



HILLINGDON
LONDON



North Planning Committee

Date: THURSDAY,
17 NOVEMBER 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)
Allan Kauffman (Vice-Chairman)
David Allam - Labour Lead
Jazz Dhillon
Michael Markham
Carol Melvin
John Morgan
David Payne

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INVESTOR IN PEOPLE

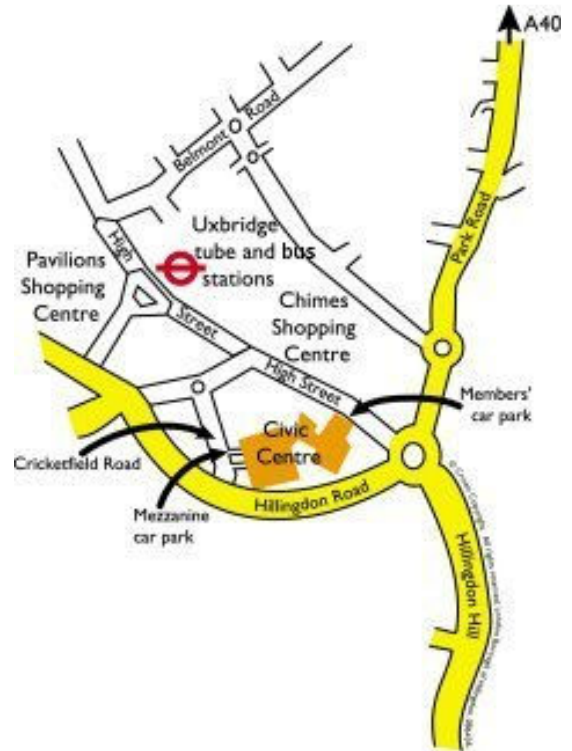
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Petitions and Councillors

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

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 - 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.

Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
6	South Ruislip Library, Plot A, Victoria Road, Ruislip 67080/APP/2010/1419	South Ruislip	Erection of a three storey building to provide for a new library, adult learning facilities, florist shop, 10 one-bedroom flats, together with associated parking and external works (involving demolition of existing library building). Recommendation : Deed of Variation to S106 Agreement determined at Committee 26th August 2010	1 - 48
7	South Ruislip Library Plot B, Victoria Road, Ruislip 67080/APP/2010/1420	South Ruislip	Erection of a part three and a half, part four storey block and a three storey block comprising a total of 19 one-bedroom and 12 two-bedroom flats, together with associated parking and amenity space Recommendation : Deed of Variation to S106 Agreement determined at Committee 19th May 2011	49 - 94

Non Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
8	Land adjoining 12 Gladsdale Drive, Eastcote - 65761/APP/2011/1645	Eastcote & East Ruislip	Erection of a single storey, detached, two-bedroom dwelling with associated amenity space and parking Recommendation : Refusal	95 - 108
9	Land at Crows Nest Farm, Breakspear Road South, Harefield 1113/APP/2011/1020	Harefield	Detached storage building to be used for the processing and storage of bio fuel and compost Recommendation : Refusal	109 - 122
10	39 Highfield Drive, Ickenham 67201/APP/2010/1803	Ickenham	Demolition of existing dwelling and erection of new 6 bedroom dwelling Recommendation : Approval	123 - 138
11	85 Hallowell Road, Northwood 40255/APP/2011/1961	Northwood	Raising of roof to allow conversion of roof space to habitable use to include 2 front rooflights and conversion of roof from hip to gable end at rear and at side with 4 new gable end windows and Juliette balcony involving alterations to chimney stack (Part Retrospective) Recommendation : Refusal	139 - 146
12	87 Hallowell Road, Northwood 19363/APP/2011/1963	Northwood	Raising of roof to allow conversion of roof space to habitable use to include 2 front rooflights and conversion of roof from hip to gable end at rear and at side with 4 new gable end windows and Juliette balcony involving alterations to chimney stack (Part Retrospective) Recommendation : Refusal	147 - 154

	Address	Ward	Description & Recommendation	Page
13	439 Victoria Road, Ruislip 67990/APP/2011/1964	South Ruislip	Change of use of No. 439 Victoria Road from Use Class A1 (Shop) to Use Class A5 (Hot food takeaway) and installation of extractor duct to rear of Nos. 441/441A Victoria Road. Recommendation : Refusal	155 - 166

Non Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
14	Land between Rugby Club and Sacred Heart School, West End Road, Ruislip 68092/APP/2011/2408	Manor	Conversion of open land into parking area. Recommendation : Approval	167 - 184

Part 2 - Members Only

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

15	Enforcement Report	Pages	185 - 190
16	Enforcement Report	Pages	191 - 198
17	Enforcement Report	Pages	199 - 206

Any Items Transferred from Part 1

Any Other Business in Part 2

Plans for North Planning Committee	Pages	207 - 260
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Agenda Item 6

Report of the Corporate Director of Planning, Environment, Education and Community Services

- Address:** SOUTH RUISLIP LIBRARY, PLOT A, VICTORIA ROAD, RUISLIP
- Development:** Erection of a three storey building to provide for a new library, adult learning facilities, florist shop, 10 one-bedroom flats, together with associated parking and external works (involving demolition of existing library building).
- LBH Ref Nos:** 67080/APP/2010/1419
- Drawing Nos:** As per original committee report
- Date application approved at Committee** 26th August 2010

1.0 CONSULTATIONS

1.1 Internal Consultees

Planning Obligations Officer: The Deed of Variation is considered acceptable.

2.0 RECOMMENDATION

a) That the Statement of Intent to enter into a S106 agreement dated 5th November 2010 be varied as follows:

The addition of a further schedule (6) requiring that all 10 residential units as approved are to be delivered as affordable housing.

3.0 KEY PLANNING ISSUES

- 3.1 The planning application relating to the development of Plot A was reported to the North Planning Committee on the 26th August 2010, when it was approved subject to the completion of Statement of Intent to enter into a S106 agreement. This was completed on the 5th November 2010 and the decision notice was released on the 8th November 2010. The works in relation to the approval are well under way.
- 3.2 The original heads of terms for the S106 agreement for this application did not include the provision of any affordable housing on this site. However, on the application relating to the development of the adjoining site, Plot B, the following clause was agreed:
- ii) 16% of the scheme, by habitable room, is to be delivered as affordable housing with the tenure and unit mix to be agreed with the Council.**

The applicant has requested that this requirement be removed from the agreement on Plot B and has agreed to provide the required affordable housing on this site, Plot A.

The original clause required 16% of the scheme, by habitable room, to be delivered as affordable housing, which would have amounted to 12 habitable rooms. The applicant has agreed that all of the 10 x 1 bedroom units to be developed on this site will be provided as affordable housing, which is the equivalent to the provision of 20 habitable rooms. The proposal will therefore deliver more affordable housing than originally agreed. This being the case the loss of the affordable housing element on Plot B and its provision on Plot A is considered acceptable.

- 3.3 Accordingly, approval is recommended to the addition of a further schedule (6) to the completed Statement of Intent for Plot A requiring that all 10 residential units as approved are to be delivered as affordable housing.

OBSERVATIONS OF 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'.

OBSERVATIONS OF THE DIRECTOR OF FINANCE

The report indicates that the costs of the development will be fully met by the developer, and the developer will make a Section 106 contribution to the Council towards associated public facilities. The developer will also meet the reasonable

costs of the Council in the preparation of the Section 106 agreement and any abortive work as a result of the agreement not being completed. Consequently, there are no financial implications for the Council.

Reference Documents

- (a) North Panning Committee Agenda 26th August 2010. Report for application Reference 67080/APP/2010/1419.
- (b) North Planning Committee Minutes 26th August 2010.

Contact Officer: Meghji Hirani

Telephone No: 01895 250 230

APPENDIX A

Report of the Head of Planning & Enforcement Services

Address SOUTH RUISLIP LIBRARY, PLOT A VICTORIA ROAD RUISLIP

Development: Erection of a three storey building to provide for a new library, adult learning facilities, florist shop, 10 one-bedroom flats, together with associated parking and external works (involving demolition of existing library building).

LBH Ref Nos: 67080/APP/2010/1419

Drawing Nos: 2009/D42A/P/02
2009/D42A/P/03
2009/D42A/P/04
2009/D42A/P/05
Design and Access Statement dated June 2010 ref: 200942D/A/P
Transport Statement dated June 2010
Noise Assessment dated May 2010
Energy Statement dated June 2010
Arboricultural Impact Assessment Report dated 14/06/10
Flood Risk Assessment dated April 2010
Preliminary Contamination Assessment Report dated September 2009
Phase II Geoenvironmental Assessment Report dated September 2009
Letter from MLN dated 11/06/10 ref: DMB/722474/004/JEM - Contaminated Land Assessment
2009/D42A/P/07 Rev C
Transport Statement Addendum prepared by MLM dated 02/08/10
E/A1 2452/1 Rev C
2009/D42A/P/09 Rev A
2009/D42A/P/10 Rev A
2009/D42A/18 Rev A
2009/D42A/19 Rev A
2009/D42A/P/20 Rev A
2009/D42A/P/21 Rev A
2009/D42A/P/411 Rev A
2009/D42A/P/12 Rev A
2009/D42A/P/28

Date Plans Received:	16/06/2010	Date(s) of Amendment(s):	16/06/0010
Date Application Valid:	16/06/2010		03/08/0010
			16/08/0010

1. SUMMARY

This application seeks full planning permission for the demolition of South Ruislip Library and the redevelopment of the site to provide a three-storey high, mixed use development comprising a new replacement library, adult learning facilities, 10 residential units and associated car parking and landscaping. The site is located on the north east side of Victoria Road in South Ruislip.

The proposal would provide new and improved replacement library facilities in addition to an adult education centre which, it is understood, could replace existing facilities at Ruislip High School in the future.

It is not considered that the proposed development would have a significant detrimental

impact on the character or appearance of the surrounding area or on the residential amenity of neighbouring occupants. An acceptable internal living environment would be created for future occupants and sufficient amenity space is provided. The proposal is considered to comply with relevant UDP and London Plan policies and, accordingly, approval is recommended.

2. RECOMMENDATION

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

a) That the applicant being the local authority and being the only legal entity with an interest in the land which is the subject of this application, and hence being unable to enter into a section 106 Agreement with the local planning authority, completes a Statement of Intent (Statement) to make provision for the following matters as would a third party developer under a section 106 planning obligation:

i) The provision of highway improvements along Victoria Road, including right turning lane, reinstatement of the existing access and creation of new access arrangements.

ii) The provision of a contribution of £12,311 towards educational facilities.

iii) The provision of a contribution of £3,250 towards healthcare facilities.

iv) The provision of a contribution of £345 towards local library facilities

v) A contribution of £2,500 for every £1 million build cost to provide for construction training.

vi) A cash contribution equal to 5% of the total cash contribution to enable the management and monitoring of the requirements of the legal agreement.

b) That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in preparation of the Statement and any abortive work as a result of the agreement not being completed.

c) That planning officers be authorised to negotiate and agree details of the proposed Statement.

d) That if any of the heads of terms set out above have not been agreed and the S106 legal agreement has not been finalised within 6 months of the date of this committee resolution, or any other period deemed appropriate by the Head of Planning and Enforcement, then the application may be referred back to the Committee for determination.

e) That subject to the above, the application be deferred for determination by the Head of Planning and Enforcement under delegated powers, subject to the completion of the Statement.

f) That if the application is approved, the following conditions be attached:-

1 SP01 Council Application Standard Paragraph

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

land)

2 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.

3 OM1 Development in accordance with Approved Plans

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

REASON

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

4 OM2 Levels

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

REASON

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

5 M1 Details/Samples to be Submitted

No development shall take place until details and/or samples of all materials, colours and finishes to be used on all external surfaces have been submitted to and approved in writing by the Local Planning Authority.

REASON

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

6 M3 Boundary treatment - details

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building is occupied. Development shall be carried out in accordance with the approved details.

REASON

To safeguard the visual amenities of the area in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

7 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).

8 TL2 Trees to be retained

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

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

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

REASON

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

9 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).

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

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

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

The scheme shall also include details of the following: -

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

REASON

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

11 TL6 Landscaping Scheme - implementation

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

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

Any tree, shrub or area of turfing or seeding shown on the approved landscaping scheme which within a period of 5 years from the completion of development dies, is removed or

in the opinion of the Local Planning Authority becomes seriously damaged or diseased shall be replaced in the same place in the next planting season with another such tree, shrub or area of turfing or seeding of similar size and species unless the Local Planning Authority first gives written consent to any variation.

REASON

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

12 TL7 Maintenance of Landscaped Areas

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

REASON

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

13 MCD10 Refuse Facilities

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

REASON

In order to safeguard the amenities of the area, in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policy 4B.1.

14 DIS1 Facilities for People with Disabilities

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

REASON

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

15 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 Policies AM13 and 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.

16 DIS4 Signposting for People with Disabilities

Signplates, incorporating a representation of the Universal Wheelchair Symbol, should be displayed to indicate the location of convenient facilities to meet the needs of people with disabilities. Such signplates should identify or advertise accessible entrances to buildings, reserved parking spaces, accessible lifts and lavatory accommodation, manageable routes through buildings and availability of additional services. Signs for direction and location should have large characters or numerals and clearly contrast with the background colour.

REASON

To ensure that people with disabilities are aware of the location of convenient facilities in accordance with Policy AM13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

17 DIS5 Design to Lifetime Homes Standards & to Wheelchair Standards

All residential units within the development hereby approved shall be built in accordance with 'Lifetime Homes' Standards. Further 10% of the units hereby approved shall be designed to be fully wheelchair accessible, or easily adaptable for residents who are wheelchair users, and shall include within the design of each wheelchair unit internal storage space for the storage of mobility scooters/wheelchairs and associated charging points as set out in the Council's Supplementary Planning Document 'Hillingdon Design and Accessibility Statement: Accessible Hillingdon'.

REASON

To ensure that sufficient housing stock is provided to meet the needs of disabled and elderly people in accordance with London Plan (February 2008) Policies 3A.5, 3A.13, 3A.17 and 4B.5.

18 NONSC Full details of bathrooms in residential units

Notwithstanding the approved plans, prior to the commencement of development, full details of the proposed bathrooms in the residential units, to include details relating to layout, floor gully drainage, etc, shall be submitted to and approved in writing by the Local Planning Authority. With regards to the proposed wheelchair accessible flat, details of the shower access and perimeter drainage, specifically, should be provided.

REASON

To ensure that sufficient housing stock is provided to meet the needs of disabled and elderly people in accordance with London Plan (February 2008) Policies 3A.5, 3A.13, 3A.17 and 4B.5.

19 NONSC Cycle storage provision

Prior to the commencement of development, details of covered and secure cycle storage provision for at least 10 bicycles for the proposed residential units, and at least 14 bicycles for the proposed library and adult education centre (for use by staff and visitors), shall be submitted to and approved in writing by the Local Planning Authority. The cycle storage areas shall be completed prior to the first occupation of the building hereby permitted and thereafter permanently retained and maintained for so long as the development remains in existence. The cycle parking should be regularly monitored and

additional storage provided if demand dictates.

REASON

To ensure that adequate facilities are provided in accordance with the standards set out in the Council's Cycle parking Standards in accordance with Policy AM9 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

20 H1 Traffic Arrangements - submission of details

Development shall not begin until details of all traffic arrangements (including where appropriate carriageways, footways, turning space, safety strips, sight lines at road junctions, kerb radii, car parking areas and marking out of spaces, loading facilities, closure of existing access and means of surfacing) have been submitted to and approved in writing by the Local Planning Authority. The approved development shall not be occupied until all such works have been constructed in accordance with the approved details. Thereafter, the parking areas, sight lines and loading areas (where appropriate) must be permanently retained and used for no other purpose at any time. Disabled parking bays shall be a minimum of 4.8m long by 3.6m wide or at least 3.0m wide where two adjacent bays may share an unloading area.

REASON

To ensure pedestrian and vehicular safety and convenience and to ensure adequate off-street parking, and loading facilities in compliance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan (February 2008).

21 NONSC Details of car parking area

The development hereby approved shall not be occupied until the car parking area has been laid out, surfaced, lit and drained in accordance with details first submitted to, and approved in writing by, the Local Planning Authority. This area shall be permanently maintained and available for the parking of vehicles at all times thereafter to the Authority's satisfaction.

REASON

To ensure the scheme is supported by adequate parking provision, to ensure pedestrian and vehicular safety and convenience and to ensure the development does not increase the risk of flooding in accordance with policies AM7(ii), AM14 and OE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter C of the London Plan (February 2008).

22 NONSC Access arrangements

The development hereby approved shall not be occupied until the existing vehicular access has been stopped up and the means of vehicular access has been reinstated, and the new means of vehicular access has been constructed in accordance with the details first submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure pedestrian and vehicular safety and convenience and to ensure adequate off-street parking and loading facilities in accordance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter C of the London Plan (February 2008).

23 NONSC Visibility splays

The proposed vehicular access shall be provided with those parts of 2.4m x 2.4m

pedestrian visibility splays which can be accommodated within the site in both directions and shall be maintained free of all obstacles to the visibility between heights of 0.6m and 2.0m above the level of the adjoining highway.

REASON

To ensure pedestrian and vehicular safety and convenience and to ensure adequate off-street parking and loading facilities in accordance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter C of the London Plan (February 2008).

24 NONSC Visibility splays

The proposed access to the site shall be provided with driver visibility splays of 2.4m x 70m in both directions and shall be maintained free of all obstacles to visibility between the heights of 0.6m and 2.0m above the level of the adjoining highway.

REASON

To ensure pedestrian and vehicular safety and convenience and to ensure adequate off-street parking and loading facilities in accordance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter C of the London Plan (February 2008).

25 NONSC Parking allocation

Prior to commencement of development a scheme detailing the designation and allocation of parking spaces for the residential units on the site shall be submitted to, and approved in writing by the Local Planning Authority. Thereafter the parking spaces shall be allocated and provided for the use of those units only in perpetuity.

REASON

To ensure the scheme is supported by adequate parking provision in accordance with policy AM14 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

26 NONSC Parking management strategy

Prior to occupation of the development, a car parking management strategy, relating to the proposed library and adult education centre uses, shall be submitted to and approved in writing by the Local Planning Authority. The approved strategy shall be implemented as soon as either use is occupied and the strategy shall remain in place thereafter. Any changes to the strategy shall be agreed in writing by the Local Planning Authority.

REASON

To ensure the efficient operation of the parking facilities, especially at peak periods, in accordance with Policies AM2 and AM14 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

27 OM14 Secured by Design

The development hereby approved shall incorporate measures to minimise the risk of crime and to meet the specific security needs of the application site and the development. Details of security measures shall be submitted and approved in writing by the Local Planning Authority before development commences. Any security measures to be implemented in compliance with this condition shall reach the standard necessary to achieve the 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO).

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in excising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with policies 4B.1 and 4B.6 of the London Plan.

28 NONSC CCTV and lighting

Prior to the commencement of the development hereby permitted, full details of any proposed lighting and CCTV scheme shall be submitted to and approved in writing by the Local Planning Authority. The approved lighting and CCTV scheme shall be implemented prior to first occupation of the development.

REASON

In the interests of crime prevention and visual amenity in compliance with Policies BE13 and BE18 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and advice in the Council's Supplementary Planning Guidance on Community Safety by Design.

29 TL20 Amenity Areas (Residential Developments)

None of the dwellings hereby permitted shall be occupied, until the outdoor amenity area serving the dwellings as shown on the approved plans (including balconies where these are shown to be provided) has been made available for the use of residents of the development. Thereafter, the amenity areas shall so be retained.

REASON

To ensure the continued availability of external amenity space for residents of the development, in the interests of their amenity and the character of the area in accordance with policy BE23 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policy 4B.1.

30 NONSC Children's play area - security

The hereby approved children's play area shall be exclusively used by occupants of the 10 residential units only, unless prior to its use by any other persons, a management strategy addressing security/anti-social behaviour measures is submitted to and approved in writing by the Local Planning Authority.

REASON

In the interests of crime prevention and residential amenity in accordance with Policies BE18 and BE19 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and advice in the Council's Supplementary Planning Guidance on Community Safety by Design.

31 NONSC Full details of children's play area

Prior to commencement of development full details, including hard and soft landscaping, and details of any equipment to be installed, for the proposed children's play area shall be submitted to and approved in writing by the Local Planning Authority.

REASON

In the interests of visual amenity in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

NONSC

32 Before any part of this **Contamination** is commenced a site survey to assess the land contamination levels shall be carried out to the satisfaction of the Council and a remediation scheme for removing or rendering innocuous all contaminants from the site shall be submitted to and approved by the Local Planning Authority. The remediation scheme shall include an assessment of the extent of site contamination and provide in detail the remedial measures to be taken to avoid risk to the occupiers and the buildings when the site is developed. All works, which form part of this remediation scheme, shall be completed before any part of the development is occupied (unless otherwise agreed in writing by the Local Planning Authority). The condition will not be discharged until verification information has been submitted for the remedial works. Any imported material i.e. soil shall be tested for contamination levels therein to the satisfaction of the Council.

REASON

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

33 N1 **Noise-sensitive Buildings - use of specified measures**

Development shall not begin until a scheme for protecting the proposed development from road traffic noise has been submitted to and approved in writing by the Local Planning Authority. The noise protection scheme shall meet acceptable noise design criteria both indoors and outdoors. The scheme shall include such combination of measures as may be approved by the Local Planning Authority. The scheme shall thereafter be retained and operated in its approved form for so long as the use hereby permitted remains on site.

REASON

To ensure that the amenity of the occupiers of the proposed development is not adversely affected by road traffic noise in accordance with policy OE5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 4A.20 of the London Plan (February 2008).

34 N12 **Air extraction system - noise and odour**

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 in writing by the Local Planning Authority. The scheme shall include such combination of measures as may be approved by the Local Planning Authority. The said scheme shall include such secure provision as will ensure that the said scheme and all of 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 the occupants of the proposed residential units and 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).

35 N13 **Sound insulation of commercial/entertainment premises**

The development shall not begin until a sound insulation scheme that specifies the

provisions to be made for the control of noise transmission to adjoining dwellings, has been submitted to, and approved in writing by the Local Planning Authority. The scheme shall include such combination of sound insulation and other measures as may be approved by the Local Planning Authority. The said scheme shall include such secure provision as will ensure that the said scheme and all of 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 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).

36 NONSC Hours of use

The use of the adult education centre hereby approved shall be restricted to the following hours:

0900 hours to 2200 hours Monday to Thursday;
0900 hours to 1700 hours on Fridays;
0900 hours to 1600 hours on Saturdays; and
not at all on Sundays and Bank/Public Holidays.

REASON

In the interests of residential amenity in accordance with Policy BE19 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

37 NONSC Servicing/delivery hours

Deliveries and collections, including waste collections, shall be restricted to between 0800 hours and 1800 hours Mondays to Saturdays and not at all on Sundays and Bank/Public Holidays.

REASON

In the interests of residential amenity in accordance with Policy BE19 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

38 NONSC Code for Sustainable Homes

The residential development hereby permitted shall be built to a minimum of Level 3 of the Code for Sustainable Homes (or its successor). No development shall take place until a Design Stage assessment (under the Code for Sustainable Homes or its successor) has been carried out and a copy of the summary score sheet and Interim Code Certificate have been submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure the development proceeds in accordance with the policy aims of Policy A4.3 and Policy A4.16 of the London Plan.

39 NONSC Code for Sustainable Homes

Prior to the first occupation of the residential development, a copy of the summary score sheet and Post Construction Review Certificate (under the Code for Sustainable Homes or its successor) shall be submitted to the Local Planning Authority verifying that the agreed standards have been met.

REASON

To ensure the development proceeds in accordance with the policy aims of Policy A4.3 and Policy A4.16 of the London Plan.

40 NONSC BREEAM - library and Adult education centre

The Library and adult education centre shall be designed and built to BREEAM Very Good incorporating the energy reduction measures and renewable energy technology outlined in the Energy Statement. The development shall not be occupied until confirmation that it has reached the Very Good standard is submitted to and approved by the Local Authority.

REASON

To ensure the development proceeds in accordance with the policy aims of Policy A4.3 and Policy A4.16 of the London Plan.

41 NONSC Energy requirements - 20%

Before the development is commenced, details demonstrating that 20% of energy requirements for the proposed development shall be supplied from renewable sources, or sufficient justification as to why this cannot be achieved at the site, shall be submitted to and approved in writing by the Local Planning Authority. The energy supplied to the development shall be in accordance with the details agreed unless the Local Planning Authority gives written approval to any variation.

REASON

To ensure compliance with the Mayor's sustainability objectives under Policy 4A.7 of the London Plan.

42 SUS5 Sustainable Urban Drainage

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

REASON

To ensure that surface water run off is handled as close to its source as possible in compliance with policy 4A.14 of the London Plan (February 2008) /if appropriate/ and to ensure the development does not increase the risk of flooding contrary to Policy OE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), policies 4A.12 and 4A.13 of the London Plan (February 2008) and PPS25.

43 SUS7 Heating and Lighting Control

The building hereby approved shall employ devices that automatically turn the heating and lighting off when the rooms are not in use.

REASON

In the interests of energy conservation in accordance with Policy 4A.3 of the London Plan.

44 SUS8 Electric Charging Points

Before development commences, plans and details of [insert number of charging points] electric vehicle charging point(s), serving the development and capable of charging multiple vehicles simultaneously, shall be submitted to and approved in writing by the Local Planning Authority.

REASON

To encourage sustainable travel and to comply with London Plan Policy 4A.3.

45 OM19 Construction Management Plan

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

- (i) The phasing of development works
- (ii) The hours during which development works will occur (please refer to informative I15 for maximum permitted working hours).
- (iii) A programme to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed safely and intact for later re-use or processing.
- (iv) Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities).
- (v) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures to reduce the numbers of construction vehicles accessing the site during peak hours).
- (vi) Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process.
- (vii) The storage of demolition/construction materials on site.

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

REASON

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

46 NONSC Use of Manager's Flat

The manager's flat hereby approved (unnumbered flat on drawing no. 2009/D42A/P/08 Rev A) shall only be used to provide accommodation for employees of the adult education centre, working at the site.

REASON

To ensure appropriate living conditions are provided for occupiers of the development in accordance with Policies BE20, BE21, BE23 and BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and guidance in the Council's Supplementary planning Document on Residential Layouts.

47 NONSC Use of Retail Unit

The ground floor retail unit hereby approved shall be used within Class A1 use of the Town and Country Planning (Use Classes Order) 1987 (As Amended) and for no other purpose.

REASON

To ensure an appropriate form of development is provided on site, in the interests of residential amenity, in accordance with Policy BE19 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.
BE14	Development of sites in isolation
BE18	Design considerations - pedestrian security and safety
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
OE5	Siting of noise-sensitive developments
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
H4	Mix of housing units
H5	Dwellings suitable for large families
S9	Change of use of shops in Local Centres
R5	Proposals that involve the loss of sports, leisure, community, religious, cultural or entertainment facilities
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
A6	Development proposals within the public safety zones around Heathrow or likely to affect the operation of Heathrow or Northolt airports
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity Consideration of traffic generated by proposed developments.

AM7	
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons

3 I1 Building to Approved Drawing

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

4 I2 Encroachment

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

5 I3 Building Regulations - Demolition and Building Works

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

6 I5 Party Walls

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

- carry out work to an existing party wall;
- build on the boundary with a neighbouring property;
- in some circumstances, carry out groundworks within 6 metres of an adjoining building.

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning

& Community Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

7 I6 **Property Rights/Rights of Light**

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

8 I11 **The Construction (Design and Management) Regulations 1994**

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

9 I12 **Notification to Building Contractors**

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

10 I15 **Control of Environmental Nuisance from Construction Work**

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

A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank and Public Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

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

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

11 I19 **Sewerage Connections, Water Pollution etc.**

You should contact Thames Water Utilities and the Council's Building Control Service

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

12 I25 Consent for the Display of Adverts and Illuminated Signs

This permission does not authorise the display of advertisements or signs, separate consent for which may be required under the Town and Country Planning (Control of Advertisements) Regulations 1992. [To display an advertisement without the necessary consent is an offence that can lead to prosecution]. For further information and advice, contact - Planning & Community Services, 3N/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250574).

13 I34 Building Regulations 'Access to and use of buildings'

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

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

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

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

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

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

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

service providers, 2003. Available to download from www.drc-gb.org.

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

14 I47 **Damage to Verge**

You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

15

It is contrary to Section 163 of the Highways Act 1980 for surface water from private land to drain onto the highway or discharge into the highway drainage system.

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises an approximately 0.2 hectare irregularly shaped plot located on the north east side of Victoria Road in South Ruislip. The site currently accommodates South Ruislip Library, a relatively modestly sized single storey building, part of an associated car parking area and landscaping, which largely consists of grassed areas surrounding the building. A large gas company cabinet is located towards the north west end of the site.

Victoria Road bounds the south west boundary of the site, beyond which is a Sainsburys Supermarket, with associated service yard, car park and petrol station. The site is bounded to the north west by Kelvedon Court, a three-storey block of flats with associated parking area and to the north east by Queensmead School playing fields. The site is bounded to the south east by the site of the former Swallows Gymnasium, which has now been demolished and is due to be redeveloped for residential purposes in the future. Notably, the Council is currently assessing an application for the redevelopment of part of that site (known as Plot B) to provide two blocks of flats comprising a total of 31 units, with associated car parking and landscaping.

Planning permission was granted for the erection of a youth centre with associated parking, landscaping, and access, on the south eastern most part of the Swallows Gymnasium site, in 2009 (ref: 66408/APP/2009/2202). This is currently under construction.

The site falls within South Ruislip Local Centre as shown on the Hillingdon Unitary Development Plan Proposals Map. The school playing fields to the north east, and adjacent land to the north west and south east fall within the developed area.

3.2 Proposed Scheme

The application site forms one of three adjacent sites which are either currently being redeveloped, or are due to be redeveloped by the Council in the future. This site is referred to as Plot A. The adjacent site (Plot B), is due to be redeveloped for residential use, for approximately 30 units, in the future, and the site beyond is currently being redeveloped to provide a new youth centre with associated car parking and landscaping.

This application seeks full planning permission for the redevelopment of Plot A to provide a three-storey mixed-use development comprising a new library, adult learning facilities, residential units and associated parking. The proposed library would provide improved facilities over the existing tired and dated facility on site. The proposed adult education centre would replace adult education facilities currently operating from Ruislip High School, but due to be relocated in order to provide additional classroom space at the school.

The building would be located relatively centrally within the site, with car parking provided parallel with the south east boundary and also along the north east side of the site. Landscaped amenity space would be provided towards the north west side of the site.

The proposed building would comprise a 388m² library with associated staff room and office, WC facilities, plant room, communications room and lobby at ground floor level. A small, 11m² retail unit would be provided in the lobby area and the plans indicate that this could be used as a florist's shop.

At first floor level an adult learning centre, comprising five classrooms of between approximately 40m² and 62m², ancillary offices, reception area, WC facilities and managers flat would be provided. The manager's flat would comprise one bedroom, lounge with kitchenette and a bathroom. In addition three self-contained one-bedroom flats, comprising bedroom, bathroom, lounge with kitchenette and balcony, would be provided at this level.

Seven one-bedroom units would be provided at second-floor level, each also comprising bedroom, bathroom and lounge with kitchenette. Four of the units would be provided with private roof terraces, and three would be provided with balconies.

The application forms state that the proposed library opening hours would be between 09.00 hours and 17.30 hours on Mondays, Wednesdays and Thursdays; 09.00 hours to 19.00 hours Tuesdays and Thursdays; and 09.00 hours to 16.00 hours on Saturdays. The adult education centre would operate between 09.00 hours and 22.00 hours Monday to Thursday, 09.00 hours and 17.00 hours on Fridays and 09.00 hours to 16.00 hours for occasional use on Saturdays.

A total of 30 car parking spaces, 10 allocated to residents, and 20 allocated to users of the library and adult education facility would be provided. The residential parking area would be located alongside the north east of the proposed building and would be accessed via a gate to ensure it is not abused by other users of the site. Parking for the library and adult education centre would be provided to the south east of the site. Vehicular access to both parking areas would be via a single access point off Victoria Road.

Cycle storage and refuse storage facilities would be provided adjacent to the south east elevation of the proposed building. Additional cycle parking would also be provided towards the north west of the building.

Amenity space would be provided at the north west of the building.

3.3 Relevant Planning History

Comment on Relevant Planning History

There is no relevant planning history on record relating specifically to the library site. However, the following applications are considered to be relevant to this scheme:

67080/APP/2010/1420 - Erection of two, part two, part three-storey blocks, comprising a total of 12 one-bedroom, 16 two-bedroom, and three 3-bedroom flats with associated parking and amenity space (on land adjacent to South Ruislip Library - Plot B) - No decision to date.

66408/APP/2009/2202 - Erection of single-storey building for use as youth centre with associated parking and landscaping (land to south east of Ruislip Library forming part of former Swallows Gym) - Approved 04/12/09

4. Planning Policies and Standards

London Plan (Consolidated with Alterations since 2004)
Planning Policy Statement 1: Delivering Sustainable Development
Planning Policy Statement 3: Housing
Planning Policy Statement 22: Renewable Energy
Planning Policy Statement 25: Development and Flood Risk
Planning Policy Guidance 13: Transport
Planning Policy Guidance 24: Planning and Noise
Supplementary Planning Guidance - Community Safety by Design
Supplementary Planning Guidance - Noise
Supplementary Planning Guidance - Air Quality
Supplementary Planning Guidance - Planning Obligations
Supplementary Planning Guidance - Residential Layouts
Supplementary Planning Guidance - Accessible Hillingdon

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- | | |
|--------|--|
| PT1.10 | To seek to ensure that development does not adversely affect the amenity and the character of the area. |
| PT1.12 | To avoid any unacceptable risk of flooding to new development in areas already liable to flood, or increased severity of flooding elsewhere. |
| PT1.16 | To seek to ensure enough of new residential units are designed to wheelchair and mobility standards. |
| PT1.17 | To seek to ensure the highest acceptable number of new dwellings are provided in the form of affordable housing. |
| PT1.19 | To maintain a hierarchy of shopping centres which maximises accessibility to shops and to encourage retail development in existing centres or local parades which is appropriate to their scale and function and not likely to harm the viability and vitality of Town or Local Centres. |
| PT1.20 | To give priority to retail uses at ground floor level in the Borough's shopping areas. |

- PT1.30 To promote and improve opportunities for everyone in Hillingdon, including in particular women, elderly people, people with disabilities and ethnic minorities.
- PT1.31 To encourage the development and support the retention of a wide range of local services, including shops and community facilities, which are easily accessible to all, including people with disabilities or other mobility handicaps.
- PT1.39 To seek where appropriate planning obligations to achieve benefits to the community related to the scale and type of development proposed.

Part 2 Policies:

- BE13 New development must harmonise with the existing street scene.
- BE14 Development of sites in isolation
- BE18 Design considerations - pedestrian security and safety
- 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
- OE5 Siting of noise-sensitive developments
- OE7 Development in areas likely to flooding - requirement for flood protection measures
- OE8 Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
- OE11 Development involving hazardous substances and contaminated land - requirement for ameliorative measures
- H4 Mix of housing units
- H5 Dwellings suitable for large families
- S9 Change of use of shops in Local Centres
- R5 Proposals that involve the loss of sports, leisure, community, religious, cultural or entertainment facilities
- R10 Proposals for new meeting halls and buildings for education, social, community and health services
- R17 Use of planning obligations to supplement the provision of recreation, leisure and community facilities

A6	Development proposals within the public safety zones around Heathrow or likely to affect the operation of Heathrow or Northolt airports
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **16th July 2010**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to 284 local owner/occupiers and the South Ruislip Residents' Association. Site and press notices were also posted. To date five letters of objection have been received, which raise the following concerns:

- i) Increase in congestion.
- ii) Insufficient parking. The assumption that there will only be one car per flat (one user having to be disabled) and no visitors will significantly increase existing parking and congestion problems in the area.
- iii) The residential development is cramped and out of keeping with the surrounding area.
- iv) The green fields currently provide a pleasant outlook.
- v) Increased pressure on local schools, which are already oversubscribed.
- vi) The nearby traffic light junction is heavily congested at all times.
- vii) South Ruislip is already densely populated. This will make the situation worse.
- viii) The infrastructure is already overloaded, and the continuously increasing traffic, pollution and noise already make life unpleasant for residents. Even more overcrowding will push the area into becoming a grim suburb.
- ix) The money for the development would be better spent building a relief road between Victoria Road and the A40.
- x) There is not enough room for the development.
- xi) The Council should not consider providing this scheme without the provision of additional amenities.
- xii) The youth club next door is going ahead against local wishes.
- xiii) GOALS stays open past 11pm against a supposedly agreed curfew.
- xiv) How long before the playing fields are built on?
- xv) Overlooking.
- xvi) Visual impact.

ENVIRONMENT AGENCY: There is no requirement to consult the Environment Agency on this application.

MINISTRY OF DEFENCE: No objection.

METROPOLITAN POLICE: No objection, subject to conditions regarding secure by design, boundary treatment, CCTV and security in relation to the children's play area.

Internal Consultees

URBAN DESIGN OFFICER

The proposed scheme regards the regeneration of a centrally located brownfield site for the purpose of a replacement library, education facilities for the relocation of adult education from a Ruislip High School and residential flats. The application site is centrally located within a short walking distance from South Ruislip Underground Station. Directly opposite the library site is a large scale retail development. The proposed library and education facilities provide important complementary services which assist in creating a diverse, well balanced town centre environment, providing cultural services in close proximity to leisure, sport and commercial services.

To the north west of the elongated plot is a three storey residential development, Kelvedon Court, which is very well screened from the development site by robust vegetation. Immediately to the south of the application site are construction works relating to the provision of a new youth centre. Further to the south are existing tennis courts, whilst large open playing fields abut the site to the east. The proposed scheme, which forms a linear development along Victoria Road, forms an important extension of the town centre. From an urban design point of view it is of great importance to continue the avenue character of the street scene in a similar way to the continuous line of Plane trees and complementary hedge planting which screens the large scale customer car park opposite the site.

The library development, which is complemented by two additional residential storeys on top, is considered to be suitable in terms of scale, height and massing, given the scale of the mixed use surrounding environment. The site benefits from being very well screened from the residential development to the north west. The Sainsburys building across the road is of large scale, and the playing fields to the north east are spacious. The residential development benefits from a smaller amenity area to the north west of the site. Surface car parking is provided to the south east and north east of the building.

From an urban design point of view additional tree planting is required to continue the existing green framework in form of tree lined car parking on the opposite side of the street in order to enhance the street scene character as a whole. The current layout of the car park only provides very limited space to do so, and it is therefore recommended that this part of the layout should be revisited to address this issue. The public pedestrian link between the car park and the Library entrance should be clearly marked out, and the car parking screened off from other circulation areas. The scheme is however fully supported from an urban design point of view in all other aspects. Valuable trees within the site need to be protected during the construction phase, as some of them are situated close to the proposed building.

The proposed building materials such as the combination of fairface brickwork and coloured render, matched by the slated roof and powder coated details in grey emphasise the simplistic and contemporary design approach.

Should approval be granted full details of all building materials, hard landscaping materials, and boundary treatment, including gates, railings and fences, should be required by way of condition.

HIGHWAY ENGINEER

The proposal site lies on the north-eastern side of Victoria Road. Victoria Road is a Classified Road and is designated as a Local Distributor Road within the Council's Unitary Development Plan (UDP) road hierarchy.

The site is shown to be in an area with a PTAL accessibility rating of 2, (on a scale of 1-6, where 6 is the most accessible), as indicated on maps produced by TfL. The site is therefore shown to have a low level of accessibility to public transport. However there are bus and train/underground links in the surroundings.

Double yellow lines prohibit parking along Victoria Road at any time. A 58 space public car park is located nearby in Long Drive.

A total of 30 car parking spaces are proposed for the development, 10 spaces (including one disabled bay) for the residential element and 20 spaces (including 2 disabled spaces) for the library and adult learning elements of the development. The car parking provision is considered to be adequate. A public car park is also nearby. The provision of the car parking should be covered through a suitable planning condition.

A new vehicular crossover has been proposed. A new bellmouth give-way access with tactile paving would instead be more suitable. It would be desirable to relocate the vehicular access approximately 5m southeast centre to centre to allow easy access/egress from the site and to avoid vehicle conflicts and vehicles waiting on the highway to enter the site due to the position of the exiting vehicles as a result of the proposed access layout. The vehicular access location and details should therefore be covered through a suitable planning condition.

The distance between the highway boundary and the gate proposed before the residential car parking is adequate to avoid vehicles overhanging and/or waiting on the highway.

The residential element of the development is proposed to have covered cycle storage for 10 cycles and 7 cycle stands are proposed for the library and adult learning elements, which is considered to be acceptable. The provision of the cycle parking should be covered through a suitable planning condition.

The vehicular access should be provided with the requisite pedestrian visibility splays of 2.4m x 2.4m on both sides and vehicular sightlines of 2.4m x 70m to be covered through suitable planning conditions.

The refuse and recycle storage is within acceptable trundle distance from the highway.

Victoria Road is a busy road and right turning movements into the site have the potential to have a detrimental effect on the free flow of traffic. A short right turning lane is being proposed which would improve the flow of traffic and help in minimising vehicle conflicts. All highway works including right turning lane, reinstatement of the existing access and the proposed access arrangements should be covered through a s278 agreement.

The transport appraisal submitted with the application is not up to date and the trip rates quoted are not fully representative of the application site. However given the existing permitted use of the site and the scale of the proposed development, in terms of vehicular trip generation/attraction, the future trips associated with the development are unlikely to have a significant effect on the capacity of the highway network.

In light of the above considerations; the development is unlikely to have a detrimental highway impact. The following conditions and informative are recommended to be applied;

Conditions

1. The development hereby approved shall not be occupied until the car parking area has been laid out, surfaced, lit and drained in accordance with details first submitted to, and approved in writing by the Local Planning Authority and shall be permanently maintained and available for the parking of vehicles at all times thereafter to the Authority's satisfaction.

2. The development hereby approved shall not be occupied until the existing vehicular access has been stopped up and the means of vehicular access has been reinstated, and the new means of vehicular access has been constructed in accordance with the details first submitted to and approved in writing by the Local Planning Authority.

3. Highway works (S278 Agreement).

4. The proposed vehicular access shall be provided with those parts of 2.4m x 2.4m pedestrian visibility splays which can be accommodated within the site in both directions and shall be maintained free of all obstacles to the visibility between heights of 0.6m and 2.0m above the level of the adjoining highway.

5. The proposed access to the site shall be provided with driver visibility splays of 2.4m x 70m in both directions and shall be maintained free of all obstacles to visibility between the heights of 0.6m and 2.0m above the level of the adjoining highway.

6. H14 & H16 Cycle Storage in accordance with approved plans

Informative

It is contrary to section 163 of the Highways Act 1980 for surface water from private land to drain onto the highway or discharge into the highway drainage system.

TREES/LANDSCAPE OFFICER

This flat site is located on the eastern edge of the local centre. There is a long line of semi-mature (London Plane) trees on the south-western side of Victoria Road. These trees, and other further to the east of the site, form a large-scale landscape feature between the road and the large retail buildings on that side of it. The north-eastern side of the road is more open with some individual and small groups of trees.

A linear clump of Silver Maple, Ash and Turkish Hazel trees close to the road frontage of the site forms a screen/buffer between the road and the existing library building. A group of three trees form a feature behind the building, and together with a belt of Ash and Plum trees (off-site) at Kelvedon Court form part of a larger linear feature around the school playing fields north-east of the site. There is also a clump of two small Birch trees and shrubs around the gas governor/cabinet at the north-western end of the site.

The trees on and close to the site, which are shown on the topographical/tree survey drawing, have been surveyed, in accordance with the recommendations of BS 5837:2005, by Landmark Trees. The results and interpretation of the results of the survey are presented in the Arboricultural Impact Assessment Report (June 2010). The report includes tree survey/constraints, arboricultural impact assessment and plan.

A total of 12 individual trees, one group, and two small sections of hedge-type vegetation were assessed and categorised according to the British Standard guidance. No trees are categorised as A grade (good quality and landscape value, where protection and retention is most desirable as part of any redevelopment). Six trees, including two Ash at Kelvedon Court, are categorised as B grade (fair quality and value, worthy of protection and retention as part of any redevelopment). The other trees/groups/hedges are C rated (poor), which could be retained but, subject to replacement planting, are not a constraint on the development of the site.

The tree survey/constraints drawing shows the root protection areas (RPAs) for the trees which define construction exclusion zones necessary to safeguard trees from built development, or interference within the root zone.

The trees on and close to the site are not protected by Tree Preservation Order or Conservation Area designation.

- THE PROPOSAL & APPRAISAL

Based on the recommendations of BS 5837, the design of the development of the site should be informed by the tree survey/report, and an arboricultural impact assessment and constraints report/plan, which considers construction-related issues as well as information about the shade effect of the buildings and trees.

The redevelopment of the site involves the demolition of the existing buildings and the construction of a new three-storey building to provide a new library, adult learning facilities and ten flats, together with associated parking, external works and landscaping. The layout is informed by the tree-related information.

In addition to the off-site trees, the scheme makes provision for the retention of one of the Maple at the rear of the existing building. The clump/screen of five roadside (Category B and C) trees, two trees at the rear of the building and the Birches near to the gas governor will be removed to facilitate the development. The removal of these trees will have a short term impact. However, it is considered that the Silver Maples in the roadside group will in the medium term outgrow the site, and have to be replaced in any event. Furthermore, the layout reserves space for landscaping and the revised landscaping scheme makes provision for the planting of seven new trees, in replacement of the existing feature, on the road frontage, such that the scheme will have a medium and long-term benefit when viewed from Victoria Road. In that context there is no objection to the loss of several trees on the site.

Details of services (including drains and lighting) and levels, and tree protection measures, including a tree protection plan, and landscaping (specifications) and landscape maintenance should be required by conditions.

Overall, with the proposed landscape mitigation and subject to conditions TL1 (services & levels ONLY), TL2, TL3, TL5 (specification ONLY), TL6 and TL7, the application is acceptable in terms of Saved Policy BE38 of the UDP.

ENVIRONMENTAL PROTECTION UNIT (EPU)

Noise

* Residential element

A Noise Assessment has been carried out for the applicant by Northumbrian Water Scientific Services file reference number 18162 dated May 2010. It has been calculated that the overall site falls within Noise Exposure Category C of PPG24.

PPG 24 states that for sites falling within Noise Exposure Category C, planning permission should not normally be granted. Where it is considered that permission should be given, for example because there are no alternative quieter sites available, conditions should be imposed to ensure a commensurate level of protection against noise.

Road Traffic Noise (Southern facade - front of building)

The daytime equivalent continuous noise level (Leq) was predicted to be 69.7dB, placing it in upper Category C. Additionally, the night-time noise Leq was predicted to be 61.4dB, which also places the site in Category C. A series of measures are suggested in Chapter 7.1.3 which it is indicated can be employed to ensure noise levels in habitable rooms satisfy the Borough's Noise SPD.

Summary

Based on the results of the noise assessment it is considered that the requirements of the Borough's Noise SPD can be met using a combination of noise mitigation measures.

Therefore, no objections are raised subject to the imposition of appropriate conditions to ensure that the proposed development will satisfy the requirements of the Borough's Noise SPD.

* Library and Adult Education Facility

Mixed use developments require adequate protection be afforded to occupiers of the residential dwellings to ensure protection of amenity.

Suitable hours of use should be applied to the adult education facility as per those stated on the application form, specifically no later than 2200 hrs. In addition conditions to ensure the residential units are adequately protected against noise from the non-residential elements of the scheme, and relating to air extraction units, should be attached should planning permission be granted.

* Overall site

Dust from demolition and construction

Current government guidance in PPS23 endorses the use of conditions to control impacts during the construction phase of a development. A condition requiring a Construction Environmental Management Plan (CEMP) to include dust control measures to be employed on site should be attached should approval be granted.

Air Quality

The site is within the northern half of the Borough and therefore not located in the declared AQMA. No objections are therefore raised in respect of Air Quality.

Contamination

The desk study Phase 1 report by MLM for the site indicates that the site does not have a contaminative use, the land being used for agricultural purposes in the past before the building of the library and gym. The site has not been identified within the Council's contaminated land strategy. However it is now a brownfield site with made ground. Residential flats with amenity space are proposed. The site is therefore a sensitive development and as such contamination investigations are necessary under the planning regime.

The site investigation (Phase 2) was carried out by MLM following the desk study. There were 12 sampling boreholes into the underlying soil to a maximum of 7.45 metres. These do not cover the areas where the building still stands. The boreholes did not show unusual ground conditions however there is a shallow depth of made ground (gravelly clay, bricks etc) located down to 0.34 to 1.0 metres depth. The borehole soil logs are in the report.

Soils were tested for a range of contaminants and the results were compared to the standards for residential gardens. Most contaminants were not elevated. However there were two levels of

Polyaromatic Hydrocarbons (Benzo(a)anthracene and Benzo(a)pyrene) that were above these target levels. The two hotspots are marked on a map and localised remediation is required if they are in a garden or amenity space area. The hotspots are at 0.1 to 0.2 metres depth and may be removed in the site strip. The plants on site are healthy and no levels of phytotoxins were found that would affect plant growth.

Monitoring wells for gas and water were installed at 4 locations. Ground gases were measured on 3 occasions). Some low Carbon dioxide up to 1.4% was found with no methane or vapours. Calculations were made for low rise housing using the NHBC Traffic Lights System for a 150mm void, and it was concluded that gas protection is not necessary mainly due to the low flow rates found.

It appears that there are no groundwater issues found by the investigation and the site is on a non-aquifer. However the Environment Agency should be consulted for their comments.

The investigation report proposes protection for water pipes given that some levels of soil contamination, particularly arsenic, are above the WRAS guideline for laying water pipes.

The details submitted in this application in the MLM reports are sufficient with regards to human health issues. On the basis of the soil testing there may be some localised remediation of the two hotspots. If there is any unexpected contamination in the areas not surveyed or elsewhere this should be reported to the LPA and carried out properly.

No objections are raised subject to a condition requiring submission of a site survey and remediation scheme, given the sensitivity of the housing development and the made ground/identified hotspots on the site. Some contamination may be encountered once the buildings are demolished and all of the ground can be assessed. The condition will also ensure that the imported soil is tested and clean.

SUSTAINABILITY OFFICER

An energy statement was submitted with the application however it only demonstrates 13% of the energy coming from renewable energy sources without adequate justification for not including additional technology to provide the remaining 7%.

The applicant has committed to achieving level 3 of the Code for Sustainable Homes.

Should approval be granted conditions relating to the Code for Sustainable Homes (or its successor) and sustainability measures should be attached to ensure appropriate standards are met.

ACCESS OFFICER

The scheme needs to comply with all 16 Lifetime Home standards (as relevant). In addition, 10% of new housing should be built to wheelchair home standards and should accord with relevant policies, legislation and adopted guidance.

1. The bathrooms/ensuite facilities should be designed in accordance with Lifetime Home standards. At least 700mm should be provided to one side of the WC, with 1100 mm provided between the front edge of the toilet pan and a door or wall opposite.
2. To allow bathrooms to be used as wet rooms in future, plans should indicate floor gully drainage.

3. The proposed wheelchair accessible flat (flat 1) should include specification that is conducive to the access requirements of a wheelchair user. Whilst the Design & Access Statement refers to a level access shower with perimeter drainage, the submitted plans appear not to have been marked up with these technical details.

Officer comment: These matters are conditioned.

S106 OFFICER

Proposed Heads of Terms:

The provision of highway improvements along Victoria Road, including right turning lane, reinstatement of the existing access and creation of new access arrangements.

A contribution of £12,311 towards provision of educational facilities in this part of the borough.

A contribution of £3,250 towards local health care facilities in this part of the borough.

A contribution of £345 towards improved library facilities.

Either a scheme detailing how construction training will be provided throughout the construction phase of the development or a contribution equal to £2,500 for every £1 million build cost, towards construction training initiatives in the borough.

A contribution equal to 5% of the total cash contributions to enable the management and monitoring of the S106 agreement.

HOUSING

This application is for a mixed use development to provide a new library, adult learning facilities and 10 x 1 bedroom flats. The flats all benefit from exclusive amenity space in the form of balconies or roof terraces and communal amenity space. They all comply with HDAS size standards, lifetime home standards and will comply with SBD.

The units should be built to a minimum 4 of the Code for Sustainable Homes.

There is a query over classroom 5 or the 11th flat which is not ideal as residential as it appears to act as a fire exit route for the adult learning facilities and has no amenity space.

It is very disappointing to note that no affordable housing is offered on this application.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site is located within the Developed Area as shown on the Unitary Development Plan Proposals Map. Furthermore, the site does not fall in a conservation area or Area of Special Local Character. As such, there is no objection in principle to the provision of residential units on the site.

Policy H4 states that wherever practicable a mix of housing units should be provided, particularly one and two bedroom units. It emphasises that within town centres smaller units are preferable. Whilst this location does not fall within a designated Town Centre it falls within South Ruislip Local Centre. Given the location and nature of the site this unit mix is considered to be acceptable. Notably, the Council is currently assessing a scheme for a residential development at the adjacent site, which has a wider mix of unit sizes.

Policy R5 of the UDP Saved Policies September 2007 resists the loss of community facilities unless adequate alternative facilities are available. Similarly, Policy R11 of the UDP requires that proposals which involve the loss of land or buildings previously utilised

for community facilities are assessed taking into account whether there is:

- i) A reasonable possibility that refusal of permission for an alternative use would lead to the retention and continued use of the existing facility.
- ii) Adequate accessible alternative provision is available to meet the foreseeable needs of the existing and potential users of the facility to be displaced.
- iii) The proposed alternative accords with all other policies and objectives of the development plan.

Policy R10 supports the development of new community facilities, including libraries. It is proposed to replace the existing 320m² library with a marginally larger 388m² library which would provide modern and improved facilities. In addition an approximately 450m² adult education centre would be provided. It is anticipated that these would replace an existing facility currently provided at Ruislip High School, so that the school can meet its need for additional classrooms by September 2011. The applicant has advised that the proposed facilities would offer comparable accommodation and the same courses as that currently provided at Ruislip High School.

Given the site's location in South Ruislip Local Centre no objections are raised to the provision of a small retail unit in the lobby of the proposed library. This complies with UDP policies Pt1.19, Pt1.20, and S9 which encourage the provision of A1 shops in local centres in order to enhance their viability and vitality.

As such, the proposal is considered to be in accordance with these policies, subject to meeting other relevant planning criteria.

7.02 Density of the proposed development

Whilst the proposed development is for 10 one-bedroom units, a managers flat would also be provided. As such, the density has been calculated based on the provision of 11 units, to present the worst case scenario.

The site has a Public Transport Accessibility Level (PTAL) of 2. Given the nature of the surrounding area, which is on the edge of South Ruislip Local Centre, and is largely characterised by terraced and semi-detached properties with relatively large gardens, and buildings of 2-3 storeys in height, it is considered that the site falls within a suburban area as defined in the London Plan (2008). The London Plan (2008) range for sites with a PTAL of 2-3 in a suburban area is 150-250 habitable rooms per hectare and 50-95 units per hectare. As such, based on a total site area of 2,000m² the site would have a density of 55 units per hectare and 165 habitable rooms per hectare. This complies with London Plan standards and is considered to be acceptable in this location.

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

The site does not fall within an Archaeological Priority Area and there are no Conservation Areas, listed buildings or Areas of Special Local Character within the vicinity of the site.

7.04 Airport safeguarding

The Ministry of Defence (MoD) have confirmed that they have no objections to the proposals. There is no requirement to consult National Air Traffic Services (NATS) or BAA Safeguarding on this proposal.

7.05 Impact on the green belt

There is no Green Belt land within the vicinity of the site.

7.06 Environmental Impact

The site is not known to have any previous contaminative uses. However, as the development proposes residential units and associated amenity space, which is considered to be a sensitive use, contamination investigations have been undertaken. The

reports confirm that there is unlikely to be contamination on the site which would pose a risk to human health. However, some localised remediation may be necessary. Officers in the Council's Environmental Protection Unit have raised no objections to the scheme on grounds of contamination, subject to a condition requiring the submission of a site survey and remediation scheme.

Issues relating to noise and air quality are addressed in part 7.18 of the report.

7.07 Impact on the character & appearance of the area

The surrounding area is characterised by a wide mix of uses, with a large Sainsburys Supermarket and associated car park located on the opposite side of Victoria Road, beyond which is South Ruislip's main shopping area, a largely residential area located to the north, and large school playing fields located to the east. The site falls on the edge of the area designated as South Ruislip Local Centre and, accordingly, is on the fringe of the more densely built up area of South Ruislip.

Whilst the proposed scheme would be significantly larger than the existing library on the site, at three-storeys in height, it is not considered that it would be out of keeping with the size, scale and height of nearby developments including Kelvedon Court to the north west, Sainsburys Supermarket opposite, and most of the properties in the Local Centre. Notably, all buildings fronting the Victoria Road/Station Road crossroads, less than 50m to the north west of the site, are at least three-storeys, or equivalent, in height.

This part of Victoria Road, is characterised by rows of trees, set back from the road, on both sides, and these form an important element to the streetscene, providing screening to the busy supermarket, service yard and associated car parking on the south western side of Victoria Road, and enhancing the more open nature of the north eastern side of the road. Whilst existing trees would need to be removed in order to make way for the proposed development, replacement trees would be provided to maintain the tree planting to the site frontage.

The building would take on a modern appearance with use of building materials such as fairface brick work, coloured render, and slate roofs. Given the various different styles of buildings within the vicinity of the site, this is considered to be visually acceptable in this location.

Overall, it is not considered that the size, scale, height or design of the proposed building would have a significant detrimental impact on the character or appearance of the surrounding area, or on the visual amenities of the streetscene. Accordingly, the proposal is considered to comply with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.08 Impact on neighbours

The nearest residential properties to the proposed scheme are located at Kelvedon Court and no.53 Long Drive, both of which back onto the application site's north west boundary. The nearest part of Kelvedon Court, which is nearest, would be located approximately 25m away from the north west elevation of the proposed building. However, given this distance, an existing hedgeline along the site's north west boundary, and existing trees located close to the site boundary, which provide significant screening, particularly during summer months, it is not considered that the proposal would have any detrimental impact on the amenity of the nearest residential occupiers in terms of overlooking, loss of privacy, overshadowing or loss of outlook.

7.09 Living conditions for future occupiers

The Council's Supplementary Planning Document on Residential Layouts states that a

minimum of 50m² internal floor space should be provided for one-bedroom flats. Each unit, including the manager's flat, would have a floor area of just over 50m². The proposal therefore meets these guidelines. All windows would receive adequate daylight and the amenities of future occupiers would not be prejudiced by the location of adjoining properties. As such, it is considered that the proposed property would adequately serve the needs of future occupiers in terms of internal space.

The Council's Supplementary Planning Document on Residential Layouts states that a minimum of 20m² usable, attractively laid out and conveniently located external amenity space, should be provided for one-bedroom units. As such, a total of 220m² external amenity space should be provided (including space for the manager's flat). Approximately 189m² communal amenity space would be provided towards the northern most corner of the site. In addition each unit, with the exception of the manager's flat, would be provided with either a sizable roof terrace or a balcony. Six of the proposed flats would each have approximately 6.4m² balconies and four of the flats would have roof terraces measuring approximately 22m², 15m², 23m² and 34m² respectively. Accordingly, a total of approximately 321m² amenity space would be provided, in exceedence of the Council's guidelines relating to amenity space. It should be noted that in addition to the above a landscaped area of approximately 96m² would be provided in the western most corner of the site, although this would appear to be accessible to members of the public.

7.10 Traffic impact, car/cycle parking, pedestrian safety

A total of 30 parking spaces would be provided towards the south east and north east sides of the site. 10 spaces, including one disability standard space, would be provided for use by the residential units only and 20 spaces, including two disability standard spaces, would be provided for users of the library and adult education facility.

With regards to the proposed residential use, the Council's Car Parking Standards state that for flats without individual curtilages and with communal parking areas 1.5 spaces should be provided per unit. Notwithstanding this, the London Plan standards state that for one and two-bedroom units a maximum of one space or less should be provided per unit, emphasising that all developments in areas of good public transport accessibility and/or town centres should aim for less than 1 space per unit. The site lies within South Ruislip Local Centre, within very close proximity to local shops and a major supermarket, and within approximately 300m of South Ruislip Underground and train stations. In addition, the site is less than 500m away from the Victoria Road Retail Park. Therefore, given the close proximity of the site to local amenities and public transport routes, the proposed parking provision for the residential units is considered to be acceptable in this instance.

Whilst the proposed layout is not ideal due to the lack of space for two vehicles to pass and poor visibility of oncoming vehicles for those entering/exiting the area, given the relatively small number of spaces affected this is, on balance, considered to be acceptable in this instance.

No standards are provided in either the UDP or the London Plan relating specifically to car parking provision in relation to adult training centres or libraries, both suggesting that appropriate provision should be assessed on an individual basis, guided by a Transport Assessment.

There would appear to currently be approximately 18 car parking spaces provided for the existing library, compared to 20 proposed for use by both the library and adult education centre. The site is in a relatively accessible location in South Ruislip Local Centre, in close proximity to public transport routes. Therefore it is considered that the proposed number

of parking spaces is acceptable and would accord with Government policies which seek to encourage use of more sustainable modes of public transport.

Notably, there are parking restrictions along Victoria Road and in South Ruislip Centre. In addition, the site lies within close proximity to public car parks within South Ruislip. Accordingly, it is not considered that the proposal would result in a significant increase in on-street parking in the surrounding area.

The Council's Highway Engineer has advised that the site access could be more centrally aligned with the proposed car park to ensure vehicles are able to easily pass and manoeuvre when entering/leaving the site and to avoid the need to wait on the highway or public footpath. Space has been provided adjacent to bay 2 to allow a vehicle to pull in out of the way of any oncoming vehicles exiting the site. The applicant has advised that it may be possible to realign the access point to overcome this issue, and the plans indicate that there would be sufficient space to do this. Accordingly, if approved, full details of the site access would be required by way of condition.

Given the existing permitted use of the site and the scale of the proposed development, in terms of vehicular trip generation/attraction, the future trips associated with the development are unlikely to have a significant effect on the capacity of the highway network.

A total provision of 34 cycle parking spaces should be provided. The submitted plans indicate that cycle storage provision for up to 14 bicycles would be provided for users of the library and adult education facility. These would be located adjacent to the building's north west elevation. Whilst this falls below the Council's standards, the standards are considered to be generous and, therefore, the proposed provision is considered to be adequate subject to conditions to ensure full details are provided and that the provision is monitored to ensure additional spaces are provided should demand dictate. Notably, the plans indicate that there would be sufficient space on site to provide additional cycle storage provision in the future if necessary, and demand would be monitored through the travel plan.

Cycle storage for the residential units would be provided adjacent to the building's south east elevation. The design and Access Statement confirms that this would provide space for 10 bicycles, one space per unit, in compliance with current Council Cycle Parking Standards for units with one-bedroom. The applicant has advised that the stores provided would be relatively low level so as not to obstruct the adjacent windows. Full details would be required by way of condition should approval be granted.

7.11 Urban design, access and security

Urban Design

This issue has been largely addressed in part 7.07 of the report. At ground floor level, the proposed building would have an external footprint of approximately 507m². However, at first and second storey level, part of the building would be cantilevered over the car park, essentially creating an undercroft element to the car park, and additional floorspace for the upper floors. The second storey would be set back from the building's main front elevation, fronting Victoria Road, in order to provide roof terraces for flats at that level. The proposed building would have maximum dimensions of approximately 30m by 28m by 14m high.

Given the nature of the immediately surrounding area, including the three-storey residential block adjoining the site to the north west, and the large Sainsburys Supermarket, which the plans indicate measures approximately 26m high, opposite, it is not considered that the height, size or scale of the development would be out of keeping with the character or appearance of the surrounding area.

The building has been designed to reflect its different uses. At ground floor level it would be largely glazed to maximise the daylight in to the library and to provide a link to the outside, emphasising that it is a public building. At first floor level, the windows would project from the front elevation to create visual interest and a modern design, and at third floor level the front elevation to the residential units would sit behind roof terraces. The Design and Access statement suggests the provision of a pitched roof would add a domestic character. The external walls to the building would be finished in fairface brickwork and coloured render finish. The roof would comprise grey slates and the doors and windows would be finished in grey powder coated aluminium.

The proposed design and materials would create the impression of a modern contemporary building which is considered to be visually acceptable in this location. Notably, the proposal would reflect the modern design approach which was adopted for the youth centre, currently under construction to the south west of the site.

The Council's Urban Design Officer has raised no objections to the scheme in terms of size, scale, height, bulk, design, etc. However, it has been suggested that additional tree planting should be provided in the car park area. Given that a large part of the car park would be provided under an undercroft, and the restricted space available in this part of the site, this would not be possible. Details relating to landscaping will be further discussed in part 7.14 of the report. However, it should be noted that following discussions with the Council's Trees/Landscape officer amended plans were submitted which show additional soft landscaping and tree planting to the site frontage, fronting Victoria Road, and notably, the Council's Trees/Landscape Officer has raised no objections. Accordingly, it is not considered that refusal could be justified on these grounds.

Security

The development would incorporate measures to reduce the risk of crime. Should approval be granted a condition would be required to ensure the development meets the Metropolitan Police's 'Secured by Design' criteria. Notably the Metropolitan Police's Crime Prevention Design Advisor has raised no objections to the scheme subject to conditions regarding boundary treatment (which would be covered by the Council's standard boundary treatment condition), CCTV, and details relating to the proposed children's play area to ensure it is secure and not abused by unauthorised users.

7.12 Disabled access

The applicant's Design and Access Statement confirms that the proposed development would comply with Lifetime Homes Standards, BS8300:2009 and Part M of the Building Regulations. It confirms that level access would be provided to all floors, all access controls to common parts of the building would be accessible and inclusive, and that WCs and bathrooms throughout the development would be flexible to allow use by wheelchair users. The Council's Access Officer has raised a number of points regarding the bathrooms and proposed wheelchair accessible unit. However, should approval be granted, it is considered that these issues could be satisfactorily addressed by way of condition.

7.13 Provision of affordable & special needs housing

Policy 3A.11 of the London Plan (2008) states that Boroughs should normally require 50% affordable housing provision on a site which has a capacity to provide 10 or more homes, unless a Financial Viability Assessment indicates otherwise. In this instance no affordable housing is proposed.

Circular 05/2005 acknowledges that in some instances 'it may not be feasible for a proposed development to meet all of the requirements set out in local, regional and national policies and still be economically viable.' It goes on to state that in such cases it is for the local authority to decide what level of contributions are appropriate.

A Financial Viability Assessment (FVA) has been submitted which indicates that the scheme would not be viable if an element of affordable housing was to be delivered as part of the development. Given the merits of the scheme and its financial position, it is not considered that refusal could be justified on the grounds of lack of affordable housing provision.

7.14 Trees, Landscaping and Ecology

The existing site comprises the relatively modestly sized library building, located towards the centre of the site, and car parking towards the south eastern boundary. The areas surrounding the building are grassed with tree planting provided along the Victoria Road frontage, along the north west boundary and towards the northern most corner of the site. The trees fronting Victoria Road are considered to add considerable value to the visual amenities of the streetscene.

The majority of existing trees on site, with the exception of a relatively large maple tree towards the northern most corner, and those along the north western boundary, would be removed to make way for the development. However, the Council's Trees/Landscape Officer has advised that those along the site frontage would be likely to outgrow the site as they mature and require replacing in the medium term in any case. The removal of these trees would have a short term visual impact on the streetscene, and it is considered important that tree planting along this boundary is retained both in terms of providing some screening to help break up the visual impact of the development, and in keeping with existing tree planting characteristic of this part of Victoria Road.

The proposed layout reserves space for landscaping and makes provision for the planting of seven new trees, in replacement of the existing feature, on the road frontage. Whilst the drawings indicate that these are unlikely to be of a comparable size to, or have the same visual impact as the existing trees on site, it is nevertheless considered that they would add positively to the visual amenities of the development and surrounding area.

Whilst a large area of the site would be covered in hardstanding with no landscaping provided, given the restricted space available, the importance of providing sufficient onsite parking, and the need to ensure the car parking is secure and accessible, this is, on balance, considered to be acceptable. The Council's Trees/Landscape Officer has raised no objections in this respect.

It is considered that sufficient space has been reserved for landscaping at the site in compliance with UDP Policy BE38. Whilst the loss of existing B grade trees along the site frontage, and lack of planting in the car parking areas, is not ideal, replacement tree planting would, at least, be provided at the front of the site. The Council's Trees/Landscape Officer has confirmed that, on balance, the proposal is acceptable on landscaping grounds, subject to conditions.

7.15 Sustainable waste management

The plans indicate that an approximately 5.9m by 2.8m refuse storage area would be provided adjacent to the building's south east elevation. It is assumed that this would accommodate wheelie bins for the library and adult education centre as well as for residents. With the exception of the residential units, the site occupiers would ultimately have discretion over which waste management methods are used. However, for residential units sufficient space should be provided to allow for both general refuse and recycling. It is considered that the area proposed would be large enough to accommodate the required refuse storage provision. Additional space would be available on site to provide larger or additional bins if required. Accordingly, further details would be required by way of condition should approval be granted.

7.16 Renewable energy / Sustainability

Policy 4A.7 of the London Plan 2008 advises that boroughs should require major development to show how they would reduce carbon emissions by 20% through addressing the site's electricity and heat needs from renewable sources, wherever feasible.

The applicant has submitted an Energy Statement with the application, which shows that a number of measures would be incorporated into the scheme to reduce its energy demand. These include improving the building fabric performance over minimum building regulations, use of high efficiency boilers, energy efficient lighting, careful consideration of ventilation systems. The report advises that these measures would reduce the building's carbon emissions by approximately 10%.

The report also advises that the proposed dwellings would achieve a minimum of level 3 of the Code for Sustainable Homes.

The use of a number of renewable technologies, including biomass, photovoltaics, solar thermal, wind turbines and ground source heat pumps, have been reviewed in order to further reduce the building's carbon emissions. A number of these technologies have been discounted as viable options largely due to the relatively small size of the scheme and the high running and maintenance costs associated with them. The report concludes that solar hot water panels would be used to meet part of the hot water demand for the proposed dwellings. Photovoltaic panels would also be used to meet a proportion of the site's energy requirements. This would result in an approximately 13% reduction in carbon emissions from renewable energy and approximately 23% overall, including sustainable building measures.

Nonetheless, no clear justification is provided as to why a 20% reduction in carbon emissions cannot be achieved through the use of renewable energies, in compliance with current London Plan (2008) standards. Therefore, should approval be granted, it is recommended that a condition be added to ensure the use of renewable technologies to reduce the site's carbon emissions is further explored.

7.17 Flooding or Drainage Issues

Whilst the majority of the site does not fall within a floodplain, a small part of the eastern most corner falls within Flood Zone 2. Accordingly, a Flood Risk Assessment has been submitted in support of the application. The Environment Agency have confirmed that they do not wish to be consulted on the application and that the Council should use advice on their website and in PPS25 to assess the scheme. In accordance with PPS25, due to the provision of residential units in the scheme, the development would be regarded as a 'more vulnerable' use. However, Table D.3, 'Flood Risk Vulnerability and Flood Zone Compatibility' indicates that 'more vulnerable' uses falling within Flood Zone 2 are

appropriate.

Therefore, it is not considered that the proposed development would lead to a significant increase in flood risk. Should approval be granted conditions regarding sustainable urban drainage would be attached to the consent.

7.18 Noise or Air Quality Issues

Noise

The site lies adjacent to Victoria Road, near a busy junction, and opposite Sainsburys Service Yard. Accordingly, a Noise Assessment has been submitted in support of the application. This confirms that whilst the site falls within Noise Exposure Category C, the use of mitigation measures, such as use of double glazing and appropriate building materials, would give sufficient noise attenuation for the residential areas. Notably, Officers in the Council's Environmental Protection Unit have raised no objections subject to appropriate conditions to ensure the scheme is adequately protected from road traffic noise. It is also recommended that the hours of use of the adult education centre are restricted to ensure ensure the use is compatible with the residential properties above.

Air Quality

The site does not fall within an Air Quality Management Area and, accordingly, there is no requirement for the applicant to submit an Air Quality Assessment in support of the scheme. The proposal would only result in an increase of four car parking spaces over the existing use at the site and, as such, it is not considered there would be a significant increase in traffic to the site which could have an impact on local air quality. Officers in the Council's Environmental Protection Unit have confirmed that an Air Quality Assessment is not required and that no objections are raised on grounds of air quality.

7.19 Comments on Public Consultations

Points (i), (ii), (iii), (vi), (vii), (viii), (x), (xii), (xv) and (xvi) have been addressed in the report.

Point (iv) suggests the the pleasant outlook currently provided by the playing fields would be spoilt. The proposal does not encroach on the playing fields and comprises an existing developed site. The nearest residential properties are located some distance away and largely screened from the site by vegetation. Therefore, it is not considered that the proposal would lead to a significant loss of outlook sufficient to justify refusal.

Points (v) and (xi) raise concerns over the increased pressure the development would put on local schools and other amenities. The applicant has agreed to make s106 contributions towards education, healthcare and library facilities, and construction training for local people, in accordance with the Council's Supplementary Planning Document on Planning Obligations. Therefore, refusal cannot be justified on these grounds.

Point (ix) suggests that money should be spent providing a relief road between Victoria Road and the A40. Officers are unaware of any proposals for such a scheme. Every application must be assessed on its merits, and refusal cannot be justified on these grounds.

Point (xii) states that the nearby youth club is going ahead against local wishes. Every application must be assessed on its merits. Refusal cannot be justified on these grounds.

Point (xiii) raises concerns over late opening hours of GOALS Soccer Centre, which is located further east along Victoria Road. That is not considered to have any relevance to this application.

Point (xiv) raises questions over how long it will be before the school playing fields are built on. Officers are unaware of any proposals to develop the school playing fields. Every application must be assessed on its merits, and refusal cannot be justified on these grounds.

7.20 Planning Obligations

Policy R17 of the UDP states that the Local Planning Authority will, where appropriate, seek to supplement the provision of recreational open space, facilities to support the arts, culture and entertainment activities and other community, social and education facilities through planning obligations in conjunction with other development proposals.

The applicant has agreed in principle to provide contributions towards education, health and library facilities in this part of the borough and construction training. These will be secured by the proposed S106 agreement.

7.21 Expediency of enforcement action

Not applicable.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

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

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

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

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

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

9. Observations of the Director of Finance

Not applicable.

10. CONCLUSION

It is not considered that the proposed development would have a significant detrimental impact on the character or appearance of the surrounding area or on the residential amenity of neighbouring occupants. An acceptable internal living environment would be created for future occupants and sufficient amenity space is provided. Whilst the parking layout and access arrangements are not ideal, and a large area of the site would be covered in hardstanding, benefitting from little in the way of landscaping, it is not considered that refusal could be justified on these grounds. Accordingly, on balance, the proposal is considered to comply with relevant UDP and London Plan policies and approval is recommended.

11. Reference Documents

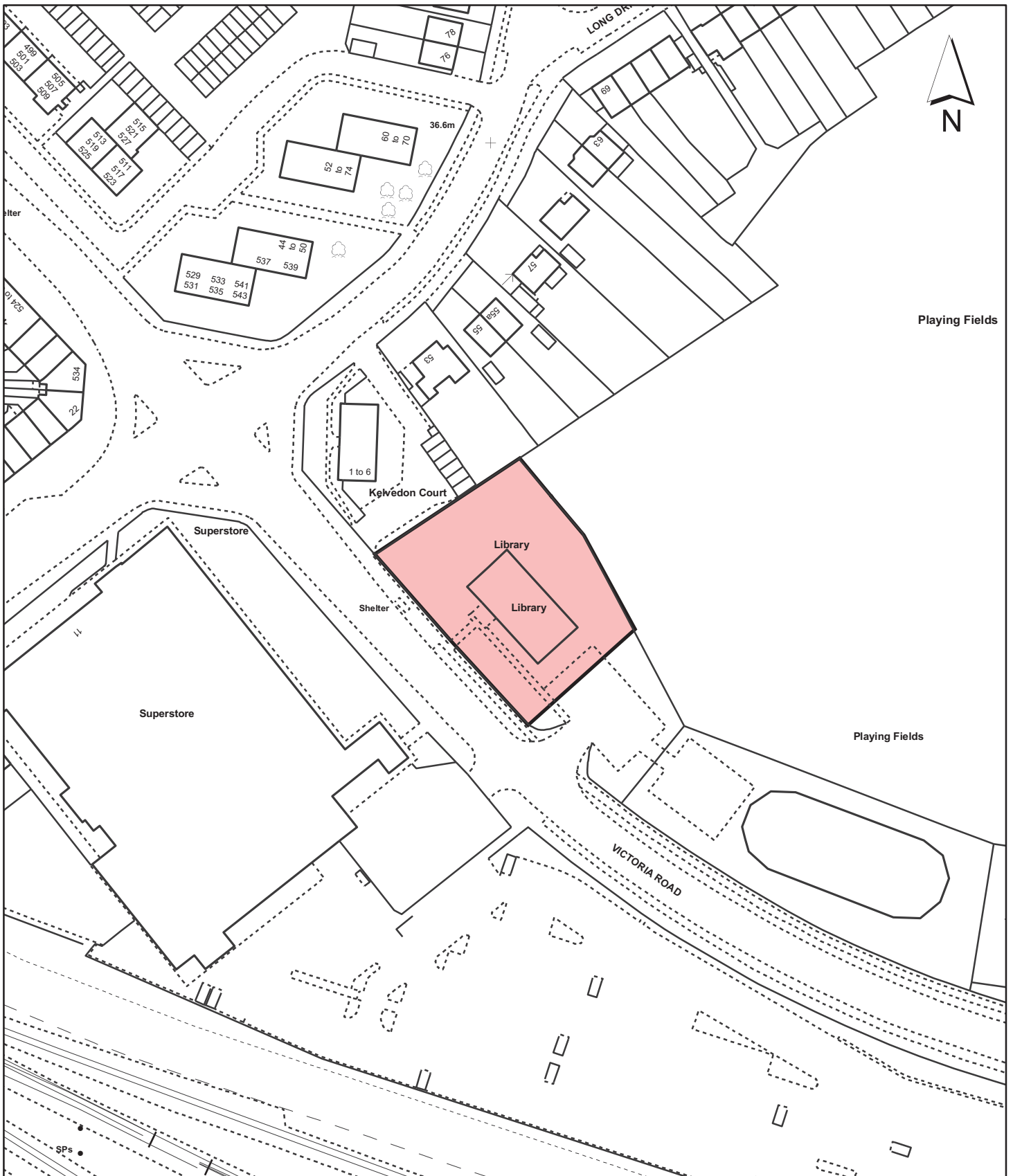
Hillingdon Unitary Development Plan Saved Policies (September 2007)
London Plan (Consolidated with Alterations since 2004)
Planning Policy Statement 1: Delivering Sustainable Development
Planning Policy Statement 3: Housing
Planning Policy Statement 22: Renewable Energy
Planning Policy Statement 25: Development and Flood Risk
Planning Policy Guidance 13: Transport
Planning Policy Guidance 24: Planning and Noise
Supplementary Planning Guidance - Community Safety by Design
Supplementary Planning Guidance - Noise
Supplementary Planning Guidance - Air Quality
Supplementary Planning Guidance - Planning Obligations
Supplementary Planning Guidance - Residential Layouts
Supplementary Planning Guidance - Accessible Hillingdon

Contact Officer: Johanna Hart


Telephone No: 01895 250230

APPENDIX A

<p>29.</p>	<p>SOUTH RUISLIP LIBRARY, PLOT A, VICTORIA ROAD, RUISLIP - 67080/APP/2010/1419 (<i>Agenda Item 6</i>)</p> <p>Members agreed it was good to improve Council library facilities but were disappointed that the scheme did not include any social housing. However, the Committee accepted that there were sound financial reasons why this was so.</p> <p>In response to a number of concerns, officers explained that the application site was located near playing fields and not the green belt and that following a parking management exercise, 20 car parking spaces was the maximum number of spaces the scheme could accommodate.</p> <p>Members asked about the florist shop included within the proposal and were informed that condition 47 – <i>use of retail unit</i>, set out the Class A1 usage of the 11 m² retail unit.</p> <p>It was moved and seconded that the application be approved. On being out to the vote, approval was unanimously agreed.</p> <p>Resolved - That the application be approved as set out in the officers report and the following amendments in the Addendum:</p> <p>Replace the wording (no change to the REASON) of Condition 6 with the following:</p> <p><i>'No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment, gates and balcony screening to be erected. The approved details shall be installed and completed before the development is occupied and shall be permanently retained for so long as the development remains in existence.'</i></p> <p>Replace the wording (no change to the REASON) of condition 25 as follows:</p> <p><i>'Development shall not begin until a scheme for the allocation and designation of one parking space to each of the residential units, for their sole use, has been submitted to and approved in writing by the Local Planning Authority. Thereafter the parking spaces shall be allocated and provided for the use of those residential units only for so long as the development remains in existence'.</i></p> <p>Delete Condition 30, (Children's play area security).</p> <p>Delete Condition 31, (Full details of children's play area)</p> <p>Amend condition 44 by replacing the words:</p> <p>'[insert number of charging points]' with the number '2'.</p>	<p>Action by</p> <p>Matthew Duigan & James Rodger</p>
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Notes

 Site boundary

For identification purposes only.

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Site Address

**South Ruislip Library
Plot A, Victoria Road
Ruislip**

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

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

Planning Application Ref:

67080/APP/2010/1419

Scale

1:1,250

Planning Committee

North Page 47

Date

July 2010



HILLINGDON
LONDON

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Report of the Corporate Director of Planning, Environment, Education and Community Services

- Address:** SOUTH RUISLIP LIBRARY, PLOT B, VICTORIA ROAD, RUISLIP
- Development:** Erection of a part three and a half, part four storey block and a three storey block comprising a total of 19 one-bedroom and 12 two-bedroom flats, together with associated parking and amenity space
- LBH Ref Nos:** 67080/APP/2010/1420
- Drawing Nos:** As per original committee report
- Date application approved at Committee** 19th May 2011

1.0 CONSULTATIONS

None

2.0 RECOMMENDATION

a) That the Heads of Terms of the S106 agreement as set out in the report to the North Planning Committee of the 19th May 2011 be amended to read as follows:

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

a) That the applicant being the local authority and being the only legal entity with an interest in the land which is the subject of this application, and hence being unable to enter into a section 106 Agreement with the local planning authority, completes a Statement of Intent (Statement) to make provision for the following matters as would a third party developer under a section 106 planning obligation:

- i) The provision of highway improvements along Victoria Road, including right turning lane, reinstatement of the existing access and creation of new access arrangements.**
- ii) The provision of a formula calculation towards educational facilities.**
- iii) The provision of a formula calculation (£216.67 per person) towards healthcare facilities.**

iv) The provision of a formula calculation (£23 per person) towards local library facilities
v) The provision of a formula calculation towards construction training, in line with the SPD, (£2,500 for every £1 million build cost + 31 (number of units) /160 x £71,675 = total contribution).
vi) A cash contribution equal to 5% of the total cash contribution to enable the management and monitoring of the requirements of the legal agreement.

b) That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in preparation of the Statement and any abortive work as a result of the agreement not being completed.

c) That planning officers be authorised to negotiate and agree details of the proposed Statement.

d) That if any of the heads of terms set out above have not been agreed and the S106 legal agreement has not been finalised within 6 months of the date of this committee resolution, or any other period deemed appropriate by the Head of Planning, then the application may be referred back to the Committee for determination.

e) That no planning permission be approved until the statement of intent concerning application reference 67080/APP/2010/1419 has been varied as per the decision of the North Planning Committee of the 17th November 2011.

f) That subject to the above, the application be deferred for determination by the Head of Planning under delegated powers, subject to the completion of the Statement.

g) That if the application is approved, the following conditions be attached:

3.0 KEY PLANNING ISSUES

3.1 The current planning application was reported to the North Planning Committee on the 19th May 2011, when it was approved subject to the completion of a S106 agreement. This agreement has yet to be completed and the no decision notice has been released on the application.

3.2 The original heads of terms for the S106 agreement for this application included the following clause:

ii) 16% of the scheme, by habitable room, is to be delivered as affordable housing with the tenure and unit mix to be agreed with the Council.

The applicant has requested that this requirement be removed from the agreement on this site and has agreed to provide the required affordable housing on the adjoining site, Plot A, which was granted permission for the development of a three storey building to provide a new library, adult learning facilities, florist shop and 10 one-bedroom flats at your committee of the 26th August 2010. The Section 106 agreement on Plot A did not have any clauses relating to the provision of affordable housing. The original clause required 16% of the scheme, by habitable room, to be delivered as affordable housing, which would have amounted to 12 habitable rooms. The applicant has agreed that all of the 10 x 1 bedroom units to be developed on this site will be provided as affordable housing, which is the equivalent to the provision of 20 habitable rooms. The proposal will therefore deliver more affordable housing than originally agreed. This being the case the loss of the affordable housing element on this site is considered acceptable.

- 3.3 Accordingly, approval is recommended to the deletion of clause (ii) of the Heads of Terms as set out in the report to the North Planning Committee of the 19th May 2011, subject to the conditions and informatives contained within this report.

OBSERVATIONS OF 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'.

OBSERVATIONS OF THE DIRECTOR OF FINANCE

The report indicates that the costs of the development will be fully met by the developer, and the developer will make a Section 106 contribution to the Council towards associated public facilities. The developer will also meet the reasonable costs of the Council in the preparation of the Section 106 agreement and any abortive work as a result of the agreement not being completed. Consequently, there are no financial implications for the Council.

Reference Documents

- (a) North Panning Committee Agenda 19th May 2011. Report for application Reference 67080/APP/2010/1420.
- (b) North Planning Committee Minutes 19th May 2011.

Contact Officer: Meghji Hirani

Telephone No: 01895 250 230

APPENDIX A

Report of the Head of Planning & Enforcement Services

Address SOUTH RUISLIP LIBRARY, PLOT B VICTORIA ROAD RUISLIP

Development: Erection of a part three and a half, part four storey block and a three storey block comprising a total of 19 one-bedroom and 12 two-bedroom flats, together with associated parking and amenity space

LBH Ref Nos: 67080/APP/2010/1420

Drawing Nos: Contaminated Land Assessment - Technical Summary, dated 11/06/10
Phase II Geoenvironmental Assessment Report, September 2009
Preliminary Contamination Assessment Report, September 2009
2009/D42B/P/23
2 (Hard and Soft Landscape Plan)
Arboricultural Impact Assessment, dated 14th June 2010
Transport Statement, dated 10/06/10
Noise Assessment, May 2010
Energy Statement, June 2010
Flood Risk Assessment, April 2010
2009/D42B/P/22 Rev. B
Design and Access Statement, Revised September 2010
2009/D42B/P/02
2009/D42B/P/03
2009/D42B/P/04
2009/D42B/P/05 Rev. D
2009/D42B/P/19 Rev. B
2009/D42B/P/23 Rev. A
2009/D42B/P/24
2009/D42B/P/27 Rev. A
2009/D42B/P/28 Rev. A
2009/D42B/P/29 Rev. A
2009/D42B/P/08 Rev. B
2009/D42B/P/09 Rev. B
2009/D42B/P/10 Rev. B
2009/D42B/P/11 Rev. A
2009/D42B/P/12 Rev. B
2009/D42B/P/13 Rev. B
2009/D42B/P/20 Rev. B
2009/D42B/P/21 Rev. B
2009/D42B/P/18 Rev. E
2009/D42A/P/07 Rev. F
2009/D42B/P/26 Rev. D
2009/D42B/P/30 Rev. B

Date Plans Received:	16/06/2010	Date(s) of Amendment(s):	16/06/2010
Date Application Valid:	16/06/2010		04/10/2010
			11/10/2010
			13/04/2011

1. SUMMARY

This application seeks full planning permission for the redevelopment of the site on the edge of the South Ruislip Local Centre on the north eastern side of Victoria Road to

provide two residential blocks, one three and a half/four storeys, the other three storeys to provide a total of 31 flats, with 36 off-street car parking spaces.

Following concerns raised by officers, amended plans have been received which improve the spacing around the buildings and the overall design of the scheme.

Although the density exceeds the density range recommended by the Mayor, the proposed scheme is considered appropriate on the edge of the South Ruislip Local Centre and when considered together with the previously approved mixed use scheme on the adjoining Plot A, the separation of the two sites being somewhat superficial, with the approved scheme including a significant residential element, the overall density would accord with guidance. It is not considered that the proposed development would have a significant detrimental impact on the character or appearance of the surrounding area and it would satisfactorily harmonise with the scale, massing and design of the replacement mixed use library building approved on the adjoining site, known as Plot A (67080/APP/2010/1419 refers). Furthermore, the residential amenity of existing and proposed neighbouring occupants would not be adversely affected and an acceptable internal living environment would be created for future occupants. Although the amount of private amenity space is deficient, particularly serving Block 2, the shortfall is not considered to be significant, particularly as all units would have an individual patio or balcony area and there are other spaces at the front of the blocks, which although not so private as the rear gardens, would provide a suitable level of amenity to be usable by some occupants. Furthermore, the Highway Engineer raises no objection to the scheme and although part of the site does lie within Flood Zone 2, a sequential test did not identify any more suitable sites and the Environment Agency do not object to the proposal. Accordingly, approval is recommended.

2. RECOMMENDATION

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

a) That the applicant being the local authority and being the only legal entity with an interest in the land which is the subject of this application, and hence being unable to enter into a section 106 Agreement with the local planning authority, completes a Statement of Intent (Statement) to make provision for the following matters as would a third party developer under a section 106 planning obligation:

i) The provision of highway improvements along Victoria Road, including right turning lane, reinstatement of the existing access and creation of new access arrangements.

ii) 16% of the scheme, by habitable room, is to be delivered as affordable housing with the tenure and unit mix to be agreed with the Council.

iii) The provision of a formula calculation towards educational facilities.

iii) The provision of a formula calculation (£216.67 per person) towards healthcare facilities.

iv) The provision of a formula calculation (23 per person) towards local library facilities

v) The provision of a formula calculation towards construction training, in line with the SPD, (£2,500 for every £1 million build cost + 31 (number of units) /160 x £71,675 = total contribution).

vi) A cash contribution equal to 5% of the total cash contribution to enable the

management and monitoring of the requirements of the legal agreement.

b) That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in preparation of the Statement and any abortive work as a result of the agreement not being completed.

c) That planning officers be authorised to negotiate and agree details of the proposed Statement.

d) That if any of the heads of terms set out above have not been agreed and the S106 legal agreement has not been finalised within 6 months of the date of this committee resolution, or any other period deemed appropriate by the Head of Planning and Enforcement, then the application may be referred back to the Committee for determination.

e) That subject to the above, the application be deferred for determination by the Head of Planning and Enforcement under delegated powers, subject to the completion of the Statement.

f) That if the application is approved, the following conditions be attached:-

1 SP01 Council Application Standard Paragraph

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

2 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.

3 OM1 Development in accordance with Approved Plans

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

REASON

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

4 OM2 Levels

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

REASON

To ensure that the development relates satisfactorily to adjoining properties in

accordance with policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

5 OM19 Construction Management Plan

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

- (i) The phasing of development works
- (ii) The hours during which development works will occur (please refer to informative I15 for maximum permitted working hours).
- (iii) A programme to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed safely and intact for later re-use or processing.
- (iv) Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities).
- (v) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures to reduce the numbers of construction vehicles accessing the site during peak hours).
- (vi) Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process.
- (vii) The storage of demolition/construction materials on site.

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

REASON

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

6 M1 Details/Samples to be Submitted

No development shall take place until details and/or samples of all materials, colours and finishes to be used on all external surfaces have been submitted to and approved in writing by the Local Planning Authority.

REASON

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

7 M3 Boundary treatment - details

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the [use hereby permitted is commenced] or [building(s) is (are) occupied or [in accordance with a timetable agreed in writing by the Local Planning Authority]. Development shall be carried out in accordance with the approved details.

REASON

To safeguard the visual amenities of the area in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

8 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.

9 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).

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

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

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

The scheme shall also include details of the following: -

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

REASON

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

11 TL6 Landscaping Scheme - implementation

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

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

REASON

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

12 TL7 Maintenance of Landscaped Areas

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

REASON

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

13 MCD10 Refuse Facilities

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

REASON

In order to safeguard the amenities of the area, in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policy 4B.1.

14 NONSC Non Standard Condition

Notwithstanding the approved plans, prior to the commencement of development, full details of the proposed bathrooms in the residential units, to include details relating to layout, floor gully drainage, etc, shall be submitted to and approved in writing by the Local Planning Authority. With regards to the proposed wheelchair accessible flat, details of the shower access and perimeter drainage, specifically, should be provided.

REASON

To ensure that sufficient housing stock is provided to meet the needs of disabled and elderly people in accordance with London Plan (February 2008) Policies 3A.5, 3A.13, 3A.17 and 4B.5.

15 DIS5 Design to Lifetime Homes Standards & Wheelchair Standards

All residential units within the development hereby approved shall be built in accordance with 'Lifetime Homes' Standards. Further 10% of the units hereby approved shall be designed to be fully wheelchair accessible, or easily adaptable for residents who are wheelchair users, as set out in the Council's Supplementary Planning Document 'Accessible Hillingdon'.

REASON

To ensure that sufficient housing stock is provided to meet the needs of disabled and elderly people in accordance with London Plan (February 2008) Policies 3A.5, 3A.13, 3A.17 and 4B.5.

16 NONSC Non Standard Condition

Development shall not begin until a scheme for protecting the proposed development from road traffic noise has been submitted to and approved in writing by the Local Planning Authority. The noise protection scheme shall meet acceptable noise design criteria both indoors and outdoors. The scheme shall include such combination of measures as may be approved by the Local Planning Authority. The scheme shall thereafter be retained and operated in its approved form for so long as the use hereby

permitted remains on site.

REASON

To ensure that the amenity of the occupiers of the proposed development is not adversely affected by road traffic noise in accordance with policy OE5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 4A.20 of the London Plan (February 2008).

17 NONSC Non Standard Condition

Before any part of this development is commenced a site survey to assess the land contamination levels shall be carried out to the satisfaction of the Council and a remediation scheme for removing or rendering innocuous all contaminants from the site shall be submitted to and approved by the Local Planning Authority. The remediation scheme shall include an assessment of the extent of site contamination and provide in detail the remedial measures to be taken to avoid risk to the occupiers and the buildings when the site is developed. All works, which form part of this remediation scheme, shall be completed before any part of the development is occupied (unless otherwise agreed in writing by the Local Planning Authority). The condition will not be discharged until verification information has been submitted for the remedial works. Any imported material i.e. soil shall be tested for contamination levels therein to the satisfaction of the Council.

REASON

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

18 NONSC Non Standard Condition

Prior to the commencement of development, full details of covered and secure cycle storage provision for at least 31 bicycles for the proposed residential units, shall be submitted to and approved in writing by the Local Planning Authority. The cycle storage areas shall be completed prior to the first occupation of the building hereby permitted and thereafter permanently retained and maintained for so long as the development remains in existence. The cycle parking should be regularly monitored and additional storage provided if demand dictates.

REASON

To ensure that adequate facilities are provided in accordance with the standards set out in the Council's Cycle parking Standards in accordance with Policy AM9 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

19 NONSC Non Standard Condition

The development hereby approved shall not be occupied until the car parking area has been laid out, surfaced, lit and drained in accordance with details first submitted to, and approved in writing by, the Local Planning Authority This area shall be permanently maintained and available for the parking of vehicles at all times thereafter to the Authority's satisfaction.

REASON

To ensure the scheme is supported by adequate parking provision, to ensure pedestrian and vehicular safety and convenience and to ensure the development does not increase

the risk of flooding in accordance with policies AM7(ii), AM14 and OE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter C of the London Plan (February 2008).

20 NONSC Non Standard Condition

The development hereby approved shall not be occupied until the existing vehicular access has been stopped up and the means of vehicular access has been reinstated, and the new means of vehicular access has been constructed in accordance with the details first submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure pedestrian and vehicular safety and convenience and to ensure adequate off-street parking and loading facilities in accordance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter C of the London Plan (February 2008).

21 NONSC Non Standard Condition

The proposed vehicular access shall be provided with those parts of 2.4m x 2.4m pedestrian visibility splays which can be accommodated within the site in both directions and shall be maintained free of all obstacles to the visibility between heights of 0.6m and 2.0m above the level of the adjoining highway.

REASON

To ensure pedestrian and vehicular safety and convenience and to ensure adequate off-street parking and loading facilities in accordance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter C of the London Plan (February 2008).

22 NONSC Non Standard Condition

The proposed access to the site shall be provided with driver visibility splays of 2.4m x 4.3m in both directions and shall be maintained free of all obstacles to visibility between the heights of 0.6m and 2.0m above the level of the adjoining highway.

REASON

To ensure pedestrian and vehicular safety and convenience and to ensure adequate off-street parking and loading facilities in accordance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter C of the London Plan (February 2008).

23 NONSC Non Standard Condition

Development shall not begin until a scheme for the allocation and designation of one parking space to each of the residential units, for their sole use, has been submitted to and approved in writing by the Local Planning Authority. Thereafter the parking spaces shall be allocated and provided for the use of those residential units only for so long as the development remains in existence.

REASON

To ensure the scheme is supported by adequate parking provision in accordance with policy AM14 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

24 OM14 Secured by Design

The development hereby approved shall incorporate measures to minimise the risk of crime and to meet the specific security needs of the application site and the

development. Details of security measures shall be submitted and approved in writing by the Local Planning Authority before development commences. Any security measures to be implemented in compliance with this condition shall reach the standard necessary to achieve the 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO).

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in excising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with policies 4B.1 and 4B.6 of the London Plan.

25 TL20 Amenity Areas (Residential Developments)

None of the dwellings hereby permitted shall be occupied, until the outdoor amenity area serving the dwellings as shown on the approved plans (including balconies where these are shown to be provided) has been made available for the use of residents of the development. Thereafter, the amenity areas shall so be retained.

REASON

To ensure the continued availability of external amenity space for residents of the development, in the interests of their amenity and the character of the area in accordance with policy BE23 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policy 4B.1.

26 NONSC Non Standard Condition

The residential development hereby permitted shall be built to a minimum of Level 3 of the Code for Sustainable Homes (or its successor). No development shall take place until a Design Stage assessment (under the Code for Sustainable Homes or its successor) has been carried out and a copy of the summary score sheet and Interim Code Certificate have been submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure the development proceeds in accordance with the policy aims of Policy A4.3 and Policy A4.16 of the London Plan.

27 NONSC Non Standard Condition

Prior to the first occupation of the residential development, a copy of the summary score sheet and Post Construction Review Certificate (under the Code for Sustainable Homes or its successor) shall be submitted to the Local Planning Authority verifying that the agreed standards have been met.

REASON

To ensure the development proceeds in accordance with the policy aims of Policy A4.3 and Policy A4.16 of the London Plan.

28 NONSC Non Standard Condition

The internal floor levels of the development shall be at or above 35.34m OD.

REASON:

In order to safeguard against flooding, in accordance with policy OE8 of the saved UDP, policies 4A.12, 4A.13 and 4A.14 of the London Plan (February 2008) and PPS25.

29 NONSC Non Standard Condition

Development shall not begin until a detailed surface water drainage scheme, based on the principles set out in the Flood Risk Assessment (FRA) for the site dated April 2010, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

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) and to ensure the development does not increase the risk of flooding, improves and protects water quality, improves habitat and amenity, and ensures future maintenance of the surface water drainage system, in accordance with Policy OE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), policies 4A.12, 4A.13 and 4A.17 of the London Plan (February 2008) and PPS25.

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.
BE14	Development of sites in isolation
BE18	Design considerations - pedestrian security and safety
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
OE5	Siting of noise-sensitive developments
OE7	Development in areas likely to flooding - requirement for flood protection measures

OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
H4	Mix of housing units
H5	Dwellings suitable for large families
R5	Proposals that involve the loss of sports, leisure, community, religious, cultural or entertainment facilities
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
A6	Development proposals within the public safety zones around Heathrow or likely to affect the operation of Heathrow or Northolt airports
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
HDAS	Residential Layouts Accessible Hillingdon

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 13 Building Regulations - Demolition and Building Works

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed

plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

6 15 Party Walls

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

carry out work to an existing party wall;

build on the boundary with a neighbouring property;

in some circumstances, carry out groundworks within 6 metres of an adjoining building.

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

7 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.

8 111 The Construction (Design and Management) Regulations 1994

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

9 115 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.

10 119 **Sewerage Connections, Water Pollution etc.**

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

11 134 **Building Regulations 'Access to and use of buildings'**

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

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

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

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

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

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

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

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

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

12 I45 **Discharge of Conditions**

Your attention is drawn to condition(s) 4, 5, 6, 7, 8, 9, 10, 12, 13, 14, 16, 17, 18, 23, 24, 26, 27 and 29 which must be discharged prior to the commencement of works. You will be in breach of planning control should you commence these works prior to the discharge of this/these condition(s). The Council may consider taking enforcement action to rectify the breach of this condition(s). For further information and advice contact - Planning & Community Services, Civic Centre, Uxbridge, UB8 1UW (Tel: 01895 250230).

13 I47 **Damage to Verge**

You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

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It is contrary to Section 163 of the Highways Act 1980 for surface water from private land to drain onto the highway or discharge into the highway drainage system.

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises an approximately 0.24 hectare irregularly shaped plot located on the north east side of Victoria Road in South Ruislip. The site is known as Plot B and forms one of three plots as part of a linear site along this side of Victoria Road which is being re-developed by the Council. This is the middle plot, located between the site of the former South Ruislip library building, known as Plot A and the adjoining site to the south east which has now been redeveloped as a youth centre. The application site, together with Plot A has been cleared of buildings and are enclosed with hoarding. The north western part of the application site previously comprised part of the car park for the library, with the south eastern part accommodating part of the former Swallows gymnasium building and its associated car park.

Victoria Road forms the south west boundary of the site, on the opposite side of which is a Sainsbury's supermarket, with associated service yard, car park and service station. The site is bounded to the north west by the site of the former South Ruislip library building, which has permission to be re-developed to provide a new three storey building to comprise library, adult learning facilities, florist shop and 10 one-bedroom flats, together with associated parking (ref. 67080/APP/2010/1419). Beyond the library is a three storey residential block known as Kelvedon Court and residential houses which front Long Drive. The site is bounded to the south east by the newly built part single, part two, part three storey South Ruislip Youth Centre (ref. 66408/APP/2009/2202). Beyond this building are

tennis courts used by Queensmead School and its playing fields also adjoin the application site along its north east boundary.

The western part of the site, comprising the former library car park and the site of the library building itself, forms part of the South Ruislip Local Centre. The remainder of the site, together with the site of the youth centre to the south east and playing fields to the north east form part of the 'developed area' as shown on the Hillingdon Unitary Development Plan Proposals Map.

3.2 Proposed Scheme

This application seeks full planning permission for the redevelopment of Plot B to provide two residential blocks, a three and a half/four storey block adjoining Plot A (Block 1) and a three storey block adjoining the Young People Centre (Block 2). In total, 31 residential flats are proposed, with 11 one-bedroom and 4 two-bedroom flats in Block 1 and 8 one-bedroom and 8 two-bedroom flats in Block 2. In total, 36 off-street car parking spaces are proposed including 4 disabled person spaces.

The two blocks would be sited at each end of the site, along the north west and south east side boundaries with parking mainly provided between the two blocks, accessed by a centrally sited vehicular crossover. The blocks would be at a slight angle to Victoria Road, set back by 3m to 7m. Following concerns raised by officers, the scheme has been amended, involving alterations to the scheme's layout with more space being created around the blocks. The mix of the units has also changed (as opposed to the 15 one-bedroom and 16 two bedroom units originally proposed), with two units being re-located within the roofspace of Block 1 and alterations to the design of the blocks. The main shared amenity space is provided at the rear of each of the blocks, although all the ground floor units now have their own individual patio areas and the majority of the units above would have a balcony. There would be a seating out area between the two blocks, with landscaping along the front of the site. There is also a third floor roof terrace in Block 1.

Block 1 would have a main width of 28.8m and overall depth of 18.7m. It would be finished with a ridged roof, with a main eaves height of 8.2m and ridge height of 14.8m. The roof would contain a gable feature and three dormers in the front, with a half gable returning along the side. At the rear would be a projecting three storey wing, with the roof terrace above. An undercroft parking area would replace part of the ground floor adjoining the central car park. Balconies are proposed to the front, side and rear elevations. The block would comprise 15 units, with 2 x one-bedroom and 1 x two-bedroom units on the ground floor, together with the undercroft parking, cycle and refuse storage, 4 x one-bedroom and 1 x two-bedroom units on the first and second floors and 1 x one-bedroom and 1 x two-bedroom units in the roofspace, together with the roof terrace.

Block 2 would have a main width of 27m and overall depth of 19.8m. It would also be finished with a ridged roof, with a main eaves height of 8.2m and ridge height of 12m and also contain a gable feature at the front and rear, with half gable features at opposite corners of the building. A smaller undercroft parking area would be provided adjoining the car park. Balconies also characterise the front and rear elevations. The block would comprise 16 units, with 2 x one-bedroom and 2 x two-bedroom units on the ground floor, together with the undercroft parking and refuse storage, 3 x one-bedroom and 3 x two-bedroom units on the first and second floors.

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

Design and Access Statement (Revised September 2010):

This report outlines the context for the development and provides a justification for the scheme, layout, scale and access for the proposed development. The report also provides a summary of a number of the submitted reports.

Transport Statement:

This provides a context for the development and describes the site, the availability of public transport and the proposal. A Trip Rate Information Computer System (TRICS) traffic database was utilised to assess the likely traffic generation and other road usage associated with 31 flats. It estimates total AM (08:00 - 09:00) and PM (17:00 - 18:00) peak hour traffic at 4.6 and 3.8 vehicles respectively. This level of traffic would have no material impact upon the junction capacity. Similarly, the capacity of local public transport would not be affected.

The parking provision would satisfy maximum standards set out in the London Plan and in Hillingdon's UDP and given the parking restrictions on the surrounding roads, this provision will be self-enforcing. Cycle parking will also be provided at a ratio of 1 space per unit.

The new access has adequate visibility recommended in Manual for Streets with at least 43m x 2.4m and will not interfere with the existing bus stop.

Even considering the development of this and the adjoining development on Plot A, the total AM and PM peak increases to 6.1 and 5.0 vehicles respectively which will have no material impact on the junction capacity.

Noise Assessment:

This describes the site and provides the statutory background for the assessment and describes the noise measurements taken. The assessment demonstrates that road traffic on Victoria Road is the main source of noise with noise from Sainsbury's service yard being audible, but not identifiable on the measurement trace during the day, although it did become just detectable during the night. The results show that it is only the facade facing Victoria Road that requires mitigation from noise. Measures suggested include a thicker layer of plasterboard on the ceilings, a high specification through-the-wall ventilator and higher sound insulation specification for the windows.

Energy Statement:

This provides a site description and the statutory context for the report. It concludes that energy efficiency measures can reduce emissions by up to 13% with the remaining emission reductions to be provided by low and zero carbon technologies. The review of renewable energy options suggests that PV panels would be the preferred option.

Arboricultural Impact Assessment Report:

The statement examines the health, vigour and integrity of existing trees on site, assesses their retention value and makes recommendations for mitigation. The report advises that there are 11 trees, groups or hedges in total on site. Of these, 10 are low quality and 1 is poor quality. Such trees do not constrain development and individual tree loss would have a low impact, although the aggregate loss may require mitigation. The report goes on to

advise that all of the trees will be removed but the sites re-development offers the opportunity for replacement planting with appropriate species which will follow the planting on Plot A, with the native downy Birch along the front and rear boundaries.

Preliminary Contamination Assessment Report:

This presents the findings of a preliminary contaminated land risk assessment for the site. It primarily considers historical information and records. As the site comprised a library and gym, with areas of car parking and prior to this agricultural farmland, the report concludes that the risk of contamination is very low.

Phase II Geoenvironmental Assessment Report:

This report describes the site, the investigation methodology and the underlying ground conditions found on site. The results are assessed and recommendations are made for remediation measures.

Flood Risk Assessment:

The report states that part of the site is within Flood Zone 2 (the medium probability flood area). To manage the 0.1% annual probability climate change flood level of 35.34m AOD, finished floor levels will be set at or above this height. The topographical survey also shows that Victoria Road is above this level for the majority of its frontage so access to the site should be available during an extreme flood event. Sufficient on site storage in the form of underground tanks will also be provided to manage storm flows.

3.3 Relevant Planning History

Comment on Relevant Planning History

There is no relevant recorded planning history relating specifically to this site. However, the following applications are considered to be relevant to this scheme:

67080/APP/2010/1419 - Erection of a three storey building to provide for a new library, adult learning facilities, florist shop, 10 one-bedroom flats, together with associated parking and external works (involving demolition of existing library building) - Approved 08/11/10.

66408/APP/2009/2202 - Erection of single storey building for use as youth centre with associated parking and landscaping (land to south east of former Ruislip Library forming part of former Swallows Gym) - Approved 04/12/09.

4. Planning Policies and Standards

Planning Policy Statement 1: Delivering Sustainable Development

Planning Policy Statement 3: Housing

Planning Policy Statement 22: Renewable Energy

Planning Policy Statement 25: Development and Flood Risk

Planning Policy Guidance 13: Transport

Planning Policy Guidance 24: Planning and Noise

London Plan (Consolidated with Alterations since 2004), February 2008

London Plan Interim Housing Supplementary Planning Guidance, April 2010

Supplementary Planning Guidance - Community Safety by Design

Supplementary Planning Guidance - Noise

Supplementary Planning Guidance - Air Quality

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.
- PT1.12 To avoid any unacceptable risk of flooding to new development in areas already liable to flood, or increased severity of flooding elsewhere.
- PT1.16 To seek to ensure enough of new residential units are designed to wheelchair and mobility standards.
- PT1.17 To seek to ensure the highest acceptable number of new dwellings are provided in the form of affordable housing.
- PT1.20 To give priority to retail uses at ground floor level in the Borough's shopping areas.
- PT1.30 To promote and improve opportunities for everyone in Hillingdon, including in particular women, elderly people, people with disabilities and ethnic minorities.
- PT1.39 To seek where appropriate planning obligations to achieve benefits to the community related to the scale and type of development proposed.

Part 2 Policies:

- BE13 New development must harmonise with the existing street scene.
- BE14 Development of sites in isolation
- BE18 Design considerations - pedestrian security and safety
- 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
- OE5 Siting of noise-sensitive developments
- OE7 Development in areas likely to flooding - requirement for flood protection measures
- OE8 Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
- OE11 Development involving hazardous substances and contaminated land -

	requirement for ameliorative measures
H4	Mix of housing units
H5	Dwellings suitable for large families
R5	Proposals that involve the loss of sports, leisure, community, religious, cultural or entertainment facilities
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
A6	Development proposals within the public safety zones around Heathrow or likely to affect the operation of Heathrow or Northolt airports
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
HDAS	Residential Layouts Accessible Hillingdon

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **24th December 2010**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Original Plans

284 local properties have been consulted and site and press notices have been posted. 4 responses have been received, making the following concerns:

- (i) Overdevelopment of the site which will be incongruous with surrounding area;
- (ii) Parking will not be sufficient as it is being assumed that residents will only have one car per flat and that residents will not have visitors;
- (iii) Proposed development is only 50 yards from a set of traffic lights which is seriously congested at peak times and very busy at all other times. Total of proposals on Plots A and B is for 41 units which will be in middle of a daily traffic jam, and increased congestion and on-street parking will make situation much worse;
- (iv) Surrounding houses benefit from looking out across the green fields;
- (v) South Ruislip already densely populated which will be exacerbated by proposal with more overcrowding turning area into a grim suburb. Infrastructure already overloaded;

- (vi) Continuously increasing traffic results in additional pollution and noise which is making life unbearable for existing residents;
- (vii) Development requires additional facilities, particularly school places as many children already do not get their first choice of school and this development will make matter worse;
- (viii) Adjoining youth club next door went ahead against local wishes;
- (ix) Adjoining football club stays open past 11:00 PM;
- (x) How long before playing fields are developed?
- (xi) Flats would overlook our property on the opposite side of the playing fields;
- (xii) Flats will appear large and unsightly;
- (xiii) Money for development would be better spent on a relief road between Victoria Road and the A40.

South Ruislip Residents Association: No response received.

Environment Agency: There is no requirement to consult the Environment Agency on this application

Internal Consultees

URBAN DESIGN OFFICER:

ORIGINAL PLANS:

The proposed scheme regards the regeneration of a centrally located brownfield site for the purpose of a replacement library, education facilities for the relocation of adult education from a Ruislip High School and residential flats. The application site is centrally located within a short walking distance from South Ruislip Underground Station. Directly opposite the library site is a large scale retail development. The proposed library and education facilities provide important complementary services which assist in creating a diverse, well balanced town centre environment, providing cultural services in close proximity to leisure, sport and commercial services.

To the north west of the elongated plot is a three storey residential development, Kelvedon Court, which is very well screened from the development site by robust vegetation as well as a respectable distance. Immediately to the south of the application site is a new Youth Centre under construction. Further to the south are existing tennis courts, whilst large open Playing fields abuts the site to the east. The proposed scheme, which forms a linear development along Victoria Road forms an important extension of the town centre. From an urban design point of view it is of great importance to continue the avenue character of the street scene in a similar way to the continuous line of Plane trees and complementary hedge planting which screens the large scale customer car park opposite the site.

The site as a whole consists of three compact built components, separated by surface car parking facilities. Because of the narrow shape of the plot, space for amenity facilities within the site are most restricted. In addition, at the most narrow point of the site, there is very little available space left for complementary planting, and is therefore not possible to achieve the required avenue character with the current layout arrangements.

From an urban design point of view it would therefore be advisable to create a residential development of the same height as the library building, and as a result free up some vital open space along the street frontage, as well as between Block A and B. The single storey elements forming the entrance point to these two blocks do however not contribute to the enhancement of the streetscene, but are considered to be out of character with the development as a whole. It would therefore be preferable to prolong Block 1 slightly to the south and omit the single storey elements as a whole, as the proposed undercroft parking facilities provides a visually poor, dark and unsafe environment. Block 2 could also be increased in height at the northern end, and then step down

gradually at the southern end. The open space between two built elements, Block 1 and 2, should then be further enhanced by strategic tree planting and other greenery.

Elements of public art should be incorporated into the landscaping scheme, for example in the form of bespoke entrance gates, an interesting signage or wall feature to create a strong sense of place. The art initiatives could be a joint venture with the local community, and incorporate the Library, the residential blocks as well as the adjacent Youth Centre.

The proposed building materials such as the combination of fairface brickwork and coloured render, matched by the slated roof and powder coated details in grey are fully supported, and underline the simplistic and contemporary design approach of the development.

Conditions

1. To be built in accordance with drawings (when amended).
2. Samples of all building materials and hard landscaping materials to be submitted to the LPA and agreed in writing prior to the commencement of works.
3. Fully detailed drawings of all boundary treatment, including gates, railings and fences to be submitted to the LPA and agreed in writing prior to the commencement of works.

AMENDED PLANS:

PROPOSAL: Erection of two blocks of three and four storey flats, with parking and ancillary development

BACKGROUND: This is a very tight site of irregular width, located between Ruislip Manor library and the Young People's Centre, and backing on to the playing fields.

The scheme has been amended, in discussion with the architects, to produce a modern design which is coherent in its roofscape, as simplified and as sleek as possible in its elevational appearance, and appropriate in its relationship with surrounding buildings and setting. As the scheme would be visible from all viewpoints, including from the rear, attention to detail has been important. In this way, the apparent scale and bulk of these blocks has been reduced to enable them to be absorbed satisfactorily into the streetscape.

RECOMMENDATIONS: Acceptable. Samples of all materials required.

TREE OFFICER:

THE SITE (Landscape) & TREES: This flat site is located on the eastern edge of the local centre. There is a long line of semi-mature (London Plane) trees on the south-western side of Victoria Road. These trees, and others further to the east of the site, form a large-scale landscape feature between the road and the large retail buildings on that side of it. The north-eastern side of the road is more open with some individual and small groups of trees.

There are two small groups of trees on the road frontage and two trees close to the rear boundary of the site.

The trees on and close to the site, which are shown on the topographical/tree survey drawing, have been surveyed, in accordance with the recommendations of BS 5837:2005, by Landmark Trees. The results and interpretation of the results of the survey are presented in the Arboricultural Impact Assessment Report (June 2010). The report includes tree survey/constraints, arboricultural impact

assessment and plan.

No trees are categorised as 'A' grade (good quality and landscape value, where protection and retention is most desirable as part of any redevelopment), nor as 'B' grade (fair quality and value, worthy of protection and retention as part of any redevelopment). The other trees/groups/hedges are all 'C' rated (poor), which could be retained but, subject to replacement planting, are not a constraint on the development of the site, or 'R' (remove).

The tree survey/constraints drawing shows the root protection areas (RPAs) for the trees which define construction exclusion zones necessary to safeguard trees from built development, or interference within the root zone.

The trees on and close to the site are not protected by Tree Preservation Order or Conservation Area designation.

THE PROPOSAL & PRELIMINARY APPRAISAL: Based on the recommendations of BS 5837, the design of the development of the site should be informed by the tree survey/report.

The redevelopment of the site involves the construction of two new three-storey buildings to provide 31 flats, together with associated parking, external works and landscaping. In this case, the trees do not constrain the development of the site and the individual removals will have a low impact. However, the loss of all of the trees should be mitigated by tree planting.

The layout reserves limited space for landscaping on the road frontage, and in the amenity space at the rear of the buildings. The landscaping scheme makes provision for the planting of five fastigate (narrow-crowned) trees in front of the buildings, three trees on the road frontage of the car park and seven trees in the amenity space behind the buildings, in replacement of the existing trees. In that context there is no objection to the loss of several trees on the site. However, the space (a narrow strip) for landscaping in front of the two buildings is limited, such that they will be the dominant features.

ACCESS OFFICER:

In assessing this application, reference has been made to London Plan Policy 3A.5 (Housing Choice) and the Council's Supplementary Planning Document 'Accessible Hillingdon' adopted January 2010.

The scheme should be revised and compliance with all 16 Lifetime Home standards (as relevant) should be shown on plan. In addition, 10% of new housing should be built to wheelchair home standards and should accord with relevant policies, legislation and adopted guidance.

1. Plans should be amended to show bathrooms that accord with the Lifetime Home Standards. The bathrooms/en-suite facilities should be designed in accordance with Lifetime Home standards. At least 700mm should be provided to one side of the WC, with 1100mm provided between the front edge of the toilet pan and a door or wall opposite.
2. To allow bathrooms to be used as wet rooms in future, plans should indicate floor gully drainage.
3. The proposed wheelchair accessible flat (flat 1) should include specification that is conducive to the access requirements of a wheelchair user. Whilst the Design & Access Statement refers to a level access shower with perimeter drainage, the submitted plans appear not to have been marked up with these technical details

Conclusion: Plans should be amended to reflect the above specification in all bathrooms.

SUSTAINABILITY OFFICER:

1 Plot B: Energy

An energy statement was submitted with the application however it only demonstrates 13% of the energy coming from renewable energy sources without adequate justification for not including additional technology to provide the remaining 7%.

However given the importance of the applications and the commitment to Code for Sustainable Homes level 3 for the housing, I do not object to the proposals subject to the following conditions:

CONDITION

The residential development hereby permitted shall be built to a minimum of Level 3 of the Code for Sustainable Homes (or its successor). No development shall take place until a Design Stage assessment (under the Code for Sustainable Homes or its successor) has been carried out and a copy of the summary score sheet and Interim Code Certificate have been submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure the development proceeds in accordance with the policy aims of Policy A4.3 and Policy A4.16 of the London Plan.

CONDITION

Prior to the first occupation of the residential development, a copy of the summary score sheet and Post Construction Review Certificate (under the Code for Sustainable Homes or its successor) shall be submitted to the Local Planning Authority verifying that the agreed standards have been met.

REASON

To ensure the development proceeds in accordance with the policy aims of Policy A4.3 and Policy A4.16 of the London Plan.

2. Plot B: Flood Risk

As discussed at the pre-registration meeting with the EA, and included within the comments on the registration proforma, the development will need be justified through the flood risk sequential test. It is advised that the matter is discussed with the policy team.

S106 OFFICER:

Further to recent amendments to the scheme I am writing to advise of the agreed planning obligation heads of terms arising from this proposal and also to advise that given that the final quantum of unit mix for the affordable aspect is uncertain then the obligations will need to be addressed by formula in the resulting s106 agreement, if the scheme is approved.

In brief:

1. Highways/road works: Please see highways comments as to the extent of the highways works required as a result of this proposal and which will be followed through into the s106 agreement.

2. Affordable Housing: 16% of the scheme, by habitable room, is to be delivered as affordable housing with the tenure and unit mix to be agreed with the Council.

3. Education: formula for delivery of the education places in line with the SPD.
4. Health: formula for the resulting level of health facilities contribution in line with the SPD (£216.67 per person) is sought.
5. Libraries: formula for the resulting level of library facilities contribution in line with the SPD (£23 per person) is sought.
6. Construction Training: formula for the resulting level of construction training contribution, in line with the SPD, ($\text{£}2,500$ for every $\text{£}1$ million build cost + $31(\text{number of units})/160 \times \text{£}71,675 = \text{total contribution}$) is sought or an in-kind scheme submitted to and approved by the Council.
7. Project Management and Monitoring Fee: in line with the SPD a contribution equal to 5% of the total cash contributions is sought to enable the management and monitoring of the resulting agreement.

EDUCATION SERVICES:

A S106 education contribution of £108,764 is sought (Nursery - £12,621, Primary - £41,784, Secondary - £31,183 and Post-16 - £23,176) discounted to £85,289 (Nursery - £9,404, Primary - £33,278, Secondary - £24,571 and Post-16 - £18,035) for full nomination rights.

ENVIRONMENTAL HEALTH OFFICER:

I do not wish to object to this proposal.

Residential re-development:

Noise

I refer to the Noise Assessment carried out for the applicant by Northumbrian Water Scientific Services file reference number 18162 dated May 2010. It has been calculated that the overall site falls within Noise Exposure Category C of PPG24.

PPG 24 states that for sites falling within Noise Exposure Category C, planning permission should not normally be granted. Where it is considered that permission should be given, for example because there are no alternative quieter sites available, conditions should be imposed to ensure a commensurate level of protection against noise.

Road Traffic Noise - Southern façade (front of building)

The daytime equivalent continuous noise level (Leq) was predicted to be 69.3dB, placing it in upper Category C. Additionally, the night-time noise Leq was predicted to be 61.0dB, which also places the site in Category C. A series of measures are suggested in Chapter 7.3 which it is indicated can be employed to ensure noise levels in habitable rooms satisfy the Borough's Noise SPD.

Summary

Based on the results of the noise assessment I am satisfied that the requirements of the Borough's Noise SPD can be met using a combination of noise mitigation measures.

I therefore recommend the following conditions be applied to ensure that the proposed development will satisfy the requirements of the Borough's Noise SPD, Section 5, Table 2;

Condition

Development shall not begin until a scheme for protecting the proposed development from road traffic noise has been submitted to and approved by the Local Planning Authority (LPA). The noise protection scheme shall meet acceptable noise design criteria both indoors and outdoors. The scheme shall include such combination of measures as may be approved by the LPA. The scheme shall thereafter be retained and operated in its approved form for so long as the use hereby permitted remains on the site.

Reason: To safeguard the amenity of surrounding areas.

Condition - Dust from demolition and construction

Current government guidance in PPS231 endorses the use of conditions to control impacts during the construction phase of a development. I would recommend a standard condition requiring a Construction Environmental Management Plan (CEMP) to include dust control measures to be employed on site.

Relevant Best Practice Guidance exists from the Greater London Authority; The Control of dust and emissions from construction and demolition. November 2006.

Air Quality Assessment

The site is within the northern half of the Borough and therefore not located in the declared AQMA. No objections are therefore raised in respect of Air Quality.

Contaminated Land

I understand comments are to be sent under separate cover by colleagues in EPU.

ENVIRONMENTAL HEALTH OFFICER (LAND CONTAMINATION):

The desk study Phase 1 report by MLM for the site indicates that the site does not have a contaminative use, the land being used for agricultural purposes in the past before the building of the library and gym. We have not identified the site within our contaminated land strategy. However it is now a brownfield site with made ground. Residential flats are proposed on both sites with more amenity space on Plot B. The site is therefore a sensitive development and as such contamination investigations are necessary under the planning regime.

The site investigation (Phase 2) was carried out by MLM following the desk study. There were 12 sampling boreholes into the underlying soil to a maximum of 7.45 metres. They do not cover the current building areas where the properties still stand. The boreholes did not show unusual ground conditions however there is a shallow depth of made ground (gravelly clay, bricks etc) located down to 0.34 to 1.0 metres depth. The borehole soil logs are in the report.

Soils were tested for a range of contaminants and the results were compared to the standards for residential gardens. Most contaminants were not elevated. However there were two levels of Polyaromatic Hydrocarbons (Benzo(a)anthracene and Benzo(a)pyrene) that were above these target levels. The two hotspots are marked on a map and localised remediation is required if they are in a garden or amenity space area. The hotspots are at 0.1 to 0.2 metres depth and may be removed in the site strip. The plants on site are healthy and no levels of phytotoxins were found that would affect plant growth.

Monitoring wells for gas and water were installed at 4 locations. Ground gases were measured on 3

occasions). Some low Carbon dioxide up to 1.4% was found with no methane or vapours. Calculations were made for low rise housing using the NHBC Traffic Lights System for a 150mm void, and it was concluded that gas protection is not necessary mainly due to the low flow rates found.

It appears that there are no groundwater issues found by the investigation and the site is on a non-aquifer. However the Agency should be consulted for their comments.

The investigation report proposes protection for water pipes given that some levels of soil contamination particularly arsenic are above the WRAS guideline for laying water pipes.

The details submitted in this application in the MLM reports are sufficient for our current purposes as regards the human health issues. On the basis of the soil testing there may be some localised remediation of the two hotspots. If there is any unexpected contamination in the areas not surveyed or elsewhere this should be reported to the LPA and carried out properly.

I would advise applying a contaminated land condition as below to both applications given the sensitivity of the housing development and the made ground/identified hotspots on the site. Some contamination may be encountered once the buildings are demolished and all of the ground can be assessed. The condition will also ensure that the imported soil is tested and clean. Please contact me if you wish to discuss this site.

Condition

Site survey and remediation scheme

Before any part of this development is commenced a site survey to assess the land contamination levels shall be carried out to the satisfaction of the Council and a remediation scheme for removing or rendering innocuous all contaminants from the site shall be submitted to and approved by the Local Planning Authority. The remediation scheme shall include an assessment of the extent of site contamination and provide in detail the remedial measures to be taken to avoid risk to the occupiers and the buildings when the site is developed. All works, which form part of this remediation scheme, shall be completed before any part of the development is occupied (unless otherwise agreed in writing by the Local Planning Authority). The condition will not be discharged until verification information has been submitted for the remedial works.

Any imported material i.e. soil shall be tested for contamination levels therein to the satisfaction of the Council.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

Note: The Environmental Protection Unit should be consulted when using this condition. The Environment Agency, EA, should be consulted when using this condition. Contaminates may be present in the soil, water (ground/surface) and gas within the land or exist on the surface of the land.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The western part of the site is located within the South Ruislip Local Centre, with the eastern part being within the 'developed area' as shown on the Unitary Development Plan Proposals Map. In such a location, there is no in principle objection to the provision of residential units.

Policy H4 states that wherever practicable a mix of housing units should be provided, particularly one and two bedroom units. It emphasises that within town centres smaller units are preferable. Whilst this location does not fall within a designated town centre, it does fall within the South Ruislip Local Centre. Given the location and nature of the site, the unit mix of one and two bedroom units is considered to be acceptable.

This proposal involves the re-development of the former car park which served the former Ruislip Library and part of the site which previously accommodated a gymnasium. Policy R5 of the UDP Saved Policies September 2007 resists the loss of community facilities unless adequate alternative facilities are available. Similarly, Policy R11 of the UDP requires that proposals which involve the loss of land or buildings previously utilised for community facilities are assessed having regard to various criteria. Permission has been granted to replace the former 320m² library with a 388m² library on the adjoining site (Plot A) which also includes the associated car parking to serve the library and other facilities proposed as part of the redevelopment scheme. As part of the officer's report on the adjoining youth centre, it was also noted that as the centre would provide facilities for social, sporting, educational and community events to take place, including a large multi-purpose hall, the youth centre would therefore replace a large element of the existing Class D2 use of the site as a leisure centre. As such, and given that the permission granted on Plot A would also include an adult learning centre with five classrooms, no objections are raised to the loss of the community facility use on this site, particularly as much of this use comprised associated car parking.

As such, the proposal is considered to be in accordance with Policies H4, R5 and R11 of the saved UDP, subject to meeting other relevant planning criteria.

7.02 Density of the proposed development

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

The site has a Public Transport Accessibility Level (PTAL) of 2. Given the nature of the surrounding area, which is on the edge of South Ruislip Local Centre, and is largely characterised by terraced and semi-detached properties with relatively large gardens, and buildings of 2-3 storeys in height, it is considered that the site falls within a suburban area as defined in the London Plan (2008). The London Plan (2008) range for sites with a PTAL of 2-3 in a suburban area is 50-95 units per hectare and 150-250 habitable rooms per hectare, assuming units have an indicative size of between 2.7 - 3.0 hr/unit. The proposed units have an average size of 2.4 hr/unit and the scheme equates to a density of 129 u/ha and 308 hr/ha which exceeds the maximum density as recommended by the London Plan.

In this instance, the division between this site and the adjoining Plot A is somewhat superficial, and although the approved re-development scheme on Plot A is for mixed development, it does include a significant element of residential use. Taking the redevelopment proposals on Plots A and B together, the larger scheme, including all the residential units would have a density of 95 u/ha and 218 hr/ha. This does comply with London Plan standards. It is therefore considered that the density is acceptable in this location, particularly as part of the site does form part of the South Ruislip Local Centre, where arguably, the character could be described as more urban (increasing the appropriate density from 70 - 170 u/ha in the London Plan) and the site is close, ie within

250m of the South Ruislip Underground Station. It is therefore considered that on balance, no objections are raised to the proposed density of development on this site.

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

Not applicable to this application site.

7.04 Airport safeguarding

The Ministry of Defence (MoD) have confirmed that they have no objections to the proposals. There is no requirement to consult National Air Traffic Services (NATS) or BAA Safeguarding on this proposal.

7.05 Impact on the green belt

No Green Belt issues are raised by this application.

7.06 Environmental Impact

Not applicable to this application.

7.07 Impact on the character & appearance of the area

The surrounding area is characterised by a wide mix of uses, with a large Sainsburys Supermarket and associated car park located on the opposite side of Victoria Road, beyond which is South Ruislip's main shopping area, a largely residential area located to the north, and large school playing fields located to the east. The site falls on the edge of the area designated as South Ruislip Local Centre and, accordingly, is on the fringe of the more densely built up area of South Ruislip.

Block 1 adjoining Plot A would be a four storey block, although on the Victoria Road frontage, the fourth floor would mainly be contained within the roof space with pitched roof dormers fronting the road, with Block 2 being three storey.

Block 1 would be comparable to the height of the three storey replacement building approved on the library site and be of a similar design. As part of the consideration of this scheme, it was noted that the building would not be out of keeping with the size, scale and height of nearby developments including Kelvedon Court to the north west, Sainsburys Supermarket opposite, and most of the properties in the Local Centre. Notably, all buildings fronting the Victoria Road/Station Road crossroads, less than 100m to the north west of the application site, are at least three-storeys, or equivalent, in height. Block 2 would also sit comfortably with the adjoining Young People Centre, parts of which equate to a two storey height.

The Council's Urban Design/Conservation Officer considers that the revised plans are a considerable improvement to the scheme, providing more space around the buildings, and the design of the buildings are much improved. The alterations to the roof terrace, by bringing the roof of the building down lower, also assist in reducing the dominance of this feature.

This part of Victoria Road, is characterised by rows of trees, set back from the road, on both sides, and these form an important element to the street scene, providing screening to the busy supermarket, service yard and associated car parking on the south western side of Victoria Road, and enhancing the more open nature of the north eastern side of the road. Whilst existing trees would need to be removed in order to make way for the proposed development, replacement trees would be provided to maintain the tree planting to the site frontage.

The building would take on a modern appearance with use of building materials such as fairface brick work, coloured render, and slate roofs to match the materials proposed on the adjoining building. Given the various different styles of buildings within the vicinity of

the site, this is considered to be visually acceptable in this location.

Overall, it is not considered that the size, scale, height or design of the proposed building would have a significant detrimental impact on the character or appearance of the surrounding area, or on the visual amenities of the street scene. Accordingly, the proposal is considered to comply with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.08 Impact on neighbours

The nearest existing residential properties to the application site are located at Kelvedon Court and the adjoining houses that front the south eastern side of Long Drive. These properties are sited over 65m from the application site. Furthermore, once the adjoining library site is redeveloped (application no. 67080/APP/2010/1419 refers), the nearest properties at Kelvedon Court and the adjoining property, No. 53 Long Drive would be screened by the new three storey building on Plot A from the nearest proposed block (Block 1) on Plot B.

The proposed new three storey building on Plot A does contain residential units, but these would not contain any side windows that would face onto the application site and the two blocks would be separated by a 21m distance. The whole of the area at the side of the building on Plot A would provide car parking which wraps around at the rear. Shared private amenity space for the adjoining block would be provided in the northern corner of the adjoining site, well away and largely screened from the application site. Furthermore, private balconies and roof terraces are located at the rear of the building, but these would be more than 21m from the nearest proposed block so as to satisfy the 21m separation distance advocated by design guidance to ensure that privacy is maintained.

It is therefore considered that the proposal would not have any detrimental impact on the amenity of existing and proposed residential occupiers in terms of overlooking, loss of privacy, overshadowing or loss of outlook. The scheme complies with Policies BE20, BE21 and BE24 of the saved UDP.

7.09 Living conditions for future occupiers

The Council's Supplementary Planning Document: 'Residential Layouts' states that a minimum of 50m² internal floor space should be provided for one-bedroom flats, increasing to 63m² for two-bedroom units. The one bedroom flats would have floor areas ranging from 51m² to 55m², with the flats in the attic of Block 1 having a floor area of 74m² and 66m² to 80m² in the case of the two-bedroom units. The proposal therefore meets these guidelines. All windows would receive adequate daylight and the amenities of future occupiers would not be prejudiced by the location of adjoining properties. Furthermore, all the ground floor units now have their own small patio areas, allowing areas of defensible space to be created immediately outside their habitable room windows. As such, it is considered that the proposed units would adequately serve the needs of future occupiers in terms of internal space.

The Council's Supplementary Planning Document: 'Residential Layouts' also advises that shared amenity space should be provided at a minimum level of 20m² and 25m² per one-bedroom and two-bedroom units respectively and that space needs to be usable, attractively laid out and conveniently located. As such, a total of 680m² of external amenity space should be provided (320m² for Block 1 and 360m² for Block 2). This proposal would provide 207m² of shared garden space for Block 1 and 166m² for Block 2 at the rear of each block. In addition, the ground floor unit at the rear of Block 1 would have a private patio area of 24m² and the two ground floor units on Block 2 would have areas of 21m² and 25m². Also, on each of the first and second floors on Block 1, 3 of the 5 units would

have a 4m² balcony (only 2 one-bedroom units would not have a balcony), and a 59m² communal roof terrace would be provided on the third floor. In Block 2 on the first and second floors, all the one-bedroom flats would have 4m² balconies and the two-bedroom units would each have 10m² areas. Therefore, Block 1 provides 314m² or over 98% of its amenity space requirement to satisfy minimum standards, whereas Block 2 only provides a total of 248m² or some 69% of its overall requirement.

However, the ground floor units at the front would also have small patio areas of 16m² and 24m² on Block 1 and 13m² and 27m² on Block 2. At the front of these areas are communal/landscaping areas, with a 62m² seating out area provided between the two blocks at the front of the car park. Although the Council's design guidance does not include front garden areas as providing private amenity space as these areas are generally not considered to afford adequate privacy and amenity to be counted as amenity space, it is considered that this issue, particularly as regards flatted development where shared amenity space by definition, is not particularly private, is not clear cut. For instance, the seating out area at the front would not be particularly private and be more exposed to traffic noise but that is not to say that it could not serve a more limited useful purpose for some residents, less sensitive to noise and the gaze of passers-by, particularly if they were carefully landscaped. Those more sensitive residents would still have the option of using the rear amenity area(s). There have been a number of appeal cases recently, such as the Reindeer Public House, Maxwell Road, Northwood (ref. 18958/APP/2009/2210) where Inspector's have not discounted amenity areas at the front. If all the external amenity space is included, the overall amount of space for Block 2 at 350m² equates to 92% of that required by design guidance.

It is therefore considered that given the relatively minor nature of the shortfall in amenity space, even if the areas at the front are not included, combined with the fact that all the units in Block 2 where the shortfall is more pronounced would have their own patio or balcony areas, a reason for refusal on this ground would not be justified. As such, the scheme is considered to comply with policy BE23 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.10 Traffic impact, car/cycle parking, pedestrian safety

A total of 36 parking spaces are proposed within the centre of the site, including 4 disabled person spaces, served by a new central vehicular crossover. This would require alteration to the road markings of the central reservation on Victoria Road in order to provide a new right hand turn lane.

Given the scale of the proposed development, in terms of vehicular trip generation/attraction, the future trips associated with the development are unlikely to have a significant effect on the capacity of the highway network.

With regards to the proposed residential use, the Council's Car Parking Standards state that for flats without individual curtilages and with communal parking areas, a maximum of 1.5 spaces should be provided per unit which would give a total of 47 spaces. Notwithstanding this, the London Plan standards state that for one and two-bedroom units a maximum of one space or less should be provided per unit, emphasising that all developments in areas of good public transport accessibility and/or town centres should aim for less than 1 space per unit. The site lies on the edge of the South Ruislip Local Centre, very close to local shops and a major supermarket, and is less than 500m away from the Victoria Road Retail Park. The site is also within approximately 300m of South Ruislip Underground and train stations.

There are parking restrictions along Victoria Road and in South Ruislip Centre. In addition, the site lies within close proximity to public car parks within South Ruislip. Accordingly, it is not considered that the proposal would result in a significant increase in on-street parking in the surrounding area.

Cycle storage provision has been shown within the undercroft area. Full details would be required by way of condition should approval be granted, and a minimum of 31 spaces are required, one space per unit.

On this basis, the Council's Highway Engineer does not raise any objections to the proposal and its off-street car parking provision or the access arrangements. Alterations to the road markings would be secured through S106/S78 Agreement. As such, the scheme complies with policies AM7, AM9 and AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.11 Urban design, access and security

Urban Design

This issue has been largely addressed in part 7.07 of the report. At ground floor level, the proposed building would have an external footprint of approximately 507m². However, at first and second storey level, part of the building would be cantilevered over the car park, essentially creating an undercroft element to the car park, and additional floorspace for the upper floors. The second storey would be set back from the building's main front elevation, fronting Victoria Road, in order to provide roof terraces for flats at that level. The proposed building would have maximum dimensions of approximately 30m by 28m by 14m high.

Given the nature of the immediately surrounding area, including the three-storey residential block adjoining the site to the north west, and the large Sainsburys Supermarket, which the plans indicate measures approximately 26m high, opposite, it is not considered that the height, size or scale of the development would be out of keeping with the character or appearance of the surrounding area.

The building has been designed to reflect its different uses. At ground floor level it would be largely glazed to maximise the daylight in to the library and to provide a link to the outside, emphasising that it is a public building. At first floor level, the windows would project from the front elevation to create visual interest and a modern design, and at third floor level the front elevation to the residential units would sit behind roof terraces. The Design and Access statement suggests the provision of a pitched roof would add a domestic character. The external walls to the building would be finished in fairface brickwork and coloured render finish. The roof would comprise grey slates and the doors and windows would be finished in grey powder coated aluminium.

The proposed design and materials would create the impression of a modern contemporary building which is considered to be visually acceptable in this location. Notably, the proposal would reflect the modern design approach which was adopted for the youth centre, currently under construction to the south west of the site.

The Council's Urban Design Officer has raised no objections to the scheme in terms of size, scale, height, bulk, design, etc. However, it has been suggested that additional tree planting should be provided in the car park area. Given that a large part of the car park would be provided under an undercroft, and the restricted space available in this part of the site, this would not be possible. Details relating to landscaping will be further discussed in part 7.14 of the report. However, it should be noted that following

discussions with the Council's Trees/Landscape officer amended plans were submitted which show additional soft landscaping and tree planting to the site frontage, fronting Victoria Road, and notably, the Council's Trees/Landscape Officer has raised no objections. Accordingly, it is not considered that refusal could be justified on these grounds.

Security

The development would incorporate measures to reduce the risk of crime. Should approval be granted a condition would be required to ensure the development meets the Metropolitan Police's 'Secured by Design' criteria. Notably the Metropolitan Police's Crime Prevention Design Advisor has raised no objections to the scheme subject to conditions regarding boundary treatment (which would be covered by the Council's standard boundary treatment condition), CCTV, and details relating to the proposed children's play area to ensure it is secure and not abused by unauthorised users.

7.12 Disabled access

The applicant's Design and Access Statement confirms that the proposed development would comply with Lifetime Homes Standards, BS8300:2009 and Part M of the Building Regulations. It confirms that level access would be provided to all floors, all access controls to common parts of the building would be accessible and inclusive, and that WCs and bathrooms throughout the development would be flexible to allow use by wheelchair users. The Council's Access Officer has raised a number of points regarding the bathrooms and proposed wheelchair accessible unit. However, should approval be granted, it is considered that these issues could be satisfactorily addressed by way of condition.

7.13 Provision of affordable & special needs housing

Policy 3A.11 of the London Plan (2008) states that Boroughs should normally require 50% affordable housing provision on a site which has a capacity to provide 10 or more homes, unless a Financial Viability Assessment indicates otherwise.

Circular 05/2005 acknowledges that in some instances 'it may not be feasible for a proposed development to meet all of the requirements set out in local, regional and national policies and still be economically viable.' It goes on to state that in such cases it is for the local authority to decide what level of contributions are appropriate.

A Financial Viability Assessment (FVA) has been submitted which suggests that the scheme can support an element of affordable housing and 16% of the scheme by habitable room has been agreed which would be controlled by the S106 Agreement.

7.14 Trees, Landscaping and Ecology

There are two small groups of trees on the road frontage and two trees close to the rear boundary of the site. These trees are not protected and the Council's Tree Officer advises that they do not constrain the development, as no objection would be raised to individual tree loss, provided replacement tree planting was carried out on site.

The submitted landscape plan makes adequate provision for landscaping at the front of the site, including new tree planting, which would reflect the long line of tree planting on the south-western side of Victoria Road. As such, subject to appropriate conditions, the scheme is acceptable and complies with policy BE38 of the adopted Hillingdon unitary Development Plan Saved Policies (September 2007).

7.15 Sustainable waste management

The plans show refuse storage areas within the undercroft parking area. Block 1 would be served by a 4m x 0.9m deep storage area, with Block 2 by a 6m x 0.9m area. It is

considered that the areas proposed would be large enough to accommodate the required refuse storage provision. Additional space could be made available on site to provide larger areas if required. Accordingly, further details would be required by way of condition should approval be granted.

7.16 Renewable energy / Sustainability

Policy 4A.7 of the London Plan 2008 advises that boroughs should require major development to show how they would reduce carbon emissions by 20% through addressing the site's electricity and heat needs from renewable sources, wherever feasible.

An energy statement has been submitted with the application, however it only demonstrates that 13% of the energy would come from renewable energy sources without adequate justification for not including additional technology to provide the remaining 7%.

However, the Council's Sustainability Officer advises that given the importance of the applications and the commitment to Code for Sustainable Homes level 3 for the housing, no objection is raised, subject to appropriate conditions to ensure compliance with Code 3.

7.17 Flooding or Drainage Issues

Policy OE8 of the saved UDP seeks to ensure that new development incorporates appropriate measures to mitigate against any potential increase in the risk of flooding. Policies 4A.12, 4A.13 and 4A.14 of the London Plan (February 2008) require that flooding issues and the need for flood risk management and sustainable drainage are taken into account, having regard to PPS25.

Much of the western half of the site is within Flood Zone 1, which has the lowest probability of flooding, whereas most of the eastern half falls within Flood Zone 2. Accordingly, a Flood Risk Assessment has been submitted in support of the application. The Environment Agency have confirmed that they do not wish to be consulted on the application and that the Council should use standing advice on their website and in PPS25 to assess the scheme.

In accordance with PPS25, due to the provision of residential units, the development would be regarded as a 'more vulnerable' use. However, Table D.3, 'Flood Risk Vulnerability and Flood Zone Compatibility' indicates that 'more vulnerable' uses falling within Flood Zone 2 are appropriate. However, a sequential test should be used to establish that more suitable sites are not available.

To this end, a flood risk sequential test has been carried out. This advises that the Council is developing its Core Strategy and Strategic Housing Land Allocations and that currently, there is limited information on other sites likely to come forward that are comparable in size to the application site and the London Plan Strategic Housing Land Availability Assessment only investigates 'large' sites over 0.25 hectare. Accordingly, a comparison of other alternative sites would need to investigate other available 'windfall' sites that may be considered reasonably available. However, there is a relatively low level of flood risk on this site and measures identified in the Flood Risk Assessment would reduce the risk to a negligible level. Also, safe access and egress in times of flooding can be maintained to the site. Furthermore, this proposal is linked to the re-development of the adjoining library site. The report concludes that given the above, the development will be sited in an area with little or no flood risk, and there are no reasonably available alternative sites.

Therefore, it is not considered that the proposed development would lead to a significant

increase in flood risk. Appropriate conditions are recommended and the scheme is considered to be acceptable, in accordance with policy OE8 of the saved UDP, policies 4A.12, 4A.13 and 4A.14 of the London Plan (February 2008) and PPS25.

7.18 Noise or Air Quality Issues

Noise

The site lies adjacent to Victoria Road, near a busy junction, and opposite Sainsburys Service Yard. Accordingly, a Noise Assessment has been submitted in support of the application. This confirms that whilst the site falls within Noise Exposure Category C, the use of mitigation measures, such as use of double glazing and appropriate building materials, would give sufficient noise attenuation for the residential areas. Notably, Officers in the Council's Environmental Protection Unit have raised no objections subject to appropriate conditions to ensure the scheme is adequately protected from road traffic noise.

Air Quality

The site does not fall within an Air Quality Management Area and, accordingly, there is no requirement for the applicant to submit an Air Quality Assessment in support of the scheme. Officers in the Council's Environmental Protection Unit have confirmed that no objections are raised to the scheme on grounds of air quality.

7.19 Comments on Public Consultations

Points (i) to (vii), (xi) and (xii) have been dealt with in the main report. Points (viii), (ix), (x) and (xiii) are noted but do not raise any material planning objections. Point (xiv) is noted by other residential properties already overlook the playing fields and this relationship is a normal one and natural surveillance is normally considered to improve safety. As regards point (xv), land ownership is not a material planning consideration and correct certificates have been served.

7.20 Planning Obligations

Policy R17 of the UDP states that the Local Planning Authority will, where appropriate, seek to supplement the provision of recreational open space, facilities to support the arts, culture and entertainment activities and other community, social and education facilities through planning obligations in conjunction with other development proposals.

The applicant has agreed in principle to fund the highway works and a 16% affordable housing element (by habitable room) and provide contributions towards education, health and library facilities in this part of the borough and construction training. These will be secured by the proposed S106/S78 agreement.

7.21 Expediency of enforcement action

The application site does not raise any enforcement issues.

7.22 Other Issues

No other relevant planning issues are raised by this proposal.

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

Although the scheme exceeds the Mayor's density guidelines, the separation of this site with the adjoining Plot A site which would also contain a significant element of residential is somewhat superficial and although the approved development here is for a mixed scheme, when the overall residential densities are taken for the larger site, the scheme does comply with this guidance. Furthermore, it is considered that the proposed development would be in keeping with the character and appearance of the surrounding area and there would be no adverse impact on the residential amenity of existing or proposed neighbouring occupants. An acceptable internal living environment would be created for future occupants of this scheme and although the amenity space standard would not be met, it is considered that the overall provision is acceptable. The parking layout and access arrangements are acceptable. Also, part of the site is within Flood Zone 2 but a sequential test did not reveal a more appropriate site for the development and no objections are raised by the Environment Agency. Accordingly, on balance, the proposal is considered to comply with relevant UDP and London Plan policies and approval is recommended.

11. Reference Documents

Hillingdon Unitary Development Plan Saved Policies (September 2007)
London Plan (Consolidated with Alterations since 2004)
Planning Policy Statement 1: Delivering Sustainable Development
Planning Policy Statement 3: Housing
Planning Policy Statement 22: Renewable Energy
Planning Policy Statement 25: Development and Flood Risk
Planning Policy Guidance 13: Transport
Planning Policy Guidance 24: Planning and Noise
Supplementary Planning Guidance - Community Safety by Design
Supplementary Planning Guidance - Noise

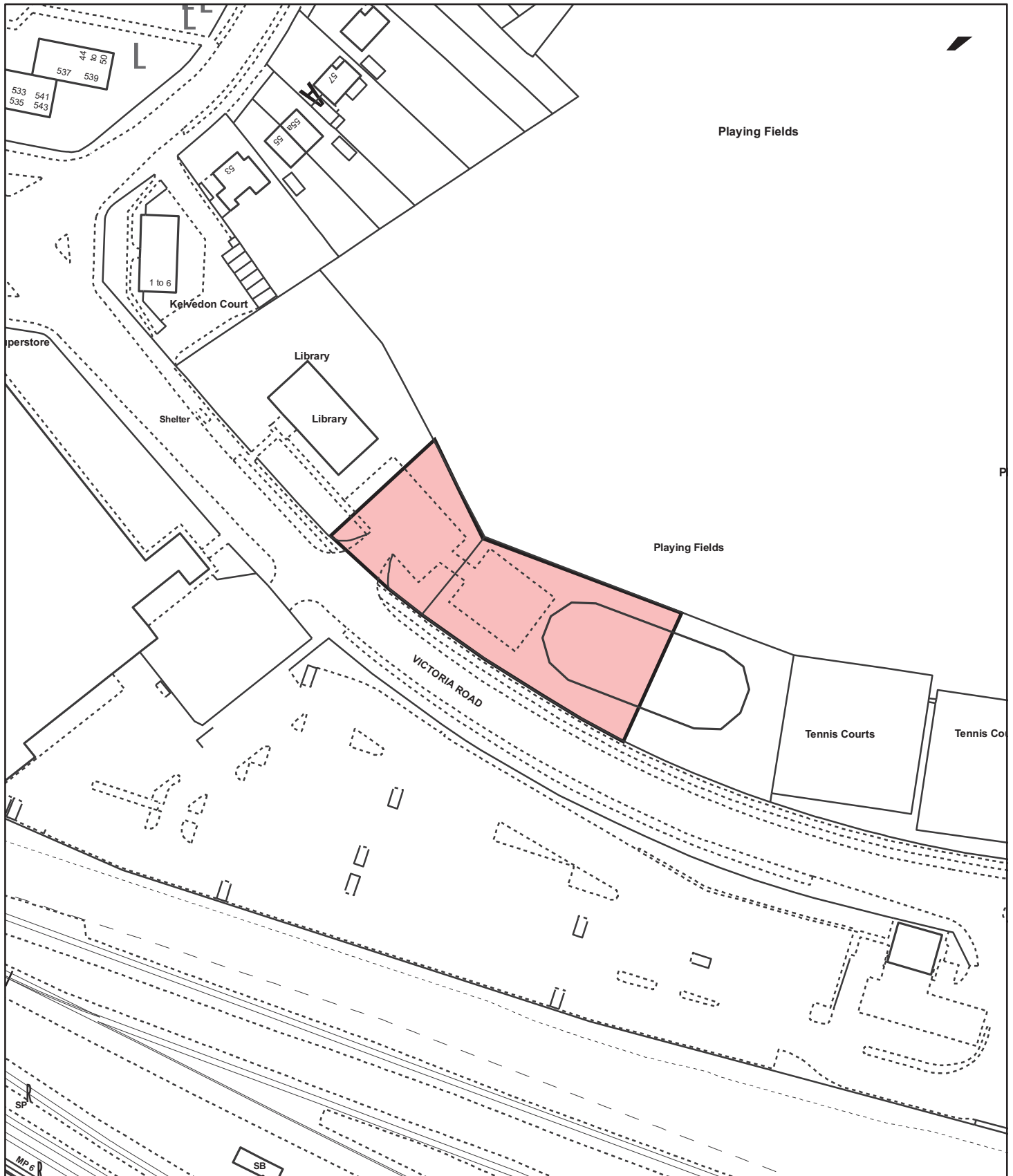
Supplementary Planning Guidance - Air Quality
Supplementary Planning Guidance - Planning Obligations
Supplementary Planning Guidance - Residential Layouts
Supplementary Planning Guidance - Accessible Hillingdon

Contact Officer: Richard Phillips

Telephone No: 01895 250230

APPENDIX B

<p>177.</p>	<p>SOUTH RUISLIP LIBRARY, PLOT B, VICTORIA ROAD, RUISLIP 67080/APP/2010/1420 (<i>Agenda Item 6</i>)</p> <p>Officers drew the Committee’s attention to changes in the Addendum and the amended plans for the development.</p> <p>Officers advised the Committee the proposal was acceptable, living standards met all Council standards and the size and scale of the proposal was in keeping with the surrounding area.</p> <p>A Member asked officers to explain the Statement of Intent mentioned in the report. In response, the Legal officer clarified that the Council could not enter into a Section 106 Agreement with itself as the Local Planning Authority and that the Statement of Intent meant that when the property was sold in the future, there would be a legal requirement for the new owner to enter into a Section 106 Agreement (a statement of intent) with the Local Authority.</p> <p>A Member referred to the comments made by the Urban Design Officer in the report in relation to density and lack of amenity and suggested that the proposal appeared to be an over development of the site. In response, officers explained that the scale and bulk of the design had been reduced and that a number of relatively minor revisions to landscaping, floor plans, design elevations and terraces were significant to the overall design when these were added together. Officers explained that there would be a slight shortfall to the Council’s amenity standards.</p> <p>The recommendation for Approval was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved – The application was Approved with four Members in favour, one against and one abstention for the reasons set out in the officer’s report and Addendum.</p>	<p>Action by</p> <p>James Rodger & Meg Hirani</p>
<p>178.</p>	<p>LAND FORMING PART OF 104 ABBOTSBURY GARDENS, EASTCOTE 67398/APP/2011/481 (<i>Agenda Item 7</i>)</p> <p>In accordance with the Council’s constitution a representative of the petitioners in objection to the application addressed the meeting.</p> <p>The petitioner made the following points:</p> <ul style="list-style-type: none"> • The proposal would be out of keeping with the surrounding area • The proposal will affect the character of the surrounding gardens • The Dean Estate and surrounding houses benefit from open vistas across green spaces which would be affected • The area surrounding the proposed development was already densely populated and the development would increase overcrowding • The land adjacent to the site includes an oak tree which could be affected by the development • The application did not alter significantly from the previous application 	<p>Action by</p> <p>James Rodger & Meg Hirani</p>



Notes

 Site boundary
For identification purposes only.

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London Borough of Hillingdon
100019283 2011

Site Address

**South Ruislip Library
Plot B, Victoria Road
Ruislip**

Planning Application Ref:
67080/APP/2010/1420

Planning Committee
North Page 93

Scale
1:1,250

Date
March 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 LAND ADJOINING 12 GLADSDALE DRIVE EASTCOTE

Development: Erection of a single storey, detached, two-bedroom dwelling with associated amenity space and parking

LBH Ref Nos: 65761/APP/2011/1645

Drawing Nos: Location Plan to Scale 1:1250
Design & Access Statement
1/a
DC/4/a
Arboricultural Survey
RAC/3/b
DC/2c

Date Plans Received: 05/07/2011 **Date(s) of Amendment(s):** 05/07/2011

Date Application Valid: 15/07/2011 21/07/2011

1. SUMMARY

The proposal is for a revised scheme for a single storey detached dwelling that would be set adjacent to the existing property, 12 Gladsdale Drive. The application was allowed on appeal where the main issue was considered to be the proposed development's effects on the character and appearance of the area. The appeal for the single storey building was allowed subject to conditions in June 2011.

The difference between this application and that allowed on appeal, is this current proposal now seeks a second bedroom and would result in elongating the building by 3.64m, bringing it 1.6m closer to the road and the fenestration altered to the front to substitute the permitted gable end with a bay window and to add a window to the north eastern side, facing the countryside. The window to the second bedroom, sited less than 2m from a 2m high boundary fence and large trees is considered to have unacceptably low levels of light and poor outlook.

In terms of the character of the area the siting of the building forward of the established building line and the total hardstanding of the area in front of the proposed building are aspects of the proposal which are considered to be out of character with the prevailing pattern of development in the area and the street scene in general.

This application is recommended for refusal.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 R14 Extension Established Building Line Refusal

The proposal by reason of its projection forward of the recognised established building line along Gladsdale Drive represents an unduly intrusive/incongruous form of development detrimental to the visual amenities of the street scene and the area in general. This effect would be further reinforced by pushing the car parking spaces forward and the provision of the additional car parking space. The proposal is therefore

contrary to policies BE13 and BE19 of the adopted Hillingdon Unitary Development Plan Saved Policies September 2007 and the adopted Supplementary Planning Document HDAS: Residential Layouts.

2 NON2 Non Standard reason for refusal

The proposal would result in a reduced front garden area by creating an additional car parking space and pushing forward the proposed bungalow within the site to the detriment of the established pattern of the streetscene, area and locality. The proposal is therefore contrary to policies BE13 and BE19 of the adopted Hillingdon Unitary Development Plan Saved Policies September 2007 and the adopted Supplementary Planning Document HDAS: Residential Layouts.

3 NON2 Non Standard reason for refusal

The window to the second bedroom, sited less than 2m from a 2m high boundary fence and large trees would have unacceptably low levels of natural light and poor outlook to the detriment of the amenity of future occupiers. The proposal is therefore contrary to policy BE19 of the adopted Hillingdon Unitary Development Plan Saved Policies September 2007, the adopted Supplementary Planning Document HDAS: Residential Layouts and Policy 5.3 of the London Plan (2011).

3. CONSIDERATIONS

3.1 Site and Locality

The application site lies on the north side of Gladsdale Drive and comprises a plot of land, originally used as garden in connection with the residential use of No.12, a semi detached property located at the western end of Gladsdale Drive.

The street is residential in character and whilst the 'architecture' of such areas can be described as ordinary and mass produced, the proportion of the buildings, their uniform manner of addressing the street and use of space with car parking to the side, and front gardens retained are defining features that create a pleasing homogeneity.

The land is on a slope with the land falling away towards the northwest to the stream at the rear. The land to the west is within the Green Belt and is also designated as a Site of Importance for Nature Conservation and a Woodland Tree Preservation Order is in place. The western boundary of the site forms the boundary between the Developed Area and the above mentioned designations as identified in the Hillingdon Unitary Development Plan (UDP) (Saved Policies September 2007).

3.2 Proposed Scheme

The application seeks an amendment to the planning permission granted on appeal. This proposal would add an extra bedroom, to make a two bedroomed bungalow, and elongate the approved scheme by 3.64m. The current scheme therefore proposes to erect a single storey 2-bedroom detached dwelling adjacent to 12 Gladsdale Drive using a similar footprint but bringing the building line 1.6m closer to the street. The dwelling would be 5.48m wide and 15m deep (previously 11.36m deep) and would be finished with a hipped roof that would be 2.5m to the eaves and 3.89m high to the ridge. Two off street parking spaces would be provided to the front of the property which would result in a much reduced front garden area.

3.3 Relevant Planning History

41717/A/88/0791 12 Gladsdale Drive Eastcote Pinner
Erection of a two-storey side extension and formation of a granny annexe at first-floor level

Decision: 27-07-1988 Approved

41717/APP/2009/2080 12 Gladsdale Drive Eastcote Pinner
Single storey detached garage to side (Application for a Lawful Development Certificate for a Proposed Development)

Decision: 19-11-2009 Approved

41717/APP/2009/2562 12 Gladsdale Drive Eastcote Pinner
Single storey detached outbuilding to side for use as garage / games (Application for a Lawful Development Certificate for a Proposed Development).

Decision: 21-01-2010 Refused **Appeal:** 08-11-2010 Allowed

65761/APP/2009/216 Land Forming Part Of 12 Gladsdale Drive Eastcote
Two storey four-bedroom detached dwelling with associated parking.

Decision: 09-03-2009 Withdrawn

65761/APP/2009/599 Land Forming Part Of 12 Gladsdale Drive Eastcote
Two storey three-bedroom detached dwelling with associated parking.

Decision: **Appeal:** 16-09-2009 Dismissed

65761/APP/2010/2707 Land Adjoining 12 Gladsdale Drive Eastcote
Erection of a single storey detached one-bedroom dwelling with associated parking and amenity space.

Decision: 22-02-2011 Refused **Appeal:** 21-06-2011 Allowed

Comment on Relevant Planning History

This is the fourth application submitted for a dwelling on this site. The first submission(65761/APP/2009/216) was withdrawn following officer advice that the application would not receive officer support due to its design and the lack of an arboricultural report.

The second application (65761/APP/2009/599) was appealed under non-determination, however, it was considered by the North Planning committee that the application would have been refused for the following reasons:

1. The proposed dwelling by reason of its siting and layout would result in a cramped form of development, which would not be in keeping with the existing surrounding development, and would be detrimental to the visual amenity and character of the surrounding street scene contrary to Policies BE13 and BE19 of the Hillingdon Unitary Development Plan

Saved Policies (September 2007) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

2. The proposed development, by reason of its siting and overall size, bulk and height, would prejudice the openness of, and views to and from the Green Belt. The proposal is therefore contrary to Policy OL5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Planning Policy Guidance 2 (Green Belts).

3. The development is estimated to give rise to a significant number of children of nursery/primary/post-16 school age, and therefore additional provision would need to be made in the locality due to the shortfall of places in nurseries/schools/educational 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.

In the determination of this appeal the inspector considered that:

- Due to the limited plot width, the need to provide off street parking to the front rather than the side, together with the orientation of the front facade, the proposal would result in a cramped appearance failing to harmonise with the existing street scene or complement the character of the wider area.
- In relation to the impact on the adjoining Green Belt, whilst accepting that there would be no meaningful space to provide landscaping to this boundary, he considered that the development would not provide a significantly different or inferior context to the Green Belt than which exists in the area at the moment. In the context of the boundary with the Green Belt the development would have no adverse effect on the visual amenities of the Green Belt.
- The proposal would provide adequate floorspace for future occupiers.

Subsequent to the determination of that appeal and the submission of that proposal, an application for a certificate of lawful development was submitted for a proposed garage and games room in the same position as the appealed proposal for the one bedroomed bungalow (65761/APP/2009/2562). This Certificate was refused by the Local Authority due to its excessive size and scale failing to represent a structure required for the incidental enjoyment of the dwellinghouse. This decision was appealed and the inspector concluded that the building would not be overly excessive and would still be in the realms of objective reasonableness and granted a Certificate of Lawful Development.

The last proposal for the one-bedroomed bungalow was refused permission for the following reasons:

1. The proposed development, by reason of its siting, design and layout, would fail to harmonise with the existing local and historic context of the surrounding area. The principle of intensifying the residential use of the site through the loss/part loss of this side garden area would have a detrimental impact on the character, appearance and local distinctiveness of the area. The development therefore fails to harmonise with the character of the surrounding area, contrary to Policies BE13 and BE19 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007), Policies 3A.3, 4B.1 and 4B.8 of the London Plan, guidance within The London Plan Interim Housing Supplementary Planning Guidance, April 2010, Planning Policy Statement 3: Housing (as amended) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

2. The proposal by reason of the size, design and the siting would result in a form of development which would be cramped and out of character with the existing pattern of residential development in the area. The proposal therefore represents an over development of the site to the detriment of the character and visual amenities of the area contrary to Policies BE13 and BE19 of the Hillingdon Unitary Development Plan (Saved Polices September 2007), Policy 4B.3 of the London Plan (2008) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

This application was subsequently granted permission on appeal in June 2011.

4. Planning Policies and Standards

Planning Policy Guidance Note 2: (Green Belt)

Supplementary Planning Guidance: Educational Facilities

Planning Policy Statement 3: Housing (June 2010)

The London Plan: Interim Housing Supplementary Planning Guidance (April 2010).

UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
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.
OL5	Development proposals adjacent to the Green Belt
OE7	Development in areas likely to flooding - requirement for flood protection measures
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 5.13	(2011) Sustainable drainage
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 7.3	(2011) Designing out crime
LPP 7.4	(2011) Local character
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

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 the Eastcote Village Conservation Area Advisory Panel, Northwood Hills Residents Association and Eastcote Residents Association consulted. 4 individual objections and a petition of 80 signatures have been received, that made the following comments:

1. The land has always been part of the Green Belt land, adjacent to No.12;
2. The changes to PPS3 have taken gardens out of the Brownfield category, and therefore there is no automatic right to build a dwelling on this land;
3. No need for this additional property, which was initially supposed to be a garage, then games room, then single property and now a two bedroom property;
4. Additional stress on the services which are limited at best;
5. The character of the road would be completely destroyed with any further building works as well as an overdevelopment;
6. Destruction of wildlife habitat;
7. This is one of many applications, it is clear the developer is trying to achieve his goal little by little of building a large detached property in the garden;
8. Destruction to greenbelt meadow trees;
9. Loss of front gardens;
10. Out of character.

Environment Agency:

We have no objection to the proposal as shown in the application. Although the proposed development is with 20 metres of a watercourse and in Flood Zone 1, in this instance we have no concerns that can not be addressed by your use of our Flood Risk Standing Advice. The main flood risk issue at this site is the management of surface water run-off and ensuring that drainage from the development does not increase flood risk either on-site or elsewhere. We recommend the surface water management good practice advice in cell F5 is used to ensure sustainable surface water management is achieved as part of the development. If you have identified drainage problems at this site through your Strategic Flood Risk Assessment or Surface Water Management Plan, you may want to request a formal Flood Risk Assessment from the applicant in line with Flood Risk Assessment Guidance Note 1.

Thames Water:

Thames Water would advise that with regard to sewerage infrastructure we would not have any objection to the above planning application. With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. With regard to water supply, this comes within the area covered by the Veolia Water Company.

Internal Consultees

Conservation and Urban Design Officer:

Given the recent Planning Inspectors decision re this site, it would appear difficult to sustain an objection to this application on design grounds.

Tree/Landscape Officer:

The woodland, which includes a willow and a number of hornbeam and ash trees, on the land to the north of the site is protected by TPO 387. The immature Ash trees at the end of Gladsdale Drive and close to the eastern boundary of the site do not form part of the protected woodland. The scheme includes a survey report (from 2009) about the multistemmed Willow tree close to the northern boundary of the site. The report also mentions the woodland. The willow is found to be defective and prone to split and collapse, because decay in the main stem has spread to the other limbs one of which has collapsed, and will have to be removed in the interests of safety. As previously, and as acknowledged by the Inspector who dismissed the appeal against the refused application (ref: 65761/APP/2009/599), Saved policy BE38 of the UDP does not apply to this tree, because in this condition it is not a feature of merit. In this context, the matter of the removal of this tree is a private matter for the owners of the land on which it is situated, who had previously indicated that the tree can be removed (correspondence on application ref: 65761/APP/2009/599). Subject to the protection afforded by the existing boundary fence, which should be retained (or replaced), the scheme will not affect the other (off-site) woodland trees and the (off-site) trees at the end of Gladsdale Drive. The layout also reserves space for landscaping at the front of the site. Subject to conditions TL5, TL6 and TL7, which are consistent with those imposed by the Inspector who allowed the last appeal in June 2011, and a condition requiring the retention of the existing boundary fence or the provision of alternative fencing to protect the off-site trees/woodland (reason TL3), the scheme is acceptable in terms of Saved Policy BE38 and Green Belt landscape policy.

Access Officer:

In assessing this application, reference has been made to London Plan Policy 3.8 (Housing Choice) and the Council's Supplementary Planning Document "Accessible Hillingdon" adopted January 2010. The scheme should be revised and compliance with all 16 Lifetime Home standards (as relevant) should be shown on plan. The following access observations are provided:

Level access should be achieved. Entry to the proposed bungalow appears to be stepped, which would be contrary the above policy requirement. Should it not be possible, due to topographical constraints, to achieve level access, it would be preferable to gently slope (maximum gradient 1:21) the pathway leading to the ground floor entrance door. Details in this regard should be requested prior to any grant of planning permission. To allow the bathroom to be used as wet rooms in future, plans should indicate floor gulley drainage.

Conclusion: Revised details/plans should be submitted to address the above observations prior to any grant of planning permission.

(Case officer note: amended plans received and agreed by Access Officer).

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Members will note from the section relating to the planning history of the site that the previous application for a bungalow on the site was refused on the principle of a dwelling on the site. In his appeal decision the Inspector commented as follows on this aspect:

"13. As a result of the revisions to PPS3, Housing in June 2010, residential gardens are no longer classed as previously developed land, and thus have lower priority for development. However, development on such land is not precluded, and the PPS still encourages the efficient use of urban land. London Plan Policies 3A.3 and 4B.1 likewise seek to maximise the potential of housing land, provided that development is compatible with the local context. The appeal proposal would add to the area's housing stock without causing any material harm, and is therefore consistent with the aims of these policies.

14. I note the contents of Policy 1 of the Mayor of London's Interim Housing SPG, dated April 2010, which requires full account to be taken of the contribution that gardens make to a range of other London Plan policy aims. But in the present case, I have already concluded that the proposed development would not harm the area's character or distinctiveness, and there is no evidence that it would adversely affect any of the other issues referred to in this SPG policy."

The principle of the development of a bungalow has already been accepted on this site by virtue of the appeal decision and circumstances and policy have not changed in the intervening period to suggest that the application should be refused on principle.

7.02 Density of the proposed development

Policy 3A.3 of the London Plan advises that Boroughs should ensure that development proposals achieve the highest possible intensity of use compatible with local context and the site's public transport accessibility. The London Plan provides a density matrix to establish a strategic framework for appropriate densities at different locations.

Table 3A.2 recommends that developments of detached houses on suburban residential sites with a PTAL score of 1 should be within the ranges of 35-55 u/ha and 150-200 hr/ha. The proposed density for the site would be approximately 86 habitable rooms per hectare (hrpha), which is below the suggested London Plan thresholds and has already been accepted by the Inspector. However, the proposal is for a single, small dwelling where the density of the proposal has limited value in assessing its acceptability and its compliance with policies within the Hillingdon Unitary Development Plan Saved Policies (September 2007), The London Plan (2008) and national policies is of greater relevance.

However the additional car parking space required as a result of increasing the density would result in removing more of the front garden of the property than that granted on appeal and further contrary to the existing development pattern of the area. This element is not acceptable and is contrary to policy BE19 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

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

The application is adjacent to Eastcote Village Conservation Area, however, in relation to the impact of a two storey dwelling on the site, the Inspector in the appeal decision commented as follows:

"22. I agree with the Council that the appeal site is far enough away from the boundary of the Eastcote Village Conservation Area for the appeal development not to have any impact on its setting. I therefore do not see that saved UDP Policy BE4 is engaged."

The scheme, being a bungalow would have even less impact than the two storey scheme that the Inspector concluded would have no impact on the Eastcote Village Conservation Area.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

This aspect has already been considered in the Inspector's decision. The impact of an additional 3.64m requires further consideration. However, in this context, adjacent to mature trees and against a backdrop of another building when viewed from the countryside, this additional length is considered to be too small to warrant refusal on this ground alone. This aspect therefore complies with Policy OL5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Clause 3.15 of PPS2.

7.06 Environmental Impact

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies September 2007 highlights the importance of designing new development to harmonise with the existing street scene whilst Policy BE19 seeks to ensure that new development within residential areas complements or improves the amenity and character 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. On the siting of the building within the street scene, the Inspector on the original appeal relating to a two storey dwelling on the site commented as follows:

"9. While the style of the houses in Gladsdale Drive varies somewhat, with a mixture of hipped and gabled roofs, all the properties are traditional in style, and the appeal development would follow this lead. The houses in the immediate area of the appeal site are mainly semi detached, although there are four maisonettes opposite the appeal site on the south side of the road, and further down the road there are some other detached houses. In architectural style and form, the appeal proposal would therefore harmonise with the existing development in Gladsdale Drive. I note that the Council's Conservation and Urban Design Officer raised no objection to the design and siting of the appeal development in the form which is the subject of this appeal.

10. In general, the houses in the road make fairly full use of the plot widths available to them, but that is often because part of the site accommodates an attached garage. With only around 1 metre of side space to either side of the appeal development and with no garage, the appeal development would be out of character with other houses in the area in that respect. The proposal would allow for a combined space of 2 metres from the side elevation of 12 Gladsdale Drive, but the plot width of the appeal development and the remaining plot width of 12 Gladsdale Drive would then be less than the norm in the road.

11. The appeal development would provide off road parking by using the area to the front of the proposed dwelling as parking space for two cars. While it was apparent on my site visit that off road parking takes place at many of the houses in Gladsdale Drive on the run in to the garages within the curtilage of the properties concerned, the normal pattern in the road is for front garden areas to be retained. The appeal proposal would thus again be out of character with the houses in the road in not having a front garden area.

12. The proposal would match the height of the immediately adjacent property at 12 Gladsdale Drive, and also follow the same front building line as the other properties on the north side of Gladsdale Drive. I can understand why the same building line is used, given the limited width of the appeal site, but in my view this would have the effect of making the proposal relate oddly to the street scene in that, alone of the properties in the road, it would not face the road. The front elevation of the property would be at an angle to the road.

13. The density of development on the appeal site would equate to 280 habitable rooms per hectare, which would be in excess of the London Plan guideline for a development of this nature. While the thresholds set out in Table 3A.2 of the London Plan do not lead to the automatic refusal of a planning application, they raise a question about the acceptability of a proposal. In this case, I consider that the very limited plot width and the need to provide off road parking rather than a front garden at the site, together with the orientation of the front facade of the appeal property, all underline the fact that the proposal would appear cramped on its site, and to that extent it would in my view fail to harmonise with the existing street scene and to complement the character of the immediate area."

The allowed appeal sited the bungalow behind the existing building line, which together with the Lawful Development Certificate for a detached outbuilding, that had been granted seemed to be crucial in the Inspectors consideration. The current proposal brings the building even further forward than the dismissed appeal and this is unacceptable. The additional impact of bringing the proposed bungalow 1.6m closer to the building line and extending the length of the building by a total of 3.64m is considered to conflict with Policies BE13 and BE19 Hillingdon Unitary Development Plan Saved Policies September 2007 and the HDAS: Residential Layouts.

Another aspect on which the Inspector, on the two storey scheme, considered the proposal to be unacceptable was the use of virtually the whole of the front garden area for parking as set out in Paragraph 11 of his decision letter (quoted above). The parking layout proposed for this development is considered to be worse than the one dismissed on appeal and again proposes virtually the whole of the front garden area for parking, due to a combination of the reduction in space from siting the building further forward and the need to provide two parking spaces. This was not the case with the allowed appeal, which retained considerable space for landscaping and only required the provision of one space. Thus in terms of the siting of the building and the lack of a front garden area the proposal is considered to be out of character with the existing street scene and fails to complement the character of the immediate area contrary to policies BE13 and BE19 Hillingdon Unitary Development Plan Saved Policies September 2007 and the HDAS: Residential Layouts.

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, including habitable rooms and kitchens. The daylight and sunlight available to adjoining properties should be adequately protected. Due to the single storey nature of the proposal and the distances to the nearest residential properties it is considered that a material loss of outlook or light would not result to those properties. Therefore the proposal would comply with policies BE20 and BE21 of the UDP (Saved Policies September 2007).

With regard to loss of privacy, the side facing openings shown on the elevation facing the host dwelling (No.12) would be to serve a hallway and therefore could be conditioned to be obscure glazed and non-opening below top vent and with regard to the remaining side elevation this would look out over the adjoining Green Belt land and therefore would not result in any loss of privacy to adjoining occupiers. Therefore the proposal would comply with policy BE24 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 to 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 would be

79m². The SPD states the minimum amount of floor space required for a 2-bedroom, single storey house would be 63m² 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 2 bed house should have a minimum garden space of 40m² and the proposal would comply with this advice with a usable rear garden area of over 60m² for the new dwelling. Therefore the proposal would comply with Policy BE23 of the Hillingdon UDP (Saved Policies, September 2007).

However, the only window to the proposed second bedroom is situated less than 2m from a 2m high boundary fence and a number of large trees, the subject of a woodland preservation order. Thus it is considered that the outlook from this bedroom and the level of natural light reaching it would be extremely poor and detrimental to the amenities of future occupiers. Furthermore, in terms of sustainable design and construction, the lack of natural light to this room would result in high demand for artificial lighting. It is therefore considered that the proposed bedroom 2 would not experience an adequate outlook and source of natural light, therefore conflicting with Policy BE19 of the adopted Hillingdon Unitary Development Plan Saved Policies September 2007, the HDAS: Residential Layouts and policy 5.3 of the London Plan (2011).

7.10 Traffic impact, car/cycle parking, pedestrian safety

The proposal shows the provision of 2 off street parking spaces for the existing dwelling and a further two spaces for the new dwelling, as such the proposal is considered to comply with the Council's car parking standards and with policies AM7(ii) and AM14 of the Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.11 Urban design, access and security

As above

7.12 Disabled access

The proposal comprises a single storey building and as such level access could be provided throughout and the Design and Access statement comments that the development would comply with Part M of Building Regulations. As such, the proposal is considered to comply with Policy 3.8 of the London Plan (2011) 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

The Council's Landscape Officer has not raised objection to the proposal in terms of the impact of the proposal on protected trees and in this respect the proposal is considered acceptable. 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

Section 4.40 - 4.41 of the SPD: Residential layouts deals with waste management and specifies bin stores should be provided for, and wheelie bin stores should not be further than 9m from the edge of the highway. Were the application acceptable in all other respects, then the siting of the bin stores could have been covered by condition.

7.16 Renewable energy / Sustainability

This issue has been covered in section 7.09 of this report.

7.17 Flooding or Drainage Issues

Policy OE7 of the UDP (Saved Policies September 2007) considers areas that could be liable to flooding. The Environment Agency do not object to the proposal subject to an

informative. As such the proposal is considered to accord with policy OE7 of the Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

With regard to point 1 the site is not within the Green Belt and the impact of the proposal on the Green Belt is considered above. Points 3, 6, and 14 are not material planning considerations. The other points raised are covered in the main report.

7.20 Planning Obligations

Presently S106 contributions for education are only sought for developments if the net gain of habitable rooms exceeds six. The proposal would result in the provision of 3 additional habitable rooms and therefore no contribution would be sought in this instance.

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

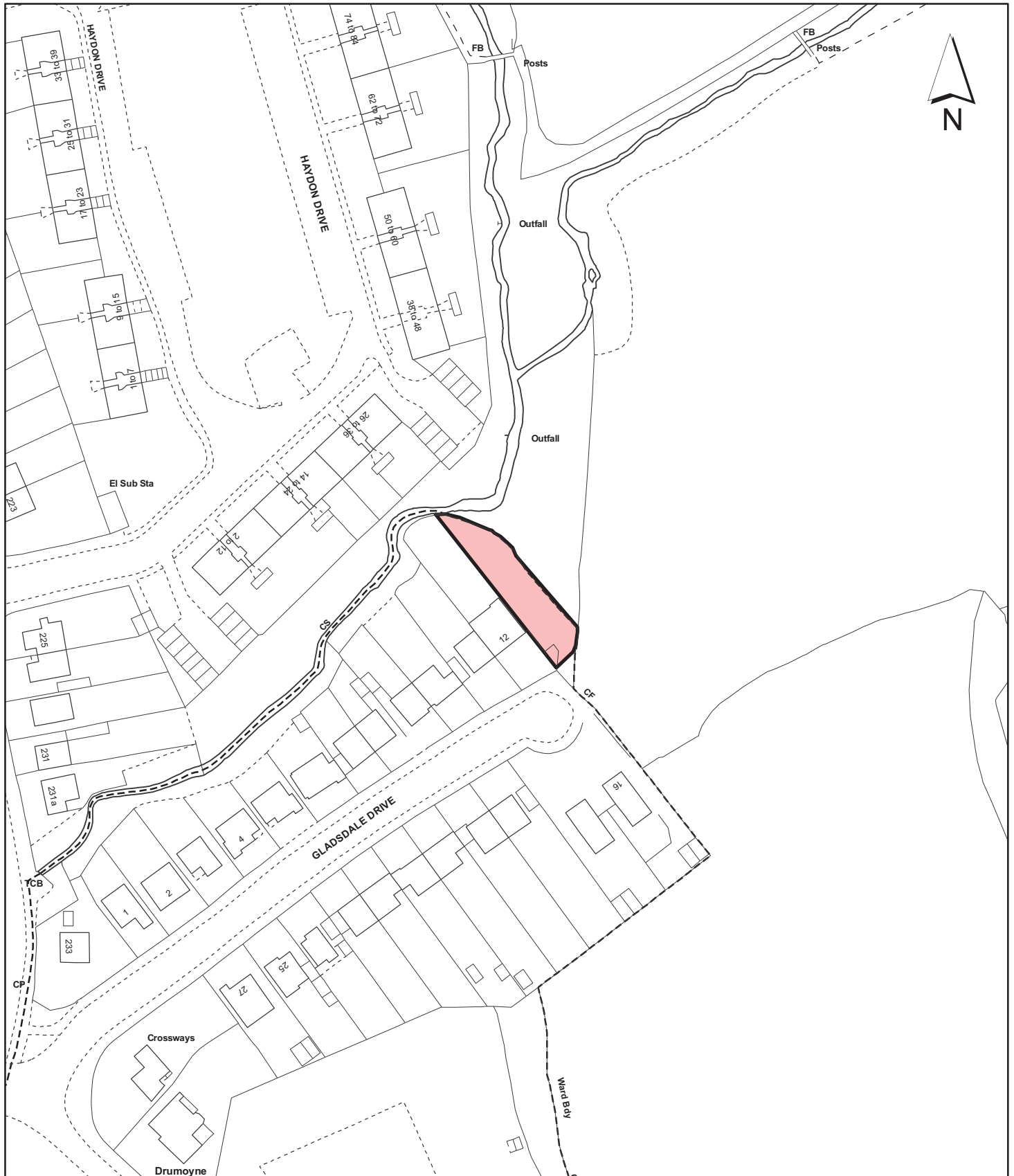
The proposal, due to its siting and position would result in a development which is considered to cause additional harm to its surroundings than that granted permission on appeal. The additional works are therefore considered to cause additional material conflict with the Council's Policies BE13 and BE19 of the Hillingdon Unitary Development Plan (Saved Policies September 2007), the Supplementary Planning Document HDAS: Residential Layouts and the London Plan (2011).

11. Reference Documents

Hillingdon Unitary Development Plan Saved Policies September 2007
HDAS: Residential Layouts
The London Plan (2011)
Planning Policy Guidance Note No 2: Green Belts
Supplementary Planning Guidance: Educational Facilities
Planning Policy Statement 3: Housing (June 2010)
The London Plan: Interim Housing Supplementary Planning Guidance (April 2010).

Contact Officer: Clare Wright

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Notes

Site boundary

For identification purposes only.
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Site Address

Land adjoining 12 Gladsdale Drive Eastcote

Planning Application Ref:
65761/APP/2011/1645

Planning Committee
North Page 108

Scale
1:1,250

Date
November 2011

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



HILLINGDON
 LONDON

Report of the Head of Planning & Enforcement Services

Address LAND AT CROWS NEST FARM BREAKSPEAR ROAD SOUTH
HAREFIELD

Development: Detached storage building to be used for the processing and storage of bio fuel and compost

LBH Ref Nos: 1113/APP/2011/1020

Drawing Nos: 25420/WP Rev. A
CNF 1
Design and Access Statement
Report on Development
CNF 2

Date Plans Received: 28/04/2011 **Date(s) of Amendment(s):**
Date Application Valid: 12/05/2011

1. SUMMARY

The application relates to the construction of a detached storage building within the curtilage of an existing waste facility in the Green Belt. It is stated that this building would be used for the processing and storage of bio fuel and compost. As the site is located in the Green Belt and waste facilities are not one of the essential uses of land and buildings which are specified as acceptable, this building and its intended use is considered inappropriate development within the Green Belt and no very special circumstances have been put forward by the applicant.

No details have been supplied to show that the site is suitable for the proposal in terms of its proximity to the source of waste; ability to use transport sources other than road haulage; the nature of the proposed use and its scale; and the full transport impact of all collection and transfer movements and therefore fails to satisfy the criteria of Policy 5.17 of the London Plan 2011.

2. RECOMMENDATION

Members may recall that this application was deferred from the North Planning Committee meeting held on the 15th September 2011 to allow additional information and justification to be provided by the applicants, given the Green Belt status of the land.

The applicant sent additional information on the 13th October 2011 in a statement entitled 'Presentation to Planning Committee'. This states that:

- * The proposed building is within the curtilage of existing buildings and the curtilage of the existing composting site and would cover existing hardstanding and processing plant,**
- * The building would not intrude into the countryside of fields,**
- * The building would be of a similar character, materials and height as existing adjoining buildings,**
- * The application does not propose any change from the planning and Environment Agency permissions in terms of materials, quantities or road traffic.**

The statement went on to advise that the use will satisfy a need for recycling facilities in the area for green wastes, wood wastes from furniture making, construction and demolition industries and a small amount of other materials suitable for composting or fuel production and also supply a need for the recycled products themselves, such as compost and wood chip.

The statement concludes by stating that the development would help protect 5 jobs on the site, marginally reduce noise and emissions from the site, protect machinery and staff from the weather and help make better (and drier) products to supply heat and power facilities at Slough and Shotton to help deliver Government targets for renewable energy.

The applicant was advised that the information submitted did not take us very much further forward as it appears that this information was already put before the previous committee. Specifically, the applicant was advised that he needed to demonstrate 'very special circumstances' as this was the test of PPG2. The information submitted, either individually or in combination, was not considered to amount to very special circumstances but rather, was ordinary and commonplace and job creation/protection and convenience arguments could be used to try to justify almost any commercial development within the Green Belt.

The applicant was also advised to look carefully at Section 7.22 of the officer's report to committee as this weighed against the proposal as it did not comply with the Mayor's policies on waste management and no compelling evidence had been submitted.

The applicant was advised that as it stands, the application can only be re-presented to committee with the same recommended reasons for refusal. They should consider seeking professional assistance to see if a case could be made to justify the proposal.

A further email was received, in which the applicant referred to various sections of PPG2 and erroneously claimed that these supported the proposal. The email concluded that the three fundamental aspects of the development are:

1. This is a Registered Agricultural Holding.
2. The request is to enhance sustainable development within the existing curtilage of the present site.
3. It is proposed in order to preserve and protect employment on the site and its ability to pay local rates.

A further email was sent, clarifying the provisions of PPG2. Specifically, the applicant was advised that although the site might be a registered agricultural holding, the proposal is not for agricultural development, the presumption against inappropriate development in the Green Belt applies and will continue to apply, even for 'sustainable development'. The applicant was again advised that the justification did not amount to 'very special circumstance' to justify inappropriate development within the Green Belt and without this justification, the granting of permission would set an unfortunate precedent for any commercial development within the Green Belt. Again, the applicant was strongly advised to seek assistance from a planning professional who had experience of dealing with Green Belt issues.

No further information has been submitted.

It is therefore considered that the applicants have not provided adequate justification for this proposal and it is recommended for refusal for the reasons set out below and as per the officer's previous report.

1 NON2 Non Standard reason for refusal

The proposal represents inappropriate development within the Green Belt and no very special circumstances to justify the development have been demonstrated which would outweigh the harm that would be caused to the Green Belt as a result of the development. The proposal is therefore contrary to policy OL1 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007), Policy 7.16 of the London Plan (2011) and PPG2 Green Belts

2 NON2 Non Standard reason for refusal

No evidence has been provided to show the site is suitable for the proposal in terms of its proximity to the source of waste, ability to use transport sources other than road haulage, the nature of the proposed use and its scale and the full transport impact of all collection and transfer movements. The application therefore fails to adequately demonstrate that the site is suitable and sustainable site for waste management, contrary to policy 5.17 of the London Plan (2011).

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.

OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL4	Green Belt - replacement or extension of buildings
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.
AM14	New development and car parking standards.

AM7	Consideration of traffic generated by proposed developments.
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
LPP 5.17	(2011) Waste capacity
LPP 7.16	(2011) Green Belt

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located 200m west of Breakspear Road and consists of a large farm and organic waste recycling facility known as Crows Nest Farm. This is predominantly an area of open countryside with a small number of dwellings and farms scattered in the area. The land to the north, south and west of Crows Nest Farm comprises of open fields with hedgerows and hedgerow trees, with a public footpath to the south linking Breakspear Road south towards High View Farm to the north-west.

The farm and organic waste recycling facility is spread over a large area of land approximately 0.29 hectares and consists of several large industrial style sheds and storage buildings associated with the use as a waste recycling facility. An access road connects the site to the main Breakspear Road along the eastern boundary with Crows Nest Farm House located approximately 200m north east and directly opposite the Breakspear Arms Public House. The buildings within the farm complex are generally similar in height and design with an eaves height of approximately 4m and finished height of 6m to the top of the roof. The existing buildings range between 300sqm and 800sqm per building. The materials consists of mixture of brick and metallic sheeting over the flank walls and roof finished in a green coated paint.

3.2 Proposed Scheme

The proposal seeks to erect a new detached storage building for the processing and storage of bio fuel and compost. The location of the building will be adjacent to an existing storage building situated along the north western boundary approximately 200m west from the access into the site from Breakspear Road. The proposed building would measure 34m deep by 19m wide and has a pitch roof which would have an eaves height of 5m up to a maximum height of 7.6m to the ridge. The materials used would consist of both block and metallic sheeting. There would be block work up to the eaves on both eastern and western flanks with the northern rear elevation also using block with a metallic clad sheeting covering this elevation. The front or southern flank would remain open. The roof would be pitched and finished in a similar grey steel sheeting as the rear elevation.

3.3 Relevant Planning History

1113/AG/89/2490 Crows Nest Farm Breakspear Road South Harefield
Change of use of agricultural buildings to light commercial storage including scaffolding and building equipment and retention of vehicle and caravan storage site

Decision: 12-10-1990 Approved

1113/APP/1999/2230 Land Rear Of Crows Nest Farm Breakspear Road South Harefield

USE AS A COMPOSTING STATION (APPLICATION FOR A CERTIFICATE OF
LAWFULNESS FOR AN EXISTING USE OR OPERATION OR ACTIVITY)

Decision: 10-02-2000 Refused

1113/APP/2002/1425 Crows Nest Farm Breakspear Road South Harefield

USE OF LAND AT SITE AS A COMPOSTING CENTRE (APPLICATION FOR A CERTIFICATE
OF LAWFULNESS FOR AN EXISTING USE OR OPERATION)

Decision: 19-05-2004 Approved

1113/APP/2002/2590 Crows Nest Farm Breakspear Road South Harefield

ERECTION OF A SINGLE STOREY LINKED EXTENSION (INVOLVING DEMOLITION OF
EXISTING OUTBUILDINGS)

Decision: 10-09-2003 Approved

1113/APP/2008/2945 Crows Nest Farm Breakspear Road South Harefield

Erection of a single storey side extension to form garage and extension to existing covered
verandah.

Decision: 04-12-2008 Approved

1113/S/78/0112 Crows Nest Farm Breakspear Road South Harefield

Agricultural development - 2.0000 hectares (Full)(P)

Decision: 17-04-1978 Approved

Comment on Relevant Planning History

There are multiple applications on this site since the early seventies. In 1990 planning permission was granted (ref 1113/AG/89/2490) on the site for a change of use from agricultural buildings to light industrial. The use as a composting centre became lawful in 2004, when a Certificate of Lawful Use was issued (ref 1113/APP/2002/1425).

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:

OL1 Green Belt - acceptable open land uses and restrictions on new development

OL2 Green Belt -landscaping improvements

North Planning Committee - 17th November 2011

PART 1 - MEMBERS, PUBLIC & PRESS

OL4	Green Belt - replacement or extension of buildings
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.
AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
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
LPP 5.17	(2011) Waste capacity
LPP 7.16	(2011) Green Belt

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Three surrounding neighbours and Harefield Tenants and Residents Association were consulted on the site.

Harefield Tenants and Residents Association: No objection subject to appropriate design. Our members note that the proposed detached storage building is a very large structure within the Green Belt with open views from the countryside on three sides. We recognise that the activity has planning consent and there may be special circumstances for the erection of this structure. We would therefore request that if approval is given that by condition, the building materials should blend in with the environment and also that a condition is added that should the business activity cease that the structure is removed to protect the Green Belt in the future.

Environmental Agency: No objection subject to the following conditions.

Condition

No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters

The development shall be carried out in accordance with the approval details.

Reason

The site lies within SPZ1, this designation refers to the Principal (Chalk) aquifer that is beneath the

clay identified in the submitted document. We would not object to clean roof drainage discharging to ground via soakaway in this area but we would object to surface water from other areas on site discharging into the soakaway.

Please note that any soakaway would necessarily be deep due to the clayey ground and must be very carefully designed, constructed and maintained so that it does not form a pollution pathway for surface contamination or surface water drainage to migrate into the Principal aquifer. Additionally, any soakaway or infiltration device must not be located in land affected by contamination and its base must not discharge directly into groundwater. To allow for seasonal fluctuation in the chalk groundwater level, the base of the device must be as shallow as possible and there must remain at least 5 metres of unsaturated zone - i.e. since our maps indicate groundwater lies approximately 14 m below site ground level, the base of the soakaway must be no deeper than 9 metres below ground level.

Condition

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason

To protect the underlying Principal (chalk) aquifer from contamination by ensuring the piling method and the piles themselves are unlikely to be a pathway for pollution to migrate downwards. We recommend that developers follow the risk management framework provided in our guidance for Piling into Contaminated Sites and also refer to the document: Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention

Thames Water: Thames Water would advise that with regard to sewerage infrastructure we would not have any objection to the above planning application. With regard to water supply, this comes within the area covered by the Veolia Water Company.

Internal Consultees

Highways: The proposed building is to meet the increasing demand for green waste and to meet the Environment Agency's requirements to provide a covered storage area. No alterations are proposed to the existing access in Breakspear Road South. The proposals are not considered to generate significant additional traffic and parking demand (if any). No objection is therefore raised on the highways aspect of the proposals.

West London Waste Plan Project Manager: The site is not listed in the draft West London Waste Plan as a safeguarded site, an existing site for intensification or the co-location of waste facilities, or as a proposed site for future waste development. It has not previously been considered for inclusion in the draft Plan. While we note there is an existing waste facility on the site, as it is located within the Green Belt it is not considered an appropriate site for a more intensive waste treatment use.

Environmental Protection Unit: Should planning permission be granted I would recommend the conditions relating to suitable hours of use and the construction site informative be applied.

Landscape Officer: 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.

· No trees or other landscape features will be affected by the development and the proposed new building will have little impact on views into the site, or the landscape setting, provided that the roof and any cladding is an appropriate colour.

· The existing barns are coloured a pale grey green which sits comfortably within the landscape. The colour of any new structure should be similar and, if not, a recessive colour which can be comfortably assimilated into the landscape. The BS, or RAL paint colour should be specified now or conditioned. Due to the local landscape character and site context, no additional planting or landscape treatment is required in this case.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Crow's Nest Farm is located within the Greenbelt. PPG2 (Green Belts) states that the most important attribute of the Green Belt is its openness. Therefore, the construction of new buildings in the Green Belt is inappropriate unless it is for, agriculture and forestry, essential facilities for outdoor sport and recreation, for cemeteries and or other uses of land which preserve the openness of the Green Belt, limited infilling or redevelopment of major developed sites identified in adopted development plans which meet the criteria specified in Annex C of Planning Policy Guidance Note 2 (Green Belts) 1995.

The proposal does not conform to the types of development allowed by Policy OL1 and no special circumstances have been provided. The principle of development is therefore unacceptable.

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

Central Government planning policy on the Green Belt is provided by PPG2: Green Belts, published in January 1995 (amended March 2001). Hillingdon's main local policy guidance is set out in Chapter 3 of the UDP Saved Policies (September 2007) entitled 'Open Land and Countryside'. It should also be noted that the London Plan (2011) maintains an overall, strategic position on the Green Belt in and around London.

PPG2 advises that there is a general presumption against inappropriate development within the Green Belt and that such development should not be approved except in very special circumstances. PPG2 advises that material changes of use of land are inappropriate unless they maintain openness and do not conflict with the purposes of including the land within the Green Belt (Paragraph 3.12). Paragraph 3.4 advises that new buildings represent inappropriate development unless they are for the following purposes:

- Agriculture and forestry;
- Essential facilities for outdoor sport and outdoor recreation, for cemeteries and for other uses of land which preserve the openness of the Green Belt and which do not conflict with the purposes of including lands in it;
- Limited extension, alteration or replacement of existing dwellings;
- Limited infilling in existing villages and limited affordable housing
- Limited infilling or redevelopment of major existing developed sites identified in adopted plans.

The London Borough of Hillingdon Unitary Development Plan Saved Policies September(2007) Policies OL1 and OL4 essentially re-iterate advice in PPG2. In this case the proposal is for the intensification of the use of the site for the storage and processing of waste. The application does not fall within any of the exceptions set out in

PPG2, and as such the proposal represents inappropriate development in the Green Belt.

There is a presumption against inappropriate development in the Green Belt and as such there is an in principle objection to the scheme. PPG2 states that very special circumstances are required to justify inappropriate development. In this case the applicant has provided no such justification and the proposal represents a departure from Policy OL1 of the UDP Saved Policies September 2007, the London Plan (2011) and PPG2: Green Belts and is unacceptable in this regard.

7.06 Environmental Impact

The Environment Agency have been consulted on the proposal and have no objection to the building in question subject to certain conditions. A Preliminary Risk Assessment has been submitted to the Environment Agency and subject to appropriate conditions on soakaway, it is considered the proposal would not have an environmental impact.

7.07 Impact on the character & appearance of the area

The storage building would be 200m from the nearest highway. Breakspear Road is a secondary road that cuts through the Green Belt and is generally defined by mature hedgerows and some trees along the boundary. Along the entrance directly to the east of the site, a large existing building 6m in height screens the remaining buildings from this section of the highway. At present the rear buildings on this site are visible approximately 150m to the south east along Breakspear Road. Given that the height of the proposed storage building would be 2m higher than the existing storage buildings on the site, there would be slight visibility of top of the building from a small section of this road. There would, however, be approximately 260m separation distance from this stretch of the highway to the proposal, indeed, there are no public footpaths nearby either from which a vantage point could be gained and with taking account of the neutral colouring of the building and the quick moving traffic, the proposal is considered not to cause significant harm to street scene to merit a refusal on this ground.

7.08 Impact on neighbours

The proposed storage building would be positioned adjacent to several building similar in size and appearance in an established use. There are no neighbouring properties within the immediate area. The nearest dwelling to the proposal would be the Crow Nest Farm House which is located 180m north east of the site. It is therefore considered that overlooking or loss of privacy would not be concern in this application.

7.09 Living conditions for future occupiers

Not applicable to this application

7.10 Traffic impact, car/cycle parking, pedestrian safety

Highways have commented on the proposal and satisfied that the proposal would not lead to any additional traffic strains or parking demand and it therefore comply with Policies AM7 & AM14 of the Hillingdon UDP.

7.11 Urban design, access and security

The proposal is located within the Green Belt and would need to meet certain policies associated with the Green Belt which is discussed in the Other Issues section. This section deals specifically with design and its impact on the surrounding neighbours.

Building Bulk and Scale

The proposal would be positioned adjacent to an existing storage building and it would have a similar footprint to the existing buildings within the compost centre. It would have a pitch roof finish with a maximum height of 7.6m. Policy OL4 of the UDP notes that the Local Planning Authority will only permit the replacement or extension of buildings within

the Greenbelt if; the development would not result in a disproportionate change in bulk or character to the original building; the development would not significantly increase the built up appearance of the site; and having regard to the character of the surrounding area the development would not injure the visual amenities of the Green Belt by reason of siting, materials, design. In this case the scheme would not represent replacement or extension of any building rather it is a new structure in the Green Belt. It is considered that due to its positioning adjacent to several storage buildings similar in size and design, it would be difficult to argue the proposal would significantly or disproportionately change the built up appearance of the site or character of the surrounding area. Its location 200m from the adjacent highway, and the existing buildings that would screen the proposal from this highway, would also prevent the proposal having a detrimental impact on the street scene. The proposal is therefore considered acceptable in terms of size and bulk would comply with policy BE13 of the UDP (Saved Policies September 2007).

7.12 Disabled access

Not applicable to this application

7.13 Provision of affordable & special needs housing

Not applicable to this application

7.14 Trees, Landscaping and Ecology

The Landscape Officer has no objection to the proposal and has commented that no trees or other landscape features will be affected by the development. Given the positioning, the landscape officer has also commented that no additional planting would be required. As such the proposal is considered to comply with Policy BE38 of the UDP (Saved Policies September 2007).

7.15 Sustainable waste management

See section 7.22

7.16 Renewable energy / Sustainability

Not applicable to this application

7.17 Flooding or Drainage Issues

The Environment Agency have been consulted and consider the proposal would not lead to any flooding or drainage concerns subject to a condition requiring written consent to be obtained from the Local Planning Authority for any infiltration of surface water drainage into the ground.

7.18 Noise or Air Quality Issues

Not applicable to this application

7.19 Comments on Public Consultations

None

7.20 Planning Obligations

Not applicable to this application

7.21 Expediency of enforcement action

Not applicable to this application

7.22 Other Issues

Policy 5.17 of the London Plan 2011 expects the Borough to plan for sufficient additional waste sites to meet future apportionment needs. The West London Waste Plan DPD is currently in public consultation. The emerging DPD identifies existing and proposed waste transfer and waste management sites across six west London Boroughs. The emerging DPD sets out policies covering future waste facility proposals. Any new sites not identified in the Plan have to justify why they are needed in addition to the Plan's list of existing and proposed sites. It is noted that limited material weight can be attached to this DPD at present given it is only at the stage of public consultation and has not yet been adopted as

policy.

With regard to the new adopted London Plan policy, Policy 5.17 of the London Plan requires maximum use to firstly be made of existing waste storage and processing sites. The application has made no reference to the location of capacity of other sites, and as such given the Green Belt location concern is raised regarding the suitability of this site and that it is totally reliant on road transport into/out of the site.

Policy 5.17 of the adopted London Plan (2011) sets out the selection criteria for waste management, storage and processing sites, noting that regard should be had to the following criteria:

- i) locational suitability;
- ii) proximity to the source of waste;
- iii) the nature of activity proposed and its scale;
- iv) the environmental impact on surrounding areas, particularly noise emissions, odour and visual impact and impact on water resources;
- iv) the full transport impact of all collection, transfer and disposal movements, particularly maximising the potential use of rail and water transport;
- vi) primarily using sites that are located on Preferred Industrial Locations or existing waste management locations.

No compelling evidence has been submitted to justify the location of the proposal against other requirements set out in Policy 5.17. Part of the thrust behind Policy 5.17 is to site waste management and disposal sites in strategic and sustainable locations which enable transfer of waste by sources other than solely road haulage. This site can only be served by road haulage and this site is not considered to be a location which complies with the above criteria of Policy 5.17 of the London Plan.

Without an adequate justification as to how the scheme complies with Policy 5.17 the scheme is considered unacceptable in principle.

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

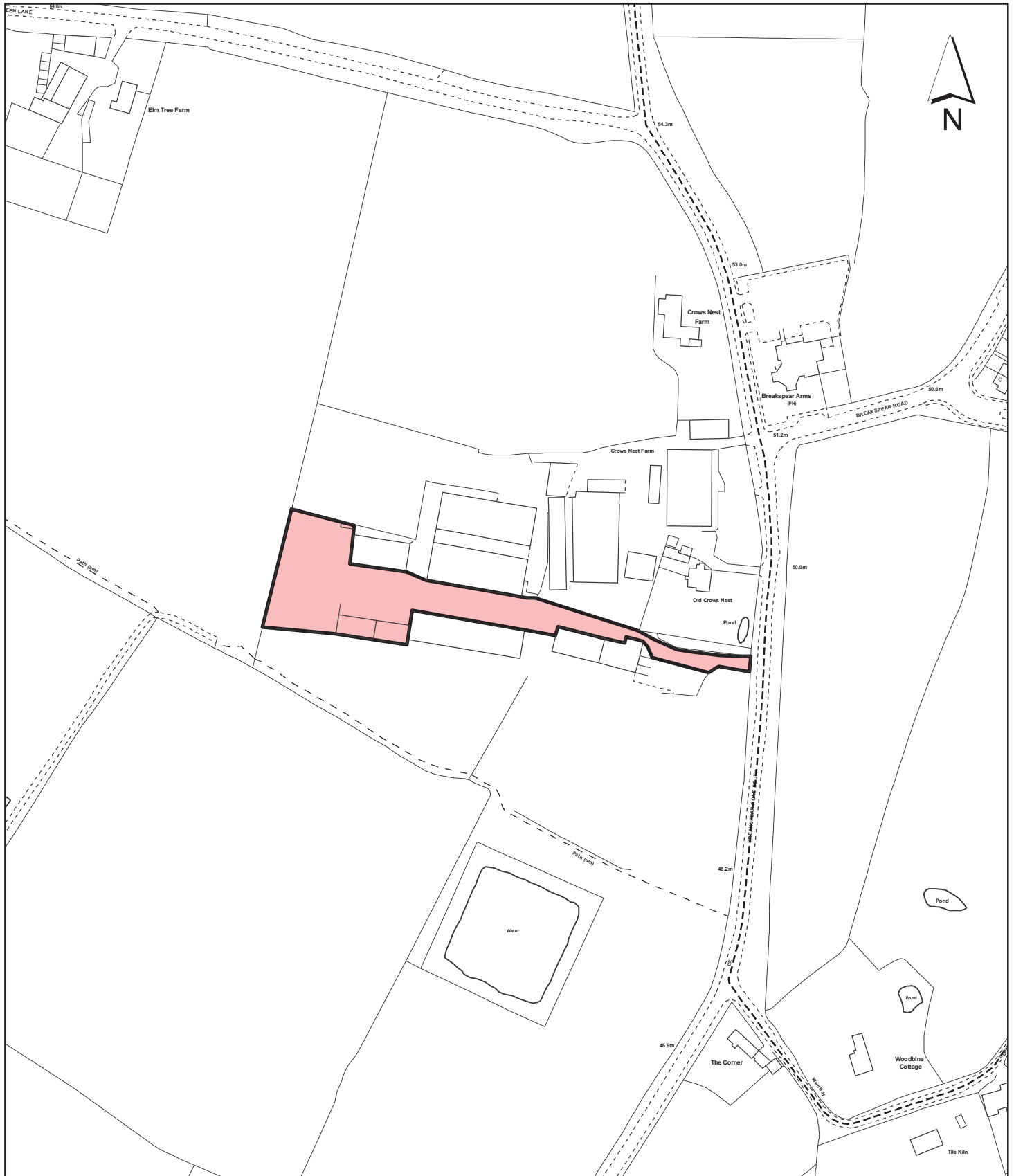
For the reasons outlined above and given that there is a presumption against development in the Green Belt, the development is contrary with the aforementioned policies of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007), this application is recommended for refusal.

11. Reference Documents

Adopted Hillingdon Unitary Development Plan (Save Policies September 2007)
Planning Policy Guidance Note 2: Green Belts
The London Plan (July 2011)
The Draft West London Waste Plan

Contact Officer: Richard Phillips

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

**Land at Crows Nest Farm
Breakspear Road South
Harefield**

Planning Application Ref:
1113/APP/2011/1020

Planning Committee
North Page 121

Scale
1:2,500

Date
November 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 39 HIGHFIELD DRIVE ICKENHAM

Development: Demolition of existing dwelling and erection of new 6 bedroom dwelling

LBH Ref Nos: 67201/APP/2010/1803

Drawing Nos: Design & Access Statement
01B (Existing Survey)
01A (Location & Existing Roof Plan) Received 29-09-2011
02A (Proposed Floor Plans and Front Elevation) Received 29-09-2011
03A (Proposed Roof Plan and Rear and Side Elevations) Received 29-09-2011

Date Plans Received: 03/08/2010 **Date(s) of Amendment(s):** 03/08/2010
Date Application Valid: 29/09/2010 29/09/2010
29/09/2011

1. SUMMARY

Planning permission is sought for the erection of a 6 bedroom detached house. The proposed house, would provide a satisfactory standard of accommodation for future occupiers and would not harm the amenities of nearby residents. With the proposed amendments, it is considered that the development would relate satisfactorily with the character and appearance of other houses in the street, the street scene and surrounding area generally.

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 M1 Details/Samples to be Submitted

No development shall take place until details and/or samples of all materials, colours and finishes to be used on all external surfaces have been submitted to and approved in writing by the Local Planning Authority.

REASON

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

4 MRD4 Single Dwellings Occupation

The development hereby approved shall not be sub-divided to form additional dwelling units or used in multiple occupation without a further express permission from the Local Planning Authority.

REASON

To ensure that the premises remain as a single dwelling until such time as the Local Planning Authority may be satisfied that conversion would be in accordance with Policy H7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

5 OM13 Demolition Protocols

The applicant is to prepare a selective programme (or demolition protocol) to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed from the site safely and intact for later re-use or processing, which is to be submitted to the Local Planning Authority prior to the commencement of demolition work.

REASON

To establish an 'audit trail' for demolition materials based on an established Demolition Protocol which will encourage more effective resource management in demolition and new builds, in accordance with London Plan (July 2011) Policy 5.20

6 OM19 Construction Management Plan

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

- (i) The phasing of development works
- (ii) The hours during which development works will occur (please refer to informative I15 for maximum permitted working hours).
- (iii) A programme to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed safely and intact for later re-use or processing.
- (iv) Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities).
- (v) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures to reduce the numbers of construction vehicles accessing the site during peak hours).
- (vi) Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process.
- (vii) The storage of demolition/construction materials on site.

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

REASON

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

7 OM2 Levels

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

REASON

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

8 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 37 and 41 Highfield Drive.

REASON

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

9 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).

10 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).

11 SUS4 Code for Sustainable Homes

No development shall take place until an initial design stage assessment by an accredited assessor for the Code for Sustainable Homes and an accompanying interim certificate stating that the dwelling has been designed to achieve level 4 of the Code has been submitted to, and approved in writing, by the local planning authority. The dwelling shall not be occupied until it has been issued with a final Code certificate of compliance.

REASON

To ensure that the objectives of sustainable development identified in London Plan (July 2011) Policies 5.1 and 5.3

12 SUS5 Sustainable Urban Drainage

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

REASON

To ensure that surface water run off is handled as close to its source as possible in compliance with policy 5.13 of the London Plan (July 2011).

13 DIS5 Design to Lifetime Homes Standards & Wheelchair Standards

The residential units hereby approved shall be built in accordance with 'Lifetime Homes' Standards as set out in the Council's Supplementary Planning Document 'Accessible Hillingdon'.

REASON

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

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

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

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

The scheme shall also include details of the following: -

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

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).

15 TL6 Landscaping Scheme - implementation

All hard and soft landscaping shall be carried out in accordance with the approved landscaping scheme and shall be completed within the first planting and seeding

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

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

REASON

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

16 H6 Car parking provision - submission of details

The development hereby approved shall not be commenced until details of parking for 2 cars have been submitted to and approved in writing by the Local Planning Authority and the development shall not be occupied until the approved arrangements have been implemented.

REASON

To ensure that adequate facilities are provided in accordance with Policies AM14, AM15 and the parking standards as set out in the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

17 NONSC Non Standard Condition

All soils used for gardens and/or landscaping purposes shall be clean and free of contamination. Site derived soils and imported soils shall be tested for chemical contamination, and the results of this testing shall be submitted for approval to the Local Planning Authority.

REASON

To ensure that the occupants of the development are not subject to any risks from soil contamination in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

property) and Article 14 (prohibition of discrimination).

2 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
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.
H7	Conversion of residential properties into a number of units
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
HDAS	Residential Developments
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 5.3	(2011) Sustainable design and construction
LPP 3.4	(2011) Optimising housing potential
LPP 3.8	(2011) Housing Choice
LPP 7.1	(2011) Building London's neighbourhoods and communities

3 I1 Building to Approved Drawing

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

4 I15 Control of Environmental Nuisance from Construction Work

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

A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank and Public Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

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

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

5 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.

6 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).

7 15 Party Walls

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

carry out work to an existing party wall;

build on the boundary with a neighbouring property;

in some circumstances, carry out groundworks within 6 metres of an adjoining building.

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

8 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.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the east side of Highfield Drive and comprises a detached 3 bedroom house. To the north lies 37 Highfield Drive and to the south lies 41 Highfield Drive, both detached houses. The street scene is residential in character and appearance comprising large detached houses set within spacious plots and the application site lies within the developed area as identified in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

3.2 Proposed Scheme

Planning permission is sought for the erection of a six bedroom detached house, involving demolition of the existing house.

The proposed house would be set some 8m from the front boundary and 1m off the side boundaries. At ground floor level, it would measure 11.7m wide, 11.8m deep and be finished with a small crown roof 5.28m high at eaves level and 8.6m high at ridge level. At front, the proposed house would incorporate a two storey front projection set flush with the southern flank wall, measuring 4.5m wide, extending 2.1m from the front wall, and finished with a hipped ridged roof at the same height as the main roof ridge.

At first floor level, a centrally positioned first floor extension supported by columns, creating an entrance porch below, is proposed attached to the inner flank wall of the front projection. It would project 0.6m beyond the front projection and would measure 3.4m wide, 2.4m deep and finished with a hipped ridged roof set 1.75m below the main roof ridge. At rear, a part first floor rear extension is proposed set flush with the northern flank wall. It would measure 7.2m wide and 4.1m deep. The main crown roof would extend over this extension. The proposed part single storey rear element would be finished with a flat roof 3.2m high.

Two dormer windows are proposed in the rear roofslopes, one on the main roof and the other on the first floor rear extension. They would each measure 1.5m wide, 1.7m deep and finished with a canopy roof 1.9m high. They would be set 0.9m from the eaves, over 1m from the edges and 0.5m from the ridge, of the main roof.

A chimney stack is proposed along the north facing roofslope, casement windows are proposed at front and rear and French windows are proposed at ground and on the first floor rear elevation; the first floor window of which, has a Juliet balcony.

3.3 Relevant Planning History

Comment on Relevant Planning History

There is no planning history associated with this site.

4. Planning Policies and Standards

The London Plan (2008) under Policy 3.4 (Maximising the potential of sites) seeks to ensure that development proposals achieve the maximum intensity of use compatible with local context, the design principles in Policy 7.1 and with public transport capacity. The London Plan: Interim Housing Supplementary Planning Guidance dated April 2010 provides further guidance on the interpretation of density guidelines, emphasising the importance of considering local context.

UDP / LDF Designation and London Plan

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

Part 1 Policies:

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.
H7	Conversion of residential properties into a number of units
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
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LPP 5.3	(2011) Sustainable design and construction
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LPP 3.8	(2011) Housing Choice
LPP 7.1	(2011) Building London's neighbourhoods and communities

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 adjoining owner/occupiers and the Ickenham Residents' Association have been consulted. 3 letters of objection (2 from the same occupier) and a petition with 21 signatories have been received making the following comments:

Letters of objection:

- (i) The proposal would result in a significant increase in overshadowing;
- (ii) The proposal would result in direct overlooking onto 37 Highfield Drive;
- (iii) The existing plans are inaccurate;

(iv) Increase noise/disturbance and parking problems during construction.

Petition:

- (i) The proposed extension completely destroys the privacy to garden and outside eating areas of 39 and 41 Highfield Drive;
- (ii) Significant overshadowing onto the rear garden of 37 Highfield Drive;
- (iii) The submitted plans are inaccurate.
- (iv) The proposed house would be out of character with the existing houses in the street;

Ickenham Residents' Association:

"The vagueness of the application does not allow us to make a constructive comment, and there should be an indication on the drawings where the footprint of the existing house (to be demolished) is located in relation to this current application.

Clarification of this point would be helpful.

This proposal represents a massive change from a 3-bedroom to a 6-bedroom dwelling (we assume the 2 dormers in the roof at the rear indicate the planned 2 extra bedrooms) and would be creating a 3-storey house, if approved.

Your assistance in clarifying the above mentioned queries would be appreciated."

Internal Consultees

Trees/Landscape:

The site is not covered by a TPO, nor within a Conservation Area. There are no trees of merit on site, however in terms of landscaping, it appears that, unlike the original house, the proposed dwelling will not incorporate a garage. There may, therefore, be an increased pressure to park in the front garden.

A landscaping scheme should be provided to show the car parking details and soft landscaping for the front garden, and should take into account HDAS and SUDS recommendations.

Therefore, subject to conditions TL5 (car parking details and materials; and soft landscaping) and TL6, the scheme is acceptable in terms of Saved Policy BE38 of the UDP.

EPU (Contamination):

No objections subject to an importation of fill condition, should planning permission be granted.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

This proposal is for a replacement dwelling and in this context the principle of development is not at issue.

7.02 Density of the proposed development

The proposed scheme would have a density of 134 habitable rooms per hectare. This is below the London Plan density range of 150-250 habitable rooms per hectare based on the site's Public Transport Accessibility Level (PTAL) score of 1. However, this is considered to be acceptable as it would be compatible within the local context and would result in a good standard of amenity for the future occupiers. Accordingly, no objection is raised to the proposed density in this instance.

7.07 Impact on the character & appearance of the area

Policy BE13 of the Adopted Hillingdon Unitary Development Plan (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 Local Planning Authority will seek to ensure that new development within residential areas compliments or improves the amenity and character of the area. The adopted Supplementary Planning Document (SPD): New Residential Layouts: Section 3.4 states this type of development must seek to enhance the character of the area.

The street scene is characterised by detached houses of varying sizes and design, some set within long, spacious plots with mature trees in the front. It is considered that the position of the dwelling is acceptable, in principle. The first floor front extension is supported by columns and this type of front projection is a characteristic feature of houses in the street. The scheme has been amended, particularly in terms of its roof design, such that it now proposes a mainly hipped roof with a very small element of crown roof, similar in size to the crown roof on the adjoining property, No.41. Given the change in the overall design of the property and the reduction in the bulk from the changes to the roof, it is now considered that the proposed dwelling would harmonise with the character and appearance of other dwellings in the vicinity and the street scene.

The proposed house would retain sufficient gaps between it and side boundaries and this together with the overall size of the plot, would result in a form of development that would not appear cramped in the street scene.

Overall, it is considered that the proposed house would not detract from the character and appearance of the street scene and the surrounding area generally and would comply with policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and paragraph 4.23 of the Hillingdon Design & Accessibility Statement: Residential Layouts.

7.08 Impact on neighbours

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

The proposed house would not project beyond the front wall of 41 Highfield Drive. However the ground floor of the new house would project 0.7m beyond the existing rear extension and 6m beyond the rear first floor elevation, of that house, while the proposed first floor rear wall would project 2.1m beyond the rear first floor wall of 41 Highfield Drive. These distances, together with the retention of a 2m wide gap between the new house and 41 Highfield Drive, are sufficient to ensure that the proposal will not have a visually intrusive or overdominant impact on the residential amenities of the occupiers of that house. Furthermore, as 41 Highfield Drive lies to the south, no overshadowing will result. There are no habitable room windows facing 41 The Drive.

The proposed house would be constructed on the front building line of the existing house, which is set some 3m beyond the front wall of 37 Highfield Drive. At rear, the submitted plans show the rear wall of the new house in line with the rear wall of 39 Highfield Drive.

The proposed house would retain a 2m wide gap between it and the flank wall of 37 Highfield Drive and this distance is sufficient to ensure that the proposal will not have a visually intrusive or overdominant impact on the residential amenities of the occupiers of that house. With regards to the increase in overshadowing, a sun on the ground diagram as at the 21st March has been carried out at 10.00, 12.00 14.00 and 16.00 hours to assess the increase in shadow over and above that currently created by the existing house. At 10.00 hours, the increase in shadow will be to the front of 37 Highfield Drive. At midday, it will be to the front and along the side of that house, and at 1400 hours, the increase in shadow would be over 37 Highfield Drive itself and partly to the side/rear. At 1600 hours, the existing house creates a shadow over the side and rear garden of that house. The proposed house would extend this shadow into the rear garden, however, it is considered that this increase is not considered to be so significant over and above that created by the existing house.

The proposed rear dormer windows would overlook the rear garden and would not result in an increase in overlooking over and above that from the existing house onto the adjoining properties. Furthermore, as the new house projects beyond the rear wall of the adjoining houses, the proposed first floor French window would not result in direct overlooking onto the private amenity spaces of the adjoining houses. No windows are proposed facing 37 Highfield Drive.

The properties to the rear in Lodore Green are over 70m from the rear wall of the new house.

Overall, it is considered that the proposed house would not cause an unacceptable impact on the residential amenities of the occupiers of the adjoining properties through overdominance, visual intrusion, overshadowing or overlooking. The proposals are therefore in accordance with policies BE20, BE21 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and paragraphs 4.9 and 4.12 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Layouts. The new windows would provide an adequate outlook and natural light to the rooms they would serve, in accordance with London Plan Policy and Policy BE20 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.09 Living conditions for future occupiers

The internal size of the proposed house would be in excess of 250sq.m which would exceed the requirements of paragraph 4.6 of the Hillingdon Design & Accessibility Statement: Residential Layouts for 4 or more bedroom houses, in accordance with policies BE19 and H7 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

With regard to amenity space, some 600sq.m would be retained and this would meet the recommended standards of 100sq.m for 4 or more bedroom houses as advised at paragraph 4.15 of the Hillingdon Design & Accessibility Statement: Residential Layouts. Therefore, the proposal would comply with policy BE23 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The area has a PTAL accessibility rating of 1, which means within a scale of 1 to 6, where 6 is the most accessible, the area has a low accessibility level. Therefore, the Council's maximum parking standard of 2 spaces is required for the proposed dwelling.

The proposed front driveway can accommodate 2 off-street parking spaces. As such, it is considered that the proposal would not result in an increase in on-street demand for

parking to the detriment of highway and pedestrian safety, and would meet sustainability objectives, in accordance with policies AM7, AM9 and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and paragraphs 4.33 and 4.39 of the Hillingdon Design & Accessibility Statement: Residential Layouts.

7.11 Urban design, access and security

London Plan Policy requires all new housing to be built to 'Lifetime Homes' standards. The Hillingdon Design & Accessibility Statement: Accessible Hillingdon also requires all new housing to be built to 'Lifetime Homes' standards.

The proposed house would not fully comply with these standards. In particular, the ground floor WC is not wheelchair accessible. However, this can be overcome by a suitably worded planning condition. Therefore, the proposal could satisfy 'Lifetime Homes' standards, subject to an appropriate condition, in accordance with policy 3.8 of the London Plan (2008) as well as the Council's Hillingdon Design & Accessibility Statement: 'Accessible Hillingdon'

7.19 Comments on Public Consultations

With regard to the third party comments, construction noise and disturbance is incidental to the grant of planning permission. The remaining points are addressed in the report.

7.20 Planning obligations

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

8. Observations of the Borough Solicitor

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

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

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

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

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

10. CONCLUSION

For the reasons outlined above and that the proposed development fails to comply with the aforementioned policies of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and Hillingdon Design & Accessibility Statement: Residential Layouts, this application is recommended for refusal.

11. Reference Documents

London Plan 2011

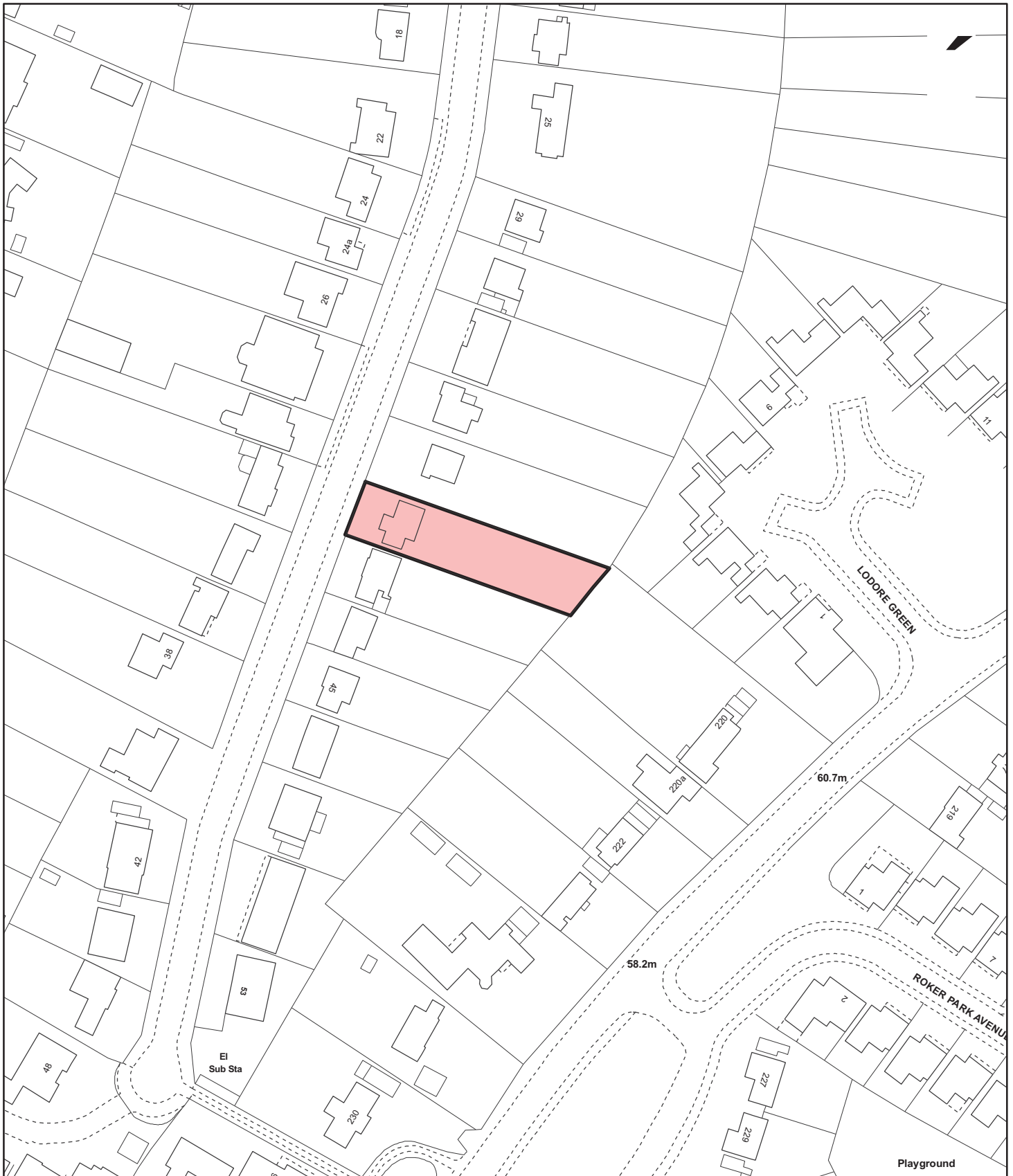
Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007)



Hillingdon Design & Accessibility Statement: Residential Layout

Hillingdon Design & Accessibility Statement: Accessible Hillingdon

Contact Officer: Sonia Bowen

Telephone No: 01895 250230



<p>Notes</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>39 Highfield Drive, Ickenham</p>		<p>LONDON BOROUGH OF HILLINGDON Planning, Environment, Education & Community Services</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>  <p>HILLINGDON LONDON</p>
	<p>Planning Application Ref:</p> <p>67201/APP/2010/1803</p>	<p>Scale</p> <p>1:1,250</p>	
	<p>Planning Committee</p> <p>North Page 137</p>	<p>Date</p> <p>September 2011</p>	

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Report of the Head of Planning & Enforcement Services

Address 85 HALLOWELL ROAD NORTHWOOD

Development: Raising of roof to allow conversion of roof space to habitable use to include 2 front rooflights and conversion of roof from hip to gable end at rear and at side with 4 new gable end windows and Juliette balcony involving alterations to chimney stack (Part Retrospective)

LBH Ref Nos: 40255/APP/2011/1961

Drawing Nos: Block Plan to Scale 1:200
Existing front & rear elevation (Rev 2)
Existing floor plans (Rev 2)
Existing section A-A (Rev 1)
Existing side elevation (Rev 2)
Existing roof plan (Rev 1)
Proposed front & rear elevation (Rev 2)
Proposed floor plans (Rev 2)
Proposed section B-B (Rev 1)
Location Plan to Scale 1:1250
Proposed section A-A (Rev 1)
Proposed side elevation (Rev 2)
Proposed roof plan (Rev 1)

Date Plans Received: 10/08/2011 **Date(s) of Amendment(s):**
Date Application Valid: 22/08/2011

1. CONSIDERATIONS

1.1 Site and Locality

The application site is a two storey semi-detached house on the eastern side of Hallowell Road.

The property appears to date from the 1920's and this house and its attached neighbour, were built as a symmetrical pair with side gables to the main roof and a rear two storey return section. The rear return section gabled roof is set lower than the ridge of the main roof. The ridge of the bay roof runs into the rear roof slope of the main roof at a right angle. The site and its surroundings has rising ground to the west and falling ground to the east.

The junction of Hallowell Road with Green Lane and the commercial centre of Northwood lie to the north and the site lies within the Old Northwood Area of Special Local Character.

1.2 Proposed Scheme

The proposed scheme would change the house from having two bedrooms to having four bedrooms, by creating two additional bedrooms within the roof. This would be achieved by extending the front roof slope upwards, raising the height of the main roof and creating a flat roofed second storey element to the house behind the front roof slope. This flat roofed second storey replacing the rear slope of the main roof would have a glazed door with a Juliette balcony. The roof above the rear bay would also be changed to a second floor element with a flat roof, the two storey rear return section with pitched roof would become three storeys high with a flat roof. This element above the first floor of the rear bay would have two side facing windows.

Other features to the proposal would be two roof lights on the front roof slope and raising the height of a chimney stack that currently projects from the rear roof slope.

1.3 Relevant Planning History

40255/APP/2011/496 85 Hallowell Road Northwood

Conversion of roof space to habitable use to include Juliette style balcony to rear, 2 front, 2 rear and 2 side rooflights and raising/alterations to roof at rear. (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 27-04-2011 Approved **Appeal:**

Comment on Planning History

A Certificate of Lawful Development was granted for a dormer on the rear roof slope and a box dormer applied to the roof of the return section. The application plans and drawings show the roof of the dormer on the main roof level with the ridge of the main roof, the dormer extending across the full width of the roof and with its face effectively level with a rear wall of the house. The drawings also show a Juliette balcony on this dormer. The box dormer on the return section roof would also have had a flat roof. The current proposal differs from this scheme in that it involves raising the height of the main roof.

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

The occupiers of thirteen neighbouring properties and Northwood Residents Association were consulted by letter on 23rd August 2011.

A petition with 120 signatures has been received stating:

"This extension has not been built in accordance with submitted plans, it is a complete invasion of our privacy and a blot on the landscape of Old Northwood."

Six individual responses have also been received objecting to the proposal on the following grounds:

i) The current height of this build results in loss of privacy;

- ii) The proposal is an eyesore and far removed from the original plans;
- iii) The raised roof level has already obscured the view from the upper room of our house and has created an eyesore
- iv) The raised roof level is not in keeping with the cottages in the Area of Special Local Character.
- v) The view along the line of houses from our back garden is impaired by the style and size of this extension;
- vi) It seems that work has been undertaken with complete disregard for planning rules;
- vii) The applicant did not consult neighbours;
- viii) The building is visually overbearing, an inappropriate design, would destroy the character of a beautiful part of Northwood.

Northwood Residents Association:

The Northwood Residents' Association wishes to object to this retrospective application. We understand that building work proceeded following positive response to a Certificate of Lawfulness request. However, the build exceeded the roof height shown on the certificate application by a course of some 10 bricks plus an increase in the height of the chimney. The builders were advised of this error by a Council planning officer following a site visit, he apparently did not have the standing to issue a temporary stop notice and the builders continued work! We contend that this retrospective application fails to comply with UDP policies BE19, BE21 and BE23. Unless the developer is made to complete the build as initially described in the certificate then certainly No 87 Hallowell Road (which has an identical build) will also apply for retrospective approval and the message will be sent out that Hillingdon Borough Council are incapable of or unwilling to uphold the policies enshrined in their UDP.

Conservation and Urban Design Officer:

There has been previous planning history re this site. The initial application was withdrawn following objections, and was approved under Certificate of Lawful Development. However, the development as built is not considered permitted development, and this is a retrospective application to regularise the matter.

The extension is identical to that proposed for No 87, also retrospective. Taken individually, the hip to gable end to the rear, increase in roof height of the property and the change in the slope of the two storey element to the rear would be considered detrimental to the balance and symmetry. Whilst it could be argued, that since both these extension are carried out together, the symmetry of the pair would be retained, this still would not appear coherent with the established street scene of the area and would be detrimental to the skyline of the street. It would, therefore, be unacceptable.

The proposed Juliet balcony and the windows to the rear do not sit comfortably with the roof form of the existing property and as such would not relate to the character and appearance of the area. Such an extension, if allowed, would also set a precedent of similar development in the area, the cumulative effect of which would be detrimental to its

overall character and appearance. It is, therefore, unacceptable.

CONCLUSION: Unacceptable.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

AM14	New development and car parking standards.
BE5	New development within areas of special local character
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.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

5. MAIN PLANNING ISSUES

The main considerations in respect of this proposal are the potential impact on the character and appearance of the existing property, the visual amenity of the surrounding area and residential amenity.

In terms of both the impact on the character and appearance of the existing property and the visual amenity of the surrounding area, the proposal is considered unacceptable.

The Council's Supplementary Planning Document HDAS: Residential Extensions, states that it is important to create an extension that will appear secondary to the size of the roof face within in which it will be set. The proposed extensions would not only fail to appear secondary but would visually remove any roof face on which they would be set. HDAS categorically states that roof extensions that would be as wide as the house and create the appearance of an effective flat roofed third storey will be refused planning permission. The proposal is an extreme example of the type of roof extension that the adopted SPD seeks to prevent. By way of detailed guidance to make the thrust of HDAS aims more specific and tangible, for smaller semi-detached houses it is stated in HDAS that any roof extension should be set at least 0.3m below the ridge level, at least 0.5m above the eaves level and at least 0.5m from the sides of the roof. The proposal meets none of these minimum requirements.

HDAS states that the design and size of the proposed windows should match those on the existing rear elevation. The proposed fenestration would consist of what would appear as a glazed door with a Juliette balcony and a high level window of elongated horizontal proportions on the rear elevation and two almost square proportioned windows on a side elevation. These would all contrast with the traditional vertically proportioned sash windows commonly found on a house of this age.

In the light of the above, the proposal is considered to be contrary to Policies BE5, BE13, BE15 and BE19 of the UDP Saved Policies September 2007.

In terms of residential amenity, the Juliette balcony would look down the garden of the application property and would not result in additional overlooking or loss of privacy over and above existing windows on this elevation. The proposed includes windows in the side elevation at second floor level which would look directly onto a flank wall of No.83, but oblique views of its rear garden and patio area would be possible and it is for this reason that the proposal is considered to result in loss of privacy, contrary to Policy BE24 of the UDP Saved Policies September 2007.

Additional built form at third floor level may create some minimal loss of daylight and sunlight to gardens to the north but the very limited effect would not justify a reason for refusal and the proposal is considered acceptable with regard to Policy BE20 of the UDP Saved Policies September 2007.

The application property has an off-street parking space and a rear garden of some 264sqm. The proposal is considered acceptable in terms of parking and amenity space and therefore complies with Policies AM14 and BE23 of the UDP Saved Policies September 2007.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed alterations to the roof, by reason of their size, bulk, massing, over-dominance, flat roofed form and overall design, would be detrimental to the character of the original and adjoining properties and would be detrimental to the visual amenity of the streetscene and the wider Old Northwood Area of Special Local Character. The proposed Juliette balcony and fenestration would not relate to the character and appearance of the existing property and the area in general. The proposal is therefore contrary to Policies BE5, BE13, BE15 and BE19 of the London Borough of Hillingdon Unitary Development Plan Saved Policies (September 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

2 R13 Extension Overlooking Refusal

The proposed windows to the side elevation would result in the overlooking of the neighbouring properties resulting in an unacceptable loss of privacy contrary to Policy BE24 of the London Borough of Hillingdon Unitary Development Plan Saved Policies (September 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

INFORMATIVES

Standard Informatives

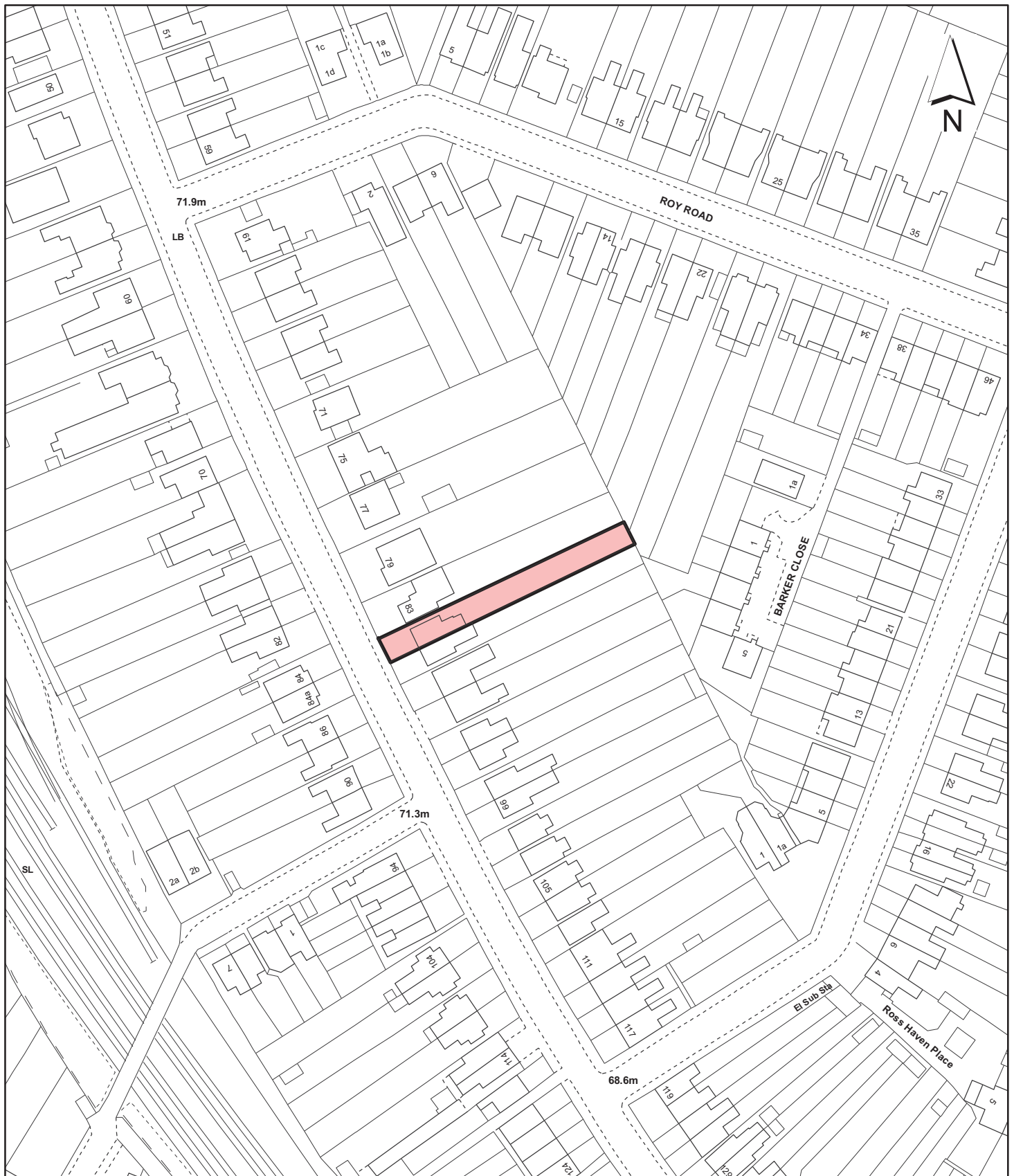
- 1 The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, 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.


AM14	New development and car parking standards.
BE5	New development within areas of special local character
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.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

Contact Officer: Jonathan Doe

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

**85 Hallowell Road
Northwood**

Planning Application Ref:
40255/APP/2011/1961

Planning Committee
North Page 145

Scale
1:1,250

Date
**November
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	87 HALLOWELL ROAD NORTHWOOD		
Development:	Raising of roof to allow conversion of roof space to habitable use to include 2 front rooflights and conversion of roof from hip to gable end at rear and at side with 4 new gable end windows and Juliette balcony involving alterations to chimney stack (Part Retrospective)		
LBH Ref Nos:	19363/APP/2011/1963		
Drawing Nos:	Section A-A rev 1 Proposed elevations (front & rear) rev 2 Proposed floor plans (Rev 2) Proposed side elevation (Rev 2) Proposed section A-A rev 1 Proposed section B-B rev 1 Existing roof plan rev 1 Existing side elevation (Rev 2) Proposed roof plan rev 1 Existing elevations rev 3 Location Plan to Scale 1:1250 Block Plan to Scale 1:200 Existing floor plans (Rev 2)		
Date Plans Received:	10/08/2011	Date(s) of Amendment(s):	18/08/2011
Date Application Valid:	22/08/2011		05/10/2011

1. CONSIDERATIONS

1.1 Site and Locality

The application site is a two storey semi-detached house on the eastern side of Hallowell Road.

The property appears to date from the 1920's and this house and its attached neighbour, were built as a symmetrical pair with side gables to the main roof and a rear two storey return section. The rear return section gabled roof is set lower than the ridge of the main roof. The ridge of the bay roof runs into the rear roof slope of the main roof at a right angle. The site and its surroundings has rising ground to the west and falling ground to the east.

The junction of Hallowell Road with Green Lane and the commercial centre of Northwood lie to the north and the site lies within the Old Northwood Area of Special Local Character.

1.2 Proposed Scheme

The proposed scheme would change the house from having two bedrooms to having four bedrooms, by creating two additional bedrooms within the roof. This would be achieved by extending the front roof slope upwards, raising the height of the main roof, and creating a flat roofed second storey element to the house behind the front roof slope. This flat roofed second storey replacing the rear slope of the main roof would have a glazed door with a Juliette balcony. The roof above the rear return section would also be changed to a second floor element with a flat roof, the two storey rear return section with pitched roof would become a three storey flat roofed return section. This element above the first floor of the rear bay would have two side facing windows.

Other features to the proposal would be two roof lights on the front roof slope, lowering the height of a chimney stack that projects from the front roof slope, and a replacement rear window at first floor level on the rear bay.

1.3 Relevant Planning History

19363/APP/2011/846 87 Hallowell Road Northwood

Conversion of roof space to habitable use to include a rear dormer, 2 front rooflights and Juliette Balcony to rear (Application for a Certificate of Lawfulness for a Proposed Development).

Decision Date: 31-05-2011 Approved **Appeal:**

Comment on Planning History

A Certificate of Lawful Development was granted for a dormer on the rear roof slope and a box dormer applied to the roof of the return section. The application plans and drawings show the roof of the dormer on the main roof level with the ridge of the main roof, the dormer extending across the full width of the roof and with its face effectively level with a rear wall of the house. The drawings also show a Juliette balcony on this dormer. The box dormer on the return section roof would also have had a flat roof. The current proposal differs from this scheme in that it involves raising the height of the main roof.

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

The occupiers of sixteen neighbouring properties and Northwood Residents Association were consulted by letter on 24th August.

A petition with 120 signatures has been received stating:

"This extension has not been built in accordance with submitted plans, it is a complete invasion of our privacy and a blot on the landscape of Old Northwood."

Eight individual responses have also been received objecting to the proposal on the following grounds:

i) The current height of this build results in loss of privacy;

- ii) The proposal is an eyesore and far removed from the original plans;
- iii) The raised roof level has already obscured the view from the upper room of our house and has created an eyesore
- iv) The raised roof level is not in keeping with the cottages in the Area of Special Local Character.
- v) The view along the line of houses from our back garden is impaired by the style and size of this extension;
- vi) It seems that work has been undertaken with complete disregard for planning rules;
- vii) The applicant did not consult neighbours;
- viii) The building is visually overbearing, an inappropriate design, would destroy the character of a beautiful part of Northwood.

Northwood Residents Association:

The Northwood Residents' Association wishes to object to this retrospective application. We understand that building work proceeded following positive response to a Certificate of Lawfulness request. However, the build exceeded the roof height shown on the certificate application by a course of some 10 bricks plus an increase in the height of the chimney. The builders were advised of this error by a Council planning officer following a site visit, he apparently did not have the standing to issue a temporary stop notice and the builders continued work! We contend that this retrospective application fails to comply with UDP policies BE19, BE21 and BE23. Unless the developer is made to complete the build as initially described in the certificate then certainly No 87 Hallowell Road (which has an identical build) will also apply for retrospective approval and the message will be sent out that Hillingdon Borough Council are incapable of or unwilling to uphold the policies enshrined in their UDP.

Conservation and Urban Design Officer:

There has been previous planning history re this site. The initial application was withdrawn following objections, and was approved under Certificate of Lawful Development. However, the development as built is not considered permitted development, and this is a retrospective application to regularise the matter.

The extension is identical to that proposed for No 85, also retrospective. Taken individually, the hip to gable end to the rear, increase in roof height of the property and the change in the slope of the two storey element to the rear would be considered detrimental to the balance and symmetry. Whilst it could be argued, that since both these extension are carried out together, the symmetry of the pair would be retained, this still would not appear coherent with the established street scene of the area and would be detrimental to the skyline of the street. It would, therefore, be unacceptable.

The proposed Juliet balcony and the windows to the rear do not sit comfortably with the roof form of the existing property and as such would not relate to the character and appearance of the area. Such an extension, if allowed, would also set a precedent of similar development in the area, the cumulative effect of which would be detrimental to its

overall character and appearance. It is, therefore, unacceptable.

CONCLUSION: Unacceptable.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

AM14	New development and car parking standards.
BE5	New development within areas of special local character
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.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

5. MAIN PLANNING ISSUES

The main considerations in respect of this proposal are the potential impact on the character and appearance of the existing property, the visual amenity of the surrounding area and residential amenity.

In terms of both the impact on the character and appearance of the existing property and the visual amenity of the surrounding area, the proposal is considered unacceptable.

The Council's Supplementary Planning Document HDAS: Residential Extensions, states that it is important to create an extension that will appear secondary to the size of the roof face within in which it will be set. The proposed extensions would not only fail to appear secondary but would visually remove any roof face on which they would be set. HDAS categorically states that roof extensions that would be as wide as the house and create the appearance of an effective flat roofed third storey will be refused planning permission. The proposal is an extreme example of the type of roof extension that the adopted SPD seeks to prevent. By way of detailed guidance to make the thrust of HDAS aims more specific and tangible, for smaller semi-detached houses it is stated in HDAS that any roof extension should be set at least 0.3m below the ridge level, at least 0.5m above the eaves level and at least 0.5m from the sides of the roof. The proposal meets none of these minimum requirements.

HDAS states that the design and size of the proposed windows should match those on the existing rear elevation. The proposed fenestration would consist of what would appear as a glazed door with a Juliette balcony and a high level window of elongated horizontal proportions on the rear elevation and two almost square proportioned windows on a side elevation. These would all contrast with the traditional vertically proportioned sash windows commonly found on a house of this age.

In the light of the above, the proposal is considered to be contrary to Policies BE5, BE13, BE15 and BE19 of the UDP Saved Policies September 2007.

In terms of residential amenity, the Juliette balcony would look down the garden of the application property and would not result in additional overlooking or loss of privacy over and above existing windows on this elevation. The proposal includes windows in the side elevation at second floor level which would look directly onto a side roof slope of No. 89 but, as this part of No. 89's roof is relatively low being on a rear return section, oblique views of its rear garden and patio area would be possible and it is for this reason that the proposal is considered to result in loss of privacy, contrary to Policy BE24 of the UDP Saved Policies September 2007.

Additional built form at third floor level may create some minimal loss of daylight and sunlight to gardens to the north but the very limited effect would not justify a reason for refusal and the proposal is considered acceptable with regard to Policy BE20 of the UDP Saved Policies September 2007.

The application property has an off-street parking space and a rear garden of some 264sqm. The proposal is considered acceptable in terms of parking and amenity space and therefore complies with Policies AM14 and BE23 of the UDP Saved Policies September 2007.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed alterations to the roof, by reason of their size, bulk, massing, over-dominance, flat roofed form and overall design, would be detrimental to the character of the original and adjoining properties and would be detrimental to the visual amenity of the streetscene and the wider Old Northwood Area of Special Local Character. The proposed Juliette balcony and fenestration would not relate to the character and appearance of the existing property and the area in general. The proposal is therefore contrary to Policies BE5, BE13, BE15 and BE19 of the London Borough of Hillingdon Unitary Development Plan Saved Policies (September 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

2 R13 Extension Overlooking Refusal

The proposed windows to the side elevation would result in the overlooking of the neighbouring properties resulting in an unacceptable loss of privacy contrary to Policy BE24 of the London Borough of Hillingdon Unitary Development Plan Saved Policies (September 2007) 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.

AM14	New development and car parking standards.
BE5	New development within areas of special local character
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.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

Contact Officer: Jonathan Doe

Telephone No: 01895 250230



<p>Notes</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 align="center">87 Hallowell Road Northwood</p>		<p align="center">LONDON BOROUGH OF HILLINGDON Planning, Environment, Education & Community Services</p> <p align="center">Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p align="center">19363/APP/2011/1963</p>	<p>Scale</p> <p align="center">1:1,250</p>	 <p align="center">HILLINGDON LONDON</p>
	<p>Planning Committee</p> <p align="center">North Page 153</p>	<p>Date</p> <p align="center">November 2011</p>	

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Report of the Head of Planning & Enforcement Services

Address 439 VICTORIA ROAD RUISLIP

Development: Change of use of No. 439 Victoria Road from retail (Use Class A1) to hot food takeaway (Use Class A5) and installation of extractor duct to rear of Nos. 441/441A Victoria Road.

LBH Ref Nos: 67990/APP/2011/1964

Drawing Nos: 439/VR/R/02/AB
439/VR/R/03/AB
Design & Access Statement
Location Plan to Scale 1:1250 Received 3rd October 2011
439/VR/R/01/AB

Date Plans Received: 11/08/2011 **Date(s) of Amendment(s):** 11/08/2011

Date Application Valid: 03/10/2011 03/10/2011

1. SUMMARY

This application seeks permission for the change of use of a corner property within a retail parade comprising 4 units from Class A1 retail to Class A5 hot food takeaway with the installation of an extract flue to the rear of the adjoining property. As the parade would still retain a convenience store which sells groceries and newspapers, it is considered that the retail parade would still provide a range of essential retail uses appropriate to the size of the parade. Furthermore, as the last use of the shop unit did not provide an essential use, the loss of the retail unit would have no impact upon the the number of essential uses serving the local area. However, it is considered that in the absence of any parking or traffic details, the use could result in illegal parking in the vicinity, which could be detrimental to highway and pedestrian safety and the siting of the rear extract flue, immediately in front of a lounge window, would be harmful to the amenities of the adjoining residential occupier. The application is recommended for refusal on these two grounds.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed extractor flue, by reason of its size and siting, in proximity to the first floor lounge window at No. 441A Victoria Road, would appear as a dominant and intrusive feature, resulting in an unacceptable loss of residential amenity to the occupiers of the adjoining residential flat. The proposal is therefore contrary to Policies BE21, OE1 and S6 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

2 NON2 Non Standard reason for refusal

The proposal fails to demonstrate that the proposed change of use would not give rise to additional on-street parking which would adversely affect traffic conditions on the public highway, including the local bus service and result in harm to the residential amenities of surrounding occupiers. The proposal is contrary to Policies BE19, OE1(iii), S6(iii) and (iv) and AM7(ii) 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 (July 2011) and national guidance.

PPS4	Planning for Sustainable Economic Growth
PPG24	Planning and Noise
LPP 4.8	(2011) Supporting a Successful and Diverse Retail Sector
LPP 6.3	(2011) Assessing effects of development on transport capacity
LPP 6.13	(2011) Parking
LPP 7.2	(2011) An inclusive environment
LPP 7.15	(2011) Reducing noise and enhancing soundscapes
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.
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
S6	Change of use of shops - safeguarding the amenities of shopping areas
S7	Change of use of shops in Parades
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

3. **CONSIDERATIONS**

3.1 **Site and Locality**

The application site is located on the north eastern side of Victoria Road, some 250m to the north west of the South Ruislip Local Centre, on a prominent corner plot at the traffic

lighted junction with West Mead. It forms a two storey, end of terrace property within a retail parade comprising 4 units. This unit was previously in use as a domestic appliance shop, although it is now vacant. The adjoining unit is in use as a mini-supermarket (No. 441), No. 443 is a cafe/takeaway (Class A3/A5) and No. 445 is an office (Class B1). The first floor is in use as residential flats. No.439A is accessed via an external staircase directly from West Mead, with the other three flats being accessed from the service road to the rear of West Mead via their rear yard areas and external staircases. The parade has two projecting two storey wings at the rear and a number of the ground floor units have single storey extensions at the rear. An extract flue has also been sited to the side of one of these projecting wings which serves the cafe/takeaway use at No. 443.

Adjoining the site to the rear and on the opposite side of West Mead are residential properties. To the south of the parade is an electricity sub-station. On the opposite side of Victoria Road are retail warehouses which are currently vacant but were last occupied by Focus DIY and Land of Leather.

The application site forms part of a retail parade as designated within the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

3.2 Proposed Scheme

This application seeks the change of use of the application site from retail (Class A1) to hot food takeaway (Class A5) and the installation of an extract flue to the rear of Nos. 441/441A Victoria Road. The flue would be installed internally from the kitchen area through the storage rooms at the rear, then out through the side wall of a single storey rear extension into the rear yard area of the adjoining property at Nos. 441/441A Victoria Road, then pass up the side wall of the two storey projecting rear wing to vent above eaves level. The external flue would have a main diameter of 400mm, increasing to 600mm to house the silencers and would match the existing ducting at No. 443. No change is shown to the shop front and internally, the only alterations would be the removal and re-siting of internal partitions and installation of a customer counter.

A Design and Access Statement has been submitted with the application which advises that the extract flue would be capable of being installed as all of the site is within the applicant's ownership and access for the disabled would be by means of the level threshold at the front of the unit.

3.3 Relevant Planning History

Comment on Relevant Planning History

There is no relevant planning history on the application site.

There is relevant planning history on No. 443 Victoria Road, namely:

18148C/91/277 - Change of use of shop to sandwich bar and hot food takeaway - Approved 11/06/91. Hours of use were restricted by condition 3 which restricts the preparation and sale of food between the hours of 23:00 and 08:00.

18148E/93/572 - Variation of Condition 4 of planning permission 18148C/91/277 dated 11/06/91 (the premises shall only be used for cold/hot food takeaway and for no other purpose in Class A3 or A2 of the Town and Country Planning Use Classes) Order 1987) to allow use as a cafe (retrospective application) - Approved 09/06/93.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.
- PT1.19 To maintain a hierarchy of shopping centres which maximises accessibility to shops and to encourage retail development in existing centres or local parades which is appropriate to their scale and function and not likely to harm the viability and vitality of Town or Local Centres.
- PT1.20 To give priority to retail uses at ground floor level in the Borough's shopping areas.
- PT1.31 To encourage the development and support the retention of a wide range of local services, including shops and community facilities, which are easily accessible to all, including people with disabilities or other mobility handicaps.

Part 2 Policies:

- PPS4 Planning for Sustainable Economic Growth
- PPG24 Planning and Noise
- LPP 4.8 (2011) Supporting a Successful and Diverse Retail Sector
- LPP 6.3 (2011) Assessing effects of development on transport capacity
- LPP 6.13 (2011) Parking
- LPP 7.2 (2011) An inclusive environment
- LPP 7.15 (2011) Reducing noise and enhancing soundscapes
- 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.
- 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
- S6 Change of use of shops - safeguarding the amenities of shopping areas
- S7 Change of use of shops in Parades
- AM7 Consideration of traffic generated by proposed developments.
- AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
- AM14 New development and car parking standards.
- LDF-AH Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

20 neighbouring properties have been consulted, together with the South Ruislip Residents Association. Individual responses have been received and a petition with 41 signatories.

The petition states:

'We the undersigned wish to raise objections to the proposed change of use from A1 to A5 (hot food Take away) at 439 Victoria Road, South Ruislip.' The covering letter attached to the petition adds 'we feel another 'takeaway' in the area will attract even more anti-social behaviour also these premises are on the traffic light junction with West Mead and parking facilities are non-existent.'

The individual responses raise the following concerns:

- (i) A takeaway open to 11PM and the associated increase in casual visitors to the area would exacerbate noise and general disturbance, particularly late at night which is not acceptable, compromising the peace and quiet of this residential area where many young families live. The existing small cafe in the parade closes at about 4PM and commercial premises at the latest shut about 8PM so are acceptable;
- (ii) Another hot food takeaway in this parade would add to the litter problems at this junction, caused by the existing cafe/takeaway and convenience store within the parade, with associated attraction to vermin;
- (iii) Anti-social behaviour already occurs on this corner and opposite on the former 'Land of Leather/Focus' site often until 2AM and on two occasions in the last two years has involved the police. Proposal would increase the incidence of unruly and criminal behaviour with teenagers throwing bottles, cans and litter onto the street and into surrounding gardens, urinating etc;
- (iv) Proposal would increase traffic and since new parking restrictions came into force about a year ago, resident parking is difficult and there are no parking facilities nearby to serve the premises. Proposal would make this even worse with increased incidence of frustrated drivers and illegal parking;
- (v) Extractor duct only two metres from our property would cause unwelcome odours and fumes;
- (vi) Siting of extractor duct may affect pedestrians on the pavement;
- (vii) No need for the proposed hot food takeaway as there are three hot food takeaways in Station Approach not 300m from this junction that have adequate parking facilities and situated nearer to the transport hub of the South Ruislip Underground Station;
- (viii) The value of property sited close to proposal would be adversely affected and the London Borough of Hillingdon should compensate householders;
- (ix) Presume the applicant does not live in the area and should consider installing take away next to own home;
- (x) Consultation letter did not arrive for 7 days, reducing time to consider what action to take;
- (xi) The agent is not at the premises, 455 Victoria Road which are empty and have been for many months;
- (xii) The application has been revised, expanded and re-presented in an underhand way.

South Ruislip Residents Association:

On behalf of the South Ruislip Residents Association, I have been asked to make you aware that we are concerned as to the proposed change of use from A1 to A5 for 439 Victoria Road, South

Ruislip.

The South Ruislip Residents Association feel that the location of 439 Victoria Road adjoins a residential area, with residents in West Mead being in close proximity to this proposed development.

We are concerned that there will be significant noise and pollution (smell) issues associated with such a development.

In addition 439 Victoria Road has no parking outside as it is adjacent to a zebra crossing and bus stop and visitors to this shop will end up parking in West Mead adding to the general congestion in this area.

MoD: No response

MoD Safeguarding - RAF Northolt: No response.

Internal Consultees

Environmental Protection Officer:

No objection subject to conditions relating to control of noise and odour emanating from the site, hours of operation, sound insulation, hours of deliveries and collections and litter together with the construction site informative.

Highways Engineer:

The site is located in a relatively small shopping parade with 9.5m wide footway at the south corner of West Mead and Victoria Road which is classified as a Borough Secondary Distributor road.

An existing traffic light with pedestrian facility at the junction of Victoria Road and West Mead with tactile paving outside the shop is in use with a bus stop lay by south of the junction outside the shopping parade. Victoria Road is a heavily trafficked road particularly during the rush hour, and the existence of a traffic light, bus lay-by parking restriction and double yellow line restriction extending approximately 40m inside West Mead, currently makes parking within the near vicinity of the applicant's site illegal.

Application and submitted plans for a change of use from existing A1 to A5 hot food take away indicates opening hours of 11.00-23.00 seven days a week, whereas it fails to provide sufficient information regarding loading/unloading issues associated with the take away use, number of employees, vehicle and cycle parking area within the site involving deliveries, which inevitably will lead to additional on street car parking to the detriment of public and highway safety contrary to policy AM7 (ii) of the Council's UDP (adopted 1998) saved policies. Policy AM14 of the UDP refers to the Council's vehicle parking standard contained in the Annex 1. The London Borough of Hillingdon UDP (adopted 1998) saved policies, 27th September 2007, requires two vehicle parking and four cycle parking spaces for similar use.

In view of the fact that the busiest trading time for a take away shop is in the evening, it is anticipated that prospective customers of the take away shop will be those wishing to order/collect food on their way back home for a short period of time by parking either in the bus lay-by or in West Mead where parking is restricted, which is considered to prejudice general highway safety and free flow of traffic.

The proposal is therefore contrary to Policy AM7(ii) of the adopted Hillingdon Unitary Development Plan, Saved Policies, September 2007, and is recommended to be refused.

Access Officer:

As the proposal relates to a change of use with only minor internal alterations, and it is stated that there is an existing level threshold, no specific accessibility improvements are required as part of this change of use application.

1. However, the Equality Act 2010 seeks to protect people accessing goods, facilities and services from direct 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.

2. The Act states that service providers should think ahead to take steps to address barriers that impede disabled people. This includes making the necessary changes to how services are delivered to ensure that disabled people receive an equitable service that is on par with non-disabled people.

Conclusion: Acceptable

It is recommended that points one and two detailed above should be attached as informatives to any grant of planning permission.

Waste Services:

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

a) The application is for a restaurant and caf . One x 1,100 litre type of bulk bin is needed to safely and hygienically contain the waste arising from this type of business. Additional bins for recycling waste may also be required.

b) The bulk bin should be sited on an area of hard-standing, with a smooth surface, so that it can be washed down with water and disinfectant. The surface should be cambered so the 'run off' follows towards a proper drain.

c) The collectors should not have to cart a bulk bin more than 10 metres from the point of storage to the collection vehicle (BS 5906 standard). The collection crew would therefore need to access the side of the premises, via West Mead. Alternatively the owners would have to present the bulk bin at an agreed collection point on the allocated day.

d) The gradient of any path that the bulk bins have to be moved on should ideally be no more than 1:20, with a width of at least 2 metres. The surface should be smooth. If the path is raised above the area where the collection vehicle parks, then a dropped kerb is needed to safely move the bin to level of the collection vehicle.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The main principle that needs to be considered with this application is the loss of a retail shop.

The main thrust of retail policy within the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) is to maintain an appropriate hierarchy of shopping areas to serve local communities. The application site forms part of a retail parade as designated by the adopted Hillingdon UDP Saved Policies (September 2007), one of the lower levels within the shopping hierarchy where only a limited number of essential shop

uses would be expected, serving a small catchment area.

Policy S7 states that permission will only be granted for the change of use of Class A1 shops in parades if:

- (i) the parade retains sufficient essential shop uses to provide a range of shops appropriate to the size of the parade and to its function in the shopping hierarchy;
- (ii) the surrounding residential area is not deficient in essential shop uses; and
- (iii) the proposal accords with Policy S6.

This is a small retail parade comprising 4 units. Of these, No. 443 Victoria Road has been converted to a cafe/hot food takeaway and No. 445 is currently vacant, although it was last used as a Class B1 office. This leaves the application site which is also currently vacant (although last used as a Class A1 shop selling domestic appliances) and No. 441 which provides a Class A1 convenience store which provides a grocery, off-licence and newsagent. Given the size of the parade, it is considered that the convenience store provides an appropriate range of goods relative to the size of parade. Furthermore, the parade is some 240m from the northern edge of the South Ruislip Local Centre and 120m from the BP petrol filling station on Victoria Road which also has a BP Connect shop and cafe selling grocery goods, newspapers and beers and wine, together with bread and sandwiches. It should also be noted that the former use of the shop did not provide an essential use and therefore the proposal would not reduce the number of essential shop uses serving the surrounding residential area.

As such, it is considered that no objections in principle can be raised to the loss of the 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 development.

7.05 Impact on the green belt

Not applicable to the application site.

7.06 Environmental Impact

Not applicable to this application.

7.07 Impact on the character & appearance of the area

The only external alteration proposed to the building is the extract flue. This would match the existing flue that has been installed to serve the cafe at No. 443 Victoria Road (albeit it appears that this flue does not benefit from planning permission). As the flue would be sited to the rear of the parade, on the side wall of the projecting rear wing which faces away from West Mead, it is considered that it would not appear unduly intrusive within the street scene and is acceptable in terms of Policies BE13 and BE15 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.08 Impact on neighbours

Policy S6 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) states that to safeguard the amenities of shopping areas, the Local Planning Authority will only grant permission for changes of use of class A1 shops if, amongst other criteria, the proposed use will not cause unacceptable loss of amenity to nearby residential properties by reason of disturbance, noise, smell, fumes, parking or traffic

related problems.

Policy OE1 states that proposed uses should not have a detrimental impact on the character of an area or the amenities of neighbouring properties by reason of noise and vibration or the emission of dust, smell or other pollutants.

The application site forms part of a retail parade on a busy road close to the South Ruislip Local Centre where commercial activity, even into the late evening, can reasonably be expected to take place. There are residential occupiers on the first floor of the parade. In terms of the potential for noise and disturbance, the Council's Environmental Health Officer advises that the proposal is acceptable, subject to conditions requiring a scheme for the control of noise and odour emanating from the site, hours of use, sound insulation scheme, control of deliveries and collection vehicle hours and litter. With such controls in place, it is considered that the proposed use would be compatible with neighbouring uses. However, the proposal does not contain any details as to how deliveries and parking would be managed at the site and the proposal is likely to give rise to additional on-street parking that would result in loss of amenity to adjoining residential properties, contrary to Policies BE19, OE1(iii), S6(iii) and (iv) of the saved Hillingdon UDP (September 2007).

The proposed extract flue would be sited within the rear yard area of the adjoining property, Nos. 441/441A Victoria Road on the side wall of the two storey projecting rear wing which straddles the boundary between Nos. 441/441A and the application site. The flue would be sited on an external wall to the kitchen of No. 441A, which contains a secondary small kitchen window which is obscure glazed and door. The flue would project some 0.9m from the wall and would be sited close to the main rear elevation of the flat. This elevation contains an obscure glazed bathroom window, a door and hall window, but more critically, the flue would be sited immediately in front of the clear glazed lounge window which provides the only outlook to this room within a distance of 2.2m. Although its position replicates that of the extract flue serving the caf  at No. 443 Victoria Road, this flue does not benefit from planning permission. In such a position, it is considered that the flue would appear as an unduly dominant and intrusive feature to the occupiers of the first floor flat, contrary to Policies BE21, OE1 and S6 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2011).

7.09 Living conditions for future occupiers

Not applicable to this scheme.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Policy S6 of the UDP Saved Polices (September 2007) advises that to safeguard the amenities of shopping areas, the Local Planning Authority will only grant permission for changes of use of class A1 shops if, amongst other criteria, the proposed use will not cause unacceptable traffic related problems. Policy AM7 at criteria (ii) advises that proposals should not prejudice highway and pedestrian safety.

The Council's Highway Engineer advises that Victoria Road is a heavily trafficked Borough Secondary Distributor road which has double yellow line parking restrictions which extend for 40m along West Mead and there is a bus lay-by outside the parade at this traffic lighted junction. On-street parking in the vicinity of the application site is therefore illegal. Furthermore, the submitted application fails to provide information regarding staff numbers, loading/unloading arrangements associated with the take away use, vehicle and/or moped/cycle parking within the site. The use will therefore inevitably lead to additional on-street parking, detrimental to highway and pedestrian safety, contrary to policies S6 and AM7(ii) of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.11 Urban design, access and security

Not applicable to this scheme.

7.12 Disabled access

The Submitted Design and Access Statement advises that there is an existing level threshold to the premises and the Council's Access Officer advises that on this basis the scheme, no specific access improvements are required and the scheme is acceptable although advises on the use of informatives to advise of provisions within the Equality Act 2010.

7.13 Provision of affordable & special needs housing

Not applicable to this scheme.

7.14 Trees, Landscaping and Ecology

Not applicable to this scheme.

7.15 Sustainable waste management

This could have been dealt with by condition had the application not been recommended for refusal.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

If the application had not been recommended for refusal, the only drainage issue concerns the build up of fat in the sewers and an informative could have been added to any approval, recommending the use of a fat trap in accordance with best practice.

7.18 Noise or Air Quality Issues

This application raises no specific noise and air quality issues that have not already been considered in Section 7.08 of this report and by the Council's Environmental Health Officer.

7.19 Comments on Public Consultations

The points raised in the covering letter attached to the petition and points (i) (ii) and (iv) to (vii) raised within individual's correspondence have been dealt with in the main report. As regards anti-social behaviour (point (iii)), the behaviour of individuals is not a matter for the planning system and there is nothing specific to this application that suggests it would result in the increase in anti-social behaviour that would warrant a reason for refusal. As regards points (vii) to (xii), these do not raise material planning objections to the scheme.

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

No enforcement issues are raised by this application at the application site.

7.22 Other Issues

The application does not raise any other planning 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

10. CONCLUSION

Although no objections are raised to the loss of the retail unit, the proposal is likely to adversely effect conditions on the adjoining public highway, including the local bus service and the extract flue would appear unduly dominant from a neighbouring resident's lounge window. It is recommended for refusal.



11. Reference Documents

Adopted Hillingdon Unitary Development Plan Saved Policies (September 2007)
Consultation Responses

Contact Officer: Richard Phillips

Telephone No: 01895 250230



<p>Notes</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 style="text-align: center;">439 Victoria Road Ruislip</p>		<p>LONDON BOROUGH OF HILLINGDON Planning, Environment, Education & Community Services Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p> <p style="text-align: center;">  HILLINGDON LONDON</p>
	<p>Planning Application Ref:</p> <p style="text-align: center;">67990/APP/2011/1964</p>	<p>Scale</p> <p style="text-align: center;">1:1,250</p>	
	<p>Planning Committee</p> <p style="text-align: center;">North Page 166</p>	<p>Date</p> <p style="text-align: center;">November 2011</p>	

Report of the Head of Planning & Enforcement Services

Address LAND BETWEEN RUGBY CLUB AND SACRED HEART SCHOOL WEST
END ROAD RUISLIP

Development: Conversion of open land into parking area.

LBH Ref Nos: 68092/APP/2011/2408

Drawing Nos: E/A3 2532/5 (Location Plan)
E/A1 2532/1 (Survey)
E/A1 2532/2 (Tree Survey)
E/A1 2532/3 (Proposed Car Park Levels and Typical Section)
E/A1 2532/4 (Proposed Car Park Landscape)
Design and Access Statement
Specification for Landscape Works
Planning Statement

Date Plans Received: 05/10/2011

Date(s) of Amendment(s):

Date Application Valid: 17/10/2011

1. SUMMARY

This application seeks full planning permission for the provision of a new 48 space car park on Green Belt land between Sacred Heart RC Primary School and Ruislip Rugby Football Club's clubhouse, located off Herlwyn Avenue and West End Road, respectively, in Ruislip.

The aim of the car park is to relieve on-street parking pressures and congestion on surrounding roads during times when Ruislip Rugby Football Club (RRFC) and Sacred Heart RC Primary School are in use. The objective is to expand existing parking facilities at RRFC, for use during evenings and weekends, when the club is well used. Parents of the adjoining Sacred Heart RC Primary School will be allowed to use the car when dropping-off/picking-up their children during the school day.

It is considered that sufficient justification has been provided to demonstrate a case of very special circumstances to allow an exception to Green Belt Policy, in this instance. The proposed development will arguably enhance the character and appearance of this currently disused area, in addition to relieving parking issues and congestion in surrounding streets.

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

2. RECOMMENDATION

APPROVAL subject to the following:

1 SP01 Council Application Standard Paragraph

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

2 OM1 Development in accordance with Approved Plans

North Planning Committee - 17th November 2011

PART 1 - MEMBERS, PUBLIC & PRESS

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

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

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

The scheme shall also include details of the following: -

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

REASON

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

4 TL6 Landscaping Scheme - implementation

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

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

with another such tree, shrub or area of turfing or seeding of similar size and species unless the Local Planning Authority first gives written consent to any variation.

REASON

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

5 TL7 Maintenance of Landscaped Areas

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

REASON

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

6 NONSC Car park surface

Prior to commencement of development full details of the car park surface and finish, including materials to be used and details of surface level kerbs, shall be submitted to and approved in writing by the Local Planning Authority.

REASON

In the interests of visual amenity and to preserve the openness of the Green Belt in accordance with policies BE13 and OL1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

7 SUS8 Electric Charging Points

Before development commences, plans and details of 3 electric vehicle charging points, serving the development and capable of charging multiple vehicles simultaneously, shall be submitted to and approved in writing by the Local Planning Authority. The plan shall set out the location of the charging points, the chosen technology and clear presentation of how the bays will be marked. The development shall proceed in accordance with the approved plan.

REASON

To provide car parking for electric vehicles to help tackle air quality impacts and meet the climate change challenges in accordance with Policy 6.13 of the London Plan (July 2011).

8 SUS5 Sustainable Urban Drainage

No development approved by this permission shall be commenced until a scheme for the provision of sustainable drainage systems to drain surface water runoff has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate that runoff can be attenuated as close to the source as possible in compliance with the London Plan's drainage hierarchy. The scheme should also outline how rainwater can be collected and reused on site further reducing the run-off to drainage bodies. The development shall proceed in accordance with the approved scheme.

REASON

To prevent the increased risk of flooding in accordance with PPS25 and Policy 5.13 of the London Plan (July 2011).

9 DIS3 Parking for Wheelchair Disabled People

Notwithstanding the submitted plans, development shall not commence until details of the provision of 5 parking spaces for wheelchair users and/or Blue Badge holders, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until all the approved details have been implemented and thereafter these facilities shall be permanently retained.

REASON

To ensure that adequate car parking for people in wheelchairs/Blue Badge holders is provided in accordance with Policy AM13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

Note: wheelchair users are not the only category of people who require a 'disabled' parking space. A Blue Badge parking space can also be used by people who have a mobility impairment (full-time wheelchair users account for only a small percentage of this category) including elderly people, visually impaired people having a sighted driver, children having bulky equipment such as oxygen cylinders that have to be transported with them, etc.

10 NONSC CCTV

Development shall not commence until a scheme for the provision of Closed Circuit Television (CCTV) on and/or around the car park has been submitted to, and approved in writing by, the Local Planning Authority. The car park shall not be occupied until the approved scheme has been implemented. Thereafter the approved scheme shall be permanently retained.

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000; to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure that the development provides a safe and secure environment in accordance with policy 7.3 of the London Plan (July 2011).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

relevant material considerations, including the London Plan (July 2011) and national guidance.

OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
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
R10	Proposals for new meeting halls and buildings for education, social, community and health services
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM15	Provision of reserved parking spaces for disabled persons

3 I1 Building to Approved Drawing

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

4 I3 Building Regulations - Demolition and Building Works

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

5 I11 The Construction (Design and Management) Regulations 1994

The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994, which govern health and safety through all stages of a construction project. The regulations require clients (ie. those, including developers, who

commision construction projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Further information is available from the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (telephone 020 7556 2100).

6 I12 Notification to Building Contractors

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

7 I15 Control of Environmental Nuisance from Construction Work

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

A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank and Public Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

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

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

8 I19 Sewerage Connections, Water Pollution etc.

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

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises an approximately 0.24 hectare irregularly shaped plot of land located at the south east end of recreation grounds used by RRFC. The parcel of

land in question is currently poorly maintained, comprising an existing area of hardstanding, long grass and brambles. The existence of the hardstanding and the positioning of footpaths around its edges, mean that it is viewed quite separately from the wider playing fields.

It is understood that unofficial parking already takes place here at weekends when the existing Rugby Club car park is full.

The site is bounded to the north by the RRFC clubhouse, a single-storey building with associated parking and ancillary facilities. To the east it is bounded by allotment gardens and to the south by a strip of land comprising a belt of semi-mature trees and vegetation, beyond which are residential properties in Herlwyn Avenue. Sacred Heart RC Primary School is located to the south west and playing fields are located to the west.

The wider playing fields, which cover an extensive area to the west of the application site, comprise four rugby pitches with associated goal posts, floodlighting, etc, in addition to tree planting and open space.

The site is accessed via West End Road to the east.

The entire application site falls within the Green Belt as shown on the Hillingdon Unitary Development Plan Proposals Map.

3.2 Proposed Scheme

This application seeks full planning permission for the provision of a 48 space car park (including two disability standard spaces) on open land to the south of RRFC's clubhouse, and north east of Sacred Heart RC Primary School.

The purpose of the car park is to provide additional parking for the Rugby Club at weekends, relieving congestion and pressure for on-street parking in the surrounding residential areas. Additionally, as with the existing Rugby Club car park, this would provide a safe place for parents to drop-off and pick-up children attending Sacred Heart RC Primary School. Notably, the existing RRFC car park has been used in this way since 2006 when it was resurfaced under a safer routes to school initiative.

Existing tree planting around the site would be retained and enhanced through additional planting.

3.3 Relevant Planning History

386/APP/2005/1726 Sacred Heart Rc Primary School Herlwyn Avenue Ruislip
ERECTION OF TWO STOREY EXTENSION TO SCHOOL TO PROVIDE ADDITIONAL CLASSROOMS, LIBRARY, SCHOOL HALLS AND ANCILLARY FACILITIES (INVOLVING DEMOLITION OF PART OF EXISTING SCHOOL). ALTERATIONS TO EXISTING ON-SITE PARKING LAYOUT INCLUDING USE OF RUISLIP RUGBY CLUB CAR PARK FOR PARKING/DROPPING/COLLECTING PUPILS, NEW PATH TO RUGBY CLUB, LANDSCAPING AND WIDENED VEHICULAR ACCESS TO WEST END ROAD. INSTALLATION OF TEMPORARY CLASSROOMS FOR USE DURING BUILDING WORKS (FOR A PERIOD OF 15 MONTHS)

Decision: 18-08-2005 Approved

Comment on Relevant Planning History

**North Planning Committee - 17th November 2011
PART 1 - MEMBERS, PUBLIC & PRESS**

There is no planning history specific to this site. However, the application summarised above, which relates in part to the existing RRFC car park and access is of some relevance.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.1 To maintain the Green Belt for uses which preserve or enhance the open nature of the area.
- PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.
- PT1.12 To avoid any unacceptable risk of flooding to new development in areas already liable to flood, or increased severity of flooding elsewhere.
- PT1.30 To promote and improve opportunities for everyone in Hillingdon, including in particular women, elderly people, people with disabilities and ethnic minorities.

Part 2 Policies:

- OL1 Green Belt - acceptable open land uses and restrictions on new development
- OL2 Green Belt -landscaping improvements
- BE13 New development must harmonise with the existing street scene.
- BE19 New development must improve or complement the character of the area.
- 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
- R10 Proposals for new meeting halls and buildings for education, social, community and health services
- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- AM7 Consideration of traffic generated by proposed developments.
- AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -
(i) Dial-a-ride and mobility bus services
(ii) Shopmobility schemes
(iii) Convenient parking spaces
(iv) Design of road, footway, parking and pedestrian and street furniture schemes
- AM15 Provision of reserved parking spaces for disabled persons

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **8th November 2011**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters have been sent to 67 local owner/occupiers and the Ruislip Residents Association. Site notices were also posted. Two responses have been received. One raises the following questions:

- i) Will this be a public fee paying car park?
- ii) Will the car park be an overspill for parents to park morning and evenings when taking children to school and also as an overspill for parking for Ruislip Rugby Club?

The second, a letter of support from Ruislip Rugby Football Club (RRFC), raises the following points:

- i) RRFC whole heartedly endorse this application and applaud the development which would be of great benefit to the rugby club as well as the school.
- ii) RRFC has a large and vibrant "mini" and youth section which offers a great many young people and families sports competition, leisure and recreation throughout the week, but particularly on Sundays. Families come to the club from all over the Borough and this results in parking space being at a premium at busy times. The direct consequence of this is pressure on parking in the local roads. This development would relieve this and in turn increase road safety.
- iii) The application is in keeping with the arrangements the club already have with the Sacred Heart School and the club is very happy for the school to use its car park on weekdays to help with staff and parent parking in line with the school's travel plan.
- iv) The Club and the school are very good neighbours and have worked together to encourage leisure opportunities and to ensure the safety of young people.

CRIME PREVENTION DESIGN ADVISOR

No objection subject to conditions requiring CCTV and appropriate boundary treatment.

Internal Consultees

TREES/LANDSCAPING OFFICER

Landscape Context: The site is an area of open space situated to the south of Ruislip Rugby Club, bounded to the west by a footpath link to Sacred Heart School (with the playing pitches beyond). The land is designated Green Belt, accessible via entrance to the rugby club's existing car park, off West End Road. The area is currently comprised of hardcore and poorly maintained rough grassland with informal trees lining the east boundary of the allotments and the southern boundary with the school. A tree survey has been submitted in support of the proposal. There are no Tree Preservation Orders on, or close to, the site, nor does it fall within a designated Conservation Area.

Proposal: The proposal is to remove the hardcore from the site and provide a surface level car park, which will serve both the rugby members and for a safe drop-off and collection point for the children attending the Sacred Heart School. The submission includes indicative supplementary tree planting around the edges of the site. The drawings indicate that the surfacing of the car park will be tarmac. However, the applicant has confirmed that the proposed surfacing will include resin-bonded amber gravel in the car spaces with black tarmac restricted to the access

road/manoeuvring space. This combination of materials reflects the re-surfacing recently carried out in front of the rugby club. It was also noted that the edge of the car park will be defined/contained by surface level kerbs with no up-stand. It is understood that surface water drainage will fall across the site, to the east and south, where it will drain/be attenuated by the surrounding grass areas and boundary ditches. Pre-application discussion included the possibility of security fencing around the car park. This proposal has not been included as part of the application.

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. Development within the Green Belt is normally a constraint on development unless special circumstances apply.

- No trees or other landscape features will be affected by the development and the proposed installation will have little impact on the openness, or views into the site, except when in use.
- The surfacing materials are acceptable provided that total coverage with tarmac is avoided as described. The use of surface level kerbs will be more discrete than introducing raised kerbs. These details should be confirmed by condition.
- Surface water drainage, as described, will comply with SUDS guidance.
- If the issue of security fencing is raised again it should be noted that this will have a negative impact on the openness of the Green Belt and the landscape character of the site. Careful attention to detail and hedge planting will be required.
- In order to reduce the maintenance input required by specimen trees, it would be appropriate to consider the use of blocks of young whips and transplants around the site edges. These would, in time, provide greater landscape and ecological value and be easier to establish.

Recommendations: No objection, subject to the above considerations and conditions TL5, TL6 and TL7.

ENVIRONMENTAL PROTECTION UNIT

Noise impacts: It is noted that there is an area of land including the allotment gardens which will act as a buffer between the residential boundaries on Herlwyn Avenue. A macadam surface is preferable to stone chippings in that it gives rise to less noise from maneuvering vehicles.

Hours of use: It is not necessary to restrict hours of use on this proposal and it is noted that this parking area will not be in constant use during term time, with peak use for school drop offs. The Rugby club holds a premises licence permitting entertainments until 2300hrs, with occasional individually licensed events terminating at a later hour subject to giving notice, up to a maximum of 12 events per year.

Air Quality: EPU has been contacted in the past with concerns about air pollution caused by idling vehicles parked on Herlwyn Avenue waiting to collect children from school, and has liaised with the school to help mitigate potential impacts. This proposal will help to alleviate such concerns.

Conclusion: No objection.

SUSTAINABILITY OFFICER

Drainage Comments: No objections are raised to the proposed development subject to the following:

The site is shown to be on the edge of an area recently appraised as being a Critical Drainage Area (CDA) in the emerging Surface Water Management Plan. These are the areas in the Borough most susceptible to surface water flooding. In this instance, the area itself is not a significant risk but puts

pressure on a drainage regime that could result in residential property flooding further down stream. The site currently operates to an almost natural state with run-off attenuated by natural seepage into the ground and long grass. The replacement of these permeable areas with hardstanding will increase the runoff in times of heavy rain putting further risk on the properties already identified as being in a CDA.

The impact on drainage does not prevent the development from going ahead, however it does require careful consideration of the drainage system. The application form states the drainage will go to the existing watercourse which drains into the critical drainage. Further un-attenuated runoff could post problems for the residents. The Council is now a lead local flood authority under the flood and water management act. Any future flooding of the properties downstream would be within the remit of the Council. It is therefore necessary to ensure there is no increase in runoff into the Critical Drainage area. The following condition is therefore necessary:

Condition:

No development approved by this permission shall be commenced until a scheme for the provision of sustainable drainage systems to drain surface water runoff has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate that runoff can be attenuated as close to the source as possible in compliance with the London Plan's drainage hierarchy. The scheme should also outline how rainwater can be collected and reused on site further reducing the run-off to drainage bodies. The development shall proceed in accordance with the approved scheme.

Reason: To prevent the increased risk of flooding in accordance with PPS25 and Policy 5.13 of the London Plan.

Sustainability Comments: Policy 6.13 of the London Plan requires 1 in 5 parking spaces to be served by an electric charging point. This is an exceptionally challenging target particularly given that the demand for charging points is still relatively low. Whilst we need to help drive demand for electric vehicles and sustainable transportation, the Council must make sure new development is sustainable. This means taking into account the short term and long term economic, social and environmental impacts. In the short term, it is not suitable to ask for 20% of all spaces to be served by electric charging points. In the long term it is not certain that this level of requirement will be suitable.

A more sustainable approach would be to consider 5% of the spaces to be served by electric charging points. The following condition should therefore be applied:

Condition:

Prior to the commencement of development a plan showing provision for electric charging points to serve 3 car parking spaces should be submitted to and approved in writing by the Local Planning Authority. The plan shall set out the location of the charging points, the chosen technology and clear presentation of how the bays will be marked. The development shall proceed in accordance with the approved plan.

Reason: To provide car parking for electric vehicles to help tackle air quality impacts and meet the climate change challenges in accordance with Policy 6.13 of the London Plan.

HIGHWAY ENGINEER

The proposed car park of 48 spaces is considered to make the drop-off and pick-up times much safer and reduce/remove cars from surrounding roads during peak drop-off and pick up times.

Give way markings should be provided at the access point of the proposed car park off the existing access road.

2 disabled car parking spaces are proposed, which is below the Council's UDP standards that requires 10% of the car parking spaces to be for disabled users. No information has been submitted to justify lower disabled spaces. In the absence of such information, 5 car parking spaces should be provided for disabled users with 1.2 side and rear transfer areas.

Subject to the above two issues being covered through suitable planning conditions, no objection is raised on the highways aspect of the proposals.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application seeks to provide improved community facilities, for use by users of Ruislip Rugby Club and Sacred Heart RC Primary School.

Policy R10 of the Hillingdon Unitary Development Plan Saved Policies September 2007 supports the principle of new community facilities, subject to their compliance with other relevant policies. Policy 3.19 of the London Plan also encourages development proposals that increase or enhance the provision of sports and recreation facilities providing they are considered carefully in light of open space and Green Belt policies.

Notwithstanding the above, the site falls within the Green Belt as designated in the Hillingdon Unitary Development Plan Saved Policies (September 2007). Policy OL1 of the UDP states that the Local Planning Authority will not grant planning permission for new buildings or changes of use of existing land and buildings within the Green Belt, other than for predominantly open land uses. London Plan (July 2011) Policy 7.16 confirms that "inappropriate development should be refused, except in very special circumstances." This is reiterated in Planning Policy Guidance 2: Green Belts. As such, it is necessary for the applicant to demonstrate that a case of very special circumstances exists if an exception is to be made to established Green Belt policy.

A significant part of the land in question is already covered in hardstanding/hardcore and the remainder of the plot is relatively unkempt, covered in long grass, brambles and other undergrowth. Additionally, due to its location in a corner of the recreation ground, separated from the main playing fields by a pedestrian pathway and bollards, it is viewed quite separately from the wider playing fields and Green Belt and currently offers little value in terms of visual amenity or usable amenity space. The applicant has argued that the proposed car park, and ancillary landscaping would, in fact, improve the visual amenity of the Green Belt in this location.

The applicant has advised that Ruislip Rugby Club predominantly use the playing fields on Sundays, when 5 to 16 year olds play their matches. The site has four pitches and two games are played on each pitch allowing eight games to be played at any one time. All other parts of the recreational space is used for training and practice. Accordingly, at peak times the playing fields are very well used and there is a high demand for car parking which overflows onto surrounding streets. The objective of the proposed car park is to help alleviate car parking issues in surrounding streets when the club is in full use at weekends. Arguably, this would enhance the desirability and usability of Ruislip Rugby Club and the associated playing fields, encouraging community and recreational use of the site. This, in turn, arguably accords with Green Belt objectives to provide opportunities for outdoor sport and outdoor recreation near urban areas.

In addition to providing car parking for Ruislip Rugby Club, the proposed car park would

be used to provide a safe drop-off/pick-up point for parents of children attending the nearby Sacred Heart Junior School. This would help to alleviate congestion and pressure for on-street parking on surrounding roads during peak times, which is a known issue in this area. Notably the existing Rugby Club car park is already used in this way and the footpath to the north and west of the application site provides direct pedestrian access to Sacred Heart RC Primary School.

Given the existing untidy state of the application site, it is not considered that the proposed car park, which would be in keeping with the existing Ruislip Rugby Club car park, would have a significant detrimental impact on the openness of the Green Belt in this location. Furthermore, the provision of a car park would enhance Ruislip Rugby Club's existing facilities, encouraging community use of the playing fields, and it would help to alleviate existing traffic and car parking issues in the surrounding area at weekends, when the Rugby Club is in full use, and during peak school pick-up/drop-off times during the week.

The benefits associated with the provision of the proposed car park are considered to amount to a case of very special circumstances sufficient to justify an exception to Green Belt policy in this instance. Accordingly, there is no objection to the principle of the proposed development, providing site specific issues can be satisfactorily addressed.

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 as the site does not fall within an Archaeological Priority Area and there are no Conservation Areas, listed buildings or Areas of Special local Character within the vicinity.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

This issue has been partly addressed in Section 7.01 of the report.

The application site currently comprises a relatively unkempt area of hardstanding/gravel and undergrowth. The area forms no sporting function and is visually unattractive, out of keeping with the wider Green Belt location. Officers in Green Spaces have advised that the land is not maintained due to the number of stones in place, which damage mowing equipment.

Given the current condition of the land, including the large area of existing hardstanding, it is not considered that the provision of a car park in this location would be less visually desirable. Furthermore, due to the size and irregular shape of the plot of land, it is not capable of forming a sports pitch. The location of a footpath around its north and west boundary, the location of bollards around its north boundary and the location of floodlights just to the north mean that it is very much on the periphery of the wider recreational area and Green Belt, and that visually it is seen more in context with the built up elements of the site, including the club house and existing car park.

The proposed car park would be surfaced to match the existing clubhouse car park, and additional tree planting around its boundaries would enhance its visual amenities. Accordingly, it is not considered that the proposal would have such a significant impact on the openness or visual amenities of the Green Belt in this location sufficient to justify refusal.

7.06 Environmental Impact

This is addressed in Sections 7.17 and 7.18 of the report.

7.07 Impact on the character & appearance of the area

As previously discussed, the application site comprises an area of existing hardstanding and overgrown vegetation. Given the location of a footpath and floodlights to the west, and bollards to the north, it is viewed quite separately to the wider playing fields, it serves no real function, and is viewed more in context with the existing clubhouse and associated car park than the wider open Green Belt.

The proposed car park would be surfaced in a resin-bonded amber gravel in the car spaces with black tarmac restricted to the access road/manoeuvring space, in keeping with the existing Ruislip Rugby Club clubhouse car park. Additionally, six new trees would be planted in order to enhance the visual amenities of the site and to compliment existing planting around the site.

It is not considered that the proposed car park, which would be seen in context with the existing clubhouse and car park, would have any significant detrimental impact on the character or appearance of the surrounding area, or Green Belt, sufficient to justify refusal.

7.08 Impact on neighbours

The nearest residential properties are located in West End Road, approximately 40m to the east of the nearest part of the car park, and in Herlwyn Avenue, approximately 40m to the south of the nearest part of the car park. However, due to tree screening around the site boundaries, limited views of the proposed car park would be visible from these properties.

Given the distance between the nearest properties and the application site, and screening provided by surrounding vegetation, it is not considered that the proposed car park would have any significant impact on the residential amenity of the nearest occupants, sufficient to justify refusal.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The objective of the proposed car park is to ease demand for car parking and associated congestion on surrounding roads when the RRFC is in full use and during peak school pick-up/drop-off times.

Car parking demand during peak times when RRFC and/or the school are in use is a known issue in this area, and a cause of congestion as parents stop to drop off their children at the Rugby Club or school. Notably, officers in the Council's Environmental Protection Unit have previously received complaints from residents relating to idling cars using Herlwyn Avenue.

It is considered that the proposed car park will assist in easing congestion on surrounding roads and in providing a safe place for parents to drop-off/pick up children attending RRFC and/or Sacred Heart RC Primary School.

7.11 Urban design, access and security

The site will be accessed via the existing Ruislip Rugby Club car park, off West End Road. An existing pedestrian path, which bounds the north and west of the application site provides direct access to Sacred Heart RC Primary School.

Security:

The Metropolitan Police's Crime Prevention Design Advisor (CPDA) has advised that CCTV should be provided for security reasons. This will be required by way of condition.

Additionally the CPDA has suggested that 1.6m high park railings are provided around the site boundaries. Notwithstanding this, it is considered that the provision of any kind of railings or fencing would have a detrimental impact on the openness of the Green Belt, particularly when the car park is not in use. The Council's Trees/Landscape Officer has highlighted this as a concern. Notably, there are lockable gates into Ruislip Rugby Club's grounds, off West End Road. Furthermore, the car park is only likely to be used when the rugby club is in use or during daylight hours. Accordingly, on balance, it is not considered that the provision of railings would be appropriate in this instance.

7.12 Disabled access

Two disability standard spaces would be provided towards the south west corner of the site, nearest to the existing pedestrian access into Sacred Heart RC Primary School. The Council's Highway Officer has suggested that five spaces should be provided to comply with the Council's standards. This being the case, a condition requiring this is recommended.

7.13 Provision of affordable & special needs housing

Not applicable to this type of development.

7.14 Trees, Landscaping and Ecology

The proposal, which would be located on an area of open space currently comprising hardcore and poorly maintained rough grassland would not have any impact on existing trees or other landscape features of merit. In addition, it is not considered that the proposals would have any significant impact on the openness, or views into the site, except when in use. The surfacing materials are considered to be appropriate and in keeping with those used on the existing rugby club car park, and additional tree planting would enhance the visual amenities of the site. Accordingly, the proposal is considered to comply with UDP Policy BE38 and the proposed landscape proposals are considered to be appropriate.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

London Plan (July 2011) policy 6.13 requires 1 in 5 parking spaces to be served by an electric charging point. However, the Council's Sustainability Officer has advised that this is an exceptionally challenging target, particularly given that the demand for charging points is still relatively low and, that in the long term it is not certain that this level of requirement will be suitable. As such, it is recommended that a more sustainable approach would be to consider 5% of the spaces to be served by electric charging points. This would be required by way of condition should approval be granted.

7.17 Flooding or Drainage Issues

Whilst the site does not fall within a flood zone, it does lie on the edge of an area recently appraised as being a Critical Drainage Area (CDA) in the emerging Surface Water Management Plan. Whilst the application site itself is not at significant risk of flooding, the increased area of hardstanding will put pressure on existing drainage, which could have an impact on properties located further down stream. Accordingly, careful consideration will need to be given to use of sustainable urban drainage systems to ensure there is no increase in runoff into the Critical Drainage area. This can be dealt with by way of condition should approval be granted.

7.18 Noise or Air Quality Issues

Noise impacts: Given the distance between the application site and the nearest residential properties, it is not considered that the proposal will give rise to such a significant increase in noise levels so as to be detrimental to the residential amenity of the nearest occupants. Notably, the Council's Environmental Protection Unit have raised no objections on noise grounds and have advised that it is not necessary to restrict hours of use of the car park.

Air Quality: The Council's Environmental Protection Unit have advised that they have been contacted in the past with concerns about air pollution caused by idling vehicles parked on Herlwyn Avenue waiting to collect children from school, and that they have liaised with the school to help mitigate potential impacts. It is considered that this proposal will help to alleviate such concerns and, as such, no objections are raised on grounds of air quality.

7.19 Comments on Public Consultations

One consultation response has been received which raised two questions.

Point (i) queries whether the proposal is for a public fee paying car park. The application documents do not indicate that this would be a fee paying car park.

Point (ii) raises questions over the use of the site. These have been addressed in the report.

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

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

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

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

It is considered that sufficient justification has been provided to demonstrate a case of very special circumstances to allow an exception to Green Belt Policy, in this instance. The proposed development will arguably enhance the character and appearance of this currently disused area, in addition to relieving parking issues and congestion in surrounding streets.

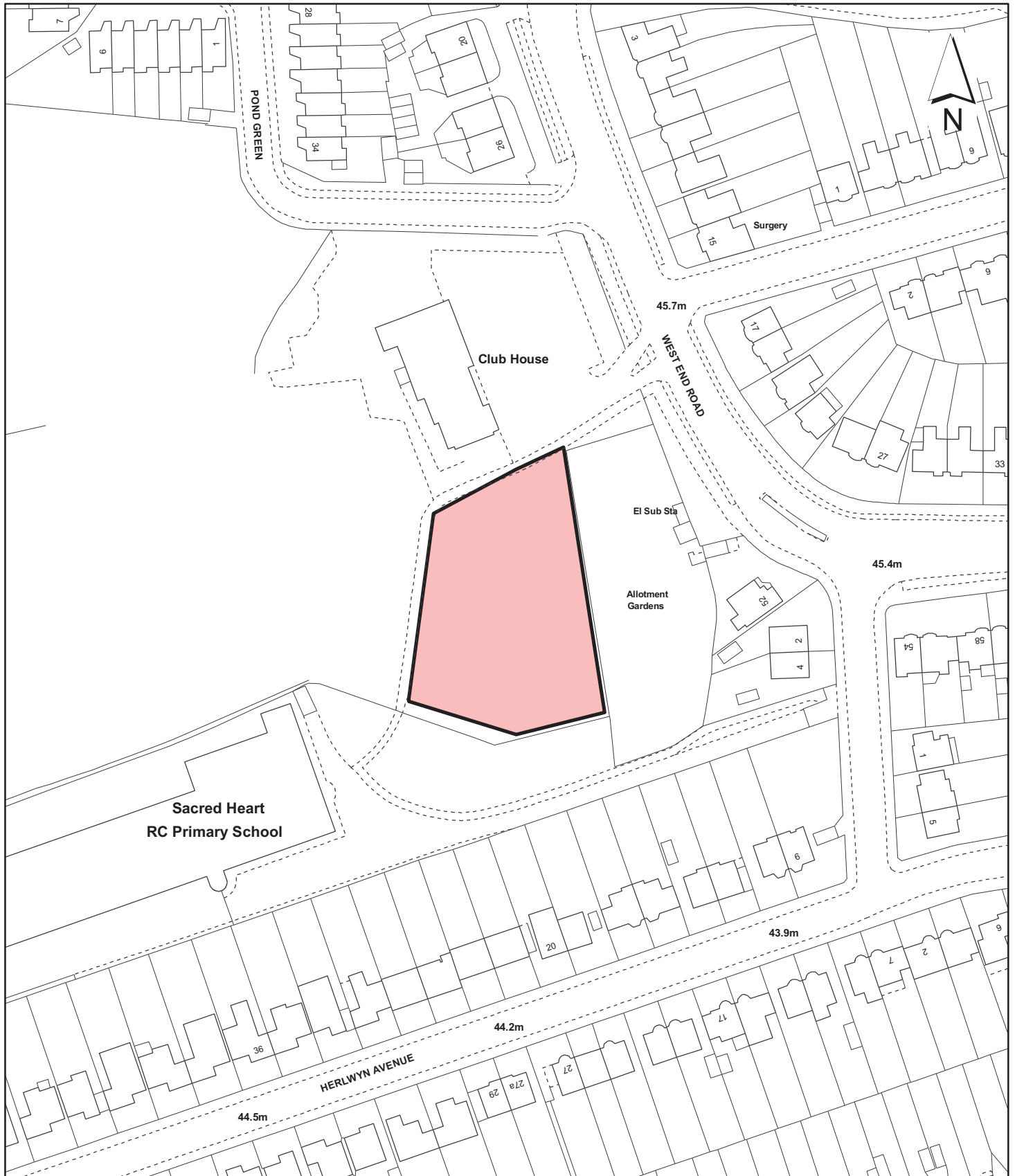
The proposal is considered to comply with relevant UDP and London Plan policies and, accordingly, approval is recommended.

11. Reference Documents


Hillingdon Unitary Development Plan Saved Policies (September 2007)
London Plan (July 2011)
Planning Policy Statement 1: Delivering Sustainable Development
Planning Policy Guidance Note 2: Green Belts
Planning Policy Guidance Note 13: Transport
Hillingdon Supplementary Planning Document: Accessibility
Council's Supplementary Planning Guidance: Community Safety by Design

Contact Officer: Johanna Hart

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address	
Land between Rugby Club and Sacred Heart School West End Road, Ruislip	
Planning Application Ref:	Scale
68092/APP/2011/2408	1:1,250
Planning Committee	Date
North Page 184	November 2011

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

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



HILLINGDON
LONDON

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

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

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By virtue of paragraph(s) 6 of Part 1 of Schedule 12A
of the Local Government (Access to Information) Act 1985 as amended.

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Plans for North Planning Committee

17th November 2011



HILLINGDON
LONDON



INVESTOR IN PEOPLE

www.hillingdon.gov.uk

Page 207



2m

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EXISTING SITE PLAN



DRG: No. 1/a

12 Gladstone Drive
Eastcote
Middx

SCALE = 1:200

5

4

3

2

1



2m

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PROPOSED PLANS



DRG: No. DC/2c
 12 Gladstone Drive
 Eastcote
 Middx

SCALE = 1:200

5

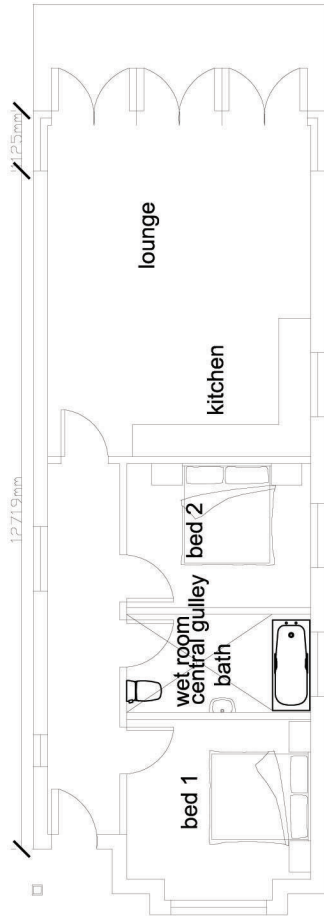
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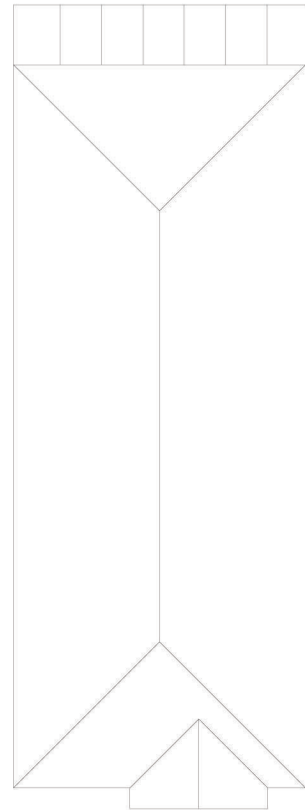
2

1

Proposed Plans.



861sqft (gross external)



DRG: No. **RAC/3/b**
12 Gladstone Drive
Eastcote

R Clarke Planning Consultants Ltd
 INDEPENDENT PLANNING ADVICE



Kewfery Farm, Rickmansworth Road, Northwood, Middx.
 e-mail: RClarkeH@aol.com

SCALE = 1:100

Tel / Fax: 01923 449335
 Mobile: 07796 20133

5

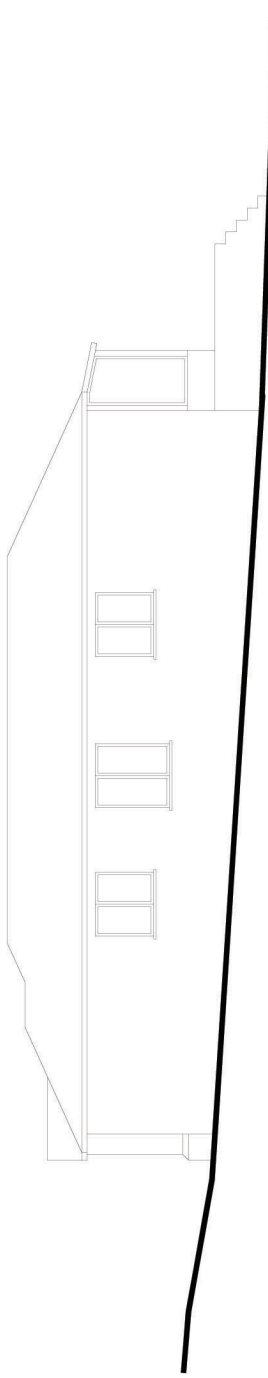
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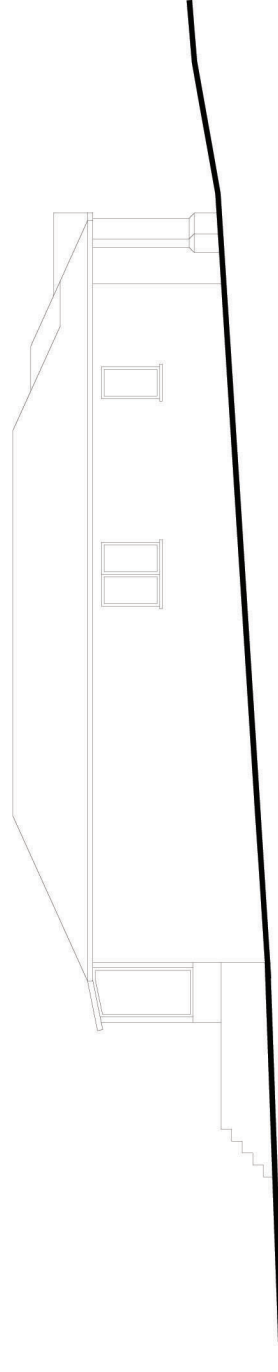
2

1

Proposed Plans.



Side Elevation



Side Elevation

DRG: No. DC/4/a

12 Gladsdale Drive
Eastcote

R Clarke Planning Consultants Ltd
INDEPENDENT PLANNING ADVICE



Kewfery Farm, Rickmansworth Road, Northwood, Middx.
e-mail: R.Clarketh@aol.com

SCALE = 1:100

Tel / Fax: 01923 449335
Mobile: 07796 20133

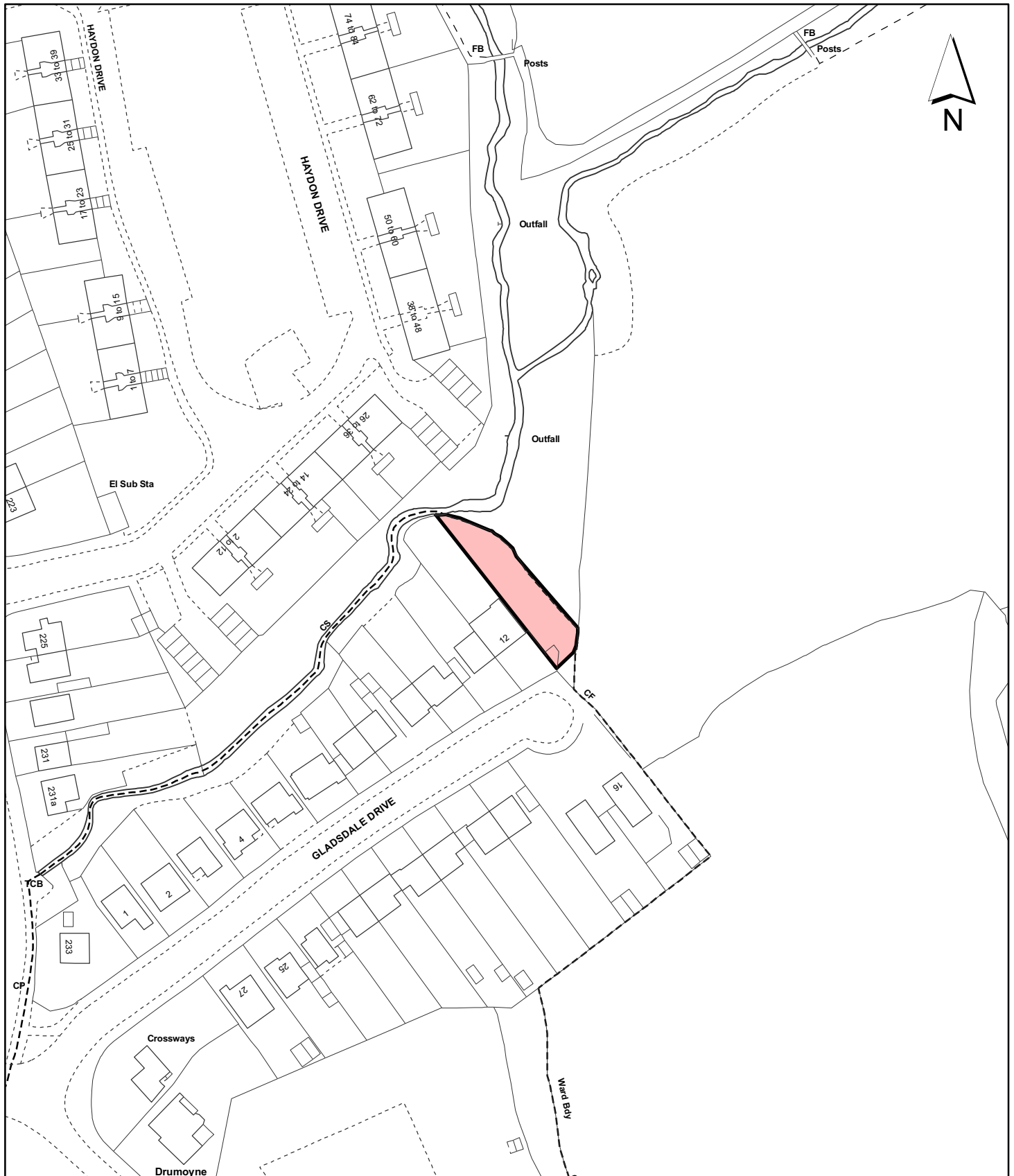
5

4

3

2

1



Notes

 Site boundary

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Site Address

**Land adjoining 12 Gladsdale Drive
Eastcote**

Planning Application Ref:
65761/APP/2011/1645

Planning Committee
North Page 213

Scale
1:1,250

Date
November 2011

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

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



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address LAND AT CROWS NEST FARM BREAKSPEAR ROAD SOUTH
HAREFIELD

Development: Detached storage building to be used for the processing and storage of bio
fuel and compost

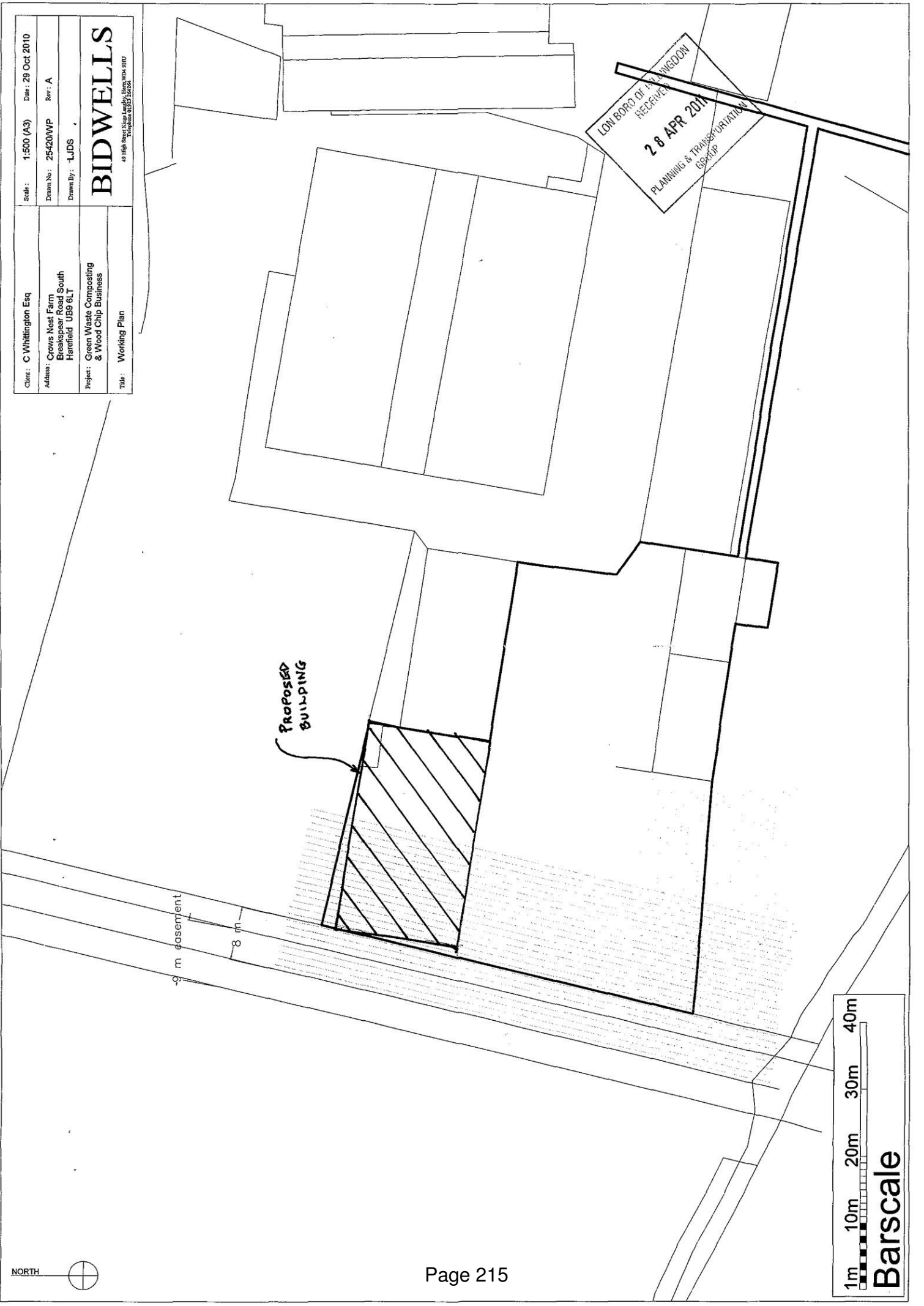
LBH Ref Nos: 1113/APP/2011/1020

Date Plans Received: 28/04/2011 **Date(s) of Amendment(s):**

Date Application Valid: 12/05/2011

Client: C Whittington Esq	Scale: 1:500 (A3)	Date: 29 Oct 2010
Address: Crows Nest Farm Breakspaar Road South Herefield UB9 6LT	Drawn No: 25420/WP	Rev: A
Project: Green Waste Composting & Wood Chip Business	Drawn By: T.JDS	
Title: Working Plan	© High Wycombe Building Services Ltd Telephone: 01494 74222	

BIDWELLS

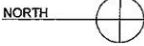
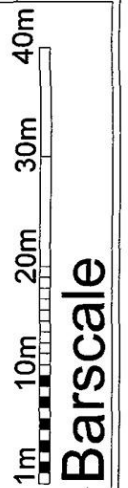


LOCAL BOARD OF HEREFORDSHIRE
RECEIVED
28 APR 2011
PLANNING & TRANSPORTATION
GROUP

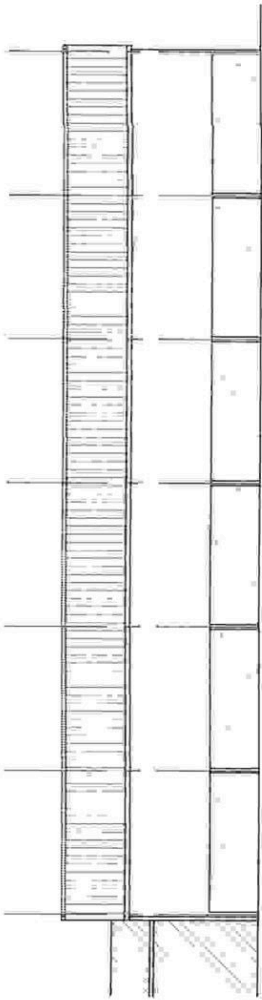
PROPOSED
BUILDING

8 m easement

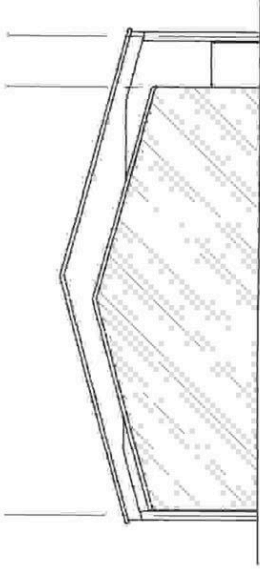
8 m



Proposed free standing portal frame cover to compost re-cycling operation at Crows Nest Farm.
scale 1:200

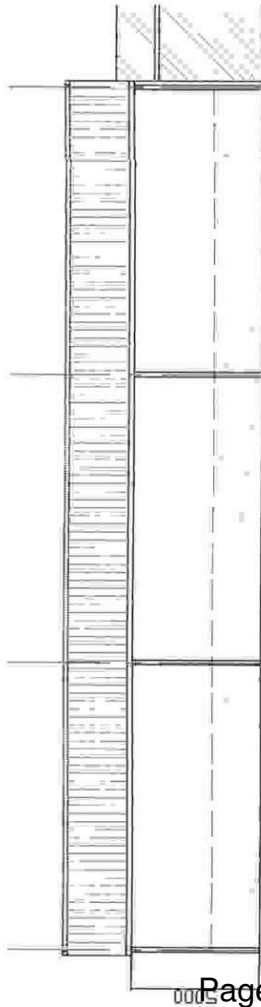


north

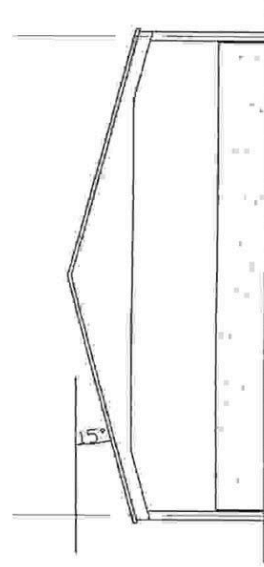


east

If sides need to be sheeted in then intermediate steels could be fixed to top of bund wall.

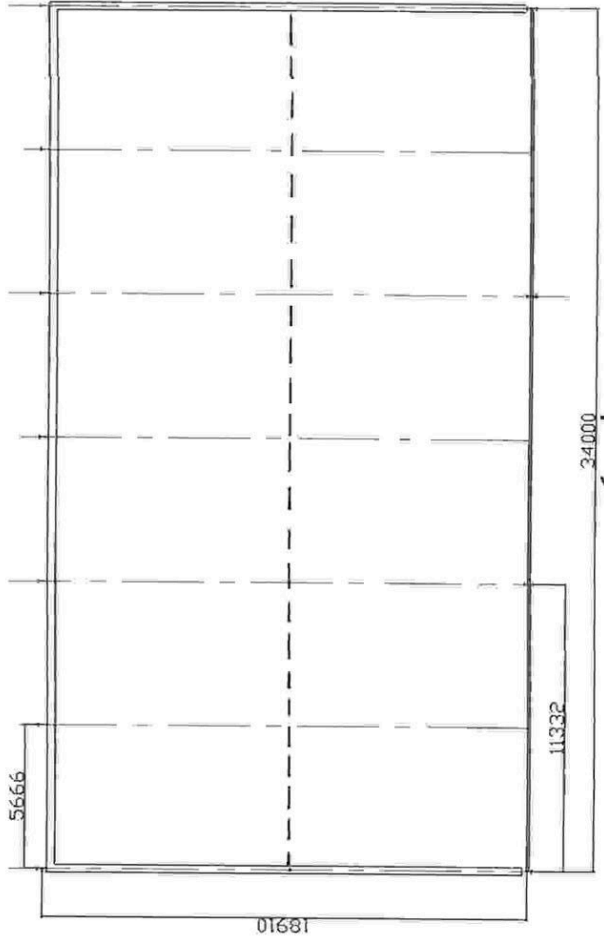


south

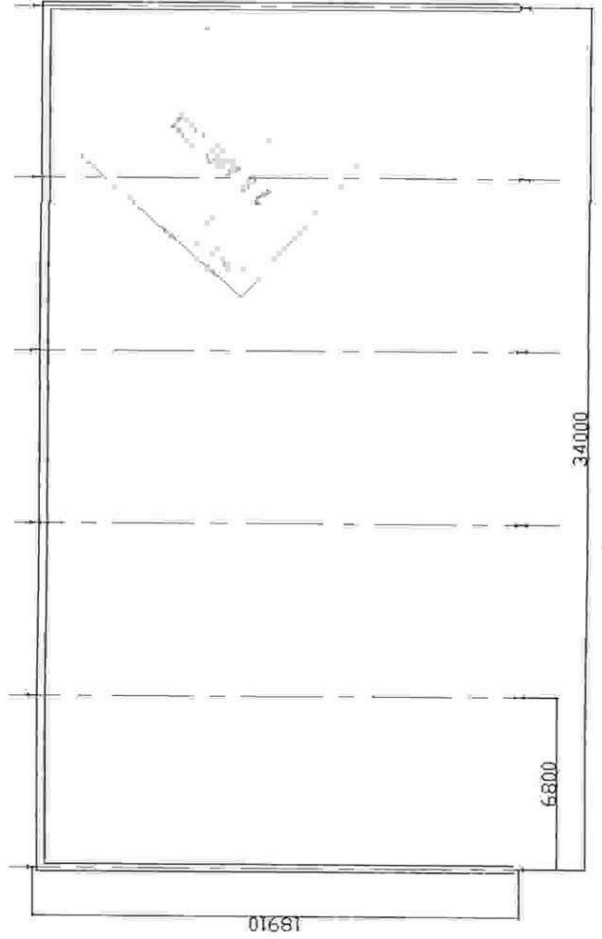


west

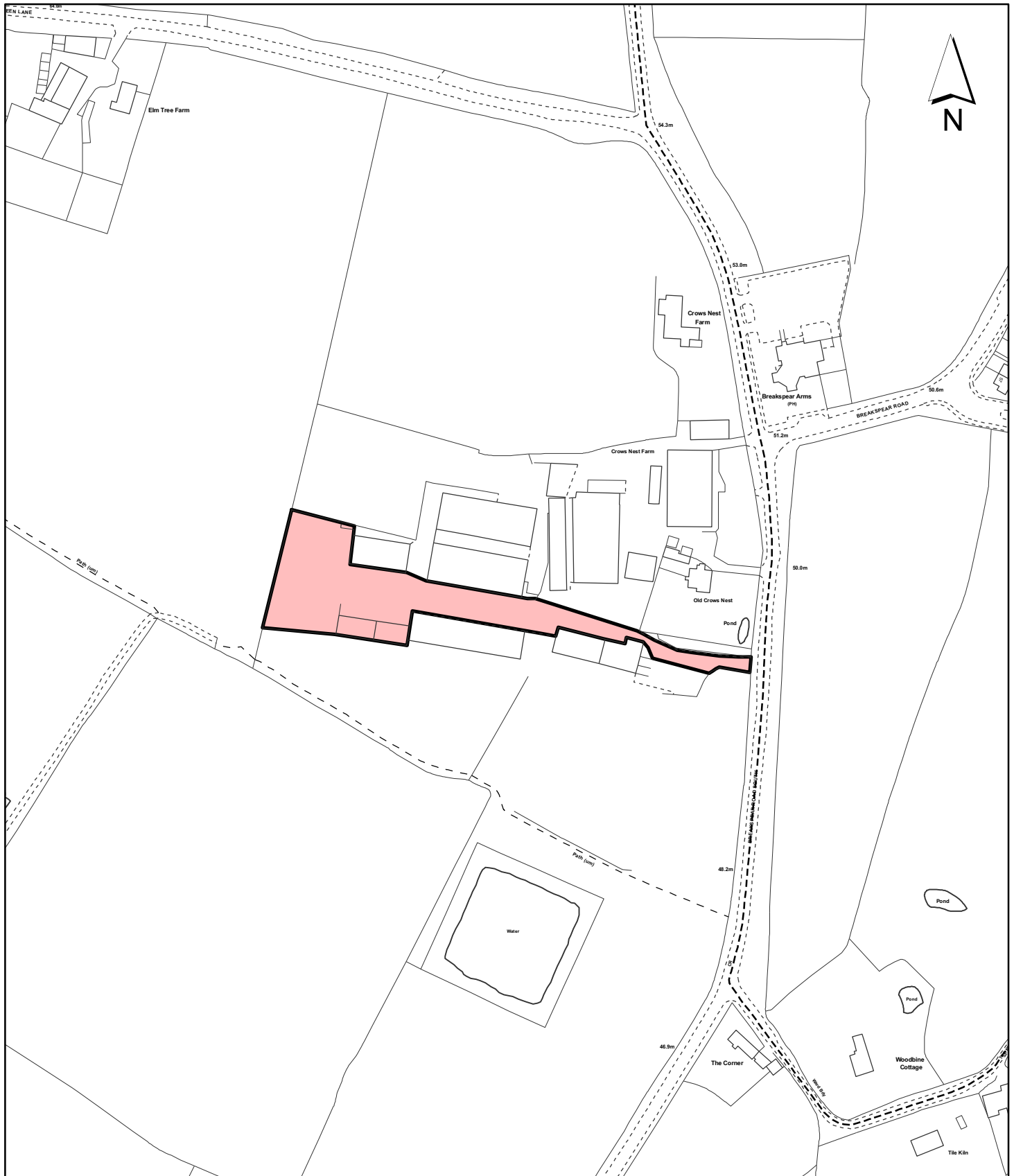
Alternative front bay configuration with either 5 bays @ 6800 or 6 bays @ 5.666 with alternate posts removed front line to form 3 bays at 11.322




roof plan



plan



Notes

 Site boundary

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Site Address

**Land at Crows Nest Farm
Breakspear Road South
Harefield**

Planning Application Ref:
1113/APP/2011/1020

Planning Committee
North Page 217

Scale
1:2,500

Date
November 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 39 HIGHFIELD DRIVE ICKENHAM

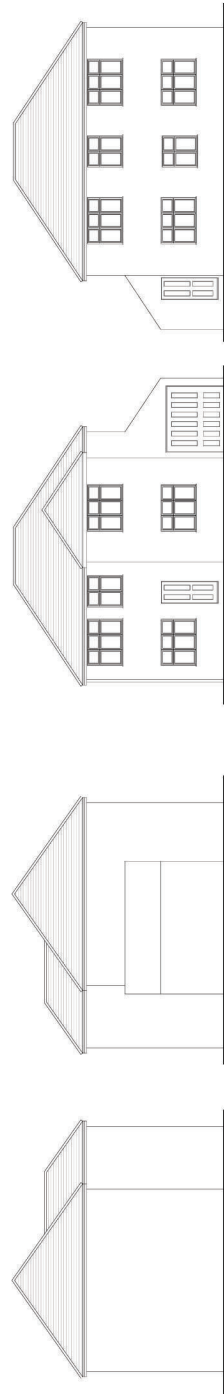
Development: Demolition of existing dwelling and erection of new 6 bedroom dwelling

LBH Ref Nos: 67201/APP/2010/1803

Date Plans Received: 03/08/2010 **Date(s) of Amendment(s):** 03/08/2010

Date Application Valid: 29/09/2010 29/09/2010

29/09/2011



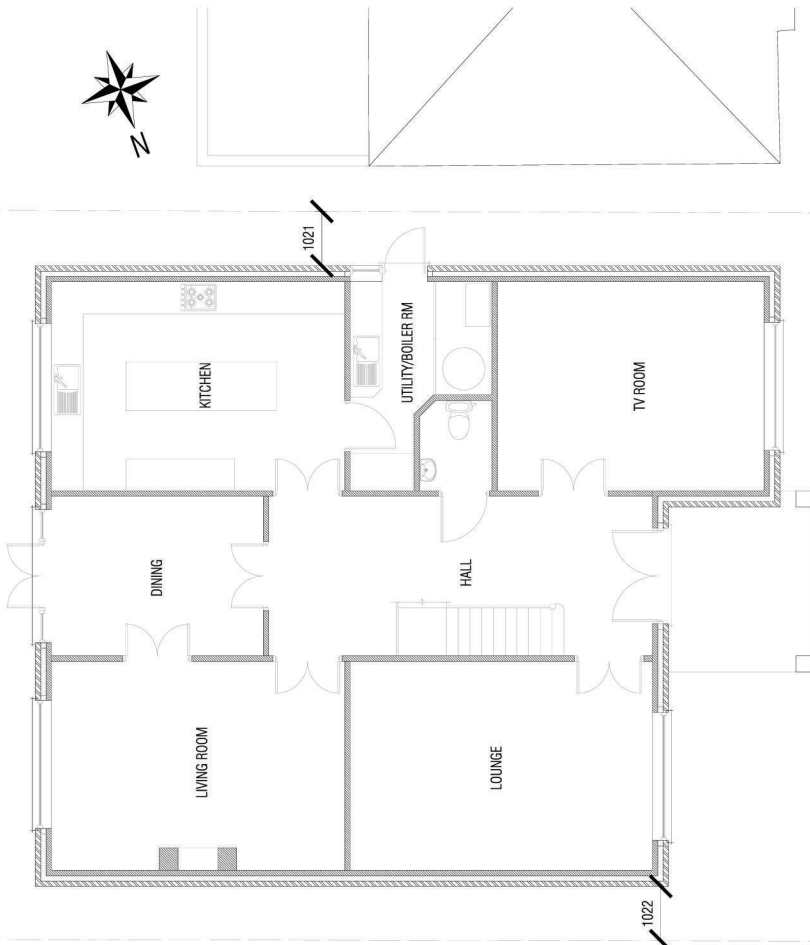
MANN ASSOCIATES
Town Planning & Development
"Samy Knapp" - 45 Palmer Drive, Gerrards Cross,
Buckinghamshire. SL9 7JG. Tel: 0753 945 733

Client	MR R VRING	Details	EXISTING SURVEY
Job Title	39 HIGHFIELD DRIVE ICKENHAM MIDDLESEX UB10 8AW	Drawing	ERECTOR OF REPLACEMENT DWELLINGHOUSE
Date	AUG 2010	Dwg No	01B
		Scale	1:100 & 1:200

FIRST FLOOR PLAN



GROUND FLOOR PLAN



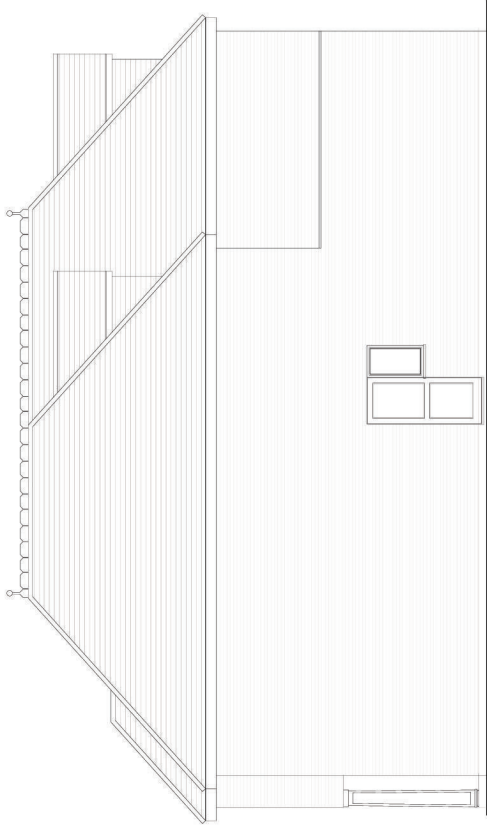
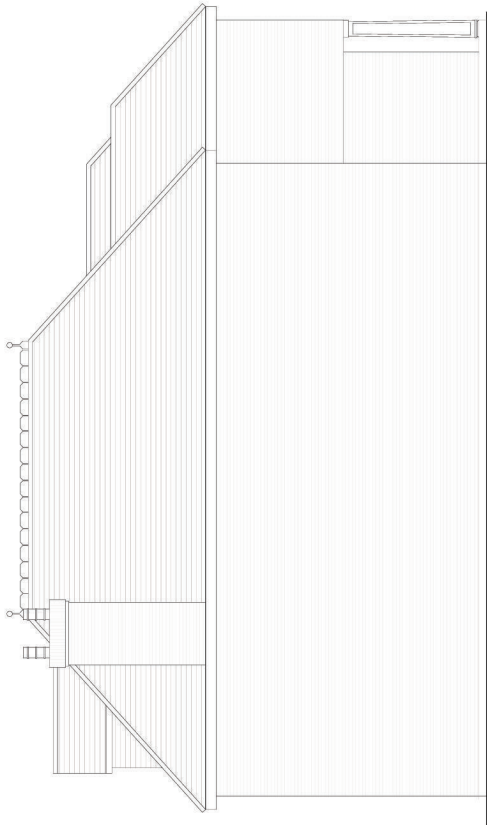
FRONT ELEVATION

MANN ASSOCIATES
Town Planning & Development
"Samy Knapp", 45 Palmer Drive, Gernika Cross,
Buckinghamshire, SL9 7JG. Tel: (0753) 945 733

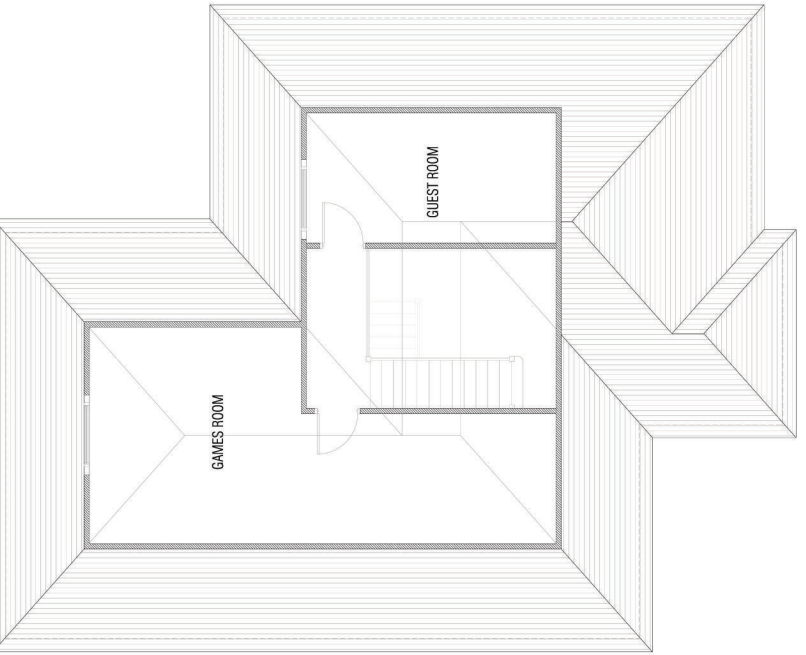
Client	MR R VRRING	Details	PLANS & ELEVATIONS
Job Title	39 HIGHFIELD DRIVE ICKENHAM MIDDLESEX UB10 8AW	Drawing	ERECTION OF REPLACEMENT DWELLINGHOUSE

Date: AUG 2010
Dwg No: 02A
Scale: 1:100





SIDE ELEVATION



REAR ELEVATION



MANN ASSOCIATES
Town Planning & Development
"Samy Knapp" - 45 Palmer Drive, Gerrards Cross,
Buckinghamshire, SL9 7JG. Tel: (0753) 945 733

Details

PLANS & ELEVATIONS

Client

MR R VRING

Job Title

39 HIGHFIELD DRIVE
ICKENHAM
MIDDLESEX UB10 8AW

Drawing

ERECTION OF REPLACEMENT
DWELLINGHOUSE

Date

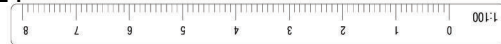
AUG 2010

Dwg No

03A

Scale

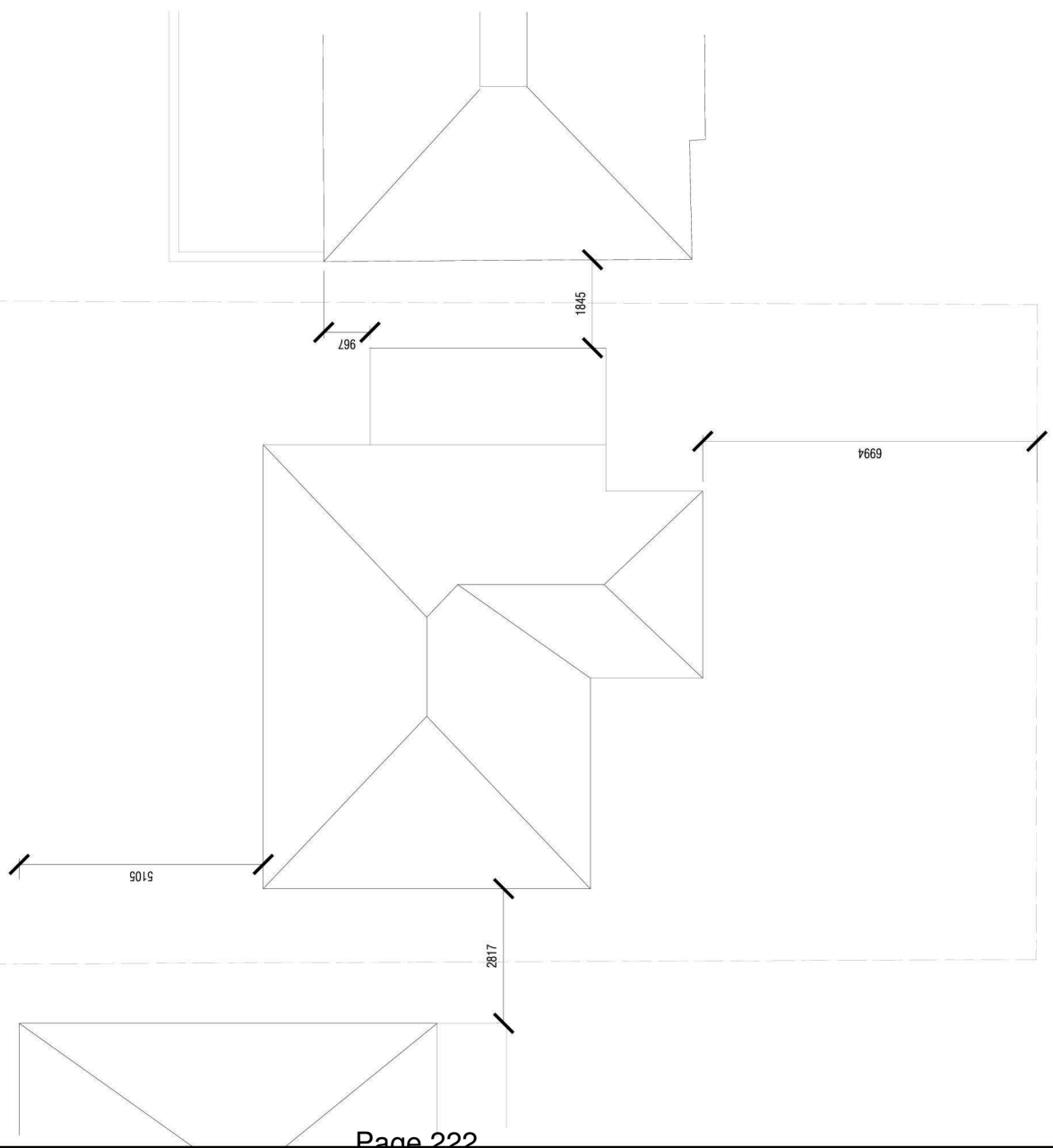
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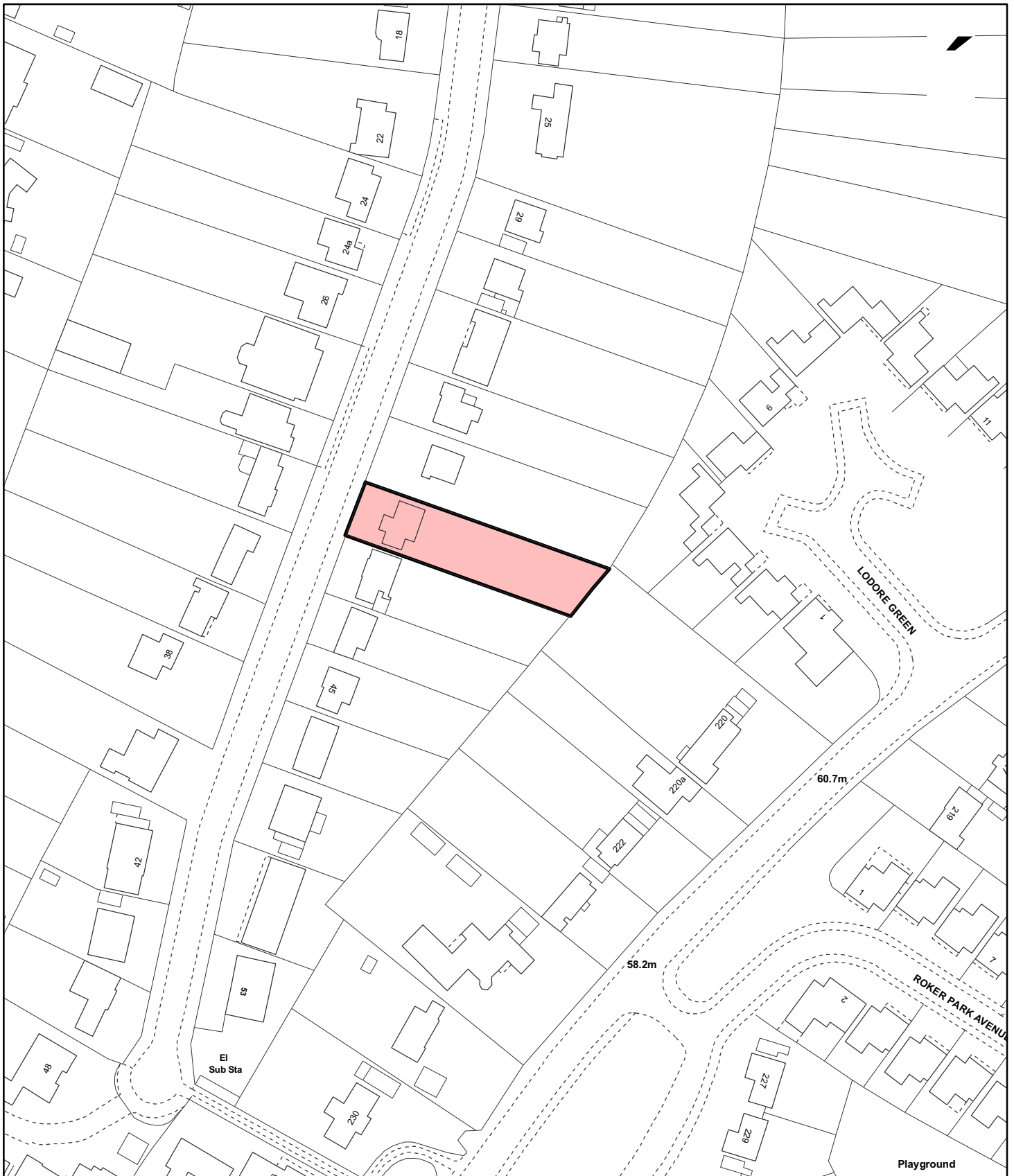






MA
MANN ASSOCIATES
 Town Planning & Development
 "Samy Knapp", 45 Palmer Drive, Gernika Cross,
 Buntingford, SG 9 7JG Tel: 01763 645 733

Client	MR R VRING	Details	EXISTING SURVEY
Job Title	38 HIGHFIELD DRIVE ICKENHAM MIDDLESEX UB10 8AW	Drawing	ERECTION OF REPLACEMENT DWELLINGHOUSE
Date	AUG 2010	Dwg No	01A
		Scale	1:100





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	<p>Planning Application Ref:</p> <p>67201/APP/2010/1803</p>	<p>Scale</p> <p>1:1,250</p>	
	<p>Planning Committee</p> <p>North Page 223</p>	<p>Date</p> <p>September 2011</p>	
			

Report of the Head of Planning & Enforcement Services

Address 85 HALLOWELL ROAD NORTHWOOD

Development: Raising of roof to allow conversion of roof space to habitable use to include 2 front rooflights and conversion of roof from hip to gable end at rear and at side with 4 new gable end windows and Juliette balcony involving alterations to chimney stack (Part Retrospective)

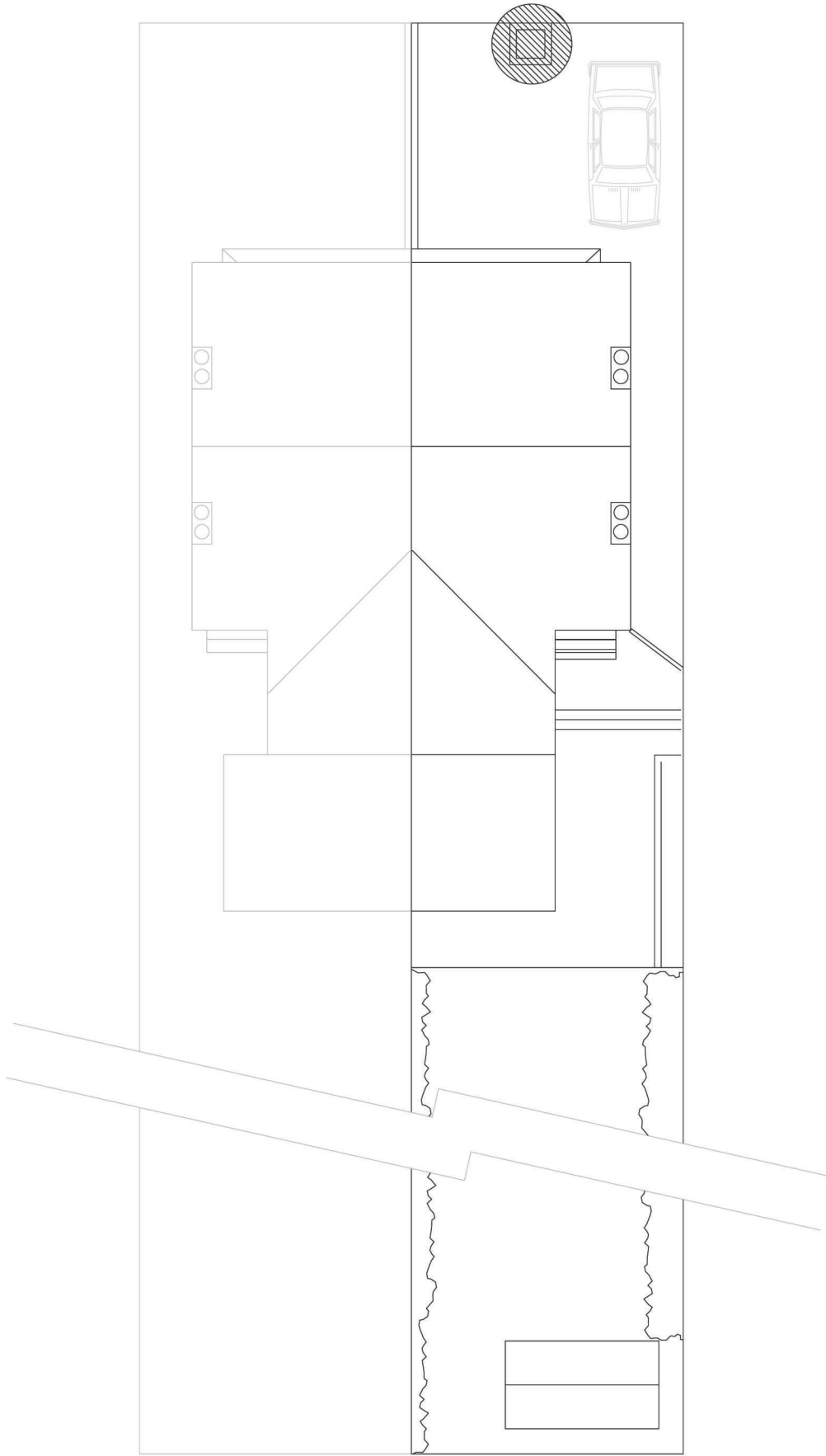
LBH Ref Nos: 40255/APP/2011/1961

Date Plans Received: 10/08/2011

Date(s) of Amendment(s):

Date Application Valid: 22/08/2011

Existing

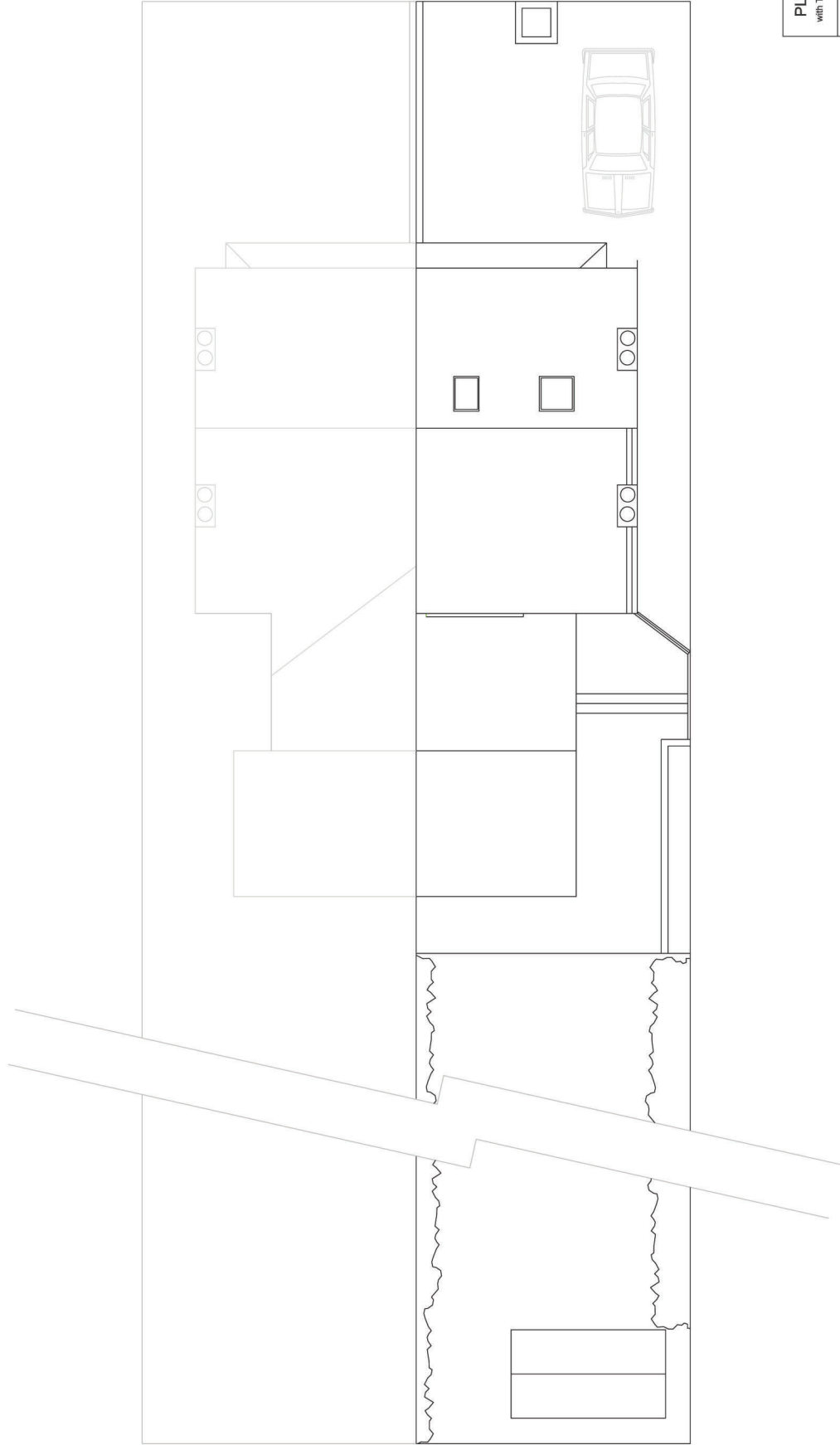


Property extent



PLUS atelier with TMA Construction Ltd	Existing roofplan
85 Hallowell Road Hillingdon, HA6 1DY	
9 August 2011	rev 1
do not scale from this drawing measurements to be determined on site and report any discrepancies	
1:100 @ A3	

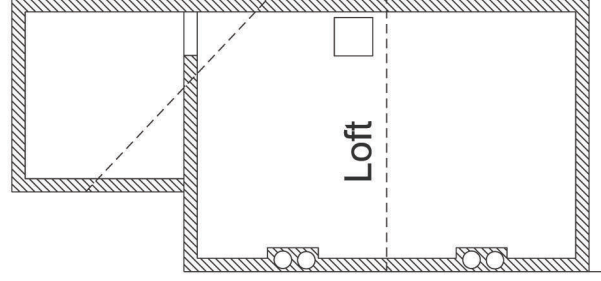
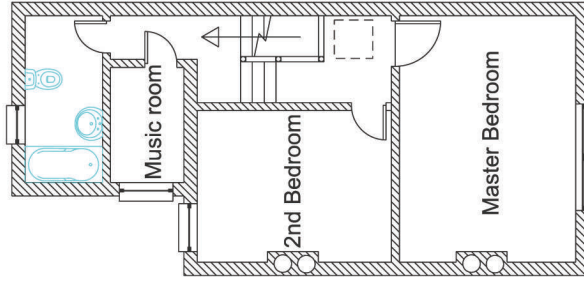
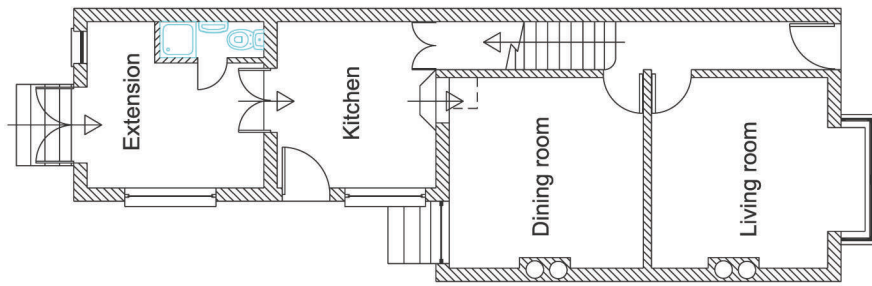
Proposed



85 Hallowell Road, Hillingdon, HA6 1DY

PLUS atelier with TMA Construction Ltd	Proposed roofplan
85 Hallowell Road Hillingdon, HA6 1DY	rev 1
9 August 2011	do not scale from this drawing all measures to be confirmed on site and report any discrepancies
	1:100 @ A3

Existing



Lower Floor Plan

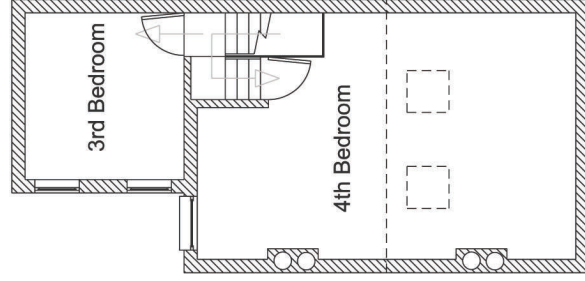
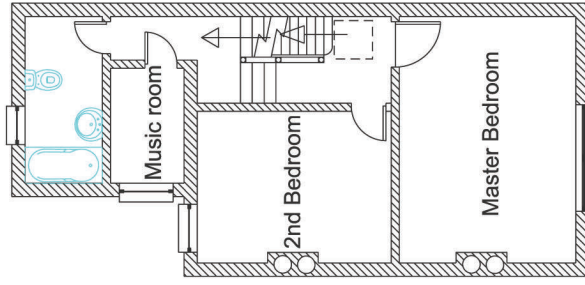
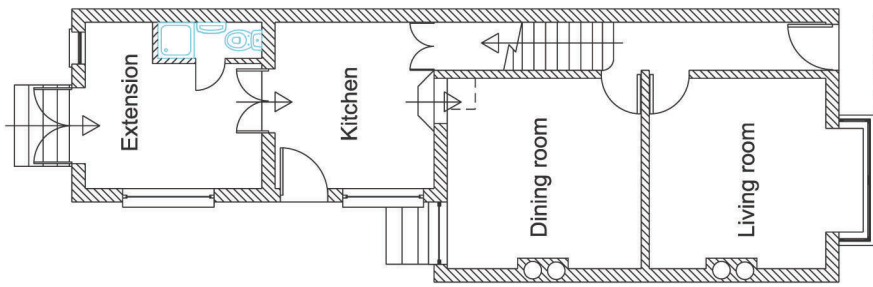
Upper Floor Plan

Roof Plan



PLUS atelier with TMA Construction Ltd	Existing floorplans
85 Hallowell Road Hillingdon, HA6 1DY	
17 August 2011	rev 2
do not scale from this drawing all measures to be confirmed on site and report any discrepancies	
1:100 @ A3	

Proposed



Lower Floor Plan

Upper Floor Plan

Roof Plan

PLUS atelier with TMA Construction Ltd	Proposed floorplans
85 Hallowell Road Hillingdon, HA6 1DY	
17 August 2011	rev 2
do not scale from this drawing all measures to be confirmed on site and report any discrepancies	
1:100 @ A3	



Existing



85 Hallowell Road, Hillingdon, HA6 1DY

Front Elevation

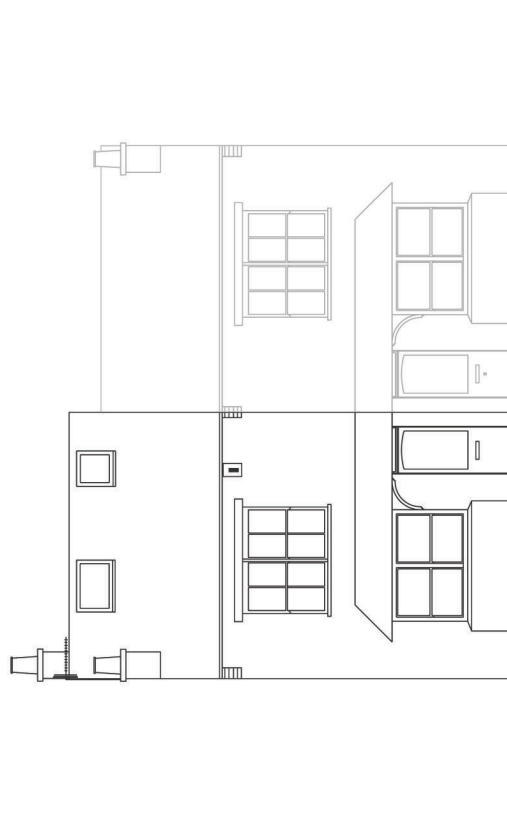


Rear Elevation

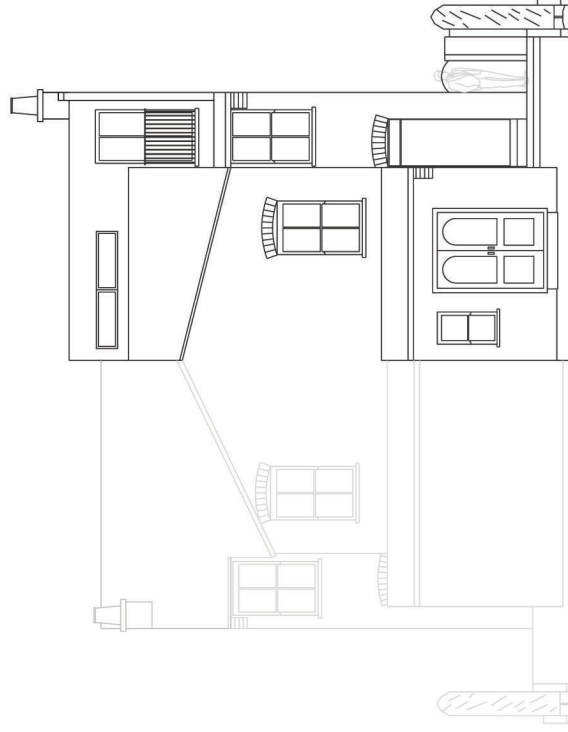


PLUS atelier with TMA Construction Ltd	Existing elevations
85 Hallowell Road Hillingdon, HA6 1DY	
17 August 2011	rev 2
do not scale from this drawing all measures to be confirmed on site and report any discrepancies	
1:100 @ A3	

Proposed



85 Hallowell Road, Hillingdon, HA6 1DY



*87 Hallowell has a proposal that mirrors this one and both are being presented and assessed simultaneously. The alterations to the roof are promoted jointly by both owners and the rise of the ridge line is equal in both semidetached properties working electively as a detached unit.

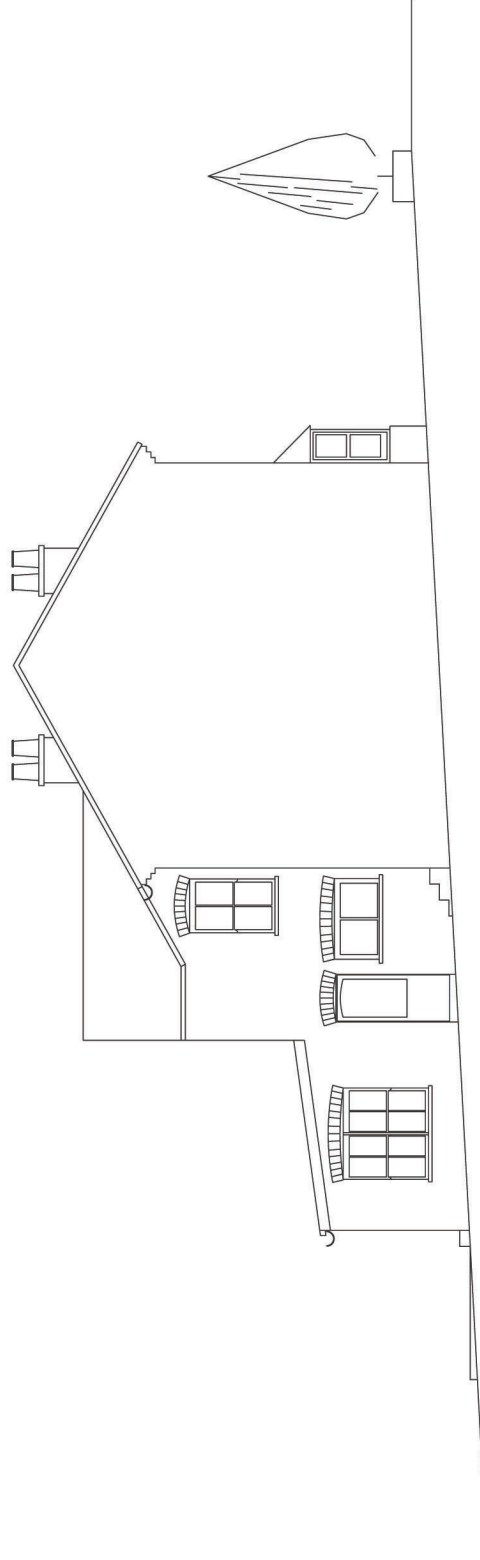
Front Elevation

Rear Elevation



PLUS atelier with TMA Construction Ltd	Proposed elevations
85 Hallowell Road Hillingdon, HA6 1DY	
17 August 2011	rev 2
do not scale from this drawing all measures to be confirmed on site and report any discrepancies	
1:100 @ A3	

Existing



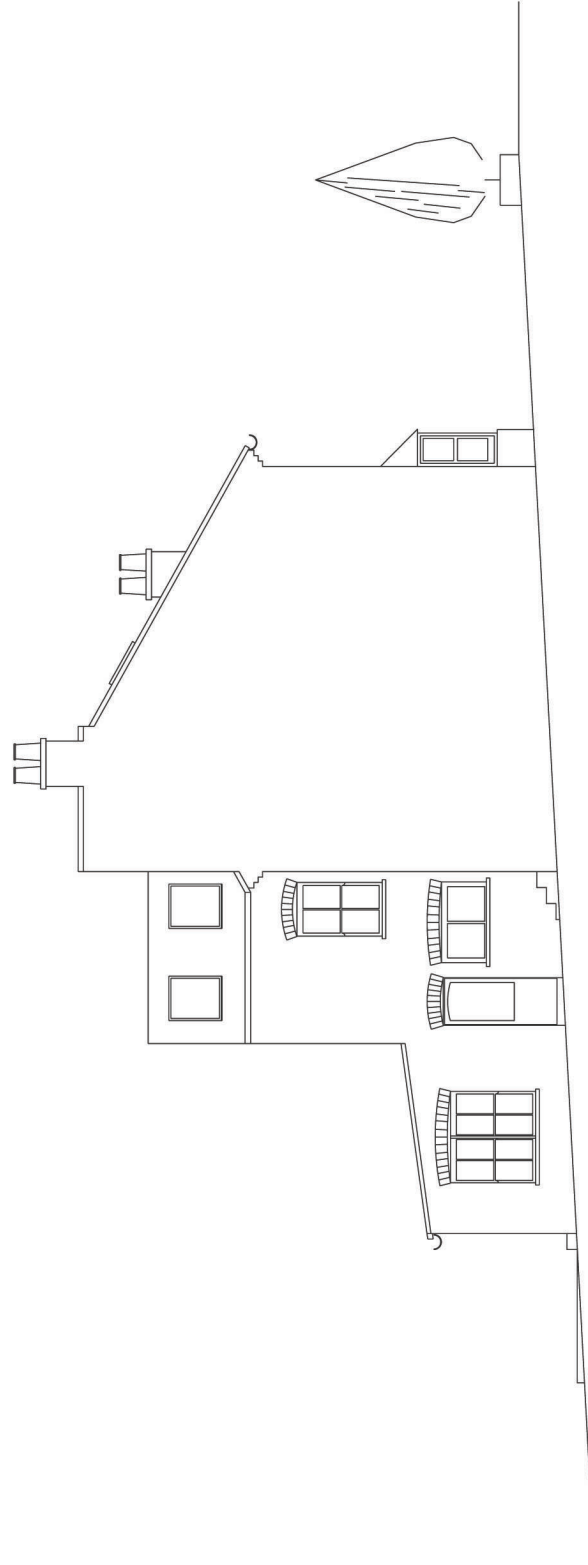
85 Hallowell Road, Hillingdon, HA6 1DY

Side Elevation



PLUS atelier with TMA Construction Ltd	Existing side elevation
85 Hallowell Road Hillingdon, HA6 1DY	
17 August 2011	rev 2
do not scale from this drawing all measures to be confirmed on site and report any discrepancies	
1:100 @ A3	

Proposed

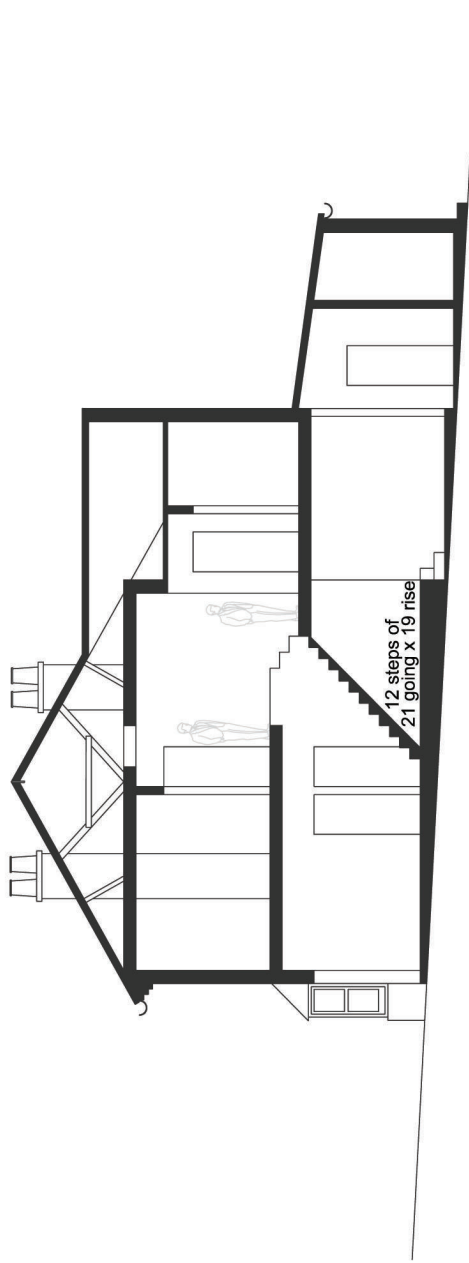
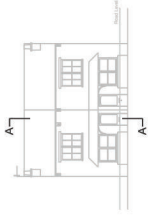


85 Hallowell Road, Hillingdon, HA6 1DY

Side Elevation

PLUS atelier with TMA Construction Ltd	Proposed side elevation
85 Hallowell Road Hillingdon, HA6 1DY	
17 August 2011	rev 2
do not scale from this drawing all measures to be confirmed on site and report any discrepancies	
1:100 @ A3	

Existing

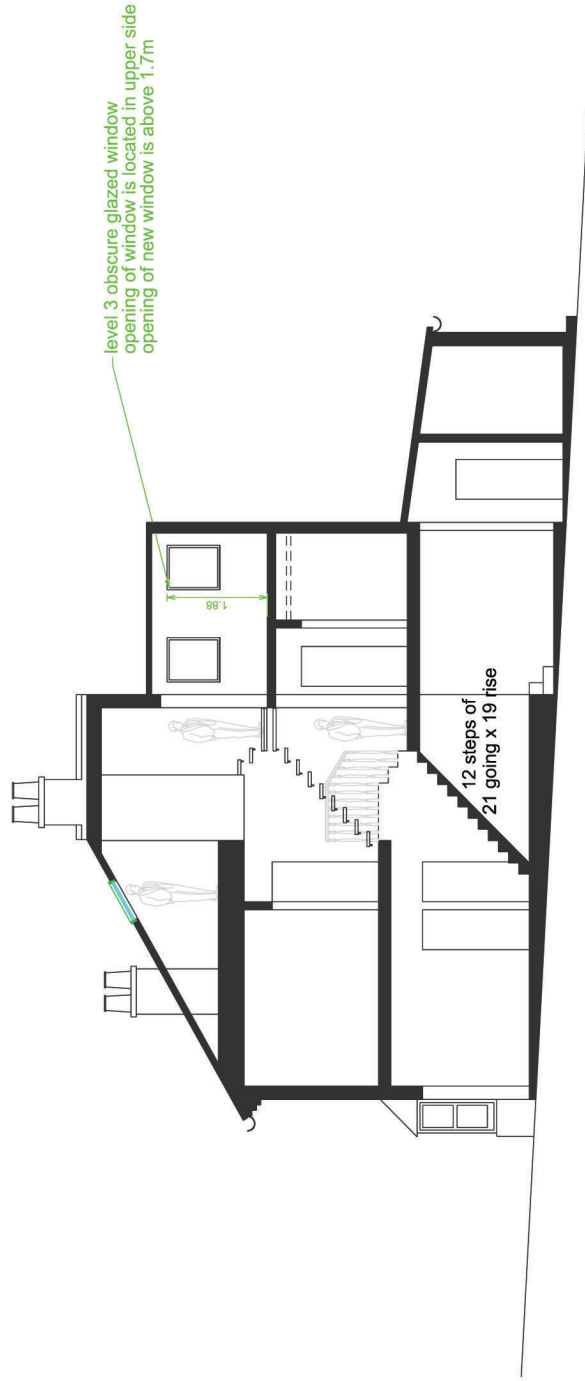


Section A-A



PLUS atelier with TMA Construction Ltd	Existing section A-A
85 Hallowell Road Hillingdon, HA6 1DY	
9 August 2011	rev 1
do not scale from this drawing all measures to be confirmed on site and report any discrepancies	
1:100 @ A3	

Proposed

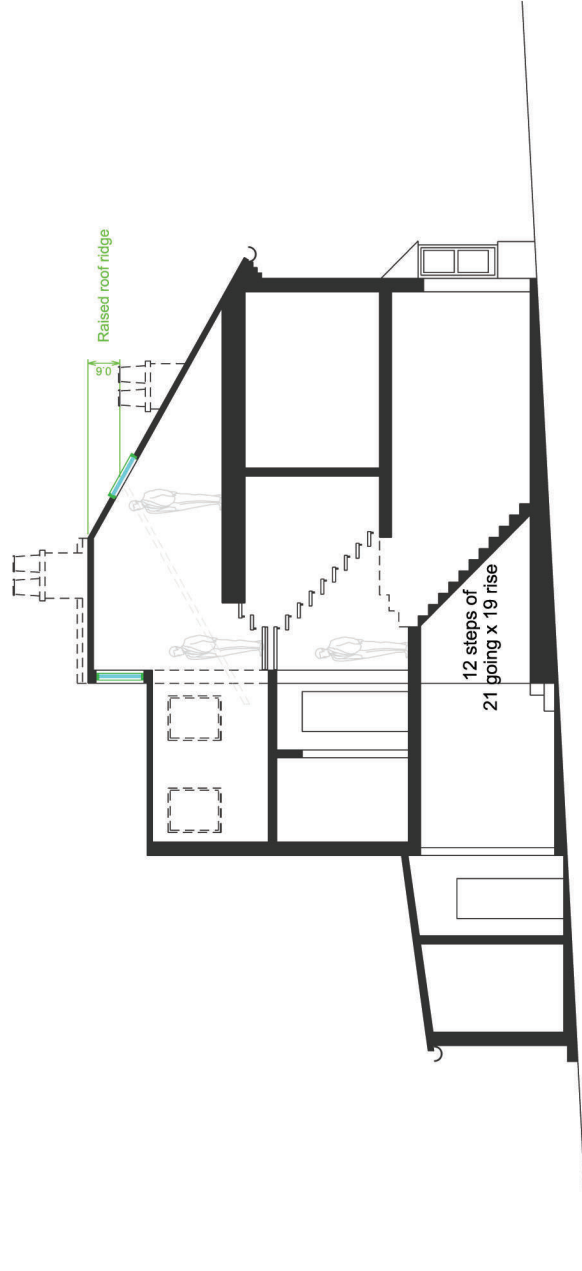
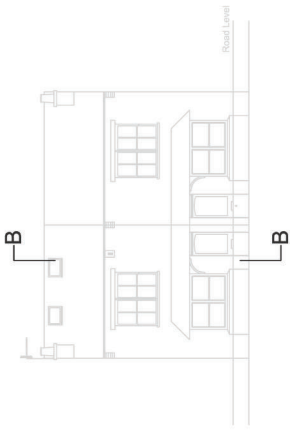


Section A-A



PLUS atelier with TMA Construction Ltd	Proposed Section B-B
85 Hallowell Road Hillingdon, HA6 1DY	
9 August 2011	rev 1
do not scale from this drawing all measures to be confirmed on site and report any discrepancies	
1:100 @ A3	

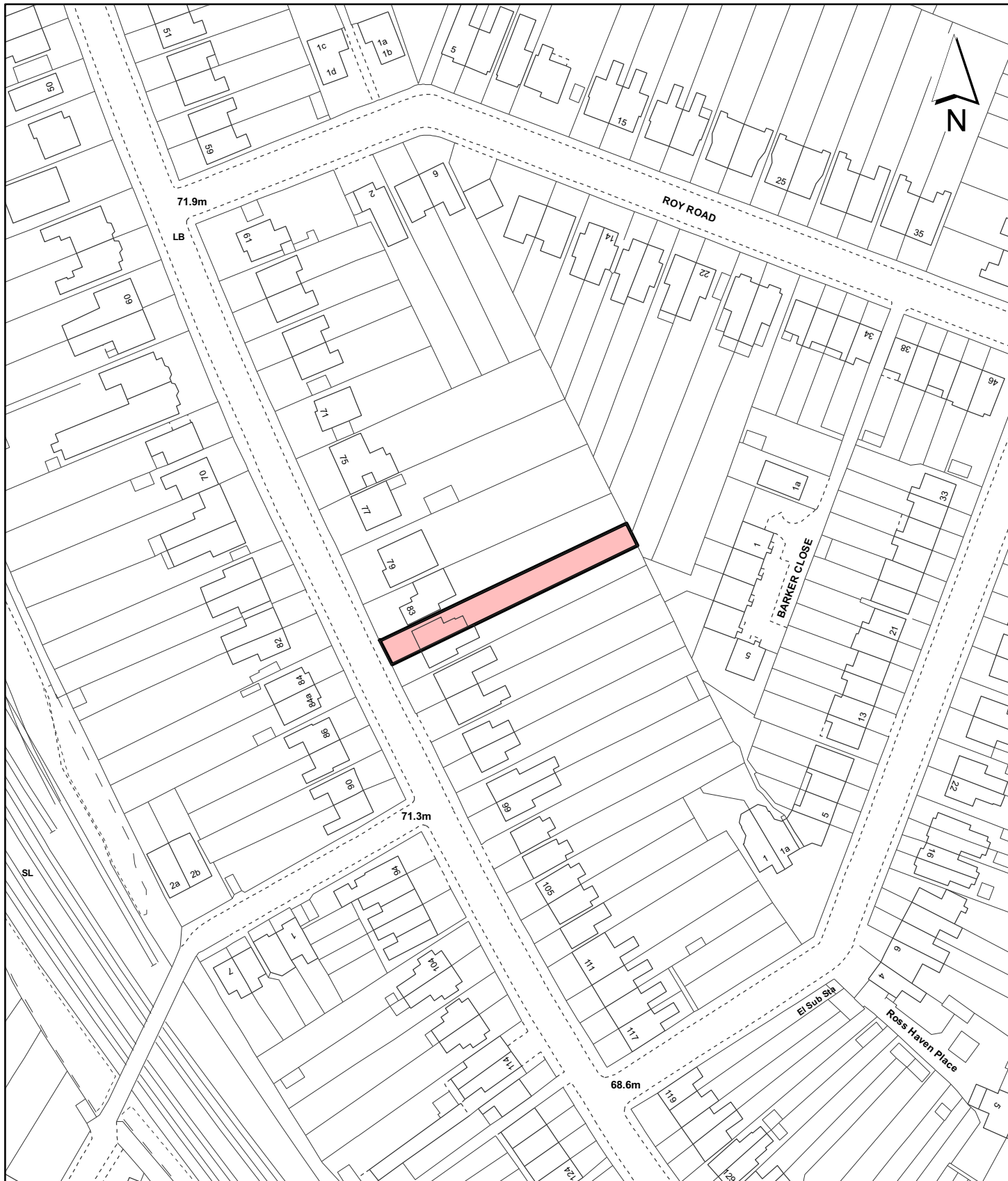
Proposed



Section B-B



PLUS atelier with TMA Construction Ltd	Proposed Section A-A
85 Hallowell Road Hillingdon, HA6 1DY	
9 August 2011	rev 1
do not scale from this drawing all measures to be confirmed on site and report any discrepancies	
1:100 @ A3	



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Site Address

**85 Hallowell Road
Northwood**

Planning Application Ref:
40255/APP/2011/1961

Planning Committee
North Page 236

Scale
1:1,250

Date
November 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

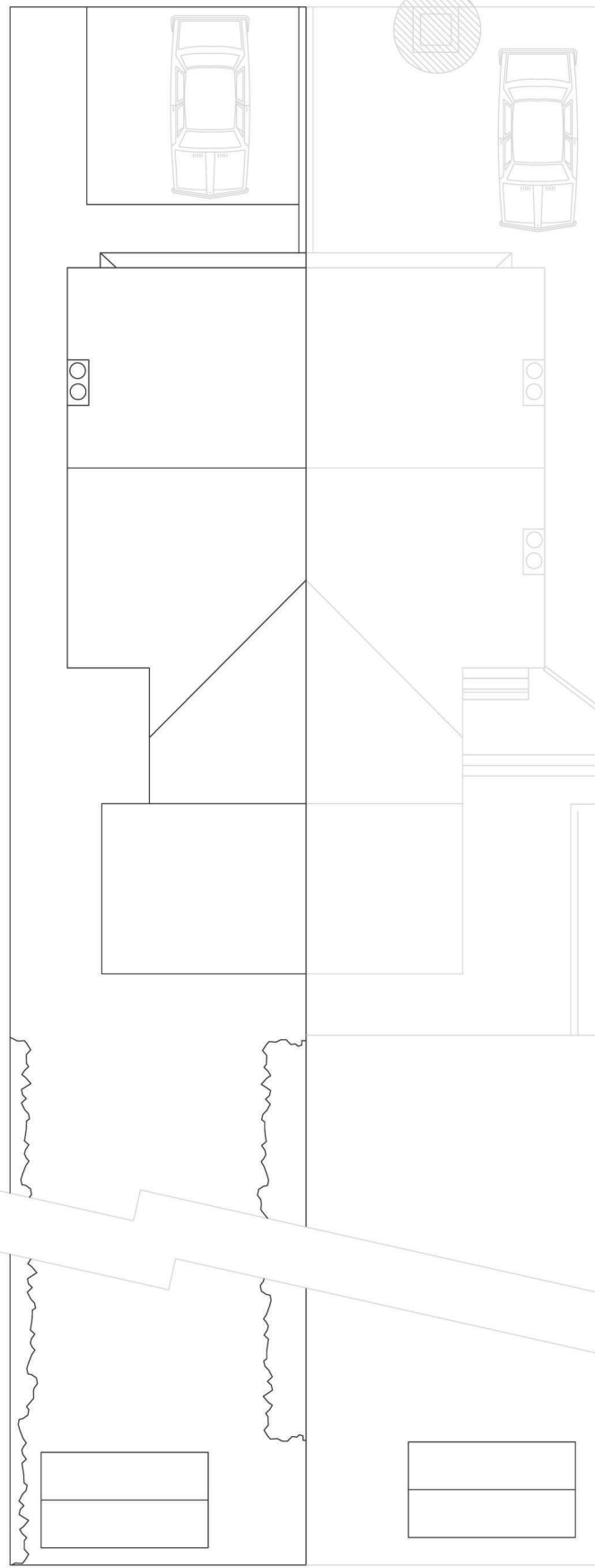
Address 87 HALLOWELL ROAD NORTHWOOD

Development: Raising of roof to allow conversion of roof space to habitable use to include 2 front rooflights and conversion of roof from hip to gable end at rear and at side with 4 new gable end windows and Juliette balcony involving alterations to chimney stack (Part Retrospective)

LBH Ref Nos: 19363/APP/2011/1963

Date Plans Received:	10/08/2011	Date(s) of Amendment(s):	18/08/2011
Date Application Valid:	22/08/2011		05/10/2011

Existing



87 Hallowell Road, Hillingdon, HA6 1DY



Property extent

*All measures are in meters

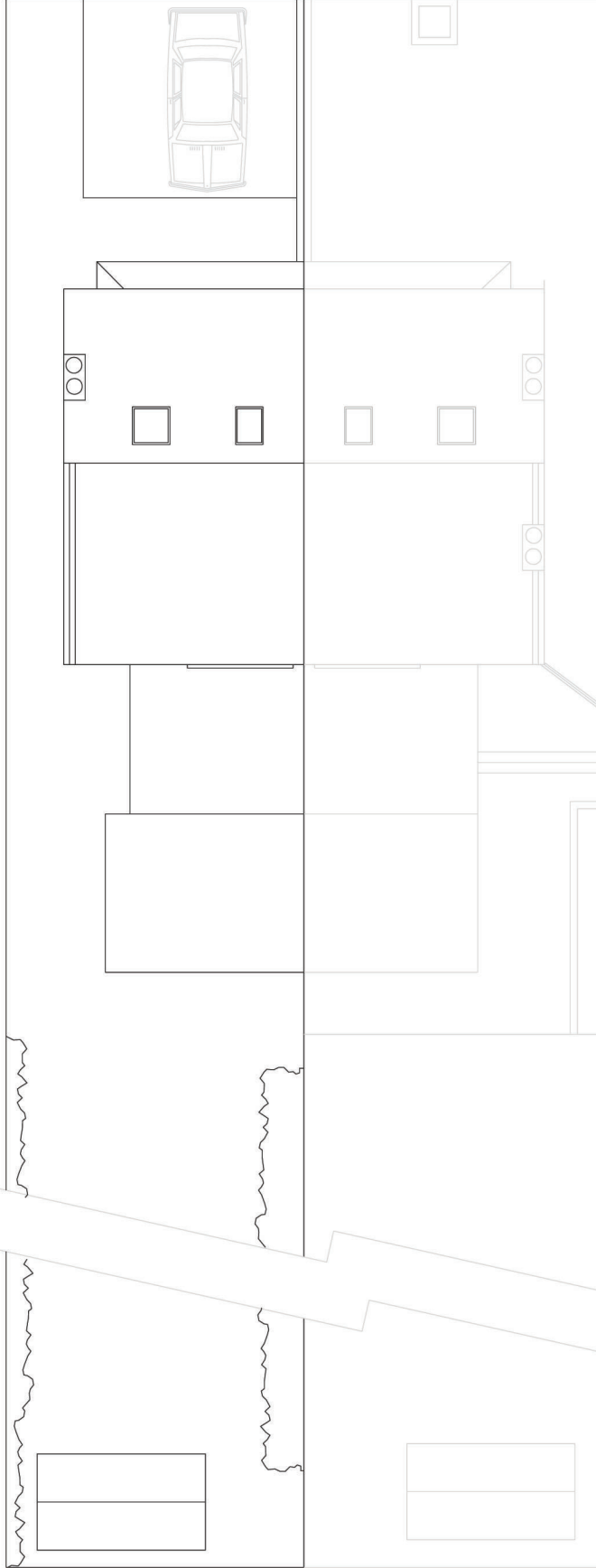


PLUS atelier with TMA Construction Ltd	Existing roofplan
87 Hallowell Road Hillingdon, HA6 1DY	
9 August 2011	rev 1
do not scale from this drawing all measures to be confirmed on site and report any discrepancies	
1:100 @ A3	

Proposed



87 Hallowell Road, Hillingdon, HA6 1DY

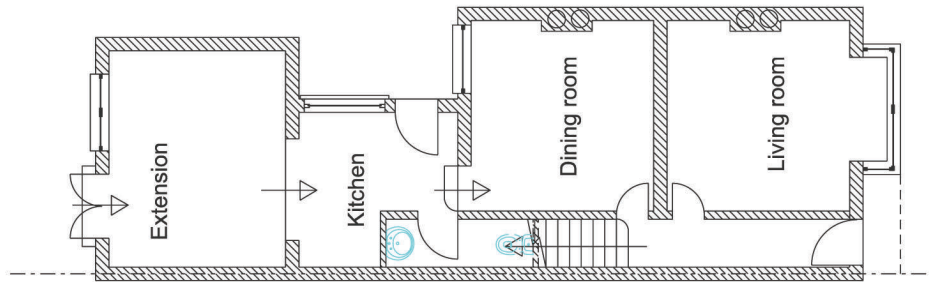


*All measures are in meters

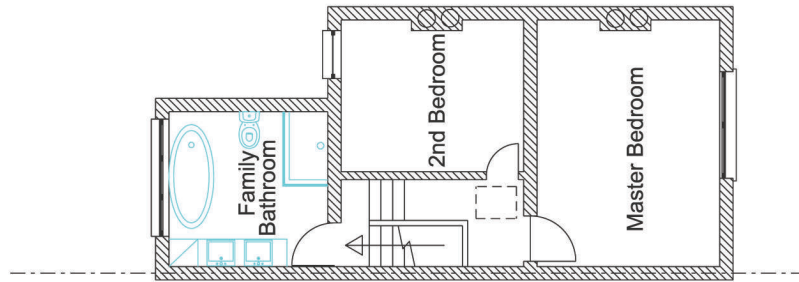


PLUS atelier with TMA Construction Ltd	Proposed roofplan
87 Hallowell Road Hillingdon, HA6 1DY	
	rev 1
do not scale from this drawing if measured to be different on site and report any discrepancies	1:100 @ A3

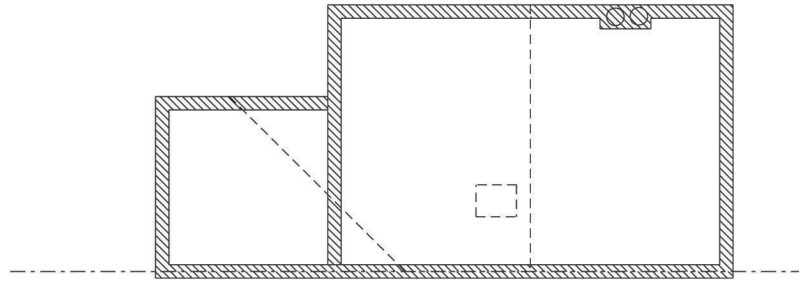
Existing



Lower Floor



Upper Floor



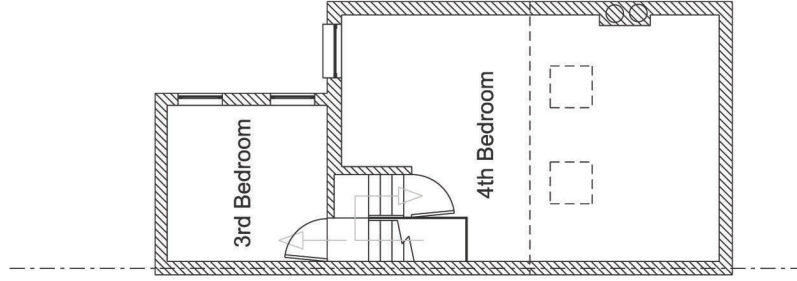
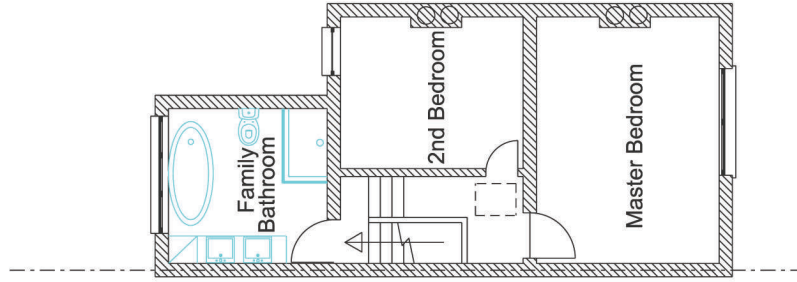
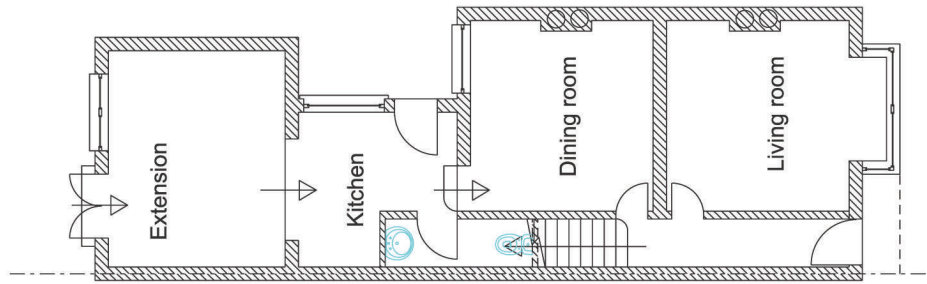
Loft

*All measures are in meters



PLUS atelier with TMA Construction Ltd	Existing floorplans
87 Hallowell Road Hillingdon, HA6 1DY	
17 August 2011	rev 2
do not scale from this drawing all measures to be confirmed on site and report any discrepancies	
1:100 @ A3	

Proposed



Lower Floor Plan

Upper Floor Plan

Roof Plan

*All measures are in meters



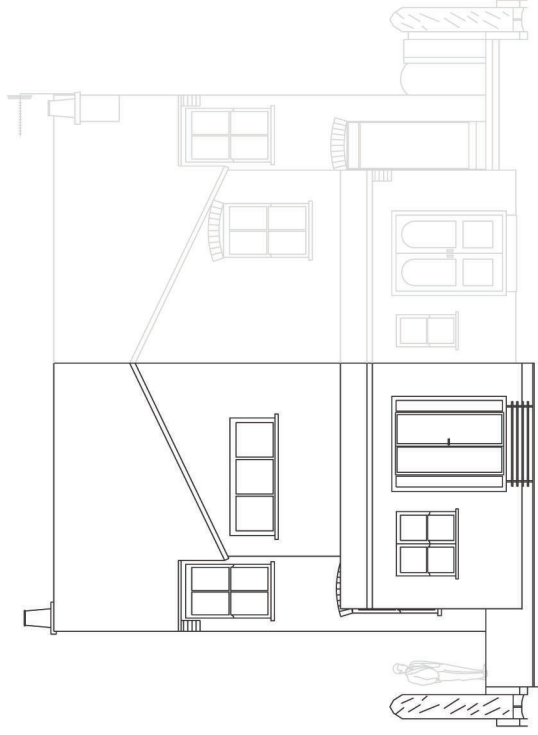
PLUS atelier with TMA Construction Ltd	Proposed floorplans
87 Hallowell Road Hillingdon, HA6 1DY	rev 2
17 August 2011	1:100 @ A3
do not scale from this drawing all measures to be confirmed on site and report any discrepancies	

Existing



85 Hallowell Road

87 Hallowell Road, Hillingdon, HA6 1DY



Front Elevation

Rear Elevation

*All measures are in meters

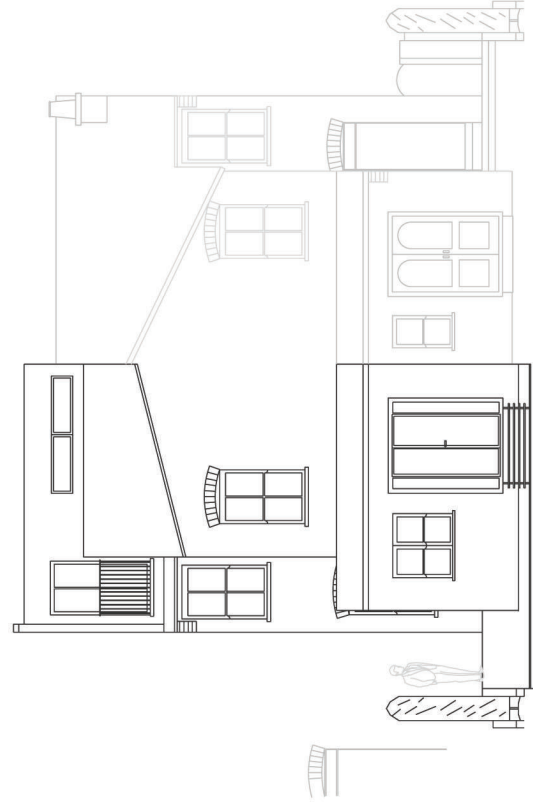


PLUS atelier with TMA Construction Ltd	Existing elevations
87 Hallowell Road Hillingdon, HA6 1DY	
22 August 2011	rev 3
do not scale from this drawing all measures to be confirmed on site and report any discrepancies	
1:100 @ A3	

Proposed



87 Hallowell Road, Hillingdon, HA6 1DY



*85 Hallowell has a proposal that mirrors this one and both are being presented and assessed simultaneously. The alterations to the roof are promoted jointly by both owners and the raise of the ridge line is equal in both semidetached properties working electively as a detached unit.

Front Elevation

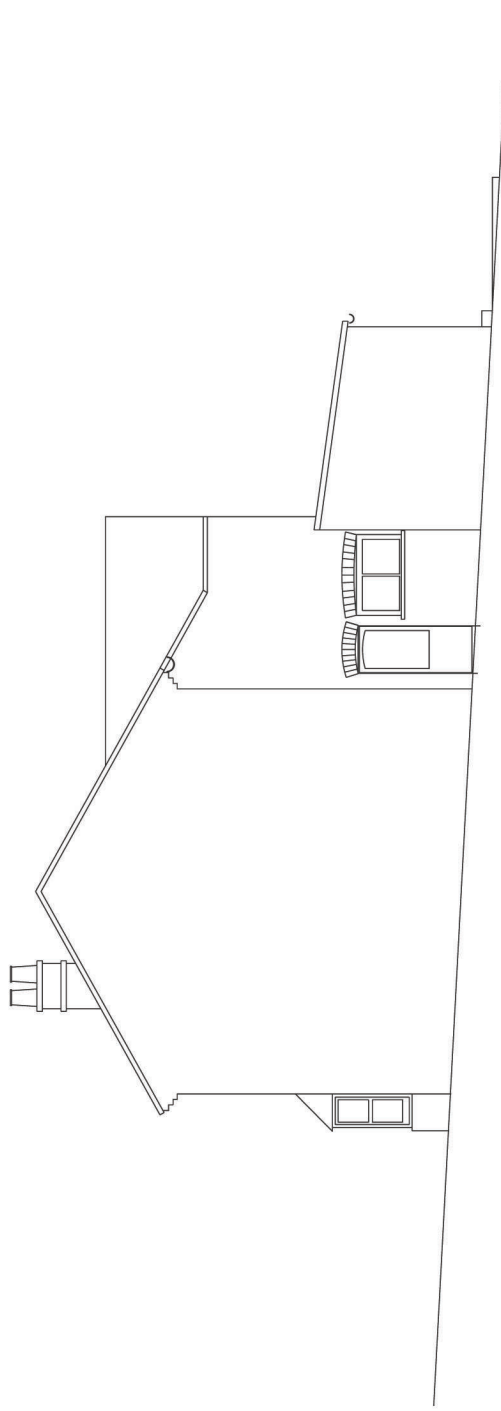
Rear Elevation

*All measures are in meters



PLUS atelier with TMA Construction Ltd	Proposed elevations
87 Hallowell Road Hillingdon, HA6 1DY	
17 August 2011	rev 2
do not scale from this drawing all measures to be confirmed on site and report any discrepancies	
1:100 @ A3	

Existing



87 Hallowell Road, Hillingdon, HA6 1DY

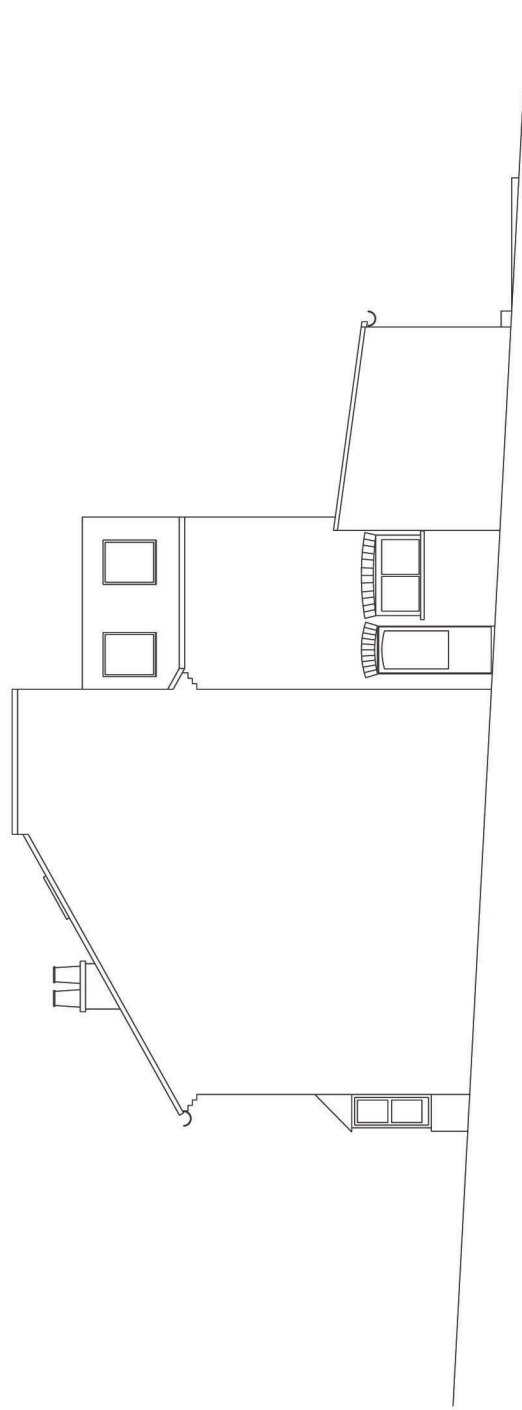
Side Elevation

*All measures are in meters



PLUS atelier with TMA Construction Ltd	Existing side elevation
87 Hallowell Road Hillingdon, HA6 1DY	
17 August 2011	rev 2
do not scale from this drawing all measures to be confirmed on site and report any discrepancies	
1:100 @ A3	

Proposed



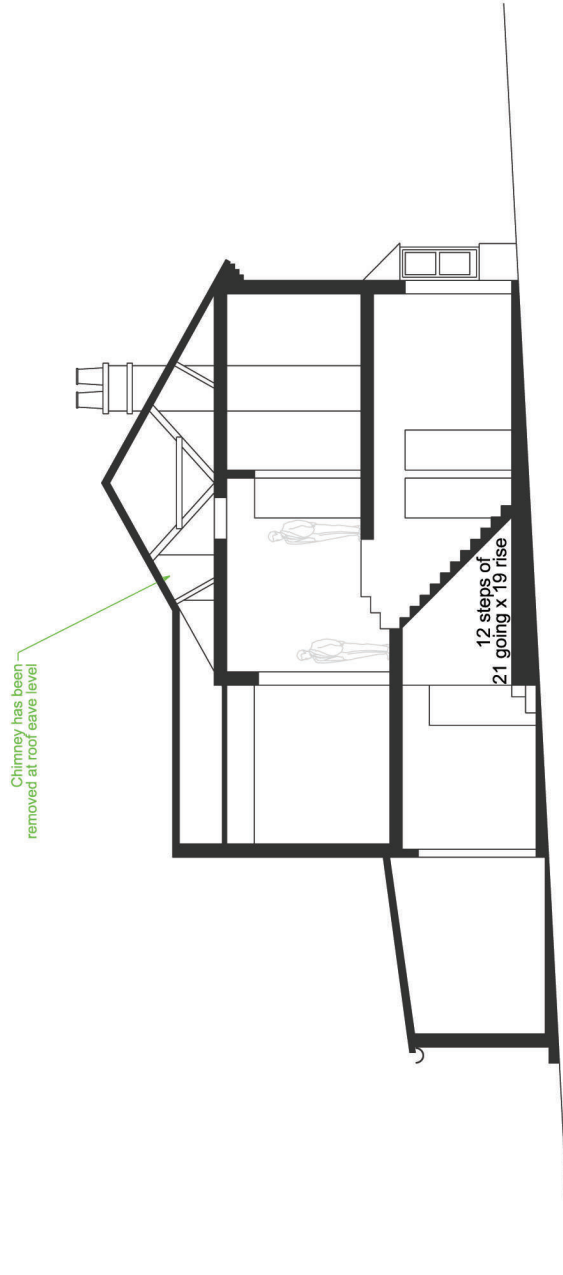
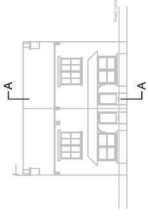
*All measures are in meters



Side Elevation

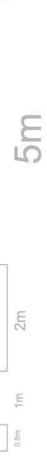
PLUS atelier with TMA Construction Ltd	Proposed side elevations
87 Hallowell Road Hillingdon, HA6 1DY	
17 August 2011	rev 2
<small>do not scale from this drawing all measures to be confirmed on site and report any discrepancies</small>	

Existing



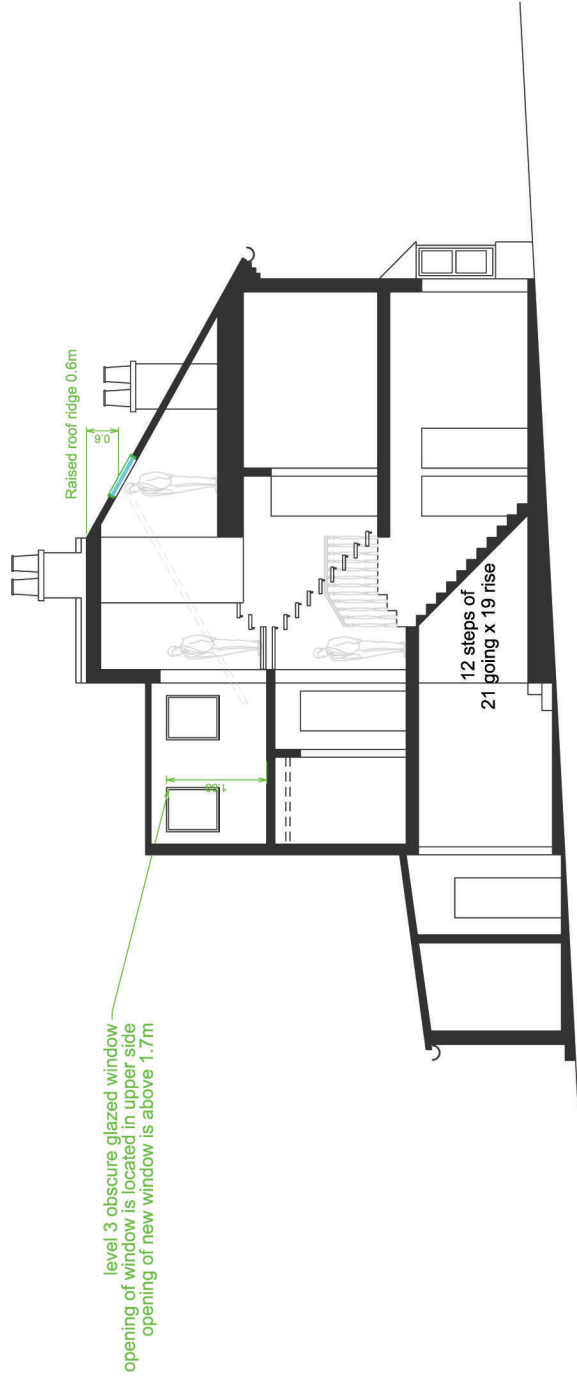
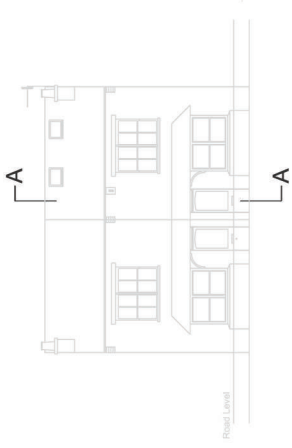
Section A-A

*All measures are in meters



PLUS atelier with TMA Construction Ltd	Elevations existing
87 Hallowell Road Hillingdon, HA6 1DY	
9 August 2011	rev 1
do not scale from this drawing all measures to be confirmed on site and report any discrepancies	
1:100 @ A3	

Proposed



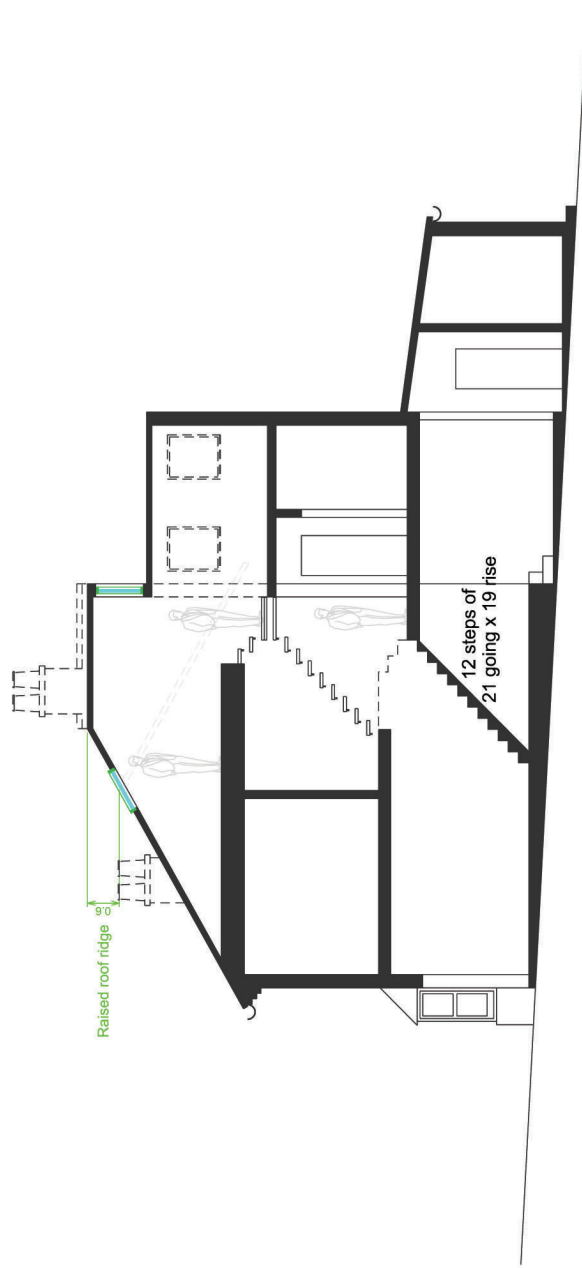
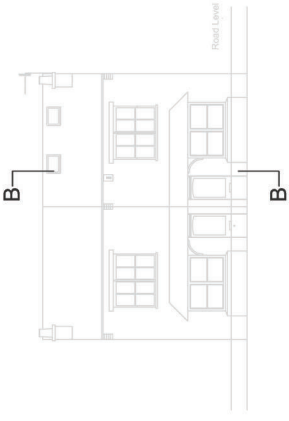
Section A-A

*All measures are in meters



PLUS atelier with TMA Construction Ltd	Proposed Section A-A
87 Hallowell Road Hillingdon, HA6 1DY	
9 August 2011	rev 1
do not scale from this drawing all dimensions to be confirmed on site and report any discrepancies	
1:100 @ A3	

Proposed



Section B-B

*All measures are in meters



PLUS atelier with TMA Construction Ltd	Proposed Section B-B
87 Hallowell Road Hillingdon, HA6 1DY	
9 August 2011	rev 1
do not scale from this drawing all dimensions are taken from site and report any discrepancies	
1:100 @ A3	



Notes

 Site boundary

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Site Address

**87 Hallowell Road
Northwood**

Planning Application Ref:
19363/APP/2011/1963

Planning Committee
North Page 249

Scale
1:1,250

Date
**November
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

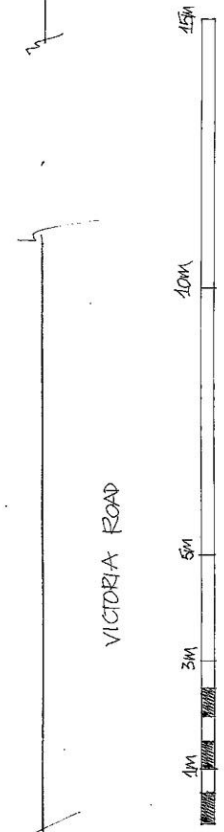
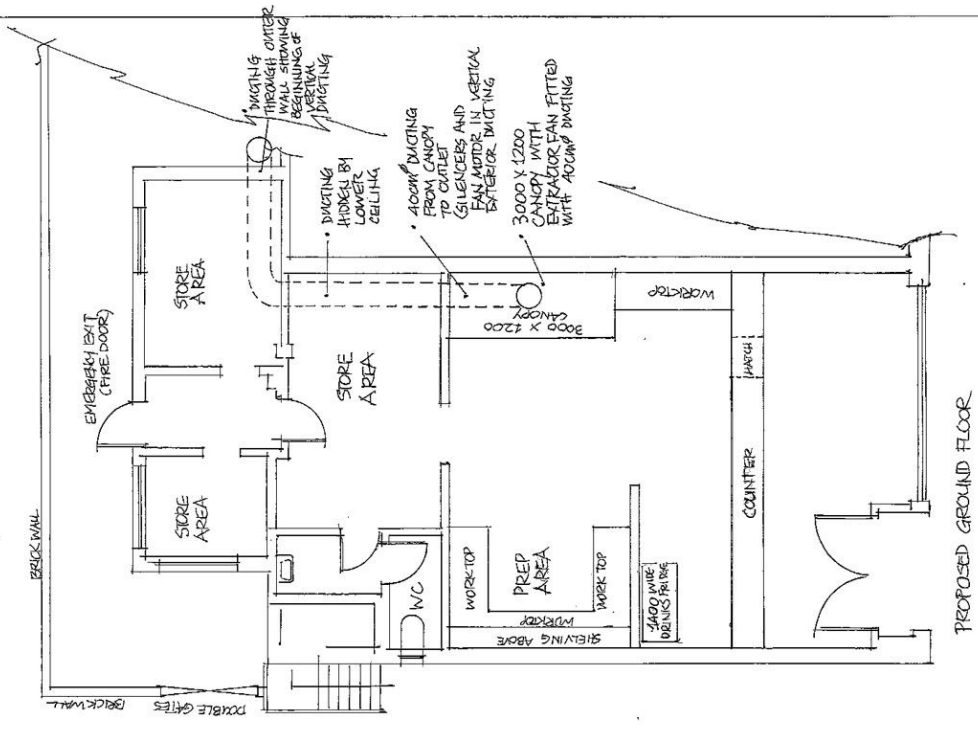
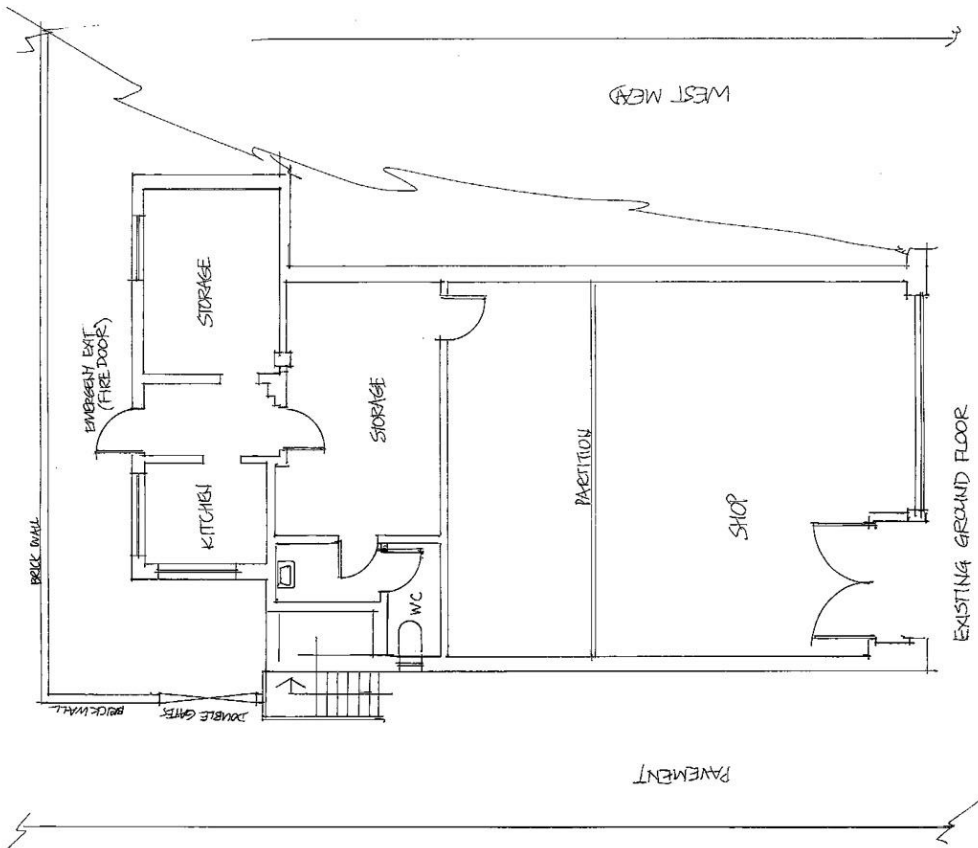
Address 439 VICTORIA ROAD RUISLIP

Development: Change of use of No. 439 Victoria Road from retail (Use Class A1) to hot food takeaway (Use Class A5) and installation of extractor duct to rear of Nos. 441/441A Victoria Road.

LBH Ref Nos: 67990/APP/2011/1964

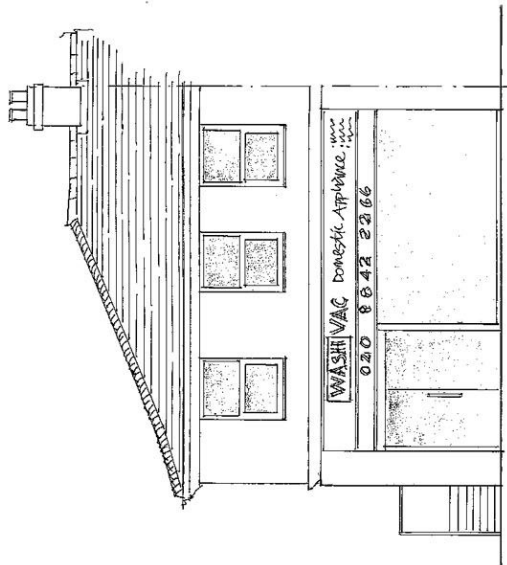
Date Plans Received: 11/08/2011 **Date(s) of Amendment(s):** 11/08/2011

Date Application Valid: 03/10/2011 03/10/2011

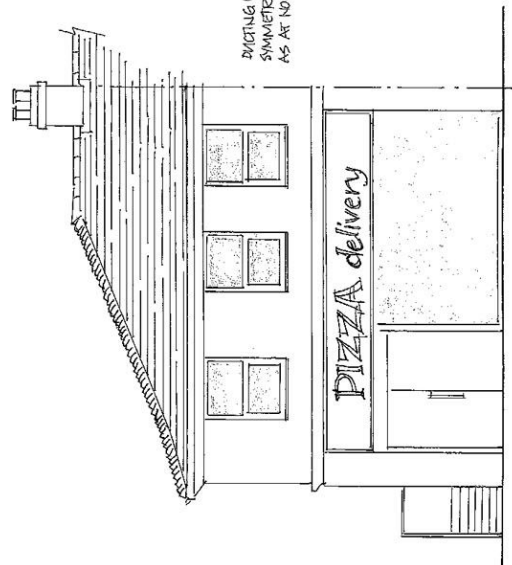


PROJECT: 439 VICTORIA ROAD PULSLIP MIDDY HA4 0EG	DRAWING TITLE: EXISTING AND PROPOSED GROUND FLOOR PLANS	REV:
SCALE: 1:100	DATE: JULY 2014	DRAWING NO: 439/VR/R/OA/AB

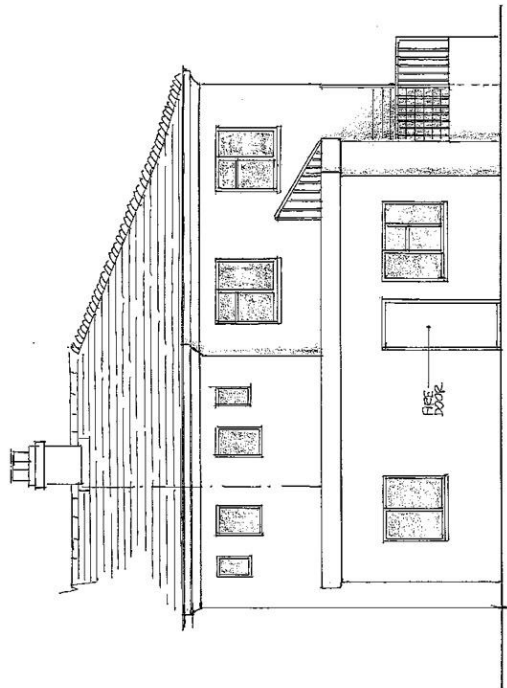
ACB ASSOC.
"OAK HOUSE", WELLINGTON ROAD,
SANDHURST, BERKSHIRE GU47 9AY



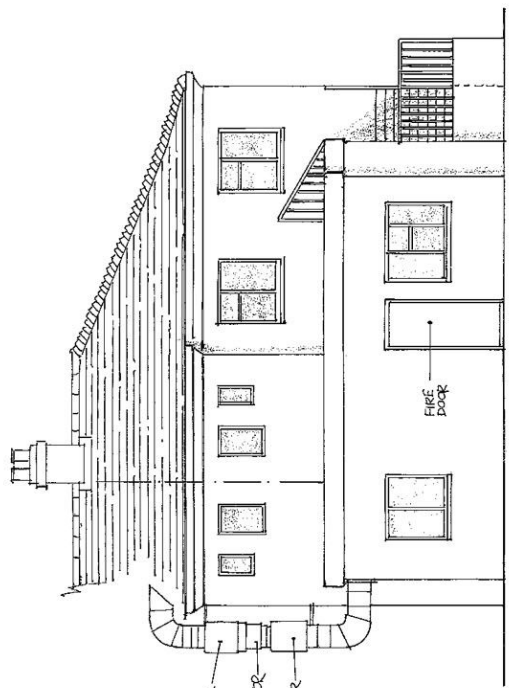
EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION



EXISTING REAR ELEVATION

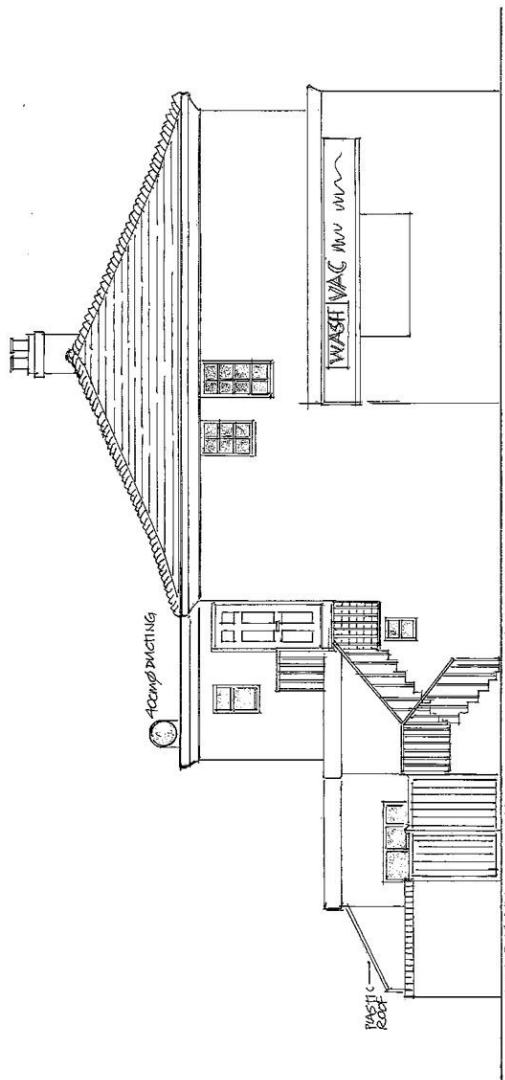


PROPOSED REAR ELEVATION



PROJECT: 439 VICTORIA ROAD RUGBY MIDDX. HA4 0EG	DRAWING TITLE: EXISTING AND PROPOSED FRONT AND REAR ELEVATIONS	DRAWING NO: 439/VR/R/02/AB	REV:
SCALE: 1:100	DATE: JULY 2011		

AC.B. ASSOC.
"OAK HOUSE", WELLINGTON ROAD,
SANDHURST, BERKSHIRE GU17 9AY



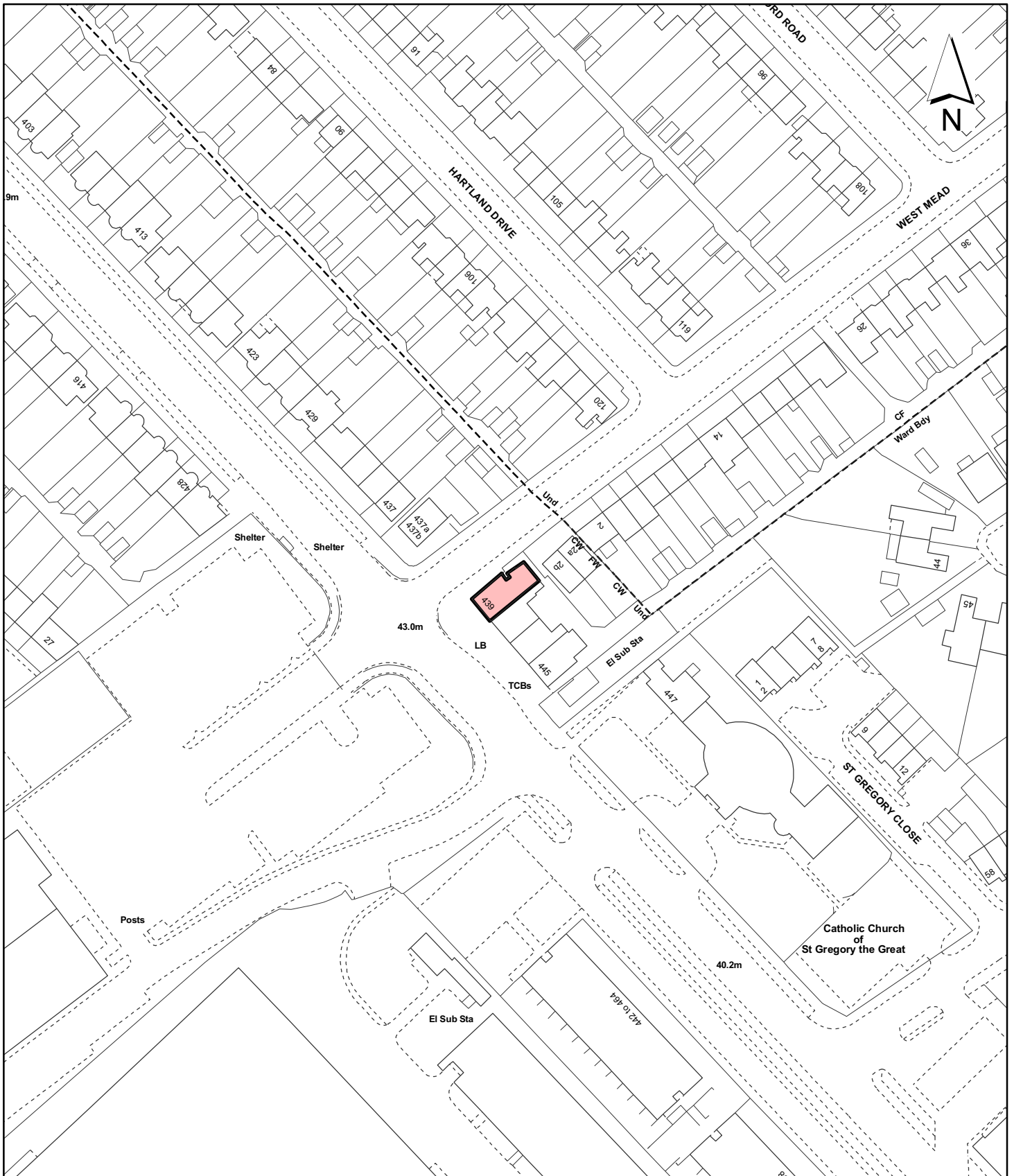
EXISTING AND PROPOSED SIDE ELEVATION (WEST MEAD)
 (THE ONLY DIFFERENCE BEING THE EXIT OF THE DUCTING)
 (AND THE REMOVAL OF THE EXISTING SIGNS ON THE WALL)

EXISTING SIDE ELEVATION
 (THE ONLY DIFFERENCE BEING THE DUCTING)


ACB ASSOC.
 'OAK HOUSE', WELLINGTON ROAD,
 SANDHURST, BERKSHIRE GULF 9AY

PROJECT:	439 VICTORIA ROAD RIMSLIP MIDDXX HA4 0EG	DRAWING NO:	439/VR/R/05/AB	REV:
DRAWING TITLE:	EXISTING AND PROPOSED SIDE ELEVATIONS	SCALE:	1:100	DATE:
			JULY 2011	





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Site Address

**439 Victoria Road
Ruislip**

Planning Application Ref:

67990/APP/2011/1964

Planning Committee

North Page 254

Scale

1:1,250

Date

**November
2011**

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

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



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address LAND BETWEEN RUGBY CLUB AND SACRED HEART SCHOOL WEST
END ROAD RUISLIP

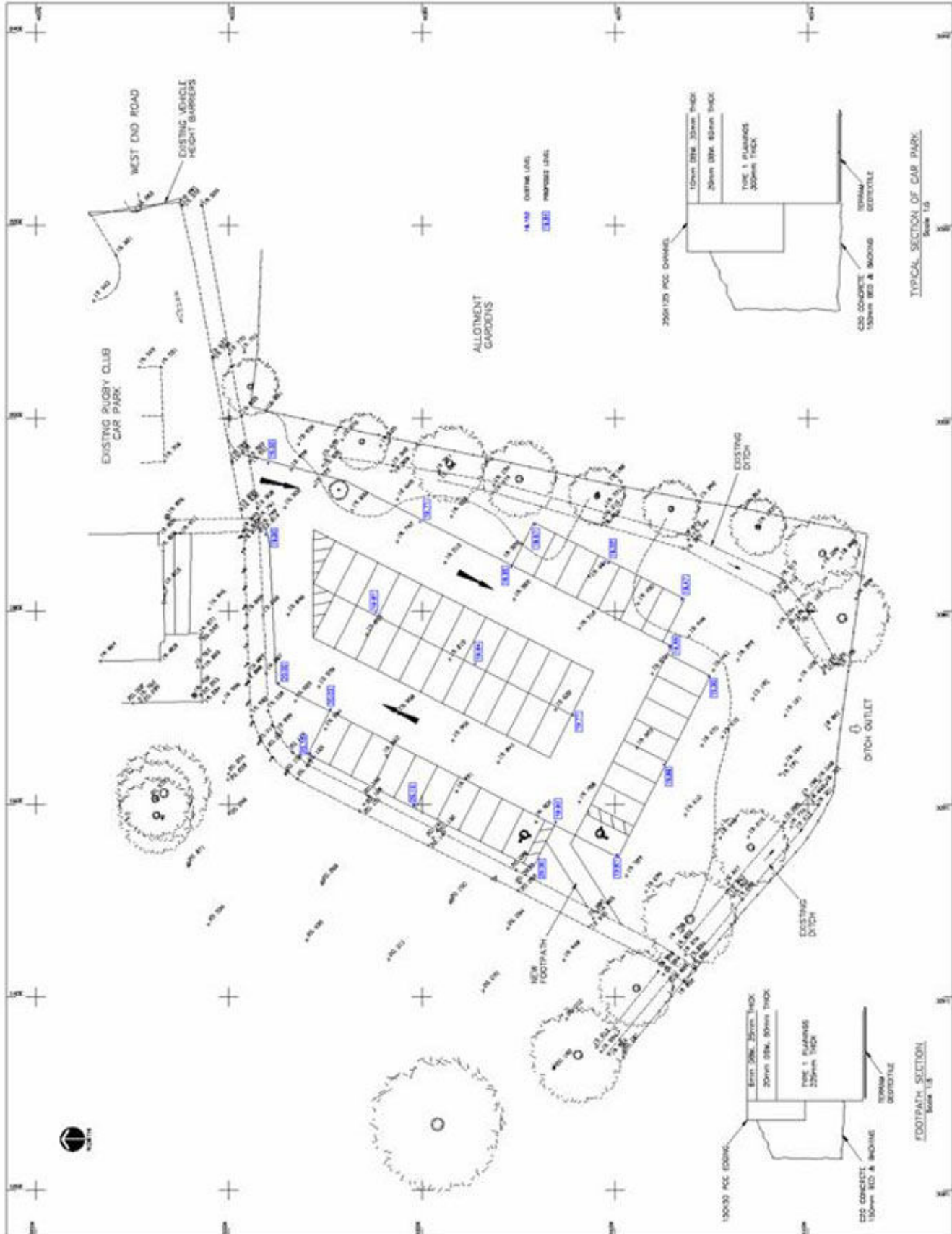
Development: Conversion of open land into parking area.

LBH Ref Nos: 68092/APP/2011/2408

Date Plans Received: 05/10/2011

Date(s) of Amendment(s):

Date Application Valid: 17/10/2011



Project No: E/A1 2532



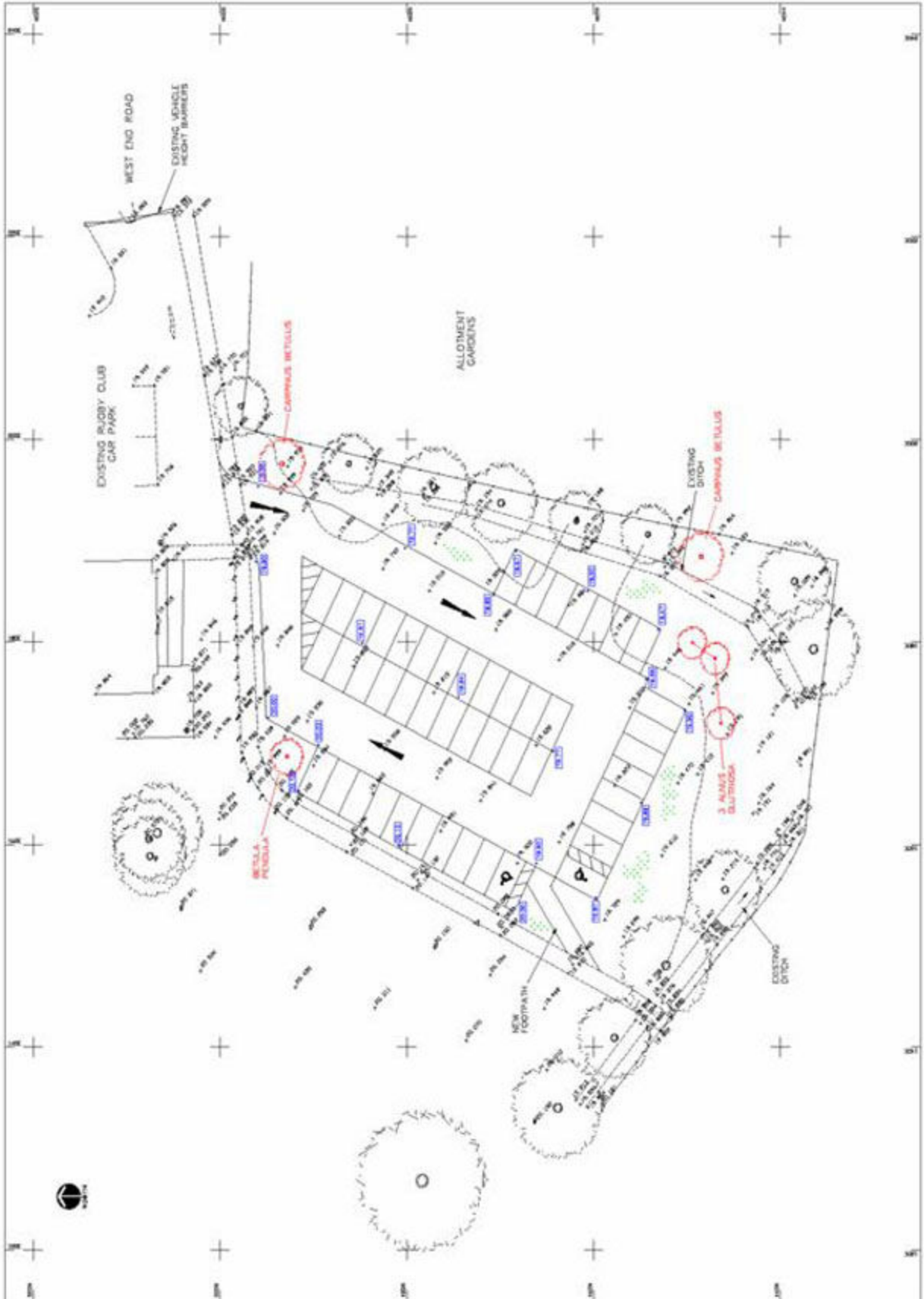
HILL DICKINSON
ARCHITECTS & ENGINEERS
100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000

PROPOSED CAR PARK LEVELS AND TYPICAL SECTION

Scale 1:500

Sheet No. 3

Date: 15/01/2011



Project: 2017/2018/2019/2020/2021/2022/2023/2024/2025/2026/2027/2028/2029/2030/2031/2032/2033/2034/2035/2036/2037/2038/2039/2040/2041/2042/2043/2044/2045/2046/2047/2048/2049/2050/2051/2052/2053/2054/2055/2056/2057/2058/2059/2060/2061/2062/2063/2064/2065/2066/2067/2068/2069/2070/2071/2072/2073/2074/2075/2076/2077/2078/2079/2080/2081/2082/2083/2084/2085/2086/2087/2088/2089/2090/2091/2092/2093/2094/2095/2096/2097/2098/2099/2100

Scale: 1:200

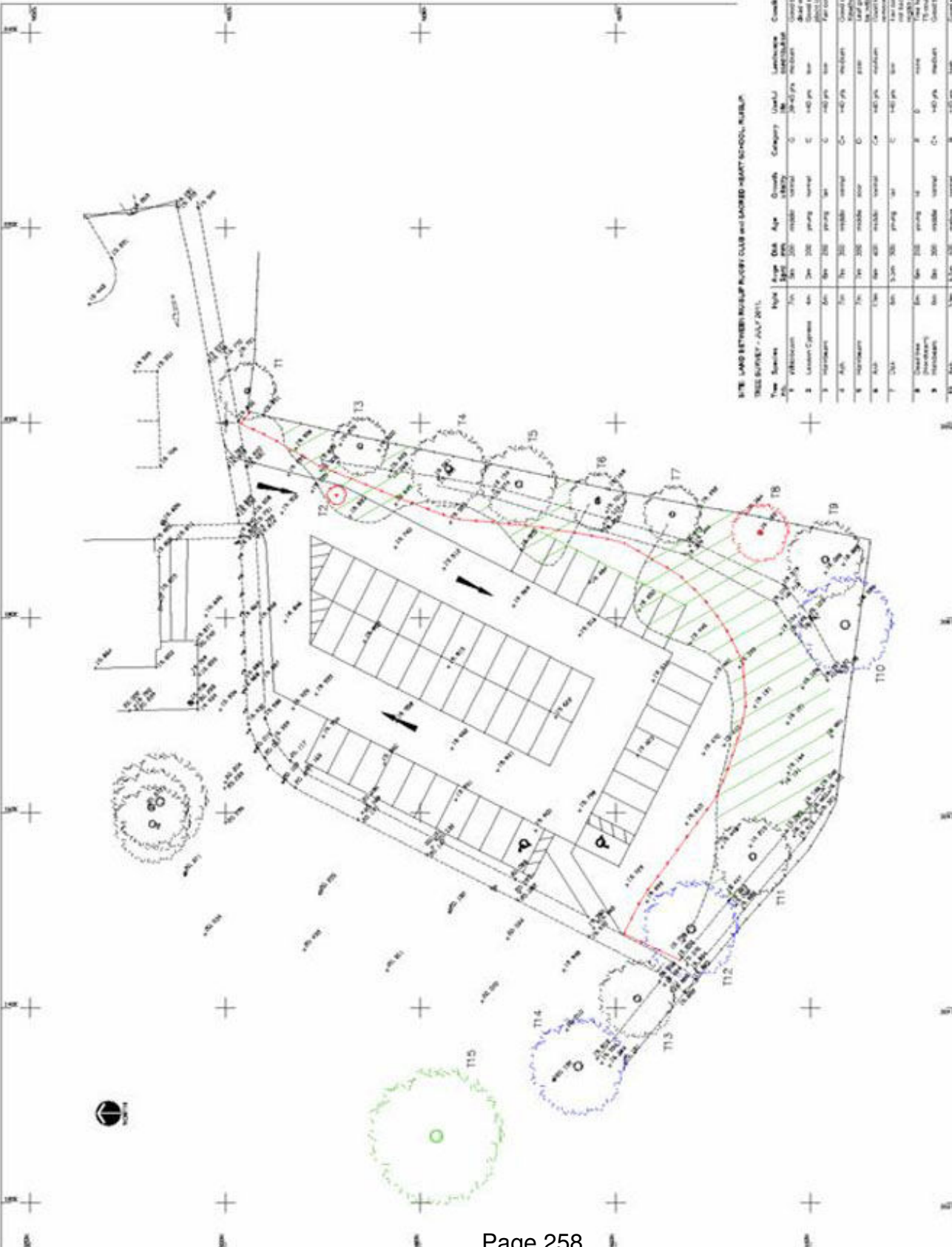
Author: J.L.

Date: 10/10/2021

Project No: E/A1 2032

Sheet No: 4

PROPOSED CAR PARK LANDSCAPE



- T1 Individual Tree
 - Area of Benefit
 - New Construction Footing
 - Tree Footprint
 - Change to Tree in Timber Patch
 - Category A Quality and Value
 - Category B Quality and Value
 - Category C Quality and Value
 - Category D Quality and Value
 - Category E For Long Term Retention
- Planned Or Prop. Shown as Query on Drawing

SITE LAND BETWEEN RUISLIP RUGBY CLUB and SACRED HEART SCHOOL, RUISLIP
TREE SURVEY - JULY 2011

Tree Number	Height	Age	DBH	Species	Growth	Category	Useful Life	Health	Condition	Comments
1	7m	200	180	ash	normal	C	40 yrs	moderate	moderate	Good tree in overall good health
2	4m	200	100	young ash	normal	C	40 yrs	moderate	moderate	Good tree in overall good health
3	6m	200	100	young ash	normal	C	40 yrs	moderate	moderate	Good tree in overall good health
4	6m	200	100	young ash	normal	C	40 yrs	moderate	moderate	Good tree in overall good health
5	7m	200	180	ash	normal	C	40 yrs	moderate	moderate	Good tree in overall good health
6	7m	200	180	ash	normal	C	40 yrs	moderate	moderate	Good tree in overall good health
7	1.5m	400	400	ash	normal	C	40 yrs	moderate	moderate	Good tree in overall good health
8	3.5m	300	300	young ash	normal	C	40 yrs	moderate	moderate	Good tree in overall good health
9	4m	200	100	young ash	normal	C	40 yrs	moderate	moderate	Good tree in overall good health
10	1.5m	400	400	ash	normal	C	40 yrs	moderate	moderate	Good tree in overall good health
11	1.5m	400	400	ash	normal	C	40 yrs	moderate	moderate	Good tree in overall good health
12	1.5m	400	400	ash	normal	C	40 yrs	moderate	moderate	Good tree in overall good health
13	6m	200	180	ash	normal	C	40 yrs	moderate	moderate	Good tree in overall good health
14	6m	200	180	ash	normal	C	40 yrs	moderate	moderate	Good tree in overall good health
15	3.5m	400	400	ash	normal	D	40 yrs	high	high	Good tree in overall good health
16	1.5m	400	400	ash	normal	A	40 yrs	high	high	Good tree in overall good health



LAND BETWEEN RUISLIP RUGBY CLUB & SACRED HEART SCHOOL
TREE SURVEY

Date: 1/2011
Scale: S1
Author: Aug 2011
Project No.:
Drawing No.:
Sheet No.: 2



EXISTING TREES

SEE DRAWING No 2 FOR DETAILS.
#19.168 - EXISTING LEVELS

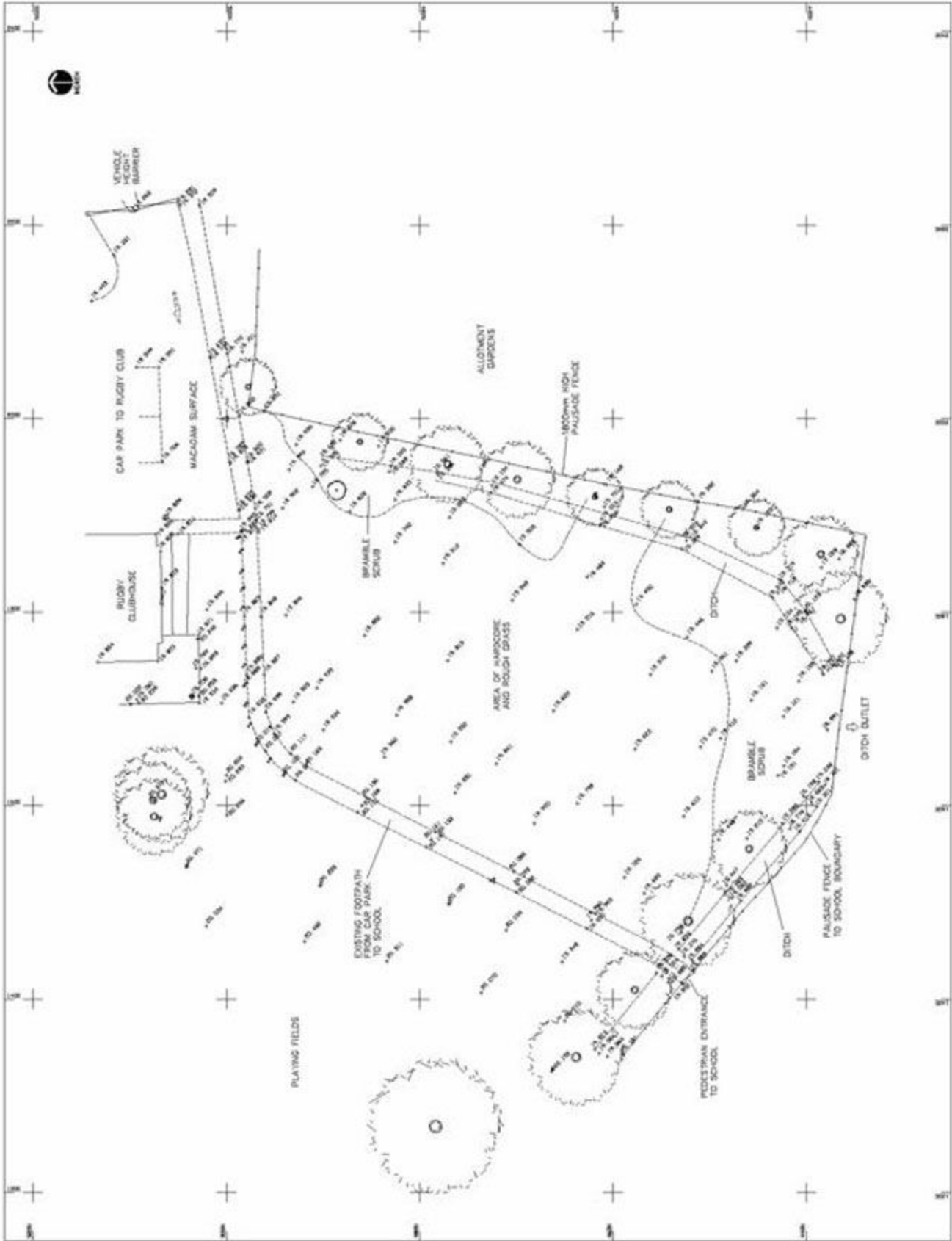
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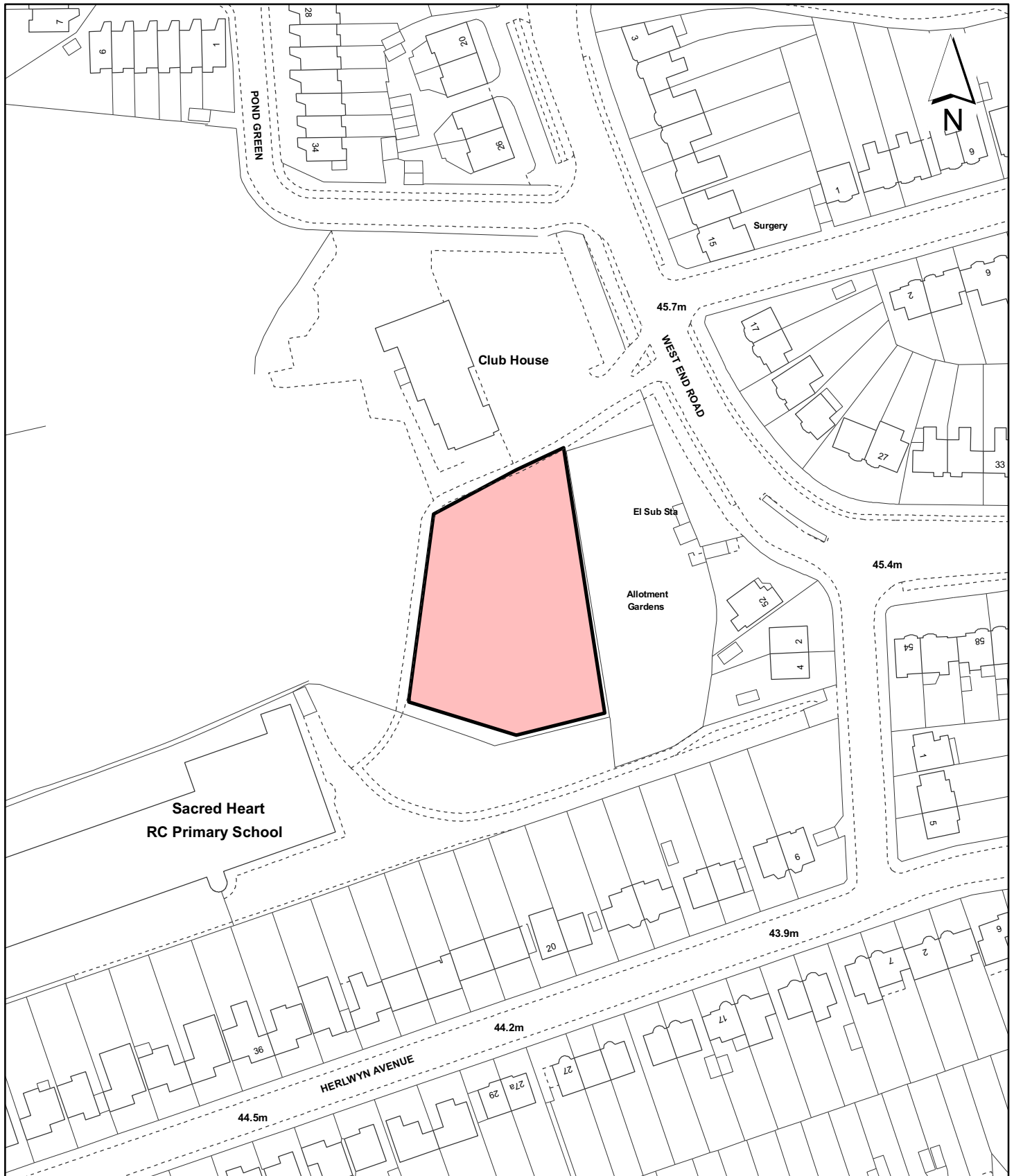


LAND BETWEEN RUGBY CLUB & SACRED HEART SCHOOL


SURVEY

Scale	1:200	Drawn	S.Y.	Checkd	J.A.V.	Date	JULY 2011
Project No.	E/A1 2532	Sheet No.	1				





Notes

 Site boundary

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Site Address	
Land between Rugby Club and Sacred Heart School West End Road, Ruislip	
Planning Application Ref:	Scale
68092/APP/2011/2408	1:1,250
Planning Committee	Date
North Page 260	November 2011

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



HILLINGDON
LONDON