



HILLINGDON
LONDON



North Planning Committee

Date: THURSDAY, 5 APRIL 2012

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
Jazz Dhillon
Michael Markham
Carol Melvin
John Morgan
David Payne

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This Agenda is available online at:
<http://modgov.hillingdon.gov.uk/ieListMeetings.aspx?CId=116&Year=2012>

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Useful information

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Petitions and Councillors

Petitions -Petitions- When a petition of 20 signatures or more of residents that live, work or study in the borough is received they can speak at a Planning Committee in support of or against an application for up to 5 minutes. Where multiple petitions are received against (or in support of) the same planning application, the Chairman of the Planning Committee has the discretion to amend speaking rights so that there is not a duplication of presentations to the meeting. In such circumstances, it will not be an automatic right that each representative of a petition will get 5 minutes to speak. However, the Chairman may agree a maximum of 10 minutes if one representative is selected to speak on behalf of multiple petitions.

Petitions must be submitted in writing to the Council in advance of the meeting. Where there is a petition opposing a planning application there is also the right for the applicant or their agent to address the meeting for up to 5 minutes.

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

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

How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

1. The Chairman will announce the report;
2. The Planning Officer will introduce it; with a presentation of plans and photographs;
3. If there is a petition(s), the petition organiser will speak, followed by the agent/applicant followed by any Ward Councillors;
4. The Committee may ask questions of the petition organiser or of the agent/applicant;
5. The Committee debate the item and may seek clarification from officers;
6. The Committee will vote on the recommendation in the report, or on an alternative recommendation put forward by a Member of the Committee, which has been seconded.

About the Committee's decision

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

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

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

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

Agenda

Chairman's Announcements

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the previous meeting - 13 March 2012
- 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	135 Swakeleys Road, Ickenham 380/APP/2012/250	Ickenham	Part single storey part two storey rear extension; single storey front extension and entrance porches plus raising of roof incorporating front/rear dormers and rooflights; and alterations to elevations to allow for conversion of existing dwelling to 2 x two storey with habitable roofspace, 6-bed semi-detached dwelling houses with associated amenity space and parking. Recommendation: Refusal	9 - 22

Non Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
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7	Mountwood Healthcare Properties, Mountwood Surgery, Rickmansworth Road, Northwood 3807/APP/2012/100	Northwood	Installation of 2 x flood lights mounted on lamp posts. Recommendation: Approval	23 - 30
8	150 Joel Street, Northwood 698/APP/2011/2951	Northwood Hills	Change of use of dwellinghouse to a Nursery School (D1), including single storey side and rear extensions, two storey front extension, canopy to front, side and rear, alterations to the elevations and relocation of pedestrian and vehicular accesses, retention of a one bed staff flat at first floor level, involving demolition works. (Resubmission). Recommendation: Approval	31 - 54

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.

	Address	Ward	Description & Recommendation	Page
9	Enforcement Report			
10	Any Items Transferred from Part 1			
11	Any Other Business in Part 2			

Plans for North Planning Committee

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Minutes

NORTH PLANNING COMMITTEE

13 March 2012

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



HILLINGDON
LONDON

	<p>Committee Members Present: Councillors Eddie Lavery (Chairman) David Allam Jazz Dhillon Carol Melvin John Morgan David Payne Brian Stead Tim Barker</p> <p>LBH Officers Present: James Rodger (Head of Planning) Matthew Duigan (Central and South Team Leader) Syed Shah (Principal Traffic Engineer) Sarah White (Planning Lawyer) Charles Francis (Democratic Services)</p> <p>Also Present: Councillors Allan Kauffman and Shirley Harper O'Neil.</p>
136.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies were received from Councillors Allan Kauffman and Michael Markham with Councillors Brian Stead and Tim Barker acting as substitutes.</p>
137.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>None.</p>
138.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING (<i>Agenda Item 3</i>)</p> <p>The minutes of the meeting held on 21 February 2012 were agreed as accurate record subject to amending paragraph 3 on page 8 of the agenda by adding the word '<i>the</i>' between that and argument.</p>
139.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>

140.	<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 Part 1 with the exception of Items 13, 14 and 15 which were considered in private.</p>	
141.	<p>48 PINN WAY, RUISLIP - 17220/APP/2011/2804 (<i>Agenda Item 6</i>)</p> <p>Part two storey part first floor rear extension, part single storey rear/side extension, single storey side extension (repositioning utility), installation of additional windows to side elevations, involving demolition of (1) existing conservatory to rear, (2) existing attached garage to side and (3) existing lean-to utility to side</p> <p>Officers introduced the report and in doing so, the Head of Planning requested the sentence <i>'The proposed two storey element of the proposals and the amount of roof are considered to fit well with the rear 'back-scape of the properties'</i>, paragraph 4 on page 18 of the report to be removed.</p> <p>In accordance with the Council's constitution, a representative of the petition received in objection to the proposal was invited to address the meeting.</p> <p>The petitioner made the following points:</p> <ul style="list-style-type: none"> • Extending beyond permitted development was not within keeping of the character of the house or others of the same style within the road. • The proposed development would not be in keeping with other properties in the road. • The proposed development was too bulky. <p>The agent made the following points:</p> <ul style="list-style-type: none"> • The applicant had taken and followed the advice provided by the Planning Department. • The proposed development would blend in with the current street scene and harmonise with an area of special local character. • The petition received in objection to the proposal was not representative of the local area. <p>Officers clarified that the main reason for the recommendation of refusal was because officers were of the view that the development would be detrimental to existing building and not be in keeping with an area of special character.</p> <p>In response to a query about the shadow diagrams, officers explained that the proposed development would not detrimentally affect right to light and it was the officer view that this reason could not be defended on appeal.</p>	<p>Action by</p> <p>James Rodger & Matthew Duigan</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 with six votes in favour, with one against.</p>	
142.	<p>111 PARKFIELD CRESCENT, RUISLIP - 68057/APP/2011/2934 <i>(Agenda Item 7)</i></p> <p>Erection of a 2-bedroom attached house with associated amenity space and parking (Part retrospective application)</p> <p>Officers introduced the report and drew the Committee’s attention to the changes as set out in the addendum.</p> <p>In accordance with the Council’s constitution, a representative of the petition received in objection to the proposal was invited to address the meeting.</p> <p>The petitioner made the following points:</p> <ul style="list-style-type: none"> • Parkfield Crescent predominantly consisted of 2 and 3 bedroom semi-detached properties. The proposed application would turn 111 Parkfield Crescent into a terraced home which would be out of character with the current street scene and would result in the end house looking far too small and unsightly. • The proposed development would set a dangerous precedent for the road if it were approved. • The proposed development would result in place an undue pressure on the number of localised parking places and impede resident’s ability to park safely. • The proposed development would create a parking pressure in the evening and at the weekends. • The proposed development would affect the privacy of local residents. <p>The agent / applicant did not attend the meeting.</p> <p>Two Ward Councillors made the following points:</p> <ul style="list-style-type: none"> • The proposed development was contrary to BE 13 (street scene), BE 19 (character of the local area), BE 20 (daylight and sunlight considerations) and BE 23 (provision of amenity space). • The developer had shown a disregard for the local area and had damaged fences and walls. • The developer had removed hedges and bushes which had resulted in a loss of privacy to local residents. • The Committee were urged to refuse the application. <p>In discussing the application, the Committee agreed that attempting to squeeze further development onto the site would be a mistake and would be detrimental to the street scene and would fail to enhance the appearance of the local area.</p> <p>The recommendation for refusal was moved, seconded and on being</p>	<p>Action by</p> <p>James Rodger & Matthew Duigan</p>

	<p>put to the vote was unanimously agreed.</p> <p>Resolved – That the application be refused as per the officer’s report and the changes set out in the addendum.</p>	
143.	<p>206 FIELD END ROAD, EASTCOTE - 14770/APP/2012/50 (<i>Agenda Item 8</i>)</p> <p>Change of use from Use Class A1 (Shops) to Use Class A5 (Hot Food Takeaway) involving installation of extractor duct to rear</p> <p>The application was withdrawn by the Head of Planning.</p>	<p>Action by</p> <p>James Rodger & Matthew Duigan</p>
144.	<p>HAREFIELD HOSPITAL BOWLING CLUB, TAYLORS MEADOW, HILL END ROAD, HAREFIELD - 46815/APP/2011/3095 (<i>Agenda Item 9</i>)</p> <p>Installation of 2 x temporary portakabins for use as changing rooms involving demolition of existing outbuildings</p> <p>Officer’s introduced the report. In discussing the application, the Committee agreed that outdoor leisure activities were important and recreational uses of the Green Belt should be supported.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved – That the application be approved as per the officer’s report and the changes set out in the addendum.</p>	<p>Action by</p> <p>James Rodger & Matthew Duigan</p>
145.	<p>82 CATLINS LANE, PINNER - 63932/APP/2011/2781 (<i>Agenda Item 10</i>)</p> <p>Part two storey, part single storey side/rear extension with 1 rooflight involving demolition of existing garage to side</p> <p>Officer’s introduced the report. In discussing the application, the Committee noted that the scheme was subordinate to the existing dwelling.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was unanimously agreed.</p> <p>Resolved – That the application be approved as per the officer’s report and the changes set out in the addendum.</p>	<p>Action by</p> <p>James Rodger & Matthew Duigan</p>
146.	<p>89 JOEL STREET NORTHWOOD - 45536/APP/2011/3058 (<i>Agenda Item 11</i>)</p> <p>Change of use from Use Class A1 (Shops) to a disability vehicles shop (Sui Generis)</p> <p>Officer’s introduced the report. In discussing the change of use application, Officers clarified that an error had been made and the</p>	<p>Action by</p> <p>James Rodger & Matthew Duigan</p>

	<p>application site was located in Northwood ward and not Northwood Hills as cited in the report.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved – That the application be approved as per the officer’s report and changes set out in the addendum.</p>	
147.	<p>53 STANLEY ROAD NORTHWOOD - 44765/APP/2011/2983 <i>(Agenda Item 12)</i></p> <p>Single storey side/rear extension involving demolition of existing side extension</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved – That the application be approved as per the officer’s report</p>	<p>Action by</p> <p>James Rodger & Matthew Duigan</p>
148.	<p>ENFORCEMENT REPORT <i>(Agenda Item 13)</i></p> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</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 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</i></p>	<p>Action by</p> <p>James Rodger & Matthew Duigan</p>

	<i>Government (Access to Information) Act 1985 as amended).</i>	
149.	<p>ENFORCEMENT REPORT (Agenda Item 14)</p> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p> <p>This item was deferred to enable officers to check and clarify the officer report.</p> <p>Resolved –</p> <p>That the item be deferred to a future committee meeting.</p>	<p>Action by</p> <p>James Rodger & Matthew Duigan</p>
150.	<p>ENFORCEMENT REPORT (Agenda Item 15)</p> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</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 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</i></p>	<p>Action by</p> <p>James Rodger & Matthew Duigan</p>

	<i>information under paragraph 6 of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i>	
	The meeting, which commenced at 7.00 pm, closed at 8.25 pm.	

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

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Report of the Head of Planning & Enforcement Services

Address 135 SWAKELEYS ROAD ICKENHAM

Development: Part single storey part two storey rear extension; single storey front extension and entrance porches plus raising of roof incorporating front/rear dormers and rooflights and alterations to elevations to allow for conversion of existing dwelling to 2 x two storey with habitable roofspace, 6-bed semi-detached dwelling houses with associated amenity space and parking.

LBH Ref Nos: 380/APP/2012/250

Drawing Nos: Design and Access Statement
111003/06A
111103/01
111103/05
111103/07
111103/08
Typical Cross Section
111103/04
1111/03A
1111/02A

Date Plans Received: 01/02/2012 **Date(s) of Amendment(s):** 01/02/2012

Date Application Valid: 07/02/2012 06/02/2012
13/02/2012

1. **SUMMARY**

The proposed scheme has been assessed against the relevant Council policies and the London Plan and it is considered that the proposed increase in size, scale and bulk of the original building would unduly detract from the character of the street scene and its surroundings. In addition, the proposed on-site parking layout is inadequate and is likely to raise issues of general highway safety. For these reasons, the proposal is recommended for refusal.

2. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 **Non Standard reason for refusal**

The proposal, by reason of the increased bulk, mass and height of the building and the height, size, scale and design of the rear two storey extension, would not be subordinate to the original building in terms of scale, size and proportion. It would therefore fail to harmonise with the existing property, the street scene or complement the character and appearance of the surrounding residential area and is thus contrary to Policies BE13, BE15 and BE19 of the Hillingdon Unitary Development Plan (Saved Policies, September 2007).

2 NON2 **Non Standard reason for refusal**

The proposal has not demonstrated that satisfactory off street parking, manoeuvring and access arrangements would be provided within the site for future occupants and therefore the development would lead to potential reversing and on-street parking to the detriment of public and highway safety generally. The proposal would also result in the

provision of excessive parking. It is therefore contrary to policies AM7 and AM14 of the Hillingdon Unitary Development Plan (Saved Policies September 2007) and to the Council's Adopted Parking Standards (Hillingdon UDP, Saved Policies, September 2007).

3 NON2 Non Standard reason for refusal

The development is estimated to give rise to a significant number of children of school age, additional provision for whom would need to be made in the schools serving the local area. Given that a legal agreement at this stage has not been secured, the proposal is thus considered to be contrary to Policy R17 of the Hillingdon Unitary Development Plan (Saved Policies, September 2007).

3. CONSIDERATIONS

3.1 Site and Locality

The site is a rectangular plot with an approximately 15 metres frontage to Swakeleys Road and a depth of 49m that adjoins the front garden of No. 2 Thornhill Road. The site is located at the junction of Swakeleys Road and Thornhill Road and has an area of 803 sq. metres (0.0803 hectares). The whole site, which is covered by an area Tree Preservation Order that includes 38 individually protected trees and two groups, is situated within the developed area as identified in the Hillingdon Unitary Development Plan Saved Policies (September 2007).

There is a large two storey five bedroom house on the site at present, forming part of a residential area that comprises a mix of bungalows, two-storey detached and semi-detached houses of varying sizes. The existing house forms part of a continuous frontage of two-storey houses, many substantial, and mostly set back some distance from the road along this part of Swakeleys Road, a busy local traffic route connecting Ickenham village centre to the east with the A40 and beyond to the south.

3.2 Proposed Scheme

The proposal is for a rear extension and conversion of the existing single dwelling into two semi-detached six-bedroom houses, incorporating an extended roofspace. The dwellings would each comprise a front lounge and dining room on the ground floor with a kitchen/breakfast room in the extended section at the rear; four bedrooms (one en-suite) and one bathroom on a part extended first floor and two bedrooms (one en-suite) within the extended roofspace formed under a new pitched/hipped roof across the full width. The gable end rear extension at first floor would be 8.9m wide x 5m deep.

The existing building would be extended to the rear by 5 metres in depth at ground floor across the full width but set in by 1.5m from the boundary with No. 137 Swakeleys Road. The gable end pitched roof rear extension at first floor would be 8.9m wide x 5m deep and the raised roof space (approx. 1.3m higher than the existing ridge line) would be converted into habitable accommodation by means of two front dormer windows, two on the rear elevation either side of the first floor addition and 4no. rooflights.

The front of the existing house would be extended by central porches and bay windows introduced. The parking layout within the existing surfaced front garden would be arranged to provide three parking spaces per dwelling in block paving areas, and a small planted front garden. The house nearest to Thornhill Road (No. 135) would be accessed from an existing vehicular crossover to the side and the other half, No. 135a, via the

existing gated entrance on to Swakeleys Road.

At the rear of the new dwellings, patio and garden areas of approximately 8m wide x 18m deep would be laid out, with the existing 2m high perimeter wall retained along the full length of the site boundary in Thornhill Road and around to the front.

The proposed external materials to be used in the development are render/brick walls, roof tiles to be agreed (existing are brown pantiles), white upvc windows and doors (existing are white aluminium).

3.3 Relevant Planning History

380/APP/2007/3901 135 Swakeleys Road Ickenham

ERECTION OF A TWO STOREY BUILDING (WITH ACCOMMODATION IN THE ROOF SPACE) TO PROVIDE FOR 4 TWO-BEDROOM AND 2 ONE- BEDROOM RETIREMENT FLATS, WITH ONE FRONT DORMER WINDOW AND ROOF LIGHTS ON SIDE AND REAR ELEVATIONS, 9 FRONTAGE PARKING SPACES, BIN STORE, CYCLE STORE, CHANGE OF EXISTING THORNHILL ROAD VEHICULAR ACCESS TO PEDESTRIAN ACCESS, USE OF EXISTING ACCESS IN SWAKELEYS ROAD AS MAIN ACCESS AND ALTERATIONS TO EXISTING FRONT BOUNDARY WALL TO INCLUDE METAL RAILINGS (INVOLVING DEMOLITION OF EXISTING DWELLINGHOUSE). (AMENDED DESIGN AND ACCOMMODATION)

Decision: 13-02-2009 Approved

380/APP/2008/2819 135 Swakeleys Road Ickenham

ERECTION OF A TWO STOREY BUILDING (WITH ACCOMMODATION IN THE ROOF SPACE) TO PROVIDE FOR 4 TWO-BEDROOM AND 1 ONE-BEDROOM RETIREMENT FLATS, WITH TWO FRONT DORMERS AND 1 SIDE/REAR DORMERS, 9 FRONTAGE PARKING SPACES, BIN STORE, CYCLE STORE, CHANGE OF EXISTING THORNHILL ROAD VEHICULAR ACCESS TO PEDESTRIAN ACCESS, USE OF EXISTING ACCESS IN SWAKELEYS ROAD AS MAIN ACCESS AND ALTERATIONS TO EXISTING FRONT BOUNDARY WALL TO INCLUDE METAL RAILINGS (INVOLVING DEMOLITION OF EXISTING DWELLINGHOUSE)

Decision: 13-02-2009 Approved

380/APP/2011/2655 135 Swakeleys Road Ickenham

Application for a Non-material amendment to raise a front window due to internal alterations, following grant of planning permission ref. 380/APP/2007/ 3901 dated 13-02-2009 (Erection of a two storey building (with accommodation in the roof space) to provide for 4 two-bedroom and 2 one-bedroom retirement flats, with one front dormer window and roof lights on side and rear elevations, 9 frontage parking spaces, bin store, cycle store, change of existing Thornhill Road vehicular access to pedestrian access, use of existing access in Swakeleys Road as main access and alterations to existing front boundary wall to include metal railings (involving demolition of existing dwellinghouse).

Decision: 16-12-2011 Refused

380/APP/2011/2656 135 Swakeleys Road Ickenham

Removal of condition no.20 of planning permission ref. 380/APP/2007/3901 dated 13-02-2009 to allow for no age limitation on residents (erection of a two storey building (with accommodation in the roof space) to provide for 4 two-bedroom and 2 one- bedroom retirement flats, with one

front dormer window and roof lights on side and rear elevations, 9 frontage parking spaces, bin store, cycle store, change of existing Thornhill Road vehicular access to pedestrian access, use of existing access in Swakeleys Road as main access and alterations to existing front boundary wall to include metal railings (involving demolition of existing dwellinghouse).

Decision:

380/D/78/1210 135 Swakeleys Road Ickenham
Householder dev. (small extension,garage etc) (P)

Decision: 04-10-1978 Approved

380/E/78/1770 135 Swakeleys Road Ickenham
Details of materials in compliance with condition 2 of 380D/78/1210.

Decision: 11-12-1978 Approved

380/H/85/0326 135 Swakeleys Road Ickenham
Res.dev - Homes (childrens,O.A.Ps etc) (Full) (P)

Decision: 23-04-1985 Approved

380/L/89/2156 135 Swakeleys Road Ickenham
Retention of a first-floor rear extension

Decision: 31-01-1990 Approved

Comment on Relevant Planning History

There have been two previous planning applications under refs. 380/APP/2007/3901 and 380/APP/2008/2819 for which permission was granted in February 2009 for the demolition of the existing building and erection of a two-storey block to accommodate 4 two-bed and 2 one-bed flats; and 4 two-bed and 1 one-bed flats respectively.

These proposals were granted on the basis of their occupation by persons aged 60 years or over (or 60/55 years in the case of couples). A further application which sought to amend the internal layout of the flats from that in the approved scheme together with external alterations such as rooflights under ref. 380/APP/2011/2655 was refused in November 2011 since when the original permissions have lapsed. The applicant has indicated that he currently has no intention to re-apply for flats, although he is not prevented from doing so. Another recent application under ref. 380/APP/2011/2656 submitted in order to remove the age restriction on the flats scheme is redundant, given that the permissions have expired.

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:

AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
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.
H3	Loss and replacement of residential accommodation
H4	Mix of housing units
H7	Conversion of residential properties into a number of units
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
OE1	Protection of the character and amenities of surrounding properties and the local area
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction. - Replaced by LPP 5.3 (2011) Sustainable design and construction
LPP 5.13	(2011) Sustainable drainage
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

28 neighbouring and nearby residential occupiers have been consulted (8.2.2012). six responses have been received with the following comments:

1. out of character with original in terms of size (extensions not subordinate);
2. too large/three storeys are proposed (preferable if only two storey/3 or 4 bedrooms);
3. unbalanced/unattractive appearance of mass/roofline at rear and from Thornhill Road;
4. roof too large/ugly in appearance (should be lower);
5. loss of residential amenity by siting, bulk and appearance;
6. adverse effect on local traffic/parking at busy road junction
7. on street parking from families (including vans and lorries);
8. no access to rear of 135a from side;
9. potential to become HMO (not in keeping with neighbourhood);
10. impact on local school resources;
11. compliance with Lifetime Homes Standards/GLA space standards?

A petition of objection (with 23 signatures) on the grounds of overdevelopment of the site and loss of residential amenity has also been received.

Ickenham Residents Association object for the following reasons:

The previously proposed elevation under 380/APP/2011/2556 was compatible to the neighbouring house at No. 137, whereas these new semi-detached elevations would have a significantly raised and redesigned roof structure, and in our opinion it should be considered as an application for 3-storey dwellings. This increased height and bulk, particularly on this prominent corner plot, would in our opinion be detrimental and intrusive to the street scene.

The submitted application states this is for a pair of 2 storey semi-detached properties, but we feel it should be considered as an application for 3 storey properties. With all the external and internal changes proposed, the term conversion referred to should probably say demolition of the existing house to be replaced by these two semi-detached elevations. If the roof line could be reduced to be at least level with next door, than the front elevations might be acceptable, but the elevations to the rear, facing neighbouring properties behind this site are in our opinion overbearing and intrusive and would introduce a considerable lack of privacy to adjacent houses. The previous application 2011/2656, showing a similar design of gable with windows at the rear, might be more acceptable and reduce the bulky appearance.

For all of the above reasons we feel that this application as currently envisaged would be out of keeping with surrounding properties particularly in this prominent corner plot/position and should be refused.

Internal Consultees

HIGHWAY ENGINEER:

The level of parking provision made in the proposal exceeds the Council's maximum parking standards. However, the use of the existing vehicular accesses are acceptable.

However, the current layout indicated within both curtilages would effectively make some of the spaces inaccessible (if not actually blocked) without a significant number of manoeuvres, in order to avoid reversing out on to the highway. The number of residents vehicles associated with the occupation of a six bedroom house in addition to visitors likely to be arriving at the site would regularly exceed the practicable on-site provision and therefore drivers would be tempted to park on the road close to the junction in Thornhill Road.

In this location, at a busy junction and on a fast heavily trafficked through road with a bus stop located just beyond the gated and walled entrance on to Swakeleys Road, would represent a danger to both the general flow and safety of traffic in addition to being inconvenient to pedestrians. In these regards the proposal would be contrary to UDP Saved Policies AM7 and AM14.

TREE AND LANDSCAPING OFFICER:

The siting and layout of the development would have very limited impact on any significant landscape features or protected trees within and around the site, the nearest of which would be over 10 metres away. Subject to the standard controls on these aspects, such as the protection of trees from construction related activities the proposal would accords with UDP Saved Policy BE38.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The previously permitted schemes have established a principle for redevelopment of the site that indicates the general scale and form of development that would be considered acceptable in any subsequent proposals for the site. Whilst these were for new build and thus did not relate to the existing building as such, development of a different type (ie. detached or semi-detached dwellings) and form, including that currently being sought by extension/conversion of the existing house, may to some extent thus be considered comparable in terms of impacts on the surrounding area and neighbouring occupiers.

7.02 Density of the proposed development

The proposal, for a total of 16 habitable rooms (hr) on a 50m x 16m (0.08 hectare) site, plus an addition for the road frontage, would yield a density in the range of 135-150 hr/ha which would comply with the London Plan density standards for a suburban location such as this. The proposal for two dwellings would only result in one quarter of the site being occupied by buildings and would not have any impact on the protected trees.

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

The site is not within the designated Ickenham Village Conservation Area or an Area of Special Local Character. There is no archaeological impact identified.

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

Hillingdon Unitary Development Plan Saved Policies BE13 and BE19 seek to ensure that new development will harmonise with the existing street scene and thus complement and improve the character and amenity of the residential area in which it is located. The immediately surrounding area contains a mixture of residential development, styles and forms but predominantly comprises medium to large detached properties, semi-detached houses (including Nos. 139/139a and 141/141a Swakeleys Road on the same side) plus bungalows, notably in a row directly opposite the site, that have been built in the last

hundred years, essentially that of the single family detached dwelling house situated on a sizeable plot. Some infill development has occurred and a number of the larger original plots have been subdivided in the intervening years.

There are exceptions to this characteristic spacious layout with a comparatively more dense and urban built form close to the site. For instance, Nos. 141 to 143b (6 houses) Swakeleys Road to the west of the application site were approved as recently as the 1980's and there are others in Vinlake Avenue to the south.

The roof of the main building, as proposed to be extended, would feature hipped ends and the front elevation facing Swakeleys Road would contain one dormer window positioned centrally within the roof slope to each dwelling. This form of dwelling, the symmetry of the pair, the proportions and in particular the position and size of the dormer in the front roof slope is generally considered acceptable without detracting from the appearance of the area. The existing building lines to the front and sides, which are less than 0.5m inside the boundary with No. 137 and between 0.8m to 1.3m from the Thornhill Road boundary, would be retained and hence would not result in closure of an existing gap in the street scene in Swakeleys Road.

The square footprint of the extended building and the overall depth of the dwellings at first floor would be 14.6m deep, which compares to the existing 8.9m and the 15.6m of the previously approved scheme for flats. It is therefore considered that the increase in the depth of the upper level is acceptable. The two-storey flank wall of the existing building nearest to Thornhill Road retained in the proposal would though be unchanged in depth and there is an existing 2m high boundary wall along Thornhill Road that will partially screen the 3.3m high single-storey element of the building on this site from that road.

Whilst this side of the development would be highly visible from Thornhill Road, the 2.85m inset of the flank walls on the first floor and pitched roof would limit its immediate impact in the street scene. The overall height of 9.3 metres is greater when compared to the existing building (approx. 8.1m) but by comparison would be the same as the five flats scheme, and 0.8m lower than that of the previously approved scheme for six flats.

The proposal, by extending mostly to the rear and only marginally on the front elevation would maintain the depth of the set back from Swakeleys Road. The maximum height of the proposed building would, however, be greater than that at the apex of the existing building whilst also introducing a hipped roof element with a raised eaves level facing Thornhill Road. This would not harmonise with the existing building and would not appear to integrate fully into the general street scene. The roof would look top heavy and give outwardly visible emphasis to the third floor created within, a feature which is not found elsewhere in the locality.

The overall height increase and new roof form across the full width of the property may be considered to be a logical conclusion to the original dwelling, which is provided with a much shallower roof section over its western half (repeated on No. 137), and to an extent still unbalances the property. However, despite being hipped away from the boundaries, the combination of this raised roof and the height of the rear addition are considered not to be subordinate to the original in scale and size would be detrimental to the street scene as it would not conform to the surrounding built context which otherwise maintains a visual coherence created by the large detached dwellings that predominate in the area.

The size and bulk of the proposal would therefore appear unduly prominent in the street scene and is considered to be unacceptable in relation to adjacent and surrounding

developments. It is thus contrary to UDP Saved Policies BE13, BE15 and B19 in this regard.

7.08 Impact on neighbours

The amenities of neighbouring occupiers are sought to be safeguarded under Hillingdon Unitary Development Plan Saved Policies BE20 (in terms of outlook/proximity), BE21 (daylight/sunlight) and BE24 (privacy). The Council's adopted Supplementary Planning Document, the Hillingdon Design and Accessibility Statement: Residential Layouts contains design guidance for new dwellings.

Adequate sunlight and daylight should be available to all habitable rooms and kitchens and to adjoining amenity space of new and existing dwellings with a minimum separation distance of 15 metres. The level of daylight received to the windows of adjoining properties should be protected, as measured by a 45 degree line taken from the centre of such windows on plan.

The orientation of the site, its corner position and the proposal for the new dwellings which would occupy broadly the same footprint and front/rear building lines as the existing house (excluding the part rear two storey extension) meets these requirements and would not result in any significant loss of daylight or sunlight to either of the two adjoining properties, No. 2 Thornhill Road or 137 Swakeleys Road.

The privacy between new and existing dwellings should be protected and a minimum distance between facing habitable room windows achieved (24m for patio areas). The proposal would contain rear bedroom windows that are approximately 18 metres from the rear boundary with No. 2 Thornhill Road, but there is extensive hedge planting that maintains a screen to that property's rear garden, notably along the rear boundary of No. 137 in addition to the group of significant protected trees including birch, oak and hornbeam, plus conifer and birch positioned towards the boundary in this corner of the site which provide both amenity and privacy between neighbouring properties and their gardens.

There are thus no serious direct overlooking issues, with the only side facing openings in either new dwelling, apart from one bathroom window facing Thornhill Road, being formed by high sill level rooflights that would provide the top bedrooms in the extended part with additional daylight and ventilation.

The extended building would project approximately 3.5m beyond the rear wall of No. 137 but still outside of a line of a 45 degree angle taken from the centre of its nearest ground and first floor habitable room windows.

Accordingly, it would be difficult to substantiate a refusal of the proposal for reasons of loss of amenity (light or privacy) or overdominance and therefore it is considered that the proposal accords with UDP Policies and HDAS in this regard.

7.09 Living conditions for future occupiers

The Council's adopted Supplementary Planning Document, the Hillingdon Design and Accessibility Statement - Residential Layouts contains design guidance for new dwellings.

The unit size of new two-storey five-bedroom+ houses should be a minimum of 101 square metres. The proposal is for dwellings of approximately 200sq.m. (No. 135) and 190sq.m. (No. 135a) respectively (excluding rooms in roof) and therefore easily satisfies this requirement.

Adequate sunlight and daylight should be available all habitable rooms and kitchens and to adjoining amenity space of new and existing dwellings. The loft spaces are to be utilized with roof lights to front and side, an dormer windows at the front to provide as much natural light to these internal areas as possible.

The proposed six-bedroom dwellings should be provided with private outdoor amenity space of at least 100 square metres. The proposal incorporates 144sqm. for both dwellings and thus complies with UDP Saved Policy BE23 and with HDAS in this respect.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The amount of additional traffic likely to be generated by a proposal and its impact on the safety of vehicle flows and pedestrian movements in the vicinity of the site generally are considered by UDP Saved Policy AM7. Under UDP Saved Policy AM14, all proposals should therefore demonstrate that there is sufficient off-street parking capacity and satisfactory arrangements within the site to meet the Council's adopted car parking standards.

The level of parking provision made in the proposal exceeds the Council's maximum parking standards for single family dwellings of two vehicles with parking in the curtilage. However, the use of the existing vehicular accesses are acceptable.

However, it is evident that this is not likely to be achieved in the current layout as the parking arrangement indicated within both curtilages would effectively make some of the spaces inaccessible (if not actually blocked) without a significant number of manoeuvres, in order to avoid reversing out on to the highway. The number of residents vehicles associated with the occupation of a six bedroom house in addition to visitors likely to be arriving at the site would regularly exceed the practicable on-site provision and therefore drivers would be tempted to park on the road close to the junction in Thornhill Road.

In this location, at a busy junction and on a fast heavily trafficked through road with a bus stop located just beyond the gated and walled entrance on to Swakeleys Road, would represent a danger to both the general flow and safety of traffic in addition to being inconvenient to pedestrians.

In these regards the proposal would be contrary to UDP Saved Policies AM7 and AM14.

7.11 Urban design, access and security

This has been considered in Section 7.07.

7.12 Disabled access

The proposed dwellings would meet Lifetime Homes standards.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

The siting and layout of the development would have very limited impact on any significant landscape features or protected trees within and around the site, the nearest of which would be over 10 metres away. Subject to the standard controls on these aspects, such as the protection of trees from construction related activities the proposal therefore accords with UDP Saved Policy BE38 and the Council's Supplementary Guidance HDAS: Residential Layouts in this regard.

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 principle concerns raised about the proposal relate to the larger size of the new dwellings, compared to the existing house. The existing house is nonetheless in a dilapidated state of repair and in urgent need of updating and refurbishment and therefore there is an opportunity to make a positive contribution to the appearance of the street scene on both Swakeleys Road and Thornhill Road.

In terms of overall bulk and size the current proposals are similar in form and slightly reduced in scale when compared to the two earlier permitted schemes for flats. The design of this proposal also closely follows those and retains the appearance of one large dwelling on the plot. The principle difference from the existing building occurs at roof level, which is raised in overall height across the full width of the property and the rear extension. These would create the appearance of a third storey to the development, and as such would be an unusual feature in the local street scene, emphasised by its rearward projection which would be highly visible from Thornhill Road.

The comments in respect of parking and traffic are noted. However, whilst the additional number of traffic movements associated with the new dwellings could be accommodated within local traffic flows and road capacity generally, there is some doubt as to the practicalities of the internal parking arrangements within the site, with each dwelling being independently accessed with the result that the amount of space available for turning round is limited.

7.20 Planning Obligations

Due to the proposed net increase on the site in terms of the number of habitable rooms (the existing dwelling contains 5 bedrooms plus 4 other rooms; the proposed 12 bedrooms plus 6 other rooms in total) there is an identified requirement for the applicant to contribute financially to the future provision of educational facilities for the occupants of the new dwellings. This has been agreed in principle by the applicant, however as no legal agreement has been entered into a reason for refusal on this basis is recommended.

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 proposed development is comparable with many aspects of the previously approved schemes for flats. The mass of the current proposal would be similar, when viewed from both Swakeleys Road and Thornhill Road and the residential use of the site would be maximised, providing appropriate living conditions for its future occupants without detriment to neighbouring amenities.

However, the current proposal seeks extensions to the original building whereas the flats scheme were for new build. This means that the proposal has also been assessed in terms of how it relates to the original building on the site, and to this end the proposed additions to the roof and at the rear would appear bulky, too high and out of proportion with the existing building.

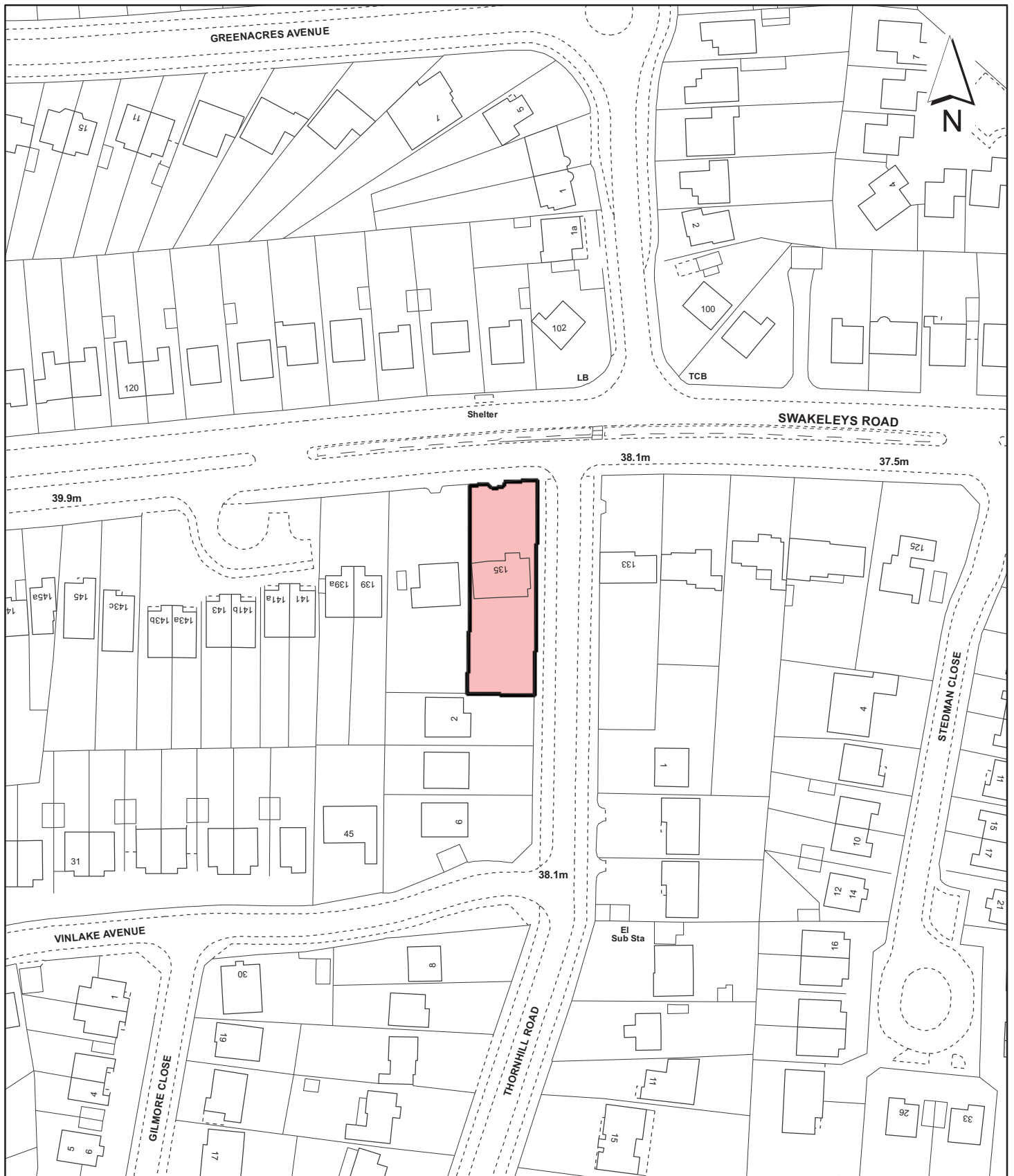
There is also considerable doubt as to whether the parking arrangement indicated would be practicable and given the size of the dwellings, this is likely to represent insufficient parking and would therefore be unsatisfactory.

11. Reference Documents

Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007)
Hillingdon Design & Accessibility Statement(HDAS):Residential Extensions
Hillingdon Design & Accessibility Statement(HDAS):Residential Layouts
The London Plan 2011

Contact Officer: Daniel Murkin

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**135 Swakeleys Road
Ickenham**

Planning Application Ref:

380/APP/2012/250

Planning Committee

North Page 21

Scale

1:1,250

Date

**March
2012**

**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 MOUNTWOOD HEALTHCARE PROPERTIES, MOUNTWOOD SURGERY
RICKMANSWORTH ROAD NORTHWOOD

Development: Installation of 2 x flood lights mounted on lamp posts

LBH Ref Nos: 3807/APP/2012/100

Drawing Nos: Location Plan to Scale 1:1250
Manufacturers Details of Proposed Floodlight
5647/54/D
5647/49/A

Date Plans Received: 19/01/2012

Date(s) of Amendment(s):

Date Application Valid: 27/01/2012

1. SUMMARY

This application seeks planning permission for the installation of 2 flood lights mounted on lamp posts to be situated projecting onto a car park. The flood lights would provide additional light to the Mountwood Surgery car park. The proposal would not cause any detrimental harm to residential amenity nor would there be a public or highway safety risk. The proposal is minor and would not harm the visual amenities of the green belt or the character and appearance of the surrounding area. It is therefore recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 COM3 Time Limit

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.

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
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
OE1	Protection of the character and amenities of surrounding properties and the local area
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
OL5	Development proposals adjacent to the Green Belt

3. CONSIDERATIONS

3.1 Site and Locality

Mountwood Surgery is located on the south west side of Rickmansworth Road and comprises a series of medical buildings. This application relates to the car park situated towards the south west boundary, which provides 33 visitor car spaces for those attending the surgery. The car park is surrounded by buildings to the north and west which are part of the Mount Vernon hospital complex. Mountwood Surgery is situated to the north west of the car park. To the south of the car park is the main entrance to Mount Vernon Hospital. The application site lies within the Green Belt as designated in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

3.2 Proposed Scheme

The proposal seeks planning permission for the erection of 2 flood lights on two individual lamp posts which would be situated along the car park boundary. The lamp posts would be situated directly south of building block 4, 15 metres apart from each other. The applicant has confirmed that each lamp post would have a maximum height of 6 metres from ground level.

The dimensions of the flood light would 285mm (height) x 235mm (width) x 150mm (depth). Each flood light would project onto the car park and entrance to Mount Vernon Hospital. It would provide equivalent light to 1000 watts halogen bulb.

3.3 Relevant Planning History

Comment on Relevant Planning History

None relevant.

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
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
OE1	Protection of the character and amenities of surrounding properties and the local area
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
OL5	Development proposals adjacent to the 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

20 neighbouring properties as well as Northwood Residents Association were consulted on the 31st January 2012. One representation was received by a neighbouring property who is concerned that the light during the night may impact on their amenity.

Officer Comment: This is addressed within the main body of the report.

Internal Consultees

The Council's Environmental Protection Unit have been consulted and have no objections to the proposals and have not recommended any additional conditions.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

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

PPG 2 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. The policies in the adopted Unitary Development Plan endorse National Guidance within the Green Belt. Policy OL1 of the adopted Hillingdon Unitary Development Plan Saved Policies September 2007 defines the types of development that are considered acceptable in the Green belt.

The proposal at Mount Vernon Hospital does not conform to the types of development allowed by Policy OL1. However, there is already an established health care development on this site and PPG2 does allow limited extensions and the alterations. PPG2 advises at paragraph 3.6 that provided the proposal does not result in disproportionate additions over and above the size of the original building, the extension or alteration of buildings is not inappropriate in Green Belts. Policy OL4 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) also permits the extension of buildings within the Green Belt if the development does not result in a disproportionate change to the bulk and character of the original building and would not be of detriment to the character and appearance of the Green Belt.

The proposed erection of flood lights would not cause any detrimental harm to the greenbelt, in so far as it would project onto a hard surfaced car park area. It would not lead to a disproportionate addition to the existing complex. Thus, in principle this minor alteration within the Green Belt is considered to be acceptable.

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

The proposal would not be situated within a flight zone and would not impact on airport safety.

7.05 Impact on the green belt

The proposal would involve erecting two flood lights along the boundary of the car park. This proposal would be relatively minor within the context of the hospital complex and would not result in any increase in footprint of the area. The proposal seeks to provide additional security to patrons utilising the car park and given that it would be situated within an existing built up area, it would not infringe on the openness of the surrounding Green Belt. It would therefore be in compliance with Policy OL4 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.07 Impact on the character & appearance of the area

The new floodlights would be situated along the edge of the car park projecting onto the hard surfaced area. The size, height and dimensions of both the lamp posts and floodlights are considered appropriate within the backdrop of the adjacent buildings. The relationship between the proposal and the surrounding area is considered satisfactory and there would be no adverse impact from within the hospital grounds.

There would not be a detrimental impact on the character of the building, as the proposal would be located to the rear of the surgery within the hospital grounds. Therefore, it is considered that proposal would not unduly detract from the visual amenities of the surrounding area and would be in compliance with policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007).

7.08 Impact on neighbours

The nearest residential properties are situated over 80m from the proposed site and would be separated by the hospital buildings and Rickmansworth Road. It is noted that one representation has been received from a neighbour situated within these properties which have raised concerns regarding the light from the floodlights. However, given that these floodlights would face the opposite direction onto the car park and would be partially screened by the buildings directly north west and north east, it is considered additional light would not impact these neighbours. 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)

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The proposal would not have any impact on vehicular or pedestrian safety. It would be positioned a substantial distance back from Rickmansworth Road and would not effect through traffic. With regards to the visitor traffic to the hospital, the entrance road already benefits from a restricted speed limit and there would be approximately 15m separation distance from the access road and the flood lights which would alleviate concerns over highway safety. The proposal would also contribute to improving pedestrian and highway safety at night time for those utilising the car park.

As such it would not have any impact on vehicular or pedestrian safety and considered to comply with policies AM7 of the of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007).

7.11 Urban design, access and security

See 7.07.

7.12 Disabled access

Not applicable to this application.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

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

See section 7.08.

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

10. CONCLUSION

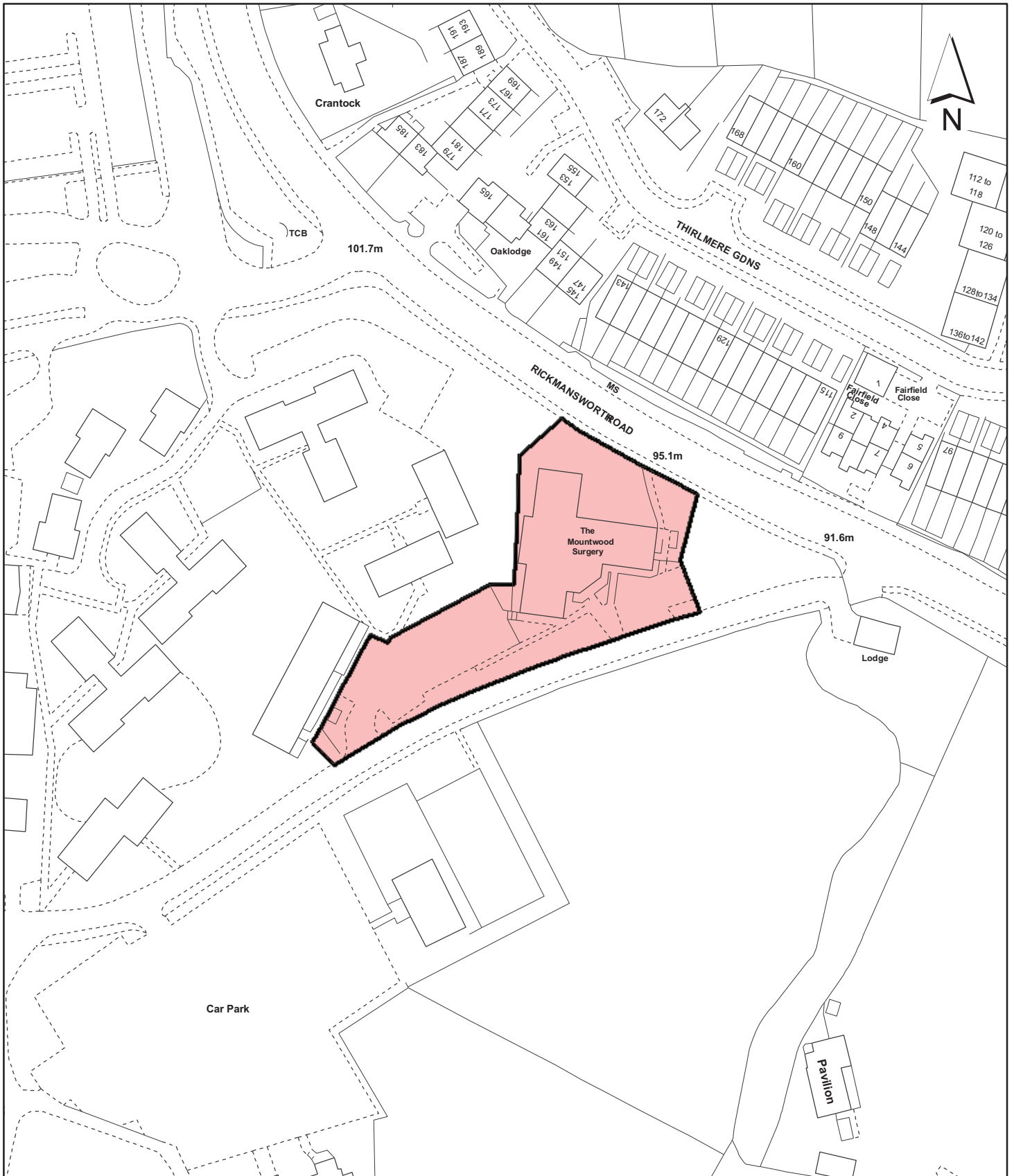
For the reasons outlined above and given that the development complies with the aforementioned policies of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007), this application recommended for approval.

11. Reference Documents

Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007)
Planning Policy Guidance Note 2: Green Belt

Contact Officer: Eoin Concannon

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**Mountwood Healthcare Properties
Mountwood Surgery
Rickmansworth Road, Northwood**

Planning Application Ref:

3807/APP/2012/100

Planning Committee

North Page 29

Scale

1:1,250

Date

**March
2012**

**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 150 JOEL STREET NORTHWOOD

Development: Change of use of dwellinghouse to a Nursery School (D1), including single storey side and rear extensions, two storey front extension, canopy to front, side and rear, alterations to the elevations and relocation of pedestrian and vehicular accesses, retention of a one bed staff flat at first floor level, involving demolition works.

LBH Ref Nos: 698/APP/2011/2951

Drawing Nos: Design and Access Statement
Transport Statement
Noise Impact Statement
1129/2.01 Rev A
1129/1.01 Rev A

Date Plans Received: 05/12/2011

Date(s) of Amendment(s):

Date Application Valid: 16/12/2011

1. SUMMARY

The application seeks planning permission for a change of use from the existing dwelling house to a Nursery School including front side and rear extension. The application is a revision on a previous refused scheme (698/APP/2010/1947) which was refused on three grounds; loss of a residential unit; highways issues and design.

An appeal to the Planning Inspectorate was dismissed on design grounds only. The Inspector considered that both the highway safety, parking and the loss of residential were acceptable in this instance.

The current application is similar to the previous submission with the exception of the front extension. This front element would now appear traditional in design and would blend in with the existing property and surrounding street scene. It would therefore comply with policies BE13, BE15 and BE19 of UDP.

Given the Inspectorate's decision, both the highway concerns and the loss of residential unit would now be acceptable. As such the application now overcomes the previous reasons for refusal and is recommended for approval.

A unilateral undertaking has been agreed with the applicant which covers highway safety measures (outlined in detail in the main body of the report).

2. RECOMMENDATION

APPROVAL subject to the following:

1 COM3 Time Limit

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 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers [1129/2.01 Rev A1, 129/1.02 Rev A; Design and Access Statement; Noise Impact Statement; Transport Statement and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and the London Plan (July 2011).

3 COM5 General compliance with supporting documentation

The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting plans and/or documents:

Code for Sustainable Homes Certificate to Level 3 [Report/Drawing]

SUDS [Report/Drawing]

Lifetime Homes Standards [Report/Drawing]

Wheelchair Units [Report/Drawing]

Refuse and Recycling Storage [Report/Drawing]

Thereafter the development shall be retained/maintained in accordance with these details for as long as the development remains in existence

REASON

To ensure that the development complies with the objectives of Policies 6. Specify

4 COM7 Materials (Submission)

No development shall take place until details of all materials and external surfaces, have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

Details should include information relating to make, product/type, colour and photographs/images.

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 COM22 Operating Hours

The premises shall be open for the use hereby approved between the hours of 08:00 hours and 18:00 hours on Monday to Friday only and shall be closed on 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.

6 NONSC Non Standard Condition

No more than 38 children shall be accommodated at the site at any one time.

Reason: To safeguard the amenity of surrounding areas and nearby properties in accordance with Policy OE3 of the Hillingdon Unitary Development Plan.

7 NONSC Non Standard Condition

The outdoor play area within the site shall be restricted to a maximum of 19 children at any one time and only between the hours of 10.00 and 16.00 on any day that the nursery is open.

Reason: To safeguard the amenity of surrounding areas and nearby properties in accordance with Policy OE3 of the Hillingdon Unitary Development Plan.

8 NONSC Non Standard Condition

The residential unit shown on Drawing No. 1129:2.01 Rev A shall be used for no purpose other than as a use falling within Use Class C3 Dwellinghouse.

Reason: To safeguard the amenity of surrounding areas and maintain a adequate supply of residential units in the area in accordance with Policies H3 and OE3 of the Hillingdon Unitary Development Plan.

9 NONSC Non Standard Condition

The external play area shall be covered with a sound absorbing and permeable surface and the underside of the soffit of the covered section of external play area shall also be treated acoustically with sound absorbing material, details of which shall be submitted to and approved in writing prior to the commencement of any works on the site and such details as are approved shall be implemented prior to the use hereby permitted and maintained thereafter.

Reason: To safeguard the amenity of surrounding areas and nearby properties in accordance with Policy OE3 of the Hillingdon Unitary Development Plan.

10 NONSC Non Standard Condition

The external play area and childrens garden as set out in Drawing No. 1129: 2.01 Rev A shall be bounded on all sides by acoustic fencing of 2.0m in height. Details of which shall be submitted to and approved in writing prior to the commencement of any works on the site and such details that are approved shall be implemented prior to commencement of the use hereby approved and maintained thereafter.

Reason: To safeguard the amenity of surrounding areas and nearby properties in accordance with Policy OE3 of the Hillingdon Unitary Development Plan.

11 NONSC Non Standard Condition

Deliveries and collections, including waste collections, shall be restricted to the following hours: 0800 hrs to 1800 hrs Monday to Fridays; 0800 hrs to 1300 hrs on Saturdays; and not at all on Sundays and Bank Holidays.

Reason: To safeguard the amenity of surrounding areas and nearby properties in accordance with Policy OE3 of the Hillingdon Unitary Development Plan.

12 COM10 Tree 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 3998:2010 'Tree work - Recommendations' 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.

13 COM8 Tree Protection

No site clearance or construction work shall take place until the details have been submitted to, and approved in writing by, the Local Planning Authority with respect to:

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.
2. 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.

Thereafter, the development shall be implemented in accordance with the approved details. 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:

- 2.a There shall be no changes in ground levels;
- 2.b No materials or plant shall be stored;
- 2.c No buildings or temporary buildings shall be erected or stationed.
- 2.d No materials or waste shall be burnt; and
- 2.e 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 can and will be retained on site and 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).

14 COM9 Landscaping (including refuse/cycle storage)

No development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

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

2. Details of Hard Landscaping
 - 2.a Refuse Storage (inc. elevations if appropriate)
 - 2.b Cycle Storage (inc. elevations if appropriate)
 - 2.c Means of enclosure/boundary treatments (inc. elevations if appropriate)
 - 2.d Car Parking Layouts (including demonstration that 5% of all parking spaces are served by electrical charging points)
 - 2.e Hard Surfacing Materials
 - 2.f External Lighting
 - 2.g Other structures (such as play equipment and furniture)

3. Living Walls and Roofs
 - 3.a Details of the inclusion of living walls and roofs
 - 3.b Justification as to why no part of the development can include living walls and roofs

4. Details of Landscape Maintenance
 - 4.a Landscape Maintenance Schedule for a minimum period of 5 years.
 - 4.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

5. Schedule for Implementation

6. Other
 - 6.a Existing and proposed functional services above and below ground
 - 6.b Proposed finishing levels or contours

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan.

15 H12 Closure of Existing Access

The existing vehicular accesses at the site, shall be closed, the dropped kerb removed and the footway reinstated to match the adjoining footway within one month of the new access hereby approved being completed.

REASON

To ensure that pedestrian and vehicular safety is not prejudiced in accordance with Policies AM3 and AM8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 6 of the London Plan . (July 2011).

16 H10 Parking/Turning/Loading Arrangements - Commercial Devs.

The roads/turning/loading facilities/sight lines and parking areas (including the marking out of parking spaces) shown on the approved plans shall be constructed prior to occupation of the development, thereafter permanently retained and used for no other purpose.

REASON

To ensure that the loading, roads, turning facilities and parking areas are satisfactorily laid out on site in accordance with Policies AM3 and AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 6 of the London Plan . (July 2011).

17 H15 Cycle Storage - In accordance with approved plans

The deveopment hereby permitted, shall not be occupied until the cycle storage have been provided in accordance with the approved plans. Thereafter, these facilities shall be permanently retained on site and be kept available for the use of cyclists.

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) and Chapter 6 of the London Plan. (July 2011).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

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.
H2	Restrictions on changes of use of residential properties
H3	Loss and replacement of residential accommodation
OE1	Protection of the character and amenities of surrounding properties and the local area
R10	Proposals for new meeting halls and buildings for education, social, community and health services
AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
R13	Use of residential accommodation for educational and child care premises
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 3.14	(2011) Existing Housing - Efficient use of stock
LPP 3.18	(2011) Education Facilities
LPP 3.8	(2011) Housing Choice
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
LPP 8.3	(2011) Community infrastructure levy

3 I11 The Construction (Design and Management) Regulations 1994

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

4 I14A Compliance with Legislation Administered by EPU

Your attention is drawn to the attached note 'Environmental Control on Construction Sites'.

5 I19 Sewerage Connections, Water Pollution etc.

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

6 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.

7 I20 Land Drainage

You are advised that, pursuant to the Land Drainage Act 1976, details of any works affecting the beds, banks and flow of the river, including details of any outfall structures discharging into the watercourse, should be submitted to the Environment Agency, Planning Liaison Officer, Thames Region, Howard House, 10/11 Albert Embankment, London SE1 7TG.

8 I23 Works affecting the Public Highway - Vehicle Crossover

The development requires the formation of a vehicular crossover, which will be constructed by the Council. This work is also subject to the issuing of a separate licence to obstruct or open up the public highway. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW.

9 I24 Works affecting the Public Highway - General

A licence must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the public highway. This includes the erection of temporary scaffolding, hoarding or other apparatus in connection with the development for which planning permission is hereby granted. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW

10 I25 Consent for the Display of Adverts and Illuminated Signs

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

11 I25A The Party Wall etc. Act 1996

On 1 July 1997, a new act, The Party Wall etc. Act 1996, came into force.

This Act requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:-

- 1) carry out work to an existing party wall;
- 2) build on the boundary with a neighbouring property;
- 3) 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. Building Control will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by Building Control should be taken as removing the necessity for the building owner to comply fully with the Act.

12 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).

13 I45 Discharge of Conditions

Your attention is drawn to condition(s) 3,4, 13, and 14 which must be discharged prior to the commencement of works. You will be in breach of planning control should you commence these works prior to the discharge of this/these condition(s). The Council may consider taking enforcement action to rectify the breach of this condition(s). For further information and advice contact - Planning & Community Services, Civic Centre, Uxbridge, UB8 1UW (Tel: 01895 250230).

3. CONSIDERATIONS

3.1 Site and Locality

The application site lies on the west side of Joel Street at its junction with Norwich Road and comprises a large detached property set within a spacious plot. The application property comprises a main building with an attached garage and carport to the south of the building. Although, the property is currently empty and boarded up, the main block was formerly a 4-bedroom dwelling house, with part of the ground floor used, as a GP Surgery although there are no planning records which show that planning permission was granted for the mixed use.

To the north of the application site is 148 Joel Street, a two-storey detached dwelling house, to the east (opposite) is a builders yard located within the Green Belt.

Norwich Road separates the application site from 154 Joel Street on the southern side. On the southwest side is 2 Norwich Road, a detached residential building. Norwich Road and this stretch of Joel Street is residential in character and appearance comprising predominantly semi-detached and detached houses of varying designs 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

The previously refused scheme included a projecting front vertical elevation, part brick/part glazed, measuring 3m wide, 3.6m deep and 5.5m high finished with a flat roof projecting 0.3m above the eaves of the main roof. This has been omitted and it is now proposed to infill a section to the side of the existing projecting front wing. This extension would be flush with the projecting front wall and would measure 3.5m wide and 2.9m deep. It would be finished with a new wider pyramid style hipped roof which would increase the overall roof height to 8.6m (0.45m higher than existing ridgeline).

The remainder of the scheme would be as per the previous submission with

- (i) The nursery providing for 53 children aged between 0 months and 7 years. A total of 15

(10 full time and 5 part time) members of staff would be employed. Opening hours were between 8.00am to 18.00 (Monday to Fridays). At no time will there be more than 38 children on the premises at any time and outside activities will only be permitted between the hours of 10.00 to 16.00 and no more than 20 children will be permitted to use the garden at any time.

(ii) Part of the first floor now proposes a one bedroom unit, some 57sq.m in size;

(iii) The existing garage and carport to the side is to be demolished and replaced with a side extension measuring 2.9m wide, 8.3m deep finished with a flat roof with a maximum height of 3m. This would provide a sensory room and part staff/office room which would be served by 4.8m wide window to the front. A canopy would be attached to the front wall and would measure 9.8m wide, 1.4m deep and would have a maximum height of 3m.

(iv) The hardstanding area to the front of the property would be redesigned incorporating both hard and soft landscaping. A 1 in 15 ramp is proposed in front of the office/staff room. It measures 5m wide, 1.3m deep and comprises 0.9m rising to 1.2m high brick wall with handrails above. The hard surfaced area provides 2 off-street parking spaces including a disabled parking and 8 cycle parking spaces which would be sited along the south eastern corner of the site frontage. The two existing vehicular crossovers are to be reinstated and a new pedestrian access from the eastern boundary via Joel Street and a new vehicular access from southern boundary via Norwich Road would be created.

(v) To the rear, it is proposed to erect a single storey extension which would be set in 4.5m from the southern flank wall and would measure 8.1m wide, 5.8m deep, 3.1m high. It would have a design with a curved rear wall that includes an oval shaped timber cladding element along the northern flank wall which would have a sloped roof with maximum height of 3.5m. This element would provide an internal rest/sleeping area for the children. A rear canopy (covered area) would be attached to the southern flank wall of the proposed single storey extension and would measure 4.3m wide, 5.8 deep with a finished height of 3.1m.

(vi) The rear garden would be used as an external play area and includes 38 sq.m of decking directly to the rear of the property. A further garden area (40sq.m) includes an indicative play house set in 1.1m from the side boundary with No.148 and measuring 1.6m wide and 2.4m deep. A new pathway (1.3m wide) would run from the southern flank wall of the property to the end of the rear garden. It would link the front of the property to the rear via a side access gate. This pathway would end at an area of approximately 60 sq.m providing a private garden area for the residential unit.

(vii) A mix of 1.8m and 2m high close boarded fencing is proposed along both side boundaries to the rear of the premises. The section of fence around the proposed play area would incorporate acoustic material.

(viii) Along the southern flank, an enclosed close boarded timbered storage space would provide an area to place bins, recyclable materials and other materials. It is also proposed to include solar panels along southern roof slope;

3.3 Relevant Planning History

698/APP/2008/2114 150 Joel Street Northwood

CHANGE OF USE OF DWELLING HOUSE TO A NURSERY SCHOOL (CLASS D1), SINGLE STOREY REAR EXTENSION, ALTERATIONS TO FRONT ELEVATION AND RELOCATION

OF PEDESTRIAN AND VEHICLE ACCESS.

Decision: 14-11-2008 Refused

698/APP/2010/1947 150 Joel Street Northwood

Change of use from Class C3 (residential) to Class D1 (Non-residential institutions) for use as a nursery school, involving 1 one-bedroom flat, two storey front extension, single storey rear extension, alterations to existing elevations and alteration to existing crossover to front with associated parking and demolition of existing attached garage to side.

Decision: 02-11-2010 Refused

Appeal: 02-09-2011 Dismissed

Comment on Relevant Planning History

The application site has two previous applications for a similar scheme which were both refused.

The most recent application 698/APP/2010/1947 was refused on 3 grounds.

1. The proposal would result in the loss of residential accommodation comprising a 4-bedroom house, which makes a contribution to the boroughs' housing stock. No suitable replacement that would meet the Council's standards has been provided and therefore, the proposal is contrary to Policies H2 and H3 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

2. The proposed front extension, by reason of its siting forward of the existing front wing, and roof form, introducing a flat roof design that would be substantially different from that of the main roof, would be detrimental to the character and appearance of the original house and visual amenities of the locality. The proposal is therefore contrary to policies BE13, BE15 and BE19 of the Hillingdon Unitary Development Plan (Saved Policies, September 2007) and the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

3. The proposal is likely to result in indiscriminate car parking and dangerous manoeuvres at/close to a road junction contrary to the interests of highway and pedestrian safety and the free flow of traffic. The proposal would therefore be contrary to Policies R13(iii) and (iv) and AM7(ii) of the Hillingdon Unitary Development Plan Saved Policies September 2007.

This decision was the subject of an appeal and whilst the appeal was dismissed, reasons 1 and 3 were not supported by the Planning Inspectorate. The Inspectorate decision is a material consideration in the determination of this application and will be discussed in full in the main body of the report.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
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.
H2	Restrictions on changes of use of residential properties
H3	Loss and replacement of residential accommodation
OE1	Protection of the character and amenities of surrounding properties and the local area
R10	Proposals for new meeting halls and buildings for education, social, community and health services
AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
R13	Use of residential accommodation for educational and child care premises
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 3.14	(2011) Existing Housing - Efficient use of stock
LPP 3.18	(2011) Education Facilities
LPP 3.8	(2011) Housing Choice
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
LPP 8.3	(2011) Community infrastructure levy

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

30 nearby owner/occupiers were consulted on the application and Northwood Hills Residents Association on the 20th December 2011.

7 individual representations of objection were received and have raised the concerns/issues below:

(i) The traffic implications due to the additional need for vehicular parking and intensification of the use. The site would be a significant road hazard and a potential for breaches in health and safety risk with the considerable road traffic due to the very large school in Wiltshire Lane, the bus route which stops immediately opposite and the lack of parking facilities. Parents would need some safe dropping off point or may ignore the parking restrictions in place causing unnecessary congestion and impede road safety for the young pedestrians using the road. There would also be an issue with the extra traffic stoppages created from potentially 38 vehicles and 10 further vehicles staying all day for teachers. The use of the existing available parking spaces would contribute to an existing problem. There is already considerable traffic pressures from the nearby Hayden School which has 2000 students plus teachers/staff and suppliers. The traffic studies carried out were within the holiday months where traffic reduces dramatically as Haydon School was closed. The proposal is opposite Grant & Stone Builder Yard which has been prone to several accidents due to reversing lorries. Concerns over the safety of the children from the highway. Joel Street Farm is a yard from the site and the farm requires the entrance and exit of heavy duty vehicles

(ii) Concerns raised against the commercial business and loss of residential unit within a predominately residential area. The existing house is large and provides much needed housing within the area. On Northwood High Street, there are a few empty shops which could be turned into a nursery.

(iii) This is the second or third application with no substantive change from the previous applications.

(iv) There are already 3 existing nurseries within close proximity to each other and there is no substantive need for another provider or more places.

(v) This would be an unnecessary over development of the site which is on a prominent road.

(vi) Concerns raised over the impact the outdoor playground would have on the neighbouring properties. No amount of sound screening would alleviate the noise from children playing.

(vii) The proposed bollards, double yellow lines and school keep clear signs would be visually intrusive. To ensure safety of children on site the fencing would be obtrusive to the street scene.

(viii) Will the managers flat have its own parking and amenity space?

(ix) Infrastructural concerns including impact on the local sewers.

Northwood Hills Residents Association: The Association is objecting on the following grounds:

1) How can they fit 38 children aged 0-7 in such a small space, one hopes that they are within guidelines, has this number of children been verified as acceptable? if so the guidelines should be changed.

2) The garden will be in use 10-4, by at least 20 small children at a time, this is not going to be very pleasant for the neighbours. If you live near a school the playgrounds are only used for part of the day, not all day. The garden area will have to be extensively used as there is so little room inside.

3) Parking, 11 staff and only 1 space, that means a probable 10 vehicles parked in the surrounding roads. Plus the delivering and fetching of children. We contest the comments previously made by the The Planning Inspector and enclose 19 photographs to show that this is not practical. As well as both Joel Street and Norwich Road being on a bus route, Norwich Road is clearly not wide.

Nick Hurd MP

My constituent is very concerned that although the premises is on the corner of a very busy main

road and Norwich Road which is used by many children attending Haydon School, my constituent was informed that the Inspector visited the area during the summer holidays. As Joel Street is used by people travelling to large schools in the Northwood area, the Inspector would not have seen this by making an inspection in August.

As previously mentioned, 150 Joel Street is immediately opposite a very busy builder's yard which necessitates the use of a banksman for the many heavy vehicles entering the site. As you will appreciate, this adds to the traffic chaos.

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

Internal Consultees

Environment Protection Unit:

I do not wish to object to this application, however should this development be recommended for approval I would recommend the following conditions:

Noise:

I have reviewed the Noise Impact Statement Ref: EPL 9620 dated June 2010 prepared for the applicant by The Equus Partnership Ltd. The methodology used to quantify the noise levels generated by children using the proposed outdoor play area was to survey levels at an existing larger day nursery in North Harrow. The measurements were stated to have been taken whilst the garden was occupied by approximately 20 children, and therefore are deemed representative of the proposed number of children to be in the outdoor play area at any one time. Hillingdon s Noise SPD recommends that the noise level in outdoor living areas of dwellings is lower than 50dB LAeq(T). Existing ambient noise levels were measured as 52dB LAeq(15mins). Addition of the measured noise levels from the North Harrow day care site is projected to add 48dB LAeq(1hour). This would result in a noise level of 53dB LAeq(15mins). This would therefore be an increase of 1 decibel, essentially imperceptible to the human ear. However, these measurements are equivalent to a steady noise level over the given time period, whereas in reality it is the impulse, peak noise levels that give rise to intrusion. This measurement is the Lmax, a peak decibel level. No such SPD criteria exists for outdoor areas in regards to Lmax levels. EPU therefore accepts that the noise impact statement methodology has demonstrated that SPD criteria can be met. However, it is desirable that in addition to the time restrictions placed on the use of the outdoor play area, that physical steps are taken to mitigate transfer of noise to adjoining dwellings. The following conditions are therefore proposed in line with Appendix 3 of the D&A statement and Section 9.5 Noise Mitigation, on page 25 of the submitted noise impact assessment.

Condition 1 The premises shall be open for the use hereby approved between the hours of 08:00 hours and 18:00 hours on Monday to Friday only and shall be closed on Bank Holidays. Reason: To safeguard the amenity of surrounding areas. Condition 2 No more than 38 children shall be accommodated at the site at any one time. Reason: To safeguard the amenity of surrounding areas.

I would suggest a condition which limits the number of children using the outdoor play area at any one time to half the total number;

Condition 3 Outdoor play within the site shall be restricted to a maximum of 19 children at any one time and only between the hours of 10.00 and 16.00 on any day that the nursery is open. Reason: To safeguard the amenity of surrounding areas.

Condition 4 The residential unit shown on Drawing No. 1129:2.01 shall be used for no purpose other than as a use falling within Use Class C3 Dwellinghouse. Reason: To safeguard the amenity

of surrounding areas.

Condition 5 The external play area shall be covered with a sound absorbing and permeable surface and the underside of the soffit of the covered section of external play area shall also be treated acoustically with sound absorbing material, details of which shall be submitted to and approved in writing prior to the commencement of any works on the site and such details as are approved shall be implemented prior to the use hereby permitted and maintained thereafter. Reason: To safeguard the amenity of surrounding areas.

Condition 6 The external play area and children s garden as set out in Drawing No. 1129: 2.01 shall be bounded on all sides by acoustic fencing of 2.0m in height. Details of which shall be submitted to and approved in writing prior to the commencement of any works on the site and such details that are approved shall be implemented prior to commencement of the use hereby approved and maintained thereafter. Reason: To safeguard the amenity of surrounding areas.

Condition 7 Deliveries and collections, including waste collections, shall be restricted to the following hours: 0800 hrs to 1800 hrs Monday to Fridays; 0800 hrs to 1300 hrs on Saturdays; and not at all on Sundays and Bank Holidays. Reason: To safeguard the amenity of surrounding areas.

Trees/Landscape:

The site is a detached house at the junction of Joel Street and Norwich Road. The house is set within an established garden with the locations of existing tree and shrub planting indicated on the submitted drawings. There are no Tree Preservation Orders on, or close to, the site, nor does it fall within a designated Conservation Area. The proposal is to change the use of the building, from residential to use as a nursery school. Development proposals include extensions and changes to external areas, including parking.

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.

1. According to the information submitted on the application, no tree loss is envisaged.
2. The protection of existing planting and provision of hard and soft landscape enhancement should be secured by condition.
3. HDAS (Residential extensions, chapter 11.2) recommends that, where parking space is increased in front gardens, at least 25% of front garden space is retained for soft landscaping.
4. DCLG/EA guidance requires new driveways to be designed and installed in accordance with SUDS principles.

No objection subject to conditions TL1, TL2, TL3, TL5, TL6 and TL7.

Access Officer

Access:

1. New pathways formed as part of the proposed works should be no less than 1200mm wide and specified as follows:
 - a. Where the joints between paving materials are filled but recessed below the surface, the difference in level between adjacent units should be no greater than 2mm, with the joints no wider than 10mm and the recess no deeper than 5mm. Where the joints are unfilled, the difference in level between adjacent units should be no greater than 2mm, with the joints no wider than 5mm. Reference to BS 8300:2009 is advised.
2. Having reviewed plans, level access is assumed. Should that not be the case, level access should be provided. In the interests of good design, ramps should be avoided.
3. The proposed accessible toilet facility should provide internal dimensions of 2.2 m x 1.5m (after

taking into account finished wall surfaces/tiling) and should otherwise be designed in accordance with BS 8300:2009.

Conclusion: Assuming that confirmation will be received, prior to any grant of planning permission, that the above issues will be addressed and revised plans received (where appropriate), no objection would be raised from an accessibility viewpoint.

HIGHWAY ENGINEER:

Whilst objection was raised to the previous scheme, this was not supported by the Inspector in the appeal decision and given that the same number of pupils/staff are proposed any objection to the current scheme would not be sustained at appeal. Thus, no objection is raised subject to the Unilateral Undertaking.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy R13 does advise that where the proposal is for education and/or child care facilities, residential loss may be acceptable provided that only part of a property is involved and the retained residential accommodation would still be capable of providing suitable living accommodation. This policy also establishes other criteria which would need to be addressed, namely that the proposal should not result in an overconcentration of similar facilities, the amenities of area and neighbouring properties should be safeguarded, the premises are accessible by public transport and the site can operate safely in terms of the dropping off and collection of children. The first criterion would need to be demonstrated, together with the need for such a facility in this area. The applicant advised that the proposal will provide additional nursery facilities for the local area, meeting demand for quality day care provision and that the scheme has been developed through client consultation, secondary research (examining nursery design trends/Sure Start requirements) and by visiting successful nursery facilities already within the area (which has assisted the determining the user and staff requirements).

Policy H3 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) states that 'the loss of residential accommodation will only be permitted if it is replaced within the boundary of the site'. Only in very exceptional circumstances will the loss of residential accommodation be permitted. Paragraph 7.8 of the Hillingdon Unitary Development Plan (Saved Policies September 2007) sets out those exceptional circumstances. These are where there is access issues relating to residential accommodation located over retail or other commercial premises, where the dwelling is unfit for habitation and where the existing dwelling is located adjacent established uses that cause nuisance and disturbance.

This current scheme proposes a one bedroom unit on the first floor. Although the proposed unit would of a sufficient size to meet the recommended standard of 50sq.m for one bedroom flats as advised at paragraph 4.6 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Layouts, there is no separate access to the first floor. The applicant states that the proposed flat would be for the 'Resident Manager', hence there would be no need for a separate access, however, without a separate access, the one bedroom unit would be ancillary to the main Class D1 use, and therefore, no separate self-contained residential unit would be provided.

In determining whether the principle of the development is acceptable, the recent appeal decision (698/APP/2010/1947), must be taken into consideration. In this decision, the Inspector commented on Policies H3 and R13:

"Policies H3 and R13 do not state that replacement or remaining residential accommodation must be self contained. The underlying aim is to avoid diminution of the housing stock and the flat would contribute towards this by providing accommodation for a manager who would otherwise have to be housed elsewhere."

The Inspectorate highlighted the UDP's recognition of the need for additional day care facilities for pre-school children and also referred to the emerging Core Strategy.

"The emerging Core Strategy indicates that high and rising birth rates are leading to a pressing for additional primary school places. Locally, there are considerably more pre-school age children than there are available nursery school places."

In this instance the Inspector concluded that the principal was acceptable. The Inspectorate noted that although "the proposed development would harm the provision of residential accommodation and conflict with the aims of the UDP policies H2 and H3, this was outweighed by the need for nursery school places and would accord with Policy R13 in principle and with its criterion."

In light of this recent appeal decision and given that the proposal is identical (with the exception of design), it is concluded that the principle of the development is acceptable and would comply with Policies R10, R13, H2 and H3 of the Unitary Development Plan (Saved Policies, September 2007) and the Hillingdon Design & Accessibility Statement (HDAS): Residential Layouts.

7.02 Density of the proposed development

The application would not give rise to any concerns relating to density. The proposal would retain a one bedroom flat on the first floor level and although this would reduce the overall density per hectare as it replaces a family unit, it would be considered acceptable.

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 surrounding area is characterised by detached and semi-detached houses. The application site is the largest property along this part of Joel Street and Norwich Road. The previously refused scheme considered that the two storey front extension which was sited forward of the existing projecting front wing of the house was considered to be unduly dominant.

The revised design would appear traditional in form and design. It would include a two storey extension to the side of the existing projecting front wing. The two storey front projection element previously proposed has been omitted. As such, the visual impact of the proposal would be significantly reduced along this prominent corner position. There would no longer be a mismatch of roof styles as the proposed two storey side element would integrate with the roof of the projecting front wing. Although, the resultant integration would increase the roof height of the projecting front wing slightly above the main ridgeline, the roof style would be more in keeping with the architectural composition of the original dwelling. The additional height would not cause a detrimental impact on the

visual amenities of the street scene.

As per the most recent refusal, the remaining extensions to the property would be identical. The single storey side, front canopy and single story rear element would appear subordinate to the original property. The depth, height and width of these elements would not detract from existing building overall appearance on the street scene.

As such, it is considered that the revised design overcomes the previous refusal reason as it would no longer appear as an incongruous and visually intrusive form of development on this prominent corner plot. Its scale and design would complement the traditional features of the building and would not detract from the character and appearance of the area. The proposal is considered to comply with Policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions.

7.08 Impact on neighbours

The previously refused scheme considered that the proposed extensions and elevational alterations would not harm the residential amenities of the adjoining and nearby properties. This current scheme proposes cosmetic changes to these aspects of the scheme. The bulk, scale and siting has remained as per the previously refused scheme. No additional windows are proposed compared to the previously refused scheme. As such, it is considered that the consideration of the previously refused scheme in regards to these aspects of the scheme, is the same as for this current scheme.

The proposal involves an outdoor play area within the rear garden. The proposed scheme would lead to an intensification of the use and potentially give rise to the level of noise from the play area within the rear garden. This current application is accompanied by a Noise Impact Statement. The assessment was carried out in accordance with the Council's Supplementary Planning Guidance and British Standards.

The Environmental Health Officer advises that although the submitted Noise Report did not fully consider LA_{max} noise levels, which they were advised to at pre-application consultation stage, the assessment is acceptable. There is likely to be variable levels of noise in the play area and as such conditions are recommended as follows:

1. limiting the number of children at the nursery to no more than 38 children;
2. limiting the number of children to 20 in the play area at anytime;
3. details of acoustic fencing around the play area to be submitted and implemented;
4. amending the hours of use the play area to provide a quiet period for residents during lunch time;
5. limiting the operation hours of the use; and
6. capping the noise level;

These conditions would be sufficient to ensure that the proposal would not result in a significant increase in noise and disturbance to adjoining occupiers. Subject to these conditions, the proposal would comply with policy OE1, BE20, BE22, BE23 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.09 Living conditions for future occupiers

The proposed one bedroom flat on the first floor would comply with the HDAS: Residential Layouts which specifies a minimum internal floorspace of 50 sq.m. The internal floor space provided would measure 57 sq.m and each of the habitable rooms within the flat would be served by a clear glazed window, which would be positioned so as to received adequate daylight. The HDAS: Residential Layouts also details recommended minimum

requirements of on-site amenity space provision in accordance with policy BE23 of the Saved Policies UDP, which seeks the provision of satisfactory usable amenity space for future occupiers. It is recommended that one-bedroom flat be provided with a minimum of 20sq.m of private external amenity space. The proposal provides an area to the rear of the garden for the residential unit. This area would measure 55sq.m in area and would be enclosed by 1.8m high fence which would provide adequate screening from the main garden play area used in association with the nursery. Accordingly, the proposal would provide an adequate level and quality of external amenity space for future occupiers.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The application site is situated at the junction of Joel Street (designated Local Distributor Road) and Norwich Road. There is waiting restrictions on the west side of Joel Street and a builders/ merchant yard directly opposite. The proposed development would include two car parking spaces (one for the flat, one for staff) and eight cycle spaces. The two existing vehicular access would be closed and a new access would be formed on to Norwich Road. The Highway engineer has been consulted on the scheme and has raised no objections in light of the appeal decision. A refusal of the proposal on highway grounds is thus unlikely to be sustained.

In the appeal decision, the Inspector noted that the alteration of the access onto Norwich Road would represent a modest improvement on the existing situation. The Inspector also considered that the increase movements of traffic would be very low compared with existing flows. This was based on 12 vehicles dropping-off or picking up in the morning and evening peak periods, with additional vehicles for staff added who may park cars in the nearby area. The survey submitted by the applicant supported the Inspector's observations at the time of the inspection, that there would be ample on-street parking in the vicinity of the site, in order to accommodate both staff parking as well as short-term drop off/pick-up parking.

Within this decision, the following physical features along the highway were also noted, which would alleviate any traffic control issues:

- (i) The waiting restrictions at the junction itself and the nearby bus stops;
- (ii) The yellow lines along the edge of a carriageway preventing parking which given the age range of the children would mean that parents or guardians would have to park elsewhere in order to escort the children to and from the nursery;
- (iii) central islands or refuges in Joel Street would also act as a physical deterrent to vehicles stopping on that road close to the junction.

In view of these physical barriers, the Inspector was of the opinion that parking and dangerous manoeuvres close to the junction would be unlikely to arise. As such, he concluded that while adding to local traffic movements, the proposed development would not cause material harm to highway safety and the free flow of traffic.

Taking into account the appeal decision, it would not be considered justified in refusing the application on highways grounds. A £10,000 contribution has been sought and agreed with the applicant a signed unilateral undertaking has been provided so no S106 agreement is require) for highway safety measures which would include alteration of yellow lines from single to double, providing children keep clear markings, and installing corner bollards. It is therefore considered that given the appeal decision on the previous scheme a highway refusal reason could not be sustained and the proposal would comply with Policies AM7, AM14 and R13 of the UDP.

7.11 Urban design, access and security

The design issues are addressed within the section of this report dealing with the impact

on the character and appearance of the area.

Issues of access are addressed within the Disabled Access section of this report.

In relation to security, the application would maintain secure boundary treatments with neighbouring properties and also maintaining suitable visibility to the front of the property. The proposal would not lead to any security concerns intrinsic to the design. Therefore, subject to a condition requiring that the development achieve 'Secured by Design' standards the proposal is considered to be acceptable in this regard.

7.12 Disabled access

The Access Officer has consulted on the scheme and has made comments regarding the dimensions of both the pathways and proposed disabled toilet. The applicant has indicated that these will be addressed if the application is deemed acceptable. In general, the new entrances provide disabled access via a 1:15 gradient ramp directly in front of the building. This would be at grade to allow wheelchair access, the new hallways are over 900mm wide and a disabled WC is also proposed. The disabled access is therefore considered acceptable subject to further details which can be secured by condition, if the scheme is considered acceptable.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

The Tree Officer has been consulted on the scheme and has no objections to the proposal subject to the standard protection and landscaping conditions. If the application is deemed acceptable, this can be secured by condition. The proposal would therefore comply with BE19 and BE38 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.15 Sustainable waste management

Policy 5.17 of the London Plan requires that all new development provide adequate facilities for the storage of waste and recycling. The site layout plan indicates an area along the south flank wall for the storage of refuse bins. This is considered suitable in size and would be enclosed with a close boarded timber structure which would not cause a detrimental impact on the street scene. Further details of the waste management arrangement can be secured by condition, if the scheme is deemed acceptable. The waste storage area would also be in a suitable position to allow easy accessibility for waste collection. Accordingly, it is considered to provide adequate waste and recycling storage facilities complying with Policy 5.17 of the London Plan.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

The application site is not located in an area with an identified risk of flooding and it would not generate additional drainage concerns. A condition is applied requiring details of Sustainable Urban Drainage to ensure no increase in surface water run-off. Given that this consideration can be satisfactorily addressed by way of condition no objection is raised to the development in terms of drainage or flood risk.

7.18 Noise or Air Quality Issues

There are no concerns over air quality from the proposal. Issues related to noise have been addressed earlier in the report.

7.19 Comments on Public Consultations

The bulk of the report has addressed the concerns raised by the representations received. The majority of concerns related to the impact on Highways and Pedestrian Safety

highlighting the existence of larger schools in the vicinity. Having consulted Highways on the scheme and based on the previous appeal decision from the Planning Inspectorate, it would not be justified refusing the proposal on Highways grounds, given that the layout of the scheme, proposed number of children and staff have not altered since the appeal decision.

7.20 Planning Obligations

The applicant has been made aware of the contribution towards Highways. A Unilateral Undertaking has been agreed with the applicant.

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

10. CONCLUSION

The revised application would now overcome the previous reasons for refusal. The scheme would be acceptable in terms of design and appearance. The Inspectorates decision ruled that the loss of residential accommodation is outweighed by the need for nursery school places. Similarly, given the Inspectorates judgement on the highway reason, it would not be justified refusing the application on highway safety grounds. As

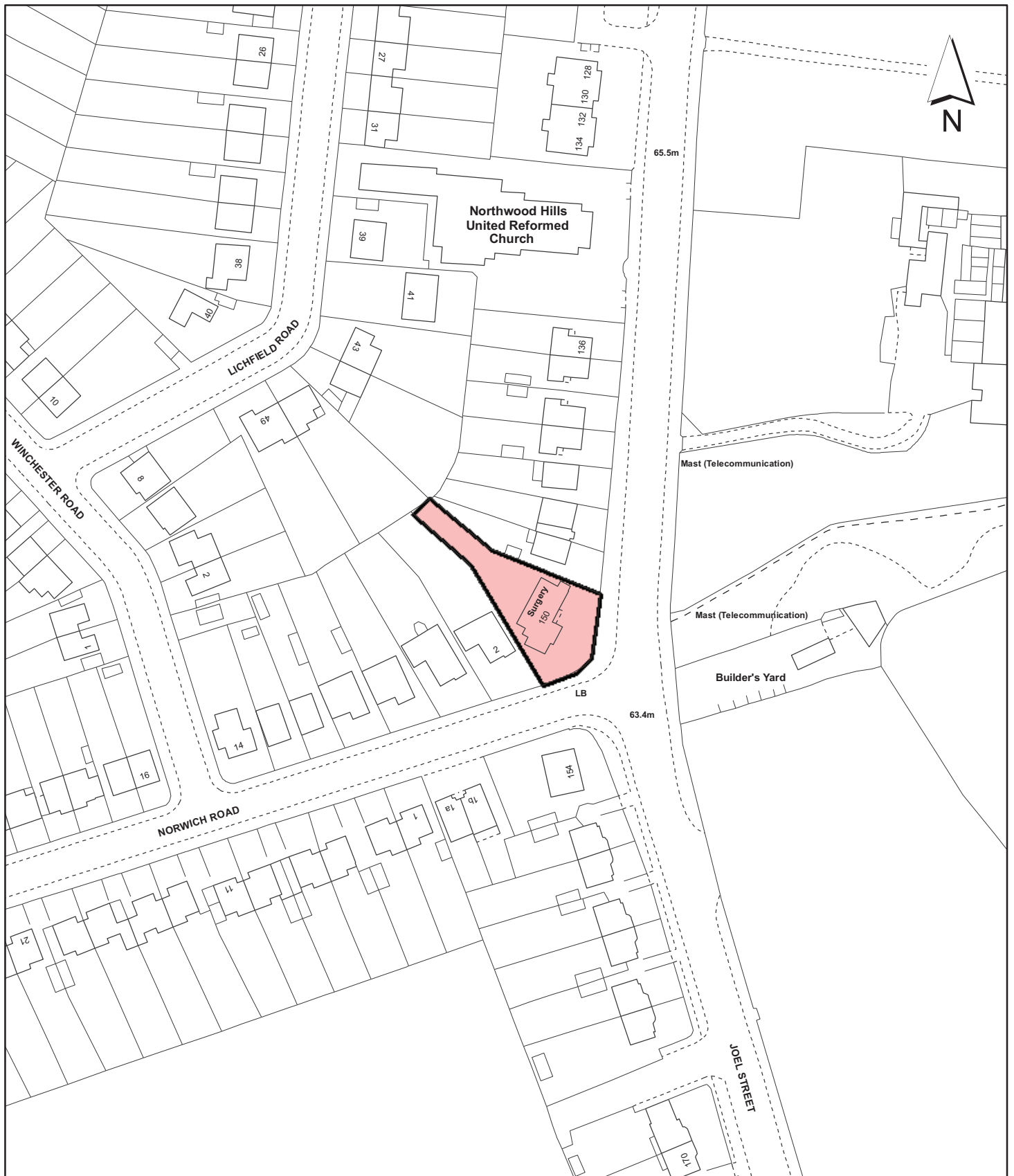
such, the proposal overcomes the previous refusal reasons and is recommended for approval.

11. Reference Documents

Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007)
Hillingdon Design & Accessibility Statement(HDAS):Residential Extensions
Hillingdon Design & Accessibility Statement(HDAS):Residential Layouts
The London Plan 2011

Contact Officer: Eoin Concannon

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**150 Joel Street
Northwood**

Planning Application Ref:

698/APP/2011/2951

Planning Committee

North Page 53

Scale

1:1,250

Date

**March
2012**

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

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



HILLINGDON
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Plans for North Planning Committee

5th April 2012



HILLINGDON
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INVESTOR IN PEOPLE

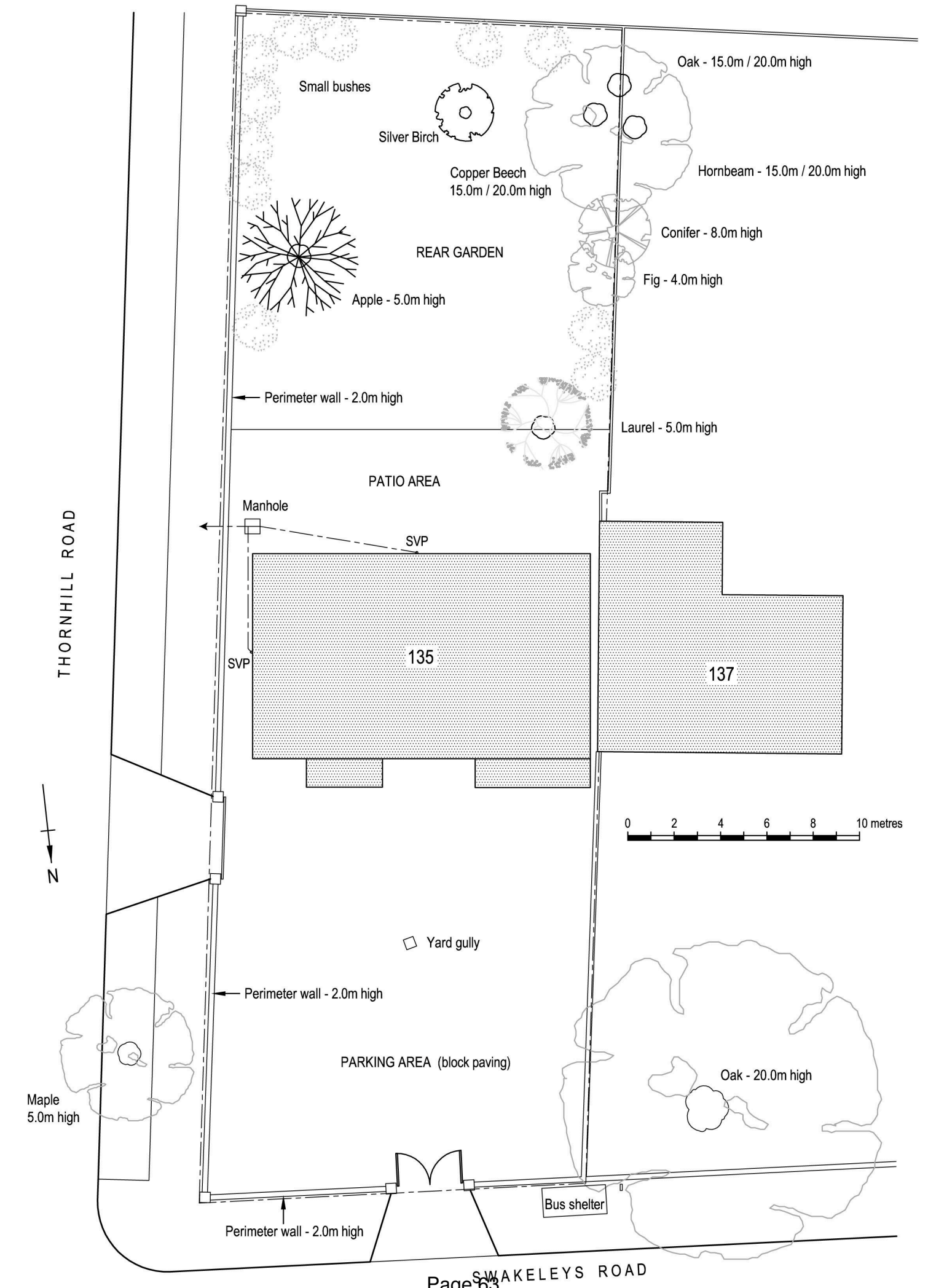
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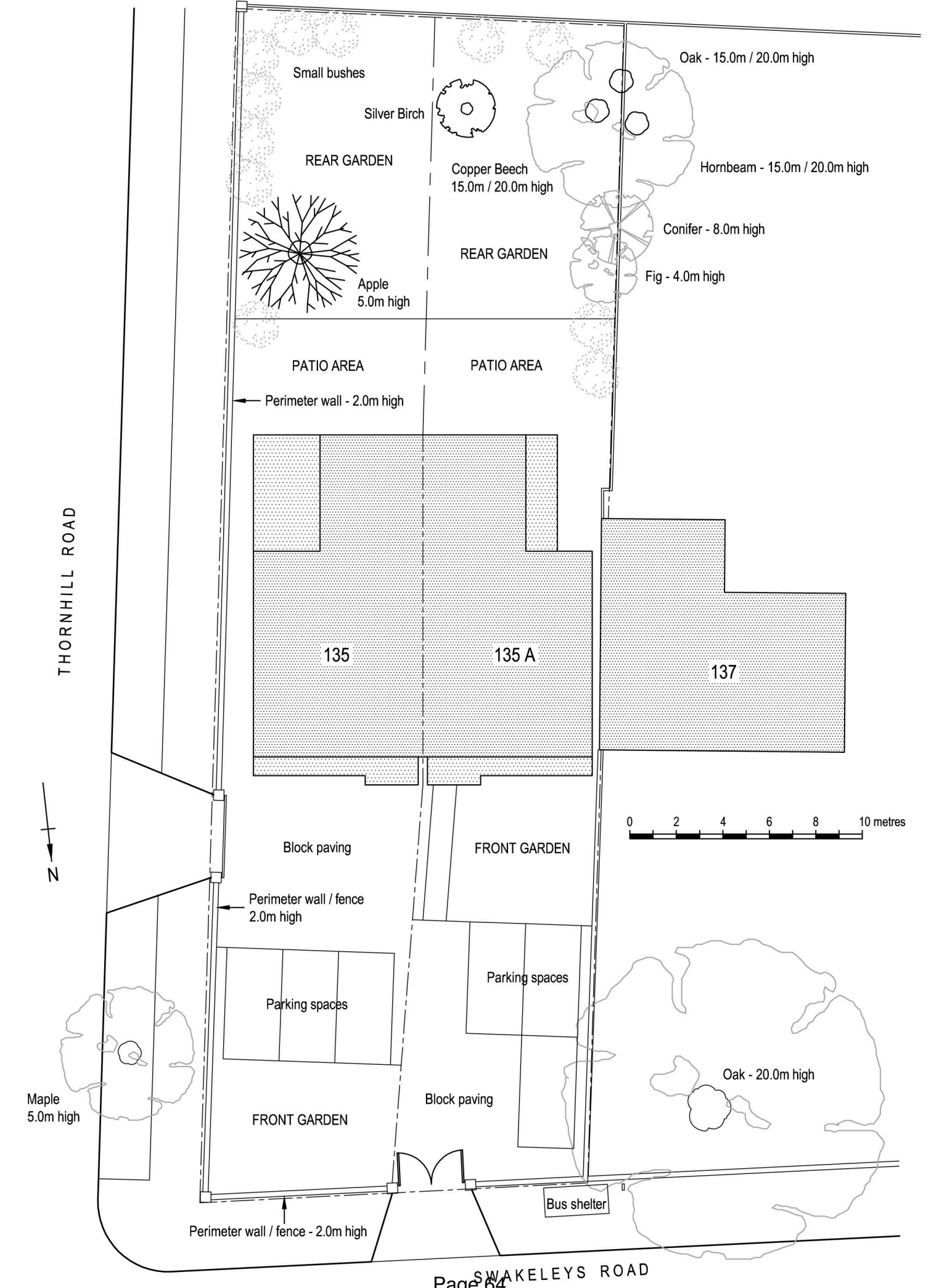
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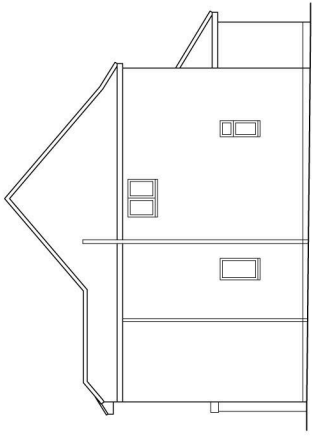
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LBH Ref Nos: 380/APP/2012/250

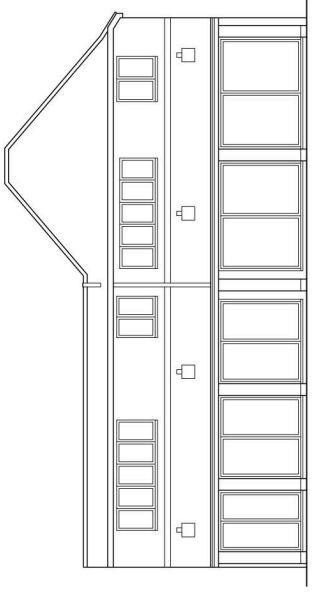
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Date Application Valid:	07/02/2012		06/02/2012
			13/02/2012



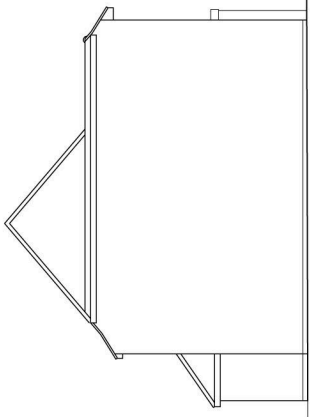




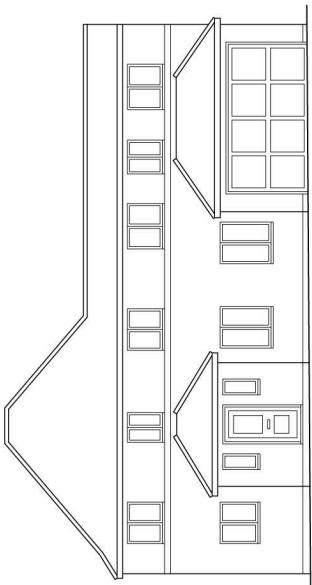
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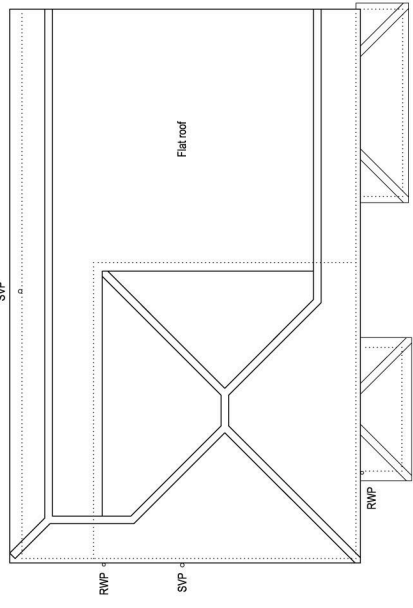
SOUTH ELEVATION



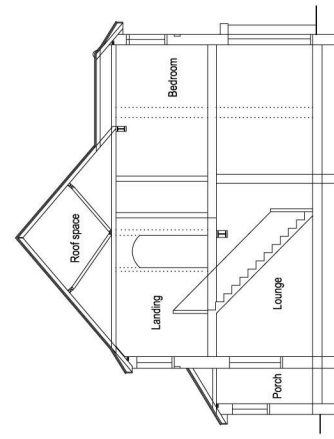
WEST ELEVATION



NORTH ELEVATION



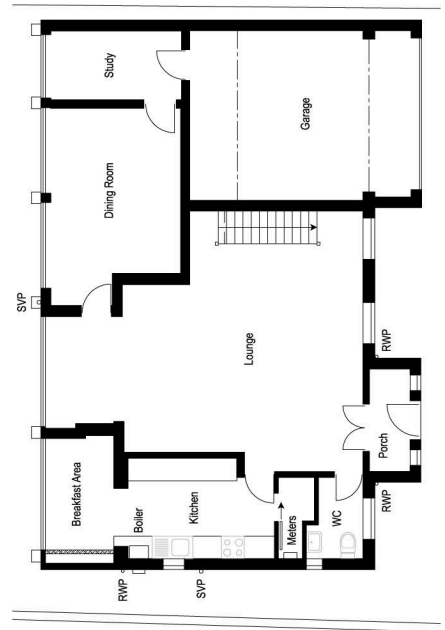
ROOF PLAN



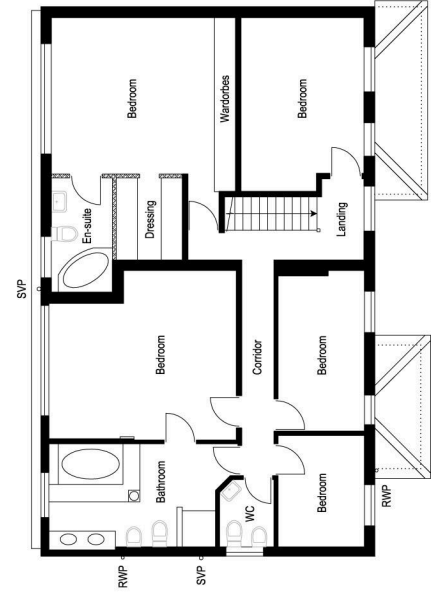
SECTION - FRONT TO REAR



- materials to be similar in appearance to the existing house
- all work is to comply with the current Building Regulations and allied legislation
- this drawing is not to be scaled
- all dimensions shown in millimetres

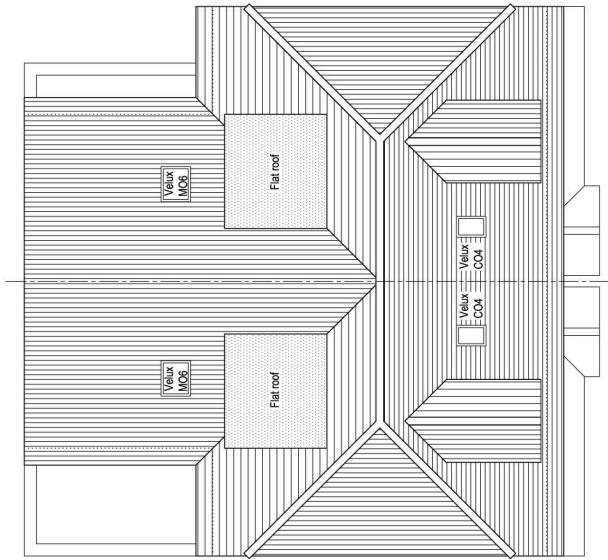


GROUND FLOOR PLAN

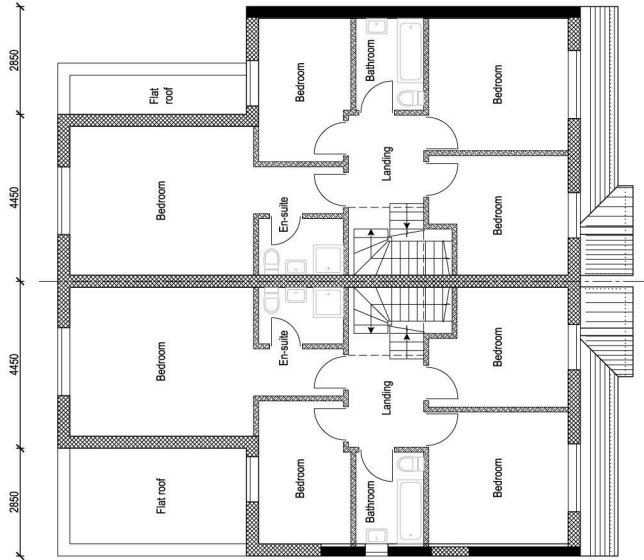


FIRST FLOOR PLAN

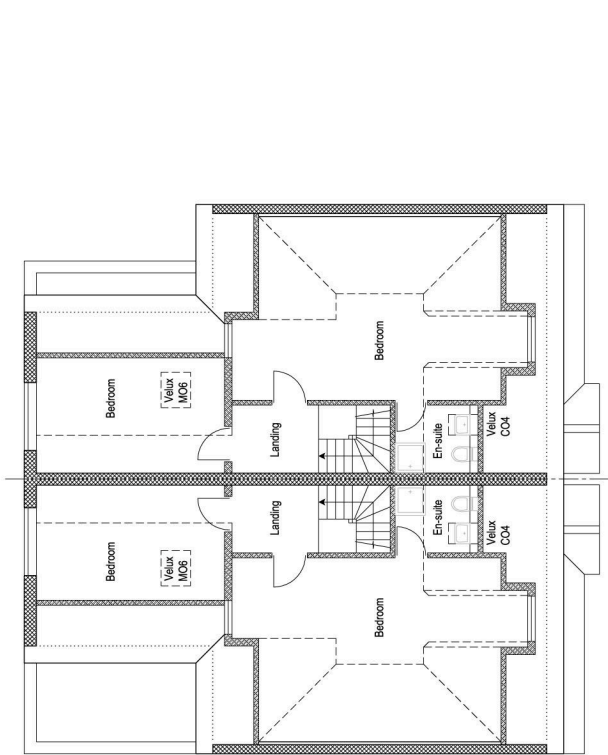
Rev	Date	Amendment
A		
HAK WORKING DRAWINGS Tel: 01895 672422 / 0771171295 Email: hughkelly99@btinternet.com		
Client MR C BARRETT		
Site 135 SWAKELEYS RD ICKENHAM UB10 8DL		
Project CONVERSION INTO TWO HOUSES		
Drawing GENERAL ARRANGEMENT - SURVEY		
Scale	Drawing Number	
1:100	111103 / 04	



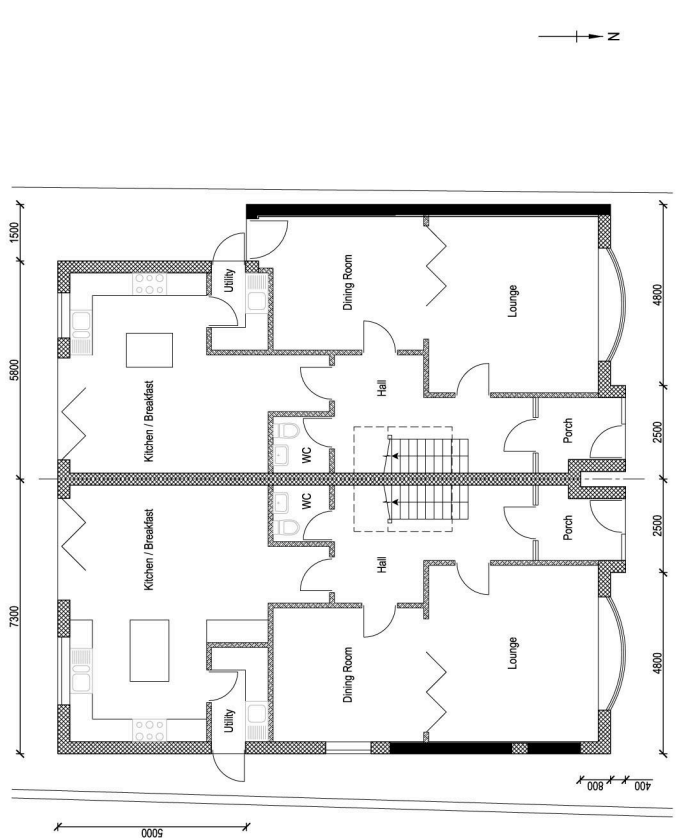
ROOF PLAN



FIRST FLOOR PLAN



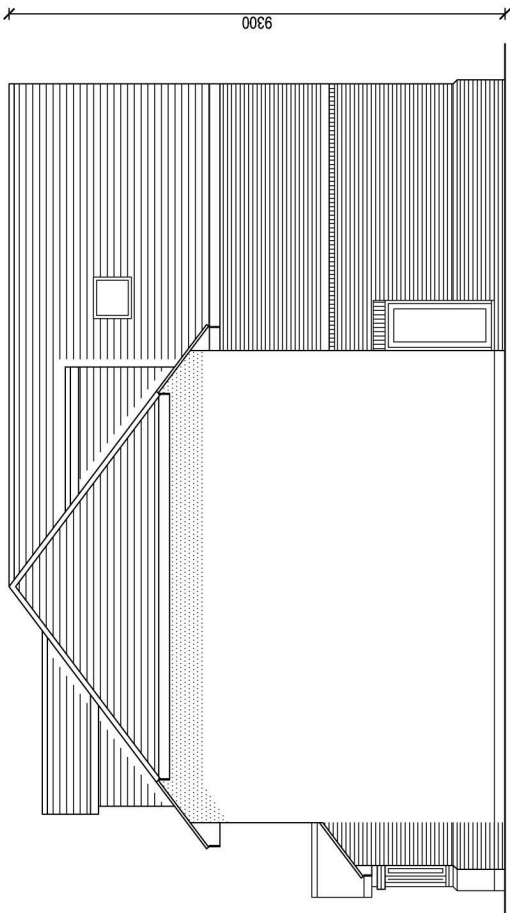
LOFT FLOOR PLAN



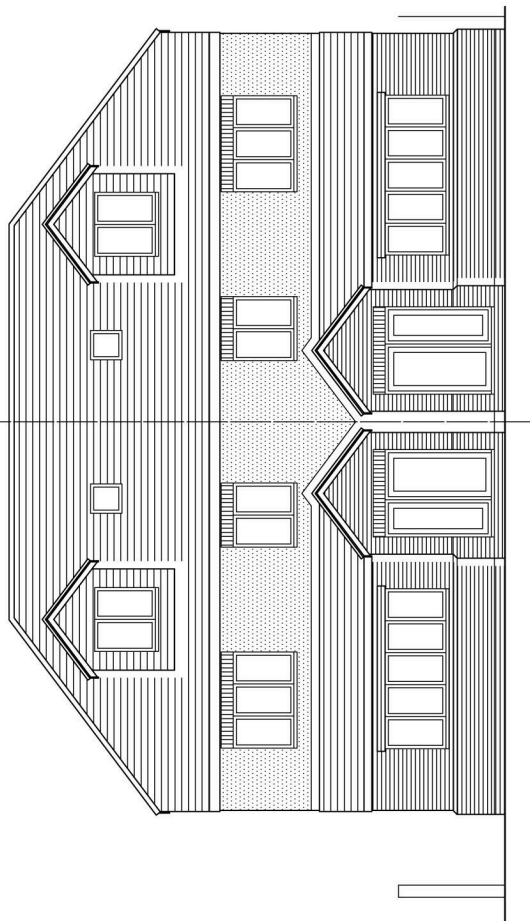
GROUND FLOOR PLAN

- materials to be similar in appearance to the existing house
- all work is to comply with the current Building Regulation and allied legislation
- this drawing is not to be scaled
- all dimensions shown in millimetres

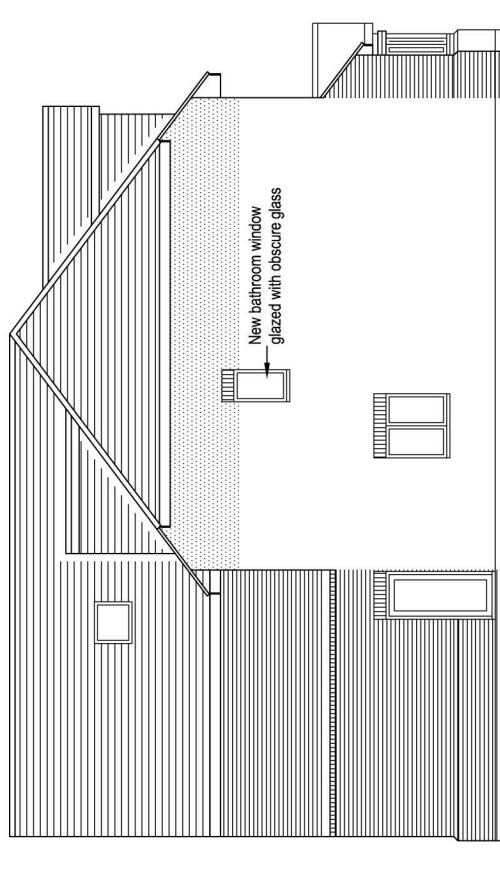
Rev	Date	Amendment
A		
HAK WORKING DRAWINGS Tel: 01895 67242 / 07711 71295 Email: hughkelly99@btinternet.com		
Client MR C BARRETT		
Site 135 SWAKELEYS RD ICKENHAM UB10 8DL		
Project CONVERSION INTO TWO HOUSES		
Drawing FLOOR AND ROOF PLANS - PROPOSED		
Scale	Drawing Number	
1:100	111103 / 05	



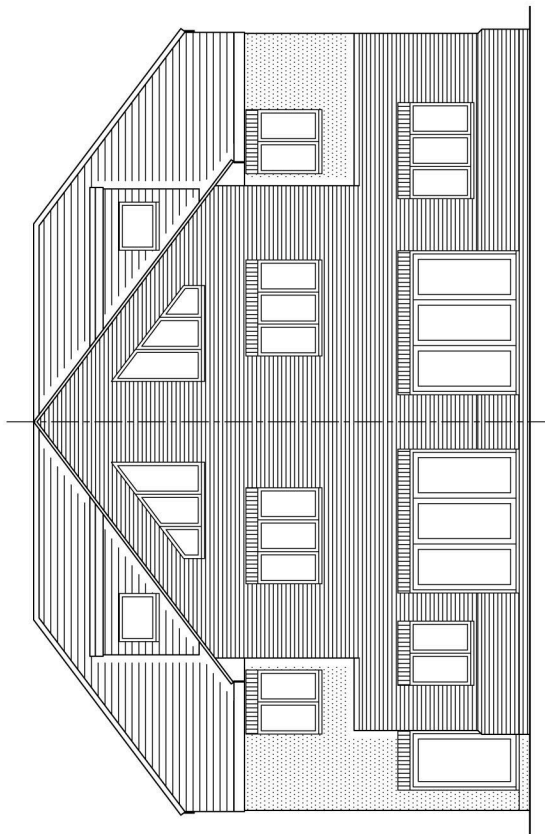
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

- materials to be similar in appearance to the existing house
- this drawing is not to be scaled
- all work is to comply with the current Building Regulation and allied legislation
- all dimensions shown in millimetres



Rev	Date	Amendment
A	06.02.2012	Minor detail added

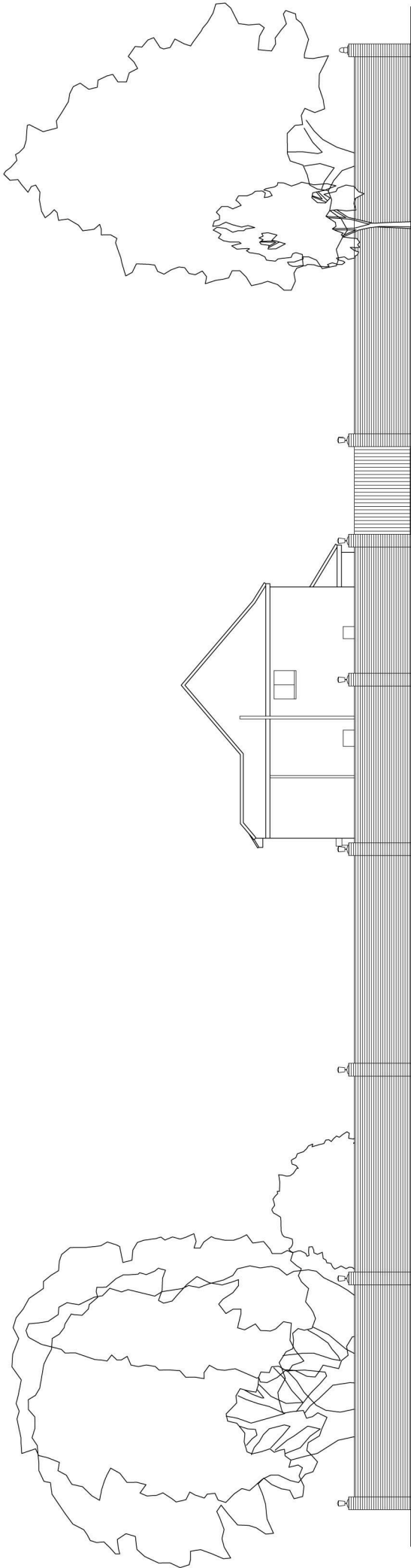
HAK WORKING DRAWINGS
 Tel: 01895 672422 / 07711 717295
 Email: hughkelly58@btinternet.com

Client **MR C BARRETT**
 Site **135 SWAKELEYS ROAD ICKENHAM MIDDLESEX UB10 8DL**

Project **CONVERSION INTO TWO HOUSES**
 Drawing **ELEVATIONS - PROPOSED**

Date **30.01.2012**
 Scale **1:100**

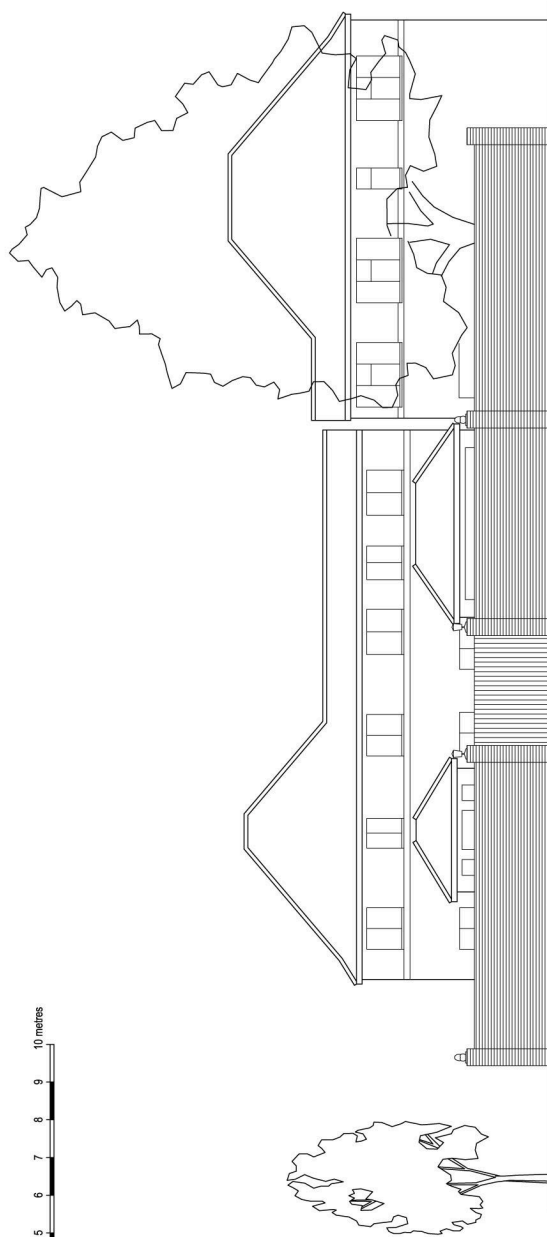
Drawing Number
111003 / 06 A



STREET SCENE - THORNHILL ROAD



- materials to be similar in appearance to the existing house
- all work is to comply with the current Building Regulation and allied legislation
- this drawing is not to be scaled
- all dimensions shown in millimetres



STREET SCENE - SWAKELEYS ROAD

Rev	Date	Amendment
A		

HAK WORKING DRAWINGS
 Tel: 01895 672422 / 07711 717295
 Email: hughkelly99@btinternet.com

Client
MR C BARRETT

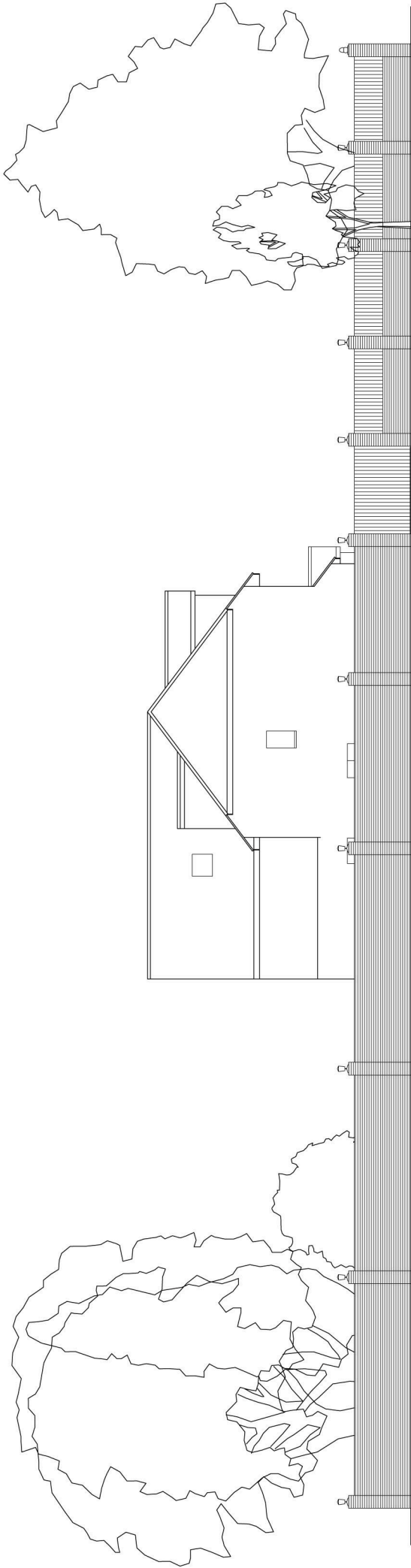
Site
135 SWAKELEYS RD ICKENHAM UB10 8DL

Project
CONVERSION INTO TWO HOUSES

Drawing
STREET SCENES - SURVEY

Scale
1:100

Drawing Number
111103 / 07

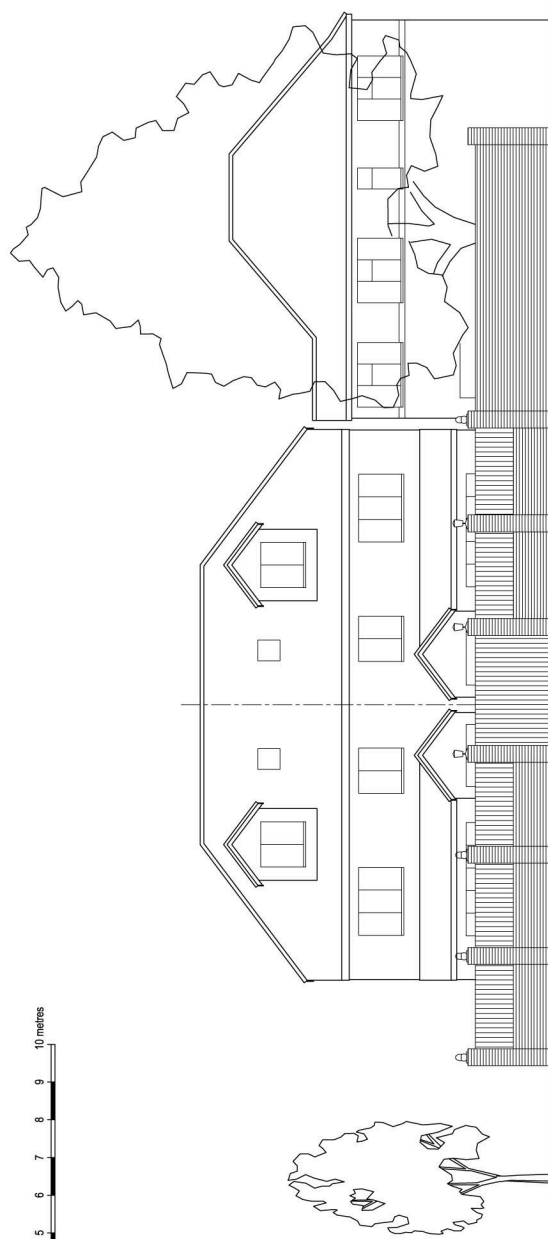


Upper half of the existing 2.0m high perimeter wall to be removed and replaced with new metal railings. Add new posts to match existing.

STREET SCENE - THORNHILL ROAD



- materials to be similar in appearance to the existing house
- all work is to comply with the current Building Regulation and allied legislation
- this drawing is not to be scaled
- all dimensions shown in millimetres



Upper half of the existing 2.0m high perimeter wall to be removed and replaced with new metal railings. Add new posts to match existing.

STREET SCENE - SWAKELEYS ROAD

Rev	Date	Amendment
A		

HAK WORKING DRAWINGS
 Tel: 01895 672422 / 07711 717265
 Email: hughkelly59@btinternet.com

Client
MR C BARRETT

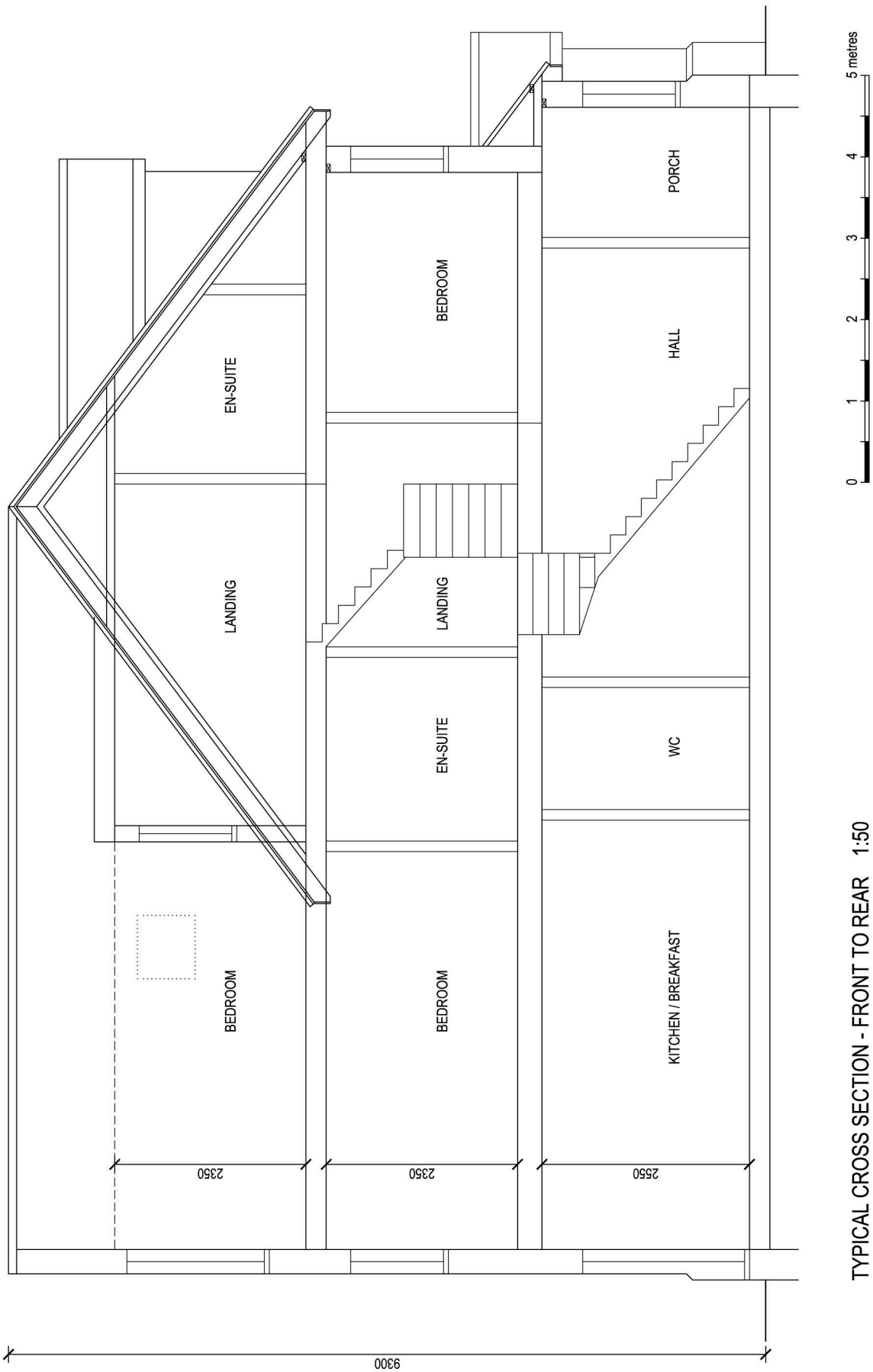
Site
135 SWAKELEYS RD ICKENHAM UB10 8DL

Project
CONVERSION INTO TWO HOUSES

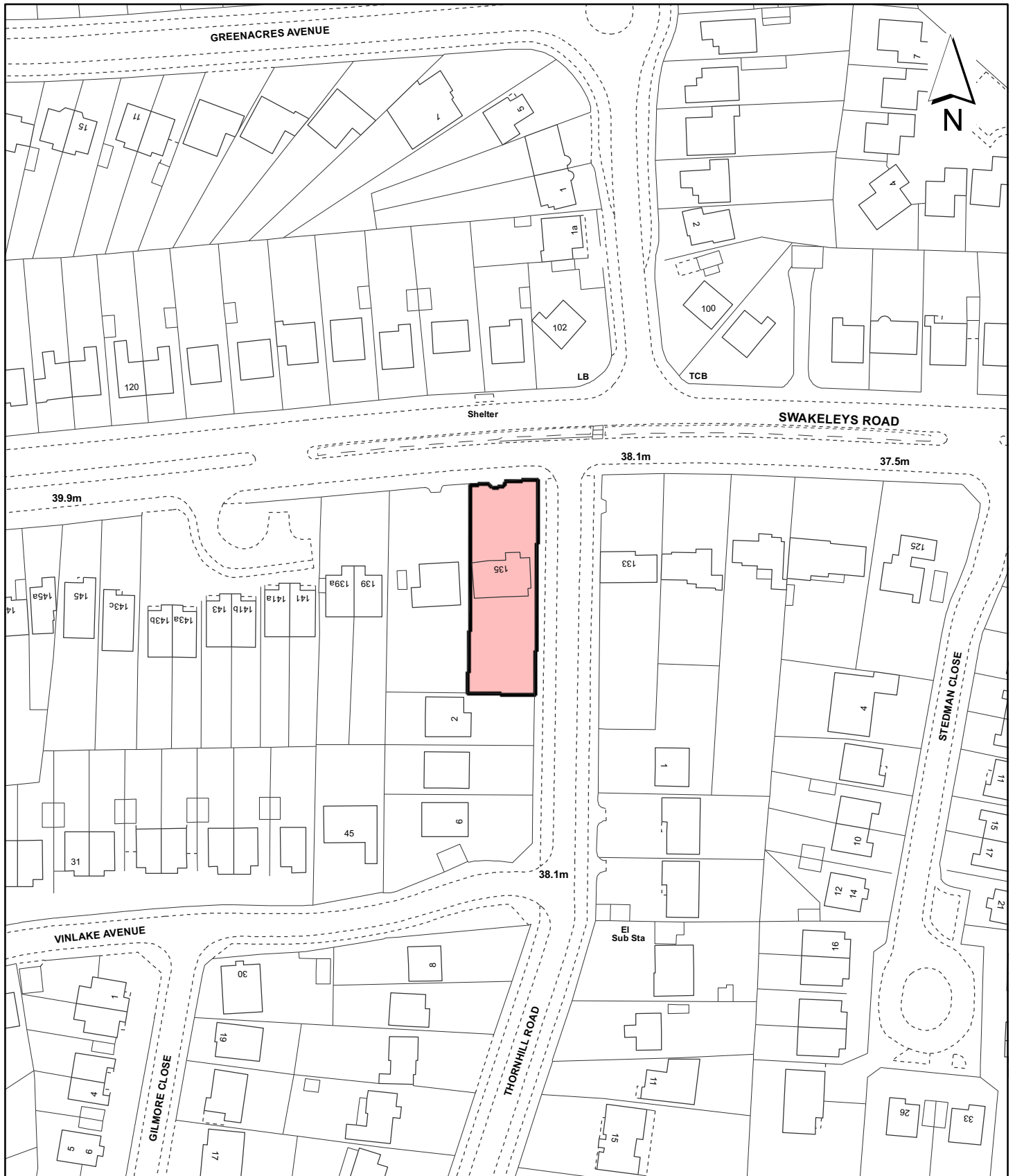
Drawing
STREET SCENES - PROPOSED

Scale
1:100


Drawing Number
111103 / 08



TYPICAL CROSS SECTION - FRONT TO REAR 1:50



Notes

 Site boundary

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Site Address

**135 Swakeleys Road
Ickenham**

Planning Application Ref:

380/APP/2012/250

Planning Committee

North Page 71

Scale

1:1,250

Date

**March
2012**

**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 MOUNTWOOD HEALTHCARE PROPERTIES, MOUNTWOOD SURGERY
RICKMANSWORTH ROAD NORTHWOOD

Development: Installation of 2 x flood lights mounted on lamp posts

LBH Ref Nos: 3807/APP/2012/100

Date Plans Received: 19/01/2012

Date(s) of Amendment(s):

Date Application Valid: 27/01/2012

PLEASE READ CAREFULLY

ALL WORKING DIMENSIONS MUST BE CHECKED AND/OR VERIFIED BY MAIN CONTRACTOR ON SITE PRIOR TO THE MANUFACTURE OF ALL ITEMS AND THE PLACING OF ALL WORK IN CASES OF DOUBT OR DISCREPANCY PLEASE REFER TO ARCHITECT FOR INSTRUCTIONS.
 WORKING DIMENSIONS MUST NOT BE SCALED FROM THIS DRAWING.
 THE MAIN CONTRACTOR MUST ENSURE THAT HE REFERS TO ALL APPROPRIATE ARCHITECTS CONSULTANTS AND/OR SPECIALISTS WHEN READING THIS DRAWING.
 THIS DRAWING IS COPYRIGHT.
 general notes

ref.	date	description	initial
A	2/2006	TRUCKS ROAD	

ref.	date	description	initial
B	2/2006	Additional Detailed Parking Spaces Indicated	
C	15/4/06	Customer Parking Spaces updated	

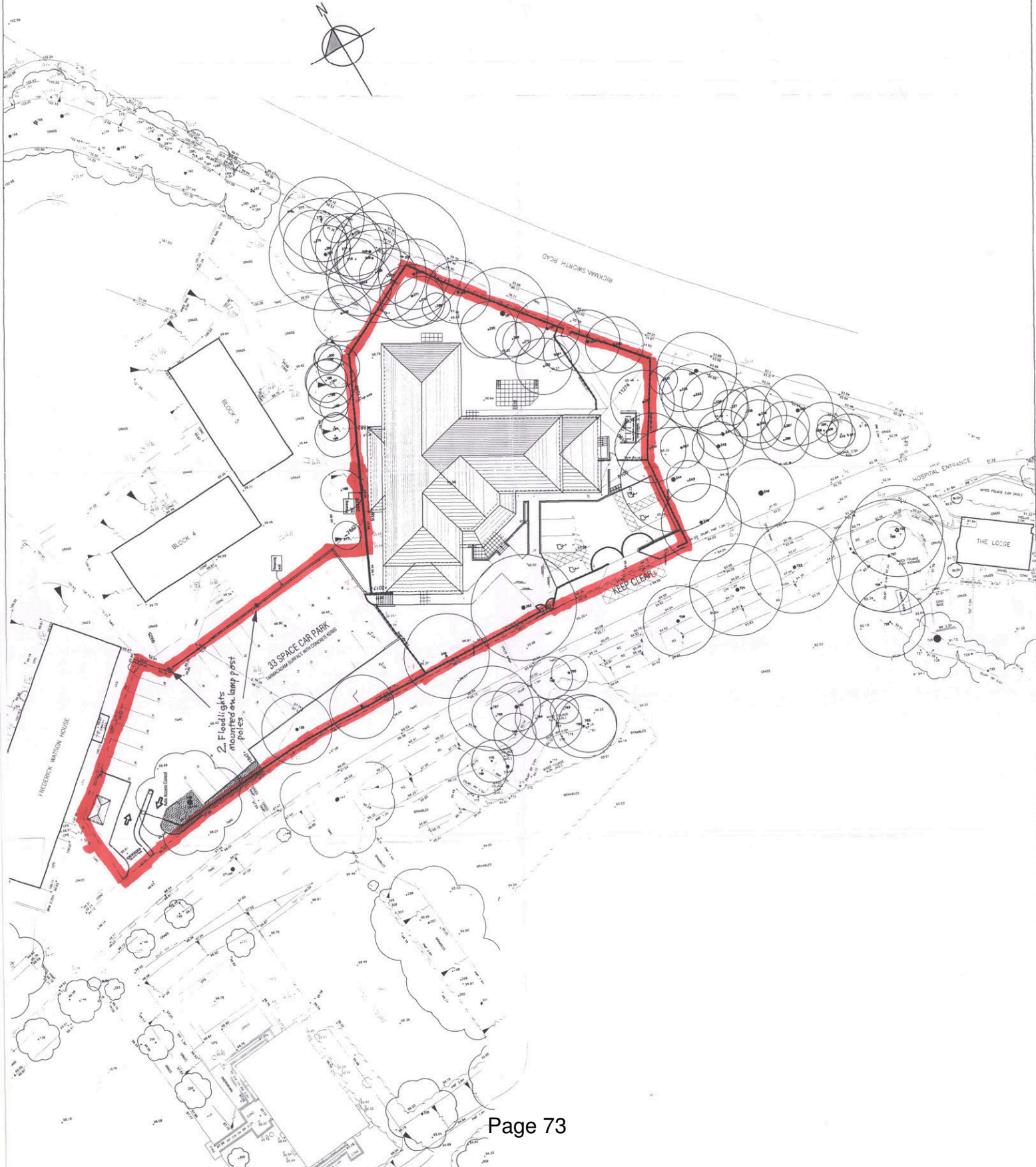
ref.	date	description	initial
D	15/12/06	Leads to be cut in car park, additional signs, security lighting installed	

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 Architectural and Building Surveyors
 Building Cost and
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 Interior Design
 Graphic Design

ASSOCIATES LTD. A Multi Disciplinary Practice
 GREEN COURT STUDIO
 100, WINDY HILL ROAD
 MONMOUTHSHIRE, NP7 8EB
 Tel: (01753) 858831
 Fax No: (01753) 855599

PROJECT: **INDUSTRIAL SURVEY**
 Proposed extension to
 Mount Vernon Hospital Site
 for
 Northwood
 Dr. Goodman & Partners

Overall Site plan
 Type: RAP
 Date: 12/04
 Scale: 1:250
 54 D
 Copyright: Neil Niblett & Associates LTD



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WORKING DIMENSIONS MUST NOT BE SCALED FROM THIS DRAWING.
THE MAIN CONTRACTOR MUST ENSURE THAT HE REFERS TO ALL APPROPRIATE ARCHITECTS CONSULTANTS, TRADING SPECIALISTS WHEN READING THIS DRAWING.
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GENERAL NOTES

*Proposed Car Park
Lighting for
Mountwood
Surgery*

PRE-TENDER REVISIONS	
ref. date	description
A	2006 Tender

POST-TENDER REVISIONS	
ref. date	description

CONTRACT	
ref. date	description

NEIL NIBLETT +

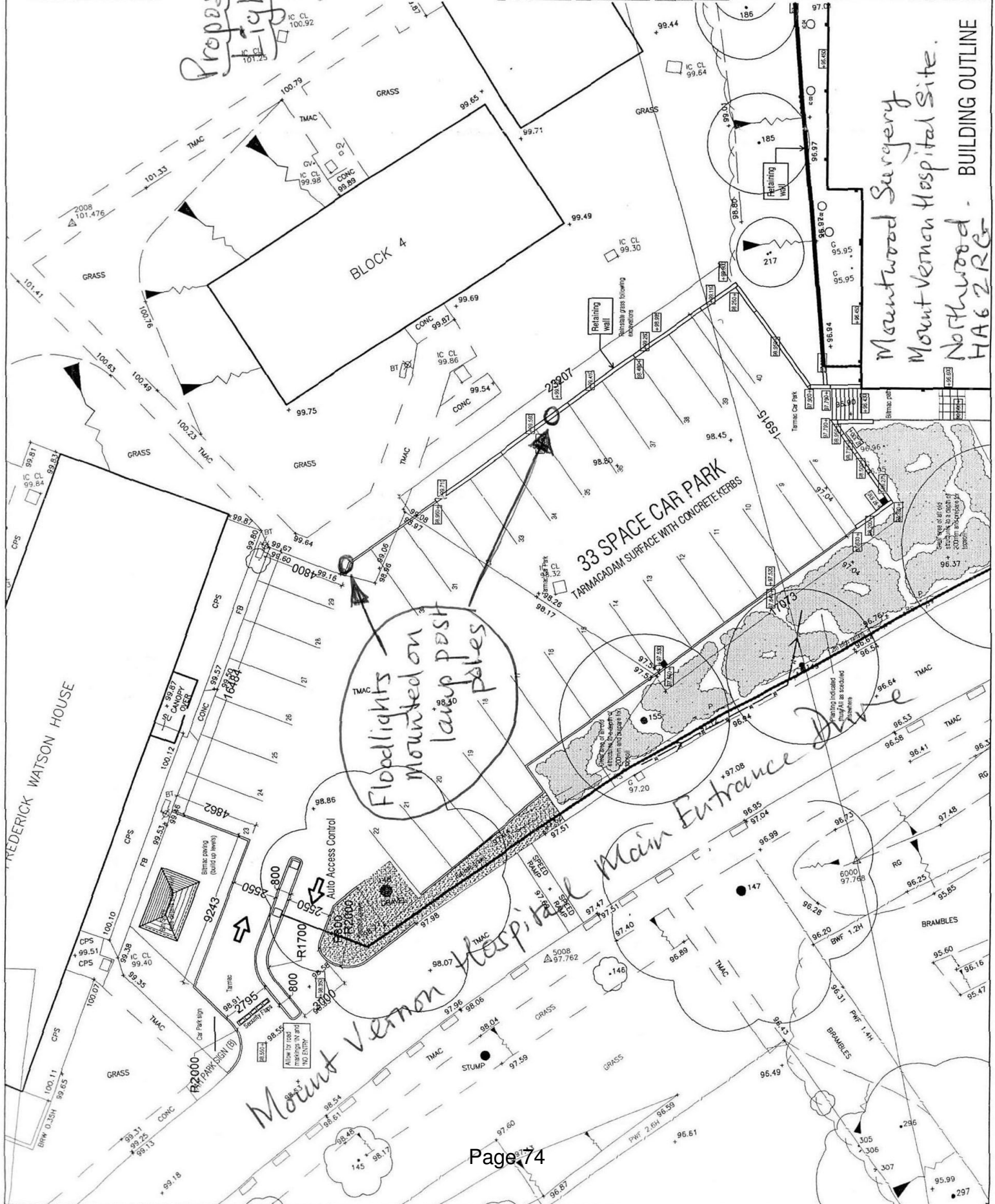
Architectural and Building Services
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ASSOCIATES LTD.
GREEN COURT STUDIO
LANELEN, NR. ABERAVENNY
MONMOUTHSHIRE, NP23 5PB
Tel: 01753 66631
Fax: 01753 62208

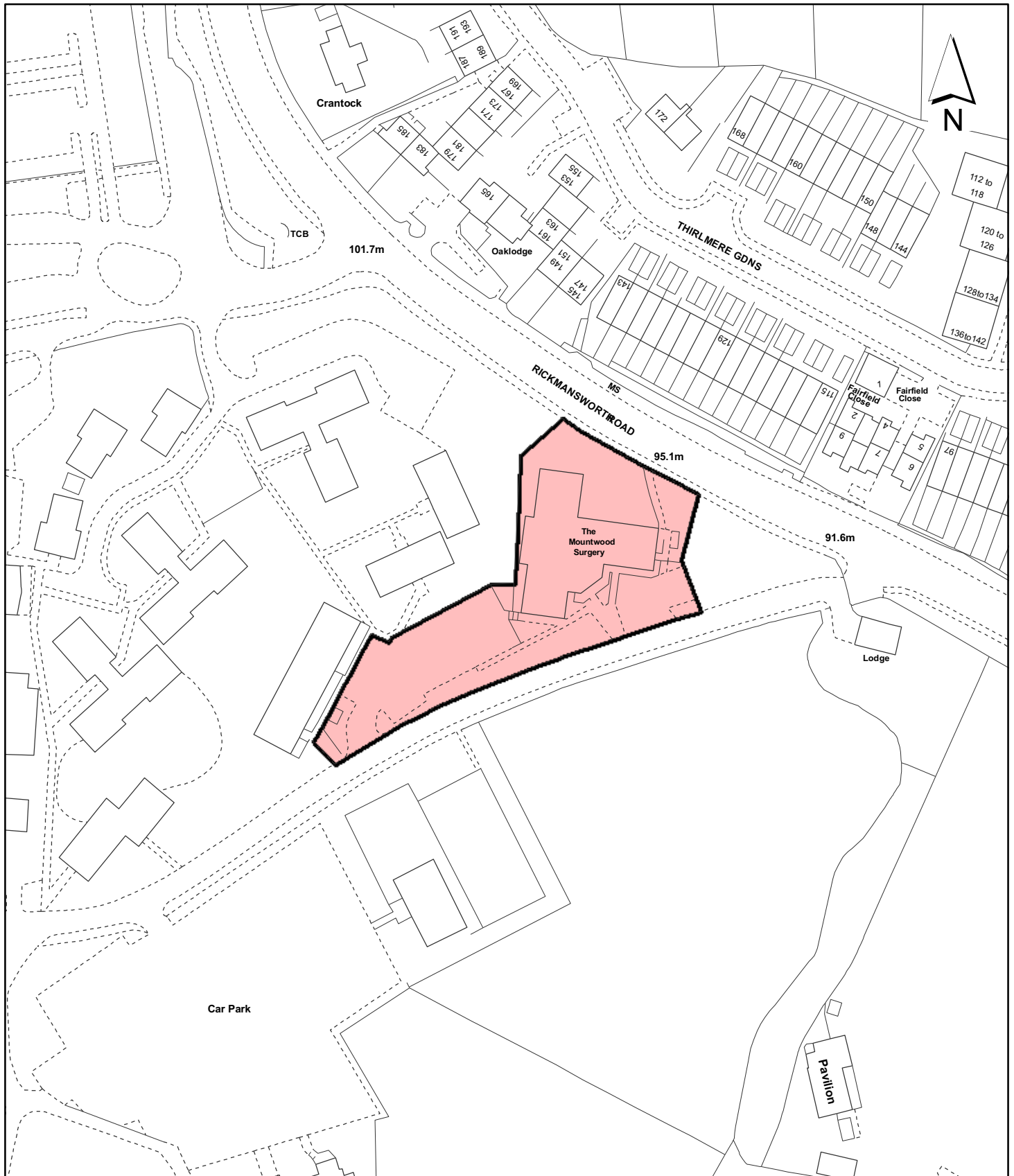
Proposed Surgery
Mount Vernon Hospital Site
Northwood
Dr. Goodman & Partners

Site plan (CAR PARK)


TENDER
Date: 12/04
No: 5647
A 49 A



*Mountwood Surgery
Mount Vernon Hospital Site.
Northwood.
HA6 2RG*



Notes

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Site Address

**Mountwood Healthcare Properties
Mountwood Surgery
Rickmansworth Road, Northwood**

Planning Application Ref:

3807/APP/2012/100

Planning Committee

North Page 75

Scale

1:1,250

Date

**March
2012**

**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 150 JOEL STREET NORTHWOOD

Development: Change of use of dwellinghouse to a Nursery School (D1), including single storey side and rear extensions, two storey front extension, canopy to front, side and rear, alterations to the elevations and relocation of pedestrian and vehicular accesses, retention of a one bed staff flat at first floor level, involving demolition works.

LBH Ref Nos: 698/APP/2011/2951

Date Plans Received: 05/12/2011

Date(s) of Amendment(s):

Date Application Valid: 16/12/2011

Proposed Day Nursery | 150 Joel Street | Northwood
For MD Homes

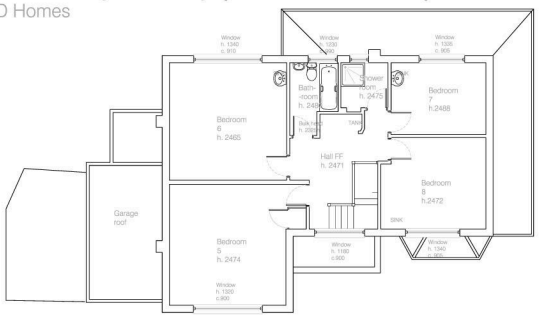
notes

Permission is granted to scale from this drawing for the purpose of Local Authority Planning Approval only. In all other circumstances DO NOT scale from this drawing. Please contact this office for any additional information required. Contractors, Sub Contractors and Suppliers are to check all relevant dimensions and levels of site and building before commencing any shop drawings or building work. Ordnance Survey information is reproduced under Crown Copyright 2011©. All rights reserved. Licence number 100020449. This drawing is the copyright of RBA Ltd ©.

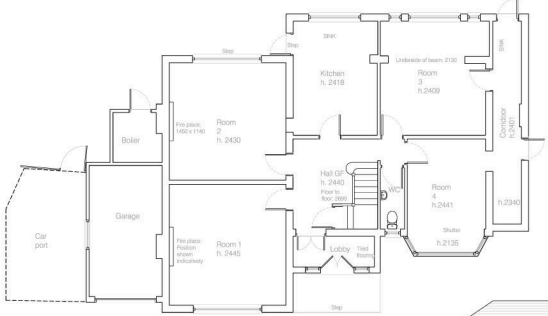
RIBA
Chartered Practice

This drawing must be read in conjunction with related RBA drawings as scheduled in the Drawing Register.
This drawing must also be read in conjunction with the following consultants, specialists & sub-contractor drawings:

drawing number	consultant name	reason
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First Floor Existing
scale 1:100



Ground Floor Existing
scale 1:100



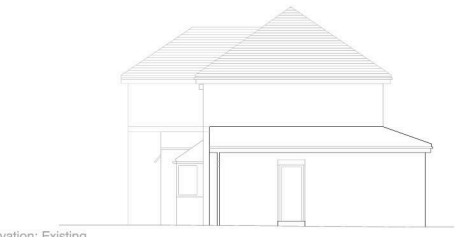
West Elevation: Existing
scale 1:100



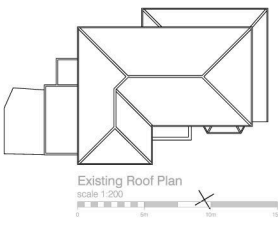
South Elevation: Existing
scale 1:100



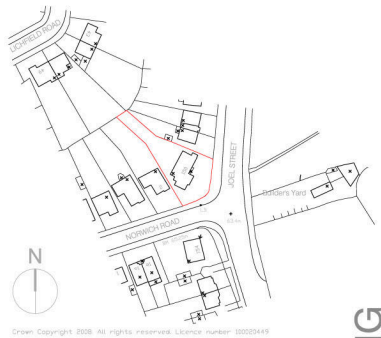
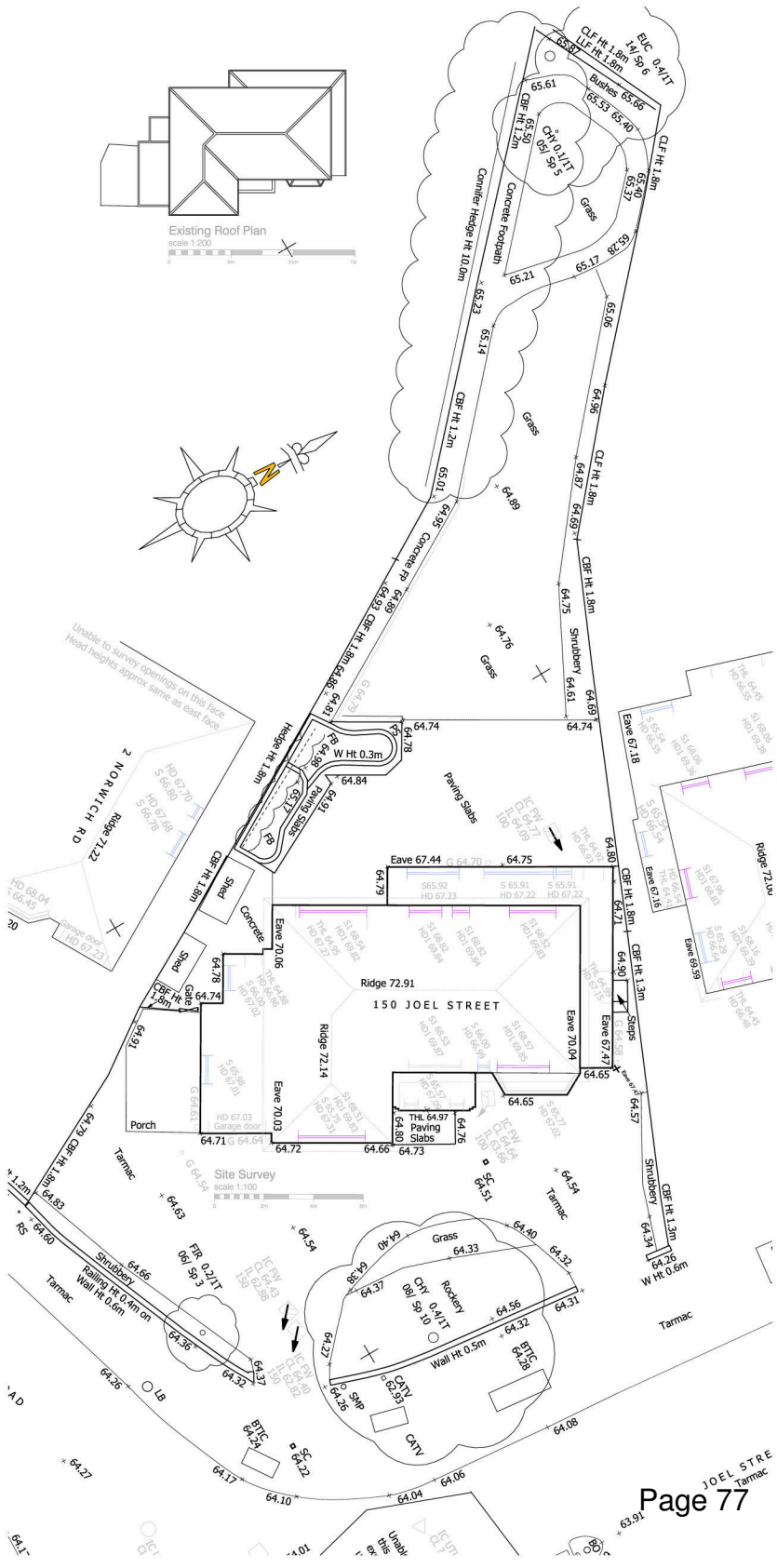
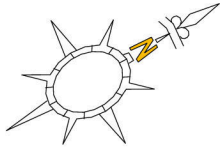
East Elevation: Existing
scale 1:100



North Elevation: Existing
scale 1:100



Existing Roof Plan
scale 1:200



Location Plan
scale 1:1250

revisions	date	author	checked
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rba
BOYD 3 THE ADMIRALS
GUNWHARF QUAYS
PORTSMOUTH PO1 3AG
T: 023 9281 9999
E: m.s1@rba-uk.eu
W: www.rba-uk.eu

Proposed Day Nursery
150 Joel Street, Northwood

PLANNING
Location Plan; Site Plan as existing
Floor Plans and Elevations as existing

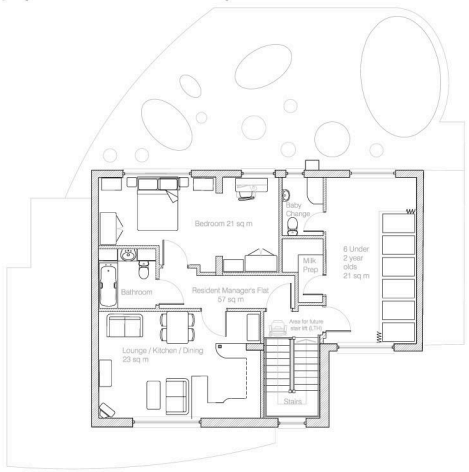
date	date	author	checked
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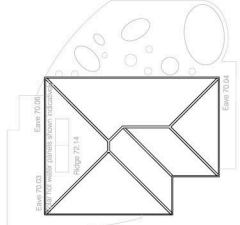
RIBA
Chartered Practice

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This drawing must also be read in conjunction with the following consultants, specialists & sub-contractor drawings:

drawing number	consultant name	revision
----------------	-----------------	----------



Proposed First Floor Plan
scale 1:100



Proposed Roof Plan
scale 1:200



East Elevation: proposed
scale 1:100



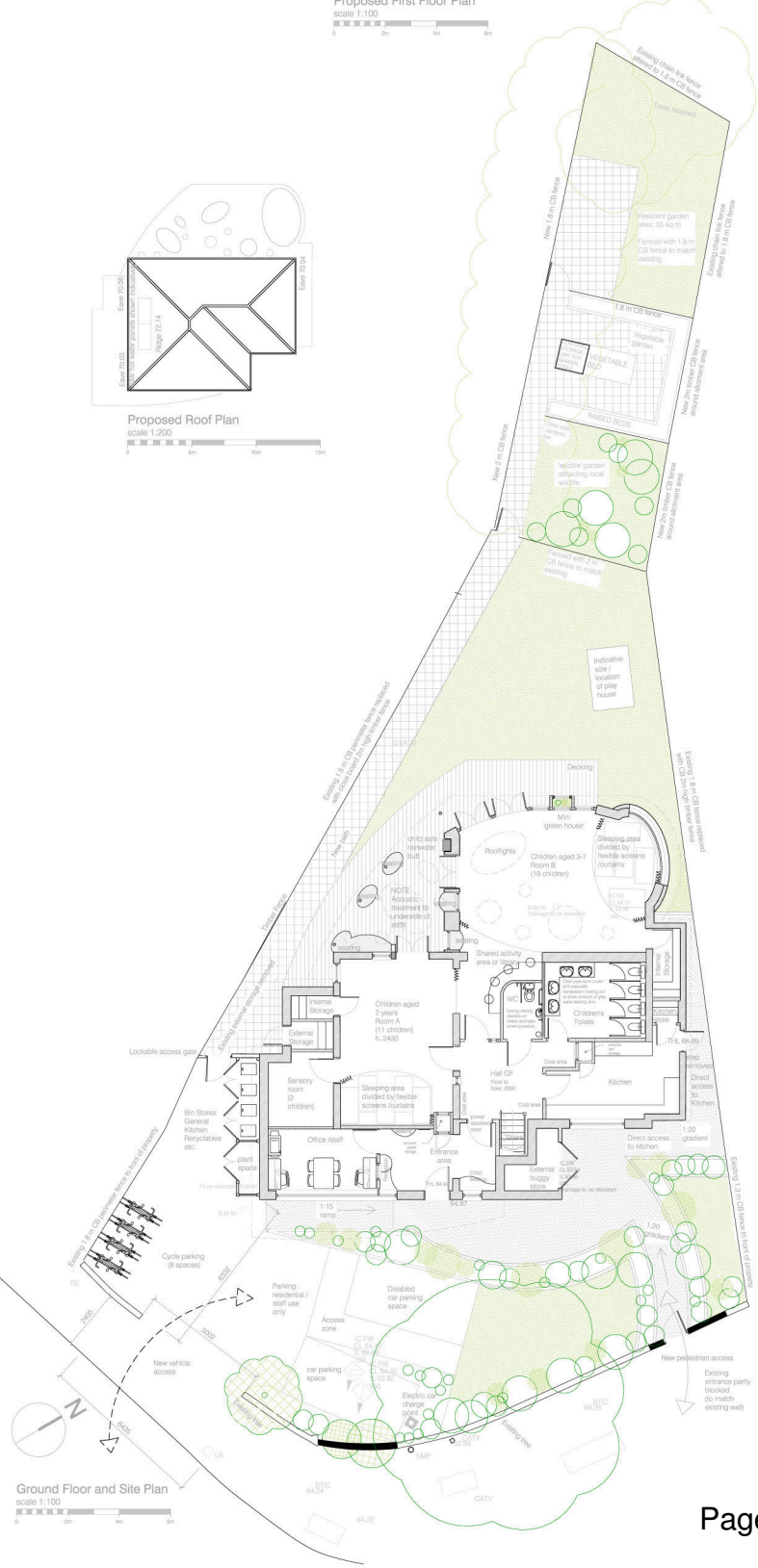
South Elevation: proposed
scale 1:100



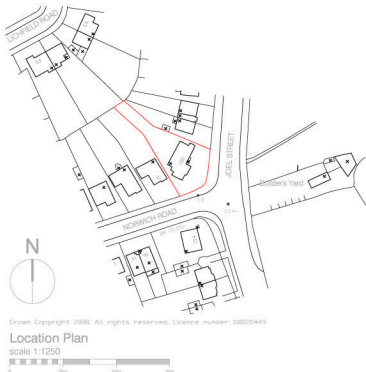
West Elevation: proposed
scale 1:100



North Elevation: proposed
scale 1:100



Ground Floor and Site Plan
scale 1:100



Location Plan
scale 1:1250

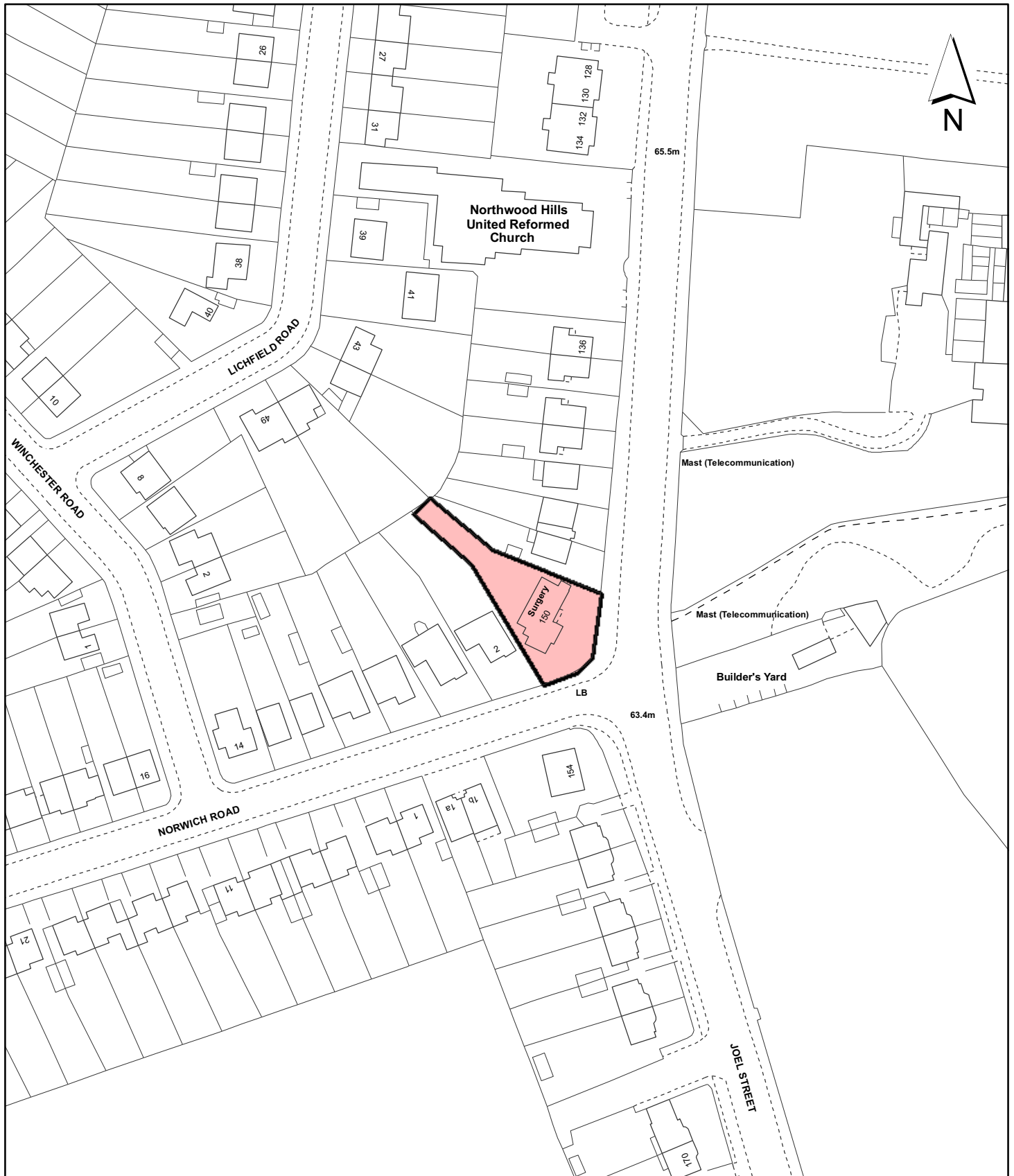
revisions	date	author	checked
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rba
BOYD 3 THE ADMIRALS
GUNWHARF QUAYS
PORTSMOUTH PO1 3AG
t: 023 9281 9990
e: m.s.j@rba-uk.eu
w: www.rba-uk.eu


project
Proposed Day Nursery
150 Joel Street, Northwood

PLANNING
Location Plan; Site Plan as proposed
Floor Plans and Elevations as proposed

scale	date	author	checked
-------	------	--------	---------



Notes

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Site Address

**150 Joel Street
Northwood**

Planning Application Ref:

698/APP/2011/2951

Planning Committee

North Page 79

Scale

1:1,250

Date

**March
2012**

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

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



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