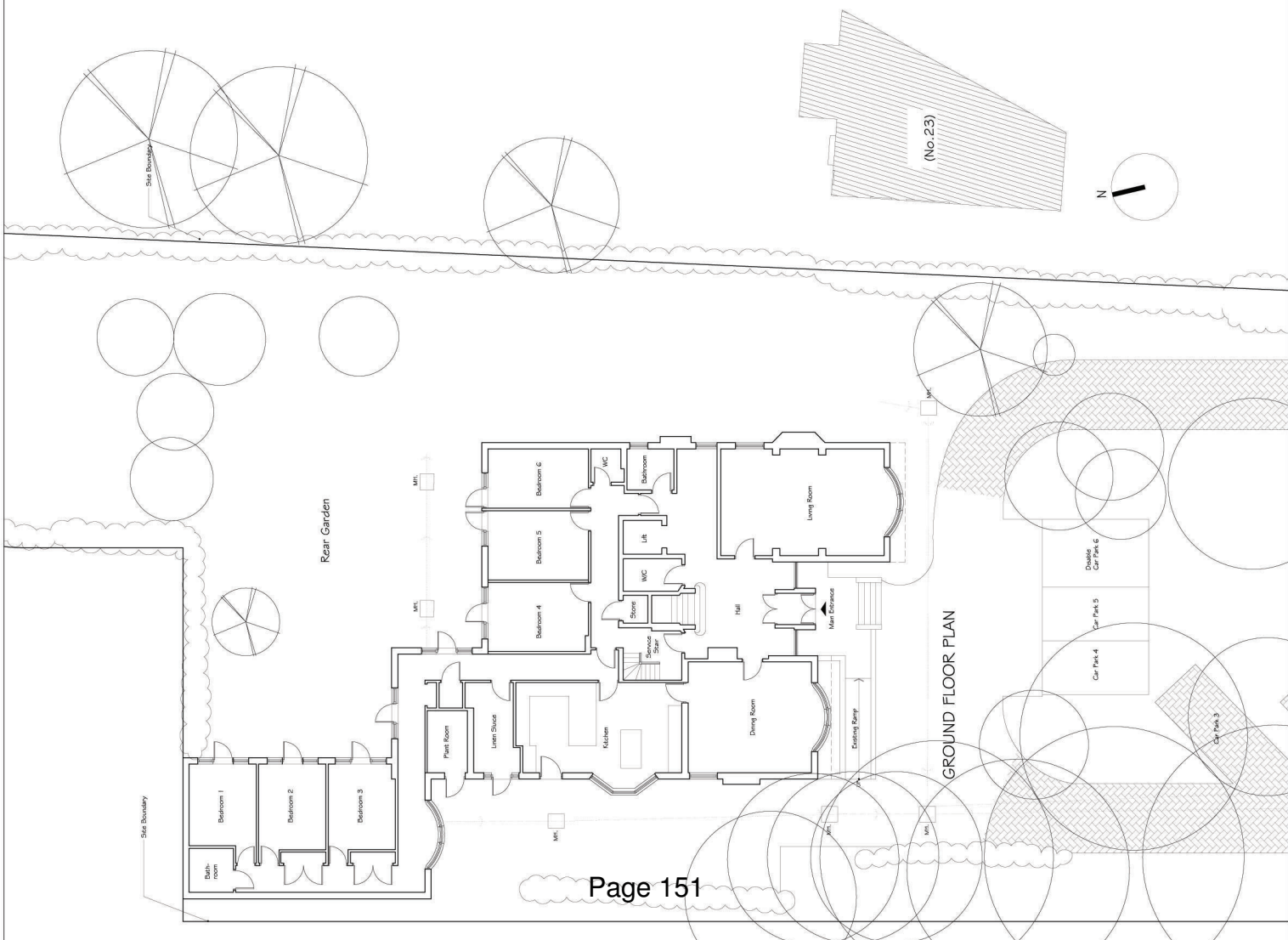
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HA1 4NG**

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FIRST FLOOR PLAN



GROUND FLOOR PLAN

PROJECT:	21 FRITHWOOD AVENUE
	NORTHWOOD
	HA6 3LY
DRAWING STATUS:	PLANNING
DRAWING TITLE:	EXISTING PLANS
SCALE:	1:100
DATE:	FEB-11
DRG NO.:	AR-P02
PROJ NO.:	REVISION - A

ARCHITECTS:  
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FIRST FLOOR PLAN

GROUND FLOOR PLAN

REVISION  
 D - DUE TO A DRAFTING ERROR THE POSITION OF WINDOW AND THE 45 DEGREE VISION LINE ARE ACCURATELY LOCATED.

PROJECT:  
**21 FRITHWOOD AVENUE**  
**NORTHWOOD**  
**HA6 3LY**

DRAWING STATUS: PLANNING

DRAWING TITLE: PROPOSED PLANS

SCALE: 1:100 DRAWN BY: [blank]

DATE: FEB-11 PROJ. NO.: [blank]

DRG NO.: AR-P05 REVISION - D

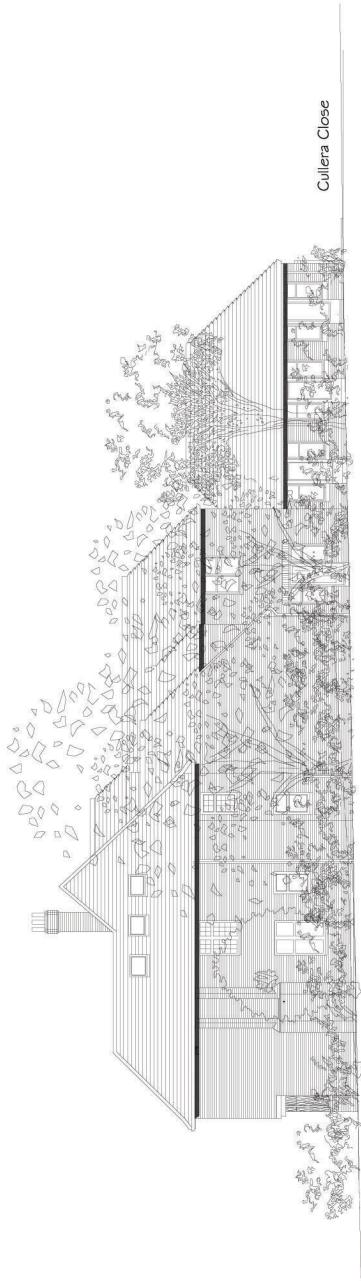
ARCHITECTS:  
**A & N ARCHITECTS LTD.**  
**40A SOMERSET ROAD**  
**HARROW**  
**HA1 4NG**

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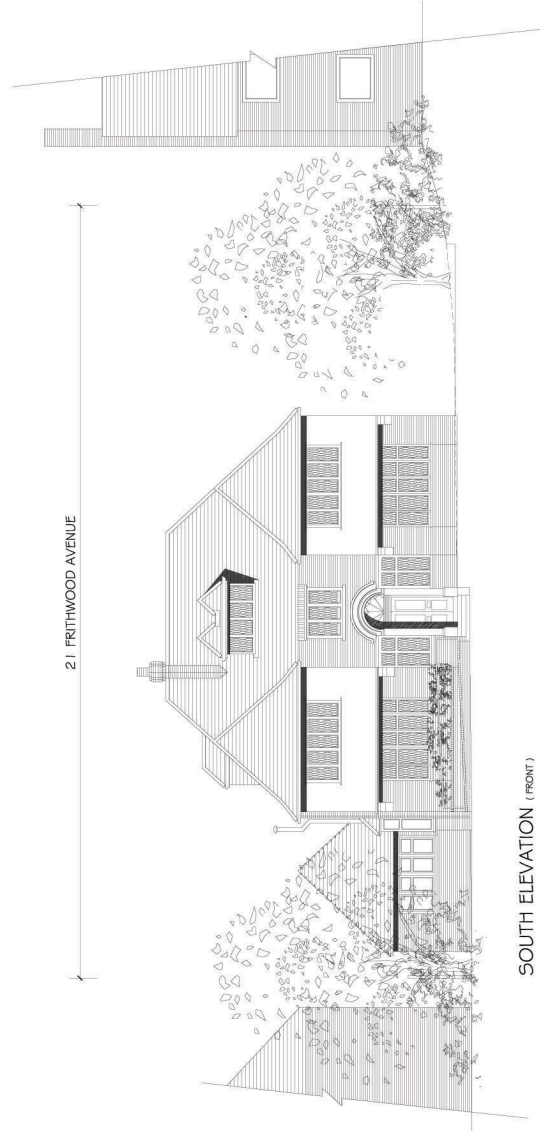
SCALE BAR FOR 1:100 DRAWINGS





Cullera Close

EAST ELEVATION (FACING NO. 23 FRITHWOOD AVENUE)



21 FRITHWOOD AVENUE

SOUTH ELEVATION (FRONT)

PROJECT:  
**21 FRITHWOOD AVENUE**  
**NORTHWOOD**  
**HA6 3LY**

DRAWING STATUS  
**PLANNING**

DRAWING TITLE

EXISTING ELEVATIONS

SCALE: 1:100

DRAWN BY:

DATE: FEB-11

PROJ NO.:

DRG NO. AR-P03

REVISION - A

CAD FILE

ARCHITECTS:

**A & N ARCHITECTS LTD.**

40A SOMERSET ROAD

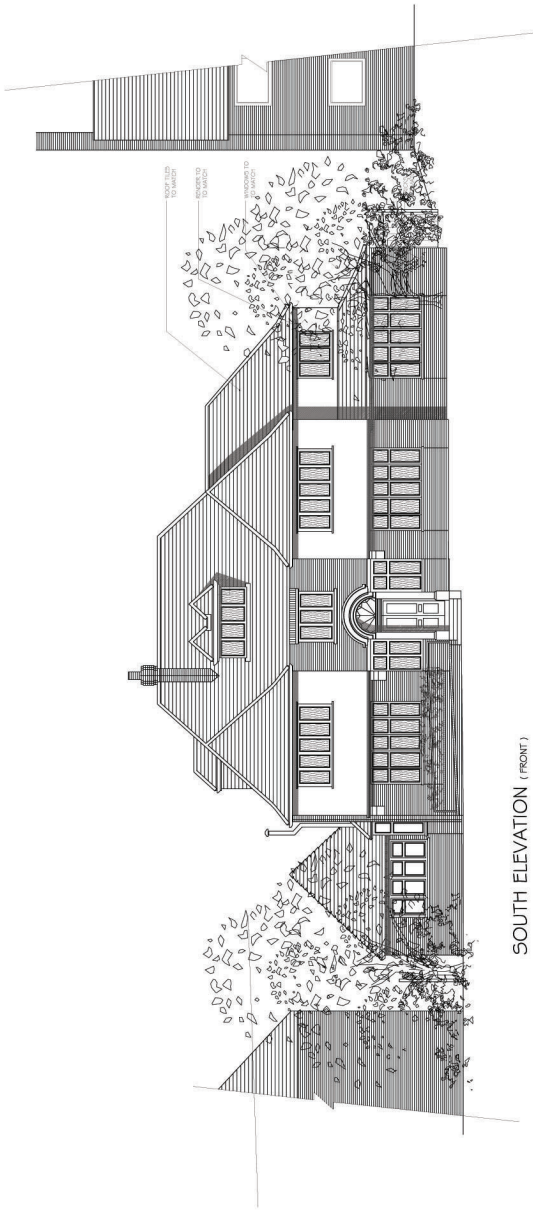
HARROW

HA1 4NG

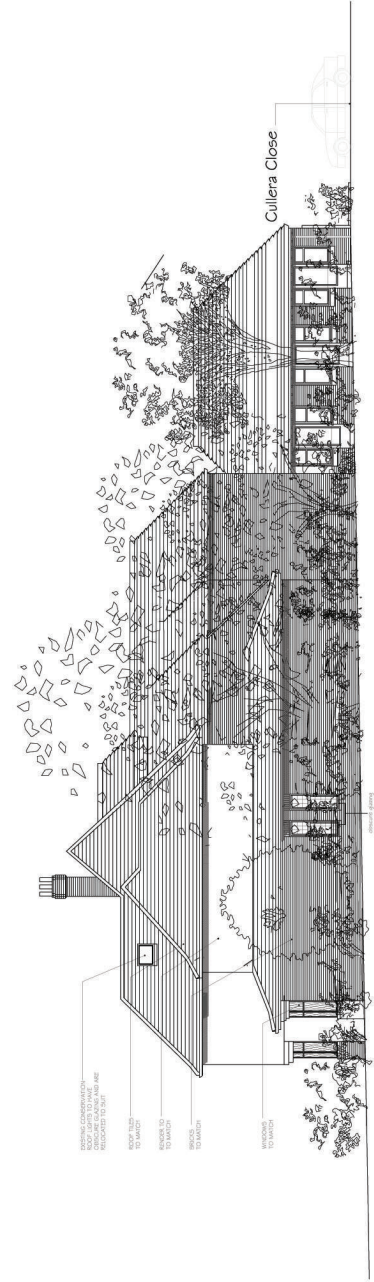
0 1 2 5 10 METRES

SCALE BAR FOR 1:100 DRAWINGS

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SOUTH ELEVATION (FRONT)



EAST ELEVATION (FACING NO. 23 FRITHWOOD AVENUE)

REVISION  
 D - DUE TO A DRAFTING ERROR THE POSITION OF WINDOW AND THE 45 DEGREE VISION LINE ARE ACCURATELY LOCATED.

PROJECT:  
**21 FRITHWOOD AVENUE**  
**NORTHWOOD**  
**HAG 3LY**

DRAWING STATUS  
 PLANNING

DRAWING TITLE  
 PROPOSED ELEVATIONS

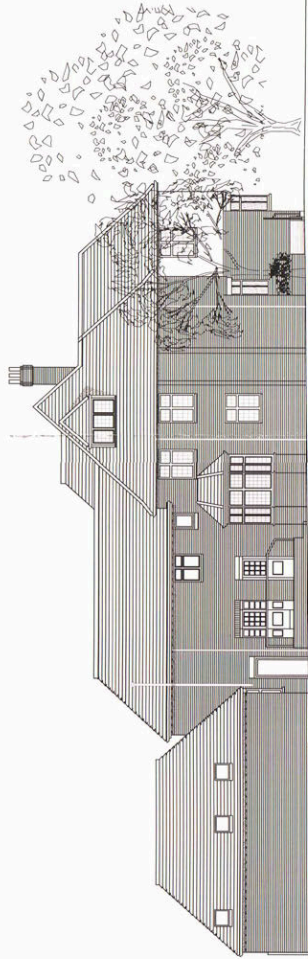
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DATE: FEB - 11	PROJ NO.:
DRG NO: AR - P07	REVISION: D
CAD FILE	

ARCHITECTS:  
**A & N ARCHITECTS LTD.**  
 40A SOMERSET ROAD  
 HARROW  
 HAY 4NG



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Cullera Close

WEST ELEVATION (FACING NO. 19 FRITHWOOD AVENUE)



NORTH ELEVATION (REAR)

UNIVERSITY OF WALSLEY  
 16 MAR 2011  
 PLANNING & ARCHITECTURE

PROJECT:  
 21 FRITHWOOD AVENUE  
 NORTHWOOD  
 HA6 3LY

DRAWING STATUS  
 PLANNING

DRAWING TITLE  
 EXISTING ELEVATIONS

SCALE: 1:100 DRAWN BY:

DATE: FEB 11 PROJ NO -

DRG NO: AR-P04 REVISION -

CAD FILE

ARCHITECTS:  
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0 1 2 5 10 metres  
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NORTH ELEVATION ( REAR )

PART ELEVATION OF PROPOSED LOUNGE

PROJECT:  
**21 FRITHWOOD AVENUE**  
**NORTHWOOD**  
**HA6 3LY**

DRAWING STATUS  
**PLANNING**

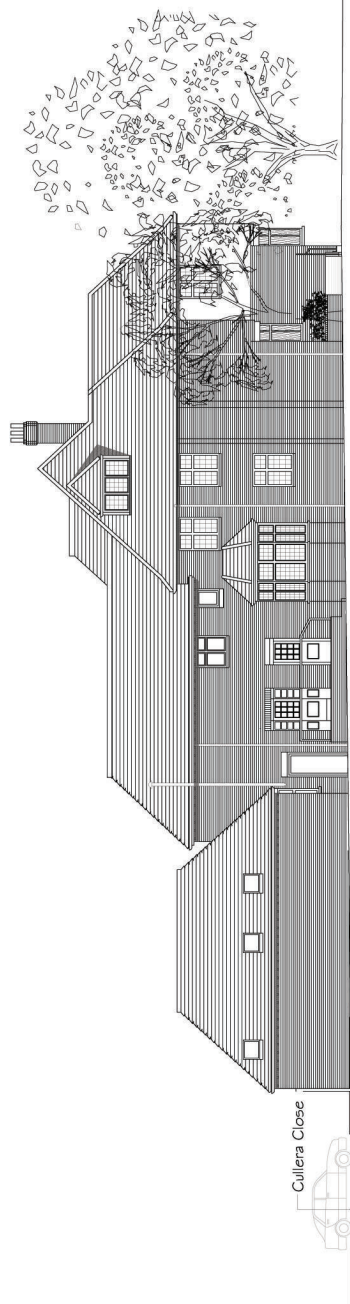
DRAWING TITLE  
**PROPOSED ELEVATIONS**

SCALE: 1:100      DRAWN BY:  
 DATE: FEB - 11      PROJ NO.:  
 DRG NO: AR - P06      REVISION - B

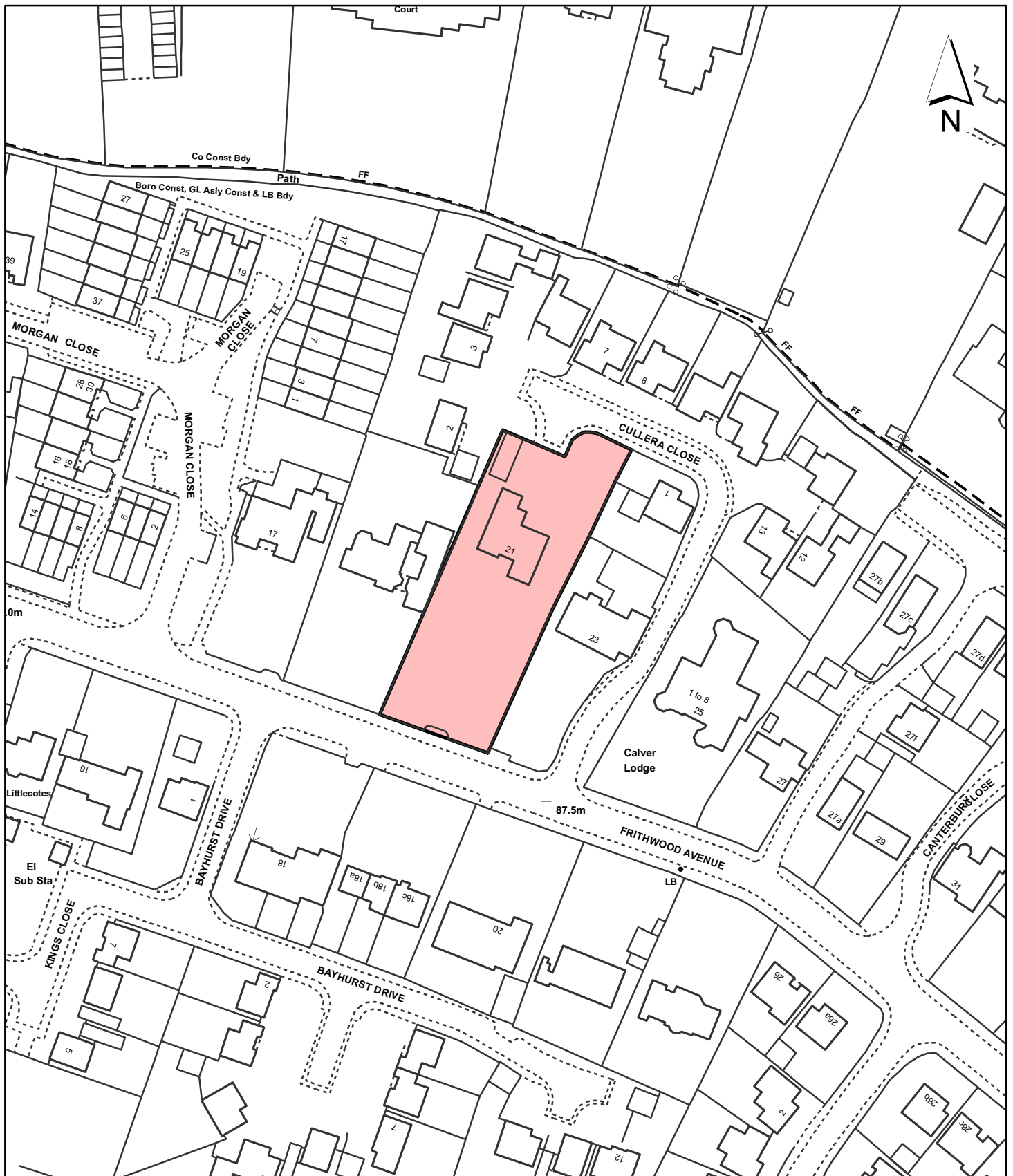
CAD FILE

ARCHITECTS:  
**A & N ARCHITECTS LTD.**  
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 HARROW  
 HAY 4NG


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WEST ELEVATION ( FACING NO. 19 FRITHWOOD AVENUE )



**Notes**

 Site boundary

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Site Address

**21 Frithwood Avenue  
Northwood**

Planning Application Ref:

**42456/APP/2011/653**

Planning Committee

**North** Page 157

Scale

**1:1,250**

Date

**July  
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** 30A NORTHOLT AVENUE RUISLIP

**Development:** Retention of two storey, three-bedroom, end terrace dwelling with integral garage and associated amenity space and parking

**LBH Ref Nos:** 16490/APP/2011/1037

**Date Plans Received:** 03/05/2011

**Date(s) of Amendment(s):**

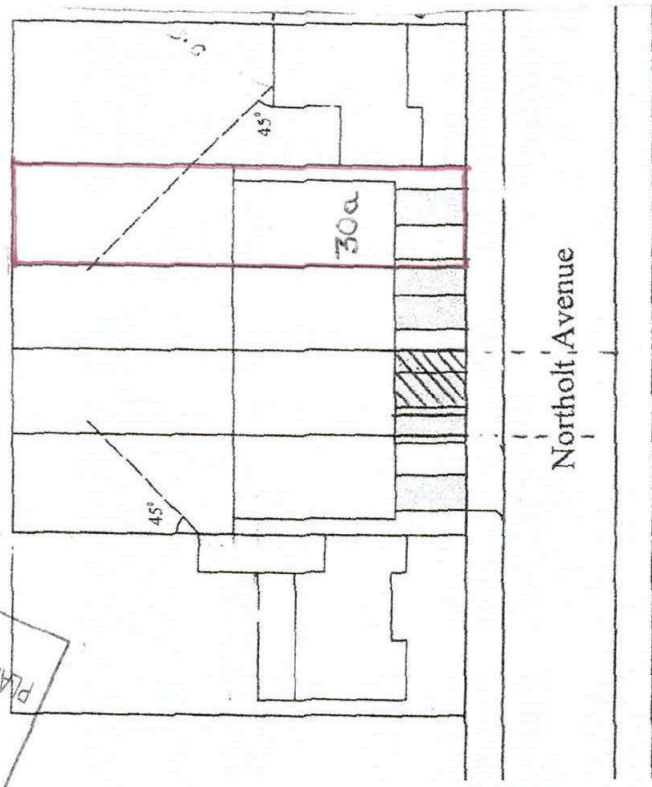
**Date Application Valid:** 03/05/2011



LON BORO OF HILLINGDON  
RECEIVED  
- 3 MAY 2011  
PLANNING & TRANSPORTATION  
GROUP



Site Location Plan  
Scale (1:1250)



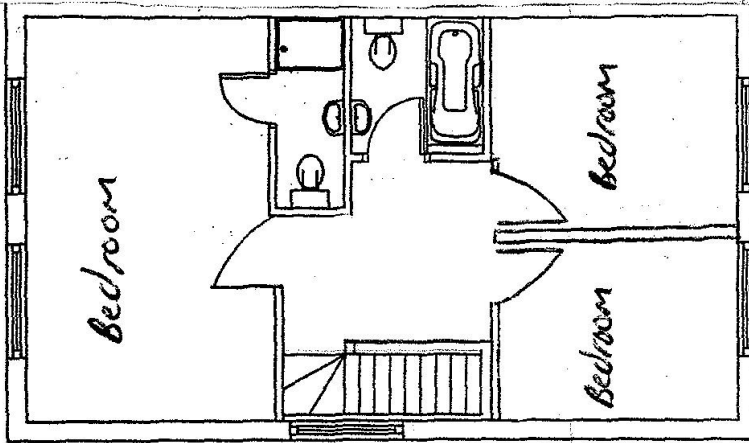
Block Plan  
Scale (1:500)

AS SHOWN  
30a NORTHOLT AVE  
South Runship  
Middx.  
Terraced House

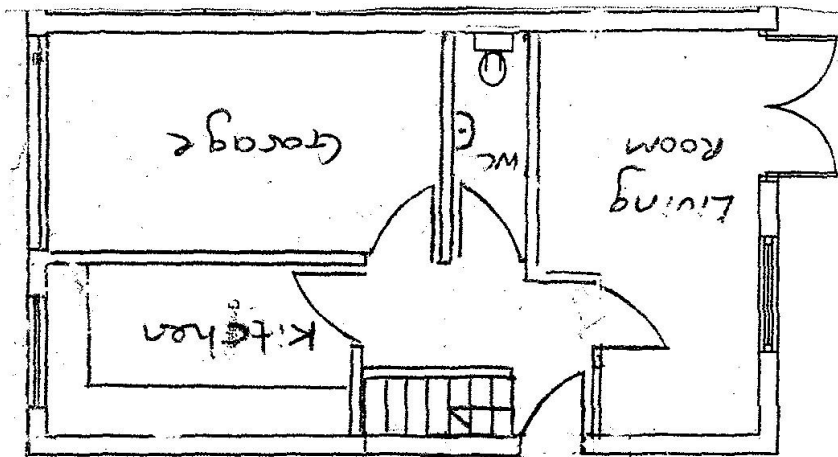
LON BORO OF HILLINGDON  
RECEIVED  
- 3 MAY 2011  
PLANNING & TRANSPORTATION  
GROUP

1:100

30a Northolt Ave  
South Ruislip  
Middlex  
Terraced House



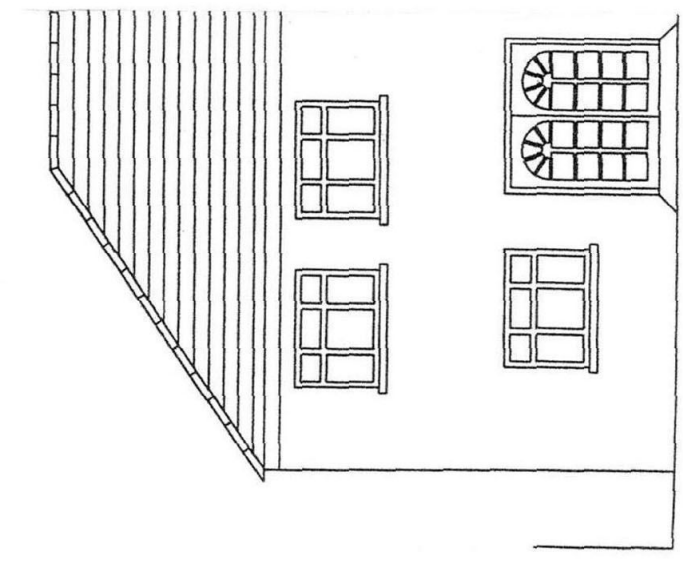
First floor



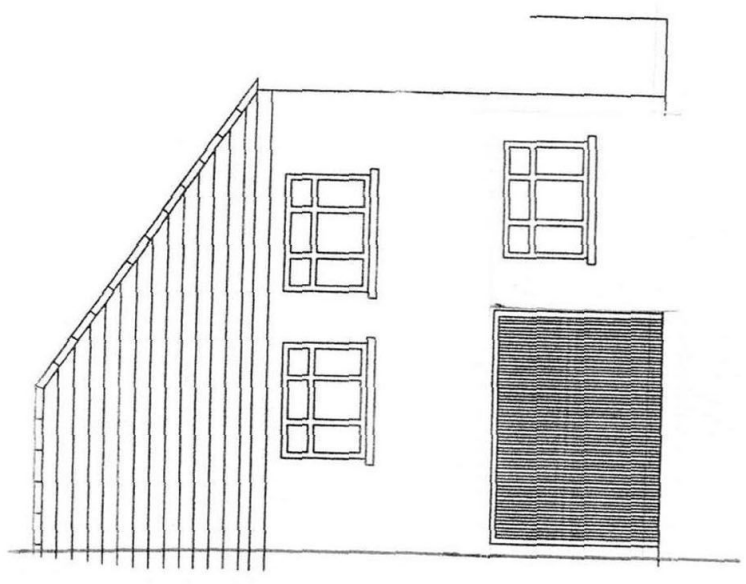
Ground floor



LON BORO OF HILLINGDON  
RECEIVED  
- 3 MAY 2011  
PLANNING & TRANSPORTATION  
GROUP



Rear Elevation

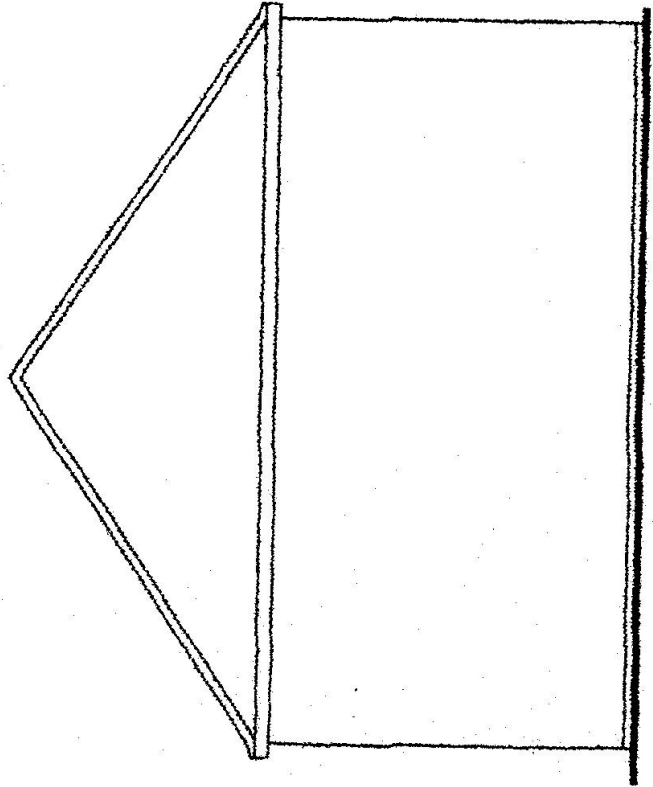


Front Elevation

1:100

30 A Northolt Ave.  
South Ruislip  
Middx.

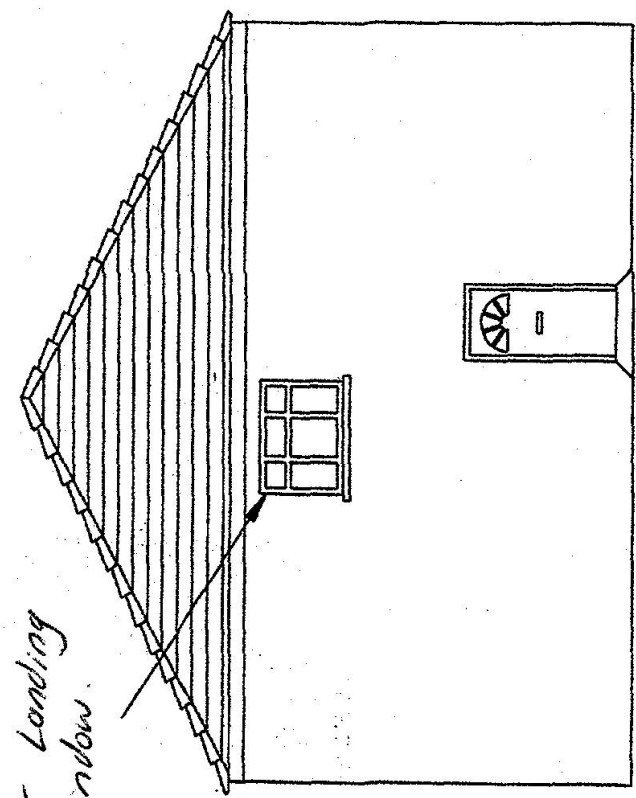
Terrace house.



Side Elevation

1:100

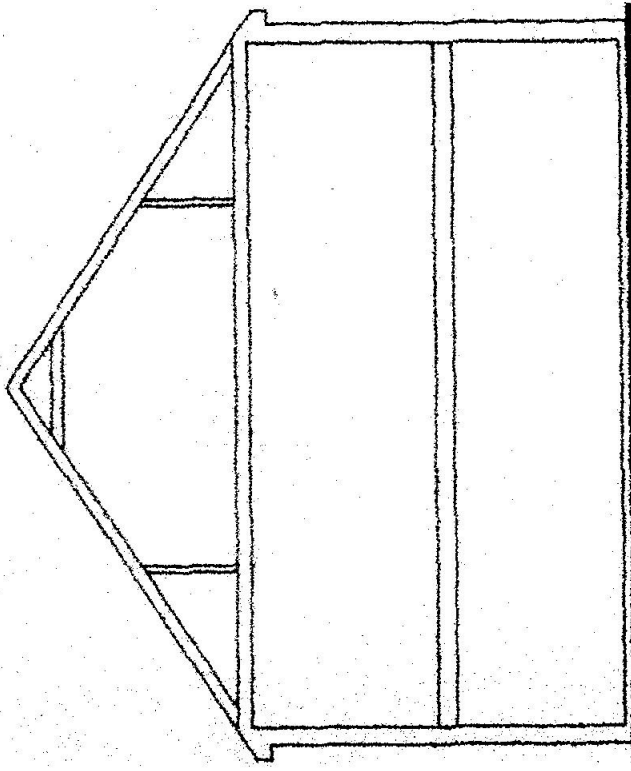
30 A NORTHOLT AVENUE  
SOUTH RUSSELL  
MIDDX.  
TERRACE DWELLING



Stair Landing window

Side Elevation

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- 3 MAY 2011  
PLANNING & TRANSPORTATION  
GROUP



Section

1.100

300 NORTHOLT AVENUE


SOUTH RUISLIA

MIDDIX

TERRACED HOUSE



**Notes**

 Site boundary

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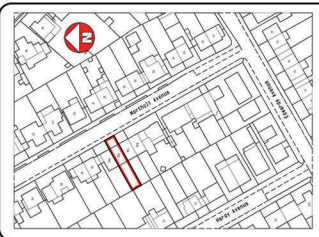
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Site Address	
<b>30A Northolt Avenue Ruislip</b>	
Planning Application Ref:	Scale
<b>16490/APP/2011/1037</b>	<b>1:1,250</b>
Planning Committee	Date
<b>North</b> Page 164	<b>July 2011</b>

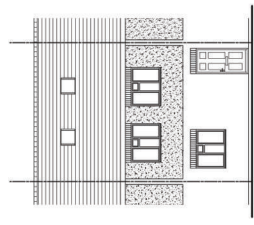
**LONDON BOROUGH OF HILLINGDON**  
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 Environment, Education  
 & Community Services  
 Civic Centre, Uxbridge, Middx. UB8 1UW  
 Telephone No.: Uxbridge 250111



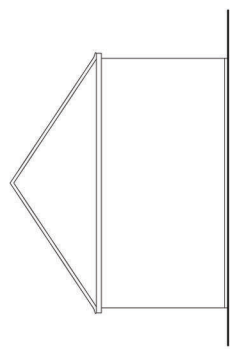




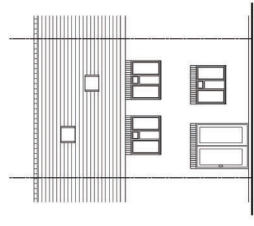
Location Plan Scale 1:1200



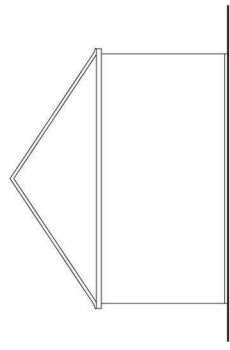
Front Elevation



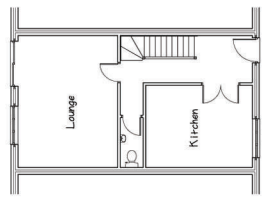
Side Elevation



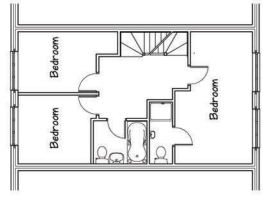
Rear Elevation



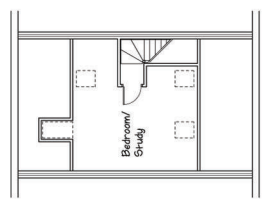
Side Elevation



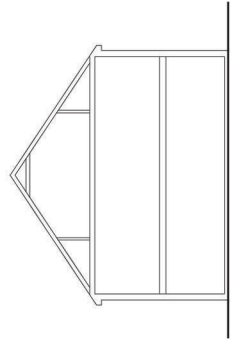
Ground Floor Plan



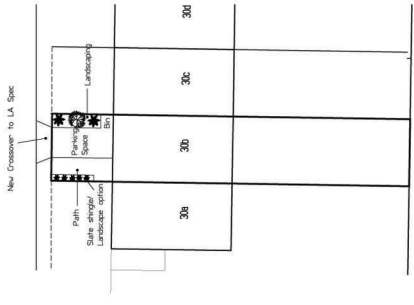
First Floor Plan



Loft Room Plan



Section



Block Plan Scale 1:200

Rev D - Crossover included - May 11  
 Rev C - Particulate revision - May 11  
 Rev B - Particulate revision - April 11  
 Rev A - General revision - Feb 11

Client  
**Mr. J. Kearns**

Address  
**30B, Northdr Avenue  
 Ruislip,  
 Middlesex**

Project  
**Terraced dwelling**




Scale 1:100, 1:200 Date 11/11/11  
 Drawn by P1147711 Rev 0







**Notes**

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Site Address	
<b>30B Northolt Avenue Ruislip</b>	
Planning Application Ref:	Scale
<b>16490/APP/2011/245</b>	<b>1:1,250</b>
Planning Committee	Date
<b>North</b> Page 167	<b>July 2011</b>

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



**Report of the Head of Planning & Enforcement Services**

**Address** 30C NORTHOLT AVENUE RUISLIP

**Development:** Retention of two storey, with rooms in roofspace, four-bedroom terraced dwelling

**LBH Ref Nos:** 16490/APP/2011/1039

**Date Plans Received:** 03/05/2011

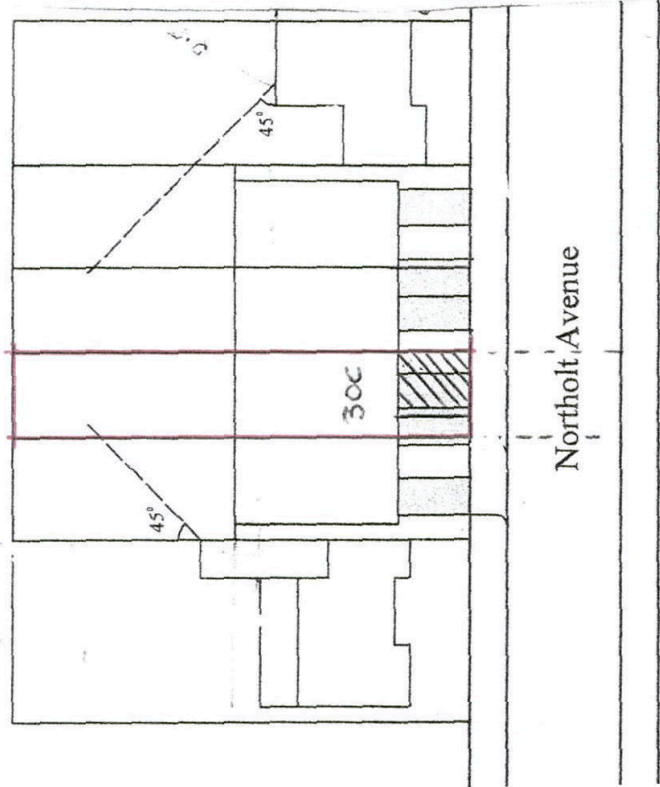
**Date(s) of Amendment(s):**

**Date Application Valid:** 03/05/2011

LON BORJO OF MILWAUKEE  
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 - 3 MAY 2011  
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 GROUP

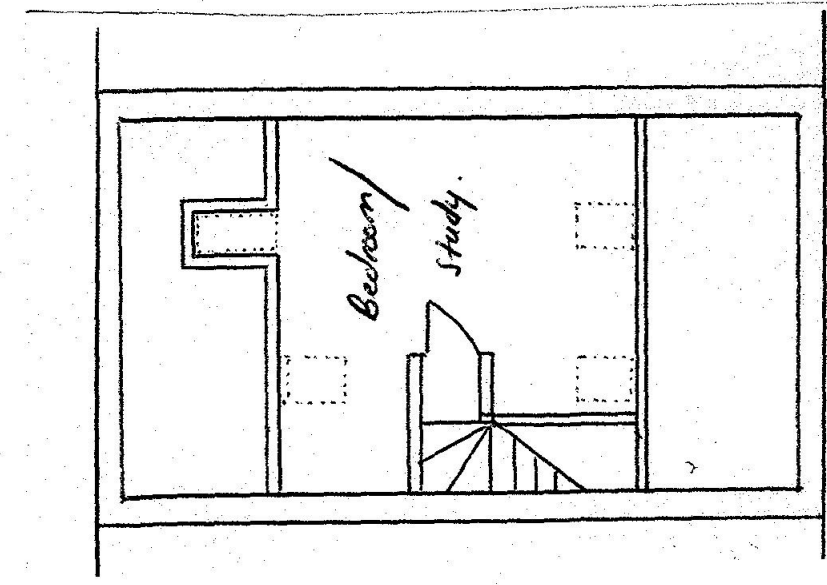


Site Location Plan  
 Scale (1:1250)



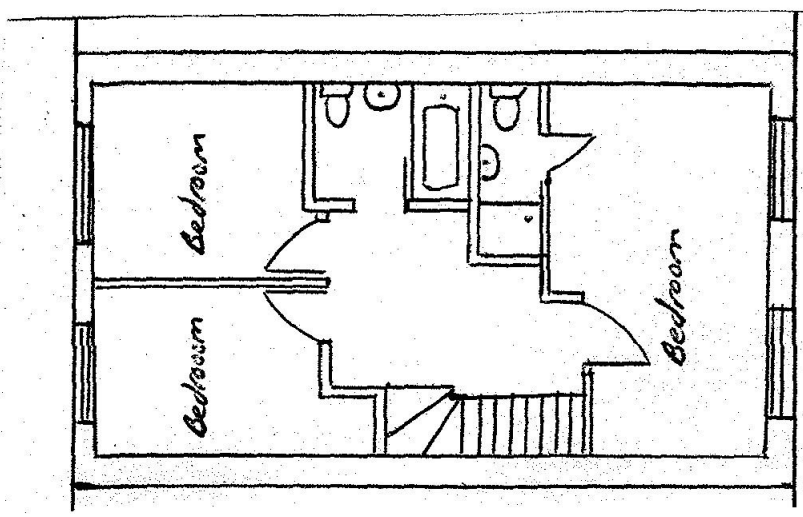
AS SHOWN  
 300 NORTHOLT AVE  
 South Ruship  
 Middx.  
 Terraced House

Block Plan  
 Scale (1:500)

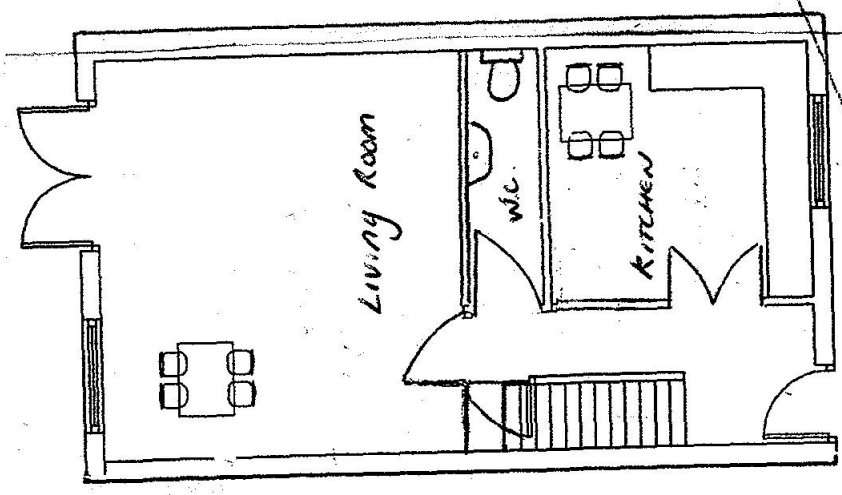


1:100  
 30C NORTHEAST AVENUE  
 SOUTH RUSSELLA  
 MI00X  
 TERRACED HOUSE

LOFT ROOM  
 PLAN



First Floor  
 PLAN



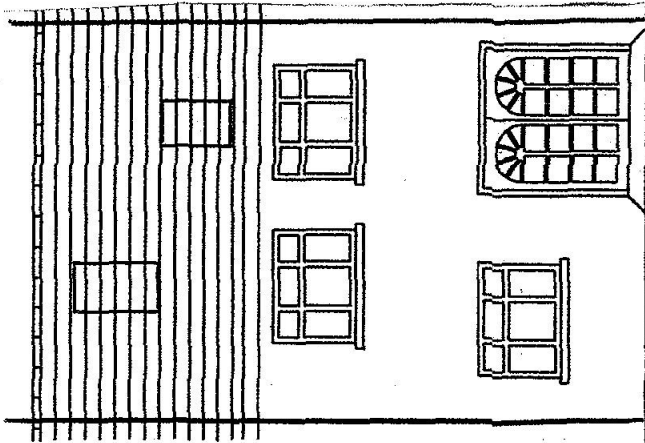
Ground  
 PLAN

PLANNING & TRANSPORTATION  
 GROUP  
 - 3 MAY 2011  
 RECEIVED  
 LON BORO OF HILLINGDON

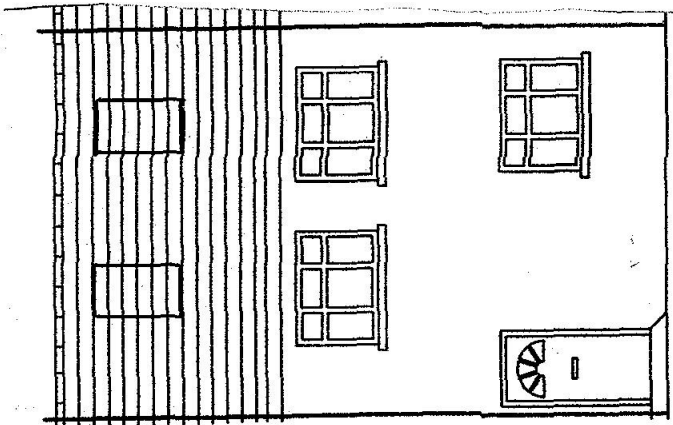
30c,  
NORTOLT AVENUE  
SOUTH RUISLIP  
MIDDLESEX

Terraced  
dwelling

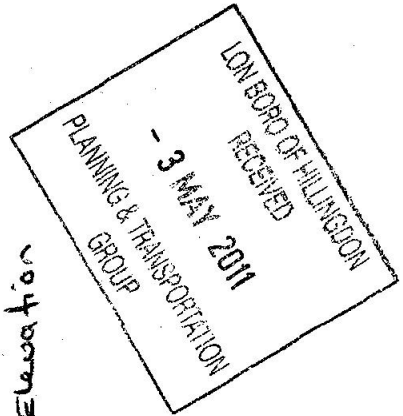
Scale  
1:100



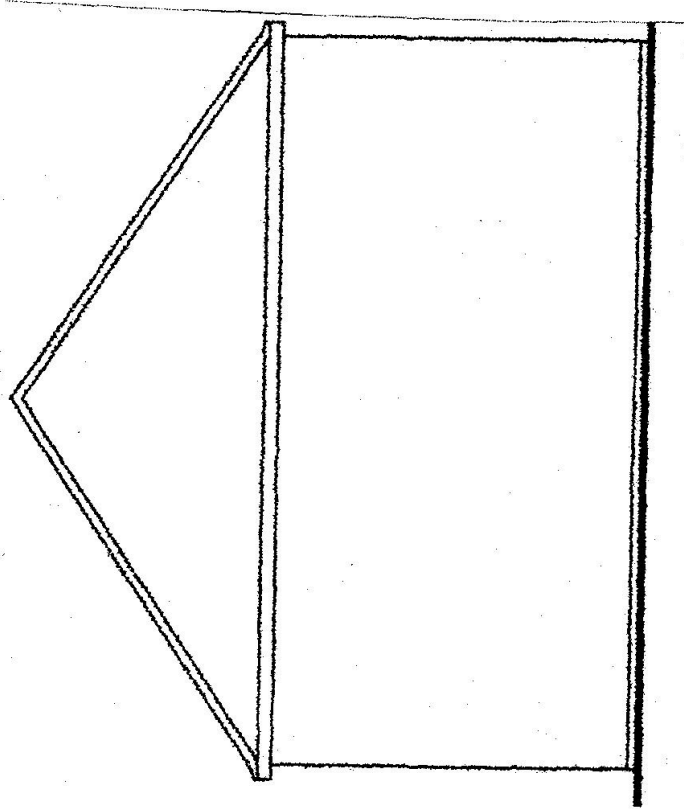
Rear Elevation.



Front Elevation



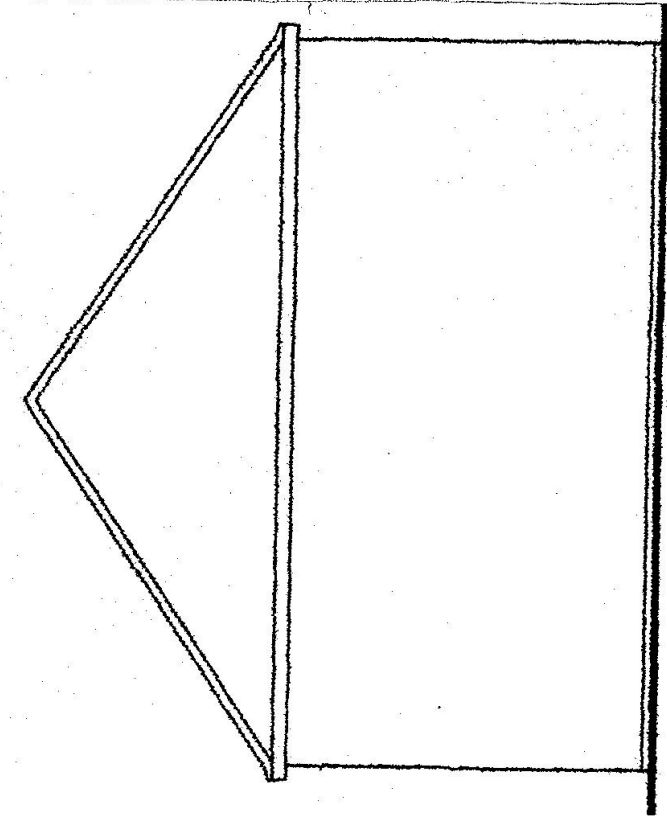




Side Elevation

1:100

30 C NORFOLK AVENUE  
SOUTH RUSCIP  
MIDDX.  
TERRACED DWELLING



Side Elevation  
LON BORO OF HILLINGDON  
RECEIVED  
- 3 MAY 2011  
PLANNING & TRANSPORTATION  
GROUP



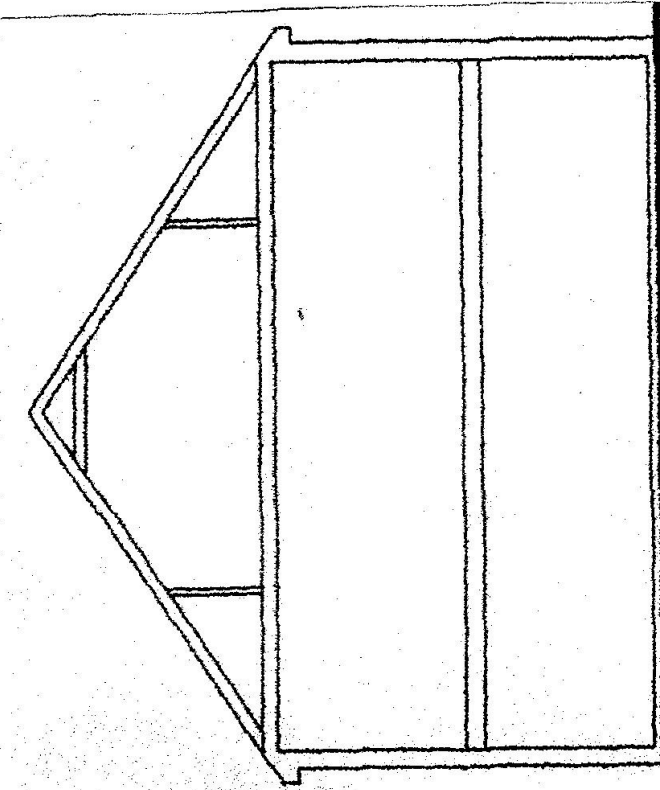
1:100

30C NORTHOLT AVENUE

SOUTH RUISLIA

MIDDOX

TERRACED HOUSE




Section

LOW BOROUGH OF HILTINGDON  
RECEIVED  
- 3 MAY 2011  
PLANNING & TRANSPARENT  
GROUP



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Site Address	
<b>30C Northolt Avenue Ruislip</b>	
Planning Application Ref:	Scale
<b>16490/APP/2011/1039</b>	<b>1:1,250</b>
Planning Committee	Date
<b>North</b> Page 174	<b>July 2011</b>

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 Environment, Education  
 & Community Services  
 Civic Centre, Uxbridge, Middx. UB8 1UW  
 Telephone No.: Uxbridge 250111



**Report of the Head of Planning & Enforcement Services**

**Address** 30D NORTHOLT AVENUE RUISLIP

**Development:** Retention of two storey, three-bedroom, end terrace dwelling with integral garage and associated amenity space and parking

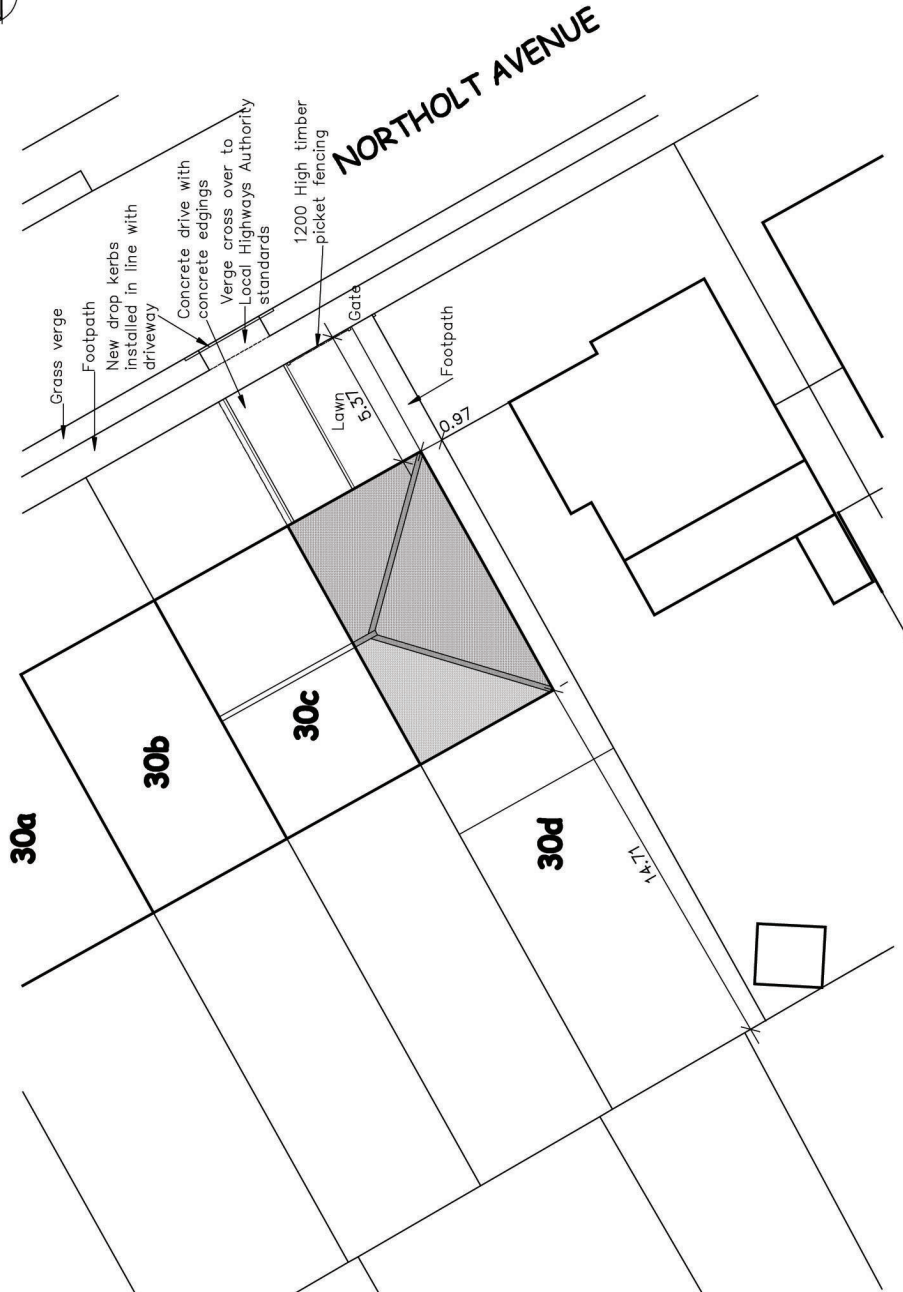
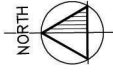
**LBH Ref Nos:** 16490/APP/2011/1085

**Date Plans Received:** 05/05/2011

**Date(s) of Amendment(s):** 06/05/2011

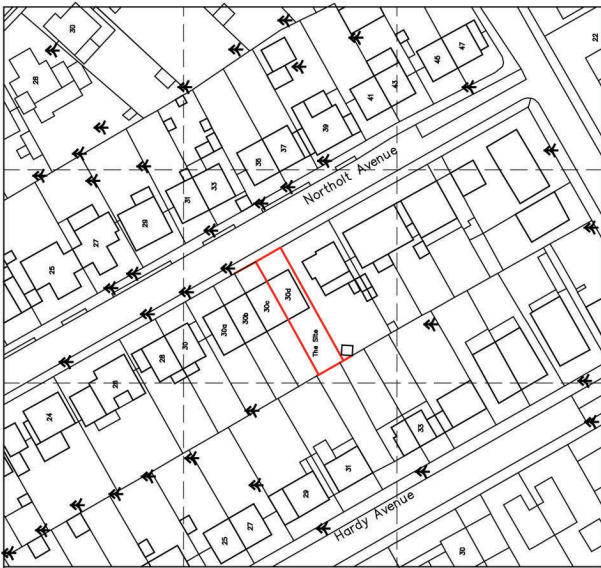
**Date Application Valid:** 05/05/2011

01/06/2011



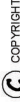
**BLOCK PLAN 1:200**

Amendment A 31/5/11  
Drive, crossover and kerb details  
added as requested by local authority



**Location Plan 1:1250**

**10 Manor Mews  
Bridge Street  
St Ives  
Huntingdon  
Cambs PE27 5UW**



**Tel: 01480 494969  
Fax: 01480 493939  
email: enquiry@partnersinplanning.co.uk**

PROJECT

**SURVEY OF EXISTING DWELLING  
No.30D, NORTHOLT AVENUE,  
SOUTH, RUISLIP  
MIDDLESEX, HA4 6ST  
FOR MORTGAGE EXPRESS**



DRAWING TITLE

**BLOCK AND LOCATION PLAN**


DRAWN	<b>NFM</b>	SCALES	<b>1:200 @ A2</b>
DATE	<b>20/04/11</b>	1m	2 3 4 5 6 7 8 9
		DWG. No.	<b>11/08/RU/02</b>
		REV.	<b>A</b>







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Site Address	
<b>30D Northolt Avenue Ruislip</b>	
Planning Application Ref:	Scale
<b>16490/APP/2011/1085</b>	<b>1:1,250</b>
Planning Committee	Date
<b>North</b> Page 178	<b>July 2011</b>

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 Environment, Education  
 & Community Services  
 Civic Centre, Uxbridge, Middx. UB8 1UW  
 Telephone No.: Uxbridge 250111





**Report of the Head of Planning & Enforcement Services**

**Address** 516A VICTORIA ROAD RUISLIP

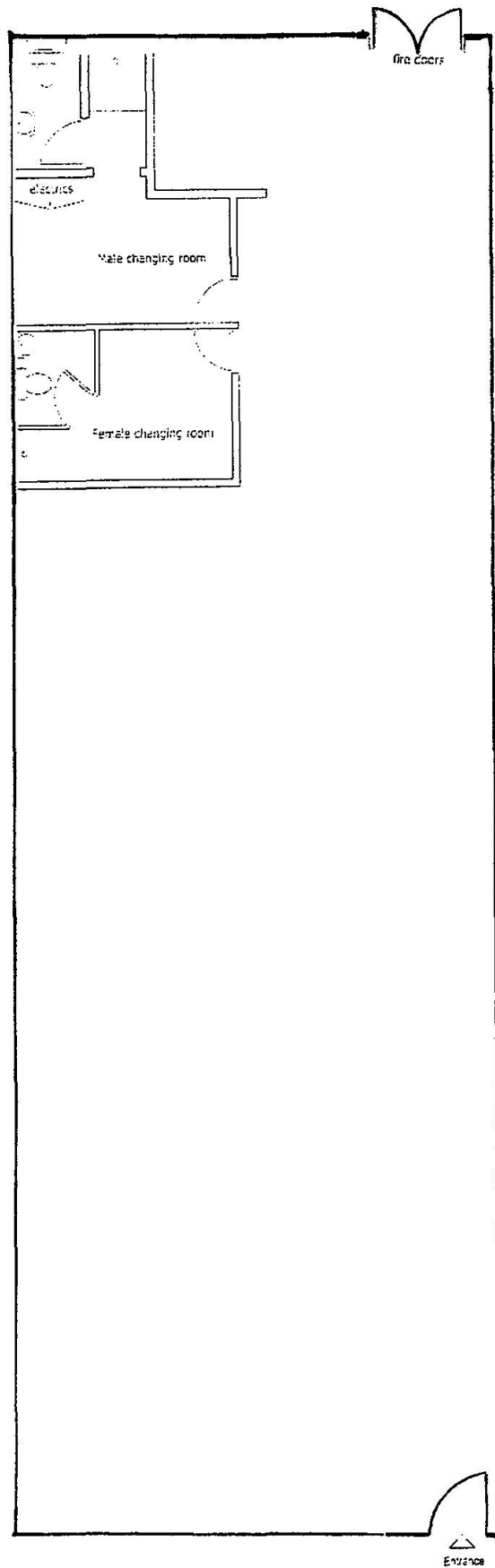
**Development:** Change of use from retail (Use Class A1) to a gymnasium (Use Class D2)

**LBH Ref Nos:** 42660/APP/2011/739

**Date Plans Received:** 25/03/2011

**Date(s) of Amendment(s):**

**Date Application Valid:** 15/04/2011



516a Victoria Road; South Ruislip  
Ground Floor Plan

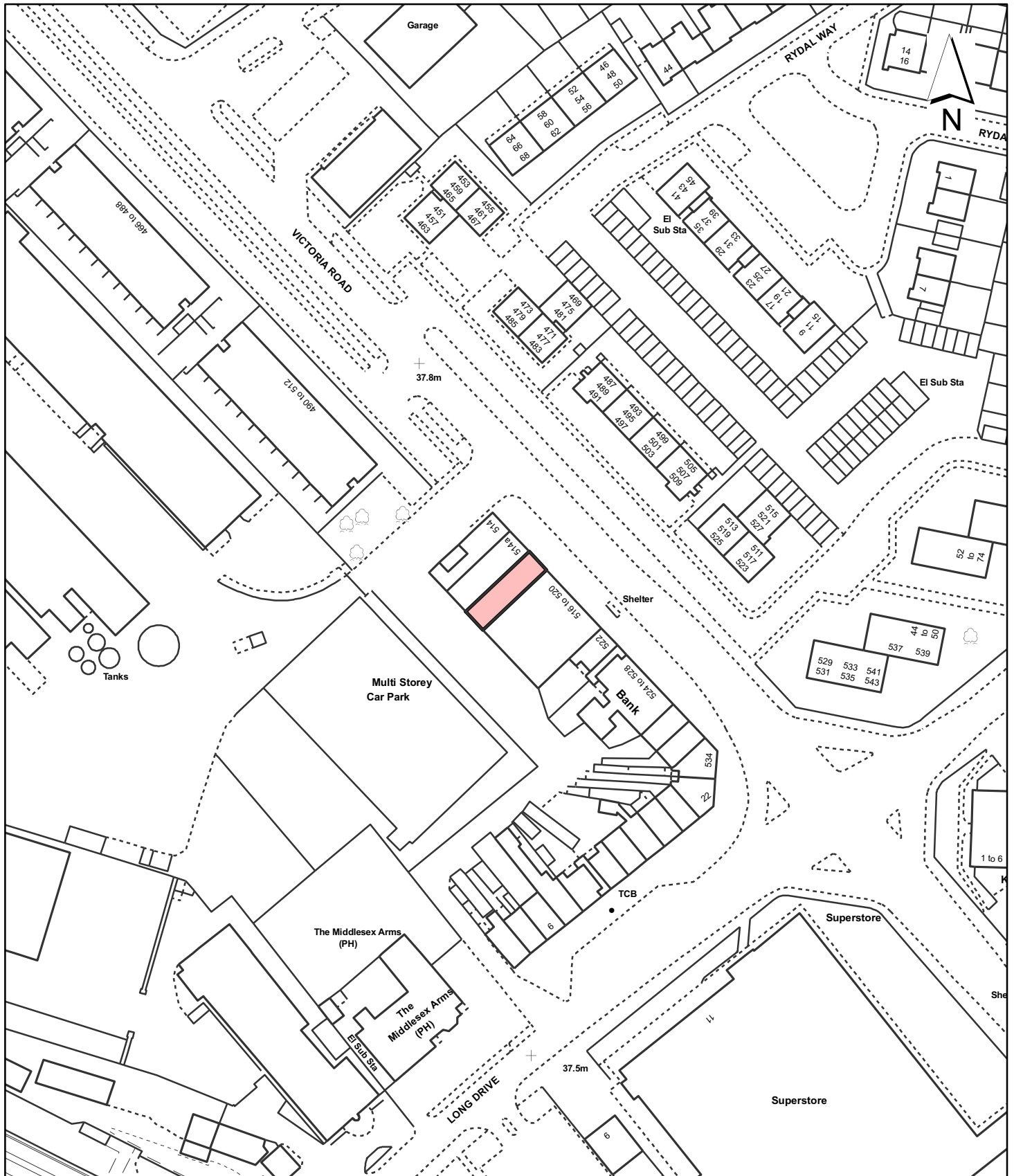
Scale – 1:100

Date: April 2011


**Bowhill Planning Partnership**

[info@bowhillplanningpartnership.co.uk](mailto:info@bowhillplanningpartnership.co.uk)

Tel: 01702 551148 Mobile: 07885 892205 Fax 01702 551058



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Site Address

**516A Victoria Road  
Ruislip**

Planning Application Ref:

**42660/APP/2011/739**

Planning Committee

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Scale

**1:1,250**

Date

**July  
2011**

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

Civic Centre, Uxbridge, Middx. UB8 1UW  
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