



HILLINGDON
LONDON



North Planning Committee

Date: TUESDAY, 20 DECEMBER
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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Published: Monday, 12 December 2011

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This Agenda is available online at:

<http://modgov.hillingdon.gov.uk/ieListDocuments.aspx?CId=116&MId=1153&Ver=4>

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Useful information

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A useful guide for those attending Planning Committee meetings

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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 17 November 2011
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items of business marked Part 1 will be considered in public and that the items marked Part 2 will be considered in private

Reports - Part 1 - Members, Public and Press

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

Non Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	39 Highfield Drive, Ickenham 67201/APP/2010/1803	Ickenham	Demolition of existing property and the erection of a two storey, with rooms in roofspace, six bedroom detached dwelling. Recommendation: Approval	11 - 26
7	47 Copse Wood Way, Northwood 18371/APP/2011/2505	Northwood	Two storey, 4-bed detached dwelling with habitable roofspace and basement with associated amenity space and parking, involving demolition of existing detached dwelling Recommendation: Approval	27 - 48

8	18 Ducks Hill Road, Northwood 272/APP/2010/2564	Northwood	Erection of a detached golf training facility (Class D2 use - assembly and leisure.) Recommendation: Refusal	49 - 60
9	Orenda and 68 Thirlmere Gardens, Northwood 59962/APP/2011/2101	Northwood	7 x two storey, 3-bed, terraced dwellings with habitable roofspace with associated parking and amenity space and installation of vehicle crossover to front involving demolition of 2 existing detached dwellings Recommendation: Approval	61 - 82
10	Pembroke House, 5-9 Pembroke Road, Ruislip 38324/APP/2011/786	West Ruislip	Part conversion from retail/offices (Use Class A1/B1) to 6 x two-bedroom flats and 3 x three-bedroom flats with associated parking, amenity space, cycle store and bin store, alterations to elevations, new fenestration to upper floors, demolition of existing external fire escape and alterations to existing vehicular crossover. "Deferred from North Committee 25 October 2011" Recommendation: Approval	83 - 104

Non Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
11	Land forming part of 90 Exmouth Road, Ruislip 67944/APP/2011/2742	Cavendish	Conversion of 1 x 4-bed dwelling into 2 x two storey 2-bed dwellings with associated amenity space and parking involving part two storey, part single storey rear and side extension (Resubmission). Recommendation: Refusal	105 - 114

12	The Hallmarks, 146 Field End Road, Eastcote 3016/APP/2010/2159	Eastcote & East Ruislip	Change use from Class A2 (Financial and Professional Services) to Class D1 (Non- Residential Institutions) for use as a Education Institute. Recommendation: Refusal	115 - 126
13	22 Cranbourne Road, Northwood 64691/APP/2011/2064	Northwood Hills	Single storey side/rear extension involving alterations to front. Recommendation: Approval	127 - 136

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.

14 Enforcement Report

Pages 137 - 142

Plans for North Planning Committee

Pages 143 - 212

Minutes

NORTH PLANNING COMMITTEE

17 November 2011

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



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	<p>Committee Members Present: Councillors Eddie Lavery (Chairman) David Allam Jazz Dhillon Michael Markham Carol Melvin David Payne Brian Stead Josephine Barrett</p> <p>LBH Officers Present: James Rodger (Head of Planning) Meg Hirani (North Team Leader) Sirous Ordoubadi (Principal Highways Engineer) Rory Stracey (Planning Lawyer) Charles Francis (Democratic Services)</p> <p>Also Present: Cllr Henry Higgins Malcolm Ellis (Vice-Chairman, Standards Committee)</p>
53.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies had been received from Councillors Allan Kauffman and John Morgan with Councillors Brian Stead and Josephine Barrett substituting.</p>
54.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>None.</p>
55.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING - 25 OCTOBER 2011 - TO FOLLOW (<i>Agenda Item 3</i>)</p> <p>Were not available and would be considered at the next meeting.</p>
56.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>

57.	<p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE (<i>Agenda Item 5</i>)</p> <p>All items were considered in public with the exception of items 15, 16 and 17 which were considered in private.</p>	
58.	<p>SOUTH RUISLIP LIBRARY, PLOT A, VICTORIA ROAD, RUISLIP - 67080/APP/2010/1419 (<i>Agenda Item 6</i>)</p> <p>The recommendation contained in the report was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved –</p> <p>a) That the Statement of Intent to enter into a S106 agreement dated 5th November 2010 be varied as follows:</p> <p>The addition of a further schedule (6) requiring that all 10 residential units as approved are to be delivered as affordable housing.</p> <p>(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)</p> <p>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:</p> <p>i) The provision of highway improvements along Victoria Road, including right turning lane, reinstatement of the existing access and creation of new access arrangements.</p> <p>ii) The provision of a contribution of £12,311 towards educational facilities.</p> <p>iii) The provision of a contribution of £3,250 towards healthcare facilities.</p> <p>iv) The provision of a contribution of £345 towards local library facilities</p> <p>v) A contribution of £2,500 for every £1 million build cost to provide for construction training.</p> <p>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.</p> <p>b) That in respect of the application for planning permission, the applicant meets</p>	<p>Action by</p> <p>James Rodger & Meg Hirani</p>

	<p>the Council's reasonable costs in preparation of the Statement and any abortive work as a result of the agreement not being completed.</p> <p>c) That planning officers be authorised to negotiate and agree details of the proposed Statement.</p> <p>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.</p> <p>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.</p>	
59.	<p>SOUTH RUISLIP LIBRARY PLOT B, VICTORIA ROAD, RUISLIP - 67080/APP/2010/1420 (<i>Agenda Item 7</i>)</p> <p>The recommendation contained in the report was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved –</p> <p>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:</p> <p>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)</p> <p>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:</p> <p>i) The provision of highway improvements along Victoria Road, including right turning lane, reinstatement of the existing access and creation of new access arrangements.</p> <p>ii) The provision of a formula calculation towards educational facilities.</p> <p>iii) The provision of a formula calculation (£216.67 per person) towards healthcare facilities.</p> <p>iv) The provision of a formula calculation (£23 per person) towards local library facilities</p> <p>v) The provision of a formula calculation towards construction training, in line with the SPD, (£2,500 for every £1 million build</p>	<p>Action by</p> <p>James Rodger & Meg Hirani</p>

	<p>cost + 31 (number of units) /160 x £71,675 = total contribution).</p> <p>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.</p> <p>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.</p> <p>c) That planning officers be authorised to negotiate and agree details of the proposed Statement.</p> <p>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.</p> <p>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.</p> <p>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.</p>	
60.	<p>LAND ADJOINING 12 GLADSDALE DRIVE, EASTCOTE - 65761/APP/2011/1645 (<i>Agenda Item 8</i>)</p> <p>In accordance with the Council's constitution a representative of the petitioners addressed the meeting.</p> <p>The petitioner made the following points:-</p> <ul style="list-style-type: none"> • The proposal was a blatant case of garden grabbing • The proposal was an over development of the site • land had always been part of the Green Belt land, adjacent to No.12 • The proposal did not incorporate sufficient amenity space • Destruction to greenbelt meadow trees would lead to the destruction of wildlife habitat • The proposal would destroy the character of the road and lead to the loss of a front garden • There was no automatic right to build a dwelling on the land and the application was one of several which had been submitted by the developer to try and achieve his goal little by little. <p>The agent did not attend the meeting.</p> <p>Members agreed the application represented a prime example of creeping development and on these grounds supported the officer recommendation for refusal.</p>	<p>Action by</p> <p>James Rodger & Meg Hirani</p>

	<p>The recommendation for refusal was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved – That the application be refused as per the officer’s report</p>	
61.	<p>LAND AT CROWS NEST FARM, BREAKSPEAR ROAD SOUTH, HAREFIELD - 1113/APP/2011/1020 (<i>Agenda Item 9</i>)</p> <p>A Ward Councillor addressed the meeting on behalf of the petitioners (in support).</p> <p>The Councillor made the following points:</p> <ul style="list-style-type: none"> • The protection of Green Belt land is very important but special circumstances exist in this case which mean the officer recommendation for refusal should be overturned. • The site currently services a number of West London waste sites, various local garden centres and the Ruislip Crematorium and so is a valuable local resource • The proposal was situated within a concreted area of the existing development which meant there would be no additional encroachment to the Green Belt. • The proposal will enable the woodchip to remain dry and therefore would increase the productivity of the site <p>Members asked officers to clarify the exact nature of the application. Having heard the proposal would enclose an existing storage area, Members agreed there were several special reasons for the officers recommendation for refusal to be overturned.</p> <p>Members agreed the proposal would improve the visual amenity of the site, ensure it provided a product of local need and also make the production of bio-mass material more efficient by ensuring raw materials were kept dry. It was also noted the applicant had been providing a composting service for a number of years on the site.</p> <p>It was proposed and seconded and on being out to the vote, unanimously agreed the officer recommendation for refusal should be overturned and the application be approved.</p> <p>Resolved –</p> <p>That the recommendation be overturned and the application be Approved. That the reasons for overturning the officer recommendation for refusal be agreed by the Chairman and Labour Lead outside the meeting</p>	<p>Action by</p> <p>James Rodger & Meg Hirani</p>
62.	<p>39 HIGHFIELD DRIVE, ICKENHAM - 67201/APP/2010/1803 (<i>Agenda Item 10</i>)</p> <p>This application was withdrawn from the agenda by the Head of Planning, Consumer Protection, Sport and Green Spaces</p>	<p>Action by</p> <p>James Rodger & Meg Hirani</p>

63.	<p>85 HALLOWELL ROAD, NORTHWOOD - 40255/APP/2011/1961 (Agenda Item 11)</p> <p>In accordance with the Council's constitution a representative of the petitioners addressed the meeting.</p> <p>The petitioner made the following points:-</p> <ul style="list-style-type: none"> • The current height of this build looks like a watch tower and results in loss of privacy; • The proposal is an eyesore and far removed from the original plans; • The raised roof level has already obscured the view from the upper room of our house and has created an eyesore • The raised roof level is not in keeping with the cottages in the Area of Special Local Character. • The view along the line of houses from a residents back garden is impaired by the style and size of this extension • The work which has been undertaken has been done with complete disregard for planning rules • The applicant did not consult neighbours • The building is visually overbearing, an inappropriate design, would destroy the character of a beautiful part of Northwood. <p>The applicant addressed the meeting and made the following points:</p> <ul style="list-style-type: none"> • Planning officers had advised him to apply for Permitted Development Rights and as soon as this had been received building works began • When a complaint about the building works was received two to three weeks into the build, an Enforcement officer investigated and the applicant was advised to contact a Planning Officer • Initially the applicant had sought to extend his property and replicate the visual characteristics of surrounding properties. Unfortunately none of the designs submitted met his needs and none of the designs were carbon efficient. • The proposed design would complement existing properties within the Conservation Area. • The proposed design would meet sustainability targets. • The proposed design took account of flooding concerns and incorporated under croft void areas which would increase drainage <p>Members supported the officer recommendation for refusal.</p> <p>The recommendation for refusal was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved – That the application be refused as per the officer's report</p>	<p>Action by</p> <p>James Rodger & Meg Hirani</p>
64.	<p>87 HALLOWELL ROAD, NORTHWOOD - 19363/APP/2011/1963 (Agenda Item 12)</p> <p>In accordance with the Council's constitution a representative of the</p>	<p>Action by</p> <p>James</p>

	<p>petitioners addressed the meeting.</p> <p>The petitioner made the following points:-</p> <ul style="list-style-type: none"> • The current height of this build looks like a watch tower and results in loss of privacy; • The proposal is an eyesore and far removed from the original plans; • The raised roof level has already obscured the view from the upper room of our house and has created an eyesore • The raised roof level is not in keeping with the cottages in the Area of Special Local Character. • The view along the line of houses from a residents back garden is impaired by the style and size of this extension • The work which has been undertaken has been done with complete disregard for planning rules • The applicant did not consult neighbours • The building is visually overbearing, an inappropriate design, would destroy the character of a beautiful part of Northwood. <p>The applicant addressed the meeting and made the following points:</p> <ul style="list-style-type: none"> • Planning officers had advised him to apply for Permitted Development Rights and as soon as this had been received building works began • When a complaint about the building works was received two to three weeks into the build, an Enforcement officer investigated and the applicant was advised to contact a Planning Officer • Initially the applicant had sought to extend his property and replicate the visual characteristics of surrounding properties. Unfortunately none of the designs submitted met his needs and none of the designs were carbon efficient. • The proposed design would complement existing properties within the Conservation Area. • The proposed design would meet sustainability targets. • The proposed design took account of flooding concerns and incorporated under croft void areas which would increase drainage <p>Members supported the officer recommendation for refusal.</p> <p>The recommendation for refusal was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved – That the application be refused as per the officer’s report</p>	<p>Rodger & Meg Hirani</p>
<p>65.</p>	<p>439 VICTORIA ROAD, RUISLIP - 67990/APP/2011/1964 (<i>Agenda Item 13</i>)</p> <p>This application was withdrawn from the agenda by the applicant.</p>	<p>Action by</p> <p>James Rodger & Meg Hirani</p>

66.	<p>LAND BETWEEN RUGBY CLUB AND SACRED HEART SCHOOL, WEST END ROAD, RUISLIP - 68092/APP/2011/2408 (<i>Agenda Item 14</i>)</p> <p>At the beginning of the item the Planning Officer introduced the report and drew the Committee's attention to the recommendation to delete condition 10 as set out in the Addendum.</p> <p>A number of different views both in support and in objection to the application were raised and included the following:</p> <p>The site was situated on derelict land and was already in use as dropping off point for children to go to school. Special circumstances concerning child safety existed in this particular case.</p> <p>The site was effectively a car park within the Green Belt and did not represent an appropriate form of development. Pick up and collection times from school meant roads were congested across the Borough and this was not a special case.</p> <p>With reference to disabled parking for the application site, the Committee agreed that 2 disabled car parking spaces, rather than 5 would be sufficient and agreed to amend condition 9 to this effect.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was agreed with four votes in favour, two against and one abstention.</p> <p>Resolved –</p> <p>That the Application be Approved with the changes set out in the addendum and amendment to condition 9 to provide 2 disabled parking spaces.</p>	<p>Action by</p> <p>James Rodger & Meg Hirani</p>
67.	<p>ENFORCEMENT REPORT (<i>Agenda Item 15</i>)</p> <p>The recommendation set out in the officer's report was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved –</p> <p>1. That the enforcement actions as recommended in the officer's report and compliance period being changed by the committee was agreed.</p> <p>2. That the Committee resolve to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</p> <p><i>The report relating to this decision is not available to the public because it contains information which reveals that the authority proposes (a) to give under any enactment a notice under or by virtue of which requirements are imposed on a person; and (b) to make an order</i></p>	<p>Action by</p> <p>James Rodger & Meg Hirani</p>

	<i>or direction under any enactment and the public interest in withholding the information outweighs the public interest in disclosing it (exempt information under paragraph 6 of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i>	
68.	<p>ENFORCEMENT REPORT (Agenda Item 16)</p> <p>The recommendation set out in the officer's report was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved –</p> <p>1. That the enforcement actions as recommended in the officer's report be agreed.</p> <p>2. That the Committee resolve to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</p> <p><i>The report relating to this decision is not available to the public because it contains information which reveals that the authority proposes (a) to give under any enactment a notice under or by virtue of which requirements are imposed on a person; and (b) to make an order or direction under any enactment and the public interest in withholding the information outweighs the public interest in disclosing it (exempt information under paragraph 6 of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>	<p>Action by</p> <p>James Rodger & Meg Hirani</p>
69.	<p>ENFORCEMENT REPORT (Agenda Item 17)</p> <p>The recommendation set out in the officer's report was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved –</p> <p>1. That the enforcement actions as recommended in the officer's report be agreed.</p> <p>2. That the Committee resolve to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</p> <p><i>The report relating to this decision is not available to the public because it contains information which reveals that the authority proposes (a) to give under any enactment a notice under or by virtue of which requirements are imposed on a person; and (b) to make an order or direction under any enactment and the public interest in withholding the information outweighs the public interest in disclosing it (exempt information under paragraph 6 of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>	<p>Action by</p> <p>James Rodger & Meg Hirani</p>

70.	ANY ITEMS TRANSFERRED FROM PART 1 (<i>Agenda Item 18</i>) None	
71.	ANY OTHER BUSINESS IN PART 2 (<i>Agenda Item 19</i>) None	
The meeting, which commenced at 6.00 pm, closed at 8.34 pm.		

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

Agenda Item 6

Report of the Head of Planning & Enforcement Services

Address 39 HIGHFIELD DRIVE ICKENHAM

Development: Demolition of existing property and the erection of a two storey, with rooms in roofspace, six bedroom detached 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. The approved details shall thereafter be installed on site and permanently retained and maintained.

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
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

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."

Following the receipt of amended plans adjoining owner/occupiers and the Ickenham Residents Association were reconsulted. One reply has been received stating:

"We write today on behalf of our clients, who occupy the above neighbouring properties at Highfield Drive. We have been instructed to assess the impact of the above application after concerns that the proposed development will infringe on both the Daylight/Sunlight and Rights of Light currently enjoyed by their properties. (As laid down in the Building Research Establishment Site Layout Planning for Daylight and Sunlight: a good practice guide 2011 by PJ Littlefair).

Our preliminary investigations show that the proposed development breaches the preliminary tests, which is likely to lead to poor levels of daylight and sunlight. In particular, we have concerns that if the development is built as proposed it will impact severely upon the sunlight receivable by no 37's study. This is in fact a dual aspect room with a window facing West, however the south facing apertures are the only source of sunlight to the room and we are concerned that both the further sunlight tests could be breached.

As a result of the preliminary breaches we would insist that you request the applicant undertakes the further detailed tests for daylight and sunlight before any decision is made on the application.

Should planning permission be granted without our clients' concerns being adequately addressed, we will support a Civil Legal Rights of Light claim against the applicant over an infringement to our clients' legal right of light.

As you will be aware, legal rights of light are independent of the planning system and can be enforced by civil action even if planning permission is granted for the proposed development.

It is possible that our clients may seek an injunction from the court preventing the construction of the proposed development. Any fees that our clients incur will be sought for reimbursement from the applicant. Therefore, we strongly advise that the issue is resolved during the planning stage - in particular, to avoid planning permission being granted for a development that cannot be built due to

legal rights of light issues.

In summary, we insist that you request the applicant undertakes the further daylight and sunlight tests in order to evidence compliance with the BRE guidelines. We would also request that any necessary amendments are made to the proposal so that any development complies with the BRE guidelines."

Officer Comment: As the letter states, legal rights of light are independent of the planning system and are a civil matter. The impact of the proposed development on the adjoining properties, including any loss of light to habitable rooms, in planning terms, is assessed in Section 7.08.

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.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.06 Environmental Impact

Not applicable to this application.

7.07 Impact on the character & appearance of the area

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 complements 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 3.1m beyond the existing rear extension and 6.25m beyond the rear first floor elevation, of that house. The proposed first floor rear wall of the proposed house 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 intrude within a 45 degree line of sight from the nearest habitable room window on the first floor of No.41 or to 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.

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 37 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 side and 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 slightly over 37 Highfield Drive itself but mostly 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 as to warrant refusal.

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 Swakeleys Road and 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

7.12 Disabled access

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'

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

The site is not covered by a Tree Preservation Order, nor is it within a Conservation Area. There are no trees of merit on site. The provision of an additional landscaping scheme is covered by condition. The scheme is therefore, acceptable in terms of Saved Policy BE38 of the UDP.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

The proposed dwelling will be expected to meet Level 4 of the Code for Sustainable Homes and a condition requiring this is recommended. Subject to the condition the proposal is considered to comply with policies 5.1 and 5.3 of the London Plan (2011).

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

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.

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

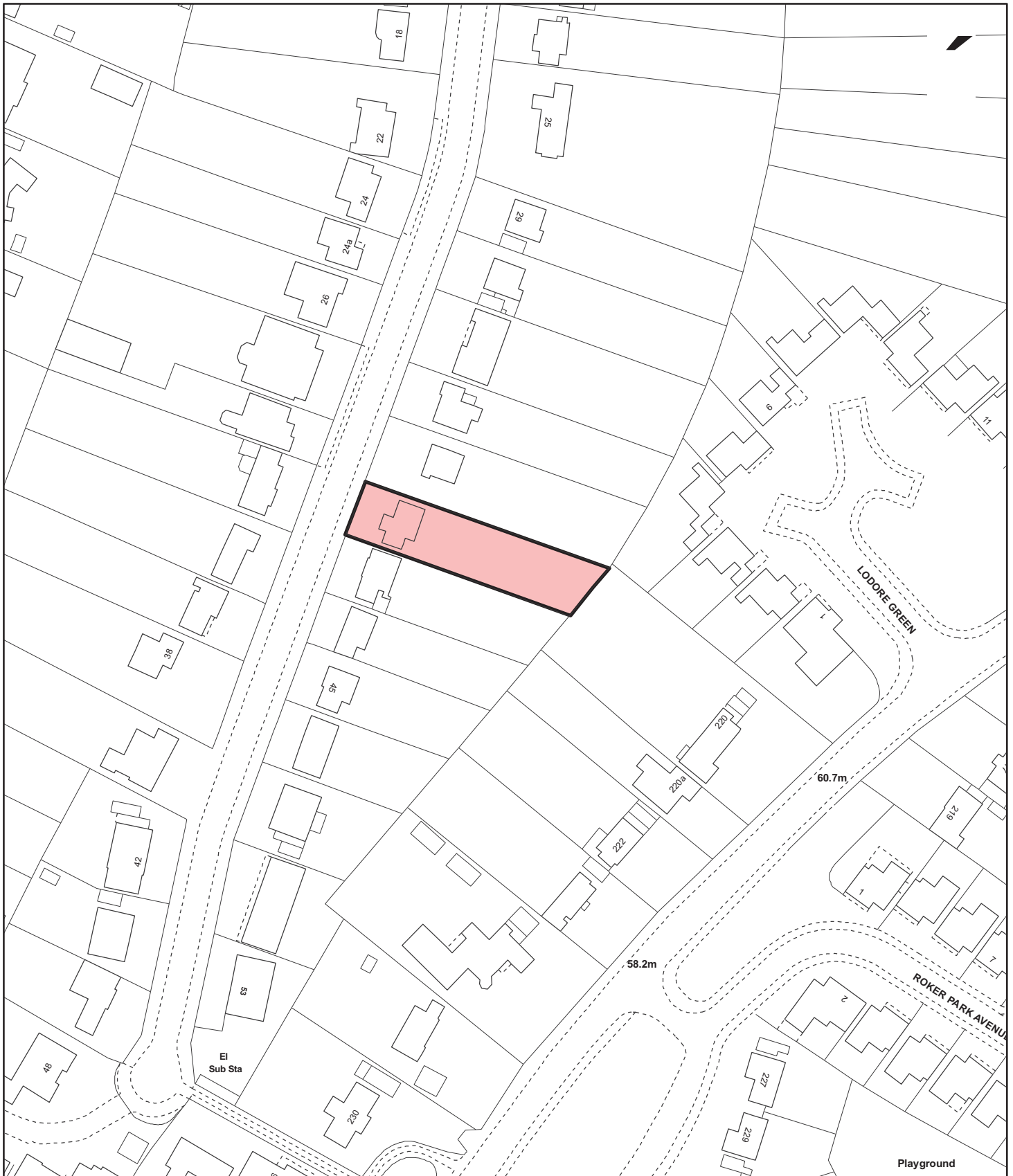
For the reasons outlined above and given that the proposed development complies with the aforementioned policies of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and Hillingdon Design & Accessibility Statement: Residential Layouts, this application is recommended for approval.



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 style="text-align: center;">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>Planning Application Ref:</p> <p style="text-align: center;">67201/APP/2010/1803</p>	<p>Scale</p> <p style="text-align: center;">1:1,250</p>	
	<p>Planning Committee</p> <p style="text-align: center;">North Page 26</p>	<p>Date</p> <p style="text-align: center;">September 2011</p>	
		 HILLINGDON <small>LONDON</small>	

Report of the Head of Planning & Enforcement Services

Address 47 COPSE WOOD WAY NORTHWOOD

Development: Two storey, 4-bed detached dwelling with habitable roofspace and basement with associated amenity space and parking, involving demolition of existing detached dwelling

LBH Ref Nos: 18371/APP/2011/2505

Drawing Nos: TPP/47CWW/01
Arboricultural Implications Assessment and Method Statement
102
101
Design & Access Statement
100
106
107
108
109

Date Plans Received: 13/10/2011 **Date(s) of Amendment(s):**
Date Application Valid: 19/10/2011

1. **SUMMARY**

This application is for the demolition of the existing house and its replacement with a larger house. It is a revised scheme following on from a previous refusal in September 2011.

The site lies within the Copse Wood Area of Special Local Character and consideration has to be given to the impact that the development has on this area, in addition to the normal planning considerations relating to the impact on the streetscene, impact on neighbours, impact on trees and vegetation and the parking and highway implications.

It is considered that this revised scheme is now acceptable in terms of the design of the house, and its overall bulk and form in relation to the plot and its surroundings. Consequently it would not harm the Area of Special Local Character of which it forms part.

As before, there would be no adverse impact on the amenities of the adjoining occupiers or other material planning considerations that would cause significant harm. The application is therefore recommended for approval, subject to appropriate conditions.

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 Policies BE5, BE13 and BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 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).

4 M1 Details/Samples to be Submitted

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

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).

5 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 and thereafter retained.

REASON

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

6 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. No dwelling shall be occupied until it has been issued with a final Code certificate of compliance.

REASON

To ensure that the objectives of sustainable development identified in London Plan (July

2011) Policies 5.1 and 5.3

7 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 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), London Plan (July 2011) Policy 5.12 and PPS25.

8 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) Species, position, height, condition, vigour, age-class, branch spread and stem diameter of all existing trees, shrubs and hedges on and immediately adjoining the site.
- (ii) A clear indication of trees, hedges and shrubs to be retained and removed.
- (iii) Existing and proposed site levels.
- (iv) Routes of any existing or proposed underground works and overhead lines including their manner of construction.
- (v) Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees and other vegetation to be retained during construction work.

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).

9 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.

10 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).

11 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).

12 TL6 Landscaping Scheme - implementation

All hard and soft landscaping shall be carried out in accordance with the approved landscaping scheme and shall be completed within the first planting and seeding seasons following the 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).

13 TL12 Tree Works - Crown Lifting

The Cedar tree to be pruned shall be crown lifted to a maximum height of 2.5 metres. This work shall involve the removal of low branches to the height specified and result in a tree of balanced appearance. Those branches to be removed shall be removed at their origin and all branch collars shall be left intact. The works shall be carried out in accordance with the recommendations contained in BS3998: 2010 - British Standard Recommendations for Tree Work". Climbing irons or 'spikes' shall not be used during the execution of this work.

REASON

In order to protect health of the tree and the visual amenity of the area.

14 HH-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 at first floor level or above in the side walls or roof slopes of the development hereby approved.

REASON

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

15 HH-RPD2 Obscured Glazing and Non-Opening Windows

The windows in the side elevation at first floor level and the side dormer window all facing 53 Cope Wood Way shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level and shall remain as such for so long as the development remains in existence.

REASON

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

16 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).

17 RPD6 Fences, Gates, Walls

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

REASON

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

18 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).

19 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

20 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.
- (viii) Method statement for the construction of the basement to minimise disturbance from removal of excavated material.

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).

21 DIS5 Design to Lifetime Homes Standards

The dwelling 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

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.

BE5	New development within areas of special local character
BE6	New development within Gate Hill Farm and Copsewood Estates areas of special local character
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H4	Mix of housing units
H5	Dwellings suitable for large families
AM14	New development and car parking standards.
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

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 I100 Informative for all permissions with side facing windows

You are advised that this permission does not remove the requirement to comply with Building Regulations. You are therefore advised to seek advice on the viability of your works from an Approved Building Regulations Inspector prior to commencing construction works. This is so that you can be aware of any potential issues relating to side facing windows regarding ventilation or means of escape that might conflict with use of obscure glazed/non-opening windows. You should be aware that Building Regulation requirements do not override planning requirements for obscure glazed/non-opening windows to be installed.

5 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.

6 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.

7 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).

8 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.

9 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.

10

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.

Where a developer proposes to discharge groundwater into a public sewer, a groundwater discharge permit will be required. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Groundwater permit enquiries should be directed to Thames Water's Risk Management Team.

Thames Water requests that the Applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharg

3. CONSIDERATIONS

3.1 Site and Locality

The application property is a detached dwelling sited on the south-eastern side of Copse Wood Way at a point approaching the brow of a hill in the road. The existing dwelling is a two storey building with brick elevations and hipped, tiled roof with prominent gable features on the front elevation.

The property is set back from the road by approximately 15m, broadly in line with other properties in the street. The front garden is landscaped with mature vegetation and a parking and turning area immediately to the front of the house. A single vehicular access at the northern side of the plot leads to the parking area and an attached garage at the southern side of the house.

To the rear, the garden slopes down from north-west to south-east and, beyond the patio immediately to the rear, the garden is grassed, with mature trees and shrubs along all boundaries. The overall depth of the rear garden from the rear of the existing house is approximately 38m, with the overall plot depth from front to rear being some 60m.

The street scene is residential in character and appearance comprising substantial two storey detached houses set in spacious plots. There are a number of properties that have been replaced in recent years throughout the estate.

The application site lies within the Copsewood Area of Special Local Character and is within the developed area as identified in the saved UDP, September 2007.

3.2 Proposed Scheme

The application is for the demolition of the existing building and its replacement with a new two storey dwelling with accommodation in the roofspace, and a basement.

The new building would be in a similar position to the existing building although would occupy a greater footprint than that existing. It would be set back from the road by approximately 16.5m (currently 18m) and would have a garden depth of 35m to the rear boundary.

The building would have an eaves height of 5.05m and ridge height of 9.5m (compared with the current 4.9m and 8.3m respectively). The new heights would be higher than those of No.45 but lower than that of No.53, due to the natural slope of the road in this part of the road.

To the front it would be slightly forward of the front elevation of No.45 to the north-east.

It would retain a 1.8m to 2m gap to the side boundaries.

Materials would comprise brick and tile similar to those in the vicinity, with casement windows and detailing across the fenestration, including brick and tile decorative details.

Essentially the change from the previously refused scheme includes a reduction in the width of the house to ensure more reasonable gaps to the side boundaries, the removal of all crown roofs and changes to the roof form and pitch, and the provision of a front gable to mark the entrance door. The proposal also introduces a basement that was not provided in the previous scheme. This would be served by two lightwells, one on the rear elevation and one on the south-western elevation.

3.3 Relevant Planning History

18371/APP/2011/1271 47 Copse Wood Way Northwood

Erection of two storey, five-bedroom, detached dwelling with conversion of roof space to habitable use to include 2 rear dormers and 5 rooflights involving demolition of existing dwelling.

Decision: 15-09-2011 Refused

Comment on Relevant Planning History

The previous application (18371/APP/2011/1271) for a replacement dwelling was refused on the 15th September 2011 for the following reason:

1. The proposal, by reason of its size, scale, bulk, massing, design and position would result in a cramped overdevelopment of the site which would detract from the open character and appearance of the surrounding area and the visual amenities of the street scene and the Copse Wood Area of Special Local Character. The proposal is therefore contrary to Policies BE5, BE6, BE13 and BE19 of the Hillingdon Unitary Development Plan (Saved Policies September 2007) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

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:

BE5	New development within areas of special local character
BE6	New development within Gate Hill Farm and Copsewood Estates areas of special local character
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H4	Mix of housing units
H5	Dwellings suitable for large families
AM14	New development and car parking standards.
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

22 adjoining and nearby properties have been notified of the application by means of a letter dated 21st October 2011. Representations have been received from 1 nearby resident raising the same concerns as detailed in the petition (below) and commenting as follows:

1) Basement: We object most strongly to the basement. It has been discussed with our neighbours both to the side and back of this proposed development. We are extremely worried about the effect of large scale excavations on the foundations of our immediate properties and the unknown effect on our gardens of water due to the immense amount of concrete to form the basement.

Without a hydrological survey on the effect of the basement on the surrounding area no prediction can be made for any ground water diversion. There are reports of underground stream water which can be seen in wet weather coming up from the road and pavement. No depth is stated on the plans for the basement depth but it can be assumed it will be up to 9ft deep x 1833 sq ft. area. This means a massive amount of solid wet clay with many lorry movements and all the associated filth and disruption particularly in winter.

2) The plans show the roof line of the bulk of the house well above 53 resulting in an unacceptable blocking of the street scene.

3) The house is shown on the plans brought considerably in advance of the present house of at least 1 metre. It is stated from 18m from the pavement to 17m. We find this not acceptable that the present building front line can be violated.

4) The South West elevation shows a large dormer window in the roof which would completely overlook my patio and garden invading my privacy.

We consider even the revised plans are not in keeping with the Copse Wood area of special character due to the a) increased roof height compared to neighbouring houses.e.g 53, b) front building line brought forward, c) dormer window in south west elevation invading the privacy of 53. d) The proposed basement with the effect of large scale deep excavations on foundations of neighbouring houses, possible flooding of back gardens and houses to the back of the garden of 47. Some insurances companies will not insure for building due to the heavy clay ground and subsidence risk.

We still consider that the revised plans are contrary to policies BE5, BE6, BE13 & BE19 of the Local Plan.

CASE OFFICER COMMENT: These comments are considered in the main report.

A petition with 22 signatures has been received objecting to the development on the same grounds as setout above.

Ward Councillor: Objects to the application on the same grounds as the petition.

Northwood Residents Association:

Wishes to object to this application on the grounds that it fails to comply with UDP policies BE5,6,13 and 19. Furthermore we are concerned that introduction of below ground building may divert the water course and have an adverse effect on neighbouring properties. Also we are concerned that raising the roof above the level of that of the existing building is in all probability contrary to the requirements of the Town and Country Planning Act 2008.

Thames Water:

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.

Where a developer proposes to discharge groundwater into a public sewer, a groundwater discharge permit will be required. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Groundwater permit enquiries should be directed to Thames Water's Risk Management Team.

Thames Water requests that the Applicant should incorporate within their proposal, protection to

the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.

With regard to water supply, this comes within the area covered by the Veolia Water Company.

Internal Consultees

CONSERVATION AND URBAN DESIGN:

BACKGROUND: Following refusal of the previous proposal, a meeting was held with the architects, followed by an e-mailed discussion of amended plans. The current application represents a distinct improvement on the one previously refused: the crown roof has been replaced by pitched roofs, part of the rear elevation has been reduced in length to improve the amenity of the neighbour on that side, the side elevation facing the adjacent footpath has been remodelled to provide interest and shadow lines, and the front elevation has been similarly remodelled to provide some articulation and interest.

It is now considered that the design would be an acceptable addition to the street scene in Copse Wood Way.

However, there is a discrepancy between the plan of the roof, which shows a flank wall chimney stack projecting to the edge of the overhanging eaves, and the ground and first floor plans, which shows no such chimney stack. The architect has informed me verbally that this is a mistake, and that the chimney stack should in fact project from the side elevation, an important point discussed and negotiated at the pre-application stage. In the circumstances, an amended drawing of the floor plans will be needed.

RECOMMENDATIONS: Acceptable subject to receipt of amended drawing showing the ground and first floor plans with chimney projecting.

CASE OFFICER COMMENT: Amended plans have been received which address the discrepancy identified above.

TREES AND LANDSCAPE OFFICER:

The site is covered by TPO 398, which protects all Oak, Hornbeam, Silver Birch and Scots Pine.

There are several trees of high amenity value on this site, most noticeably, the Hornbeam, Cedar and Silver Birch within the front garden and the Eucalyptus within the rear garden. These trees significantly contribute to the visual amenity and wooded character of the Copse Wood Estate Area of Special Local Character and are, in terms of Saved Policy BE38, landscape features of merit. The trees should therefore be afforded protection and long-term retention as part of the development. There are several other mature trees within the rear garden, including Oak, Willow and Cedar, which also contribute to the wooded character of the area and are features of merit.

The submitted Arboricultural report, Arboricultural Implications Assessment (AIA) and Arboricultural Method Statement (AMS) outline a good level of tree protection, and the tree work, outlined in the report, is reasonable.

Given the retention of most of the trees on the site, there is no objection to the loss of a few trees (dead Birch T3, Pine T10, and an Ash and two Cherry's within G1) with relatively low amenity values which do not constraint the redevelopment of the site.

Due to the current level of tree cover, replacement planting with trees in the front and rear garden

is not necessary.

The submitted tree-related information appears to be the same as previously submitted for application 18371/APP/2011/1271 (refused), however, the footprint of the building has changed slightly and so has the layout of the front garden (lawn area to be slightly reduced in size to accommodate two parking spaces). Therefore, to avoid confusion, the tree protection plan/other relevant tree-related information should be updated to reflect the new proposed layout.

Subject to the amendment of the tree protection plan/tree-related information and conditions TL2, TL3 (amended to remove part requesting detailed drawings of protective fencing), TL5 (to include materials to be used for car parking areas - that conform to SUDS), TL6, TL12 (lifting of Cedar in front garden to 2.5 m) and TL21, the scheme is acceptable in terms of Saved Policy BE38 of the UDP.

CASE OFFICER COMMENT: Appropriate tree protection measures are proposed to be secured through the use of conditions on any planning permission granted.

ACCESS OFFICER

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

The scheme should be revised and compliance with all 16 Lifetime Home standards (as relevant) should be shown on plan.

The following access observations are provided:

1. Level access should be achieved. Entry to the proposed dwelling house appears to be stepped, which would be contrary the above policy requirement.
2. The entrance level WC does not conform to the Lifetime Home Standards, due to its narrow width and layout. At least 700mm should be provided to one side of the toilet pan, with 1100mm between the front edge and any obstruction opposite.
3. A minimum of one bathroom/ensuite facility at first floor level 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.
4. To allow bathrooms to be used as wet rooms in future, plans should indicate floor gulley drainage.
5. The plans should indicate the location of a future through the ceiling wheelchair lift.

Conclusion: Revised plans should be submitted to address the above standards as a pre-requisite to any planning approval.

CASE OFFICER COMMENT: The comments made above would not preclude a planning permission from being granted and can be addressed through the imposition of a condition.

WASTE STRATEGY

The plan does show that a space has been allocated for the storage of waste which is good practice. However, Hillingdon is not a wheeled bin borough. Bins or other containment would have

to be
provided by the developer.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Whilst the site is in an Area of Special Local Character, the principle of demolishing the existing building is acceptable, subject to the replacement dwelling being acceptable in terms of its siting, size, bulk, design, appearance and impact on adjoining occupiers. These issues are discussed in detail below.

7.02 Density of the proposed development

The replacement dwelling would not substantially alter the density of development in the area, either in terms of dwellings or habitable rooms.

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

Policy BE22 states developments of two or more stories should be set away a minimum of 1.5 metre from the side boundary in the Copsewood Estate for the full height of the building. This is to protect the gaps between properties. The proposal would comply with this advice and would not result in the visual closing of the gap between built development.

With regard to design, the SPD HDAS: Residential Layouts, Section 5.11 states that the intensification of sites within an existing streetscape, if carefully designed, can enhance the appearance of the surrounding area, and the form and type of development should be largely determined by its townscape context. In areas of varied townscape of little quality, new developments should aim to make a positive contribution to improve the quality of the area, although they should relate to the scale and form of their surroundings.

The street scene is characterised by large detached houses set, in the main, within long, spacious plots with mature trees. The siting of the building, slightly forward of its current position, would bring it in line with the forwardmost part of the adjoining property, No.45, but would still result in the property being set some 16.5m from the road. Furthermore, this part of the road does not have a rigid building line, but does in fact have slight variations in siting, such that the siting of this building would be in character. Thus, given this, the distance between the building and the road and the extensive tree and landscaping coverage on the frontage of this and adjoining properties, it is considered that the siting of the new building is acceptable.

In terms of its height, the proposed dwelling would be approximately 500mm higher than the existing property, which, given the slope in the road, would result in it being at a similar height to No.53 and some 1m higher than No.45. Again, as with the siting of the building, there is not a rigid height line within the street scene, which is due to the existing slope and thus the height of this building in relation to the adjoining properties would follow the prevailing pattern of development in the street.

In comparison to the refused scheme, the scheme has also been amended so that the crown roof has been replaced by pitched roofs, part of the rear elevation has been reduced in length thus reducing its overall bulk, the side elevation facing the adjacent footpath has been remodelled to provide interest and shadow lines and the front elevation has been similarly remodelled to provide some articulation and interest. The Council's Urban Design and Conservation officer now considers the design of the proposed dwelling to be acceptable in the context of the existing property and the design of properties in the vicinity of the site.

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 BE5, BE6, BE13, BE15, BE19 and BE22 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the requirements of Supplementary Planning Document HDAS: Residential Layouts.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.06 Environmental Impact

Not applicable to this application.

7.07 Impact on the character & appearance of the area

See Section 7.03.

7.08 Impact on neighbours

The property that would be most affected by the development would be No.45 to the north-east. Whilst there is an attached garage between the boundary of the property and its main southern elevation, there is also a first floor window in the flank wall that has clear glazing and assumed to be that of a habitable room. However, given the relationship of the existing buildings it is considered that there would not be a material adverse impact to the light into, or outlook from that window to justify a refusal of permission. There is a birch tree and laurel hedge along this boundary that provide some screening between the properties and it would be desirable to retain these to ensure adequate levels of privacy. This can be secured with an appropriate condition.

No.53 to the south is separated from the application site by an unmade vehicular access between the two properties that leads to Nos. 49 and 51 Copse Wood Way that are sited beyond the rear gardens. There is however a small dormer window in the side elevation of the roofspace facing towards No.53 that serves a playroom. This window could reasonably be fitted with obscure glazing to ensure that there is no overlooking or loss of privacy to the adjoining occupiers.

Given the length of the garden and the intervening vegetation with the properties at the rear of the site there would be no adverse impact on the amenities of those occupiers.

To conclude on the impact of the development on neighbours, subject to conditions, there would be no adverse impact in terms of loss of light, privacy, overlooking or any overbearing impact or visual intrusion that would justify a refusal of planning permission. As such, the application proposal would not represent an unneighbourly form of development and would thus be in compliance with policies BE20, BE21 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and section 3.0 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions.

7.09 Living conditions for future occupiers

The proposed development would provide a satisfactory standard of living accommodation for the occupiers with the size of the dwelling being in excess of the Council's and London Plan Standards and all rooms receiving an appropriate level of natural light and ventilation.

The amount of amenity space retained in the rear garden would still be sufficient and appropriate to this dwelling in accordance with HDAS: Residential Layouts and policy BE23 of the saved UDP. However, it is unclear as to the extent of rear patio areas and engineering works that may be required to accommodate the changes in level between the house and garden to enable access to the rear garden area.

7.10 Traffic impact, car/cycle parking, pedestrian safety

It is considered that the proposal would not give rise to any concern regarding traffic impact or highway safety. Whilst the replacement dwelling is larger, it would not result in any significant additional increase in traffic generation and the existing crossover into the site would be utilised.

The application proposal would include the provision of a garage and off-street parking is available to the front of the property so as to accommodate two off-street car parking spaces and some soft/hard landscaping. This would be in compliance with policies AM14 and BE38 of the saved UDP and the Council's adopted Car Parking Standards (Annex 1, adopted Hillingdon Unitary Development Plan, Saved Policies, September 2007).

7.11 Urban design, access and security

See Section 7.03.

7.12 Disabled access

The design allows for a level access to the front of the property. The detailed internal layout so that it would comply with lifetime homes standards is the subject of a condition.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

The site is covered by TPO 398, which protects all Oak, Hornbeam, Silver Birch and Scots Pine.

There are several trees of high amenity value on this site, most noticeably, the Hornbeam, Cedar and Silver Birch within the front garden and the Eucalyptus within the rear garden. These trees significantly contribute to the visual amenity and wooded character of the Copse Wood Estate Area of Special Local Character and are, in terms of Saved Policy BE38, landscape features of merit. The trees should therefore be afforded protection and long-term retention as part of the development. There are several other mature trees within the rear garden, including Oak, Willow and Cedar, which also contribute to the wooded character of the area and are features of merit.

The submitted Arboricultural report, Arboricultural Implications Assessment (AIA) and Arboricultural Method Statement (AMS) outline a good level of tree protection, and the tree work, outlined in the report, is acceptable.

Given the retention of most of the trees on the site, there is no objection to the loss of a few trees (dead Birch T3, Pine T10, and an Ash and two Cherry's within G1) with relatively low amenity values which do not constraint the redevelopment of the site.

With the addition of a number of conditions requiring details of tree protection and landscaping the proposal is considered to comply with Policy BE38 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007).

7.15 Sustainable waste management

Adequate refuse storage can be accommodated within the property.

7.16 Renewable energy / Sustainability

A condition is attached requiring the development to meet level 4 of the Code for Sustainable Homes.

7.17 Flooding or Drainage Issues

It is considered that the proposed basement, subject to appropriate conditions, would not give rise to any significant flooding or drainage issues. Other legislation outside of planning would need to ensure that local drainage and sewerage measures are implemented in a satisfactory manner. A condition requiring details of sustainable urban drainage is recommended.

7.18 Noise or Air Quality Issues

There are no noise or air quality issues arising from this development.

7.19 Comments on Public Consultations

The issues raised have been covered in the main body of the report.

7.20 Planning Obligations

There would be no Planning Obligations arising from this proposal as the proposal does not result in a net gain of six habitable rooms.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

The proposal includes the provision of a basement contained below the footprint of the building. Other than the two lightwells to it, it would not be visible from outside of the site, and would be acceptable in planning terms.

The site is not within an area at risk of flooding but in any case the Building Regulations and the Part Wall etc Act 1996 will ensure that the construction is carried out in a manner that minimises disruption to the surrounding area and provides adequately for water drainage and run-off.

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

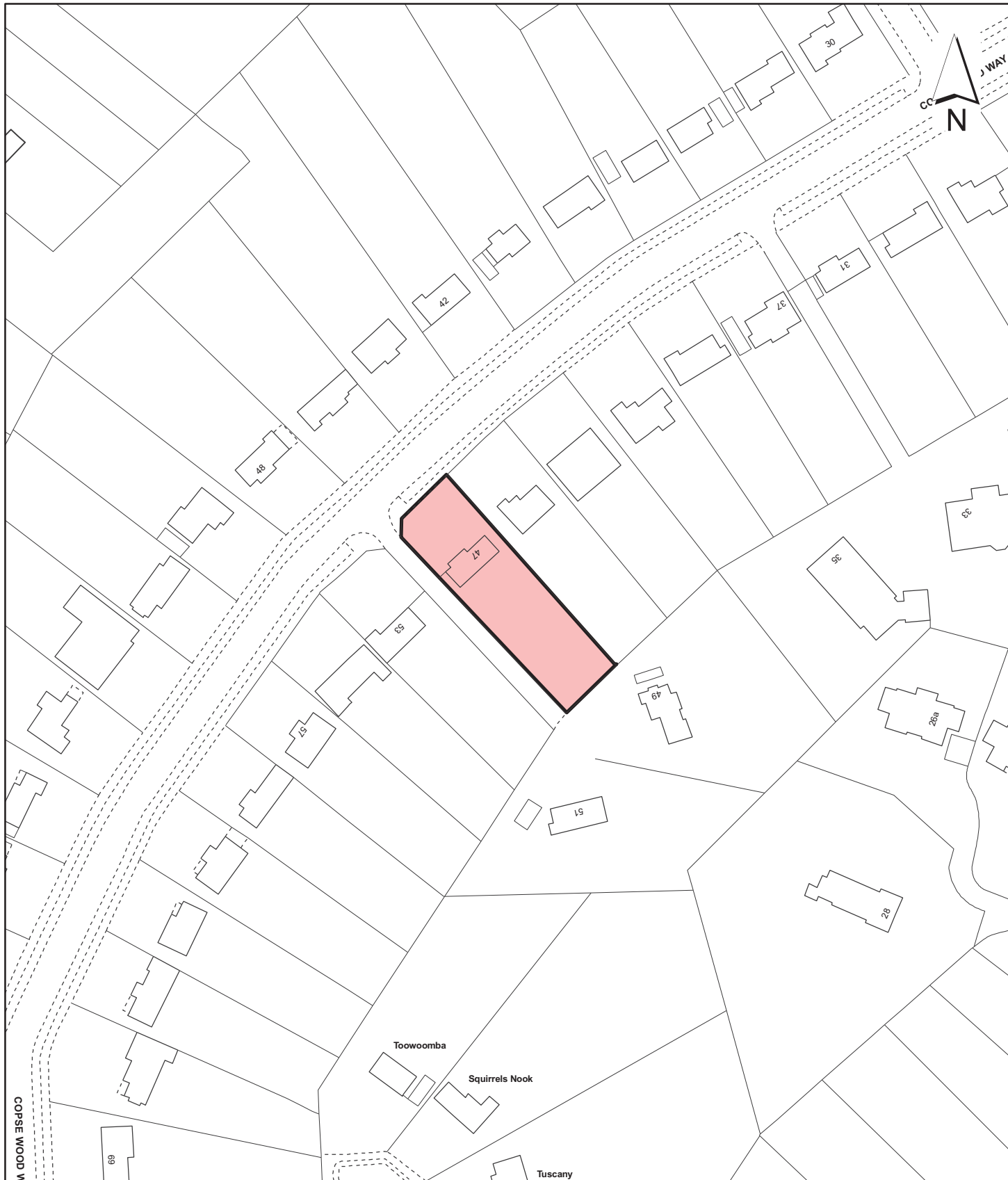
This revised proposal overcomes the concerns raised in respect of the previous application and the scale, form and design of the revised building would now sit more comfortably in its plot, and would retain the important landscape features that are characteristic of the area. Whilst the proposal now incorporates a basement, this is contained within the footprint of the building (other than the lightwells) and would not be visible from outside of the site. The application is therefore recommended for approval, subject to conditions.

11. Reference Documents

Hillingdon Unitary Development Plan (Saved Policies September 2007).
HDAS: Residential Layouts
PPS3: Housing
London Plan (2011)

Contact Officer: Warren Pierson

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.
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Site Address

**47 Copse Wood Way
 Northwood**

Planning Application Ref:
18371/APP/2011/2505

Planning Committee
North Page 47

Scale
1:1,250

Date
December 2011

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



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Report of the Head of Planning & Enforcement Services

Address 18 DUCKS HILL ROAD NORTHWOOD

Development: Erection of a detached golf training facility (Class D2 use - assembly and leisure.)

LBH Ref Nos: 272/APP/2010/2564

Drawing Nos: 166-A12 Rev. P4
166-A16 Rev. P4
166-A20 Rev. P4
166-A24 Rev. P4
166-A11 Rev. P5
166-A15 Rev. P4
166-A19 Rev. P4
166-A23 Rev. P4
166-A13 Rev. P4
166-A17 Rev. P4
166-A21 Rev. P4
Design and Access Statement
166-A01 Rev. P5
166-A14 Rev. P4
166-A18 Rev. P4
166-A22 Rev. P4
Tree Report
166-A34 Rev. P1
166-A35 Rev. P1
166-A36 Rev. P1
166-A37 Rev. P1

Date Plans Received: 04/11/2010 **Date(s) of Amendment(s):**

Date Application Valid: 22/11/2010

1. **SUMMARY**

Planning permission is sought for the erection of an outdoor training golf pod. The proposed leisure facility is consistent with those acceptable uses in the Green Belt and therefore no very special circumstances need to be demonstrated.

The proposal is not considered to harm the residential amenities of nearby residents, subject to appropriate planning conditions. However, it has not been possible to assess the effects of the proposal on the character and visual amenities of the Green Belt, as the applicant has failed to carry out a sufficient landscape and visual impact assessment.

2. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 **Non Standard reason for refusal**

In the absence of a landscape and visual impact assessment, the Local Planning Authority has been unable to assess the proposal in terms of its impact on the landscape and visual amenities of the Green Belt and the legally protected trees. The proposal is therefore considered to be detrimental to the visual amenity and open character of the

Green Belt, contrary to policies OL2, OL15 and BE38 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and PPG2: Green Belts.

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.

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
OL15	Protection of Countryside Conservation Areas
OE1	Protection of the character and amenities of surrounding properties and the local area
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
PPG2	Green Belts
LPP 7.16	(2011) Green Belt

3. **CONSIDERATIONS**

3.1 **Site and Locality**

The Riverside Club is a multi-sports and health complex within extensive landscaped grounds. There is a large essentially single storey building sited on the north western boundary of the site (main pavilion), with a large car park to the front accommodating 200 spaces, the access to which is obtained from the A4180 Ducks Hill Road, to the south of the former Park Farm buildings. There are outdoor tennis courts on the south east side of the building, with a small lake in front.

The site is adjoined to the north west by the grounds of Mount Vernon Hospital, to the north by the grounds of the Northwood Cricket Club, to the east and south east by residential development fronting Ducks Hill Road and Cygnet Close and to the west by open farm land.

The site is within a Countryside Conservation Area and forms part of the Metropolitan Green Belt, as do the adjoining hospital and cricket grounds and open farm land to the west and north, 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 an outdoor training golf pod located to the south of the main pavilion building between the existing playing fields and surrounding trees, involving the loss of a Rowan Tree. The structure comprises a grassed area some 40m by 40m in size, surrounded by high impact nets on 3 sides and a lightweight construction building/fence on the remaining side. The safety net will be supported by 16 triangular steel frames some 15m high. The proposed building would be located to the south of the nets. It would measure some 48m long and 9.3m wide, and comprise timber elevations on 3 sides with an open frontage facing the nets. The building would be 4m high rising to 5.5m high, and finished with a metal sheeting mono-pitched roof. 5 no. floodlights are proposed on the roof edge facing the nets.

The building will be divided into 11 compartments consisting of reception/shop, and 4no. enclosed and 6no. open Pro Golf Bays. Part of the building would be set on concrete slabs.

3.3 Relevant Planning History

272/DL/93/1539 Park Farm Ducks Hill Road Northwood

Demolition of existing buildings and erection of a 11,938 sq. metres indoor tennis centre with ancillary sports and restaurant facilities, and outside tennis courts

Decision: 09-01-1995 DOE

Appeal: 09-01-1995 Allowed

Comment on Relevant Planning History

The application site has an extensive planning history, particularly in regards to the Health Club development. That development was the subject of a legal agreement dated 15th June 1994, to secure the landscape management of land to the South and North East (pond) of the Health Centre and a public footpath.

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
OL4	Green Belt - replacement or extension of buildings
OL15	Protection of Countryside Conservation Areas
OE1	Protection of the character and amenities of surrounding properties and the local area
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
PPG2	Green Belts
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

23 adjoining owner/occupiers have been consulted. 18 letters of objection and a petition with 23 signatories opposing the scheme have been received, making the following comments:

- (i) The existing parking spaces are insufficient for the existing facility. Additional parking should be provided for this use;
- (ii) There are other Golf facilities within the locality of the application site. There is no need for yet another driving range;
- (iii) The proposal will increase traffic congestion on Ducks Hill Road;
- (iv) The trees must not be affected by the development. These trees (T2-5) were planted in accordance with the conditions of the original permission for the centre;
- (v) The proposal would result in an increase in noise and disturbance to occupiers of Cygnet Close;
- (vi) The proposed structure will be visible from Cygnet Close;
- (vii) The proposal is not appropriate in the Green Belt;
- (viii) The proposal would detract from the immediate area; and
- (ix) The floodlights would cause light pollution to nearby residential properties in Cygnet Close.

Northwood Residents' Association:

OL5: 3.14: This development is on green belt land. It will have a detrimental effect upon the environment and generate more traffic to and from the site.

OL 7: proposals for golf development should be on derelict or degraded green belt land. This site is would be degraded by further development.

Traffic and Danger: The access road is near a busy junction and the increased traffic would have a detrimental impact on road safety.

Nick Hurd MP:

I am writing on behalf of a number of constituents who are concerned over the above planning application.

As you are no doubt aware, the proposed commercial development of the Training Golf Pod is on Green Belt Land. This application, therefore, does not comply with the Borough's Green Belt Planning Policy in its UDP. Although the proposed facility is small, I feel that if this application is passed it will create a dangerous precedent for the future.

There will also be a problem with parking as they are already insufficient parking facilities at the Riverside Club, especially for disabled drivers. It is hoped that an Officer could assess these problems as the amount to traffic that uses Ducks Hill Road, especially in the peak hours, means that it is not viable to expect people to park outside the premises.

I, therefore, wish to lodge my objection to this planning application.

Internal Consultees

Trees/Landscape:

From memory, the legal agreement for the (Tennis Centre) development of this site restricts the

use of the open land, which is also subject to a management plan (also required by the agreement). You may want to refer to the permission and the associated legal agreement for the Tennis Centre (allowed after a public enquiry - 'called-in'), as this application may not comply with them.

In any case, the proposal will harm the visual amenity and affect the openness of the Green Belt, because the facility and support structures will be outside the belts of immature tree/shrub planting/screening near to the building and tennis courts, and because no landscaping is proposed as part of this scheme.

Access:

As the information provided does not show sufficient detail to allow detailed observations to be made, the following comments are provided to allow for suitable planning conditions to be applied to any grant of planning permission.

1. Part of the reception desk should be provided at a height of 750-800mm. An assisted listening device, i.e. infra-red or induction loop system, should be fitted to serve all reception areas.
2. Internal door widths should provide a minimum clear opening width of 800mm to facilitate adequate access for wheelchair users. Internal doors should also have 300mm unobstructed space to the side of the leading edge.
3. The proposed plan does not currently include any WC provision for disabled people and, if customer toilets are to be provided, at least one accessible unisex toilet is required.
4. The accessible toilet should be signed either "Accessible WC" or "Unisex". Alternatively, the use of the "wheelchair" symbol and the words "Ladies" and "Gentlemen" or "Unisex" would be acceptable.
5. Consideration should be given to ensure that arrangements exist to provide adequate means of escape for all, including wheelchair users. Fire exits should incorporate a suitably level threshold and should open onto a suitably level area.
6. Advice from a suitably qualified Fire Safety Officer concerning emergency egress for disabled people should be sought at an early stage.

Recommended Informatives

7. Provisions that ensure equal participation by disabled people should be fully considered, and no assumptions should be made in terms of disabled peoples ability to participate in golfing activities.
8. Induction loops should be specified to comply with BS 7594 and BS EN 60118-4, and a term contract planned for their maintenance.
9. Care must be taken to ensure that overspill and/or other interference from induction loops in different/adjacent areas does not occur.
10. Flashing beacons/strobe lights linked to the fire alarm should be carefully selected to ensure they remain within the technical thresholds not to adversely affect people with epilepsy.

Conclusion: Acceptable, subject to suitable conditions to secure the above provisions.

Environmental Protection Unit:

Original comments:

I write further to my memo of 13th January 2011 and in the contents of the email response from Mr Szarek dated 14th March 2011. I do not wish to object to this proposal.

I am providing further comments in the context that the applicant has not sourced a quantified noise impact assessment for the use proposed at this location and the noise sources remain as per those identified in my initial memo:

- Impact noise from club on ball
- Possible use of machinery to collect balls at the end of use

I will summarise the mitigation indicated to me in respect of these two noise sources having given the applicant opportunity to address them.

1. Impact noise from club on ball:

A combination of separation distance, orientation and sound insulation materials incorporated in the golf pod structures is proposed by the applicant to address any concerns over the propagation of airborne sound from this source being audible at the nearest residential buildings. I would recommend that this be controlled by the following suggested conditions:

The premises shall not be used outside the hours of 0900 hrs and 2100 hrs on any day.

Reason: To safeguard the amenity of surrounding areas.

Condition 2

The development shall not begin until a noise protection scheme which specifies the provisions to be made for the control of airborne noise transmission to neighbouring dwellings has been submitted to, and approved by the Local Planning Authority. The scheme shall include such combination of sound insulation and other measures as may be approved by the LPA. 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 surrounding areas.

2. Ball collection methodology

I have viewed the proposed methodology for ball collection about which I raised concerns about whether any noise would be generated by a mechanised collection arrangement. I note the proposed Polypikka EGM Single or Dual hand operated collector, which not being motorised would be suitable to be used during any approved operating hours as part of the aforementioned noise protection scheme.

3. Lighting

Floodlights are proposed at low level and directed towards an area with no dwellings. I would recommend a suitable condition to seek prior approval of floodlighting specifications before first use:

Condition 3

Details of external lighting within the site shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and illumination. No floodlighting or other external lighting should be installed without the prior written approval of the Local Planning Authority.

REASON To ensure the safety and security of occupants while safeguarding the amenity of surrounding properties in accordance with policy BE13 of the Hillingdon Unitary Development Plan.

Construction site informative is recommended.

Highways:

The site is accessed from a privately owned access road in a green land area on the western part of Ducks Hill Road close to its junction with Rickmansworth Road which is a Main Distributory Road.

The site is an existing Health and Racquets club, with a total area of approximately 315000 m2, accommodating a number of indoor and outdoor sports facilities as well as restaurant, bar and Lounge with total of 224 vehicle parking space including five disabled parking spaces.

Parking and cycling arrangements are not clearly shown in submitted plans except the planning application, indicating that the site is currently benefiting from 224 vehicle parking spaces. However, there is no proposal for secured cycle parking. Policy AM9 (iii) of the UDP refers to the Council's Cycle parking standard contained in the Annex 1. The London Borough of Hillingdon UDP (adopted 1998) saved policies, 27th September 2007, for a total area of 114.6m2, including A1 and D2 requires 8 Cycle parking spaces based on 1 space per 25m2 for A1 and 1 space per 15 square meters for D2 of similar use.

Consequently no objection is raised on the highways and transportation aspect of the development subject to the applicant providing the following:-

(i) Details and Proposed location of secure and covered 8 Cycle parking spaces including staff shower and changing facilities.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Planning Policy Guidance Note 2: Green Belts (PPG2) states that the construction of new buildings, within the Green Belt is inappropriate unless it is for a number of specified purposes, which includes essential facilities for outside sport and recreation. PPG2 also makes clear that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. The guidance adds that such circumstances will not exist unless the harm is clearly outweighed by other considerations and that it is for the applicant to show why permission should be granted.

This PPG2 advice is reflected in Policy OL1 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) which states that the local planning authority will not grant planning permission for new buildings other than for purposes essential for and associated with the uses specified, which includes open-air recreational facilities.

The proposed golf training pod is an outdoor recreational facility that falls within the same use as the existing leisure centre. As such, it would be ancillary to the use of the premises for sports and leisure uses and is therefore an acceptable use in the Green Belt. Therefore very special circumstances do not need to be demonstrated.

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

Policy OL4 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) states that the replacement or extension of buildings within the Green Belt will only be permitted if:

- i. The development would not result in any disproportionate change in the bulk or character of the original building;
- ii. The development would not significantly increase the built-up appearance of the site;
- iii. 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, traffic or activities generated.

It is considered that the proposal would increase the built up appearance of the site and without a comprehensive landscape visual impact assessment to demonstrate that the proposal will not have an adverse impact on the landscape and visual amenities of the Green Belt, it is considered that the proposal will injure the visual amenities of the Green Belt. In particular, there is no 'proposed site location plan' that shows the proposed development set against the existing land levels/contour, and adjacent to the existing buildings/facilities and the legally protected landscaped areas.

The applicant was advised of the above and submitted additional information comprising a series of plans showing the proposed facilities superimposed on photographs. However, this was not considered to be sufficient to assess the impact of the proposal on the Green Belt.

It is important to note that the original permission for a multi-sports and leisure centre was supported by a landscape visual impact assessment which clearly demonstrated the impacts of the proposal on the Green Belt. Given this and that the original permission was approved subject to a legal agreement to provide landscape improvements and management of the site, there is a need for the applicant to clearly demonstrate that the proposal will not have a detrimental impact on the landscape and visual amenities of the site and the immediate area.

In the absence of a sufficient landscape and visual impact assessment, the Local Planning Authority consider the proposal unacceptable in terms of its impact on the character and visual amenities of the Green Belt, contrary to policies OL4 and OL15 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.06 Environmental Impact

The main environmental issues are considered to be noise and light pollution.

The applicant has advised that the proposed golf pod will be located approximately 200m from the nearest dwellings in Cygnet Close. In addition, its orientation means that any noise from club hitting a ball will need to 'travel' from the pod towards the existing health club buildings and then reflect back and travel 280m towards the houses in Cygnet Close, during which, the noise will disperse.

Additionally, the pod structure will be located well below existing buildings. As the angle of noise hitting the existing elevation will be identical to the angle of noise reflected, the great majority of the echo will pass well above neighbouring dwellings.

Regarding the ball collection machines, due to a relatively small area, it is proposed to use the 'Polypikka' EGM Single or Dual Hand Operated Collector. As this machine has no engine it should not make any noticeable noise.

At present there are a number of outdoor sports facilities at the Esporta Riverside health club. These include football pitch, basketball and a number of tennis courts. There have been no noise complaints from the residents of nearby properties.

The issues were considered by the Environmental Protection Officer, who concluded that subject to conditions to restrict the operation hours of the Pod and the submission of a noise protection scheme, the proposal would not result in a significant increase in noise and disturbance over and above the current use of the facility for sports and leisure purposes.

The proposed ball collector will not be motorised and the positions of the low level floodlights are such that they will not result in light pollution.

It is therefore considered that subject to the suggested conditions, the proposal would comply with policy OE1 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.07 Impact on the character & appearance of the area

These issues have been covered in Section 7.05.

7.08 Impact on neighbours

As stated above, the proposed structure would be some 200m from the nearest residential properties in Cygnet Close. Subject to the conditions recommended by the Environmental Protection Officer, it is not considered that the proposal would harm residential amenity to a significant degree to support a refusal of planning permission on this ground.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The concerns regarding insufficient parking and additional congestion are noted. However, the proposed golf training pod is ancillary to the use of the centre for leisure and recreational purposes. As such, no additional parking spaces are required under the parking standards in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.11 Urban design, access and security

These issues have been covered in Section 7.05.

7.12 Disabled access

With regards to access, the Council's Access Officer has raised no objections to the proposal subject to conditions.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

The application is accompanied by a Tree Report which assesses the trees that may be affected by the proposed development. Of these trees, T6, a Rowan tree, has been identified to be felled as it is of low amenity value.

However, the Trees/Landscape Officer has been unable to fully assess the impact of the proposal on these trees and on the effects of the proposal on the immediate landscape area, and to ascertain whether suitable landscape mitigation is required under Policy OL2

of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007), as the applicant has failed to carry out a suitable landscape and visual impact assessment. As such, the proposal is contrary to policies OL2, OL15 and BE38 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

These issues have been covered in Section 7.06.

7.19 Comments on Public Consultations

Point (ii) is not a material planning consideration. The remaining points are 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

There are no other relevant 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

For the reasons outlined above and that the proposal would fail to comply with the aforementioned policies of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007), this application is recommended for refusal.

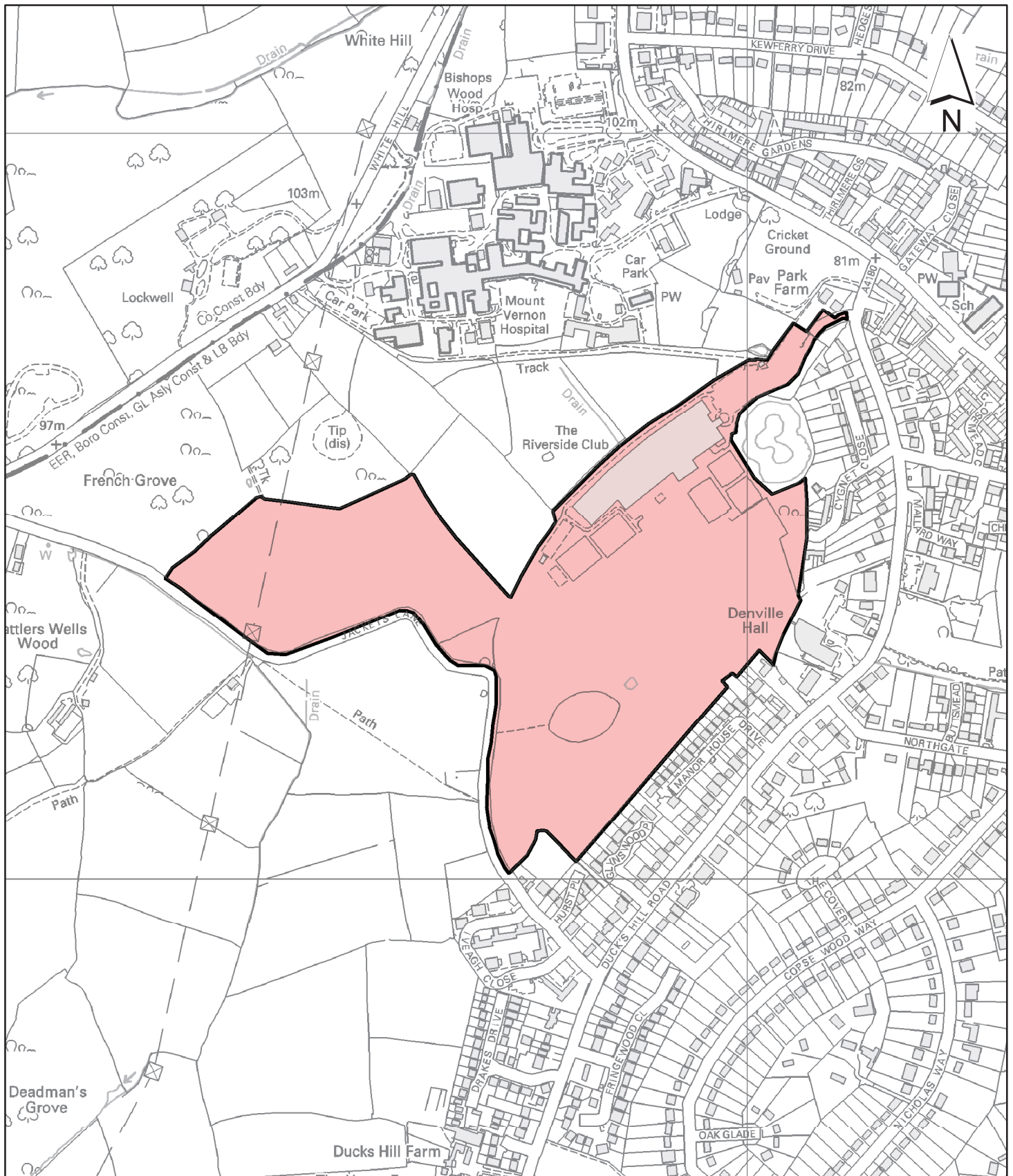
11. Reference Documents

PPG2

Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

Contact Officer: Sonia Bowen

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**18 Ducks Hill Road
Northwood**

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

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

Planning Application Ref:

272/APP/2010/2564

Scale

1:7,000

Planning Committee

North Page 60

Date

**December
2011**



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address ORENDA AND 68 THIRLMERE GARDENS NORTHWOOD

Development: 7 x two storey, 3-bed, terraced dwellings with habitable roofspace with associated parking and amenity space and installation of vehicle crossover to front involving demolition of 2 existing detached dwellings

LBH Ref Nos: 59962/APP/2011/2101

Drawing Nos: 10.17/03A
10.17/04A
10.17/05A
Location Plan to Scale 1:1250
10.17/01A
Design and Access Statement
Photographs
10.17/02A

Date Plans Received: 25/08/2011 **Date(s) of Amendment(s):**
Date Application Valid: 06/09/2011

1. SUMMARY

The application is for the demolition of two houses and the erection of a terrace of 7 two storey, 3 bed houses.

It is considered that the proposed development would sit comfortably within the site, within an area that is primarily characterised by various forms of terraced housing. As such the proposal would not be out of character with the area and would provide an appropriate level of family accommodation. The design of the development is considered appropriate to the area.

The scheme would not adversely affect the amenities of surrounding residential properties and would afford appropriate residential accommodation for future occupiers. Parking and access arrangements are similarly considered satisfactory. The application is therefore recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

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

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

REASON

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

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

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

REASON

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

3 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).

4 M1 Details/Samples to be Submitted

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

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).

5 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 buildings are occupied and shall be carried out in accordance with the approved details and thereafter be retained in perpetuity.

REASON

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

6 OM5 Provision of Bin Stores

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

REASON

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

7 NONSC Non Standard Condition

No development shall take place until full details of covered and secure facilities to be provided for the parking and storage of cycles for each dwelling have been submitted to and approved in writing by the Local Planning Authority. Such details shall include elevation drawings of the proposed structures. No part of the development shall be occupied until the facilities have been provided in accordance with the approved details and thereafter the facilities shall be permanently retained.

REASON

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

8 SUS4 Code for Sustainable Homes details

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

REASON

To ensure that the objectives of sustainable development identified in London Plan (July 2011) Policies 5.1 and 5.3

9 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 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), the London Plan (July 2011) Policy 5.12 and PPS25.

10 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 (including those at the rear of the site) 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).

11 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).

12 TL6 Landscaping Scheme - implementation

All hard and soft landscaping shall be carried out in accordance with the approved landscaping scheme and shall be completed within the first planting and seeding seasons following the 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).

13 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 the neighbouring properties.

REASON

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

14 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).

15 RPD6 Fences, Gates, Walls

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

REASON

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

16 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).

17 MRD8 Education Contributions

Before the development hereby permitted is commenced, a scheme shall be submitted to, and approved in writing by the Local Planning Authority detailing how additional or improved educational facilities will be provided within a 3 miles radius of the site to accommodate the nursery, primary and secondary school child yield arising from the proposed development. This shall include a timescale for the provision of the additional/improved facilities. The approved means and timescale of accommodating the child yield arising from the development shall then be implemented in accordance with the agreed scheme.

REASON:

To ensure the development provides an appropriate contribution to educational facilities within the surrounding area, arising from the proposed development, in accordance with Policy R17 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and the Council's Supplementary Planning Guidance on Educational Facilities.

18 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

19 OM19 Construction Management Plan

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

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

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

REASON

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

20 DIS5 Design to Lifetime Homes Standards

All residential units within the development hereby approved shall be built in accordance with 'Lifetime Homes' Standard, as set out in the Council's Supplementary Planning Document 'Accessible Hillingdon'.

REASON

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

21 NONSC Non Standard Condition

No development shall take place until details of all balconies, including obscure screening have been submitted to and approved by the Local Planning Authority. The approved screening, where necessary, shall be installed before the development is occupied and shall be permanently retained for so long as the development remains in existence.

REASON

To ensure that the development presents a satisfactory appearance and to safeguard the privacy of residents in accordance with Policies BE13 and BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

22 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 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 the development provides a safe and secure environment in accordance with London Plan (July 2011) Policies 7.1 and 7.3

23 NONSC Non Standard Condition

Notwithstanding the submitted plans, no development shall take place until drawings showing the details of the front dormer windows to a scale of 1:20 have been submitted to and approved by the Local Planning Authority. The approved drawings shall be implemented.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policies BE13 and 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 (July 2011) and national guidance.

BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
H4	Mix of housing units
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
LPP 3.3	(2011) Increasing housing supply
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 5.13	(2011) Sustainable drainage
LPP 5.3	(2011) Sustainable design and construction
LPP 7.1	(2011) Building London's neighbourhoods and communities
LPP 7.2	(2011) An inclusive environment
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
PO-EDU	Revised Chapter 4: Education Facilities of the Planning Obligations Supplementary Planning Document, adopted 23 September 2010

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 I100 Informative for all permissions with side facing windows

You are advised that this permission does not remove the requirement to comply with

Building Regulations. You are therefore advised to seek advice on the viability of your works from an Approved Building Regulations Inspector prior to commencing construction works. This is so that you can be aware of any potential issues relating to side facing windows regarding ventilation or means of escape that might conflict with use of obscure glazed/non-opening windows. You should be aware that Building Regulation requirements do not override planning requirements for obscure glazed/non-opening windows to be installed.

5 115 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.

6 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.

7 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).

8 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.

9 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.

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The applicants should note that in relation to Condition 3 the details submitted should clearly and comprehensively clarify all level changes, given the existing site gradients.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the northern side of Thirlmere Gardens. It has a total frontage width of 32m onto the highway, and a total site area of 0.13 hectare. With the exception of a splayed north-eastern corner, the site is otherwise regular in shape. There is a gentle slope across the site, falling from west to east and from south to north.

The site is currently occupied by two residential dwellings. These are both two storey, detached properties with pitched roofs. No.66 (Orenda) is to the rear of No.68, and is accessed along the eastern property boundary from a driveway from Thirlmere Gardens.

To the east of the application site is a row of two storey detached houses with pitched roofs. There are no windows in the gable end to the western most dwelling (No.60) adjoining the application site.

The western side boundary is 37m in length and adjoined by a terrace of two storey houses with pitched roofs. Each property has a detached single garage built within the front boundary setback to Thirlmere Gardens. There are no windows in the two storey flank elevation to No.70 Thirlmere Gardens immediately adjoining the application site.

The northern (rear) boundary measures 47m and is fenced and screened by mature vegetation. It adjoins the rear property boundaries of 17-21 Kewferry Drive.

The application site lies within the developed area as identified in the saved UDP, September 2007.

3.2 Proposed Scheme

The application is for the demolition of the existing two houses and their replacement with a staggered terrace of 7 two storey houses with accommodation in the roofspace.

The terrace would be sited parallel to the street and broadly in line with the existing terrace of houses to the west.

The floor area of the houses would range from 133sq.m (plots 2 to 6) to 140sq.m (plot 1) and 154sq.m (plot 7). Each property would provide 3 bedrooms.

Each dwelling would have its own private garden to the rear, ranging between 11m and 13m in depth, and with areas of between 58m² and 64m² (with plot 7 having a considerably larger area of amenity space of 170m²). The two end of terrace properties would be sited in slightly larger plots and would have additional accommodation in the form of a rear conservatory, and in the case of plot 7 (the dwelling adjacent No.60), a study room.

The end houses would have a dutch gable style roof. Each house within the terrace would have a front and rear dormer window, to enable accommodation in the roofspace, and at the rear each house would also have a small first floor rear balcony.

The houses would be of a relatively traditional design with front 2 storey projecting bays and weather porches to the main entrances. Elevations would comprise facing brick with a plain tile roof.

Car parking would be within a consolidated area to the front of the terrace, surrounded by soft landscaping. Two car ports, each containing two parking spaces would be provided within this car parking area. The parking spaces would be allocated so that each house has two tandem parking spaces.

Bin stores and cycle parking would be provided within the front amenity area.

3.3 Relevant Planning History

59962/APP/2004/2590 Orenda And 68 Thirlmere Gardens Northwood

ERECTION OF A BLOCK OF 14 RESIDENTIAL FLATS WITH ASSOCIATED CAR PARKING, BIN STORE AND AMENITY SPACE (INVOLVING DEMOLITION OF TWO EXISTING DWELLINGHOUSES)

Decision: 23-11-2004 Refused

Appeal: 11-07-2005 Dismissed

Comment on Relevant Planning History

In 1978 planning permission was granted for the erection of 8 one bed units. This scheme was not implemented.

In 2004 planning permission was refused for the erection of a block of 14 flats. A subsequent appeal was also dismissed. The appeal was dismissed because the design features were considered intrusive, there was excessive hard paving, the parking would be too close to trees, the areas for landscaping were too small, the amenity space was inadequate and harmful to the character of the area.

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.
- PT1.16 To seek to ensure enough of new residential units are designed to wheelchair and mobility standards.
- PT1.39 To seek where appropriate planning obligations to achieve benefits to the community related to the scale and type of development proposed.

Part 2 Policies:

- BE13 New development must harmonise with the existing street scene.
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.
- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- OE1 Protection of the character and amenities of surrounding properties and the local area
- H4 Mix of housing units
- AM7 Consideration of traffic generated by proposed developments.
- AM14 New development and car parking standards.
- LPP 3.3 (2011) Increasing housing supply
- LPP 3.4 (2011) Optimising housing potential
- LPP 3.5 (2011) Quality and design of housing developments
- LPP 5.13 (2011) Sustainable drainage
- LPP 5.3 (2011) Sustainable design and construction
- LPP 7.1 (2011) Building London's neighbourhoods and communities
- LPP 7.2 (2011) An inclusive environment
- 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
- PO-EDU Revised Chapter 4: Education Facilities of the Planning Obligations Supplementary Planning Document, adopted 23 September 2010

5. Advertisement and Site Notice

Not applicable

5.1 Advertisement Expiry Date:-

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

36 adjoining and nearby properties have been notified of the application by means of a letter dated 8th September 2011. 13 responses have been received, objecting to the development on the following grounds:

1. Amenity and Character. The impact will be detrimental neither enhancing nor complementing the character of the existing surroundings.
2. Safety. The parking area and crossover will be close to the T-junction and faces existing properties with driveways. This will increase the risk of accidents.
3. Car Parking. The area is too large, will be highly visible, noisy and unattractive.
4. Drains. The proposal would add to existing problems and additional cost to the Metropolitan Housing Trust for repairs and enhancement.
5. Design. The buildings would have higher roofs and steeper pitches than the existing houses and would have a detrimental effect on the outlook, privacy and light of the surrounding houses. Materials would not blend in with the surroundings and the siting of rubbish bins next to existing properties is unacceptable. The buildings would be out of keeping with the character and appearance of the area and will not harmonise with its surroundings.
6. The area is already overdeveloped and more houses would make this worse.
7. The amenities of the residents in Kewferry Drive at the rear of the site would be adversely affected given the bulky buildings, their mass, the steep roof pitches and rear dormer windows.
8. The change in density of the development is too great. Semi-detached houses should be provided rather than terraced housing.
9. There is insufficient on site parking including disabled parking.
10. The site is in a prominent location.
11. The siting of the terrace does not take into account the curve in the road, unlike the rest of the road.
12. The balconies at first floor level and the dormer windows at the rear are out of keeping and will result in overlooking and loss of privacy of the gardens and rooms in the houses at the rear of the site, and they would be inappropriate and ill-proportioned.
13. The conservatories and single storey element to plot 7 are inappropriate and out of keeping, exacerbating an overdevelopment of the site and limiting amenity space.
14. There is insufficient amenity space for these three bed houses.
15. Noise and disturbance from construction will affect the health of local residents. The increase in the number of young families in the new building will also create additional noise and disturbance.
16. Overdevelopment, cramped and inappropriate, and harmful to the streetscene.
17. Addition of more paved areas for parking will increase run-off, and along with increased water use by the residents, will put further strain on an already challenged drainage system.

Northwood Residents Association

Object to the application on the grounds that it fails to comply with the UDP Saved Policies BE13, BE15 and BE19.

A petition of objection has been received, with 53 signatories. No details of the nature of the objections are stated.

THAMES WATER have commented on the application in relation to water and sewerage matters,

and have confirmed that they do not have any objection in regard to sewerage infrastructure.

Internal Consultees

CONSERVATION AND URBAN DESIGN:

This is a cul-de-sac off Thirlmere Gardens, with two large detached properties in white render and concrete roof tiles. Much altered, Orenda is a 1930s house with an attractive eye-brow shaped roof over the first floor window to the front. Thirlmere gardens, is a mix of 1970's housing estates and terraces.

To the north, Kewferry Drive is an attractive street with low density suburban housing set in large and spacious gardens. The development site would be clearly visible from the rear gardens on these properties.

Given the character of the area, there would be no objections to the proposed development in principle. Following previous concerns raised regarding the dormers, the Juliet balconies and the overall roof form, the scheme has been revised and is considered to be an improvement.

The proposed terrace would face Thirlmere Gardens and would sit in line with the building line of the adjacent properties. Whilst the resulting width is not ideal, this would relate to the overall townscape of the area, and would be acceptable in this instance.

In terms of its setting, the scheme proposes hard surfacing to the front with 2 car ports and at least 8 car parking spaces. This would have considerable impact on the setting of the development as well as on the street scene of the area. There are no details on the proposed height and design of the car port, and it is felt that an open flat roof port with climbers would mitigate their visual intrusiveness. Further soft landscaping would help reduce the impact of the hard surfacing and the off-street parking and would enhance the street scene.

The footprint of the proposed town houses would appear tighter with limited amenity space. However, given the varied typology of housing in the area, the scheme would relate to the established scale and layout of the immediate surrounding, and would be acceptable from a design point of view.

Following pre-app advice, the applicant has submitted a street scene elevation. It is felt, that the proposed terrace would appear higher than the adjacent housing. However, given its set back from the street frontage it would be acceptable in this instance.

The development proposes 7 town houses resulting in a wide and horizontal elevation. The properties, however, are slightly stepped from each other, reducing in height due to the slope, which would break their visual impact on the street scene. As suggested, the revised scheme shows square bays to the front, which would provide a vertical element to the facade and help in the articulation of the elevation.

The revised roof form is more traditional in appearance, and is in keeping with the character and appearance of the area. Whilst not ideal, the front dormers have been reduced in size and there are no objections to the same. There are no objections to the rear dormers.

Overall, given the varied typology of housing, the terrace would be acceptable in principle.

TREES AND LANDSCAPE TEAM

The site is occupied by two detached houses, one behind the other. There are no significant trees or other landscape features close enough to the proposed development to pose a constraint. Trees

which were in the rear garden/side boundary of the neighbouring property (number 60), which may have posed a constraint, have recently been removed.

There is a Tree Preservation Order, No. 111, on the land to the east of the site, but there are no protected trees close to this site.

A topographical survey has been submitted which includes the identification and approximate size of trees on, and close to, the site. The young Oak on the front boundary is closer to 5 metre in height than the 3 metres annotated on plan.

The proposal is to demolish the two houses and build a terrace of seven houses with associated parking and gardens (private and communal).

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

The only significant tree which will be affected by the development is the young Oak on the front boundary. Other off-site trees, which may have posed a constraint along the east boundary (rear half) have been removed prior to submission of this application. However, the indicative layout provides space and opportunity for tree replacement and other amenity planting. Hard and soft landscaping should be secured by condition.

DCLG/EA guidance requires new driveways to be permeable, to meet SUDS requirements.

A landscape management/maintenance plan should be submitted to ensure that the communal landscape to the front of the development is established and maintained in accordance with good practice.

No objection, subject to the above considerations and conditions TL5, TL6 and TL7.

WASTE STRATEGY TEAM

The plan does show that a space has been allocated for the storage of waste, which is good practice. However, Hillingdon is not a wheeled bin borough. Bins or other containment would have to be provided by the developer. I would recommend each property has its own bin and it is kept within the curtilage of the property. This will stop problems about the accumulation of items in communal bin areas.

ACCESS OFFICER

In assessing this application, reference has been made to London Plan July 2011, 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:

1. Details of level access referred to in the Design & Access Statement should be provided on a levels plan measured from a fixed datum point. The plan should indicate the proposed internal and external levels.
2. Entry into some of the proposed houses is showing as stepped on plan. The Lifetime home

standards require level access to be achieved via the principal entrance. Plans should be amended accordingly to provide level or gently sloping access from the proposed car parking area to and into the proposed houses. To achieve level access, it would be preferable to gently slope (maximum gradient 1:21) the pathway leading to, and into, the entrance door. Details in this regard should be requested prior to any grant of planning permission.

3. The entrance level WC and first floor bathroom 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.

4. To allow the entrance level WC and first floor bathroom to be used as a wet room in future, plans should indicate floor gulley drainage.

5. The plans should indicate the location of a future "through the ceiling" wheelchair lift.

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

MAJOR PROJECTS AND IMPLEMENTATION

Education is the only planning obligation required as a result of this proposal.

EDUCATION DEPARTMENT

A planning contribution of £56,346 should be secured to provide places in the primary, secondary and post 16 education sectors.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site is designated as a Developed Area within the Hillingdon Unitary Development Plan Saved Policies (September 2007) (UDP). The proposal site is located in a predominantly residential area which currently contains terraced, semi-detached and detached dwellings, including a number of which are more recent developments. The principle of redeveloping existing residential sites for more intensive development is acceptable in locations such as this, subject to compliance with the relevant policies within the Hillingdon Unitary Development Plan Saved Policies (September 2007) (UDP), the London Plan (2011) and the standards set out in the Supplementary Planning Document HDAS: Residential Layouts.

7.02 Density of the proposed development

The density of development should be in compliance with the density matrix Table 3.2 of the London Plan (July 2011). Policy 3.4 of the London Plan advises that Boroughs should take into account local context and character, design and public transport capacity, and that development should optimise housing output for different types of location within the relevant density range shown in Table 3.2.

The site is located within a suburban setting. The London Plan provides for a residential density between 55-115 units per hectare at an average of 3.1-3.7 habitable rooms per unit and 200-350 habitable rooms per hectare (hrh). As such, based on the total number of habitable rooms being 36, the scheme provides for a residential density of 46 dwellings per hectare or 240 hrh. It therefore complies with Policy 3.4 of the London Plan (2011).

Policies H4 and H5 seek to ensure a practicable mix of housing units are provided. Larger family units are promoted outside of town centres such as this. Given that the proposal

provides 7 family homes in an area already characterised by family homes, the proposal complies with these two policies.

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 Listed Buildings, Conservation Areas 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

Not applicable to this application.

7.06 Environmental Impact

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Policies BE13, BE19 and BE21 seek to ensure that new development complements and improves the character and amenity of the area and harmonises with the existing street scene.

The area generally comprises a mix of 2 storey attached housing and 3 storey blocks of flats. Car parking to terraced housing along Thirlmere Gardens is provided in separate single storey garages located within the front gardens of properties.

The proposed housing would be reflective in scale and form of that which exists in the immediate area and it would not have any significant adverse impact on the character and appearance of the area. Whilst the pitch of the roofs would be higher than that existing, and higher than that of the adjoining properties, it is considered that this would not be so harmful as to adversely affect the character of the area. The staggered effect of the terrace, and the design of the elevations are considered suitable to the character of the area.

The proposed car parking layout to the front of the property attempts to avoid a series of separate driveways to the front of individual properties. This has the effect of creating just one single access thereby retaining an element of off-street parking on the highway to the front of the site and a single access point. It also allows areas of landscaping to be provided on the frontage to offset the visual impact of the parking area and assorted paraphernalia such as car ports and bin stores. It is therefore considered that this arrangement is satisfactory.

Overall, in terms of the layout of the site and the size, scale and design of the buildings it is not considered that the development would be so detrimental to the visual amenity of the street scene, or detract from the visual amenities of the area generally, as to warrant refusal. It is considered that the development is in accordance with UDP Saved Policies BE13 and BE19, relevant London Plan Policies and supplementary design guidance.

7.08 Impact on neighbours

The new development would have a similar relationship to the properties in Kewferry Drive as the existing properties in Thirlmere Gardens either side of the site. The rear gardens of the properties in Kewferry Drive are in excess of 46m in length and combined with the garden depth of the proposed properties, the relationship with buildings at the rear would be considerably in excess of the required distance of 21m set out in the Supplementary Planning Document HDAS: Residential Layouts.

Similarly it is considered that there would be no adverse impact on the amenities of the properties either side of the site. There are no windows that would be adversely affected

by loss of light or outlook and the development would not encroach within a 45 degree line of sight from any habitable room windows on the adjoining properties. Whilst there may be some mutual overlooking of rear garden areas from the rear of the new properties this would be consistent with that of a typical terrace, albeit with a gap between the new and the old development being retained.

As such, whilst the proposed buildings would be appear higher, it is considered that there would be no adverse impact on the amenities of adjoining occupiers. The use of obscure glazing to the rear balconies would be an appropriate way of minimising any overlooking or loss of privacy concerns, as would new tree planting towards the rear and around the edges of the site.

As such, the scheme is considered to comply with policies BE20, BE21 and BE24 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.09 Living conditions for future occupiers

In order to achieve a satisfactory living environment, the London Plan (July 2011) sets out minimum floorspace standards for new development. This suggests that two storey, 3 bed (4 person) houses should have a minimum floor area of 87m². The internal floor area of the houses clearly exceed this guidance. Even if the development was considered to be three storey, 3 bed (5 person) units the internal floor area of the houses would still exceed the recommended size of 102m².

In terms of amenity space, each dwelling would have its own private garden to the rear, ranging between 11m and 13m in depth, and with areas of between 58m² and 64m² (with plot 7 having a considerably larger area of amenity space of 170m²). Whilst this would mean that 2 of the units are below the required level of 60m², set out in the Supplementary Planning Document HDAS: Residential Layouts, it is considered that the shortfall is not so significant as to justify a refusal on this ground alone.

All the main habitable room windows would have front or rear facing windows. These windows would provide the rooms with an adequate outlook and natural lighting.

As such, the scheme would achieve a suitable residential environment, in accordance with policies BE19, BE23 and BE24 of the UDP.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Two car parking spaces would be provided per dwelling, which would comply with the Council's standards. The forecourt type parking arrangements are considered satisfactory, and the proposed car ports would add interest to the site frontage, and subject to an appropriate landscaping scheme (which can be controlled by condition) would make a positive contribution to the streetscene without detriment to pedestrian or vehicular safety.

Cycle storage would also be provided, and a condition is recommended to ensure that covered and secure provision is made.

7.11 Urban design, access and security

The issue of design is covered in Section 7.07. In terms of security and access, the traditional arrangement of houses fronting the street would assist in providing secure gardens to the rear, backing onto existing gardens, thereby being an improvement on the existing arrangements in terms of security and crime prevention.

7.12 Disabled access

The Council's Access Officer raises a number of detailed points concerning the scheme's

compliance with Lifetime Homes standards. Appropriate conditions can be imposed to ensure that the scheme is fully compliant with these standards.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

The comments of the Council's Trees and Landscape Team are noted, and subject to appropriate conditions requiring details of services and levels, tree protection, landscaping and implementation schemes and a construction method statement, the proposal is acceptable in terms of Policy BE38 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.15 Sustainable waste management

Subject to appropriate conditions, adequate provision would be made for refuse and recycling storage.

7.16 Renewable energy / Sustainability

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

In the supporting text to Policy 5.1, it states that the Mayor expects all development to make the fullest contribution to the mitigation of climate change. Policy 5.2 sets out the energy hierarchy. Policy 5.3 expects the highest standards of design and construction in new development to minimise environmental impacts and Policy 5.4 advises that these high standards will apply in conversion schemes. Policy 5.15 advises on the need for efficient use of water.

The Council's Sustainability Officer advises that energy efficiency and the efficient use of water can both be dealt with by means of condition and thus the houses are expected to meet level 4 of the Code for Sustainable Homes.

7.17 Flooding or Drainage Issues

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

7.18 Noise or Air Quality Issues

The site is within a well established residential area and it is considered that the occupiers would not be adversely affected by noise or air quality, nor would the development have any significant impact on such matters for existing residents surrounding the site.

7.19 Comments on Public Consultations

These have been addressed in the body of this report.

7.20 Planning Obligations

Policy R17 of the Council's Unitary Development Plan advises that where appropriate, new development should supplement the provision of recreation open space, facilities to support arts, cultural and entertainment activities, and other community, social and education facilities through planning obligations.

Given the nature and scale of this proposal, the development only gives rise to the requirement for a S106 education contribution of £56,346 to provide places in the primary, secondary and post 16 education sectors. This can be secured by means of a condition to which the applicant has agreed.

7.21 Expediency of enforcement action

No enforcement issues are raised by this application.

7.22 Other Issues

There are no other relevant planning issues raised by this application.

8. Observations of the Borough Solicitor

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

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

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

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

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

9. Observations of the Director of Finance

10. CONCLUSION

The scale of the terrace and its design would match existing features and harmonise with the character of the area. The scheme takes adequate account of its impact upon existing trees on site. As such, the proposal would maintain and enhance the character and appearance of the area.

The scheme would not adversely affect the amenities of surrounding residential properties and would afford appropriate residential accommodation for future occupiers. Parking and access arrangements are considered acceptable. It is recommended for approval.

11. Reference Documents

PPS1: Delivering Sustainable Development.

PPS3: Housing.

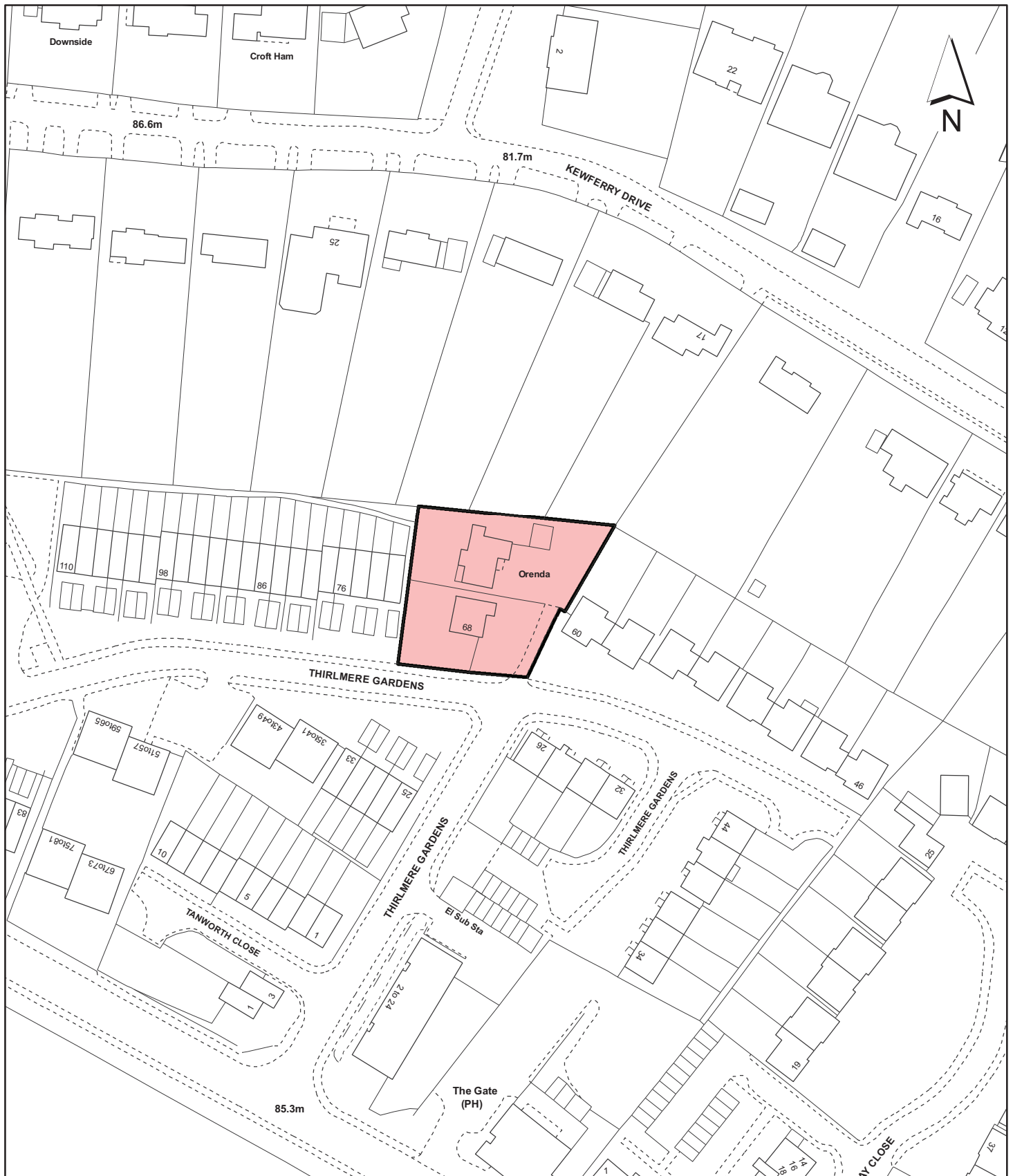
London Plan (July 2011).

Adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).


HDAS: Residential Layouts & Accessible Hillingdon.
Planning Obligations Supplementary Planning Document, July 2008.
Consultation responses.

Contact Officer: Warren Pierson

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address	
Orenda and 68 Thirlmere Gardens Northwood	
Planning Application Ref:	Scale
59962/APP/2011/2101	1:1,250
Planning Committee	Date
North Page 82	December 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 PEMBROKE HOUSE, 5 - 9 PEMBROKE ROAD RUISLIP

Development: Part conversion from retail/offices (Use Class A1/B1) to 6 x two-bedroom flats and 3 x three-bedroom flats with associated parking, amenity space, cycle store and bin store, alterations to elevations, new fenestration to upper floors, demolition of existing external fire escape and alterations to existing vehicular crossover.

LBH Ref Nos: 38324/APP/2011/786

Drawing Nos: 4268-7
4628-V
4628-6 Rev. A
4628-8 Rev. A
4628-9
4628-VI

Date Plans Received: 30/03/2011 **Date(s) of Amendment(s):** 31/03/2011
Date Application Valid: 04/04/2011 04/04/2011
22/11/2011

DEFERRED ON 25th October 2011 FOR FURTHER INFORMATION .

This application was reported to the Council's North Planning Committee on 25 October 2011 where it was resolved to defer making a decision in order to seek amendments involving removal of balconies and revised treatment of front/rear elevations.

Amended drawings have been received deleting all front and rear balconies from the proposal. The main front and rear facades will be retained as existing except for the external staircase to the rear being demolished and the windows to the third floor being made flush with the main facades to match that of the lower levels.

1. SUMMARY

Planning permission is sought for the conversion of vacant offices on the first, second and third floors of a four-storey building to residential use, comprising 6 x two bedroom and 3 x three bedroom flats. There is no objection in principle to their conversion to residential use.

The scheme would not adversely affect the residential amenity of adjoining occupiers. The development would provide 13 car parking spaces, which is considered acceptable in this town centre location with good public transport accessibility. Secure cycle storage would be provided.

Amenity space would be provided in the form of a shared garden area to the rear totalling 115sq.m.

It is considered that the proposal complies with relevant Council policy and approval is recommended subject to conditions.

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 M2 External surfaces to match existing building

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

REASON

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

3 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(s) 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).

4 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).

5 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.

6 H16 Cycle Storage - details to be submitted

No part of the development hereby permitted shall be commenced until details of covered and secure cycle storage for 9 have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided in accordance with the approved details prior to the occupation of the development and thereafter permanently retained.

REASON

To ensure the provision and retention of facilities for cyclists to the development and hence the availability of sustainable forms of transport to the site in accordance with Policy AM9 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

7 H7 Parking Arrangements (Residential)

The parking areas including the marking out of parking spaces (which should include one disabled parking bay for the residential units and four parking bays, one of which should be a disabled bay, for the retail and office units) shall be constructed, designated and allocated for the sole use of the occupants prior to the occupation of the development and thereafter be permanently retained and used for no other purpose.

REASON

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and the London Plan (2011).

8 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,
- 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).

9 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).

10 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).

11 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 the London Plan (2011).

OM19

P2 Prior to development **Construction Management Plan** 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).

13 NONSC 'Lifetime Homes' Standards

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

REASON:

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

14 NONSC External Lighting

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

REASON

To ensure that the works are not detrimental to the amenities of adjoining residents in accordance with policy OE1 of the Hillingdon Unitary Development Plan (Saved Policies September 2007).

15 NONSC Education Facilities

Before the development hereby permitted is commenced, a scheme shall be submitted to, and approved in writing by, the Local Planning Authority detailing how improvements to Education facilities in the vicinity of the site arising from the needs of the proposed development will be provided. The approved means and timescale of providing the proposed improvements shall then be implemented in accordance with the agreed scheme.

REASON

To ensure the development provides an appropriate contribution to the improvement of Education facilities within the surrounding area, arising from the proposed development, in accordance with Policy R17 of the adopted Hillingdon Unitary Development Plan and the Council's Planning Obligations Supplementary Planning Guidance.

16 NONSC Non Standard Condition

Before the development hereby permitted is commenced, a scheme shall be submitted to, and approved in writing by, the Local Planning Authority detailing how improvements to Public Open Space facilities in the vicinity of the site arising from the needs of the proposed development will be provided. The approved means and timescale of providing the proposed improvements shall then be implemented in accordance with the agreed scheme.

REASON

To ensure the development provides an appropriate contribution to the improvement of Public Open Space facilities within the surrounding area, arising from the proposed development, in accordance with Policy R17 of the adopted Hillingdon Unitary Development Plan and the Council's Planning Obligations Supplementary Planning Guidance.

17 OM5 Provision of Bin Stores

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

REASON

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

18 SUS8 Electric Charging Points

Before development commences, plans and details of 1 electric vehicle charging point, 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 (July 2011) Policy 5.3

19 NONSC Deliveries

Deliveries shall not take place outside the hours of 8am and 6pm Monday to Friday, 10am to 1pm on Saturdays and not at all on Sundays, Bank Holidays and Public Holidays.

REASON

To encourage out of hours/off peak servicing to help mitigate the site's contribution to local congestion levels in compliance with Policy AM2 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

20 HLC5 Industrial and Commercial Development

The retail and office premises shall not be used except between 0700 hours and 2000 hours Mondays to Fridays, between 0800 hours and 1700 hours on Saturdays and between 1000 hours and 1600 on Sundays and Public & Bank Holidays.

REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

21 NONSC Servicing Management Plan

Prior to commencement of development details of a Servicing Management Plan shall be submitted to and approved in writing by the Local Planning Authority. This shall incorporate measures to minimise noise disturbance and prevent blocking of the access road. The approved strategy shall be implemented as soon as the building is brought into use and the strategy shall remain in place thereafter. Any changes to the strategy shall be agreed in writing by the Local Planning Authority.

REASON

In the interest of highway safety and in compliance with Policy AM2 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

22 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 (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.

BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.

BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE5	Siting of noise-sensitive developments
H4	Mix of housing units
H8	Change of use from non-residential to residential
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
PPS1	Delivering Sustainable Development
PPS3	Housing
PPG13	Transport
PPG24	Planning and Noise

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 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.

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

The applicant is advised that the proposed landscaping scheme to be acceptable must include soft landscaping to the Pembroke Road frontage.

9

In respect of Conditions 16 and 17 you are advised that the Council considers that one way to ensure compliance with these conditions is to enter into an agreement with the Council to ensure the provision of additional educational and open space facilities locally proportionate to the needs arising from the development. A sum of £8,630 towards educational and £9,000 towards open space facilities would meet requirements.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the northern side of Pembroke Road, within the Ruislip Town Centre, but not within the primary or secondary shopping areas. The property comprises a four storey detached building known as Pembroke House. The ground floor has planning permission for retail use and the upper floors are within class B1 (office) use. The first and second floors are currently vacant.

The site is bounded by housing to the north-west and north-east with Ruislip Station and Kings Lodge flats located to the south. The main high street shops are to the west on High Street (A4180).

The application site has parking to the rear accessed via a shared drive along the north eastern boundary with Nos 11-17 Pembroke House which is also owned by the applicant and comprises a three storey flat development with car parking to the rear.

There are no significant landscape features on the site which constitute a constraint on development.

The site is located adjacent to the Ruislip Village Conservation Area.

3.2 Proposed Scheme

Planning permission is sought for a change of use of the existing offices on the first, second and third floors of the building to residential use, comprising 6 two-bedroom flats and 3 three-bedroom flats. Entrance to the flats would be through an existing door and internal staircase on the south eastern side of the building, accessed from the front of the property, which would be exclusive to the flats.

The ground floor retail use would occupy 185sq.m with additional storage, staff space, toilets and a kitchen totalling 36sq.m.

Management office space measuring 37sq.m would be retained at the rooftop level.

External alterations would consist of the following;

- a) New facade treatment of the third floor by extending windows to be made flush with the main facades to match the lower levels.
- b) New glazed entrance to the ground floor retail unit
- c) Removal of external concrete fire escape staircase
- d) New shutter door to north eastern elevation to provide access for deliveries to the retail unit.

The only internal alterations to the layout would be the removal and replacement of internal partitions.

It is proposed to retain the ventilation plant and equipment on the roof for the purposes of the ground floor retail unit.

A total of 13 car parking spaces are proposed including two disabled spaces. Cycle storage for 9 cycles and a refuse storage area are proposed to the rear of the building.

3.3 Relevant Planning History

15615/APP/2006/1221 Pembroke House 5 - 9 Pembroke Road Ruislip

ERECTION OF SINGLE-STOREY REAR EXTENSION TO RETAIL/STORAGE AREA, AND CREATION OF 15 PARKING SPACES INCLUDING RAMPS FOR VEHICULAR ACCESS (PARKING SPACES ON GROUND AND FIRST-FLOOR LEVELS)

Decision: 20-06-2006 Refused

Appeal: 04-01-2007 Dismissed

15615/APP/2006/25 5-9 Pembroke House Pembroke Road Ruislip

ERECTION OF SINGLE STOREY REAR EXTENSION TO RETAIL AREA AND CREATION OF 28 PARKING SPACES INCLUDING RAMPS FOR VEHICULAR ACCESS (PARKING SPACES ON TWO FLOORS (GROUND AND FIRST FLOOR LEVELS)).

Decision: 28-02-2006 Refused

38324/APP/2002/2285 Pembroke House Pembroke Road Ruislip

ERECTION OF ADDITIONAL OFFICE SPACE AT ROOF LEVEL, NEW ROOF AND CHANGE OF USE OF GROUND FLOOR OFFICE TO RETAIL USE

Decision: 25-04-2003 Approved

Comment on Relevant Planning History

38324/APP/2002/2285: Erection of additional office space at roof level, new roof and change of use of ground floor office to retail use. This was approved 25 April 2003 but has not been implemented.

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.
- PT1.8 To preserve or enhance those features of Conservation Areas which contribute to their special architectural and visual qualities.
- PT1.16 To seek to ensure enough of new residential units are designed to wheelchair and mobility standards.
- PT1.39 To seek where appropriate planning obligations to achieve benefits to the community related to the scale and type of development proposed.

Part 2 Policies:

- BE4 New development within or on the fringes of conservation areas
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.

- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE5	Siting of noise-sensitive developments
H4	Mix of housing units
H8	Change of use from non-residential to residential
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
PPS1	Delivering Sustainable Development
PPS3	Housing
PPG13	Transport
PPG24	Planning and Noise

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

33 adjoining/nearby occupiers were consulted and three representations have been received raising the following objections:

- i) Development is detrimental to the character of the area
- ii) Inadequate parking
- iii) Loss of privacy
- iv) Flood lighting

A petition with 25 signatures has been received objecting to the proposal.

On 24 November 2011 the adjoining/nearby occupiers were re-consulted following the submission of amended drawings. No representations have been received.

RUISLIP RESIDENTS ASSOCIATION

We are supporting local residents concerns over the above proposal for what we believe are a number of good and relevant reasons set out herein:

a) Any alterations to Pembroke House should reflect the fact that it is adjacent to the Ruislip Village Conservation area and enhance it and we don't consider that the present plans would achieve that.

b) In particular the elevational treatment given the long glass balconies on each floor and the bright coloured rendering. Not only are these not in keeping with the general street scene in Pembroke Road but would be intrusive and overdominant on the outlook from the rear of properties in

Brickwall Lane.

c) The loss of landscaping to the front would be detrimental to the street scene. Certainly it could be retained (and improved) on the south east corner, in front of the residential entrance.

d) The amenity space at the rear is immediately behind the retail space and will be permanently in the shade. Should this be placed instead adjacent to the north boundary and carefully landscaped it might be possible to improve the appearance when viewed from Brickwall Lane.

e) Particular concerns has been raised over the proposed installation of floodlighting which at the very least should be restricted ground floor level and be of low intensity to avoid intrusion on adjacent properties.

Internal Consultees

TREES & LANDSCAPE

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.

a) There will be no loss of landscape features as a result of the conversion. The application should be accompanied by a hard and soft landscape scheme which seeks to maximise the potential offered by the very limited space available.

b) The proposed block plan indicates minor amendments to the layout of the car parking and bike storage to the front of the building. This appears to be a security risk and will be unsightly. Ideally the bike storage should be within the building or out of public view to the rear of the building.

c) Due to the presence of shared / communal external spaces a management / maintenance plan is required to ensure that the landscape is maintained in accordance with the landscape proposals.

No objection, subject to the above observations and conditions TL5, TL6 and TL7.

WASTE MANAGEMENT

a) I estimate the waste arising from the development to be 1,740 litres. The waste would therefore be accommodated in a total of 2 x 1,100 bulk bins. Four are shown on the plan so this is more than sufficient. Initially all bulk bins on site would be for residual waste; then one of these could be exchanged for recycling at a later date.

b) The bin enclosures must be built to ensure there is at least 150 mm clearance in between the bulk bins and the walls of storage area. The size and shape of the bin enclosures must also allow good access to bins by residents, and if multiple bins are installed for the bins to be rotated in between collections. The dimensions of an 1,100 litre bulk bin are shown in the table below: - 1,100 litre Eurobin Height 1,370mm, Depth 990mm and Width 1,260mm

c) Arrangements should be made for the cleansing of the bin storage area with water and disinfectant. A hose union tap should be installed for the water supply. Drainage should be by means of trapped gully connected to the foul sewer. The floor of the bin store area should have a suitable fall (no greater than 1:20) towards the drainage points.

d) The material used for the floor of the bin storage area should be 100 mm thick to withstand the weight of the bulk bins.

e) The gate / door of the bin stores need to be made of either metal, hardwood, or metal clad softwood and ideally have fire resistance of 30 minutes when tested to BS 476-22. The door frame should be rebated into the opening. Again the doorway should allow clearance of 150 mm either

side of the bin when it is being moved for collection. The door(s) should have a latch or other mechanism to hold them open when the bins are being moved in and out of the chamber.

f) The collectors should not have to cart a 1,100 litre bulk bin more than 10 metres from the point of storage to the collection vehicle (BS 5906 standard).

g) 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 storage area 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.

General Points

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

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

URBAN DESIGN/CONSERVATION

Policy HE 7.5 of the new PPS 5 states that 'Local authorities should take into account the desirability of new development making positive contribution to the character and local distinctiveness of the historic environment.'

The revised drawings do not incorporate the balconies originally proposed. This would be considered an improvement and would not be detrimental to the character and appearance of the area.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

PPS1 emphasises the role of the planning system in enabling the provision of homes and buildings which are consistent with the principles of sustainable development. The principle of encouraging new housing in town centre locations is also promoted in PPG13 (Transport).

Policy H4 of the UDP also seeks to encourage additional housing in town centres. The supporting text states:

"The Council recognises the importance of residential accommodation in town centres as a part of the overall mix of uses which is necessary to ensure their vitality and attractiveness. Such housing offers particular advantages in terms of accessibility to town centre facilities, employment opportunities and public transport. In order to maximise the residential potential of town centre sites, residential development within them should comprise predominantly one or two-bedroom units".

Saved Policy H8 states that change of use from non residential to residential will be permitted if

- (i) a satisfactory residential environment can be achieved
- (ii) the existing use is unlikely to meet the demand for such accommodation and
- (iii) the proposal is consistent with other objectives of the UDP.

The site is located within the Ruislip Town Centre as defined in the Unitary Development Plan Saved Policies 2007 but is not positioned in a Primary or Secondary Shopping Area. Whilst general policies are supportive of residential development in principle, this is subject to compliance with a number of detailed criteria, including the consideration of the loss of any existing use of the site.

In terms of the loss of the office use, at the strategic level, the London Plan seeks to increase the level of office stock to meet the future needs of business. According to the GLA's London Annual Office Review 2006 Hillingdon has been identified as requiring a further 250,838sq.m of office space between 2006 and 2026. However, there are no specific policies protecting office floor space in Ruislip, and it is not considered that the reuse of the office floor space would harm the overall office strategic objective due to new sites currently coming forward.

It is considered that the proposed residential use within the town centre with its reasonably good public transport accessibility would help enhance the vitality of Ruislip Town centre.

Furthermore, the proposal would also result in the more efficient use of land, consistent with Government policy and the London Plan. The scheme would also make a valuable contribution to the Borough's housing stock. The proposal is therefore considered to be in accordance with Saved Policy H8 of the UDP.

There is therefore no objection in principle to residential development on the site, subject to the proposal satisfying other policies within the UDP.

7.02 Density of the proposed development

The density of development would need to be in compliance with the density matrix Table 3.2 of the London Plan (July 2011). Taking into account local context and character, the design principles in Chapter 7 and public transport capacity, development should optimise housing output for different types of location within the relevant density range shown in Table 3.2. Development proposals which compromise this policy should be resisted.

Policy 3.4 of the London Plan advises that Boroughs should take into account local context and character, design and public transport capacity and that development should optimise housing output for different types of location within the relevant density range shown in Table 3.2.

The site has a PTAL of 4 and is located within a suburban setting. The London Plan provides for a residential density between 55 - 115 u/ha at an average of 3.1 - 3.7 hr/unit and 200-350 hr/ha. As such, based on a total site area of 0.10ha the scheme provides for a residential density of 90 u/ha or 300 hr/ha. This complies with Policy 3.4 of the London Plan (2011).

Policies H4 and H5 seek to ensure a practicable mix of housing units are provided within residential schemes. One and two bedroom developments are encouraged within town centres, while larger family units are promoted elsewhere. Two and three bedroom units are proposed and this mix of units is considered appropriate given its location, meeting the requirements of Policy H4 of Council's adopted Unitary Development Plan, which encourages 2 bedroom units in town centres.

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 Listed Buildings or Areas of Special Local Character within the vicinity. The site is located adjacent to the Ruislip Village Conservation Area. The Council's Urban

Design/Conservation Officer has been consulted on the application and stated that the alterations would not be considered detrimental to the street scene and appearance of the conservation area. As such the scheme is considered to comply with Saved Policy BE4 of the UDP.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Policy BE13, seeks to ensure that new development will harmonise with the existing street scene and will not result in a significant loss of residential amenity. Policy BE4 states that development on the fringes of Conservation Areas will be expected to preserve or enhance those features which contribute to their special architectural and visual qualities. Policy HE 7.5 of the new PPS 5 states that 'Local authorities should take into account the desirability of new development making positive contribution to the character and local distinctiveness of the historic environment.'

The application site fronts Pembroke Road adjacent to other two and three storey buildings. The scheme proposes mainly to retain the existing front and rear elevations with minor material alterations to the elevations of the building for residential use. Minor changes would include the removal of the external staircase to the rear of the building and making the windows to the third floor flush with the main elevations to match that of the lower levels. As such, the extension would not be considered detrimental to the street scene and appearance of the nearby conservation area.

The Council's Urban Design/Conservation Officer raises no objection to the scheme. As such, the application is considered to accord with Policies BE4 and BE13 of the Adopted Hillingdon UDP (Saved Policies, September 2007) and also with PPS5.

7.08 Impact on neighbours

Saved Policies BE20, BE21 and BE24 seek to ensure that new development protects the amenities of existing dwellings in terms of sunlight, outlook and privacy.

The site is bounded by housing to the north-west and north-east with Ruislip Station and Kings Lodge flats located to the south. The nearest residential properties on the High Street are set some 25m from the application building and the properties to the rear on Brickwall Lane are set some 35m to 45m away. These distances are in excess of the 21 metres set out in the Council's Supplementary Planning Document HDAS: Residential Layouts, designed to protect the privacy of existing residents. Given that no balconies are now proposed and the small nature of the external alterations it is considered that the proposal would not result in additional loss of daylight and/or sunlight to adjoining residential properties. Similarly, there would be no loss of residential amenity by reason of overlooking or dominance.

The proposal is considered to comply with Policies BE20, BE21 and BE24 of the Hillingdon UDP (Saved Policies, September 2007).

7.09 Living conditions for future occupiers

Section 4.7 of the SPD (Residential Layouts), states careful consideration should be given in the design of the internal layout, and that satisfactory indoor living space and amenities should be provided.

Amended plans have been received showing changes to the internal layout of flats to

satisfy the minimum standards as required by the London Plan (July 2011). With floor areas ranging from 72sq.m to 87sq.m, the proposed two-bed and three-bed units would provide sufficient space to satisfy the Council's minimum standard of 63sqm to 77sq.m and the relevant sizes required by the London Plan ranging from 70sq.m to 86sq.m.

The Council's standards for amenity space provision for flats are 25sq.m for two-bed units and 30sq.m for three-bed units requiring a total of 240sq.m for the proposed development as minimum. The supplementary guidance states that, in town centre locations, care should be taken to provide some usable and reasonable private outdoor amenity space, perhaps in the form of balconies. A shared grass amenity space is proposed to the rear of the building measuring 115sq.m. Given the location of the site within a town centre and the floor sizes of the proposed flats, this level of amenity space is considered acceptable in this instance.

The development is considered to comply with Policy BE23 of the Hillingdon UDP (Saved Policies, September 2007) and relevant design guidance.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Policies AM2 and AM7 are concerned with traffic generation, and access to public transport. It is considered that traffic associated with the development, such as deliveries, can be adequately accommodated on the adjoining highway network and would be unlikely to be prejudicial to the free flow of traffic and conditions of general highway safety in accordance with the aims of Policies AM2 and AM7 of the Hillingdon UDP (Saved Policies, September 2007).

Policies AM9, AM14 and AM15 are concerned with on-site parking. The site falls within an area with a Public Transport Accessibility Level (PTAL) of 4. A site with a PTAL of 4 is deemed to have good transport links. The scheme provides 13 off-street car parking spaces, 9 allocated for the new units of accommodation and 4 allocated for the retail use in line with the Council's Parking Standards. The existing vehicular access to the rear would be utilised by the proposal. As such, the development would not be prejudicial to highway and pedestrian safety and would comply with Policies AM7(ii) and AM14 of the Hillingdon UDP (Saved Policies, September 2007).

Amended plans have been received which show cycle parking located to the rear of the building. A condition is recommended requiring details of the cycle store to ensure it is secure in accordance with Policy AM9 of the Hillingdon UDP (Saved Policies, September 2007).

7.11 Urban design, access and security

Urban design and access issues are addressed elsewhere within this report. The materials and fenestration would be in keeping with the character and appearance of the area. As such, the scheme is considered to be acceptable on design grounds.

It is also considered that the proposal would benefit from appropriate levels of security. A condition is recommended requiring the scheme to meet Secure by Design principles.

7.12 Disabled access

The applicant has stated that the scheme will provide disabled access and level thresholds. A condition is recommended requiring details to be submitted showing that the scheme will meet Lifetime Home standards.

Subject to conditions, the proposal is considered to comply with the intentions of Policy 3.8 of the London Plan (July 2011) and the Council's Accessible Hillingdon SPD (January 2010).

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

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

The proposal indicates some landscaping to the forecourt and main entrances in order to define boundaries. The council's Trees and Landscape Officer has been consulted on the application and states that there will be no loss of landscape features as a result of the conversion and raised no objection to the proposal subject to conditions requesting a hard and soft landscape scheme and a management/maintenance plan be submitted for approval.

Subject to conditions, the proposal is considered to comply with Policy BE38 of the Hillingdon UDP (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. The Council's Waste Management Team has been consulted on the application and stated that the waste storage proposed would be sufficient for the development. Conditions will be placed on any approval regarding the design of the storage area.

Subject to conditions, the proposal is considered to comply with the intentions of the Council's Accessible Hillingdon SPD (January 2010).

7.16 Renewable energy / Sustainability

The re-use of existing buildings is in itself sustainable as it makes the best use of resources and structures which already exist. Given that the proposal is a conversion it would not be possible to achieve a standard set out in the Code for Sustainable Homes, which relates to new build properties only. However, it is clear that efforts have been made through the design of the proposal to minimise carbon dioxide emissions, for example fenestration has been carefully placed to ensure that all of the habitable rooms within the property would benefit from ample natural light. A condition is imposed to secure an electrical charging point.

It is therefore considered that the proposal overall would comply with the intentions of Policy 5.3 and 5.7 the London Plan (July 2011).

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Policy OE5 of the UDP prevents the siting of noise sensitive development, such as housing, in locations where the occupants may suffer from excessive noise or vibration.

Although the development is not located on a high street the flats would be sited above a retail unit on an active frontage with a number of windows to habitable rooms facing the street, whilst the rear faces the parking area and amenity space. Potential noise issues could be addressed by noise insulation measures when converting the premises. If approved, a suitably worded condition is recommended to ensure compliance.

Subject to this condition, it is not considered that future residents would suffer undue noise and disturbance in accordance with Saved Policy OE5 of the Hillingdon UDP (Saved

Policies, September 2007).

7.19 Comments on Public Consultations

In terms of concerns raised by residents during the first round of consultation, points (i), (ii) and (iii) have been addressed by the amended plans submitted. With respect to the concern regarding the applicants reference to floodlighting it can be clarified that no external lighting is shown on the submitted plans. A condition is imposed requiring details of any external lighting.

7.20 Planning obligations

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

The Council's S106 Officer has advised that the proposed development of 4 residential units would necessitate an Education contribution in the sum of £8,630 and a contribution towards improving nearby parks in the sum of £9,000 in line with the Council's Supplementary Planning document for Planning Obligations.

The applicant has agreed to the principle of this planning obligation. Subject to a condition attached to any approval the scheme would accord with Policy R17 of the UDP.

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

In conclusion it is not considered that the proposed development would be out of keeping with the character or appearance of the surrounding area and the impact on the amenity of adjoining properties is considered to be acceptable. A satisfactory form of accommodation would be provided for future residents and car parking and bicycle parking provision comply with the Council's standards.

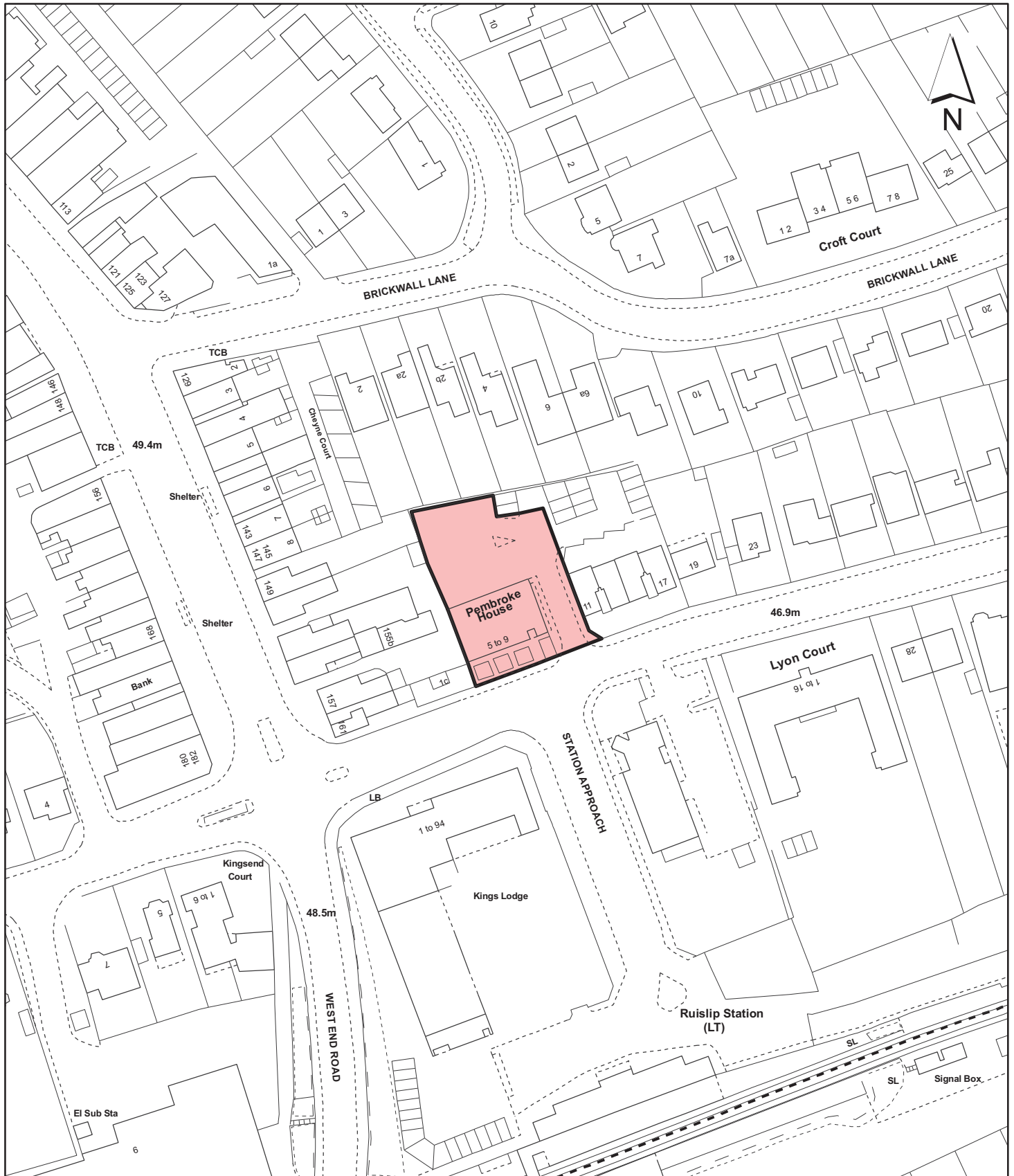
As such, it is considered that the proposed development complies with the Hillingdon UDP (Saved Policies, September 2007) and the London Plan (July 2011) policies and approval is recommended subject to conditions.



11. Reference Documents

Planning Policy Statement 1 (Delivering Sustainable Development)
Planning Policy Statement 3 (Housing)
Planning Policy Guidance Note 13 (Transport)
Planning Policy Guidance Note 24 (Planning and Noise)
London Plan (July 2011)
Hillingdon Unitary Development Plan Saved Policies (September 2007)
Hillingdon Design and Accessibility Statement (HDAS)
Council's Supplementary Planning Guidance Community Safety by Design
Council's Supplementary Planning Guidance Planning Obligations Strategy

Contact Officer: Jacques du Plessis

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>Pembroke House 5 - 9 Pembroke 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>HILLINGDON LONDON</p>
	<p>Planning Application Ref:</p> <p>38324/APP/2011/786</p>	<p>Scale</p> <p>1:1,250</p>	
	<p>Planning Committee</p> <p>North Page 103</p>	<p>Date</p> <p>October 2011</p>	

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Report of the Head of Planning & Enforcement Services

Address LAND FORMING PART OF 90 EXMOUTH ROAD RUISLIP

Development: Conversion of 1 x 4-bed dwelling into 2 x two storey 2-bed dwellings with associated amenity space and parking involving part two storey, part single storey rear and side extension

LBH Ref Nos: 67944/APP/2011/2742

Drawing Nos: Design and Access Statement
10/188/15 Rev. A
10/188/14 Rev. A
10/188/12
10/188/11
10/188/13
10/188/17 Rev. A
10/188/16 Rev. B

Date Plans Received: 09/11/2011 **Date(s) of Amendment(s):**
Date Application Valid: 14/11/2011

1. SUMMARY

The proposed extensions and conversion of the property is recommended for refusal on the grounds of adverse living conditions for future occupiers, impact on the visual amenity of this part of Exmouth Road and poor design and layout.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 R12 Extension Over Dominant Refusal

The proposed single storey side extension, by reason of its siting, attachment to the flank wall of the existing two storey side extension and resultant combined excessive width and overall design with splayed alignment of the flank elevation wall and roof form, would constitute an unsympathetic and disproportionate addition to the original house and would be detrimental to its character, appearance and architectural composition. The extension would detract from the visual amenities of the adjoining occupiers, the street scene and surrounding area generally. The proposal is therefore contrary to policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

2 R8 Over Intensive Devt Refusal

The floor area for one of the proposed dwellings is below the minimum required for a two-bedroom two storey dwelling. As such the proposal would result in an over-intensive use of the site and would be detrimental to the amenities and living conditions of future occupiers. The proposal is therefore contrary to Policy 3.5 and Table 3.3 of the London Plan 2011 and Policy BE19 of the Hillingdon Unitary Development Plan (Saved Policies September 2007).

3. CONSIDERATIONS

3.1 Site and Locality

The application site is an end terraced property that is located on the east side of Exmouth Road, on the outside of a 90 degree bend in the road. This configuration results in irregular wedge shaped frontages for both the application site and the neighbouring property to the south, No. 88, and in rear gardens that fan outwards to the service road behind. Both the neighbouring end terraced properties Nos. 90 and No. 88 have extended, leaving a gap of approximately 1.8m between them. To the rear, No. 90 has a large detached outbuilding including double garage at the end of the garden accessed by a gated service road. To the front is a hardstanding area for two cars within the curtilage. The application property is attached to No. 92 Exmouth Road to the north, which has a single storey rear extension along the shared side boundary. The street scene is residential in character and appearance comprising two storey terraced houses. The application site lies within the Developed Area as identified in the UDP saved policies September 2007.

3.2 Proposed Scheme

It is proposed to subdivide and extend the existing four bedroomed dwelling into two, two bedroomed dwellings with associated external amenity space and parking.

Dwelling one would be created within the existing building attached to No.92 to the North. It would be created from blocking two internal doorways and using the existing front entrance to the property.

Dwelling two would be created from part of the existing two storey side extension to the building, a new first floor rear extension behind this and a new single storey extension to the south side facing No.88. A new entrance to this dwelling would be created to the front of the property, near the existing entrance. The single storey extension would be chamfered to fit the wedge shape of the site and leave a side passage of approximately 1m to gain independent access to the rear garden. The flank walls of this extension would be devoid of windows or other openings.

The new two storey extension would be 4.2m wide, to match the width of the existing two storey extension and project 3.2m from the rear wall of the original dwelling. The eaves height would be 5.3m to match the rest of building and the ridge of the roof would be set down by 0.5m from the ridge of the side extension. The single storey side extension would be set 1.5m behind the front wall of the existing two storey side extension. It would continue the full depth of the current building and extensions to result in a building of 7.1m at its deepest point.

No windows are proposed to the first floor flank walls of the proposed first floor extension. All of the windows would face into the gardens at the rear.

The existing rear garden is proposed to be divided into two irregular shapes, both permitting independent access to the gated rear service road. Parking for dwelling two is proposed to be at the rear, where two car spaces are shown in a garage adjoining the existing outbuilding. The rear garden division would be made at the junction of the proposed single storey extension with that of the host dwelling, No. 1. The garden remaining to No. 1 would be angled around by 90 degrees at the bottom to enable independent access to the large outbuilding at the rear.

3.3 Relevant Planning History

9353/APP/2000/512 90 Exmouth Road Ruislip
ERECTION OF A TWO STOREY SIDE EXTENSION AND A SINGLE STOREY REAR
EXTENSION

Decision: 20-04-2000 Approved

9353/APP/2010/511 90 Exmouth Road Ruislip
Part two storey, part single storey side/rear extension and first floor rear extension.

Decision: 05-05-2010 Refused

9353/B/92/0805 90 Exmouth Road Ruislip
Erection of a two storey side extension

Decision: 24-07-1992 Refused

Comment on Relevant Planning History

A previous application for part two storey part single storey side/rear extension to 90 Exmouth Road was refused in May 2010 for the following reasons:

1. The two storey side extension, by reason of its siting, attachment to the flank wall of the existing two storey side extension and resultant combined excessive width, overall design with splayed alignment of the flank elevation wall and crown roof form, would constitute an unsympathetic and disproportionate addition to the original house and would be detrimental to its character, appearance and architectural composition. The extension would detract from the visual amenities of the street scene and surrounding area, generally. The proposal is therefore contrary to policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.
2. The part two storey and part first floor rear extension, by reason of its siting, excessive width relative to that of the original house and crown roof design, would constitute an unsympathetic and disproportionate addition, failing to harmonise with the proportions, scale and form of the original house and would be detrimental to its character, appearance and architectural composition. The extension would detract from the visual amenities of the surrounding area, generally. The proposal is therefore contrary to policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.
3. The orientation of the proposed ground floor side study window adjacent to the existing 1.8m high side boundary wall would fail to provide adequate outlook to this habitable room and would also fail to ensure that adequate light would be able to penetrate it. The proposal would fail to afford an acceptable standard of amenity for future occupiers, who would be reliant on artificial means to light that room during the day, and to secure the objectives of energy conservation. As such, the application proposal is contrary to policy BE20 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007), September 2007 and the London Plan (2008) Policy 4A.3.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
AM14	New development and car parking standards.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 5.3	(2011) Sustainable design and construction

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

26 neighbouring properties and the South Ruislip Resident's Association consulted. Four letters of objection have been received which state the following:

1. Overlooking and loss of privacy to No. 88 and other properties to the side and rear;
2. Bulky, over-large extension;
3. Lack of car parking in the area and particularly on this corner;
4. Rear car parking unrealistic as rear service road is gated and people are much more likely to park on the main road at the front;
5. Drainage arrangements for both dwellings are unclear.

Two ward councillors have requested that the application be brought to committee for determination.

Thames Water Utilities: With regard to sewerage infrastructure, no objection to the planning application. 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

Waste strategy: No Objection.

Access Officer: In assessing this application, reference has been made to London Plan July 2011, Policy 3.8 (Housing Choice) and the Council's Supplementary Planning Document Accessible Hillingdon adopted January 2010.

As the existing dwelling house is not particularly accessible, there would be little or no merit in applying the above policy to the proposed conversion. It is therefore suggested that the above policy is not applied.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application site is within the developed area as identified in the UDP saved policies September 2007 and therefore the principle of new residential development is acceptable subject to compliance with the Saved Policies of the UDP, September 2007 and the London Plan, 2011 and the local context, which are considered elsewhere in this report.

7.02 Density of the proposed development

Not applicable to this application.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.06 Environmental Impact

Not applicable to this application.

7.07 Impact on the character & appearance of the area

The proposed first floor rear extension complies with the Supplementary Planning Document in terms of its size and design. However, the proposed single storey side extension is by reason of its size, scale, height, bulk and wedge shaped configuration combined with the existing two storey extension would appear unduly bulky and be an awkward feature in the streetscene. The width of the existing and proposed extensions would be well over two-thirds of the original house width and as such is contrary to paragraph 5.10 of the HDAS: Residential Extensions. Furthermore, the splayed alignment of the flank wall of the side extension would not harmonise with the appearance of the original house. Extensions of this shape are not a feature of the area. The flat topped finish of the extension would be more visible than most because of the high visibility when travelling up the street and towards the corner which at the moment offers a pleasant gap between otherwise dense frontages. The side extension would therefore constitute an unsympathetic, disproportionate and incongruous addition to the original house and would be detrimental to its character, appearance and architectural composition and would be detrimental to the visual amenity of the street scene and surrounding area generally. Thus, the proposed single storey side/rear extension is considered to be unacceptable

and contrary to policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

7.08 Impact on neighbours

The siting of the proposed rear and side extensions are considered to be far enough away from No.92 not to cause adverse affect through loss of light or overshadowing and the rear two storey extension would not breach a 45 degree line of sight from any habitable room windows on the adjoining properties.

The proposed two storey extension would be 30m from the rear of properties behind the application site in Queens Walk and Melthorne Drive. This would exceed the minimum privacy distance of 21m and this element is therefore considered to be acceptable. There are also no windows prioposed which would result in the overlooking of adjoining properties.

Thus, the proposal is considered to comply with policies BE20, BE21 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

7.09 Living conditions for future occupiers

The living conditions for future occupiers are considered to be compromised through the smaller units created.

The internal floor area of the proposed two new dwellings, is approximately 75m² and 86.86m² each. The current London Plan 2011 has specific size standards, stating a minimum floor space requirement of 83m² for a two storey, two bedroom dwelling. Thus, one of the proposed units is below this required standard and is considered to be unacceptable and contrary to Policy 3.5 and Table 3.3 of the London Plan 2011.

The garden sizes, at 149m² and 130m², exceed the recommended sizes within the HDAS: Residential Layouts SPD of 40m² for each property and accordingly would comply with policy BE23 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and the requirements of the adopted Supplementary Planning Document HDAS: Residential Layouts.

It is considered that all the proposed habitable rooms and those altered by the development would maintain an adequate outlook and source of natural light, therefore complying with Policy 5.3 of the London Plan (2011).

7.10 Traffic impact, car/cycle parking, pedestrian safety

The proposal makes adequate car parking provision in accordance with the Council's adopted standards and complies with the Council's adopted policies in particular policy AM14 of the Hillingdon Unitary Development Plan, Saved Policies September 2007.

7.11 Urban design, access and security

This is covered in Section 7.03.

7.12 Disabled access

In assessing this application, reference has been made to London Plan July 2011, Policy 3.8 (Housing Choice) and the Council's Supplementary Planning Document Accessible Hillingdon adopted January 2010.

As the existing dwelling house is not particularly accessible, the Access Officer considers that there would be little or no merit in applying the above policy to the proposed conversion. It is therefore suggested that the above policy is not applied and the proposal

considered to be acceptable.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

Not applicable to this application.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

The neighbour objections are responded to in the main report.

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

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

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

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

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

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

other status'.

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

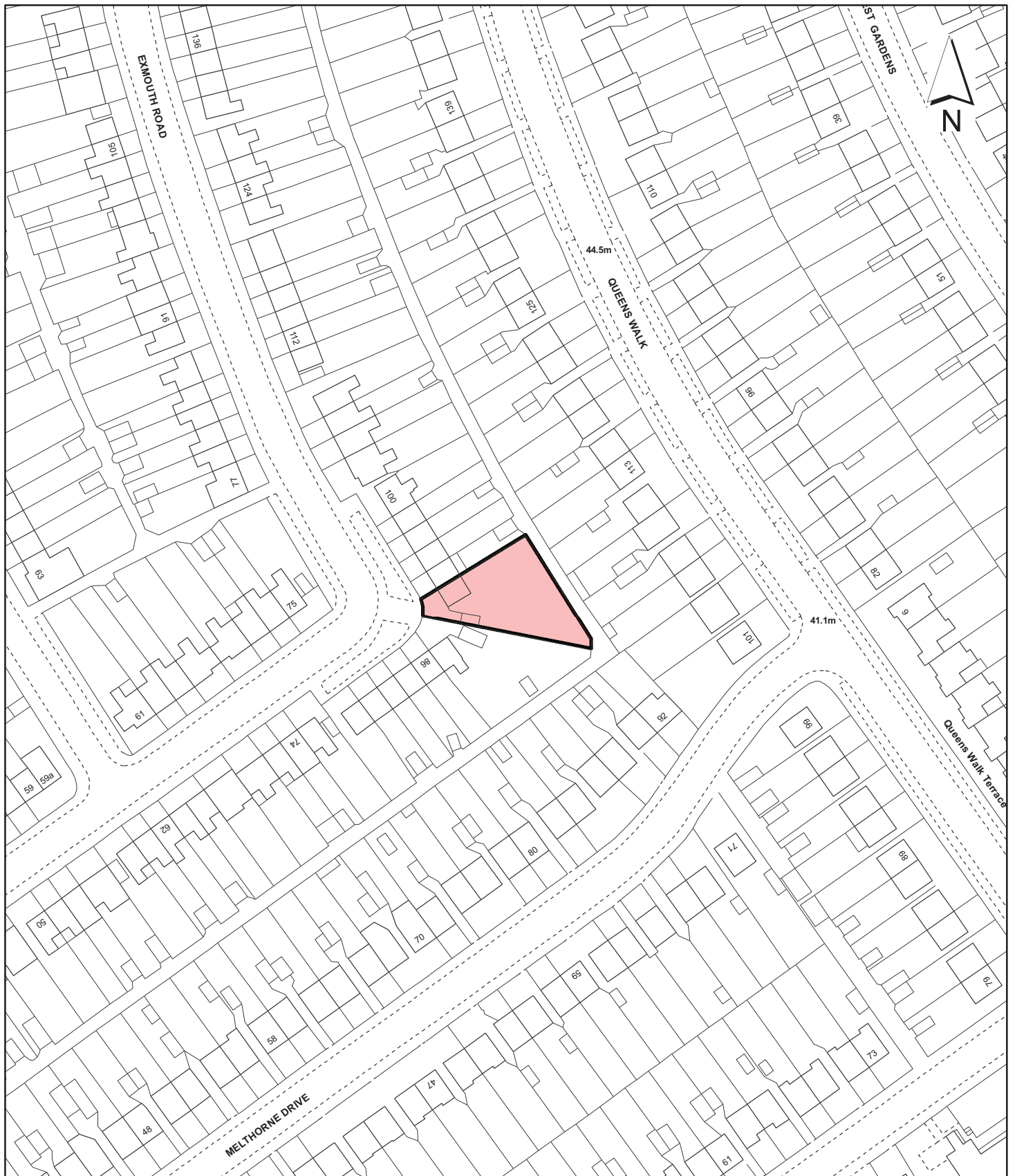
The proposal, due to the size, siting, scale, bulk and design of the single storey side/rear extension would result in a development which is considered to have an unacceptable impact on the character of the existing property and the visual amenities of the area. The proposal also results in the provision of a sub-standard unit in terms of size to the detriment of living conditions for current and future occupiers. The proposal therefore conflicts with the Policies of the Hillingdon Unitary Development Plan (Saved Policies September 2007), and the London Plan (2011) and is recommended for refusal.

11. Reference Documents

Hillingdon Unitary Development Plan (Saved Policies September 2007)
London Plan (2011)
HDAS: Residential Layouts.
HDAS: Residential Extensions.

Contact Officer: Clare Wright

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**Land forming part of
90 Exmouth Road
Ruislip**

Planning Application Ref:

67944/APP/2011/2742

Planning Committee

North Page 113

Scale

1:1,250

Date

**December
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 THE HALLMARKS 146 FIELD END ROAD EASTCOTE PINNER

Development: Change use from Class A2 (Financial and Professional Services) to Class D1 (Non-Residential Institutions) for use as a Education Institute.

LBH Ref Nos: 3016/APP/2010/2159

Drawing Nos: 2166-01
2166-02
Design & Access Statement
2166-03A
Transport Statement (March 2011)
Green Travel Plan (March 2011)

Date Plans Received: 13/09/2010 **Date(s) of Amendment(s):** 13/09/2010
Date Application Valid: 28/09/2010 20/12/2010
29/03/2011

1. SUMMARY

Planning permission is sought for the change of use of a 3 storey office building to an educational training centre with associated parking. No external alterations are proposed and the use has already commenced.

The application fails to demonstrate that the proposal would not harm highway and pedestrian safety and would provide sufficient amenities for wheelchair users.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposal fails to provide adequate information to demonstrate that it does not result in an increase in on street demand for parking in surrounding streets to the detriment of highway and pedestrian safety. The proposal is therefore contrary to Policies AM7(ii) and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

2 NON2 Non Standard reason for refusal

The provision of parking for employees does not encourage the use of sustainable travel modes by staff and is contrary to the submitted travel plan. The proposal therefore fails to meet sustainability objectives, contrary to policy AM9 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

3 NON2 Non Standard reason for refusal

The proposal fails to provide adequate facilities for people with disabilities contrary to policy R16 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007), the London Plan Policies 3.8 and 7.2 and the adopted Supplementary Planning Document HDAS: Accessible Hillingdon.

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.

OE1	Protection of the character and amenities of surrounding properties and the local area
R16	Accessibility for elderly people, people with disabilities, women and children
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.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the west side of Field End Road and comprises a detached 3 storey building previously used for offices within class A2, however, it is now in use for educational purposes, the subject of this application. To the north lies The Manor Public House, to the south lies 148-150 Field End Road, an office building, and to the rear lies the rear garden of 26 Crescent Gardens. The street scene is commercial in character and appearance 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

Retrospective planning permission is sought for the change of use from class A2 to an educational training centre, within class D1. The applicant has advised that the centre provides Health & Safety, ITC and development training workshops. The applicant also advises that there will be up to 30 people on the premises at any one time, however, the submitted plans show that the first and second floor conference rooms will provide some 194 student places excluding staff.

The submitted plans show that the ground floor will provide a reception area with staff facilities, such as a general office and staff rooms. The first floor will provide 3 conference rooms providing 99 student spaces, WC facilities and 3 unidentified rooms. The second floor would provide the same, but 2 unidentified rooms are shown.

The submitted block plan shows 4 off-street parking spaces in the front forecourt including 1 disabled space, while 21 spaces are shown at rear including 2 disabled spaces. 30 cycle parking stands are also proposed at the rear. The applicant has advised that the off-street

space will be for staff and students.

No external alterations are proposed.

3.3 Relevant Planning History

Comment on Relevant Planning History

There are no relevant planning decisions.

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:

OE1	Protection of the character and amenities of surrounding properties and the local area
R16	Accessibility for elderly people, people with disabilities, women and children
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.

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

31 adjoining owner/occupiers have been consulted. No objections have been received however a comment has been received advising that the use has commenced.

Eastcote Residents' Association:

Whilst there is no objection in principle to the change of use of this building, there is scant information in some areas, and the disabled access is not satisfactory.

-It is stated that there are 30 parking spaces for this building, but there is no drawing to show these spaces, nor the access to these spaces;

- There is no provision for bicycle storage;

- Any proposed provision for bin stores is not shown, nor is access for refuse collection vehicles.

- It is stated that it is not possible to make the entrance steps to the building suitable for disabled and wheelchair users, although there are lifts inside the building. This needs to be looked at again, and a fully accessible entrance provided;

- The SPD Accessible Hillingdon states that a wheelchair accessible WC should be no more than 40m away at a given point in the building. Where a platform lift is used vertical travel to toilet

accommodation is limit to one storey. It is not clear from the documents whether the proposal is a platform lift or not. The needs to be looked at very carefully, and preferably more disabled WCs added to the upper floors.

- Please can this application be drawn to the attention of Hillingdon Accessibility Officer

Hopefully, these questions can be answered and alterations carried out before permission is granted.

Ward Councillor: Requests that this application is reported to the planning committee for determination.

Internal Consultees

Highways:

It appears that the applicant's agent has not fully understood our requirements, hence the piecemeal information provided on the revised plan and transport note. My comments are based on the previous comments and submitted amendments:

As per the design and access statement submitted with the application, there are 6 existing car parking spaces at the front and 30 car parking spaces at the rear of the application site. The car parking spaces at the front are proposed for disabled persons and visitors, and the rear spaces are proposed for staff and students.

The applicant should be requested to submit the existing car parking layout showing the above number of car parking spaces. A standard car parking bay with a 6 metre turning space is 2.4m wide x 4.8m long (the bay width may be increased and the turning space reduced depending on the car parking layout). A standard disabled bay is 3.6m wide x 4.8m long.

The parking spaces should be independently accessible, however some tandem staff parking may be acceptable. The applicant should justify the adequacy of the car parking spaces to meet the operational needs of the development.

The Council's minimum cycle parking standards for D1 (Adult Learning) use class stipulate 1 space per 25sqm. The proposals do not include any cycle parking spaces, which is contrary to the Council's requirements.

30 full time members of staff are proposed and the submitted drawing shows space for 194 people in the premises in addition to the staff. An assessment of the parking and traffic aspects should be submitted.

Further comments will be made upon receipt of the above information.

Comments on submitted information:

The revised parking drawing shows a more realistic parking arrangement, 4 front and 21 rear parking spaces. Although not all the spaces have the layout in accordance with the Council's requirements, given that this is the existing arrangement (as per the agent) and no changes are proposed, there is no issues raised on the layout.

As per the transport note, the parking spaces are surplus to requirements and it is expected that many will remain empty as a lot of staff are expected to travel by way of public transport and staff work in shift patterns. It is therefore considered that in order to maximise the use of the car parking spaces and to reduce the parking pressure associated with this use in the surrounding area, the available car parking spaces should be proportionally allocated to staff and students. Furthermore,

the allocation of all the rear car parking spaces to staff would not encourage the use of sustainable modes of travel and would fail to provide car parking for any disabled students. A Travel Plan should be submitted.

The applicant should first calculate the number of cycle parking spaces required for the proposed used based on the Council's standards. The number of requisite cycle parking spaces should be provided along with covered cycle parking layout showing the cycle parking spaces that can be accommodated within the proposed cycle parking area.

An assessment of the parking and traffic aspects has not been submitted. At the very least, information regarding a reasonable estimate (based on other examples, details required) of the number of staff and students to be at the premises at one time and the number of classrooms to be in use at one time should be provided.

Comments on revised transport Statement and General Travel plan dated March 2011:

Revised Transport statement is in response to comments previously made by highway officer, indicates that there will be a maximum of 100 students per session with maximum of 2 sessions per day, whereas the total capacity of education centre is 240 as stated in the transport statement or 194 as shown in the plan.

The transport statement therefore fails to address transport issues related to the total capacity of the teaching establishment.

As per transport note, proposed maximum number of staff including teaching, admin etc, is twenty and existing 21 parking spaces at the rear are to be allocated to the employees. Allocation of rear car parking spaces to staff would not encourage the use of sustainable travel modes by staff and is contrary to the submitted travel plan. Furthermore, as an adult education centre, practically some students could choose to travel by car rather than using public transport which will have an adverse effect on parking within the vicinity of the education centre.

As previously stated:

"the parking spaces are surplus to requirements and it is expected that many will remain empty as a lot of staff are expected to travel by way of public transport and staff work in shift patterns. It is therefore considered that in order to maximise the use of the car parking spaces and to reduce the parking pressure associated with this use in the surrounding area, the available car parking spaces should be proportionally allocated to staff and students."

The applicant should therefore either:

- 1) provide a detailed robust traffic statement addressing the applicant's proposal for 240 places.
- 2) in the absence of information, we are unable to assess the transportation aspect of the application and therefore the application should be withdrawn as if permitted it could be contrary to Council policies AM7 (ii) and AM14.

Environmental Protection Unit:

No objections subject to conditions relating to Hours of operation and deliveries and waste collection, plant and equipment, and a restriction on the use of the premises.

Access Officer:

The following observations are based on a site visit and desk-based assessment of existing and proposed plans is submitted.

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

1. Accessible parking bays should be available and a minimum of 4.8m x 2.4m and otherwise marked and signed in accordance with BS 8300.
2. The existing entrance ramp should be fitted with handrails and guardrails as the existing entrance arrangements are considered hazardous and not conducive to the principles of access and inclusion.
3. To assist blind and visually impaired people to gain convenient and safe access into the building, the existing steps should be fitted with appropriate step nosings that contrast in luminance with the stair treads. Crucially, retrofitted nosings must be flush, or otherwise appropriately designed, not to be a trip hazard.
4. The presence of a glass door should be made apparent with permanent strips on the glass (manifestation), contrasting in colour and luminance with the background seen through the glass in all light conditions. The edges of a glass door should also be apparent when the door is open. If a glass door is adjacent to, or is incorporated within a fully glazed wall, the door and wall should be clearly differentiated from one another, with the door more prominent.
5. Part of all reception desks should be provided at a height of 750-800mm.
6. An assisted listening device, i.e. infra-red or induction loop system, should be fitted to serve all reception areas.
7. Seating of varying heights should be provided and sited within close proximity to the reception, as appropriate.
8. All signage for directions, services or facilities should be provided in a colour contrasting with the background. Signage and lighting levels should be consistent throughout the building and care taken to avoid sudden changes in levels.
9. Internal door widths should provide a minimum clear opening width of 800 mm to facilitate adequate access for wheelchair users. Internal doors should also have 300 mm unobstructed space to the side of the leading edge.
10. Internal doors should be held open using fire alarm activated magnetic closers whilst the building is in use.
11. Signs indicating the location of an accessible lift should be provided in a location that is clearly visible from the building entrance.
12. The principles of access and inclusion should be carried through to all teaching and 'backstage' staff areas to promote employment opportunities for disabled people. Similarly, resting facilities should also be fully accessible.
13. Contrary to the information within the Design & Access Statement there is no accessible toilet on the proposed ground floor plan. The building alterations associated with the change of use application do not include an accessible toilet facility that would cater for wheelchair users in accordance with BS 8300:2009. This lack of provision alone could prevent a disabled person from partaking and, given that change of use application would involve building alterations, at least one accessible toilet should be required as part of any planning approval.
14. The accessible WC facilities throughout the college should be signed either Accessible WC or

Unisex. Alternatively, a wheelchair symbol and the use of the words Ladies and Gentlemen or Unisex would be acceptable.

15. Whilst the classroom layout may be for illustrative purposes, it should be noted that such a layout would be unwelcoming to wheelchair users. Wheelchair users should be facilitated to gain unhindered access to all teaching environments, and empowered to interact with their peers on an equal basis, without potential embarrassment whilst classrooms are re-organised. Cabling and sockets for IT equipment etc, are likely to be installed when partitions are installed, making it difficult or impossible to alter the layouts at a later date. It is therefore imperative to design, at this stage, a layout conducive to access and inclusion principles.

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

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

18. A refuge area should be provided that is suitably sized and arranged to facilitate maneuverability by wheelchair users (Refer to BS 9999: 2008). Refuge areas must be adequately signed and accessible communication points should also be provided in the refuge areas.

19. An evacuation plan should be drawn up to ensure that those unable to use stairs can be sure of escape.

NB: The applicant is reminded of the duties set out in the Disability Discrimination Act 1995, with regard to employment and service provision. Whilst an employer's duty to make reasonable adjustment is owed to an individual employee or job applicant, the responsibility of service providers is to disabled people at large, and the duty is anticipatory. The failure to take reasonable steps at this stage to facilitate access will therefore count against the service provider, if/when challenged by a disabled person. It is therefore recommended that the applicant takes full advantage of the opportunity that this development offers, to improve the accessibility of the premises to people with mobility and sensory impairments.

Conclusion: unacceptable

Further details should be submitted which include the above observations and/or details, as appropriate, submitted as part of a revised Design & Access Statement.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

There are no policies in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) that protect the loss of class A2 uses. As such, the use is acceptable in principle, subject to compliance with other policies in the Plan.

7.02 Density of the proposed development

Not applicable to this application.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.06 Environmental Impact

The Environmental Protection Officer has raised no objections to the use subject to conditions that would minimise noise and disturbance to nearby residential properties. This is further addressed below.

7.07 Impact on the character & appearance of the area

There are no external alterations proposed and therefore, the proposal does not harm the appearance of the street scene.

7.08 Impact on neighbours

The nearest residential properties lie above the commercial units on the opposite side of the road and to the rear in Crescent Gardens. The use is contained within the building and therefore does not have a detrimental impact on the residential amenities of nearby properties, in terms of noise or disturbance. The proposal complies with policy OE1 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The application is supported by a Transport Statement and Green Travel Plan, both of which have been assessed by the Council's Highways Officer.

The assessment has highlighted some inconsistencies in the submitted information and is not considered to fully address the Council's concerns. In particular, the revised Transport Assessment indicates that there will be a maximum of 100 students per session with a maximum of 2 sessions per day. However, the submitted plans indicate that there is capacity within the classrooms to cater for some 194 students. The revised transport statement therefore fails to address transport issues related to the total capacity of the teaching establishment.

The proposed maximum number of staff including teaching, admin etc, is twenty and existing 21 parking spaces at the rear are to be allocated to employees. Allocation of rear car parking spaces to staff would not encourage the use of sustainable travel modes by staff and is contrary to the submitted Travel Plan. Furthermore, as an adult education centre, practically some students could choose to travel by car rather than using public transport which will have an adverse effect on parking within the vicinity of the education centre.

It is therefore considered that the planning application fails to demonstrate that the proposal will not result in additional on street parking to the detriment of highway and pedestrian and does not comply with sustainability objectives, contrary to policies AM7 (ii), AM9 and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.11 Urban design, access and security

The Access Officer considers that the building is not fully accessible for wheelchair users. In particular, there is no accessible toilet on the proposed ground floor plan. The building alterations associated with the change of use does not include an accessible toilet facility that would cater for wheelchair users in accordance with BS 8300:2009. This lack of provision alone could prevent a disabled person from partaking and, given that change of use application would involve building alterations, at least one accessible toilet should be required as part of any planning approval.

Furthermore, whilst the classroom layout may be for illustrative purposes, it should be noted that such a layout would be unwelcoming to wheelchair users. Wheelchair users should be facilitated to gain unhindered access to all teaching environments, and empowered to interact with their peers on an equal basis, without potential embarrassment whilst classrooms are re-organised. Cabling and sockets for IT equipment etc, are likely to be installed when partitions are installed, making it difficult or impossible to alter the layouts at a later date. It is therefore imperative to design, at this stage, a layout conducive to access and inclusion principles.

It is therefore considered that the proposal does not provide sufficient amenities of wheelchair users, contrary to policy R16 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007), to London Plan Policies 3.8 and 7.2 and to the adopted Hillingdon Design & Accessibility Statement: Accessible Hillingdon.

7.12 Disabled access

The building has an existing entrance ramp, which allows access for wheelchair users. Subject to the installation of handrails, it would become accessible for all people with disabilities. This could be secured by way of a suitably worded planning condition, should planning permission be granted. However, in terms of its usability by disabled persons the application is recommended for refusal, as set out above.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

Not applicable to this application.

7.15 Sustainable waste management

No details of refuse storage have been submitted. However, this could be secured by way of a suitably worded planning condition, should planning permission be granted.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

The third party comments have been addressed in this report.

7.20 Planning obligations

Not applicable to this application.

7.21 Expediency of enforcement action

The use has commenced and as permission has not been granted, if this application is refused then the matter will be further investigated, prior to the submission of an enforcement report to your committee.

7.22 Other Issues

There are no other relevant 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

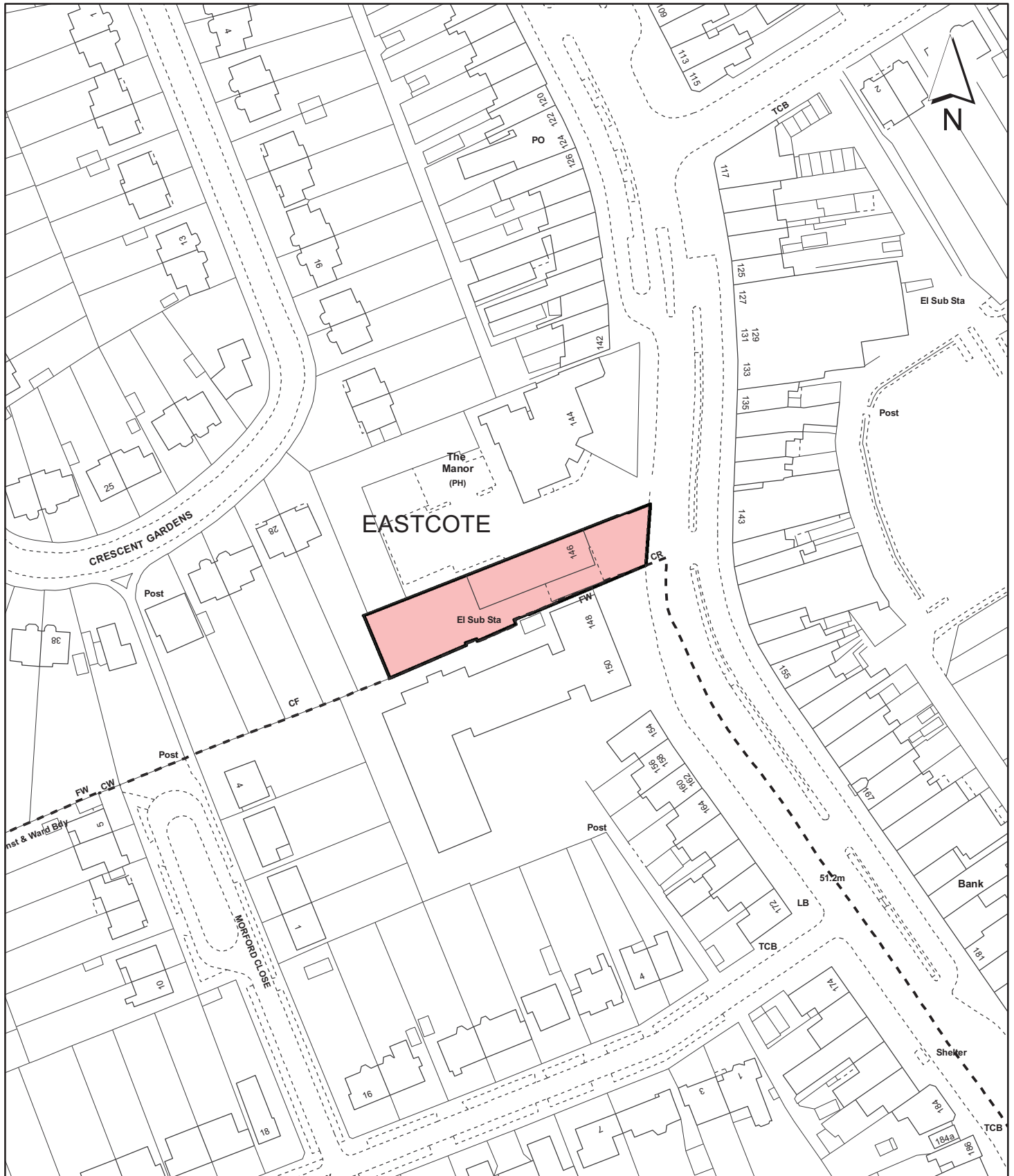
For the reasons outlined above and that the development fails to comply with the aforementioned policies of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007), this application is recommended for refusal.

11. Reference Documents

Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).
London Plan 2011

Contact Officer: Sonia Bowen

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

**The Hallmarks
146 Field End Road
Eastcote**

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

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

Planning Application Ref:

3016/APP/2010/2159

Scale

1:1,250

Planning Committee

North Page 125

Date

**December
2011**



HILLINGDON
LONDON

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Report of the Head of Planning & Enforcement Services

Address 22 CRANBOURNE ROAD NORTHWOOD

Development: Single storey side/rear extension involving alterations to front.

LBH Ref Nos: 64691/APP/2011/2064

Drawing Nos: Location Plan to Scale 1:1250
C12830-100
C12830-101 Rev. C

Date Plans Received: 22/08/2011 **Date(s) of Amendment(s):** 23/08/2011
Date Application Valid: 22/08/2011 08/11/2011

1. CONSIDERATIONS

1.1 Site and Locality

The site is located on the south side of Cranbourne Road and comprises of a two storey semi-detached property. This section of the Cranbourne Road rises steeply to the north-west, with the application property sited approximately 400mm above No. 20 Cranbourne Road. The dwelling itself sits slightly above the ground level of the driveway, and the front entrance to the dwelling is raised. The front of the property is part garden/hard surfaced with space for one vehicle.

Along the south-eastern boundary, the property has a 2.1m gap separating the flank wall of the dwelling from the adjoining property at No.20 Cranbourne Road. To the rear of the site, situated along this boundary, there is an existing detached garage which is used for domestic storage. The property has no other existing extension or buildings within the curtilage of the site. A raised garden area extends 20m in depth to the rear south western boundary abutting the rear gardens of Nos. 18 and 20 Lincoln Road.

The adjacent property, No.20 Cranbourne Road is a detached dwelling with an existing attached garage to the side and no existing extension to the rear. The ground level to the rear of this property is approximately 750mm below the application site.

Directly north-west of the site lies No. 24 Cranbourne Road, the adjoining semi-detached dwelling which is on a higher level than the application site. This property has an existing single storey rear extension set in from the boundary of the application site.

The street scene is residential in character and appearance comprising detached and semi-detached properties. The application site lies within the Developed Area as identified in the saved UDP, September 2007.

1.2 Proposed Scheme

The application seeks permission to construct a single storey side and rear extension. This is a revised application on a previous planning permission granted in 2008 (64691/APP/2008/1999) for a side extension.

The plans have been amended during the course of the application to bring in both the side and rear elements from the neighbouring boundary of No.20 Cranbourne Road. The proposed side extension would now be set in 0.35m from the common boundary with No.20 Cranbourne Road than what was previously approved. It would be in line with the main front and rear walls of the dwelling and would measure 1.65m in width, protruding 7.4m back along the depth of the dwelling.

It would have a similar finish to the previous approved scheme consisting of a flat roof measuring 3.5m from the lower ground level with a dummy pitch element to the front with a maximum height of 4.5m.

To the rear, the amended plans received have omitted a side element and would now appear in line with the original flank wall of the dwelling. The rear extension would extend the full width of the original dwelling (6.7m), projecting 3.6m into the rear garden and would have a flat roof finish with a maximum height of 2.8m from the existing ground level.

1.3 Relevant Planning History

64691/APP/2008/1999 22 Cranbourne Road Northwood
Single storey side/rear extension.

Decision Date: 10-10-2008 **Approved** **Appeal:**

Comment on Planning History

As indicated, planning permission was granted in August 2008(64691/APP/2008/1999) for a side extension. With the exception of the 0.35m set in from the side boundary with of No.20 Cranbourne Road, the current side extension proposed is identical in design and appearance to the originally approved side element. The proposed rear extension was not a part of the original scheme.

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

12 surrounding neighbours as well as Northwood Hills Residents Association have been consulted. One representation has been received raising the following concerns.

i) The proposed side extension is over dominant with regard to the adjoining property. It is out of character with the surrounding environment causing a terrace effect. It would effectively change the status of the property from detached.

ii) This would give rise to additional noise and privacy issues.

iii) The rear extension would have a significant bearing on natural daylight into my dining room.

iv) The planning application makes no mention of the following points which are required to make an informed decision:

- a) What is the gap currently proposed between the properties?
- b) What effect will the development have on the existing outbuilding (garage)?
- v) Concerns regarding potential structural damage to the neighbours dwelling from the proposed development.
- vi) Maintenance issues of the boundary. The neighbouring property would lose access to existing externally fixed wiring. The neighbouring property would be unable to access the eaves above the highest point of the extension. The close proximity of the two walls would give rise to actual and potential construction issues as details Damp, Dry Rot and Fires.

Northwood Hills Residents Association

This proposed development will disrupt the character of the Road and will in effect give the perception that the detached property next door is a terraced property.

The application does not also take into account that Cranbourne Road is built on a slope, the land levels vary greatly, and as such any development would dwarf the next door property.

There is also concern that foundation work for the proposed development could adversely impact the foundation of the next door which are built on clay. Heave and subsidence are a common factor in the area. A full survey should be requested. We ask that this application in the current form be refused.

Officers Comments: Since these comments have been submitted, amended plans received have set the extension in 0.35m from the boundary. The maintenance of the boundary and potential structural damage is not a planning matter but a civil matter between the two neighbouring parties. Any planning permission granted would need to abide by other legislation including building control and the Party Wall Act. The remaining issues raised are addressed in the main report.

Ward Councillor: Has requested that the application be considered by the North Planning Committee.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new

	planting and landscaping in development proposals.
AM14	New development and car parking standards.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

5. MAIN PLANNING ISSUES

The main issues for consideration relate to the effect of the proposal on the character and appearance of the original house, on the street scene and surrounding area, on residential amenity, provision of private amenity space and car parking.

With regard to the side extension, the principal of this element has already been accepted by the previous planning approval in 2008 (64691/APP/2008/1999) and circumstances and policy have not changed in the intervening period to suggest that the application should be refused given that the scheme is almost similar in design with the exception of the set in from the boundary. The amended plans, setting the footprint in 0.35m from the boundary would mean that the proposal (with exception to the neighbours flank chimney breast) would no longer be set up to the boundary with No.20 Cranbourne Road. This would now comply with para 3.9 of the Supplementary Planning Document (SPD) HDAS: Residential Extensions. It would reduce the visual impact on the street and would allow sufficient gap for guttering and foundations without encroachment on to the adjoining property.

The previous planning assessment determined that the side extension was acceptable as it would generally conform with the SPD. The side element would be approximately a third of the width of the original dwelling. Although it would be taller with the dummy pitch roof sitting just below the first floor windows, its design and detailing would respect that of the main house. The dummy pitch roof would allow the side element to integrate with the roof pitch of the main house and given the slope and difference in levels, it would not appear an overly dominant feature. Overall, it is considered that the proposed side extension would be sub-ordinate to the main house, and that it would not dominate the house or the streetscene, nor unduly unbalance the semi-detached pair of houses.

Similarly, the single storey rear element would appear subordinate to the main dwelling. The proposed flank wall would maintain a 2.1m gap from the boundary with No.20 Cranbourne, which is set some 750mm lower than the application site. The proposed width, depth and height would not cause a detrimental impact on the appearance of the dwelling and generally conforms to Section 3 of the Supplementary Planning Document (SPD) HDAS: Residential Extensions.

As such, it is considered that the proposal would appear sub-ordinate to the main house, and that it would not dominate the house or the street scene and therefore would be in compliance with policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and sections 3.0 and 4.0 of the Hillingdon Design & Accessibility Statement(HDAS): Residential Extensions.

With regard to the impact on adjoining properties, it is considered that the proposal would not cause any adverse effect on their amenity. As noted, the gap of 0.35m to the side would not lead to any encroachment onto the neighbours land. The single storey rear extension would be 3.6m deep, complying with the HDAS guidance for semi-detached properties. Given that the flank wall of the extension would be set in 2.1m from the boundary, it would reduce any dominance the extension would have on the occupiers of

No. 20 Cranbourne Road and there would be no loss of light into the neighbours dining room.

With regard to privacy, there would be no additional windows in the flank wall of the proposal. A condition is recommended limiting any new windows facing onto No. 20 Cranbourne Road.

There would be no detrimental impact on the occupiers of No. 24 Cranbourne Road. The rear extension would be approximately 2.8m in height, however, due to the higher level of No.24 Cranbourne Road, it would be slightly above (0.3m) the existing fence. There would be no loss of outlook, privacy or light, nor any overshadowing or visual intrusion on to the attached property. As such, the application proposal would not represent an unneighbourly form of development and in this respect would be in compliance with policies BE20, BE21 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and sections 3.0 and 4.0 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions.

Over 100sq. metres of private amenity space would be retained, and there would be no reduction in off road parking than what is currently present. Therefore the proposal is in accordance with policies BE23 and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

6. RECOMMENDATION

APPROVAL subject to the following:

1 HH-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 HH-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 BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 HH-M2 External surfaces to match existing building

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

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing

building in accordance with Policy BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 HH-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 20 Cranbourne Road.

REASON

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

5 HH-RPD4 Prevention of Balconies / Roof Gardens

The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area.

REASON

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

INFORMATIVES

Standard Informatives

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

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy

to neighbours.

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

AM14 New development and car parking standards.

HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

- 3 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 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 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, Environment and Community Services, Building Control,
3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).
- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street,

Uxbridge, UB8 1UW (Tel. 01895 250190).

- 7 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, Environment and Community Services Reception, Civic Centre, Uxbridge, UB8 1UW.
- 8 Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.
- 9 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 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the

pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.

- 11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO₂) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.
- 12 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).

Contact Officer: Eoin Concannon

Telephone No: 01895 250230

By virtue of paragraph(s) 2, 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

20th December 2011



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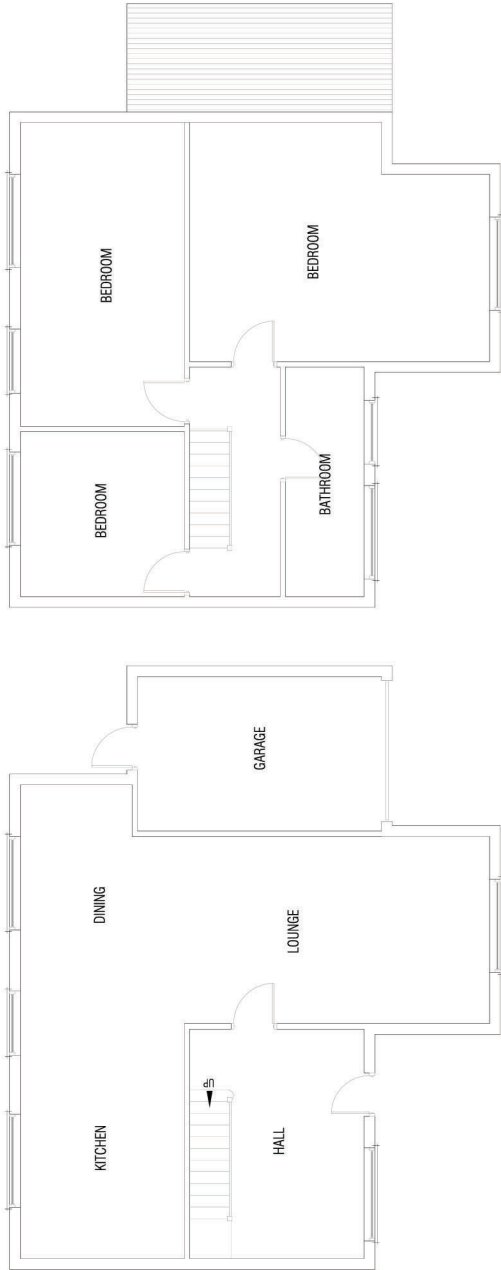
Report of the Head of Planning & Enforcement Services

Address 39 HIGHFIELD DRIVE ICKENHAM

Development: Demolition of existing property and ther erection of a two storey, with rooms in roofspace, six bedroom detached 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



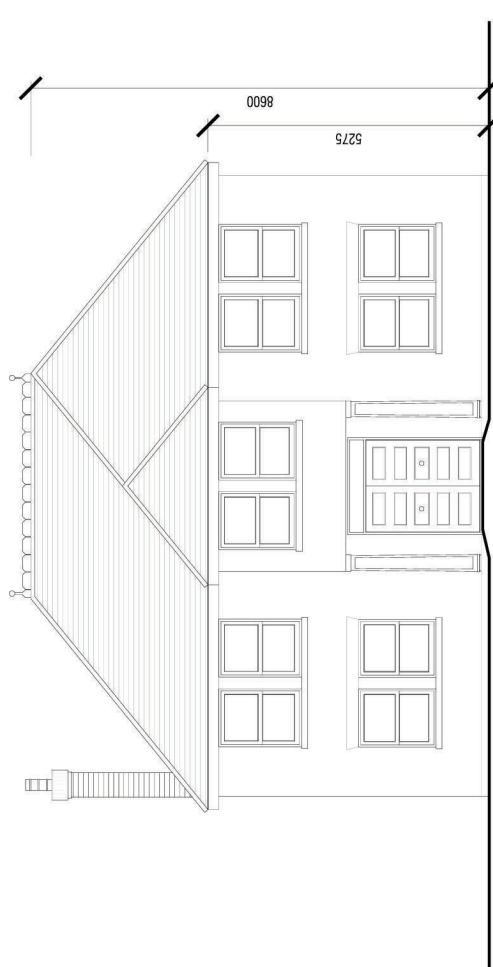
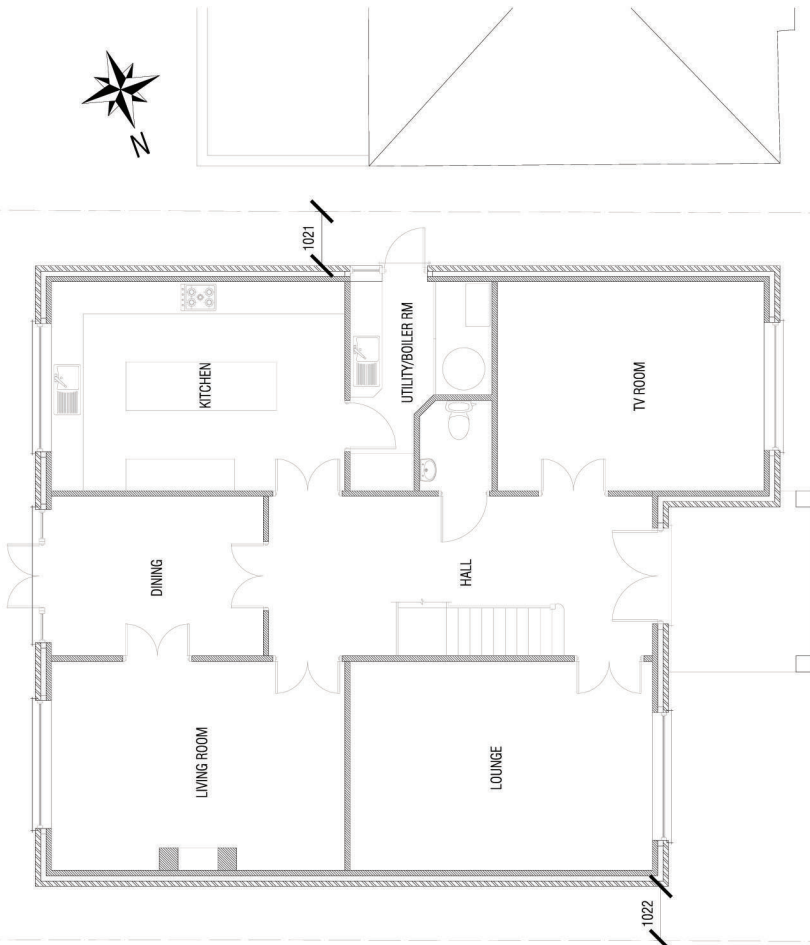
MANN ASSOCIATES
Town Planning & Development
"Samy Knapp" - 45 Palmer Drive, Gerrards Cross,
Buckinghamshire. SL9 7JG. Tel: 0756 965 733

Client	MR R VIRING	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

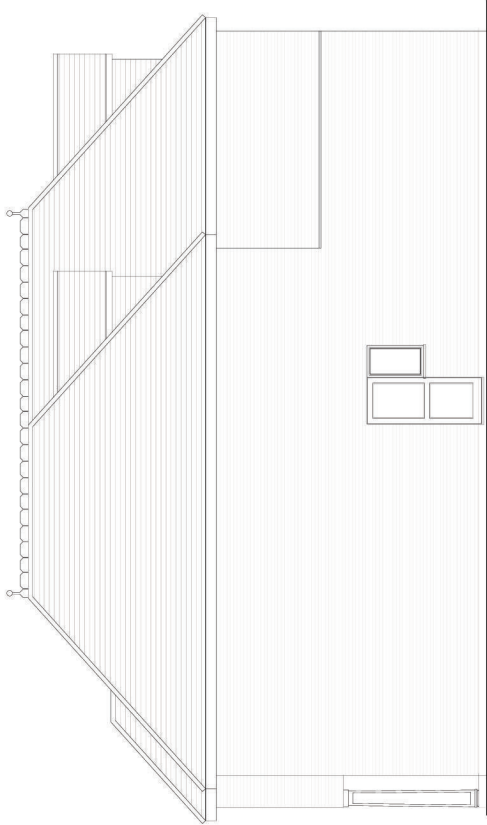
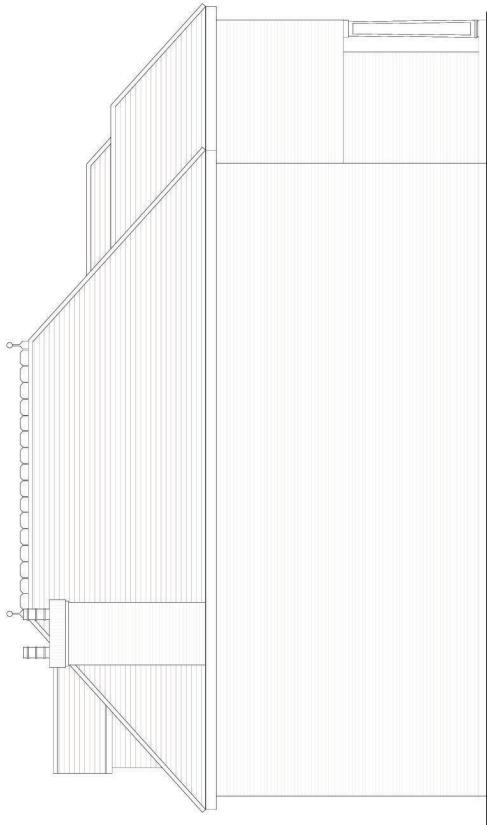


FRONT ELEVATION

MANN ASSOCIATES
Town Planning & Development
"Samy Knapp", 45 Palmer Drive, Gernika Cross,
Buckinghamshire, SL9 7JG. Tel: (0756) 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
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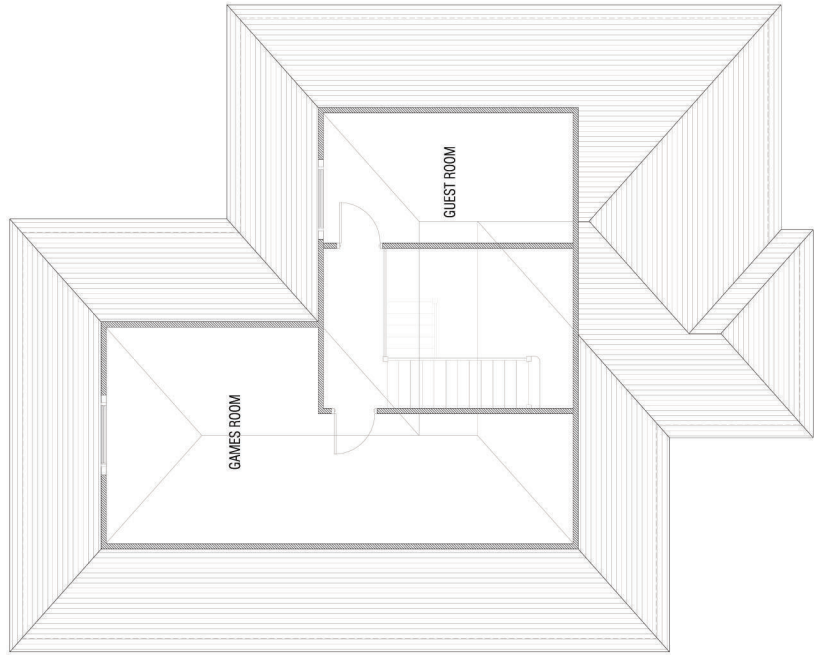




SIDE ELEVATION

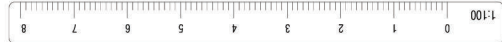


REAR ELEVATION



GAMES ROOM

GUEST ROOM



MANN ASSOCIATES
Town Planning & Development
"Samy Knapp" - 45 Palmer Drive, Gerrards Cross,
Buckinghamshire, SL9 7JG T: 01753 645 733

Client: **MR R VRING**
Job Title: **39 HIGHFIELD DRIVE
ICKENHAM
MIDDLESEX UB10 8AW**

Details: **PLANS & ELEVATIONS**
Drawing: **ERECTION OF REPLACEMENT
DWELLINGHOUSE**

Date: **AUG 2010**

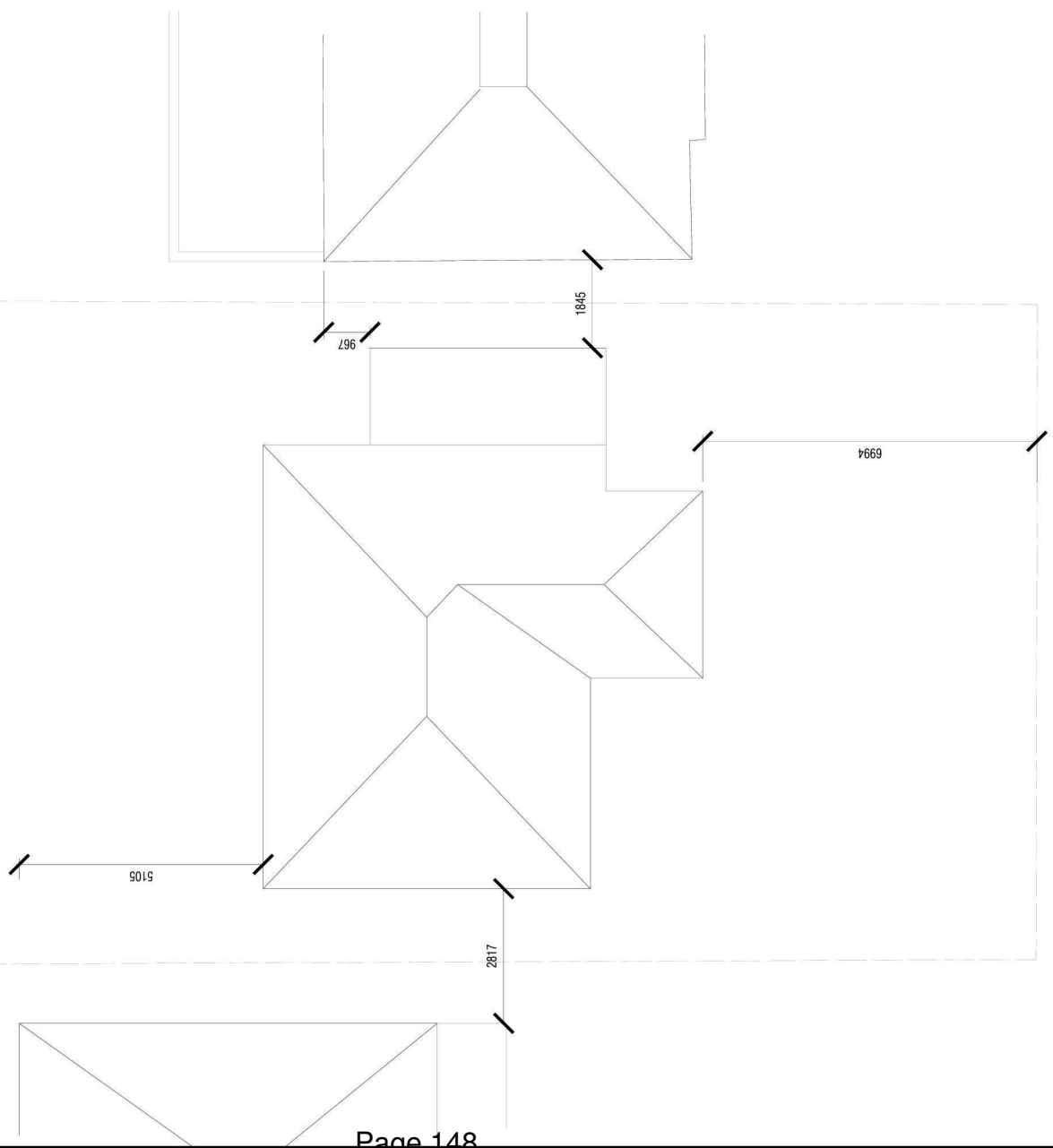
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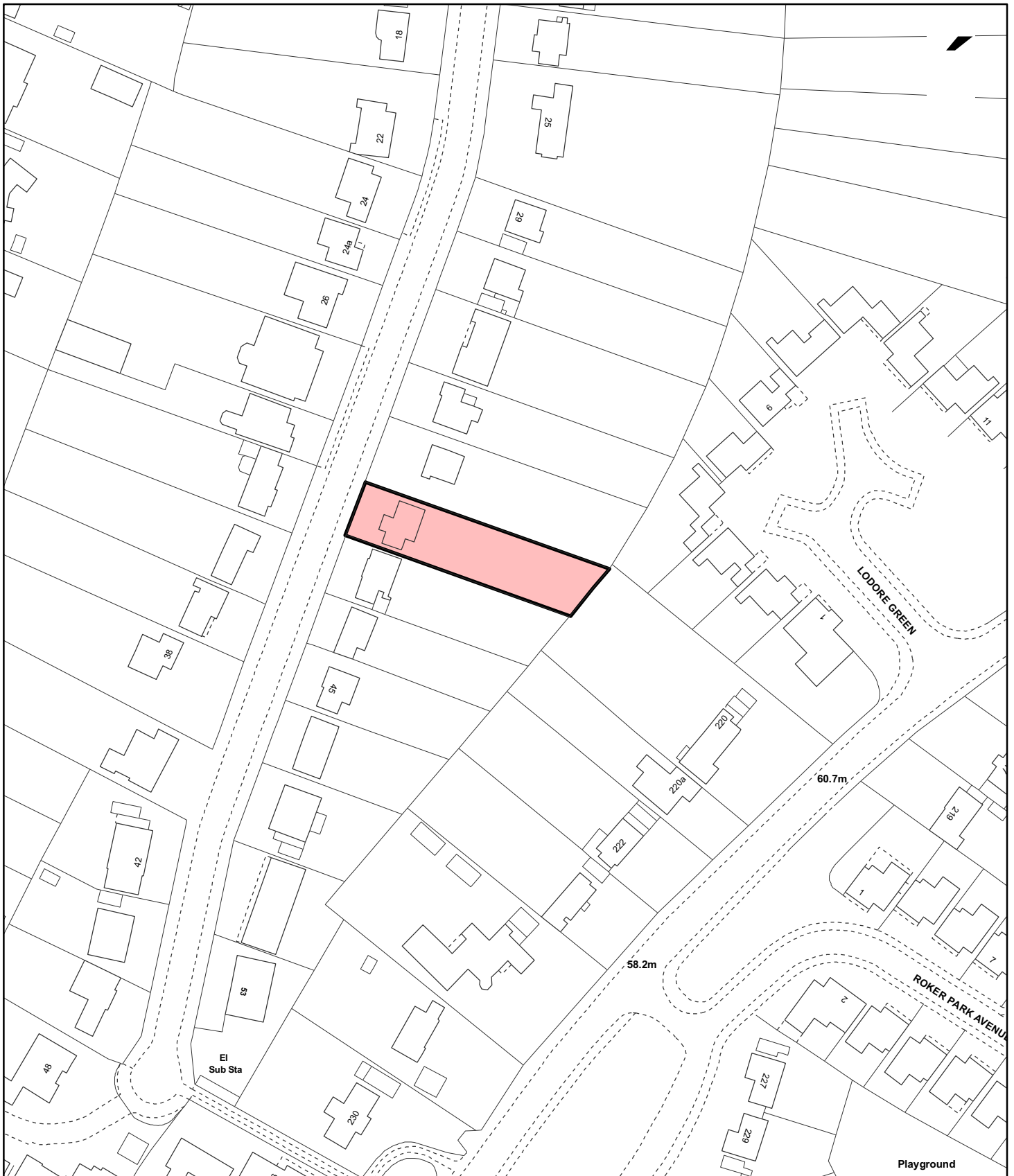
Scale: **1:100**





MANN ASSOCIATES
 Town Planning & Development
 "Samy Knapp", 45 Palmer Drive, Gemak Cross,
 Buckinghamshire, SN7 7JG Tel: 0756 945 733

Client	MR R VRING	Details	EXISTING SURVEY
Job Title	39 HIGHFIELD DRIVE ICKENHAM MIDDLESEX UB10 8AW	Drawing	ERECTION OF REPLACEMENT DWELLINGHOUSE
Date	AUG 2010	Dwg No	01A
		Scale	1:100





<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>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 149</p>	<p>Date</p> <p>September 2011</p>	
		 HILLINGDON <small>LONDON</small>	

Report of the Head of Planning & Enforcement Services

Address 47 COPSE WOOD WAY NORTHWOOD

Development: Two storey, 4-bed detached dwelling with habitable roofspace and basement with associated amenity space and parking, involving demolition of existing detached dwelling

LBH Ref Nos: 18371/APP/2011/2505

Date Plans Received: 13/10/2011

Date(s) of Amendment(s):

Date Application Valid: 19/10/2011

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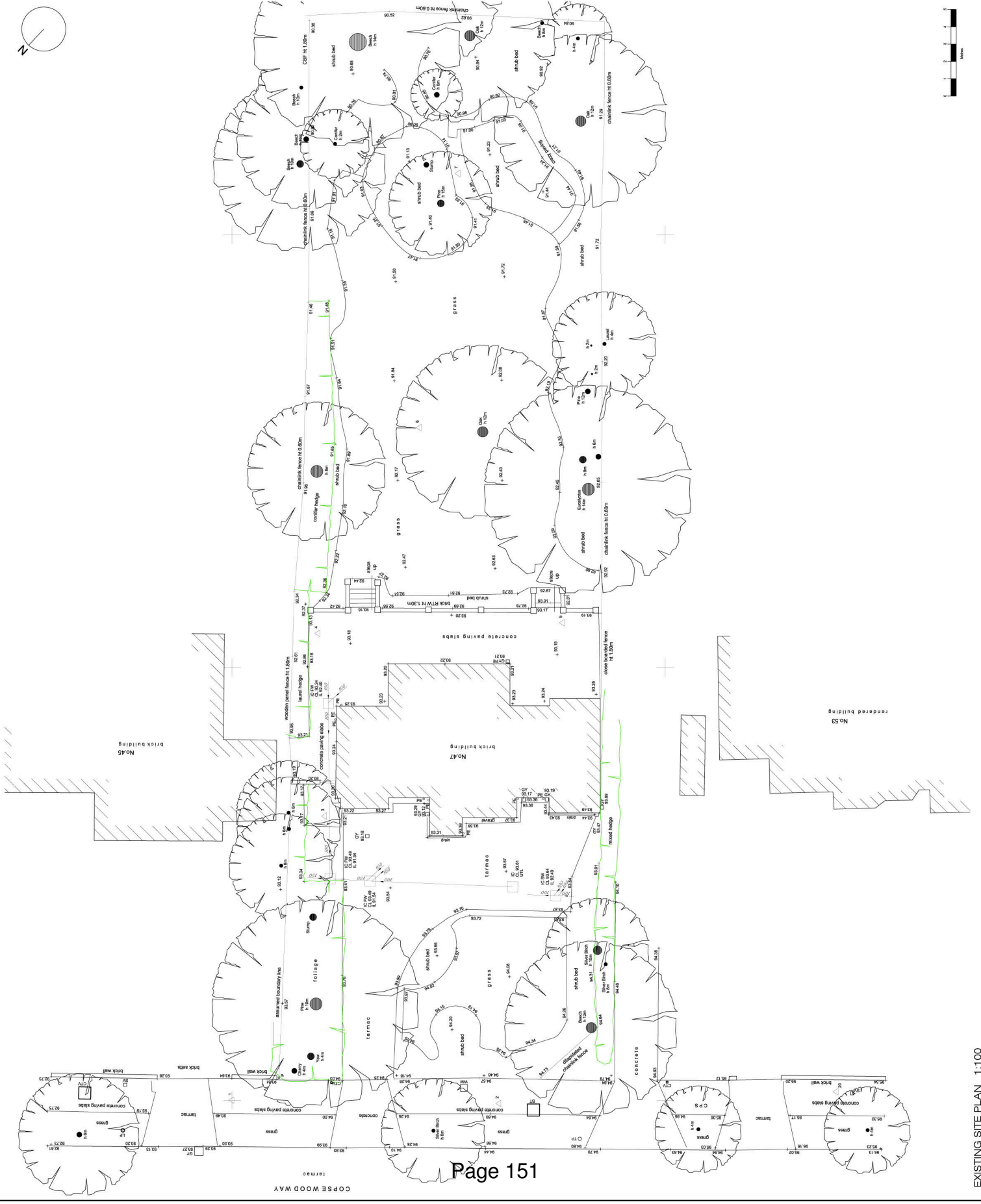
DRAWING TITLE: PLANNING APPLICATION

Briffa Phillips
 Architects Design Planning Consultants Project Management
 11241 Highway 141, St. Albans
 Tel: 01772 86627
 www.briffaphillips.com
 briffaphillips@briffaphillips.com

PROJECT NO: 47 CORSE WOOD WAY NORTHWOOD HA6 2TZ

DRAWING NO: EXISTING SITE PLAN

SCALE:	AS SHOWN	DRAWN:	CRACKOOD
DATE:	1:100/8/1	MB	AC
DESIGN:	20.05.11	1419	101



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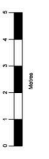
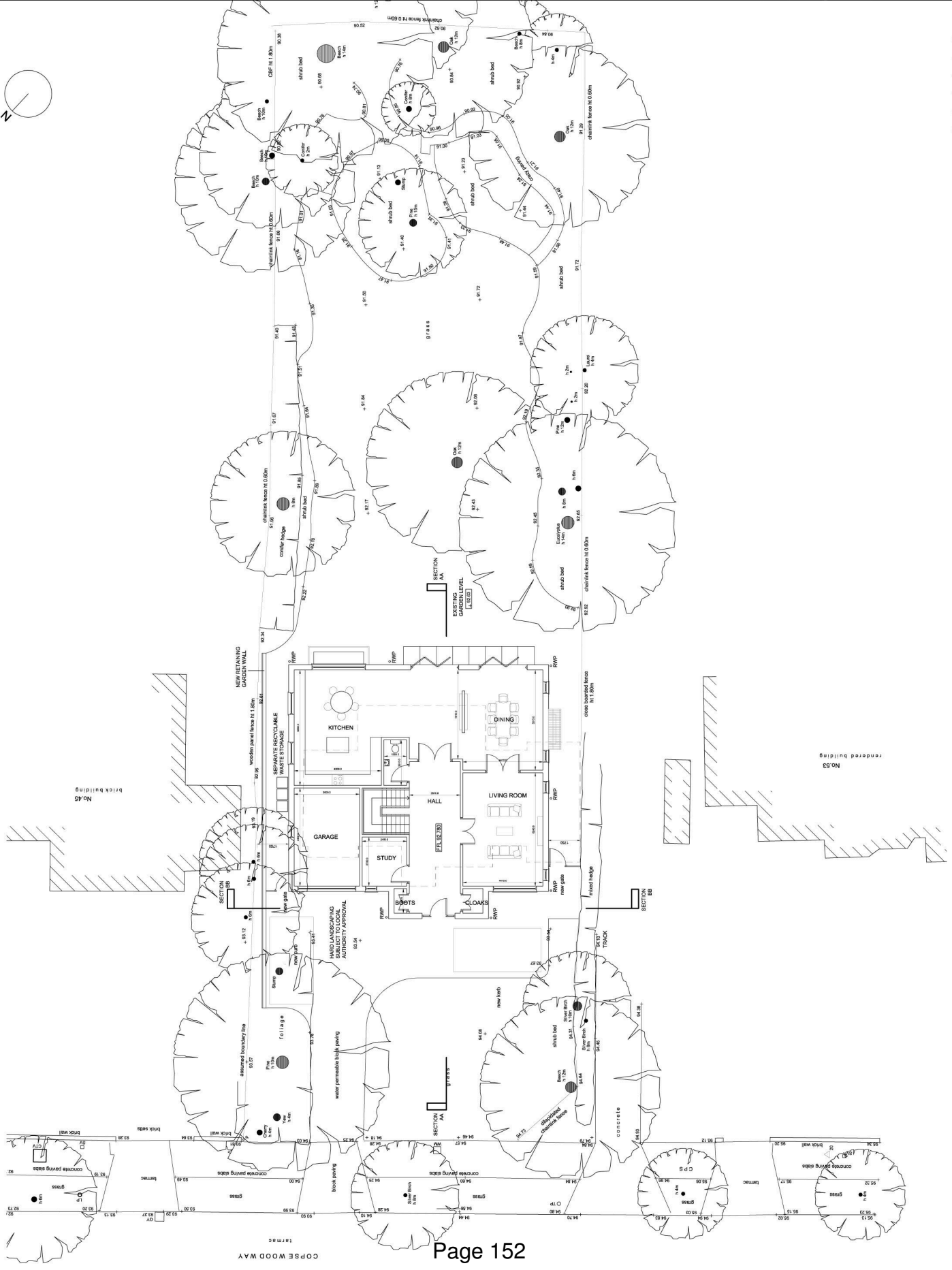
DRAWING SHEET: PRELIMINARY

Briffa Phillips
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 18-21 Heywood Hill, St Albans
 Herts AL1 1AA
 Tel: 07727 766267
 Fax: 07727 766267
 info@briffaphillips.com
 www.briffaphillips.com

PROJECT NO: 47 CORSE WOOD WAY
 NORTHWOOD HA2 7TZ

DRAWING TITLE: PROPOSED SITE PLAN

SCALE:	DATE:	DESIGNED BY:	CHECKED BY:	APPROVED BY:
1:100 (B1)	27/09/11	MB	SJC	AMS
		PROJECT NO:	DRAWING NO:	REVISION:
		1419	108	



PROPOSED SITE PLAN 1:100

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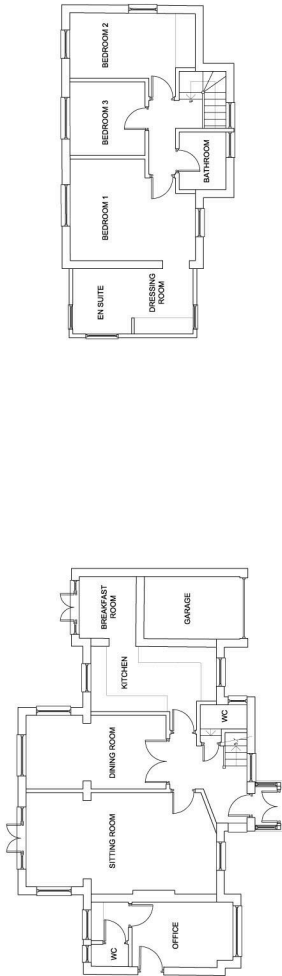
DRAWING USAGE
PLANNING APPLICATION

Briffa Phillips
 Architects Design Planning Consultants Project Management
 11-21 Heywood Hill, St Albans
 Tel: 07727 86007
 www.briffaphillips.com
 briffaphillips@briffaphillips.com

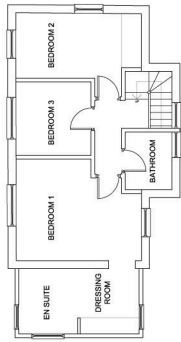
Project title: 47, COPE WOOD WAY, NORTHWOOD HA6 2TZ

DRAWING TITLE: EXISTING PLANS AND ELEVATIONS

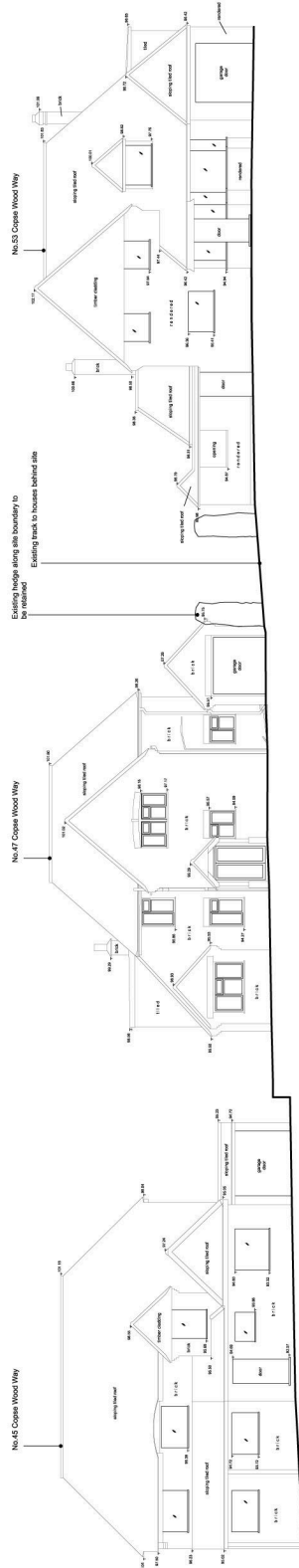
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20.05.11	MB	AC	NB
20.05.11	1419		102



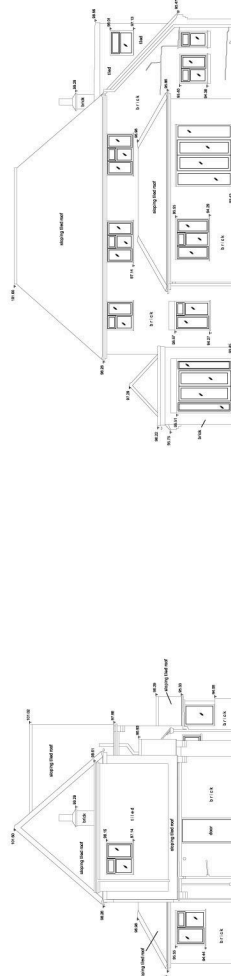
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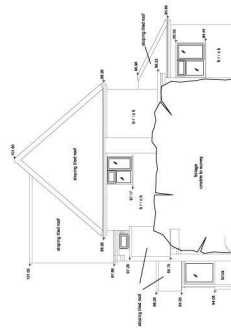
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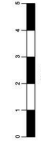
EXISTING STREET ELEVATION 1:100



EXISTING NORTH EAST ELEVATION 1:100



EXISTING SOUTH WEST ELEVATION 1:100



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PRELIMINARY

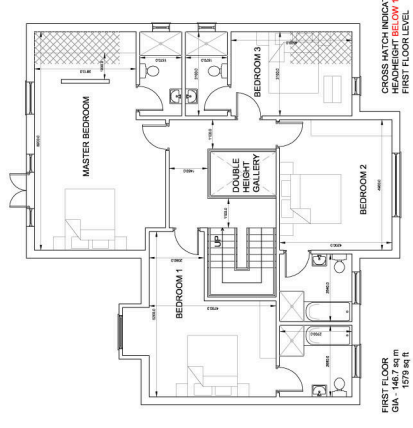
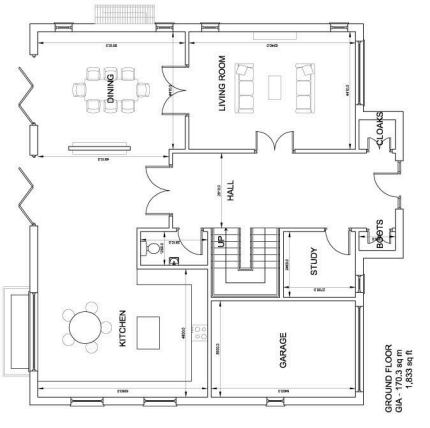
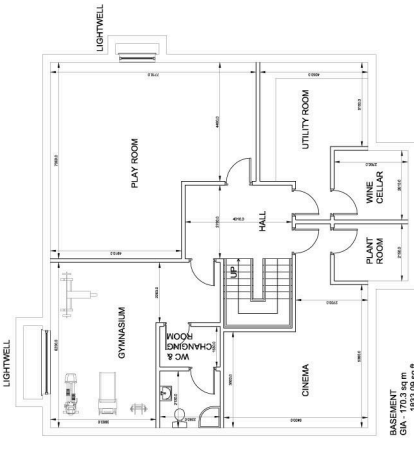
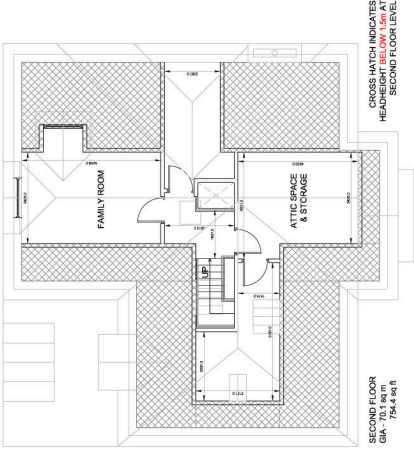
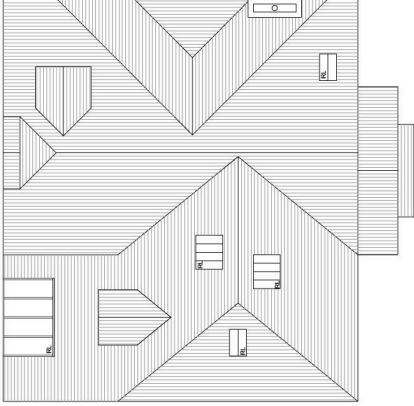
Briffa Phillips
 Architects Design Planning Construction Project Management

18-21 Heywood Hill, St Albans
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 Fax: 07727 31919
 info@briffaphillips.com
 www.briffaphillips.com

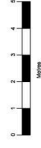
Project No: 47 CORSE WOOD WAY
 NORTHWOOD HA2 7Z

Drawing Title: PROPOSED PLANS

Scale	1:100 (B1)	Drawn	SJC	Checked	AMS
Date	27.09.11	Project No	1419	Revision	107



REDUCED HEADHEIGHT
TOTAL GFA - 501.4 sq m 5400.9 sq ft



PROPOSED PLANS 1:100

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 DIMENSIONS MUST BE CHECKED ALL
 REPORT ALL DISCREPANCIES TO
 ARCHITECT IMMEDIATELY.

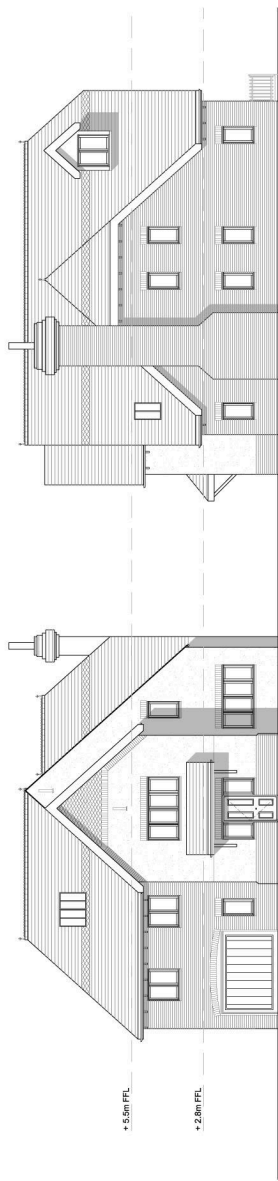
drawing stage: PRELIMINARY

Briffa Phillips
 Architects Design Planning Construction Project Management
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 Tel: 802.777.4667
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 info@briffaphillips.com
 www.briffaphillips.com

Project Title: 47 CORSE WOOD WAY
 NORTHWOOD HAZLETZ

Drawing Title: PROPOSED ELEVATIONS

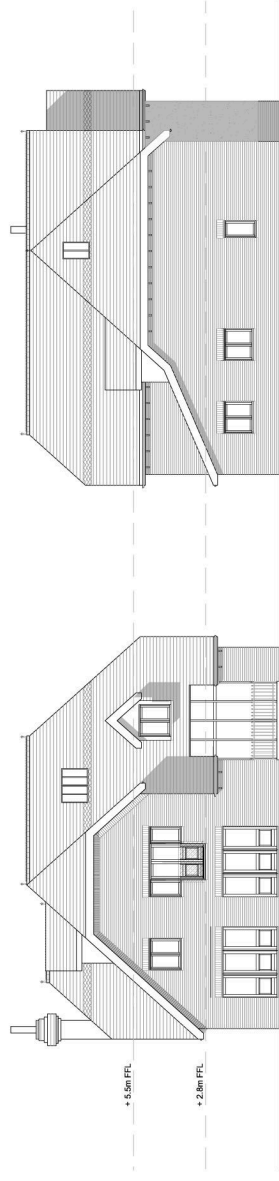
Scale	Job Architect	Drawn	Checked
1:100 (S.A.)	MB	S.J.C.	AMS
Date:	Project No:	Drawing No:	Revision:
21.09.11	1419	106	



SOUTH WEST
 ELEVATION
 (SIDE)

NORTH WEST
 ELEVATION
 (FRONT)

+ 5.5m FFL
 + 2.8m FFL



NORTH EAST
 ELEVATION
 (SIDE)

SOUTH EAST
 ELEVATION
 (BACK)

+ 5.5m FFL
 + 2.8m FFL



PROPOSED ELEVATIONS 1:100

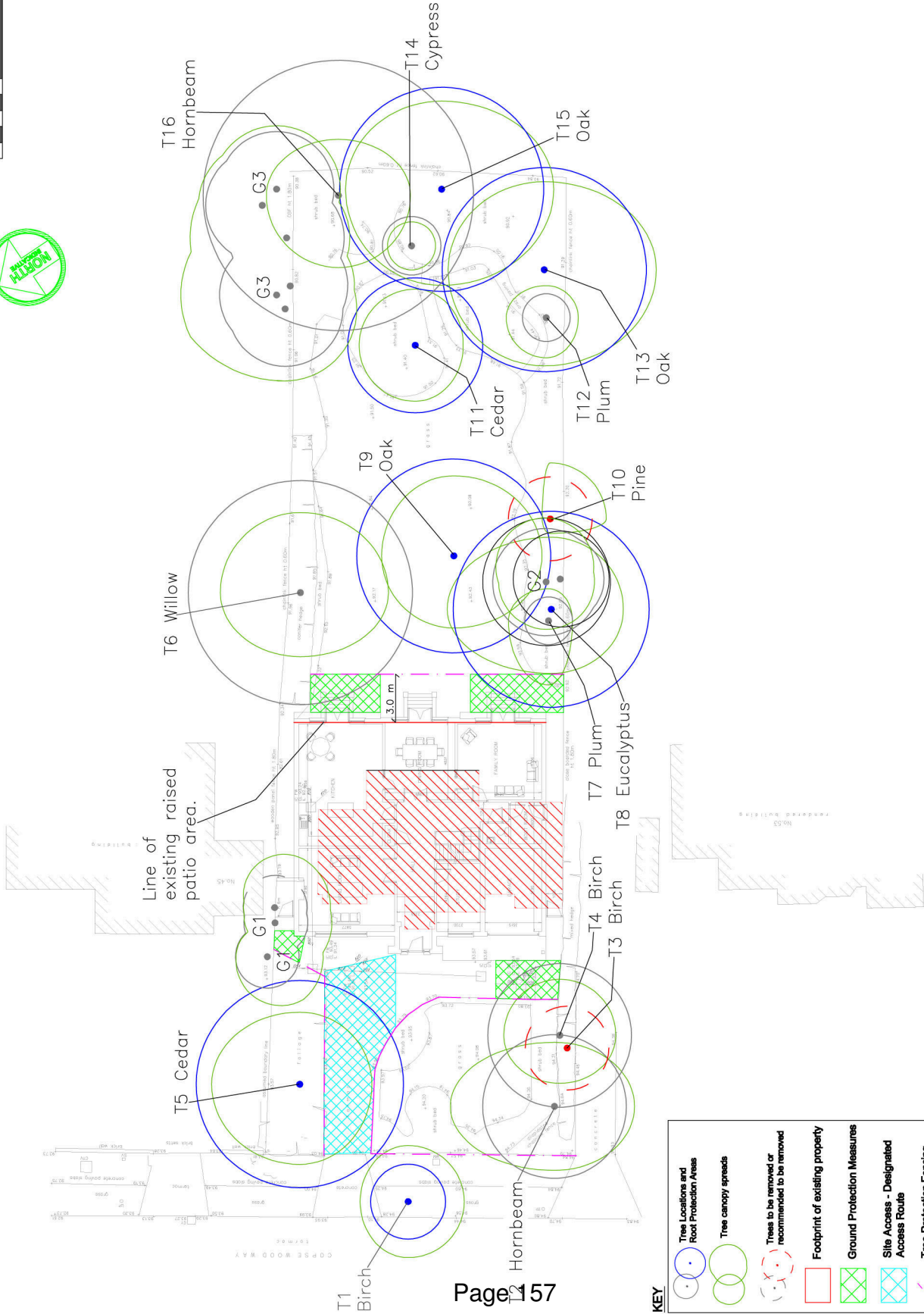
47 Copsse Wood Way Northwood

Drawing Title:
Tree Protection Plan

Drawing No: TPP/47CW/01
Client: Raybridge Corporation Ltd
Scale: 1:250 @ A3
Drawn By: drc
Date: May 2011

DCCLA

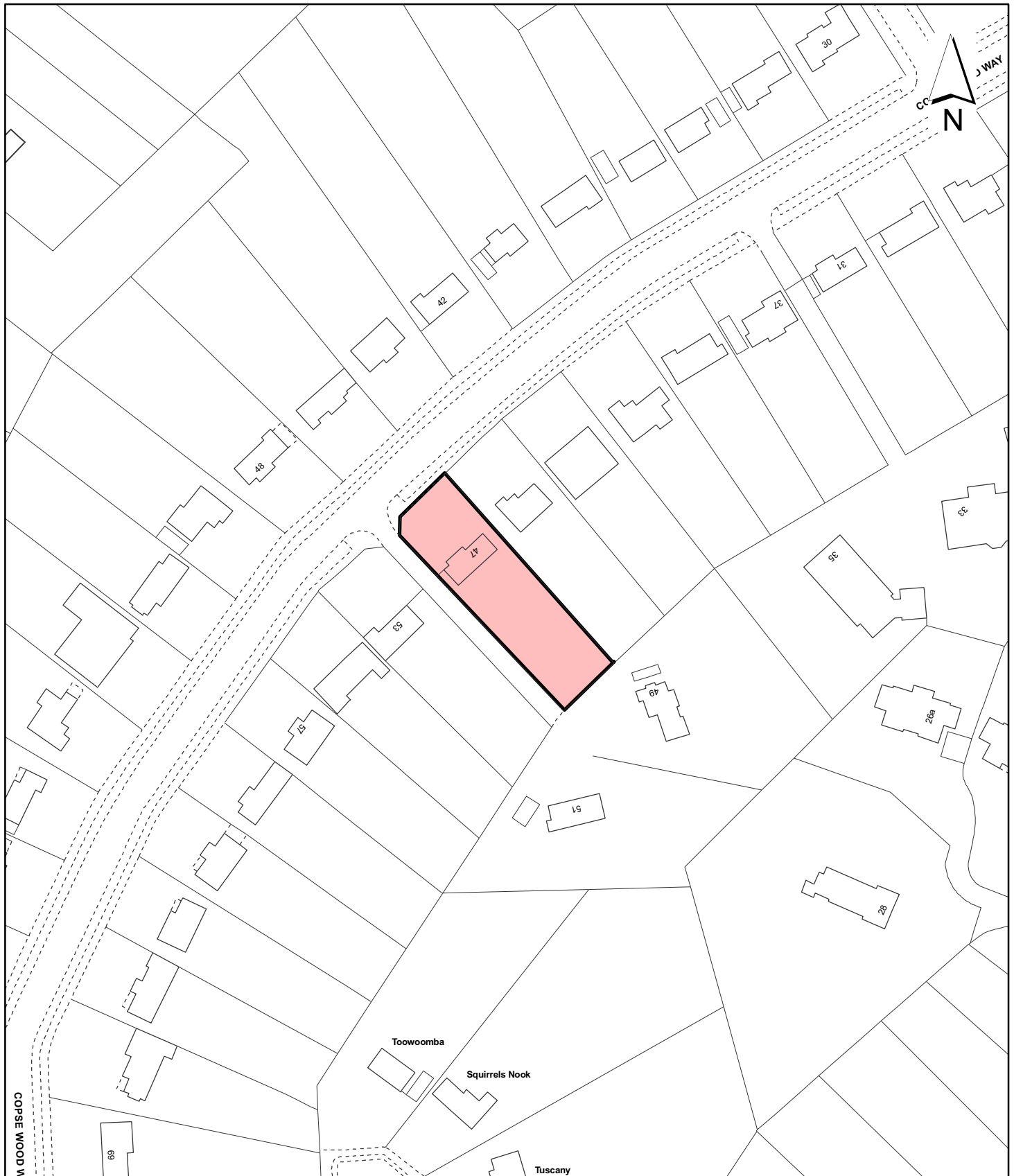
David Clarke BSc (Hons) CML M Arbor A
Offices in St Albans and Coventry
Head Office: 42, Holborn Avenue, Coventry, CV6 4FZ
M: 07775 650 835
email: info@dccla.co.uk



KEY

- Tree Locations and Root Protection Areas
- Tree canopy spreads
- Trees to be removed or recommended to be removed
- Footprint of existing property
- Ground Protection Measures
- Site Access - Designated Access Route
- Tree Protection Fencing

Category Grading (See Appendix A)	
Category A	Green circle with blue border
Category B	Blue circle with blue border
Category C	Red circle with blue border
Category R	Red circle with red border



Notes

 Site boundary

For identification purposes only.

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Site Address

**47 Copse Wood Way
Northwood**

Planning Application Ref:

18371/APP/2011/2505

Scale

1:1,250

Planning Committee

North Page 158

Date

**December
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 18 DUCKS HILL ROAD NORTHWOOD

Development: Erection of a detached golf training facility (Class D2 use - assembly and leisure.)

LBH Ref Nos: 272/APP/2010/2564

Date Plans Received: 04/11/2010

Date(s) of Amendment(s):

Date Application Valid: 22/11/2010

0 10 20 30 40 50 60 70 80 90 100 mm

Scale with caution. Use both scale bars to check for reduction or distortion

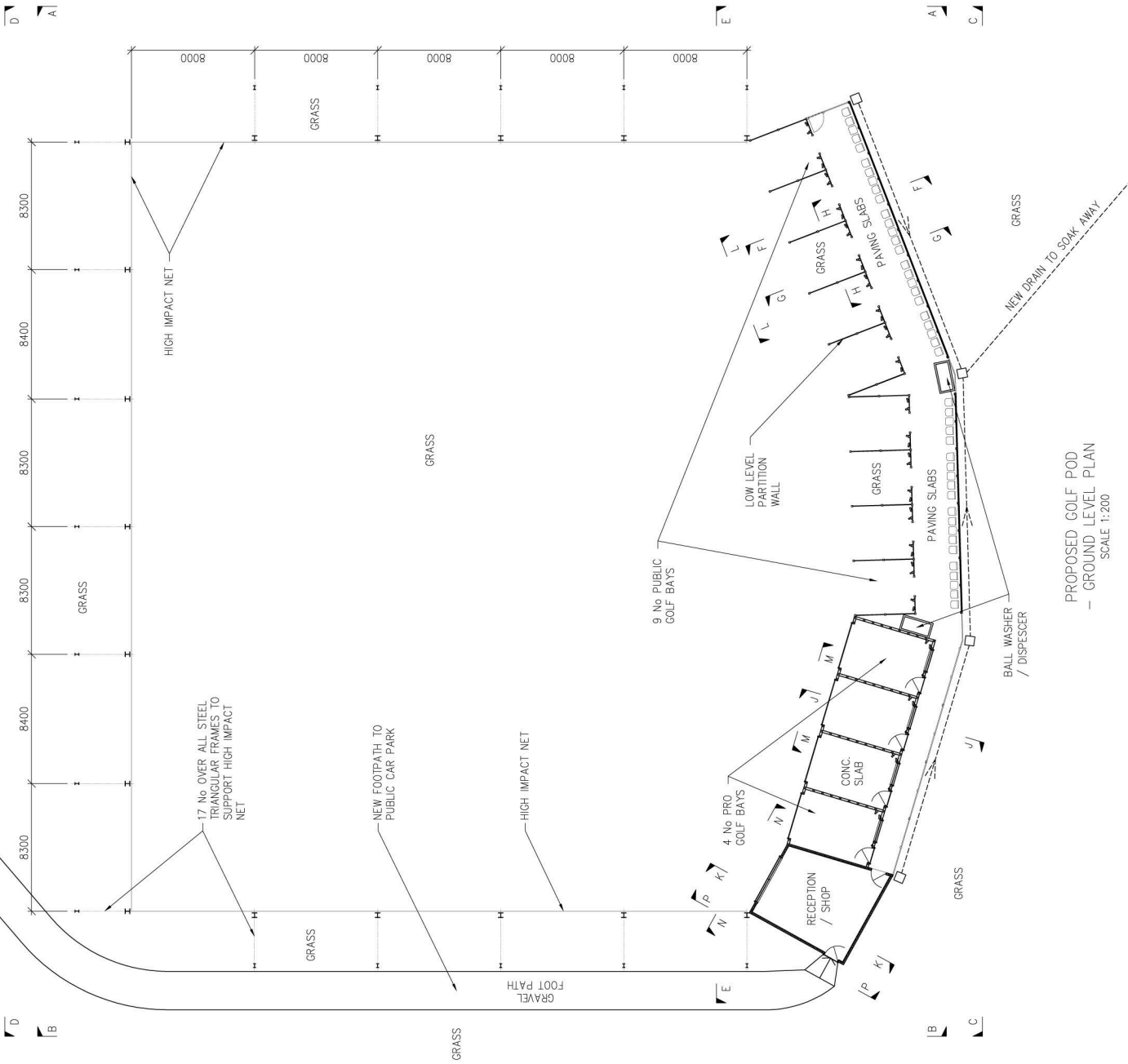


EXISTING SITE
LOCATION PLAN
SCALE 1:2500

Job title	25.02.11
P5 - Golf pod engaged	18.03.10
P4 - Planning permission	05.06.10
P3 - Submission added	05.04.10
P2 - Planning permission	27.03.10
P1 - For comments	
NEW TRAINING GOLF POD	
ESPORTA RIVERSIDE	
DUCKS HILL ROAD	
NORTHWOOD HAG 2DR	
Drawing title	
EXISTING SITE LOCATION	
PLAN	
Client	
TEAM PROPERTY LTD	
Drawn by	
SPS	
Date	MAR 2010
Job number	166
Scale # 12	1:2500
Drawing number	166 - A01
Rev.	

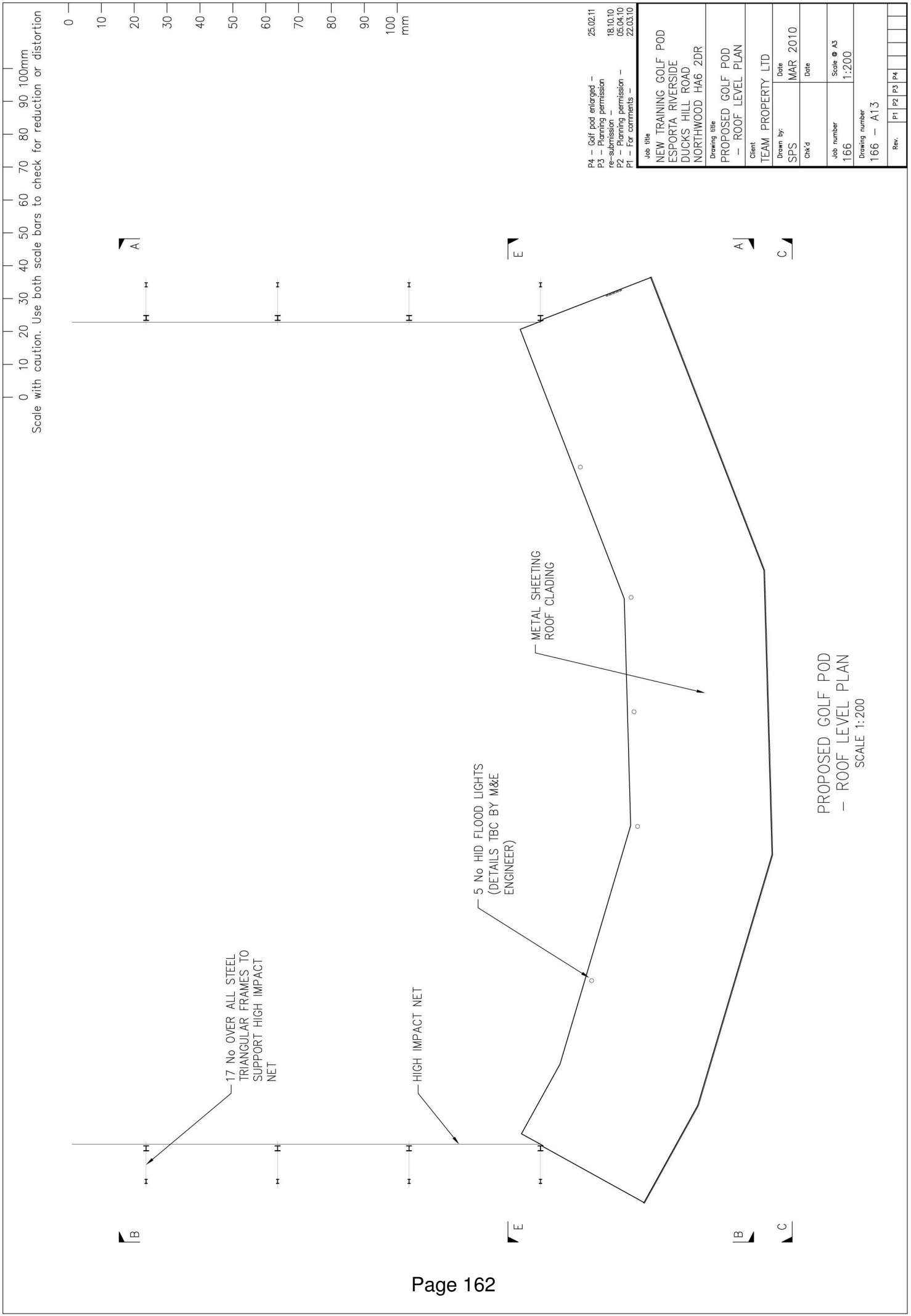
0 10 20 30 40 50 60 70 80 90 100 mm

Scale with caution. Use both scale bars to check for reduction or distortion



PROPOSED GOLF POD
— GROUND LEVEL PLAN
SCALE 1:200

25.02.11	PA - Golf pod enclosed -
18.10.10	P2 - Planning permission
05.04.10	P2 - Planning permission
22.03.10	P2 - For comments
Job title	
NEW TRAINING GOLF POD	
ESPORTA RIVERSIDE	
DUCKS HILL ROAD	
NORTHWOOD HAG ZDR	
Drawing title	
PROPOSED GOLF POD	
— GROUND LEVEL PLAN	
Drawn by	
TEAM PROPERTY LTD	
Checked by	
SPS	
Date	
MAR 2010	
Disc G	
Scale	
A2	
Drawing number	
166	
Revision number	
166 — A12	
Rev.	PI P2 P3 P4

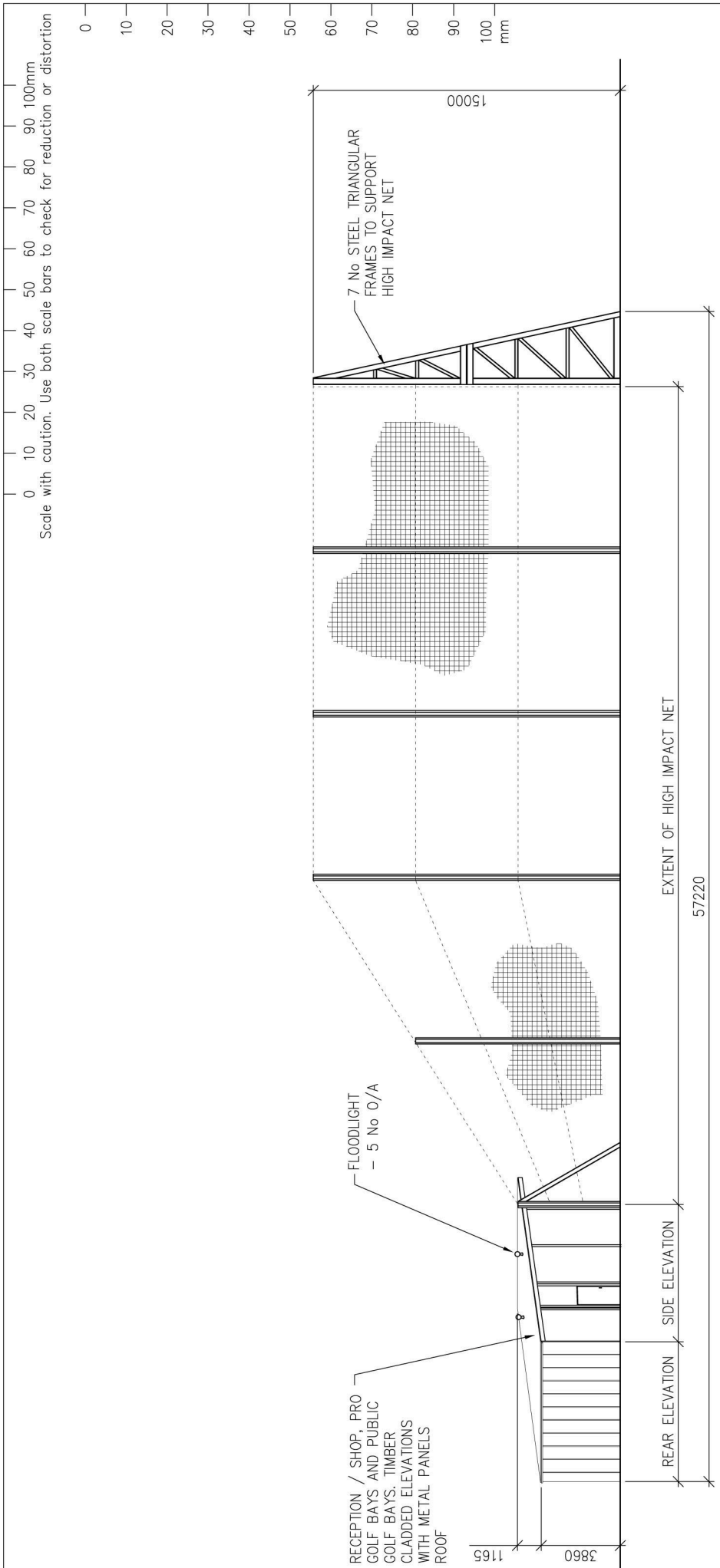


Scale with caution. Use both scale bars to check for reduction or distortion

0 10 20 30 40 50 60 70 80 90 100 mm

P4 - Golf pod enclosed -	25.02.11
P3 - Planning permission re-submission -	18.10.10
P2 - Planning permission -	05.04.10
P1 - For comments -	22.03.10
Job title	
NEW TRAINING GOLF POD	
ESPORTA RIVERSIDE	
DUCKS HILL ROAD	
NORTHWOOD HA6 2DR	
Drawing title	
PROPOSED GOLF POD	
- ROOF LEVEL PLAN	
Client	
TEAM PROPERTY LTD	
Drawn by:	Date
SPS	MAR 2010
Chk'd	Date
Job number	Scale @ A3
166	1:200
Drawing number	
166 - A13	
Rev.	P1 P2 P3 P4

PROPOSED GOLF POD
- ROOF LEVEL PLAN
SCALE 1:200

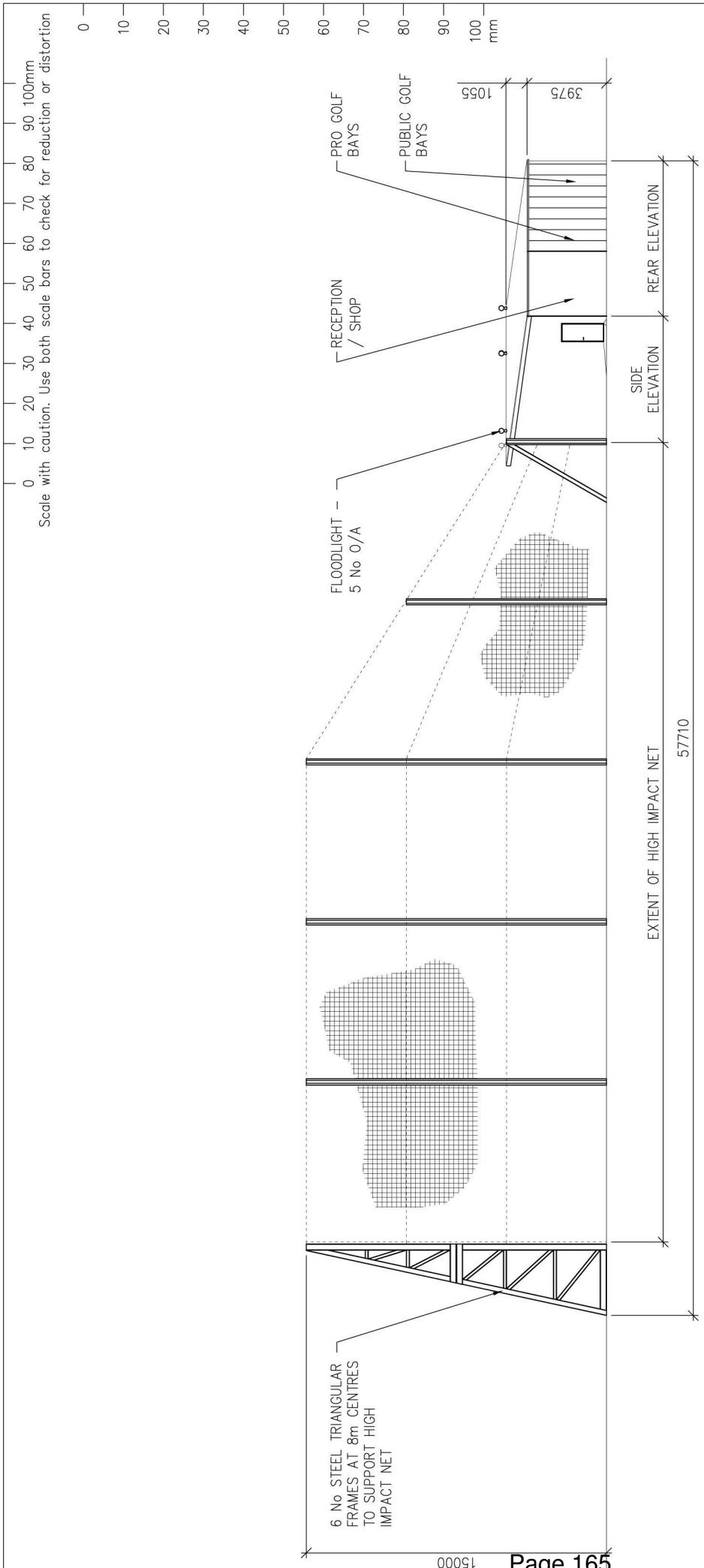


PROPOSED GOLF POD
 — ELEVATION A-A
 SCALE 1:200

Job title		NEW TRAINING GOLF POD	
Drawing title		ESPORTA RIVERSIDE DUCKS HILL ROAD NORTHWOOD HA6 2DR	
Client		TEAM PROPERTY LTD	
Drawn by:	Date	Job number	Scale @ A3
SPS	MAR 2010	166	1:200
Chk'd	Date	Drawing number	
		166 — A14	
Rev.		P1	P2
		P3	P4

25.02.11
 18.10.10
 05.04.10
 22.03.10

P4 — Golf pod enlarged —
 P3 — Planning permission
 re-submission
 P2 — Planning permission —
 P1 — For comments —



Scale with caution. Use both scale bars to check for reduction or distortion

0

10

20

30

40

50

60

70

80

90

100

mm

15000

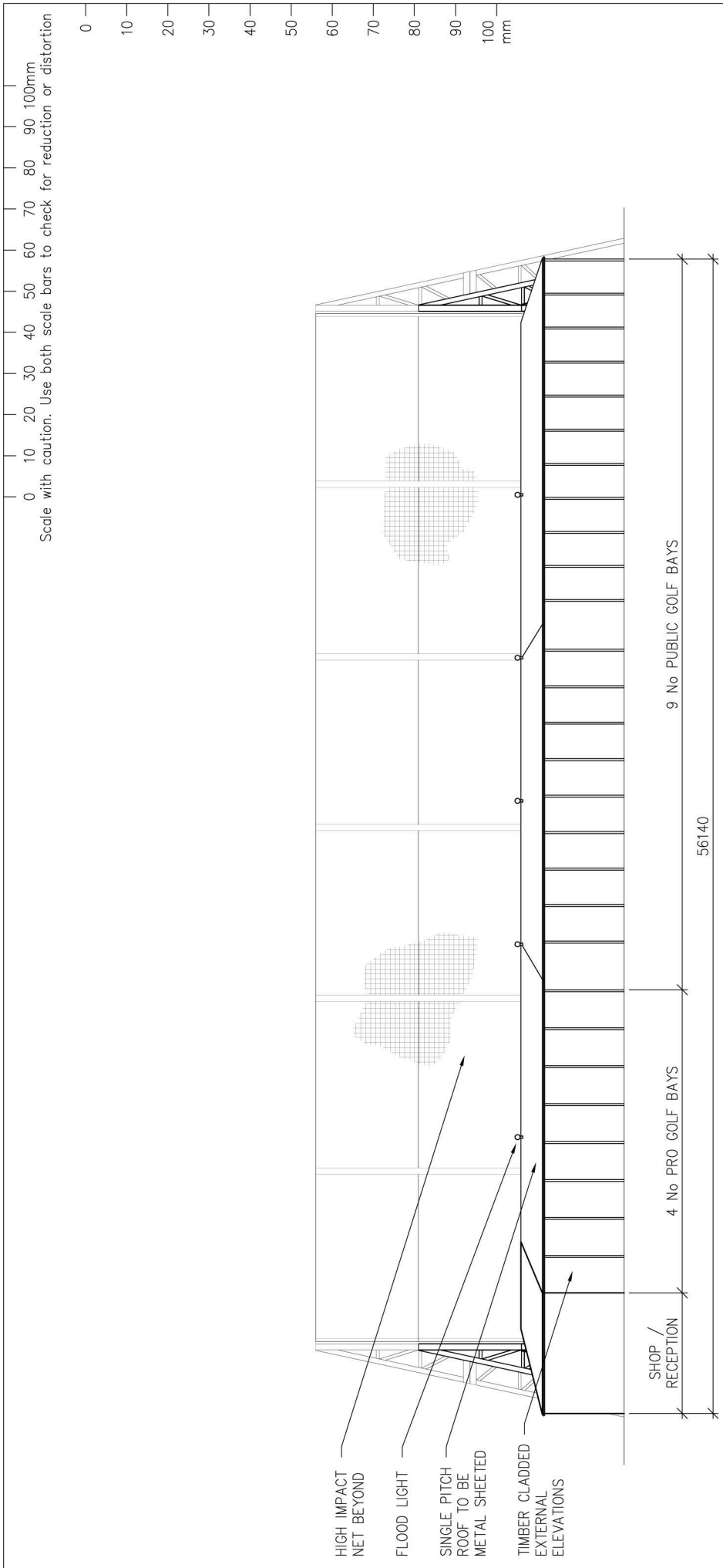
Page 165

PROPOSED GOLF POD
 — ELEVATION B-B
 SCALE 1:200

Job title		NEW TRAINING GOLF POD	
Drawing title		ESPORTA RIVERSIDE DUCKS HILL ROAD NORTHWOOD HA6 2DR	
Client		TEAM PROPERTY LTD	
Drawn by:	Date	Job number	Scale @ A3
SPS	MAR 2010	166	1:200
Chk'd	Date	Drawing number	
		166	A15
Rev.		P1	P2
		P3	P4

25.02.11
 18.10.10
 05.04.10
 22.03.10

P4 — Golf pod enlarged —
 P3 — Planning permission
 re-submission
 P2 — Planning permission —
 P1 — For comments —



HIGH IMPACT NET BEYOND
 FLOOD LIGHT
 SINGLE PITCH ROOF TO BE METAL SHEETED
 TIMBER CLADDED EXTERNAL ELEVATIONS

SHOP / RECEPTION

4 No PRO GOLF BAYS

9 No PUBLIC GOLF BAYS

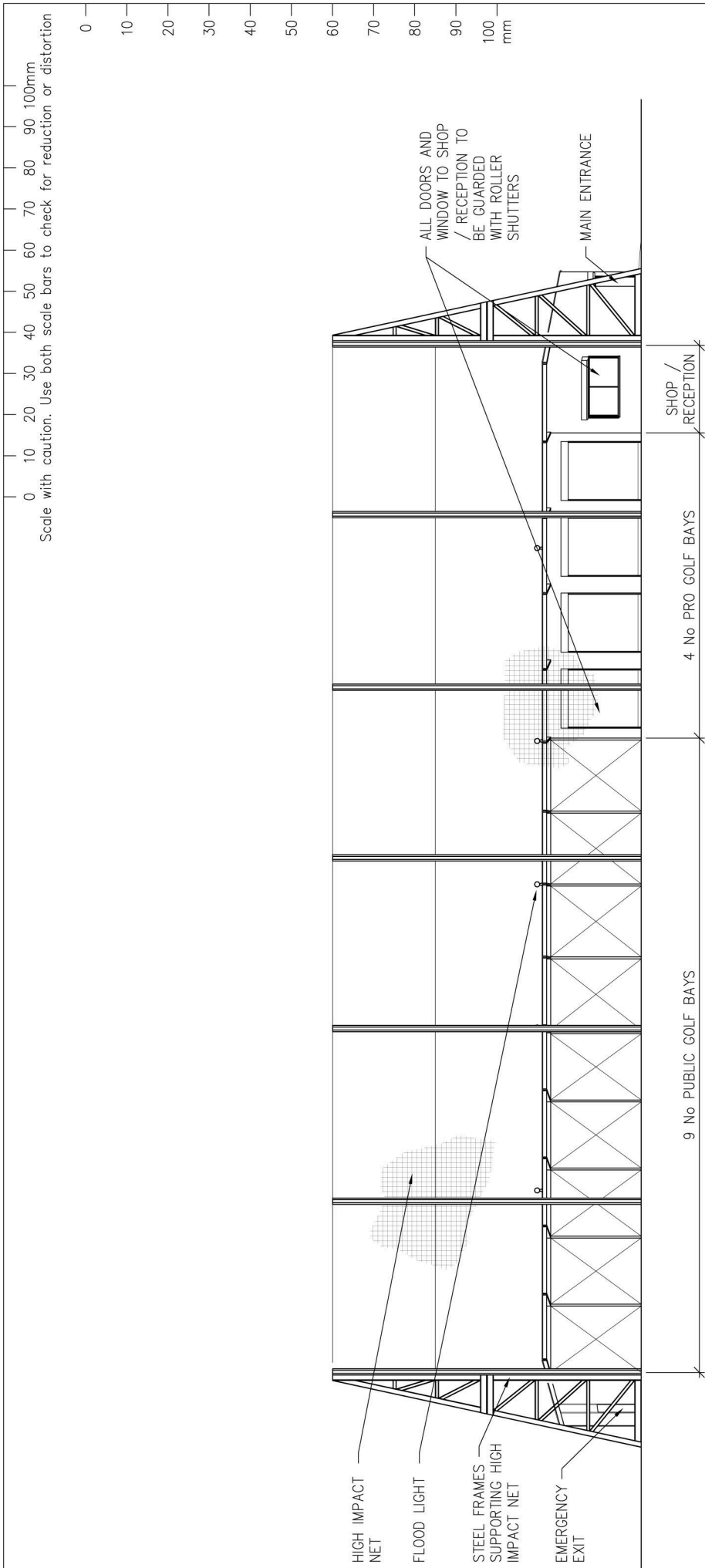
56140

PROPOSED GOLF POD
 — ELEVATION C-C
 SCALE 1:200

Job title	NEW TRAINING GOLF POD		
Drawing title	PROPOSED GOLF POD — ELEVATION C-C		
Client	TEAM PROPERTY LTD		
Drawn by:	SPS	Date	MAR 2010
Chk'd		Date	
Job number	166	Scale	A3 1:200
Drawing number	166	Rev.	P1 P2 P3 P4

P4 — Golf pod enlarged —
 P3 — Planning permission re-submission
 P2 — Planning permission —
 P1 — For comments —

25.02.11
 18.10.10
 05.04.10
 22.03.10

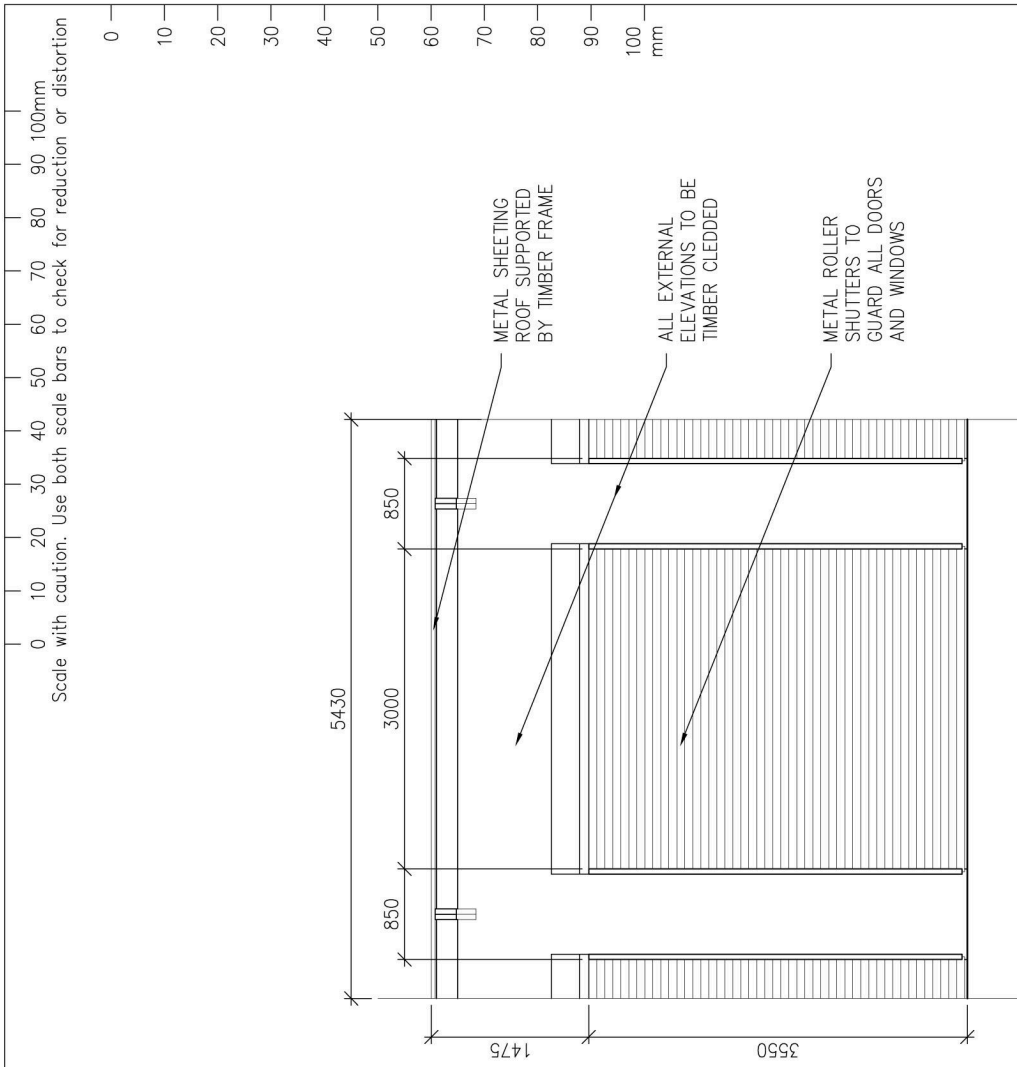


PROPOSED GOLF POD
 — ELEVATION D-D
 SCALE 1:200

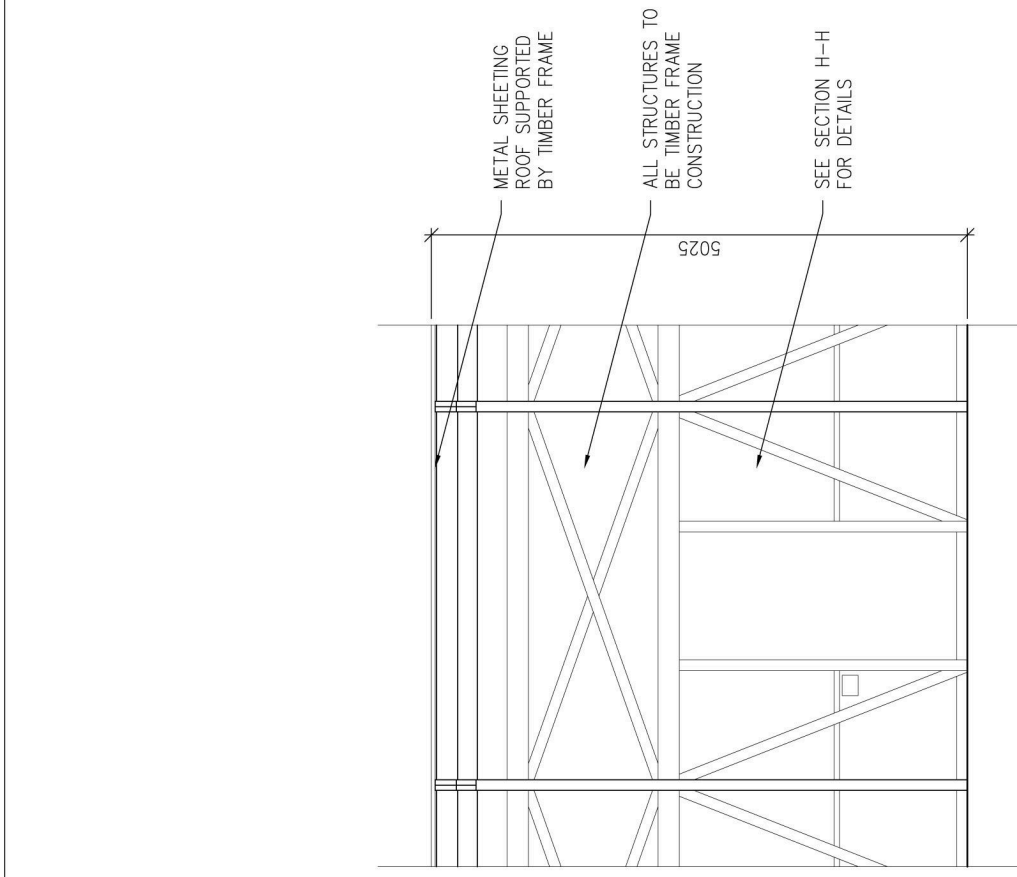
Job title	NEW TRAINING GOLF POD		
Drawing title	ESPORTA RIVERSIDE DUCKS HILL ROAD NORTHWOOD HA6 2DR		
Client	TEAM PROPERTY LTD		
Drawn by:	SPS	Date	MAR 2010
Chk'd		Date	
Job number	166	Scale	A3 1:200
Drawing number	166	— A17	
Rev.	P1	P2	P3 P4

25.02.11
 18.10.10
 05.04.10
 22.03.10

P4 — Golf pod enlarged —
 P3 — Planning permission
 re-submission
 P2 — Planning permission —
 P1 — For comments —



PROPOSED GOLF POD
 — ELEVATION M-M
 SCALE 1:50

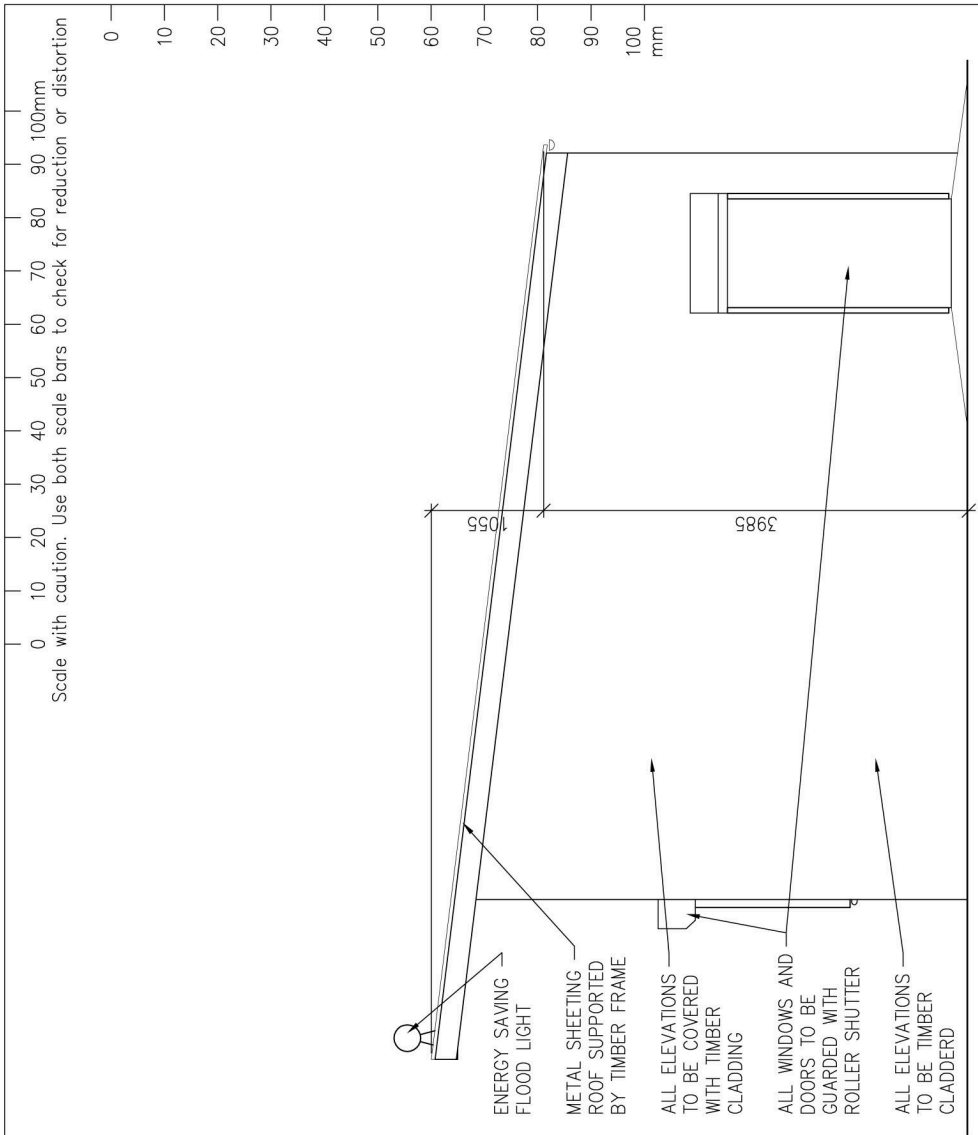


PROPOSED GOLF POD
 — ELEVATION L-L
 SCALE 1:50

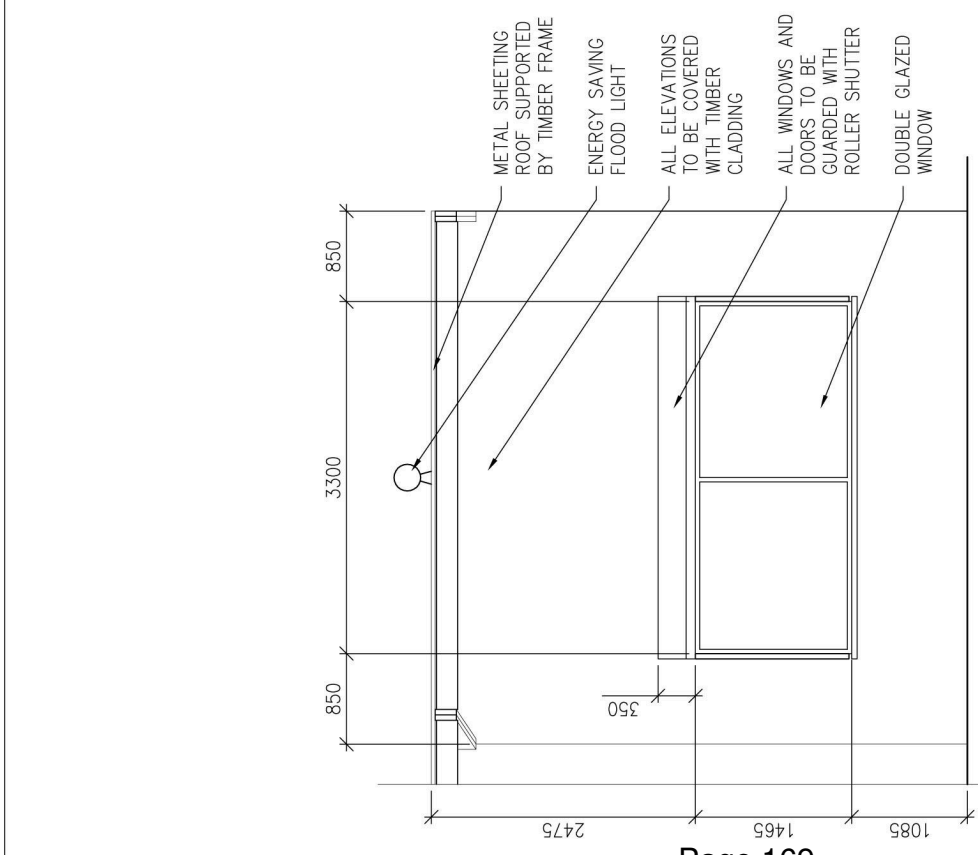
Job title	NEW TRAINING GOLF POD ESPORTA RIVERSIDE DUCKS HILL ROAD NORTHWOOD HA6 2DR		
Drawing title	ELEVATIONS L-L AND M-M		
Client	TEAM PROPERTY LTD		
Drawn by:	SPS	Date	MAR 2010
Chk'd		Date	
Job number	166	Scale	A3 1:50
Drawing number	166		A23
Rev.	P1	P2	P3 P4

25.02.11
 18.10.10
 05.04.10
 22.03.10

P4 — Golf pod enlarged —
 P3 — Planning permission
 re-submission
 P2 — Planning permission —
 P1 — For comments —



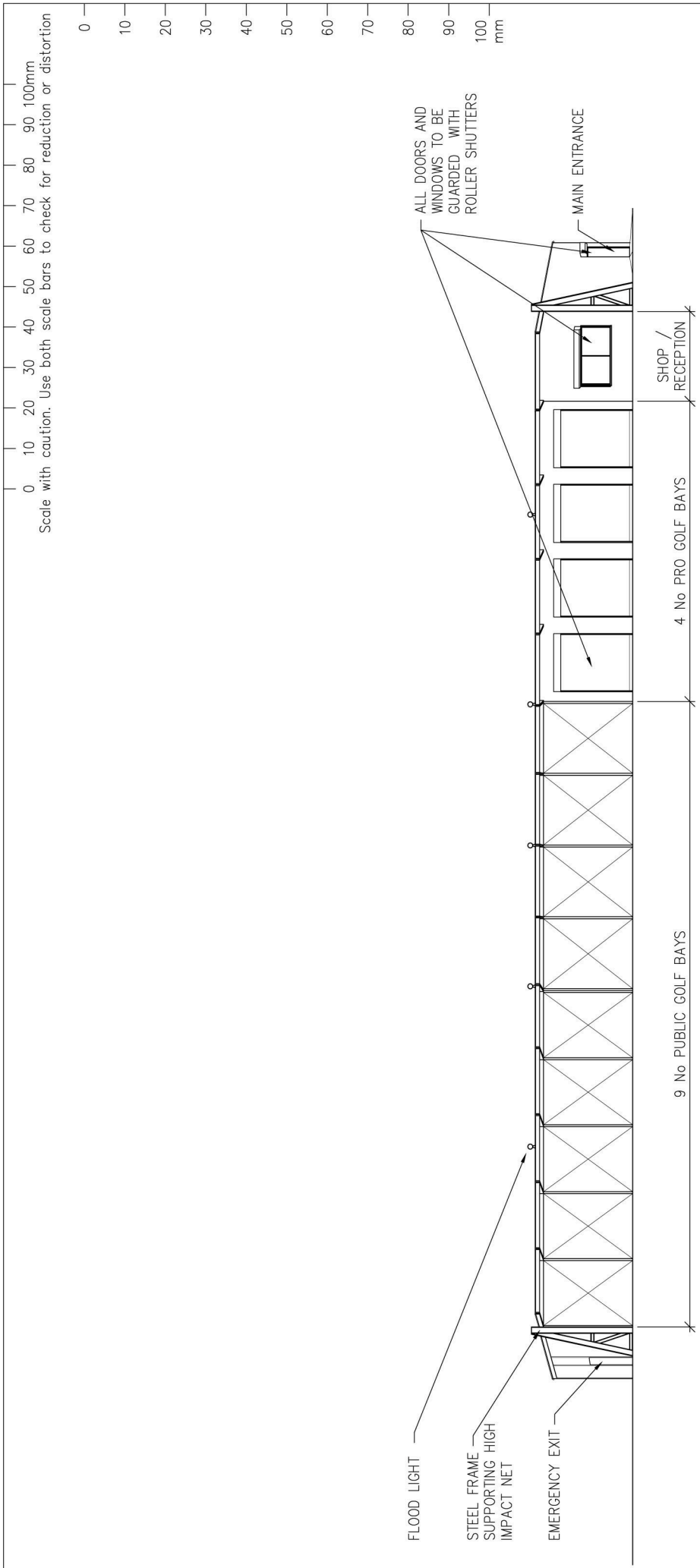
PROPOSED GOLF POD
— ELEVATION P-P
SCALE 1:50



PROPOSED GOLF POD
— ELEVATION N-N
SCALE 1:50

Job title	NEW TRAINING GOLF POD ESPORTA RIVERSIDE DUCKS HILL ROAD NORTHWOOD HA6 2DR		
Drawing title	ELEVATIONS N-N AND P-P		
Client	TEAM PROPERTY LTD		
Drawn by:	SPS	Date	MAR 2010
Chk'd		Date	
Job number	166	Scale	A3 1:50
Drawing number	166		A24
Rev.	P1	P2	P3 P4

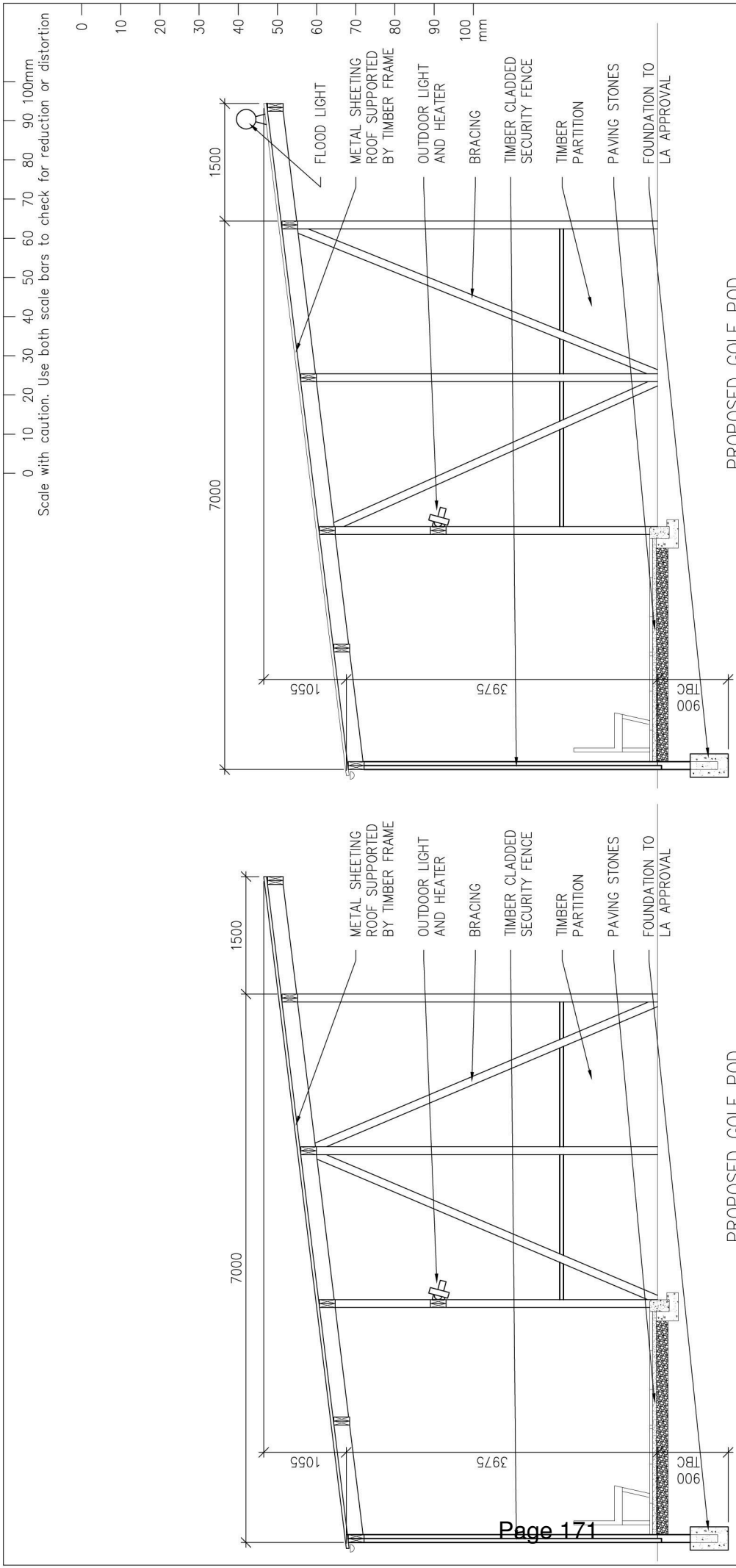
25.02.11	P4 - Golf pod enlarged -
18.10.10	P3 - Planning permission
05.04.10	re-submission
22.03.10	P2 - Planning permission -
	P1 - For comments -



PROPOSED GOLF POD
 — SECTION E-E
 SCALE 1:200

Job title	NEW TRAINING GOLF POD ESPORTA RIVERSIDE DUCKS HILL ROAD NORTHWOOD HA6 2DR		
Drawing title	PROPOSED GOLF POD — SECTION E-E		
Client	TEAM PROPERTY LTD		
Drawn by:	Date		
SPS	MAR 2010		
Chk'd	Date		
Job number	Scale	A3	
166	1:200		
Drawing number	25.02.11		
166	18.10.10		
Rev.	05.04.10		
	22.03.10		
	P1	P2	P3
	P4		

- P4 — Golf pod enlarged —
- P3 — Planning permission re-submission
- P2 — Planning permission —
- P1 — For comments —



PROPOSED GOLF POD
 — SECTION G-G
 SCALE 1:50

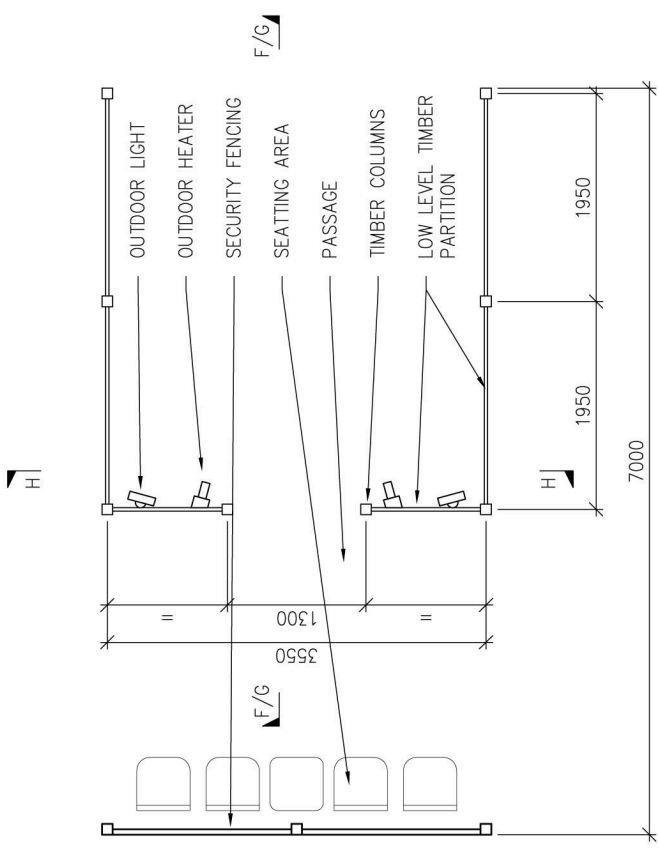
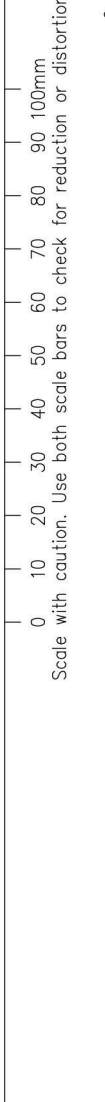
PROPOSED GOLF POD
 — SECTION F-F
 SCALE 1:50

Job title	NEW TRAINING GOLF POD ESPORTA RIVERSIDE DUCKS HILL ROAD NORTHWOOD HA6 2DR
Drawing title	PROPOSED SECTIONS F-F & G-G
Client	TEAM PROPERTY LTD
Drawn by:	SPS
Date	MAR 2010
Chk'd	
Job number	166
Scale	A3 1:50
Drawing number	166 — A20
Rev.	P1 P2 P3 P4

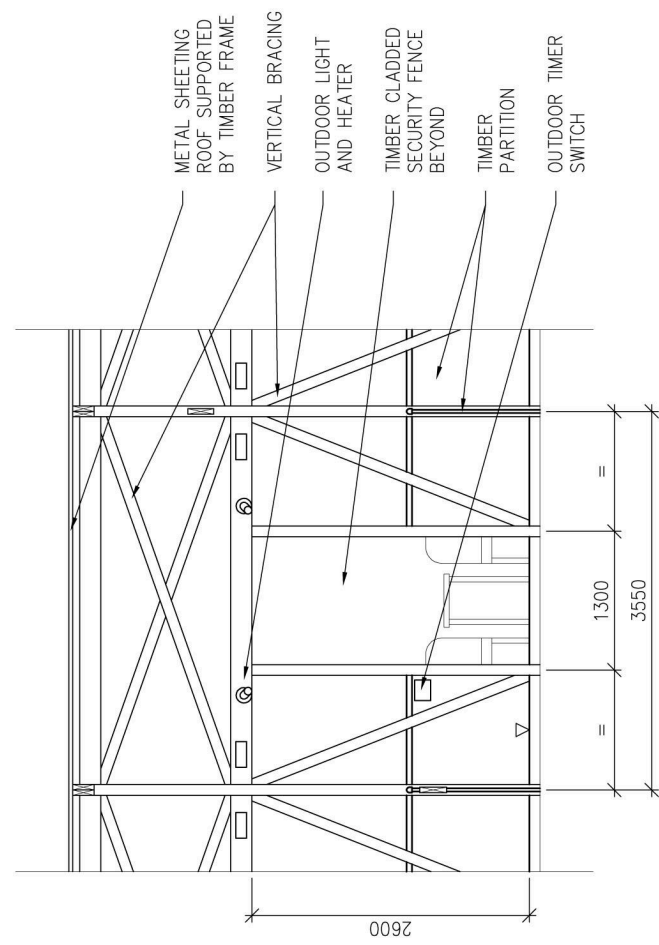
25.02.11
 18.10.10
 05.04.10
 22.03.10

P4 — Golf pod enlarged —
 P3 — Planning permission
 re-submission
 P2 — Planning permission —
 P1 — For comments —

Scale with caution. Use both scale bars to check for reduction or distortion



PROPOSED GOLF POD
 - PLAN ON TYPICAL
 OPEN PUBLIC BAY
 SCALE 1:50



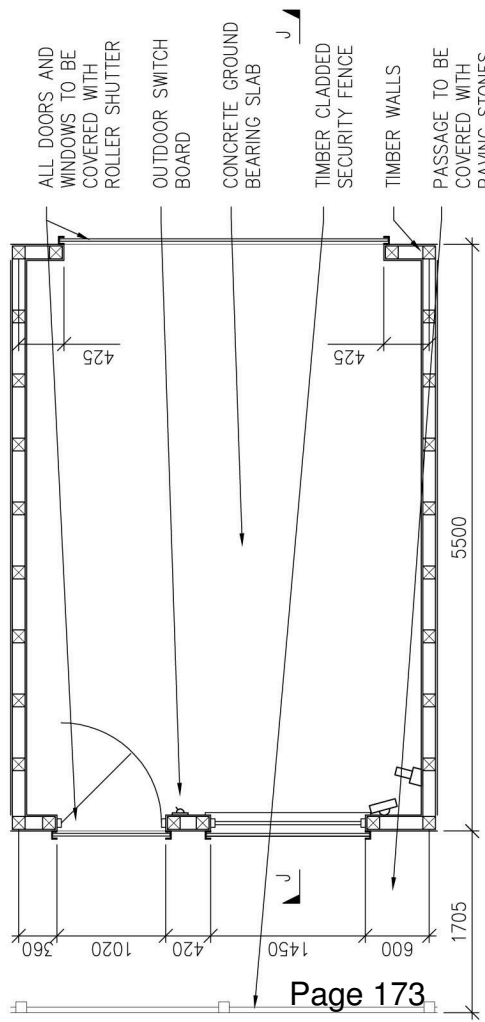
PROPOSED GOLF POD
 - SECTION H-H
 SCALE 1:50

Job title	NEW TRAINING GOLF POD ESPORTA RIVERSIDE DUCKS HILL ROAD NORTHWOOD HA6 2DR		
Drawing title	PUBLIC GOLF BAY PLAN AND SECTION H-H		
Client	TEAM PROPERTY LTD		
Drawn by:	Date		
SPS	MAR 2010		
Chk'd	Date		
Job number	Scale	A3	
166	1:50		
Drawing number	166 - A19		
Rev.	P1	P2	P3
	P4		

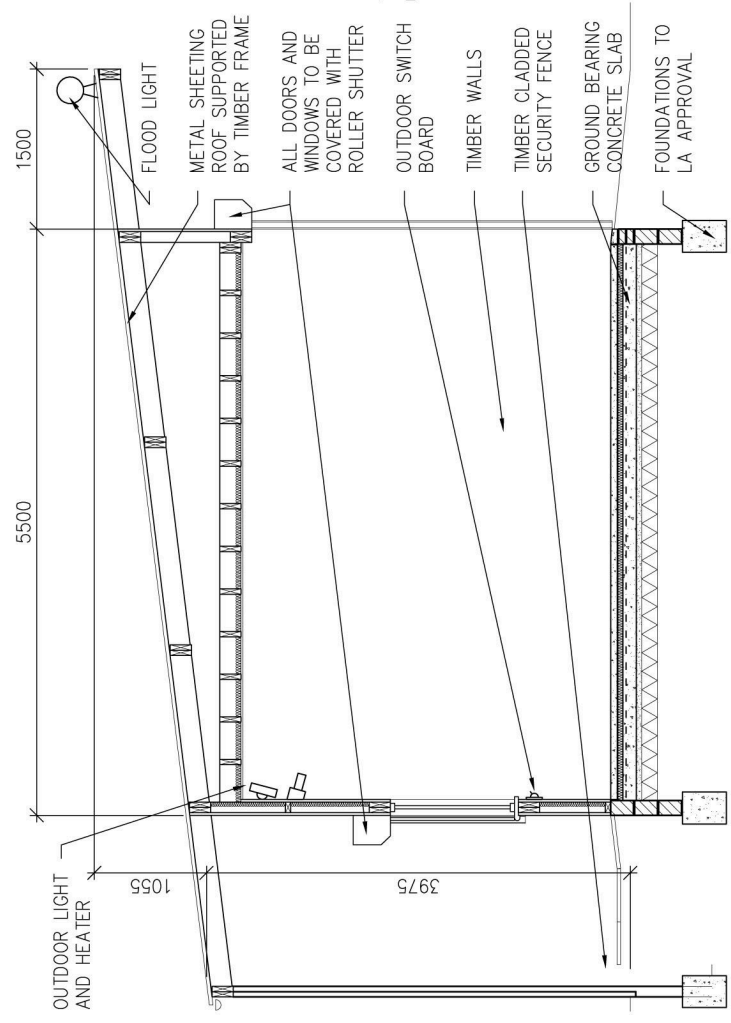
25.02.11
 18.10.10
 05.04.10
 22.03.10

P4 - Golf pod enlarged -
 P3 - Planning permission
 re-submission
 P2 - Planning permission -
 P1 - For comments -

Scale with caution. Use both scale bars to check for reduction or distortion



PROPOSED GOLF POD
 - PLAN ON TYPICAL
 PRO GOLF BAY
 SCALE 1:50



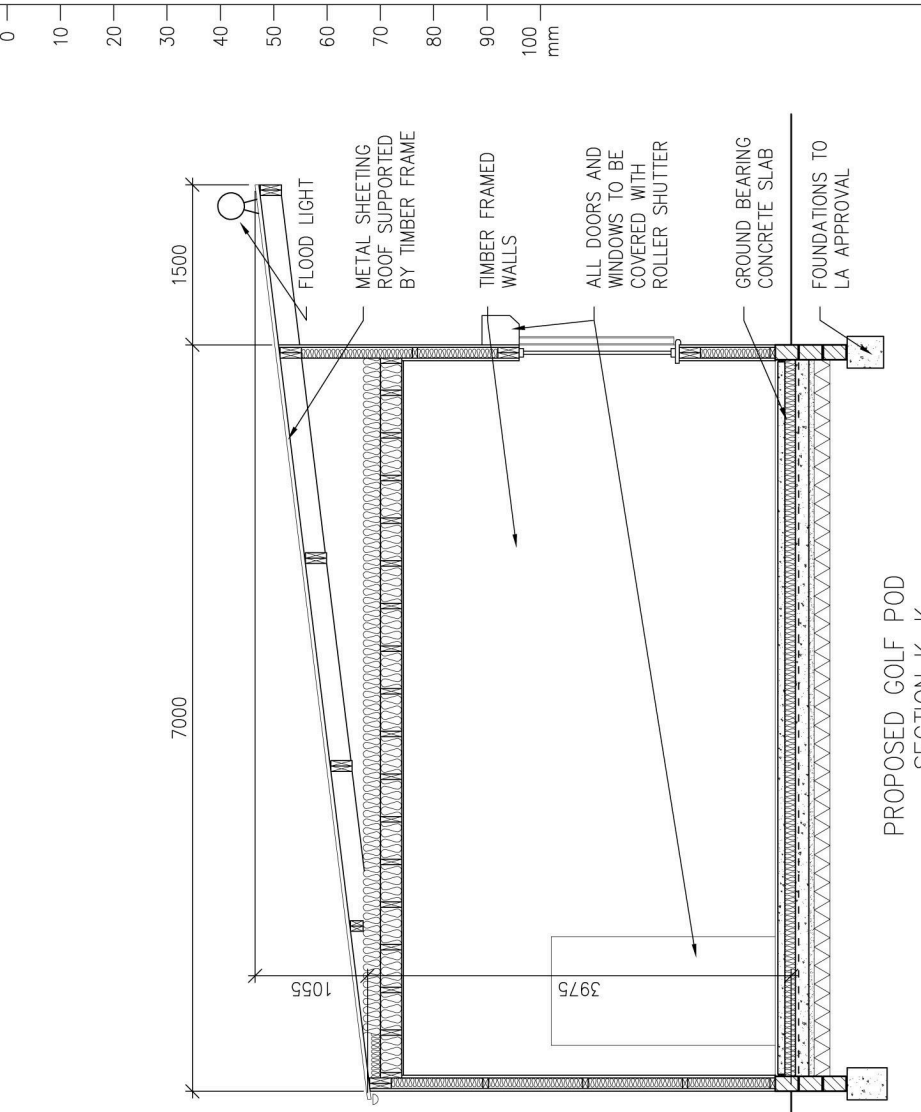
PROPOSED GOLF POD
 - SECTION J-J
 SCALE 1:50

Job title	NEW TRAINING GOLF POD
	ESPORTA RIVERSIDE
	DUCKS HILL ROAD
	NORTHWOOD HA6 2DR
Drawing title	PRO GOLF BAY PLAN
	AND SECTION J-J
Client	TEAM PROPERTY LTD
Drawn by:	Date
SPS	MAR 2010
Chk'd	Date
Job number	Scale @ A3
166	1:50
Drawing number	
166 - A21	
Rev.	P1 P2 P3 P4

25.02.11
 18.10.10
 05.04.10
 22.03.10

P4 - Golf pod enlarged -
 P3 - Planning permission
 re-submission
 P2 - Planning permission -
 P1 - For comments -

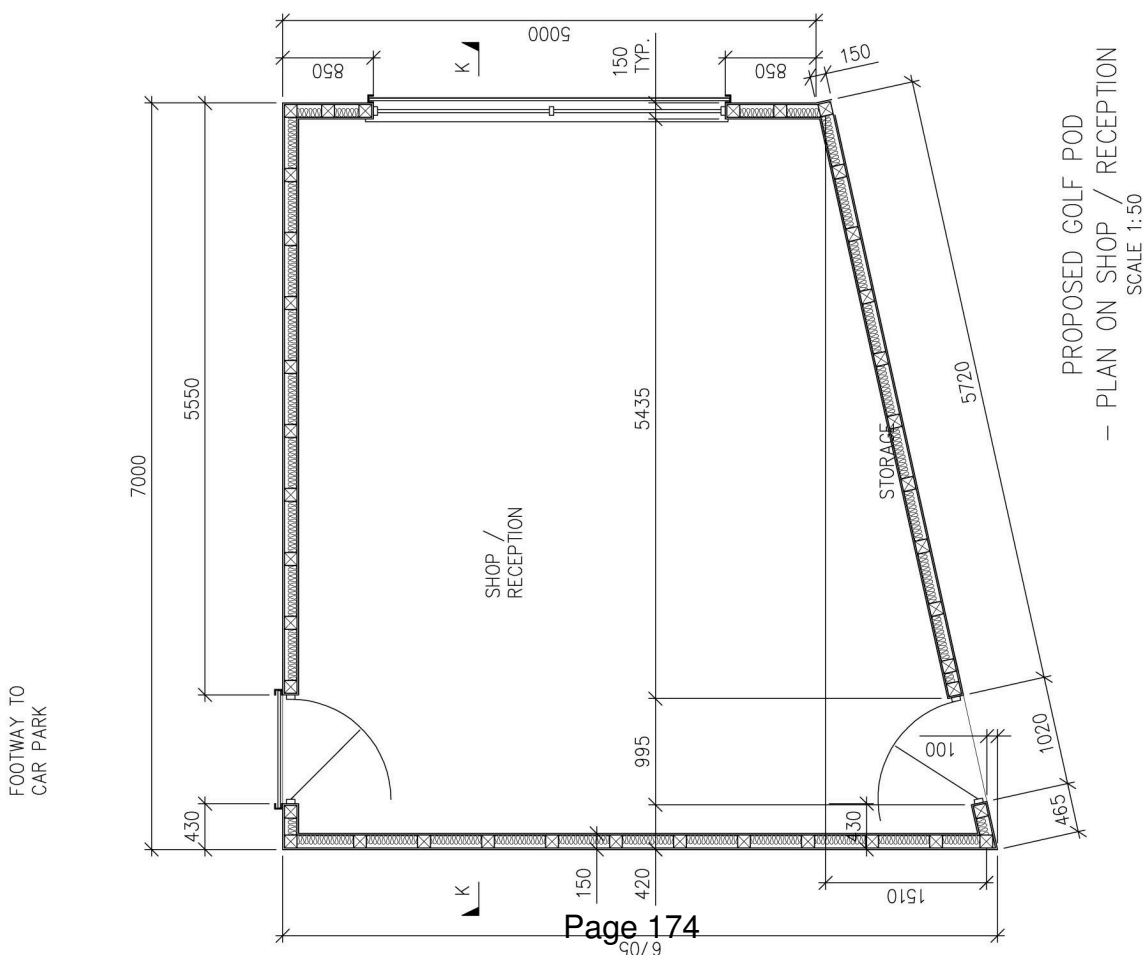
0 10 20 30 40 50 60 70 80 90 100mm
 Scale with caution. Use both scale bars to check for reduction or distortion



Job title	NEW TRAINING GOLF POD
Drawing title	RECEPTION / SHOP PLAN AND SECTION K-K
Client	TEAM PROPERTY LTD
Drawn by:	SPS
Chk'd	
Date	MAR 2010
Job number	166
Scale	1:50
Drawing number	166 - A22
Rev.	P1 P2 P3 P4

25.02.11
 18.10.10
 05.04.10
 22.03.10

P4 - Golf pod enlarged -
 P3 - Planning permission re-submission
 P2 - Planning permission -
 P1 - For comments -



PROPOSED GOLF POD
 - PLAN ON SHOP / RECEPTION
 SCALE 1:50

Scale with caution. Use both scale bars to check for reduction or distortion

0 10 20 30 40 50 60 70 80 90 100 mm

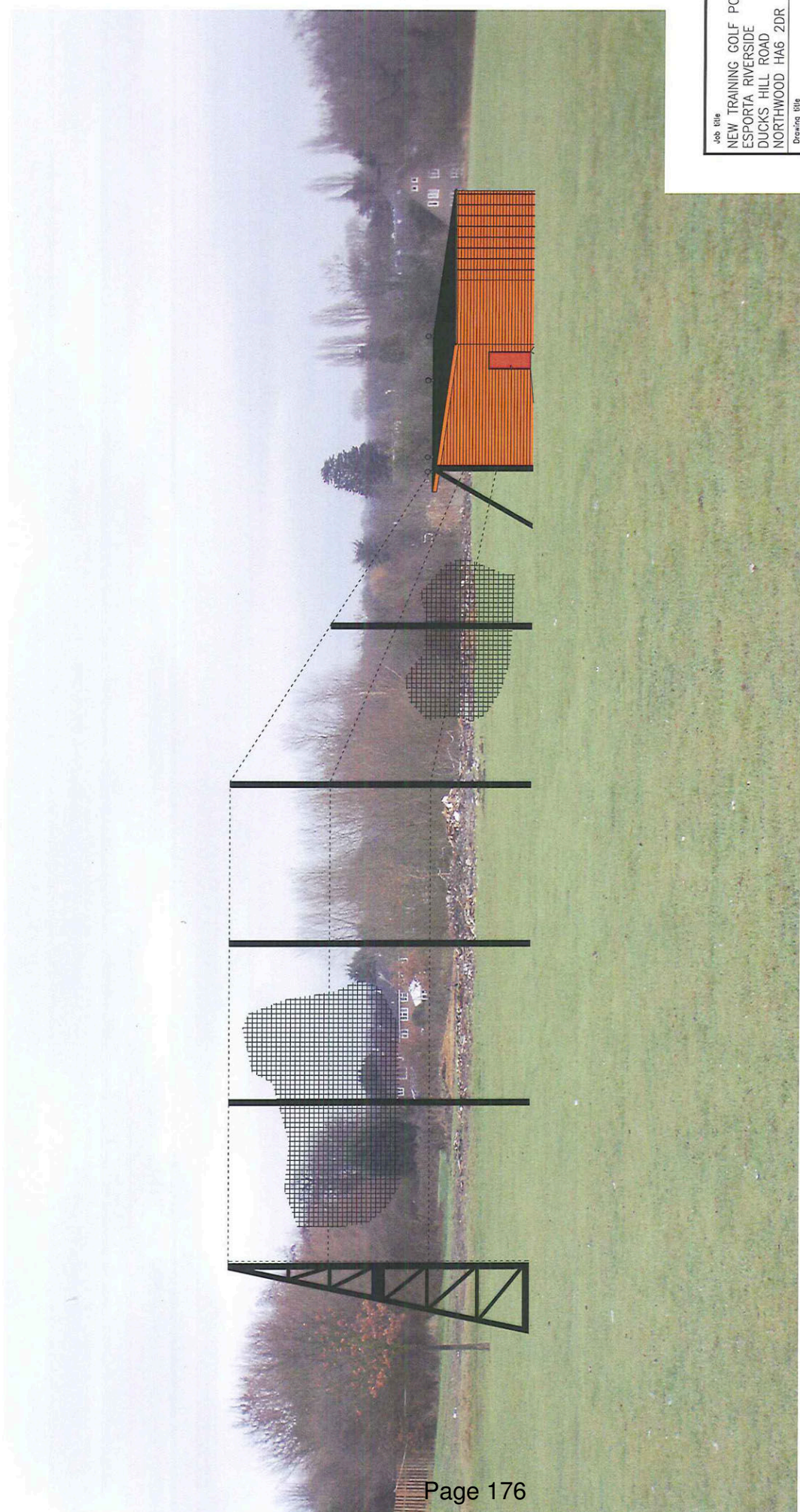


PROPOSED WEST ELEVATION (A-A)
SCALE 1:200

Job title	NEW TRAINING GOLF POD ESPORTA RIVERSIDE DUCKS HILL ROAD NORTHWOOD HA6 2DR	
Drawing title	PROPOSED EAST ELEVATION (A-A)	
Client	TEAM PROPERTY LTD	
Drawn by:	SPS	Date FEB 2011
Check'd		Date
Job number	166	Scale θ A3 1:200 APPROX.
Drawing number	166 - A34	
Rev.	P1	

Scale with caution. Use both scale bars to check for reduction or distortion

0 10 20 30 40 50 60 70 80 90 100 mm



PROPOSED EAST ELEVATION (B-B)
SCALE 1:200

Job title	NEW TRAINING GOLF POD	
	ESPORTA RIVERSIDE	
	DUCKS HILL ROAD	
	NORTHWOOD HAG ZDR	
Drawing title	PROPOSED WEST ELEVATION (B-B)	
Client	TEAM PROPERTY LTD	
Drawn by:	SPS	Date FEB 2011
Chk'd		Date
Job number	166	Scale 1:200 APPROX.
Drawing number	166 - A35	
Rev.	P1	

Scale with caution. Use both scale bars to check for reduction or distortion

0 10 20 30 40 50 60 70 80 90 100 mm



PROPOSED SOUTH ELEVATION (C-C)
SCALE 1:200

Job title	NEW TRAINING GOLF POD ESPORTA RIVERSIDE DUCKS HILL ROAD NORTHWOOD HA6 2DR		
Drawing title	PROPOSED SOUTH ELEVATION (C-C)		
Client	TEAM PROPERTY LTD		
Drawn by:	SPS	Date	FEB 2011
Chkd		Date	
Job number	166	Scale	A3
Drawing number	166 - A36		1:200 APPROX.
Rev.	P1		

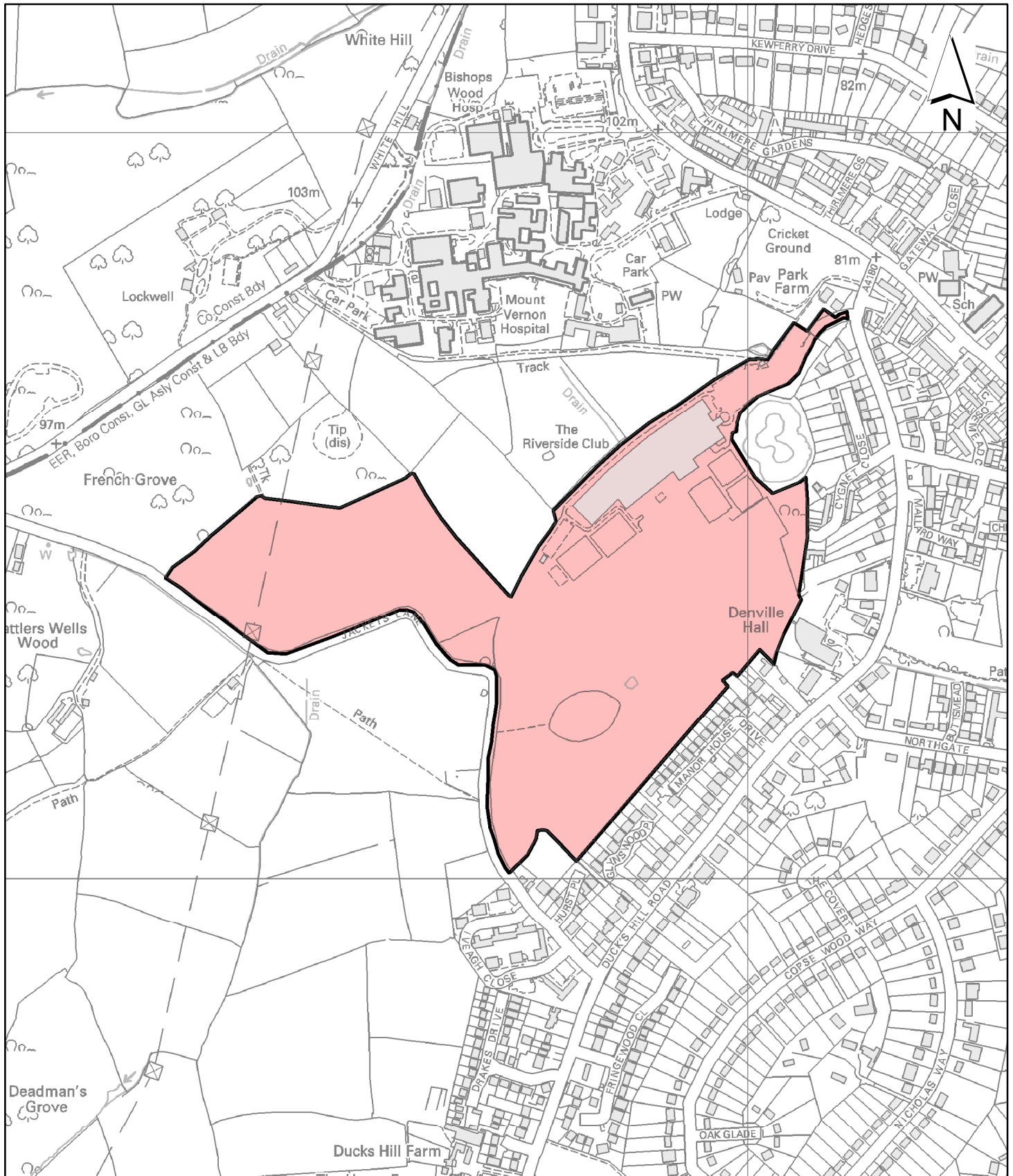
Scale with caution. Use both scale bars to check for reduction or distortion

0 10 20 30 40 50 60 70 80 90 100 mm




PROPOSED NORTH ELEVATION (D-D)
SCALE 1:200

Job title	NEW TRAINING GOLF POD	
	ESPORTA RIVERSIDE	
	DUCKS HILL ROAD	
	NORTHWOOD HA6 2DR	
Drawing title	PROPOSED NORTH ELEVATION (D-D)	
Client	TEAM PROPERTY LTD	
Drawn by	Date	Date
SPS	FEB 2011	FEB 2011
Chk'd		
Job number	Scale	Scale
166	1:200 APPROX.	1:200 APPROX.
Drawing number	166 - A37	
Rev.	P1	



Notes

 Site boundary

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Site Address	
18 Ducks Hill Road Northwood	
Planning Application Ref:	Scale
272/APP/2010/2564	1:7,000
Planning Committee	Date
North Page 179	December 2011

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



Report of the Head of Planning & Enforcement Services

Address ORENDA AND 68 THIRLMERE GARDENS NORTHWOOD

Development: 7 x two storey, 3-bed, terraced dwellings with habitable roofspace with associated parking and amenity space and installation of vehicle crossover to front involving demolition of 2 existing detached dwellings

LBH Ref Nos: 59962/APP/2011/2101

Date Plans Received: 25/08/2011

Date(s) of Amendment(s):

Date Application Valid: 06/09/2011



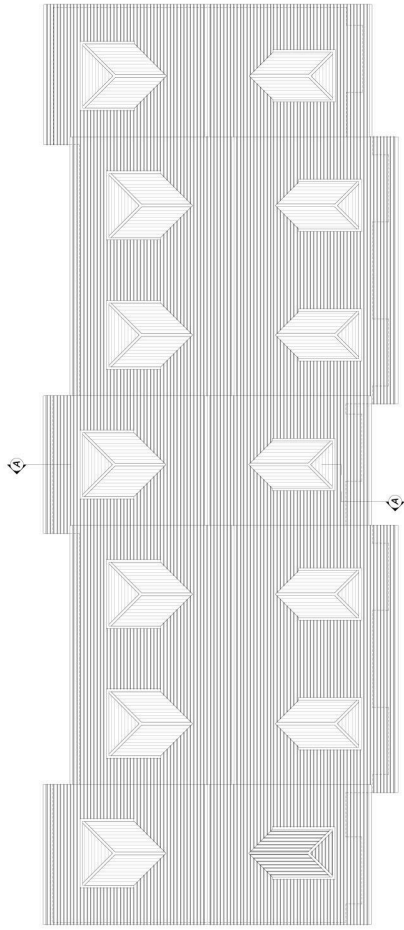
S I T E P L A N

1m 1:100
5m
10m

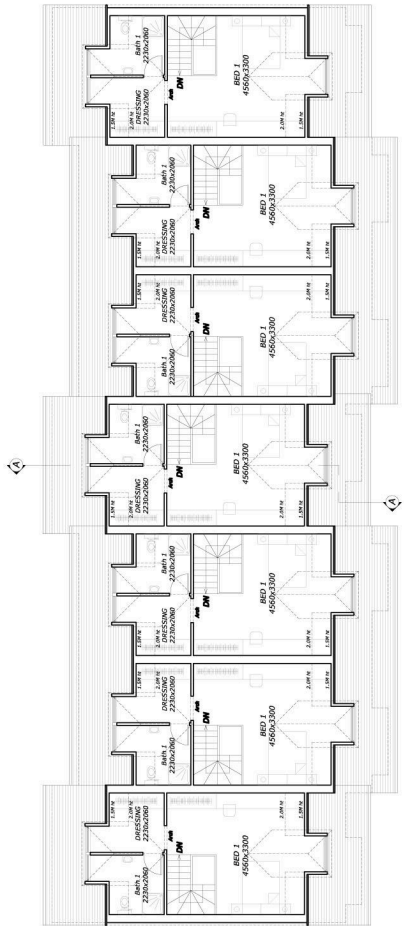


T H I R L M E R E G A R D E N S

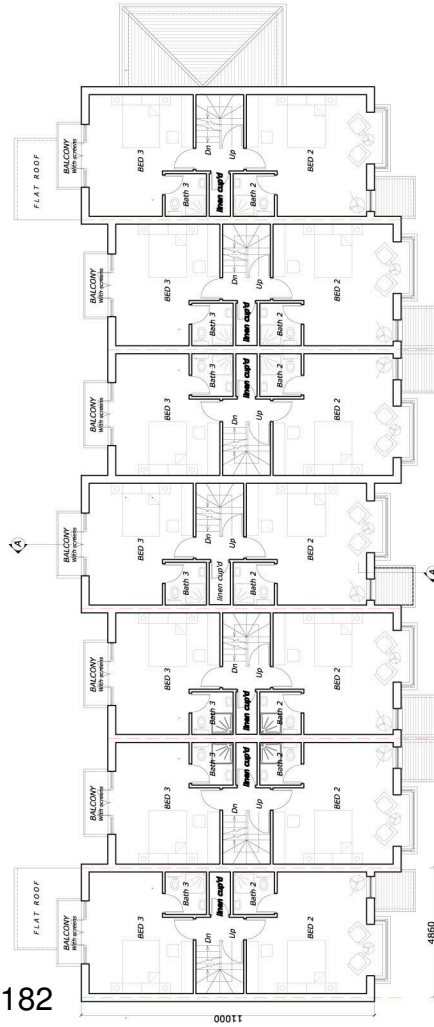
PROJECT	DWG NO.	SCALE	DETAIL	A	B	C	D	E	F	PROJECT NO.
ORENDA & 68 THIRLMERE GARDENS, NORTHWOOD PROPOSED BUILDING LAYOUT FOR 7 HOUSES	02A	1:100 @A1	GROUND FLOOR PLAN AND SITE PLAN	25-06-2011 ISSUED TO PLANNING DEPT. HILLINGDON	08-09-2011 INFORMATION ADDED					10.17
<p>PR Architecture Ltd. Chartered Architect 120, Pinner Road, Harrow, HA1 4UD. Tel: 0208 367 2204</p>										



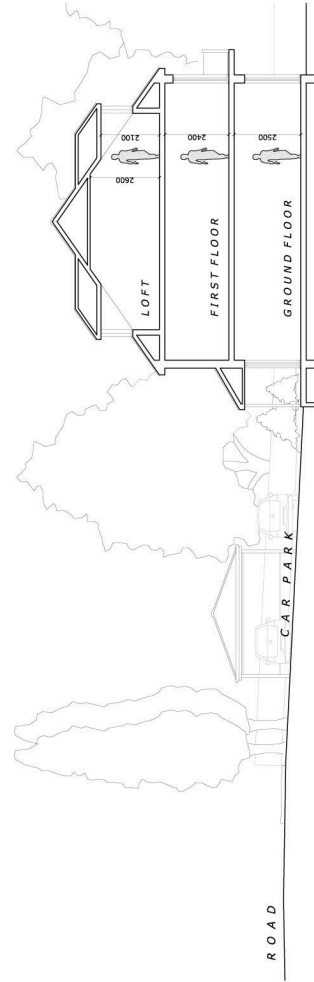
ROOF PLAN



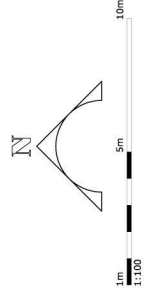
LOFT PLAN



FIRST FLOOR PLAN



SECTION A - A



PROJECT	DWG NO.	SCALE	DETAIL	A	B	C	D	E	F	PROJECT NO.
ORENDA & 68 THIRLMERE GARDENS, NORTHWOOD PROPOSED BUILDING LAYOUT FOR 7 HOUSES	03A	1:100 @A1	FIRST FLOOR, LOFT & ROOF PLAN	25-05-2011 ISSUED TO PLANNING DEPT. HILLINGDON						10.17
				06-09-2011 INFORMATION ADDED						
PR Architecture Ltd. Chartered Architect 120, Pinner Road, Harrow, HA1 4JD. Tel: 0208 367 2204										

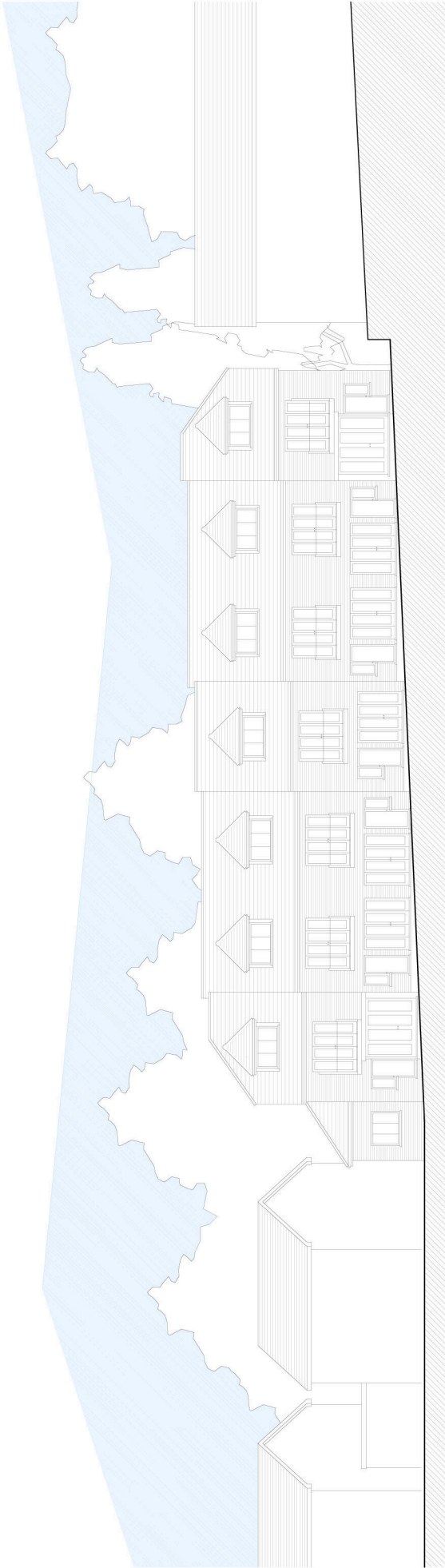


STREET ELEVATION 1:100

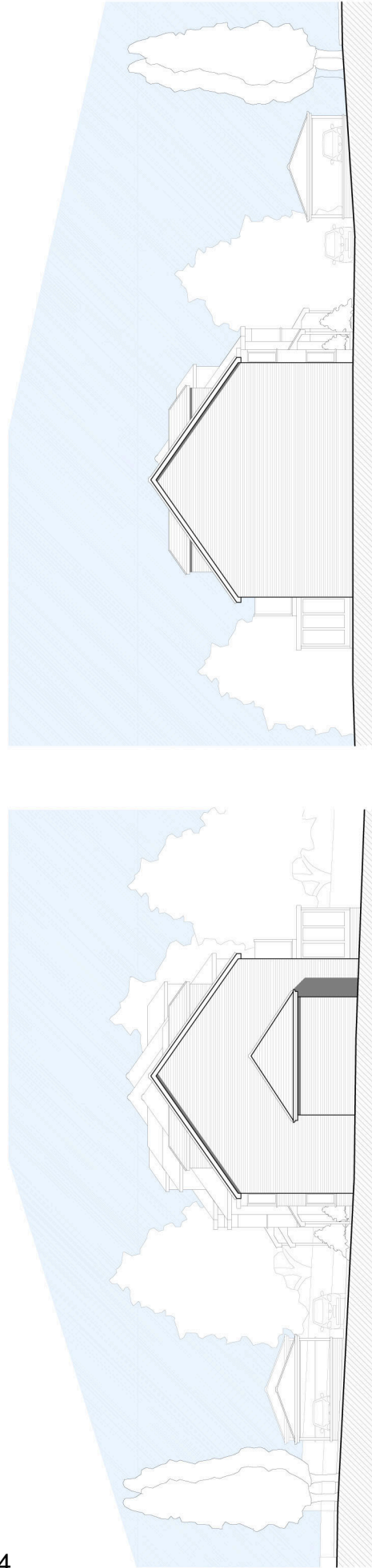


FRONT ELEVATION 1:50

PROJECT ORENDA & 68 THIRLMERE GARDENS, NORTHWOOD PROPOSED BUILDING LAYOUT FOR 7 HOUSES	DWG NO.	SCALE	DETAIL	A	B	C	D	E	F	PROJECT NO.
	04A	1:100 @A1	STREET ELEVATION AND FRONT ELEVATION	25-08-2011 ISSUED TO PLANNING DEPT. HILLINGDON	08-09-2011 INFORMATION ADDED					
PR Architecture ltd. Chartered Architect 120, Pinner Road, Harrow, HA1 4JD. Tel: 0208 367 2304										

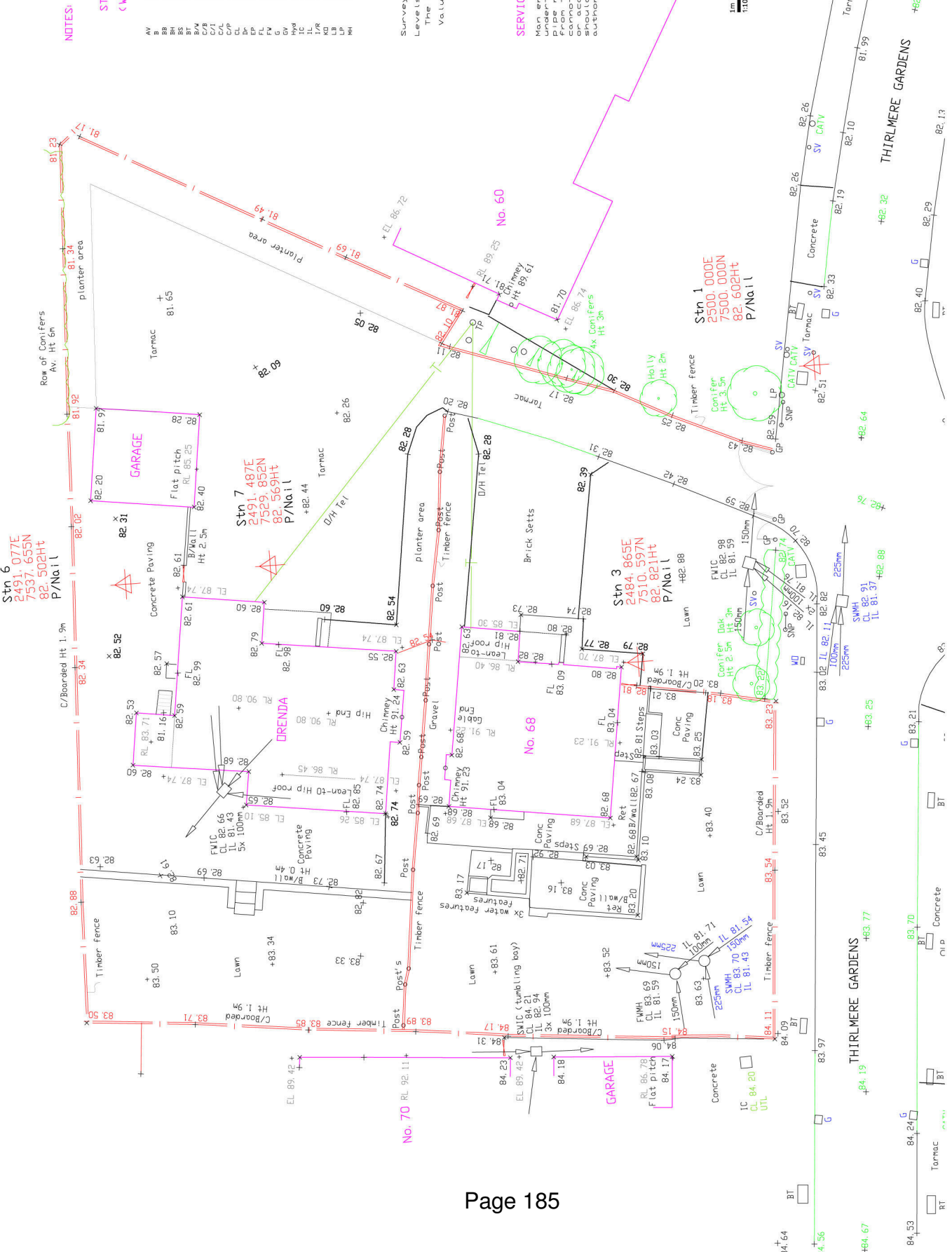


R E A R E L E V A T I O N



S I D E E L E V A T I O N

PROJECT ORENDA & 68 THIRLMERE GARDENS, NORTHWOOD PROPOSED BUILDING LAYOUT FOR 7 HOUSES	DWG NO.	SCALE	DETAIL	A	B	C	D	E	F	PROJECT NO.	PR Architecture ltd. Chartered Architect 120, Pineau Road, Harrow, HA1 1UD. Tel: 0208 367 2304
	05A	1:100 @A1	REAR AND SIDE ELEVATIONS	26-08-2011 ISSUED TO PLANNING DEPT. HILLINGDON						10.17	



NOTES:

STANDARD ABBREVIATIONS
(Where Applicable)

- | | | | |
|-----|-----------------------|-----|----------------|
| AV | AIR VALVE | MR | MARKER |
| B | BELLARD | MP | MILE POST |
| BB | BENCH BEACON | PA | POST & CHAIN |
| BS | BUS STOP | P/C | PIPE |
| BT | BRITISH TELECOM COVER | PE | POST & WIRE |
| C/A | CORRUGATED IRON | P/W | POST & WIRE |
| C/L | CHAIN LINK | RE | REDDING EYE |
| C/P | COVER LEVEL | RS | ROAD SIGN |
| CP | COVER | R/W | RETAINING WALL |
| DP | DRAIN | SC | STOP COCK |
| EL | ELECTRIC POLE | ST | STOP |
| EV | ELECTRIC VALVE | ST | STOP |
| FW | FULL WATER | ST | STOP |
| G | GULLY | ST | STOP |
| Hyd | FIRE HYDRANT | ST | STOP |
| IC | INSPECTION COVER | ST | STOP |
| IL | INVERT LEVEL | ST | STOP |
| IR | INSPECTION ROD | ST | STOP |
| LD | LIGHT DUTY | ST | STOP |
| LB | LITTER BIN | ST | STOP |
| LP | LIGHT POST | ST | STOP |
| MP | METER | ST | STOP |
| MW | MANSOLE | ST | STOP |

SURVEY CONTROL

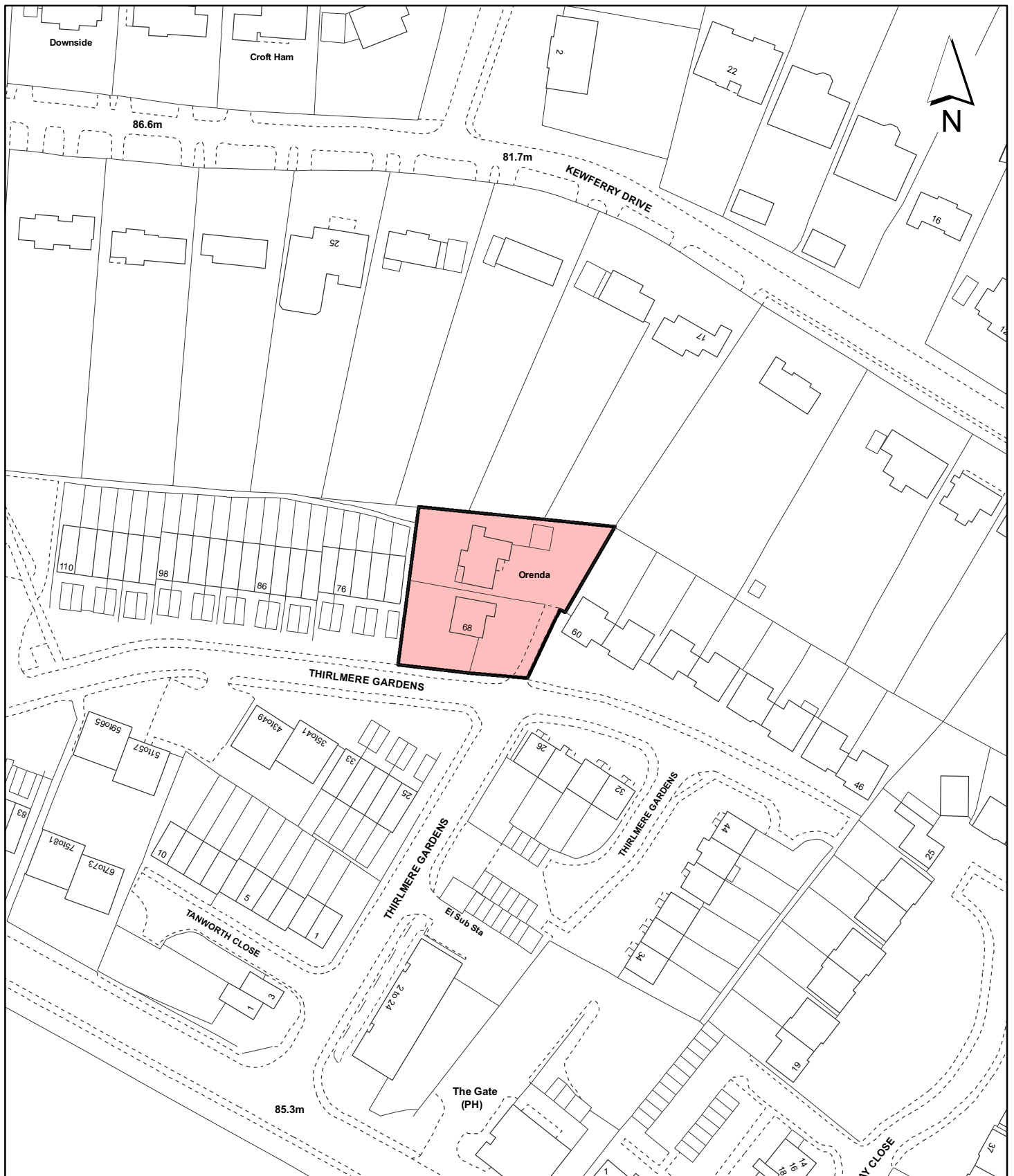
Survey related to an arbitrary grid.
Levels related to D.S.B.M.'s located on
The Gate PH, Rickmansworth Road,
Valuer 82.666m AOD.


SERVICES

Man entry to sewers has not been undertaken. Depths, pipe sizes & pipe no.'s are measured/estimated from manholes. The completeness cannot guarantee the completeness or accuracy of the sewer data which should be checked with the local authority on-site.



PROJECT	ORENDA & 68 THIRLMERE GARDENS, NORTHWOOD	DWG NO.	01A	SCALE	1:100 @A1	DETAIL	SITE PLAN	A	25-08-2011 ISSUED TO PLANNING DEPT. HILLINGDON	B	06-09-2011 INFORMATION ADDED	C		D		E		F	PROJECT NO.	10.17	
<p style="text-align: right;">PR Architecture Ltd. Chartered Architect 120, Phoenix Road, Harrow, HA1 4UD. Tel: 0208 387 2204</p>																					



<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>Orenda and 68 Thirlmere Gardens Northwood</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>Planning Application Ref:</p> <p>59962/APP/2011/2101</p>	<p>Scale</p> <p>1:1,250</p>	
	<p>Planning Committee</p> <p>North Page 186</p>	<p>Date</p> <p>December 2011</p>	



HILLINGDON
LONDON

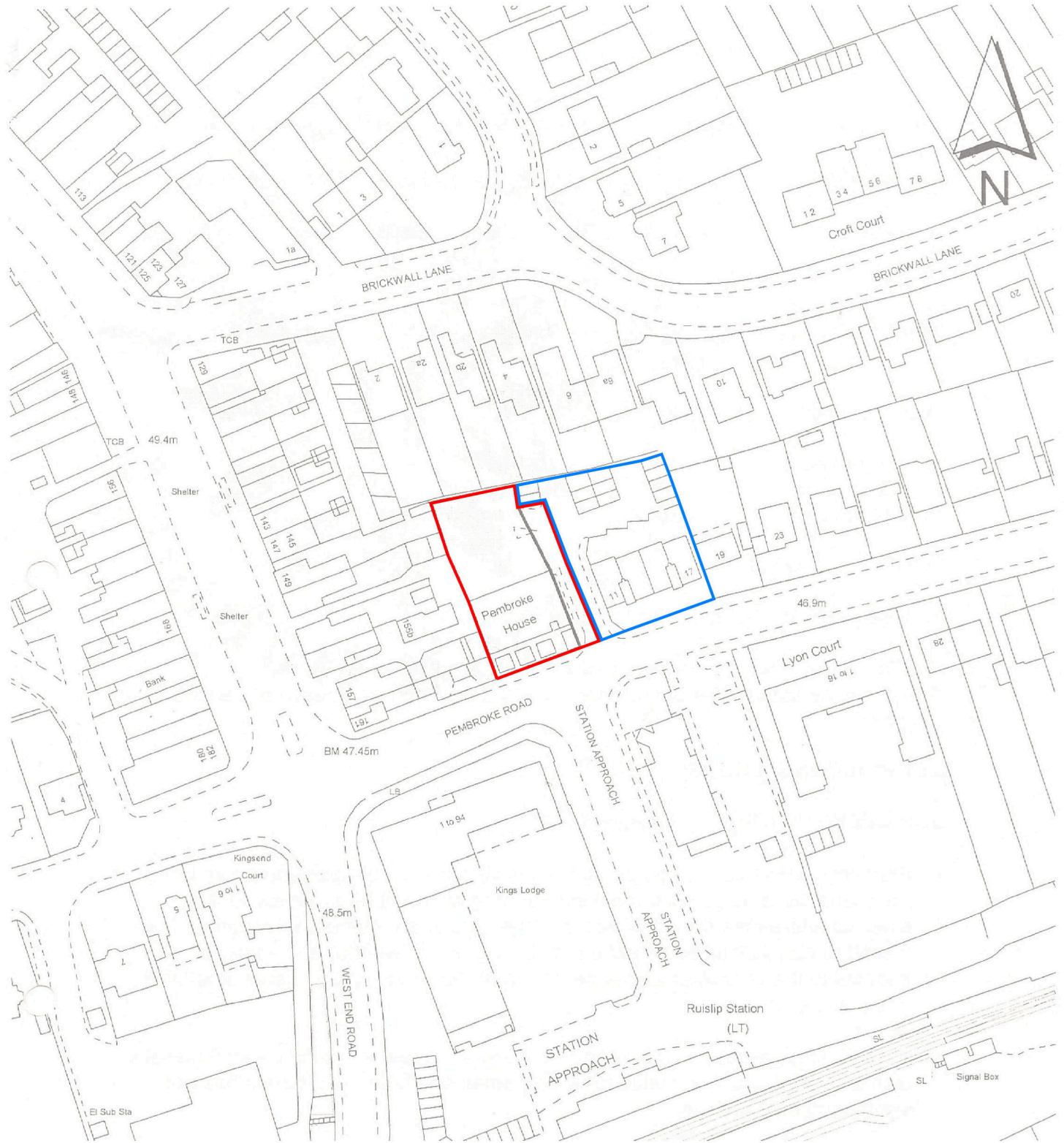
Report of the Head of Planning & Enforcement Services

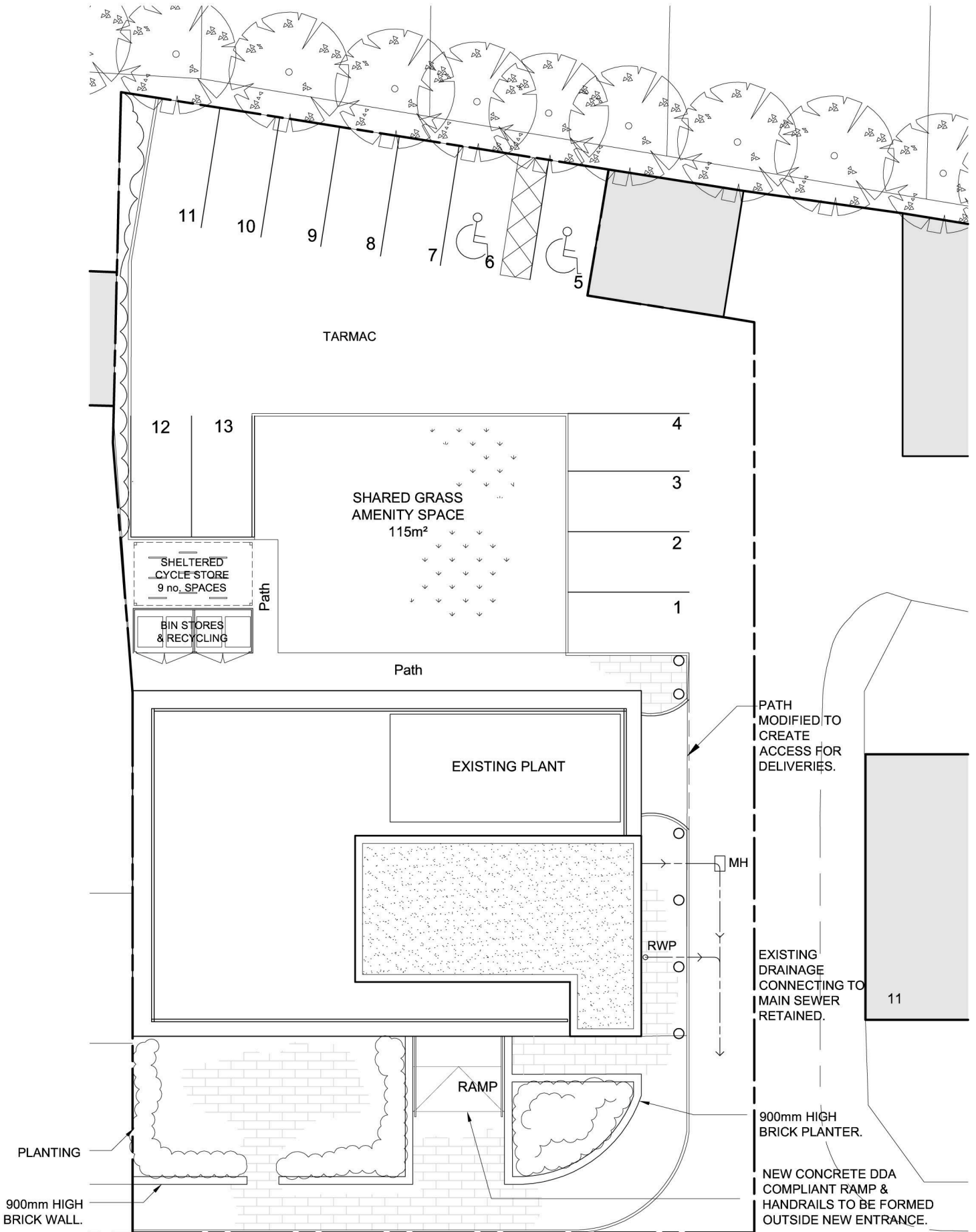
Address PEMBROKE HOUSE, 5 - 9 PEMBROKE ROAD RUISLIP

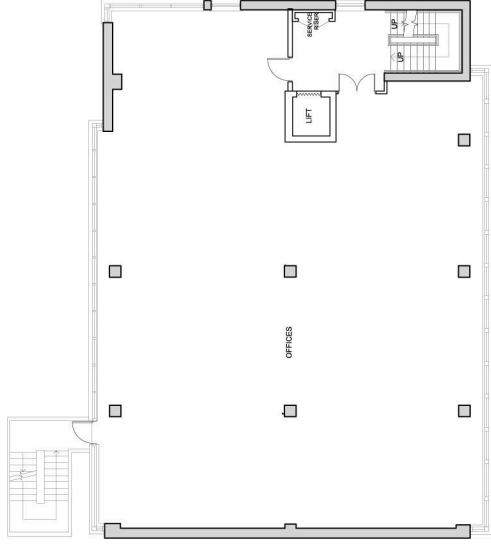
Development: Part conversion from retail/offices (Use Class A1/B1) to 6 x two-bedroom flats and 3 x three-bedroom flats with associated parking, amenity space, cycle store and bin store, alterations to elevations, new fenestration to upper floors, demolition of existing external fire escape and alterations to existing vehicular crossover.

LBH Ref Nos: 38324/APP/2011/786

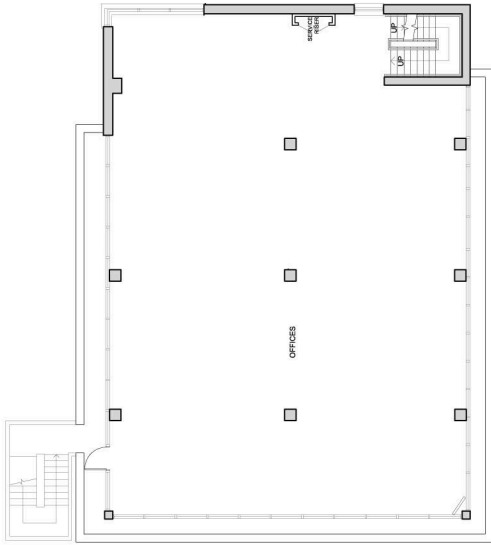
Date Plans Received:	30/03/2011	Date(s) of Amendment(s):	31/03/2011
Date Application Valid:	04/04/2011		04/04/2011
			22/11/2011



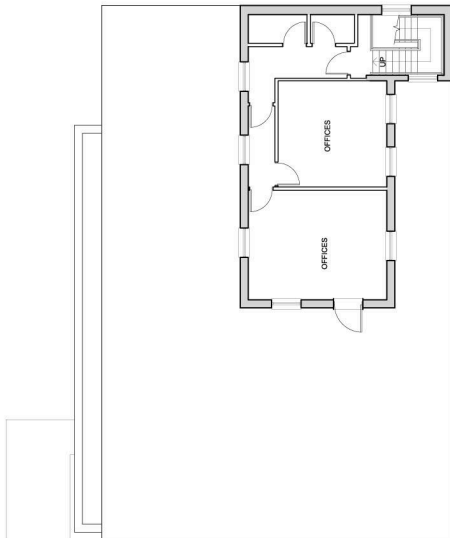




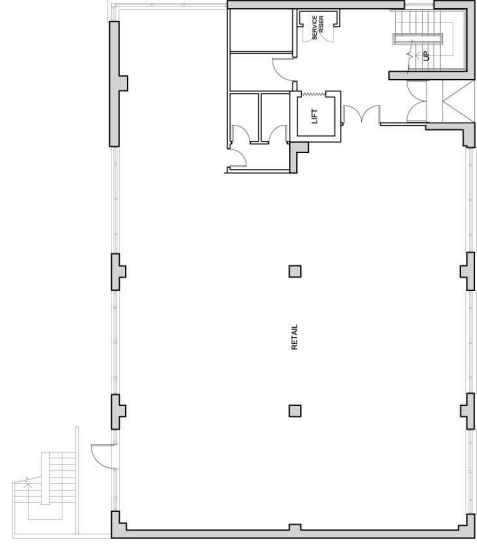
SECOND FLOOR



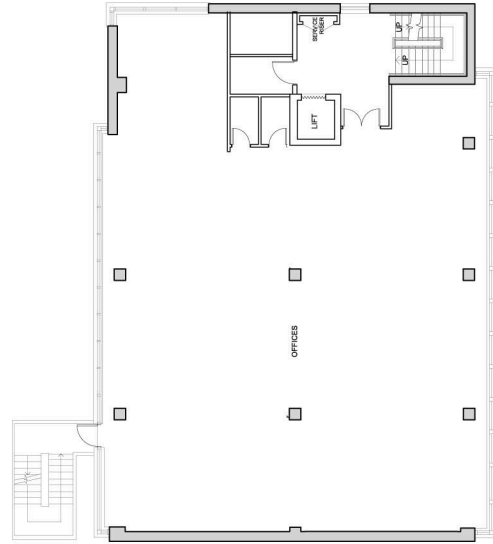
THIRD FLOOR



FOURTH FLOOR



GROUND FLOOR



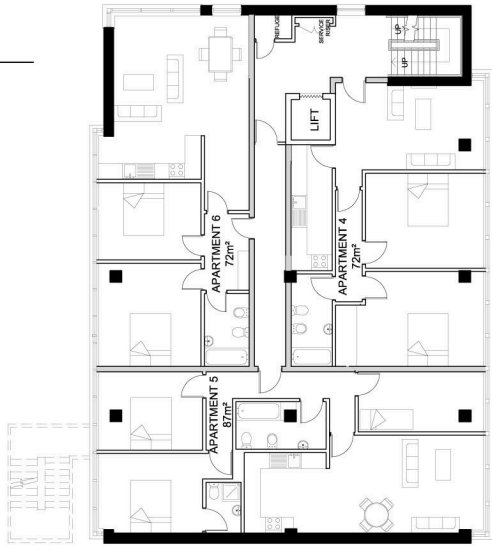
FIRST FLOOR

FLOOR USES ANTICIPATED	APRIL '11	A	REV.
AMENDMENTS	DATE		
COPYRIGHT RESERVED			
ALL SCALED DIMENSIONS MUST BE VERIFIED ON SITE			

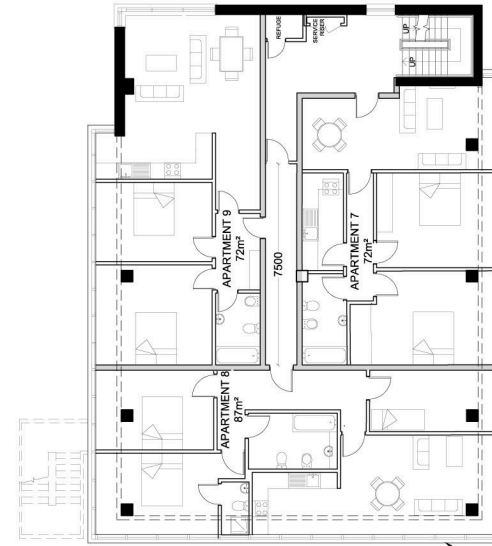
JOB	PEMBROKE HOUSE 5-9 PEMBROKE ROAD RUISLIP, MIDDLESEX, HA4 8NQ
CLIENT	ANSLIP UK Ltd
DRAWING	FLOOR PLANS AS EXISTING

DALE VENN ARCHITECTS Architects, Planners & Surveyors HIGH HOUSE, HAYLINGTON ROAD, HILLINGDON, MIDDLESEX 01895-277345	
--	--

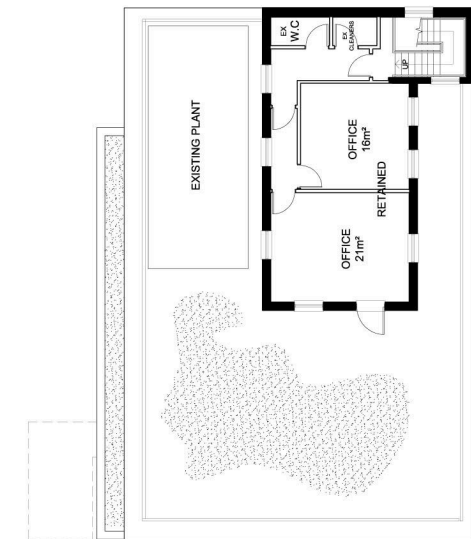
SCALE	1:100	DRAWING No.	REV.
DATE	MARCH '11		
DRAWN	J.R.		
CHECKED	D.V.		
			4628-6



SECOND FLOOR

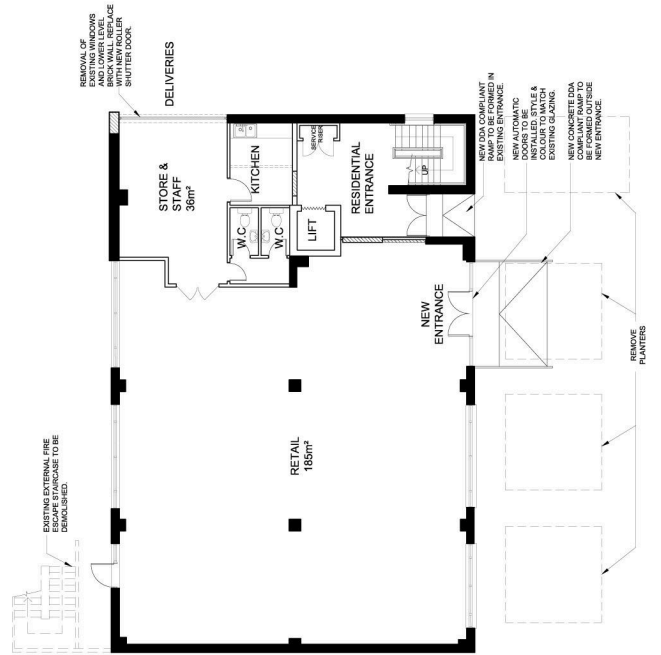


THIRD FLOOR

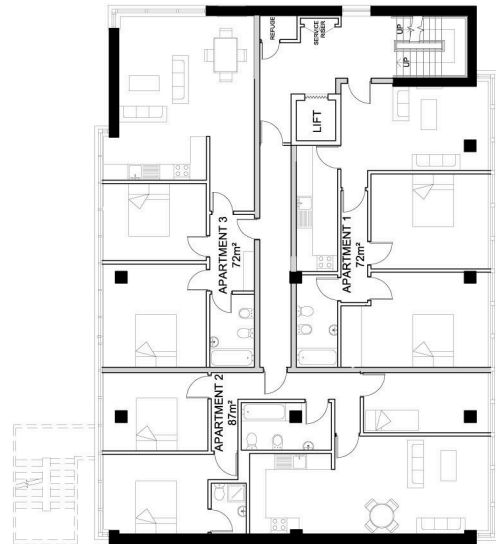


FOURTH FLOOR

REMOVE EXISTING CLADDING WHERE POSSIBLE ABOVE EXISTING STAIRS TO REFLECT LOGO GRAPHIC



GROUND FLOOR



FIRST FLOOR

PLANT AMENDMENTS NOV'11 DATE A REV. COPYRIGHT RESERVED ALL SCALED DIMENSIONS MUST BE VERIFIED ON SITE

JOB PEMBROKE HOUSE 5-9 PEMBROKE ROAD RUISLIP, MIDDLESEX, HA4 8NQ

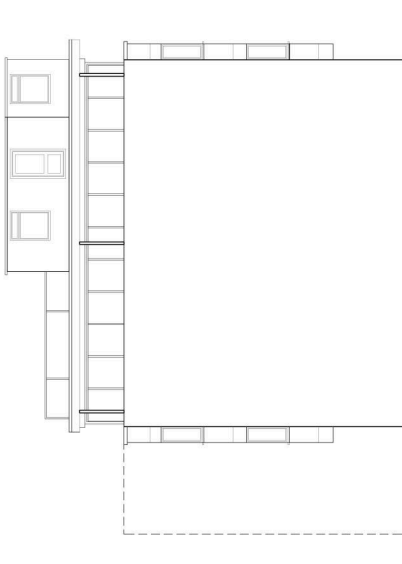
CLIENT ANSLIP UK Ltd

DRAWING PROPOSED LAYOUTS

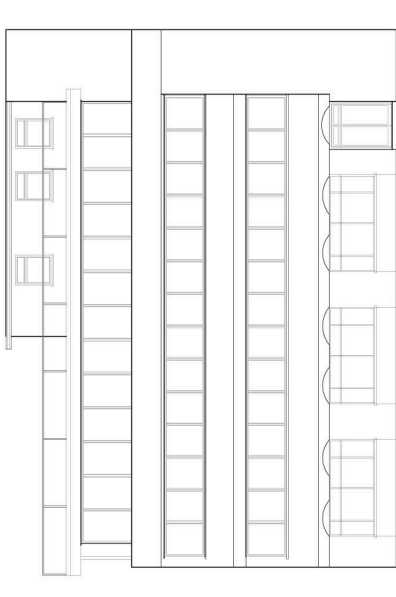
DALE VENN ARCHITECTS Architects, Planners & Surveyors HIGH HOUSE, HARRINGTON ROAD, HILLINGDON, MIDDLESEX 01895-27345

SCALE	1:100	DRAWING No.	4628-8
DATE	NOV'11	DRAWN	JR
CHECKED	DV	REV.	A

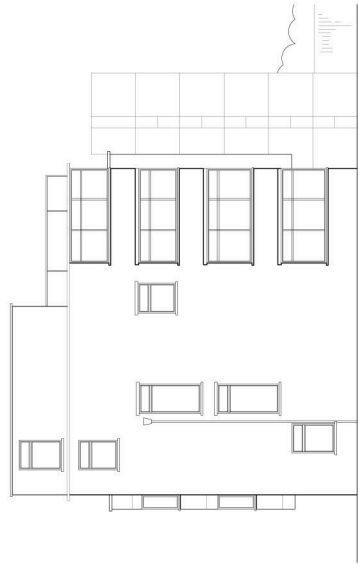




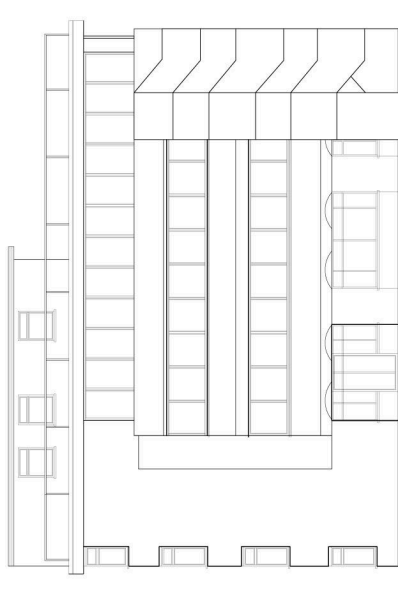
NORTH WEST ELEVATION



NORTH EAST ELEVATION



SOUTH WEST ELEVATION



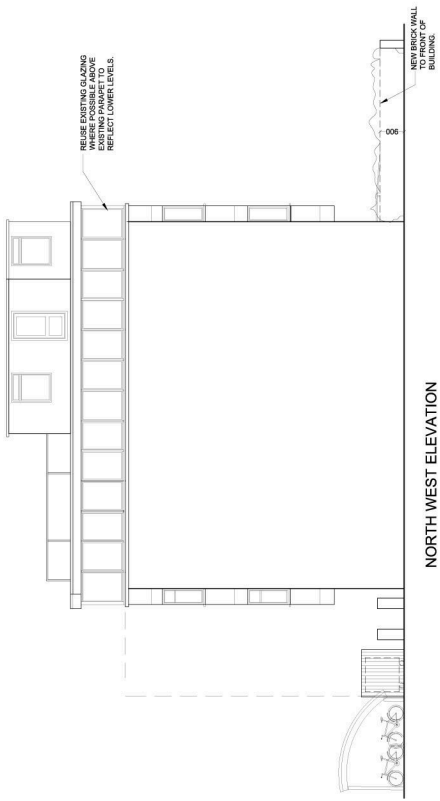
SOUTH EAST ELEVATION

AMENDMENTS	DATE	REV.
COPYRIGHT RESERVED		
ALL SCALED DIMENSIONS MUST BE VERIFIED ON SITE		

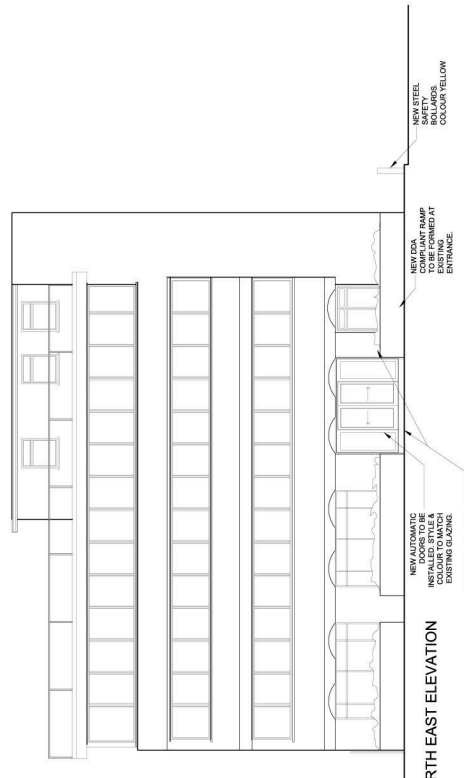
JOB	PEMBROKE HOUSE
	5-9 PEMBROKE ROAD
	RUISLIP,
	MIDDLESEX,
	HA4 8NQ
CLIENT	ANSLIP UK Ltd
DRAWING	ELEVATIONS
	AS EXISTING

DALE VENN ASSOCIATES	
Architects, Planners & Surveyors	
HIGH HOUSE, HAYLINGTON ROAD,	
HILLINGDON, MIDDLESEX 01895-237345	

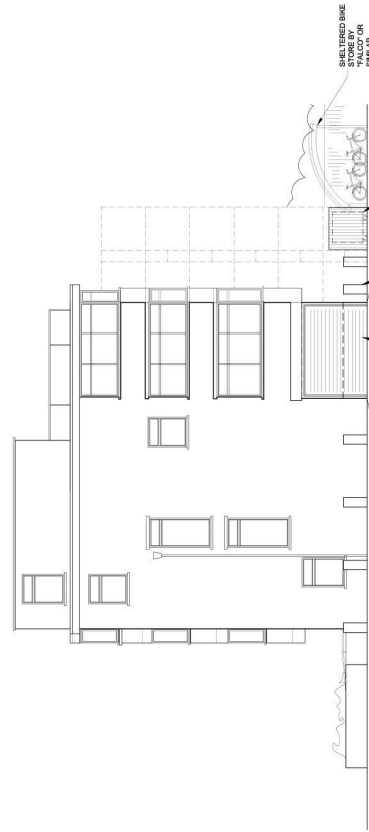
SCALE: 1:100	DRAWING No.	REV.
DATE: MARCH '11		
DRAWN: J.R.		
CHECKED: D.V.		
		4628-7



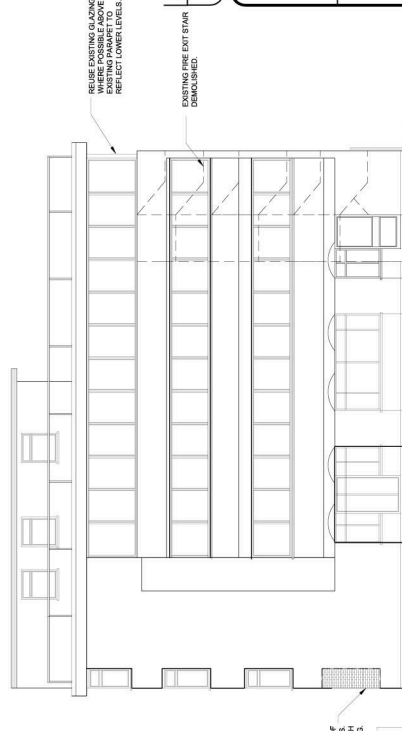
NORTH WEST ELEVATION



NORTH EAST ELEVATION



SOUTH WEST ELEVATION



SOUTH EAST ELEVATION

AMENDMENTS	DATE	REV.
COPYRIGHT RESERVED		
ALL CALLED DIMENSIONS MUST BE VERIFIED ON SITE		

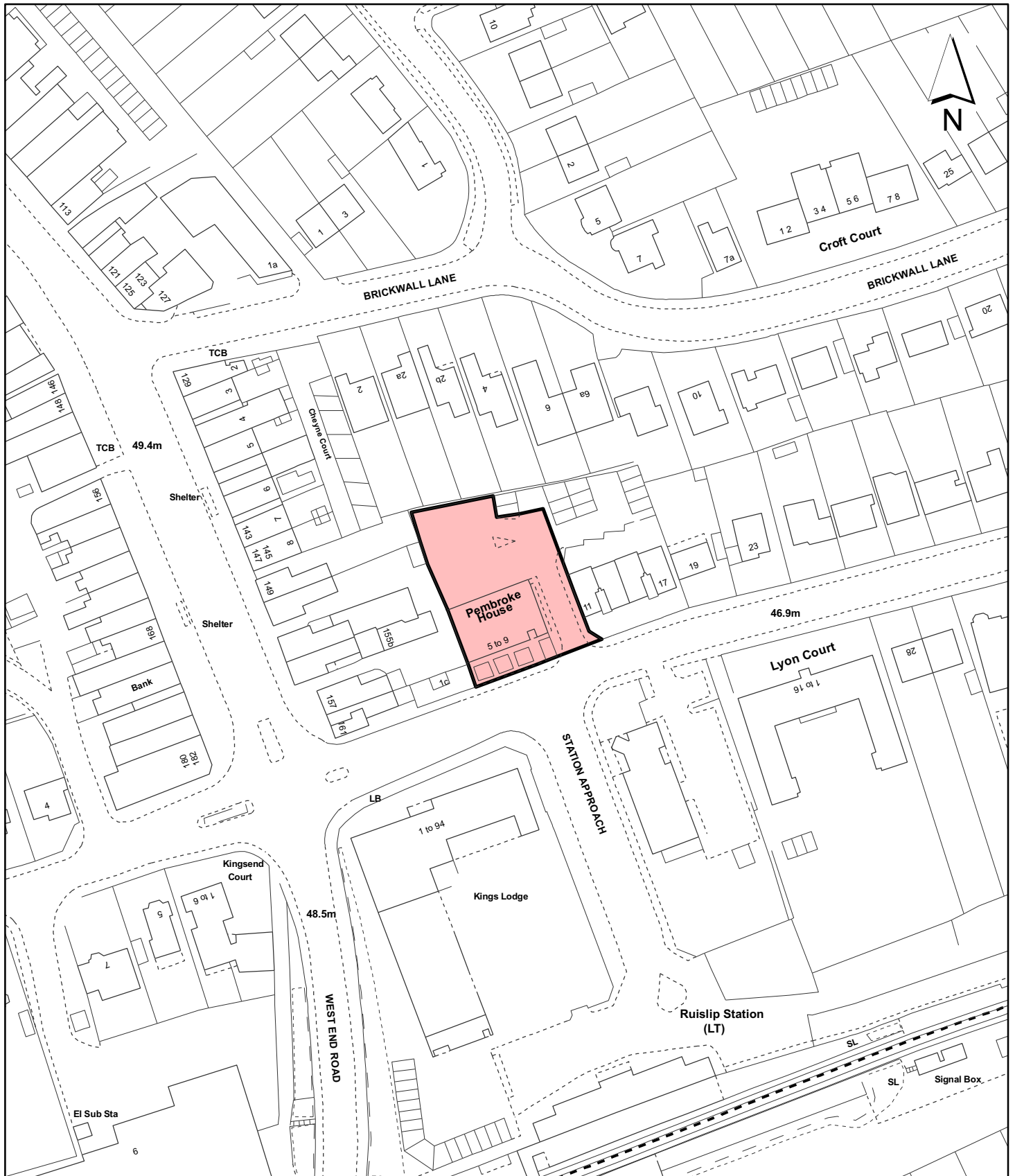
JOB
PEMBROKE HOUSE
5-9 PEMBROKE ROAD
RUISLIP,
MIDDLESEX,
HA4 8NQ

CURRENT
ANS LIP UK Ltd

DRAWING
ELEVATIONS
AS PROPOSED

DALE VENN ARCHITECTS
 Architects, Planners & Surveyors
 HIGH HOUSE, HILLINGTON ROAD,
 HILLINGDON, MIDDLESEX. 01895-237345

SCALE	DRAWING No.	REV.
1:100		
DATE NOV '11		
DRAWN: J.R.		
CHECKED: D.V.		
		4628-9



Notes

 Site boundary

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Site Address

**Pembroke House
5 - 9 Pembroke Road
Ruislip**

Planning Application Ref:

38324/APP/2011/786

Planning Committee

North Page 194

Scale

1:1,250

Date

**October
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 FORMING PART OF 90 EXMOUTH ROAD RUISLIP

Development: Conversion of 1 x 4-bed dwelling into 2 x two storey 2-bed dwellings with associated amenity space and parking involving part two storey, part single storey rear and side extension

LBH Ref Nos: 67944/APP/2011/2742

Date Plans Received: 09/11/2011

Date(s) of Amendment(s):

Date Application Valid: 14/11/2011

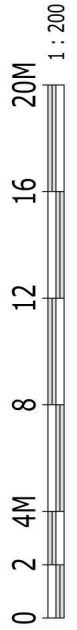


Licence No. 100047474

Location Plan



Block Plan



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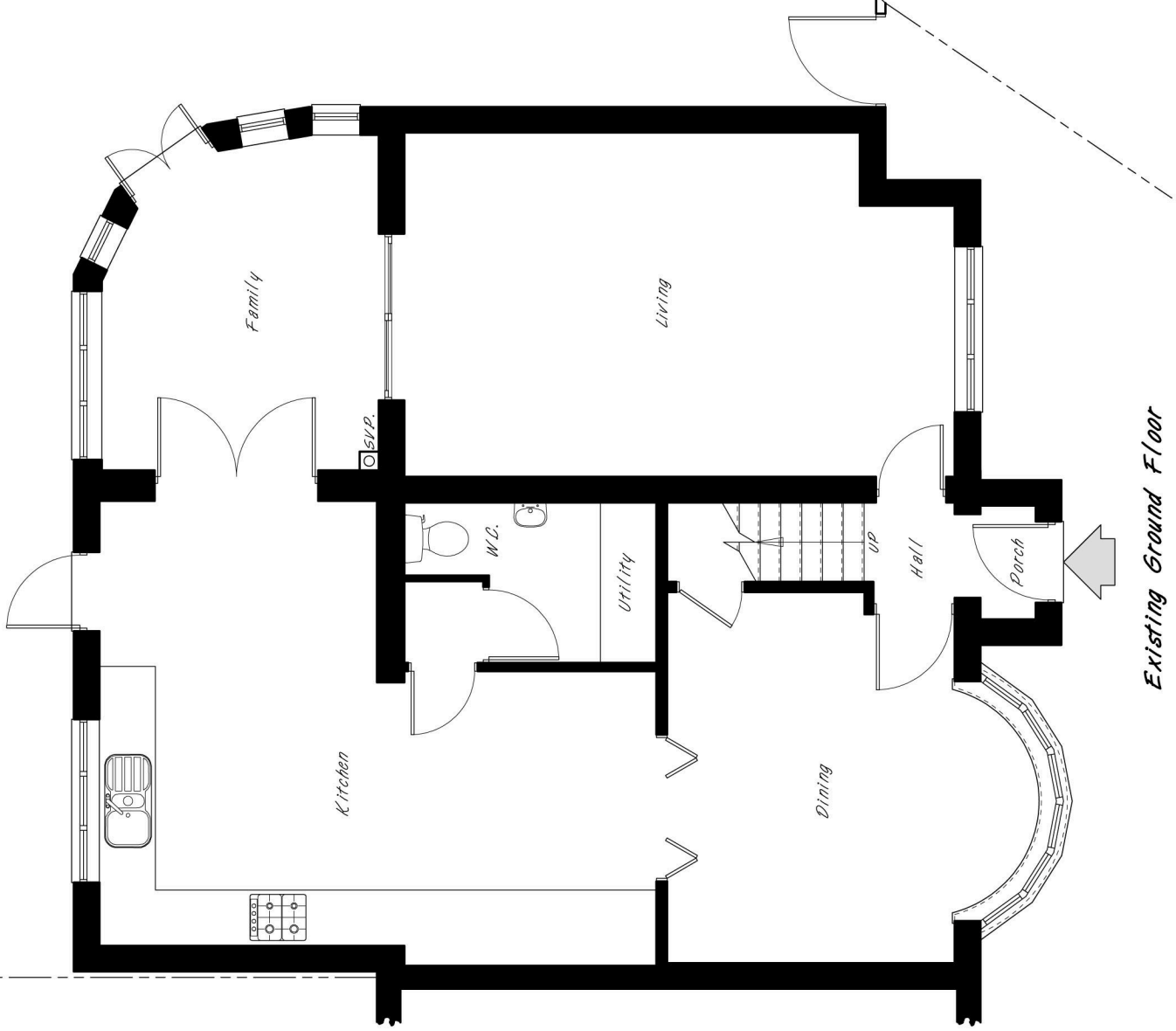
Addition of New House attached to No. 90 Exmouth Road.

SITE: 90 Exmouth Road, Ruislip, Middx. HA4 0UG

AS PROPERTY SERVICES
 Architectural Designers & Surveyors
 Newbury (01635) 864956

DRAWN: DAF	SCALE: 1 : 1250 & 1 : 200 @ A3	DATE: November '11
DRAWING NO: 10/188/17	REV: A	

2

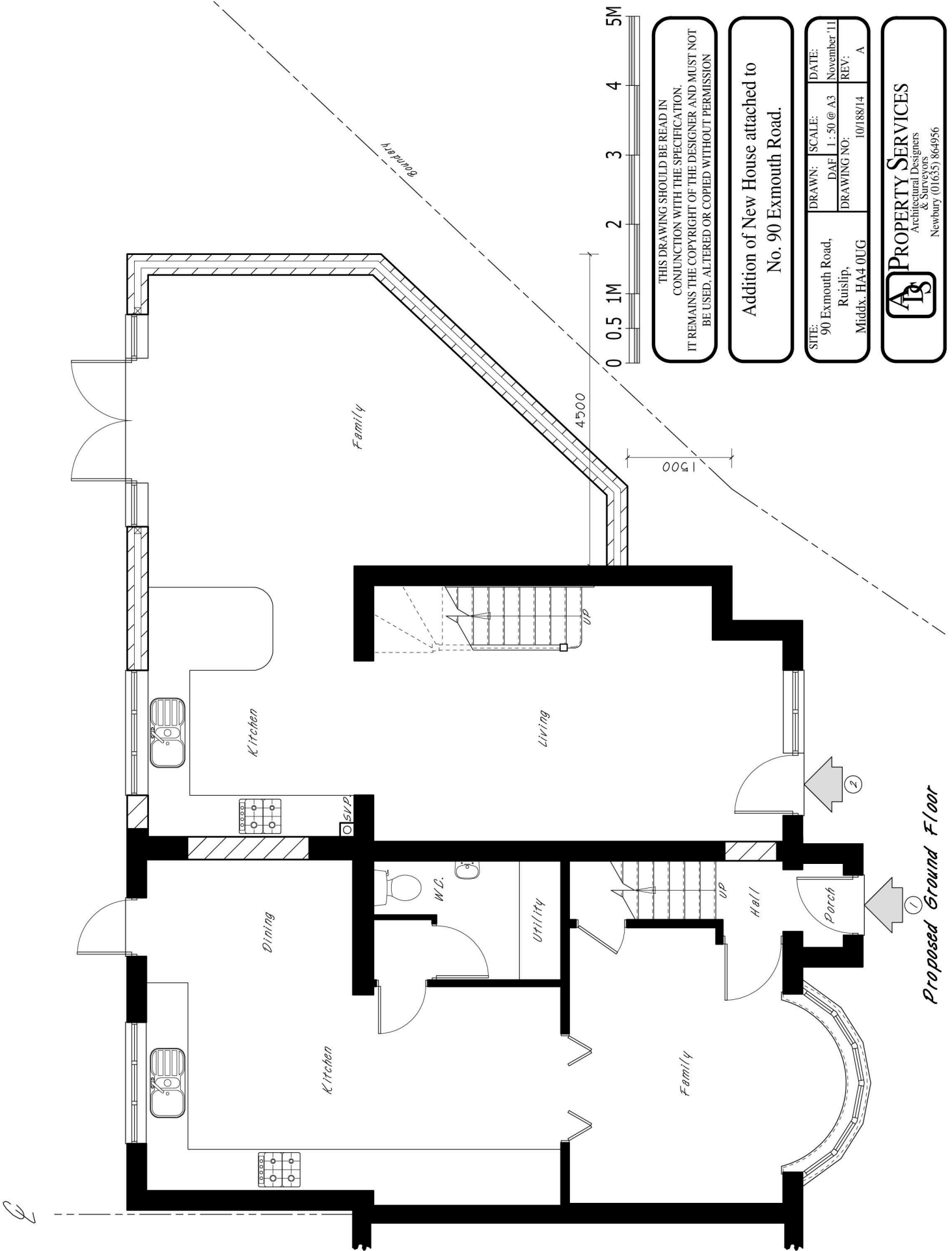


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Addition of New House attached to No. 90 Exmouth Road.

SITE: 90 Exmouth Road, Ruislip, Middx. HA4 0UG	DRAWN:	SCALE:	DATE:
	DAF 1:50 @ A3	10/188/11	June '11
	DRAWING NO:		REV:

PROPERTY SERVICES
Architectural Designers
& Surveyors
Newbury (01635) 864956



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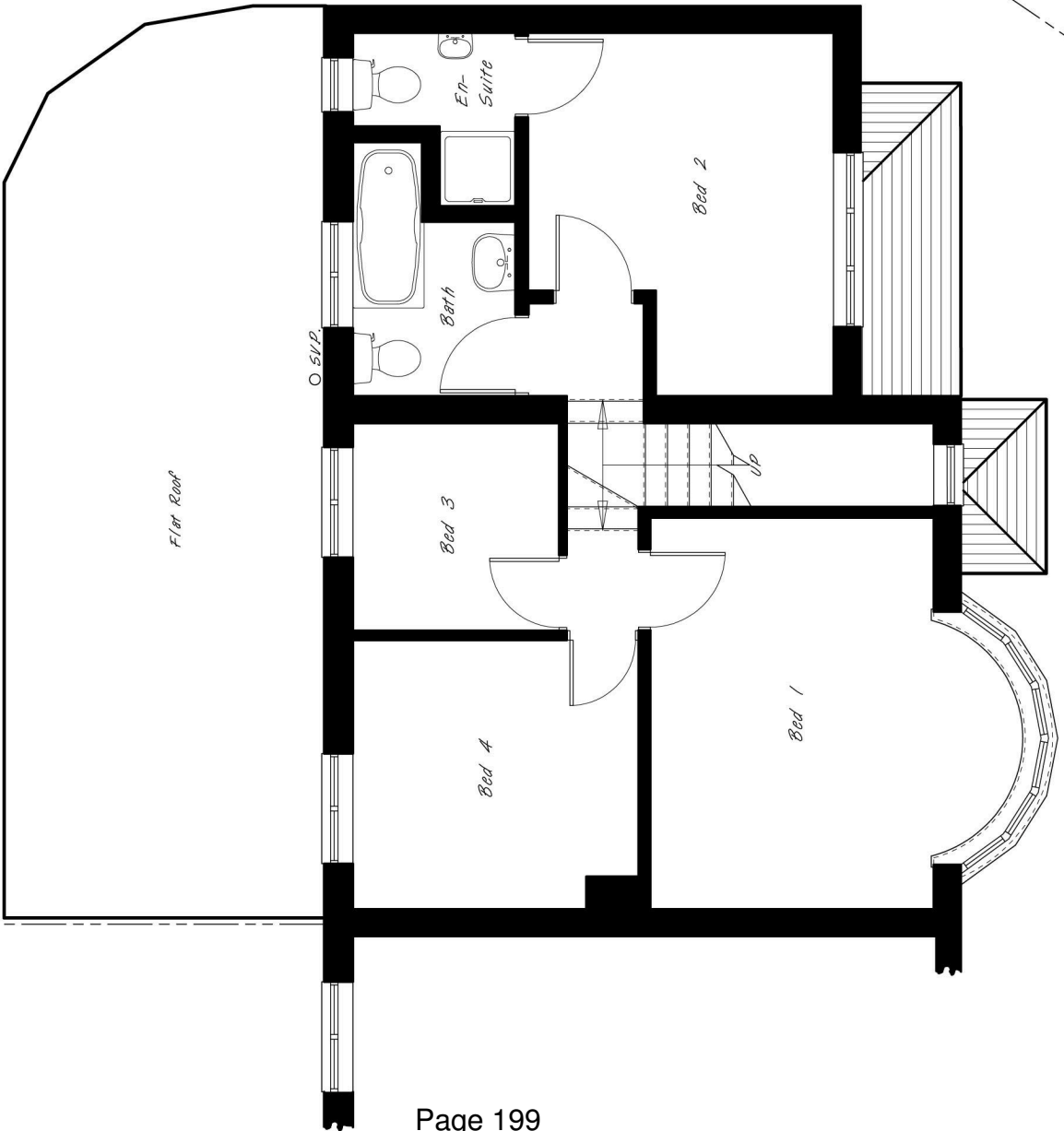
Addition of New House attached to No. 90 Exmouth Road.

SITE: 90 Exmouth Road, Ruislip, Middx. HA4 0UG	DRAWN:	SCALE:	DATE:
	DAF	1:50 @ A3	November '11
	DRAWING NO:	10/188/14	REV:
			A

PROPERTY SERVICES
Architectural Designers
& Surveyors
Newbury (01635) 864956

Proposed Ground Floor

2



Flat Roof

O S.V.P.

En-Suite

Bath

Bed 3

Bed 2

Up

Bed 4

Bed 1

Existing First Floor

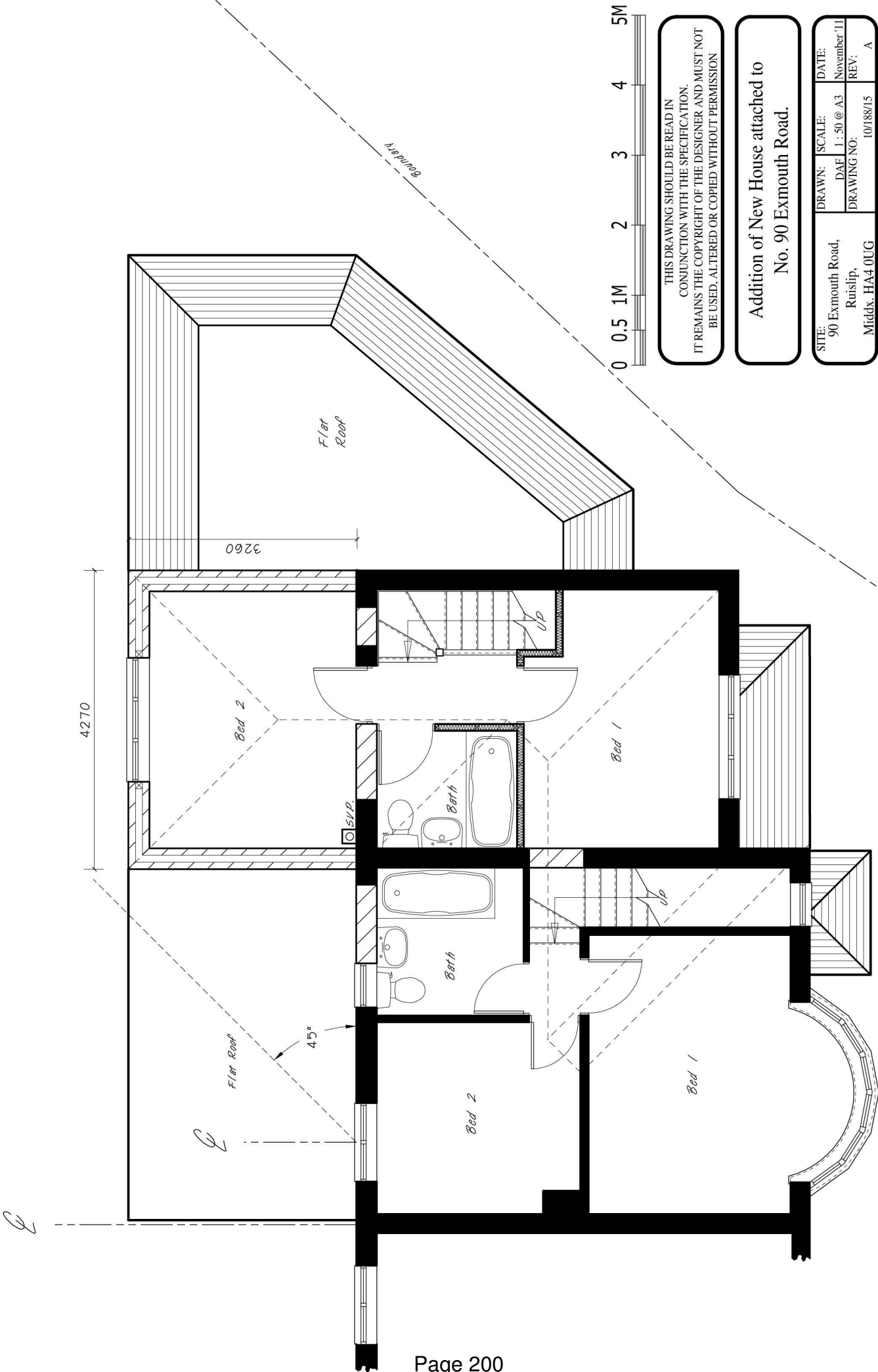


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Addition of New House attached to No. 90 Exmouth Road.

SITE: 90 Exmouth Road, Ruislip, Middx. HA4 0UG	DRAWN:	SCALE:	DATE:
	DAF	1:50 @ A3	June '11
	DRAWING NO:	10/188/12	REV:

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Architectural Designers
& Surveyors
Newbury (01635) 864956



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Addition of New House attached to No. 90 Exmouth Road.

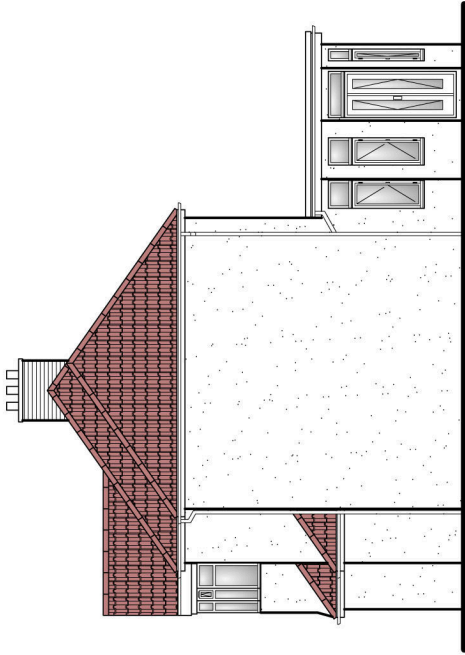
SITE: 90 Exmouth Road, Ruislip, Middx. HA4 0UG	DRAWN:	SCALE:	DATE:
	DAF	1:50 @ A3	November '11
	DRAWING NO:	10/188/15	REV: A

PROPERTY SERVICES
Architectural Designers
& Surveyors
Newbury (01635) 864956

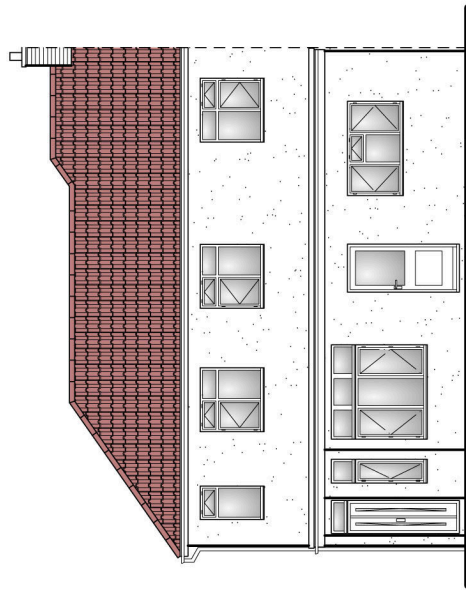
Proposed First Floor



Existing Front Elevation



Existing Side Elevation



Existing Rear Elevation



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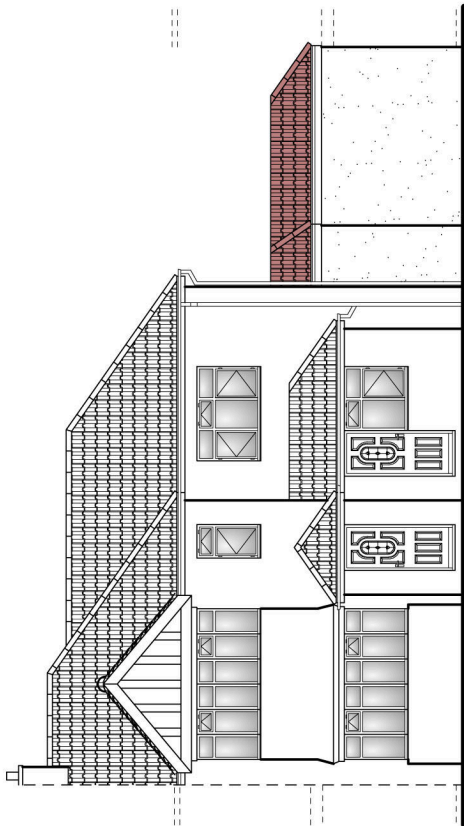
Addition of New House attached to No. 90 Exmouth Road.

SITE: 90 Exmouth Road, Ruislip, Middx. HA4 0UG

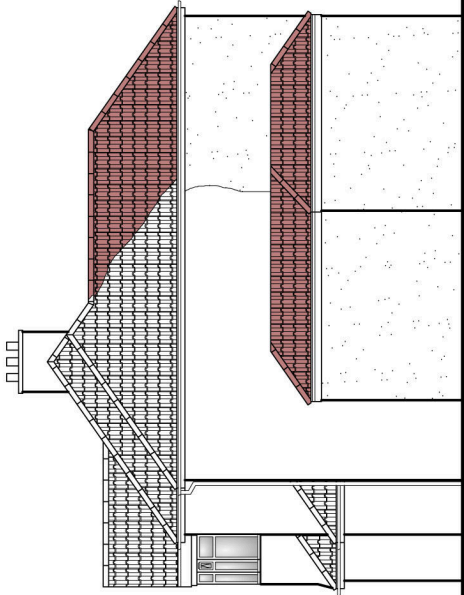


PROPERTY SERVICES
Architectural Designers & Surveyors
Newbury (01635) 864956

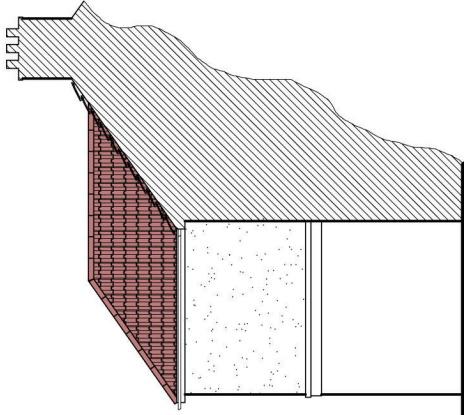
DRAWN: DAF	SCALE: 1 : 100 @ A3	DATE: June 11
DRAWING NO: 10/188/13		REV:



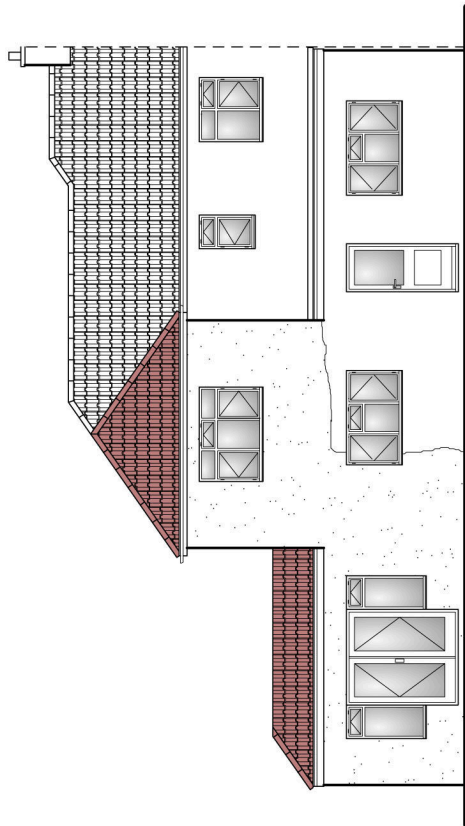
Proposed Front Elevation



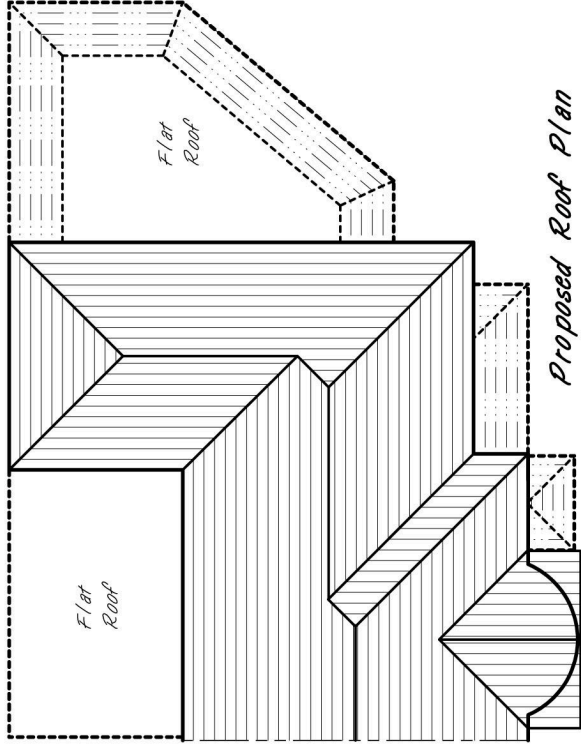
Proposed Side Elevation



Proposed Side Elevation



Proposed Rear Elevation



Proposed Roof Plan



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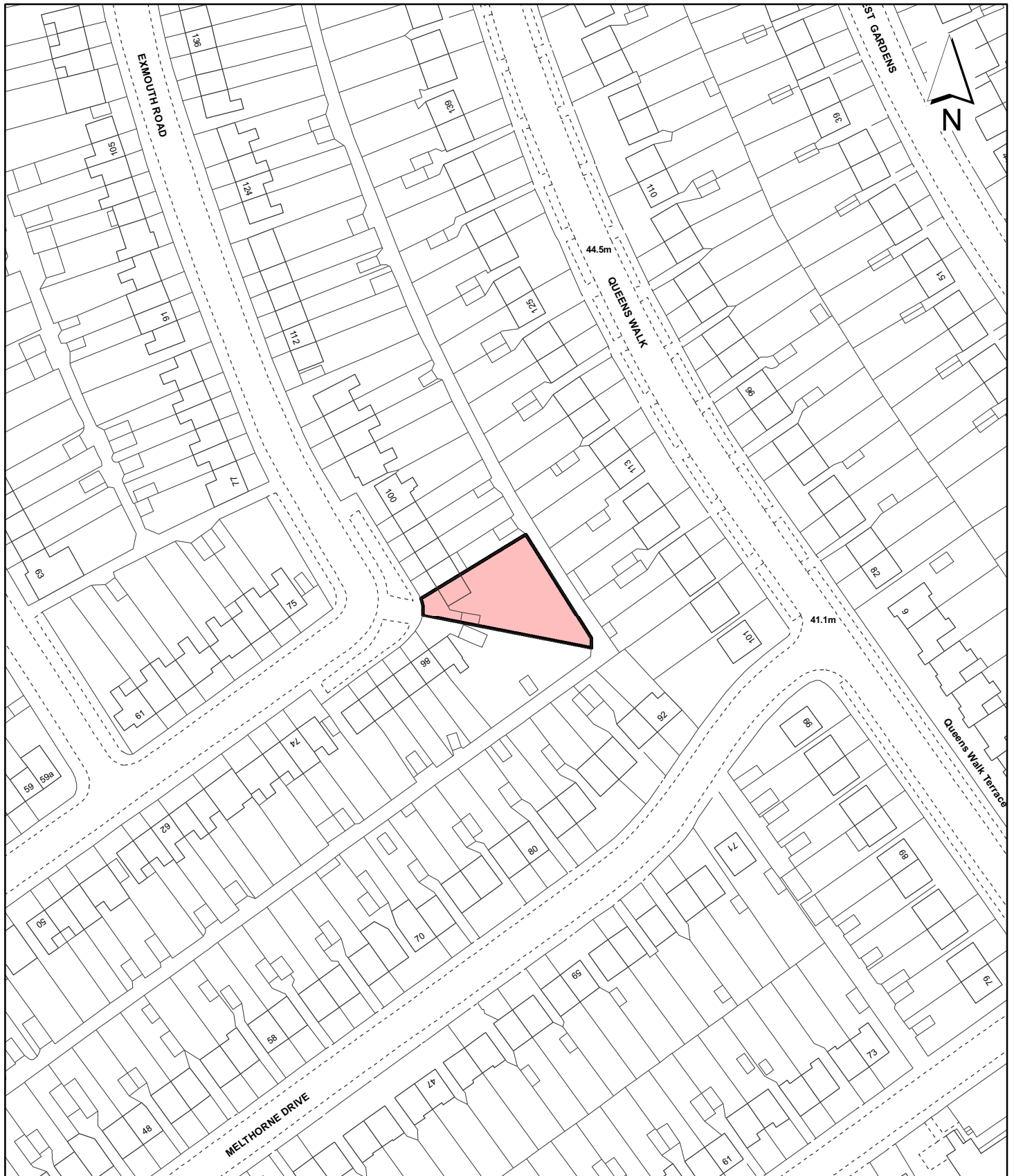
Addition of New House attached to No. 90 Exmouth Road.

SITE: 90 Exmouth Road, Ruislip, Middx. HA4 0UG




PROPERTY SERVICES
Architectural Designers & Surveyors
Newbury (01635) 864956

DRAWN: DAF	SCALE: 1 : 100 @ A3	DATE: November '11
DRAWING NO: 10/188/16		REV: B



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Site Address

**Land forming part of
90 Exmouth Road
Ruislip**

Planning Application Ref:

67944/APP/2011/2742

Scale

1:1,250

Planning Committee

North Page 203

Date

**December
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 THE HALLMARKS 146 FIELD END ROAD EASTCOTE PINNER
Development: Change use from Class A2 (Financial and Professional Services) to Class D1 (Non-Residential Institutions) for use as a Education Institute.
LBH Ref Nos: 3016/APP/2010/2159

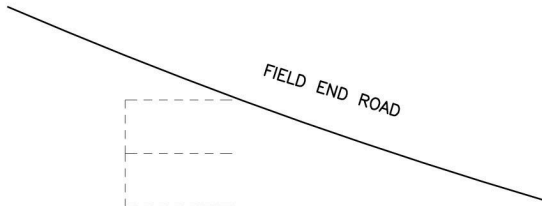
Date Plans Received:	13/09/2010	Date(s) of Amendment(s):	13/09/2010
Date Application Valid:	28/09/2010		20/12/2010
			29/03/2011

0 1 2 3 4 5

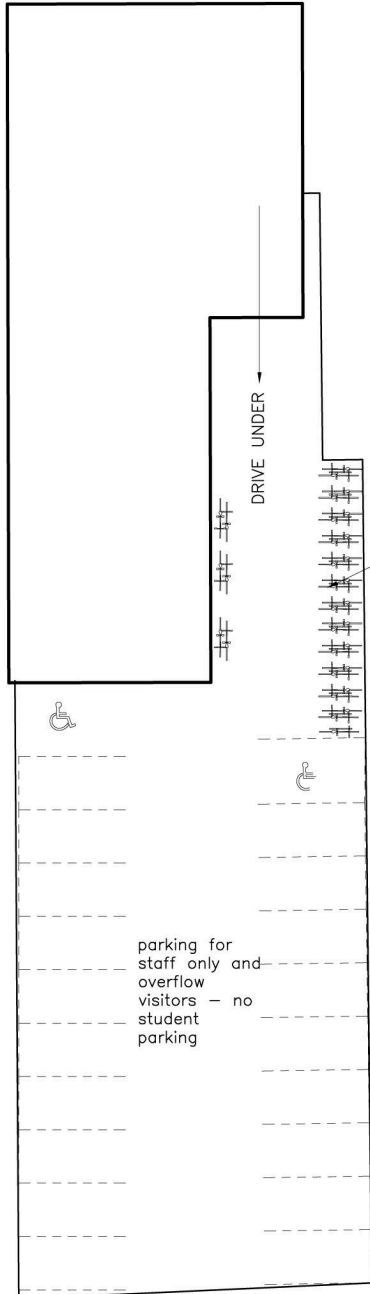


SCALE 1:50 at A3 plot

scale in metres



parking for visitors only with overflow to rear



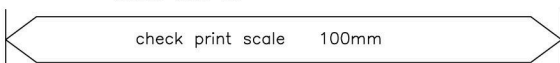
DRIVE UNDER

Designated area for bike parking with potential for further expansion if required - covered area with Sheffield stands for 30 spaces

all bars 2400x4800 with 6 metre turning circle disabled bays min 3.6x4.8

parking for staff only and overflow visitors - no student parking

SHEET SIZE A3



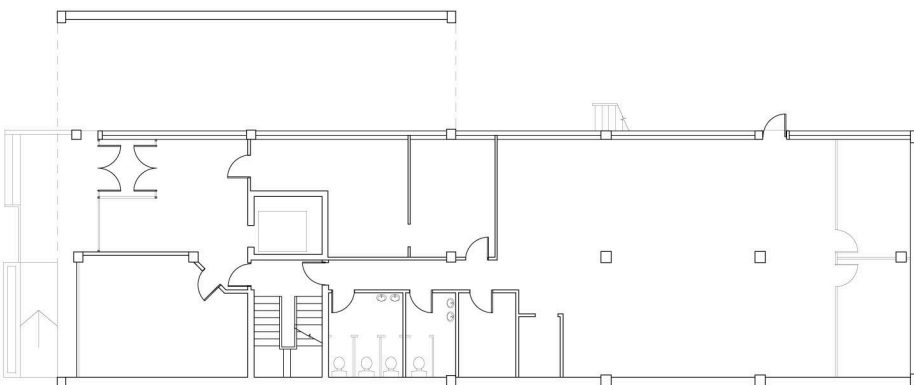
REV	DESCRIPTION	DATE	MADE	CHK.D
A	bikes clarified			

JOB
PROPOSED CHANGE OF USE TO EDUCATIONAL INSTITUTE (D1)
146 FIELD END ROAD, PINNER
HA5 IRJ

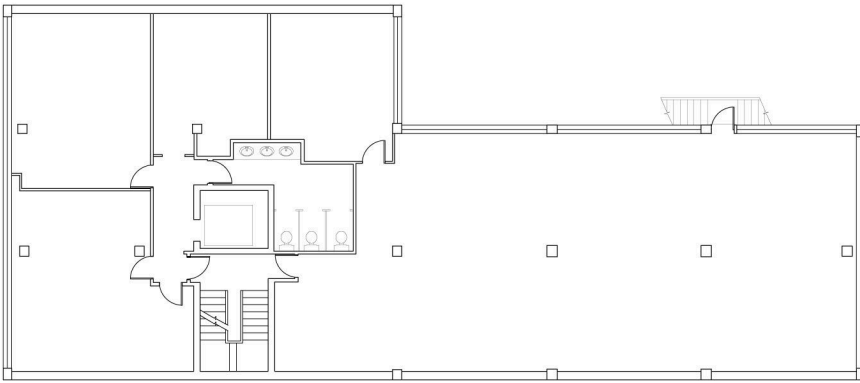
TITLE
BLOCK PLAN

SCALE	DRAWN	DATE	CHECKED	CAD. FILE
1:250		DEC 2010		

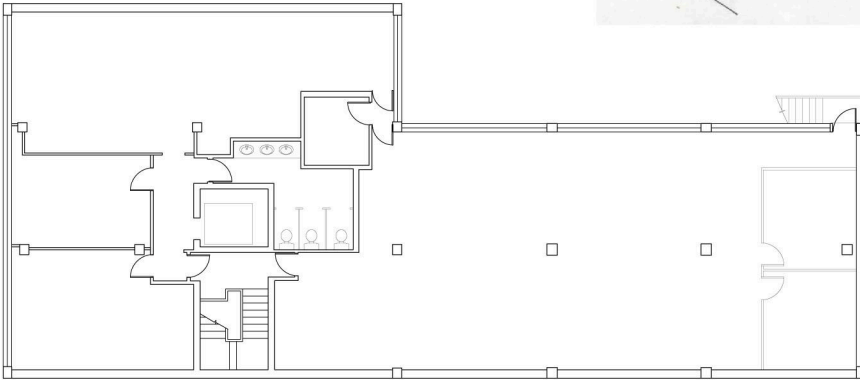
DRAWING N^o **2166-03^A**



EXISTING_GROUND_FLOOR



EXISTING_FIRST_FLOOR



EXISTING_SECOND_FLOOR



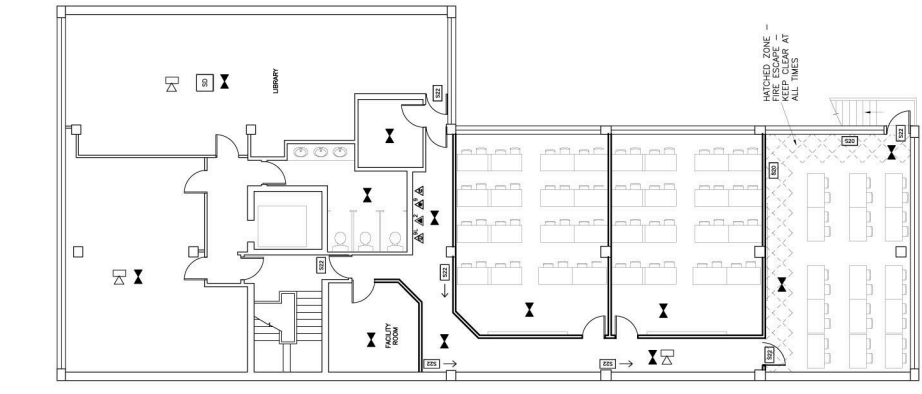
check print scale 100mm

REV	DESCRIPTION	DATE	MADE	CHECKED

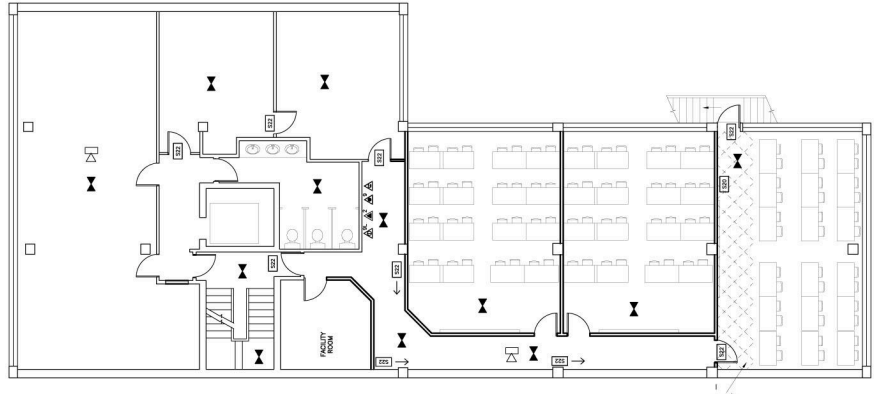
PROPOSED CHANGE OF USE TO EDUCATIONAL INSTITUTE (D1) 146 FIELD END ROAD, PINNER HA5 1RJ	
EXISTING PLANS	
SCALE	DATE
1:100	JAN 2010
DRAWN	CHECKED
DATE	DATE

FIRE SAFETY SYMBOLS - L F C D A

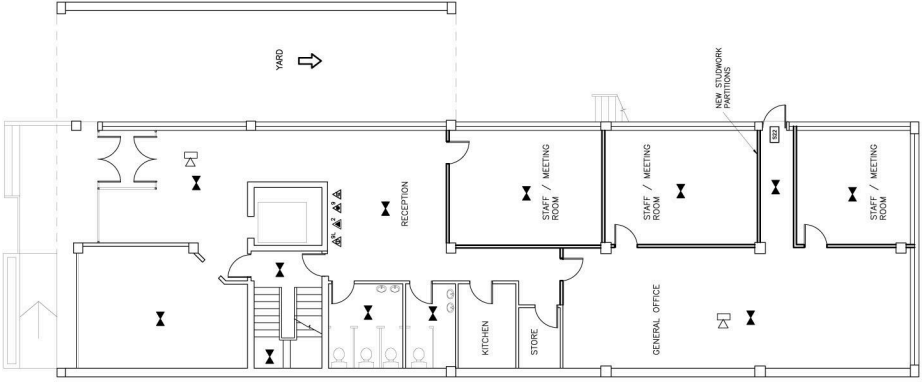
LEGEND	
	FIRE ALARM CALL POINT
	1. FIRE EXTINGUISHER
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	4. FIRE EXTINGUISHER
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	49. FIRE EXTINGUISHER
	50. FIRE EXTINGUISHER



PROPOSED SECOND FLOOR



PROPOSED FIRST FLOOR



PROPOSED GROUND FLOOR

GENERAL NOTES:-

Internal Stud partitions as built to Gyproc plasterboard on either side of 100mm Rockwool Fibre glass mineral wool insulation. Internal doors/windows - all fire doors FD30/60 to be of approved rating and design, include vision panels. All doors/windows to be standard fire-rated to architect's detail.

Paint on Plaster/Plasterboard - Dulux Trade Vinyl
 Paint on Timber - doors/windows/joinery - Dulux
 All colours to clients choice.

Shelving - Spur Shelving in general classroom / stores.

Ceiling finishes
 Acoustic ceiling finishes - Mineral 2 - 600x600 acoustic tiles on 25mm suspended grid glowing in critical locations (less than 800mm above floor level) to be an approved safety glass to BS 6206(PART 1).

Spur Shelving to be fixed to 25mm Mineral Wool fixed to beams with vertical supports for one row fire protection fix in accordance with manufacturers recommendations.

check print scale 100mm

REV	DESCRIPTION	DATE	MADE	CHECKED

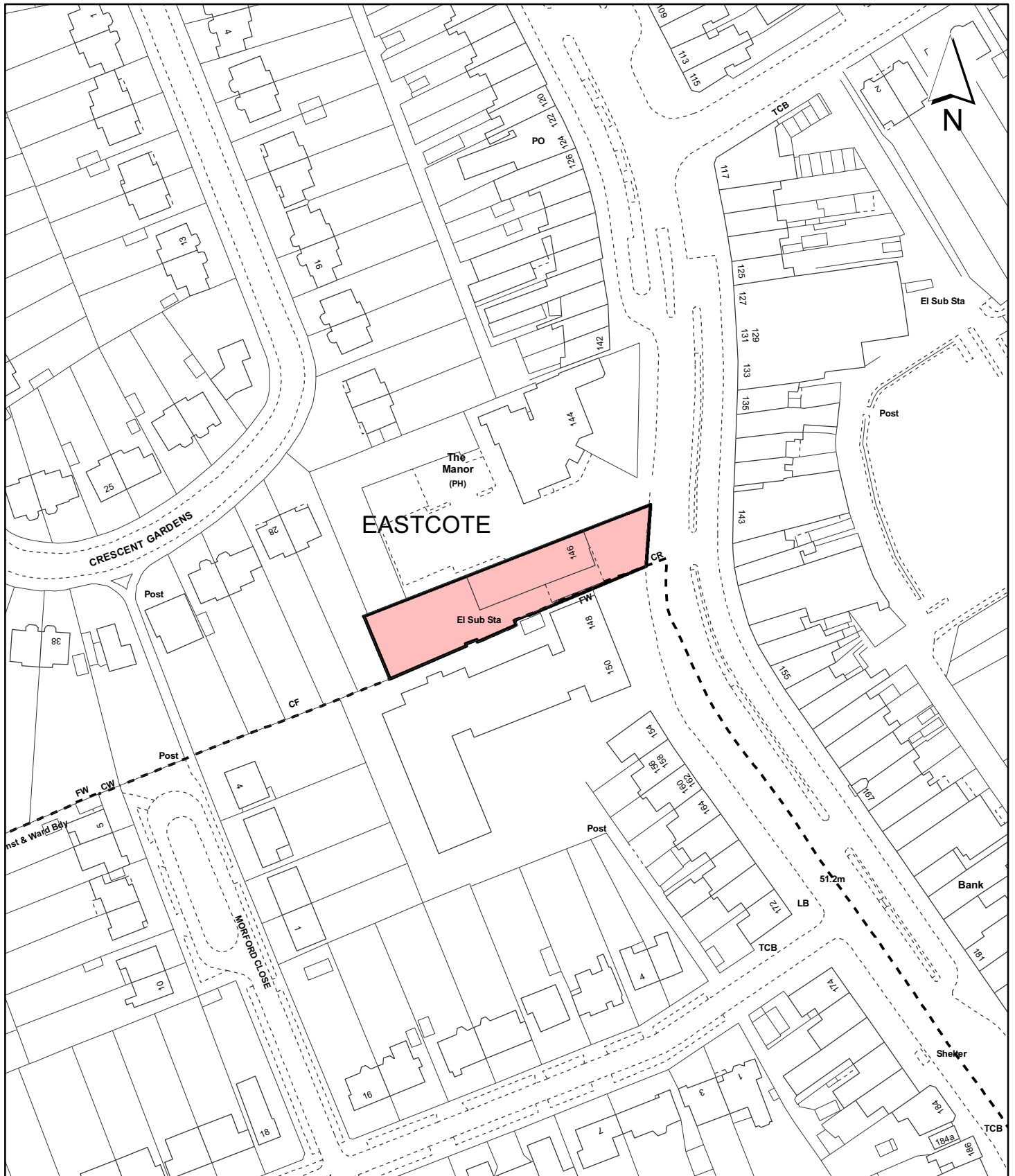
PROPOSED CHANGES TO EDUCATIONAL INSTITUTE (D1)
 146 FIELD END ROAD, PINNER
 HA5 1RJ

TITLE

PROPOSED PLANS

SCALE 1:100 DRAWN DATE JAN 2010 CHECKED DATE FILE

DRAWING N. 2166-02



Notes

 Site boundary

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Site Address

**The Hallmarks
146 Field End Road
Eastcote**

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

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

Planning Application Ref:
3016/APP/2010/2159

Scale
1:1,250

Planning Committee
North Page 208

Date
**December
2011**



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address 22 CRANBOURNE ROAD NORTHWOOD
Development: Single storey side/rear extension involving alterations to front.
LBH Ref Nos: 64691/APP/2011/2064

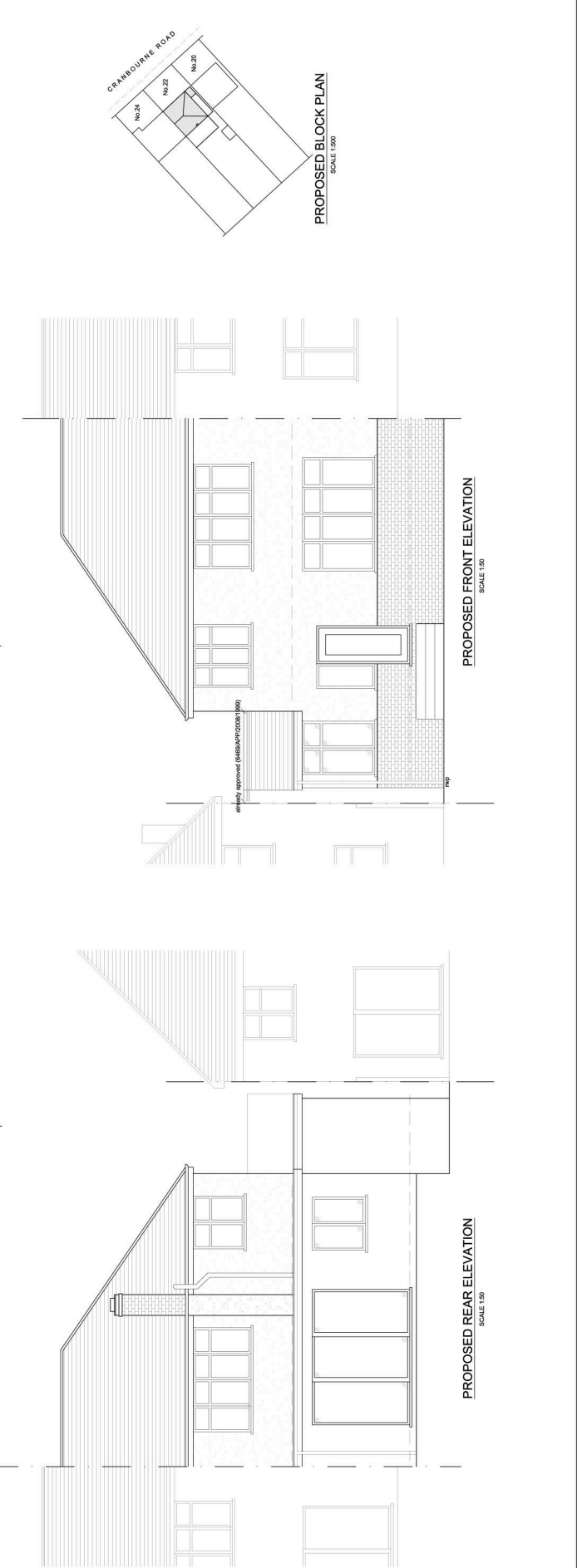
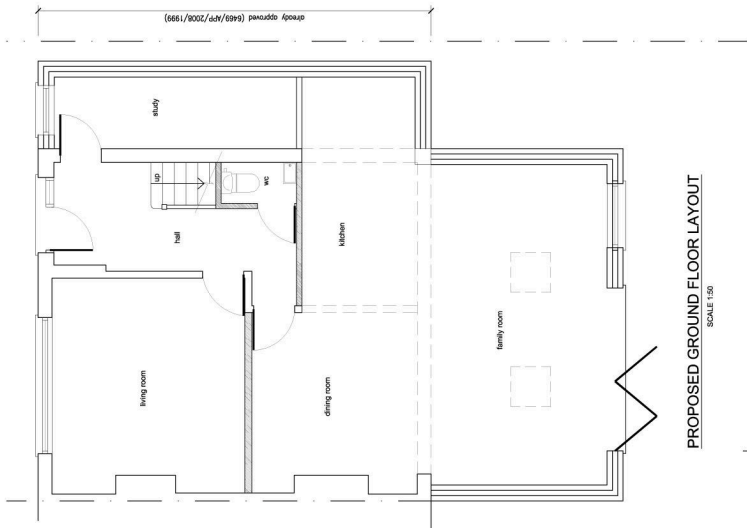
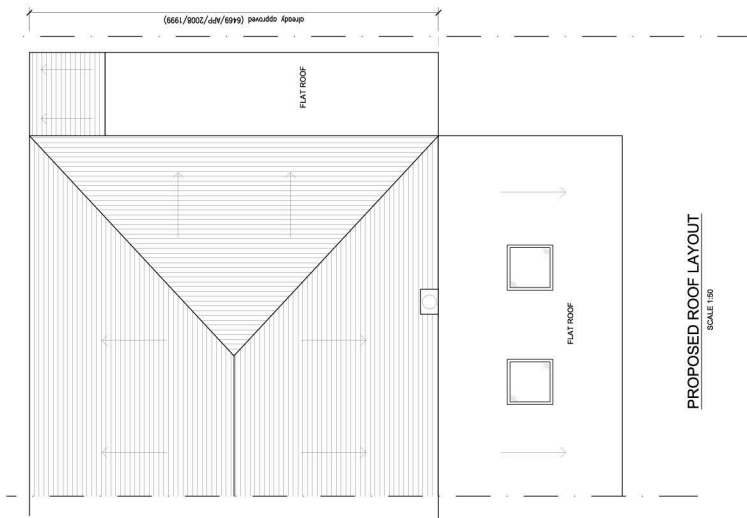
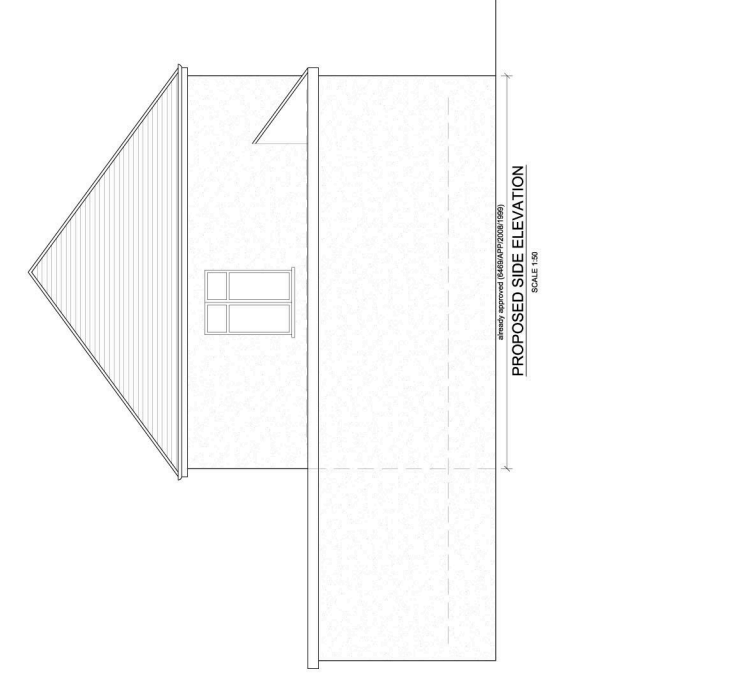
Date Plans Received:	22/08/2011	Date(s) of Amendment(s):	23/08/2011
Date Application Valid:	22/08/2011		08/11/2011

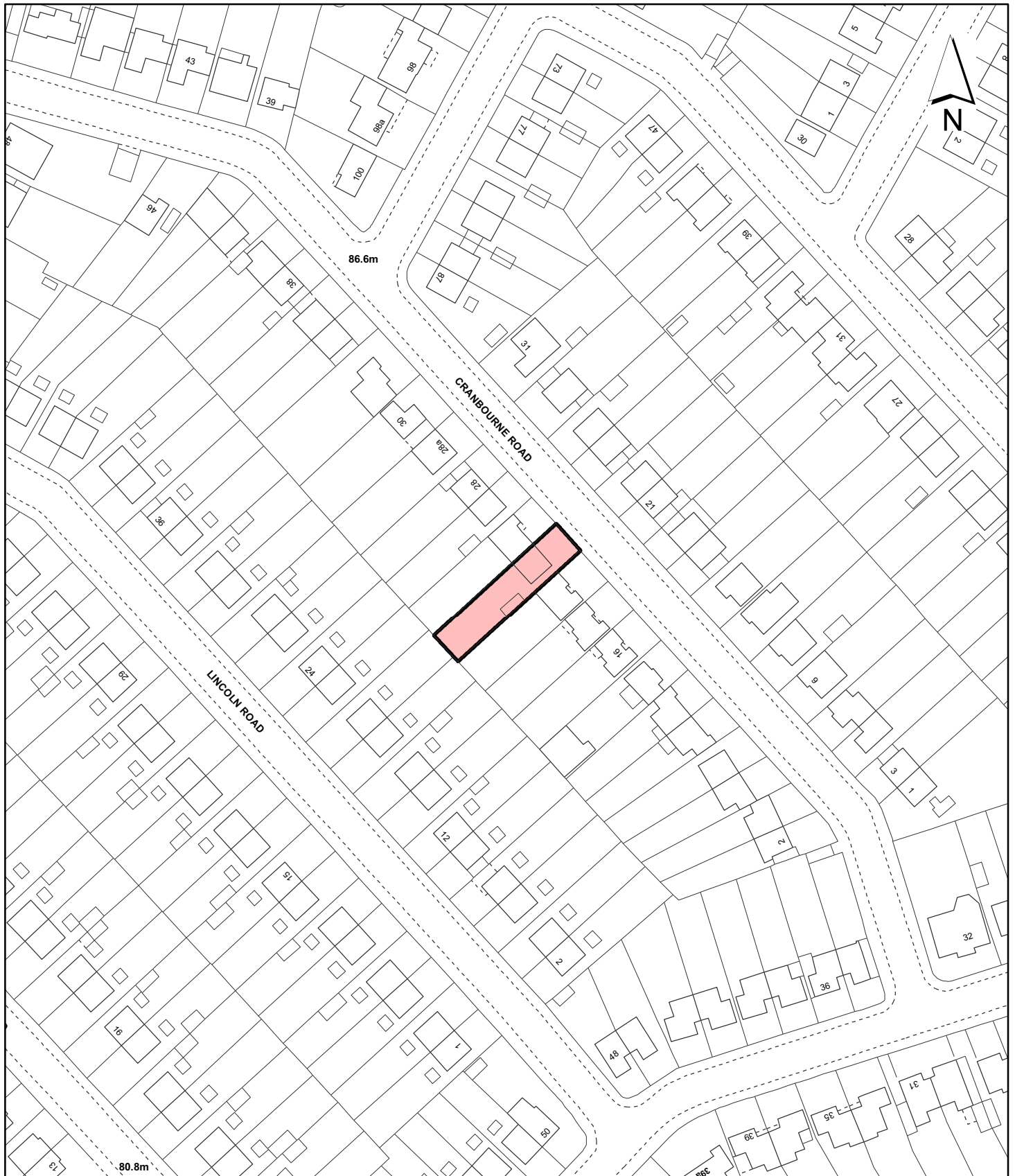
<p>All dimensions must be checked on site and not scaled discovered must be reported to the Supervisor before processing. This drawing is to be read in conjunction with all relevant documents.</p> <p>This drawing is copyright © and may not be reproduced without permission</p> <p>Revisions</p> <p>C 03/11/11 Revised planning application</p>			
CLIENT	MRS H. KOTZE 22 CRANBOURNE ROAD LONDON		
JOB DESCRIPTION	PROPOSED SINGLE-STOREY SIDE AND REAR EXTENSION		
DRAWING TITLE	PROPOSED PLANS AND ELEVATIONS		
Scale	Date	Drawn	Checked
AS SHOWN	NOV 11	BJLC	SCC

cubic
BUILDING SURVEYING

Cubic Building Surveying Limited
 Prospect House, 191-199 London Road, Iwerth,
 Middlesex, TW7 5XD
 T: 020 8587 1005 F: 020 8587 1002
 info@cubic.co.uk

Drawing Number **C12830 - 101 REV C**





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Site Address

**22 Cranbourne Road
Northwood**

Planning Application Ref:

64691/APP/2011/2064

Planning Committee

North Page 212

Scale

1:1,250

Date

**December
2011**

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

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



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