



HILLINGDON
LONDON



North Planning Committee

Date: WEDNESDAY, 8 AUGUST
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
David Allam (Labour Lead)
Jazz Dhillon
Carol Melvin
John Morgan
David Payne
Raymond Graham

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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.

If an application with a petition is deferred and a petitioner has addressed the meeting a new valid petition will be required to enable a representative to speak at a subsequent meeting on this item.

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 meetings of 26 June, 12 July and 19 July 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	32 East Mead, Ruislip 68276/APP/2012/1240	Cavendish	Conversion of existing dwelling into 2 x 1 bed self contained flats to include part two storey, part single storey rear extension and two storey extension to side to create 2 x 1-bed self contained flats, with associated parking and amenity space and installation of a vehicular crossover to front. Recommendation: Approval	23 – 38 144-149
7	Land rear of 24 Court Road, Ickenham 68420/APP/2012/633	Ickenham	Conversion from World War II hut to 1 x 1-bed self- contained dwelling with associated amenity space. Recommendation: Refusal	39 – 50 150-157

8	Land rear of 41-43 The Drive, Northwood 68458/APP/2012/779	Northwood	4 x two storey, 4-bed, detached dwellings with associated amenity space and parking and installation of vehicular crossover to front. Recommendation: Refusal	51 – 64 158-166
9	Joel Street Farm, Joel Street, Northwood 8856/APP/2012/767	Northwood Hills	Change of use of stables to cattery (Sui Generis) involving the removal of existing roof, raising of existing walls and installation of new roof, two storey rear extension to rear of existing building to be used as Use Class D1 (Non-Residential Institutions) for use as a nursery involving demolition of existing barn and part change of use from cattery (Sui Generis), single storey side extension to existing building involving part demolition of cattle yard and covered area, alterations to parking, and installation of vehicular crossover to front. Recommendation: Refusal	65 – 84 167-179
10	25 Joel Street, Northwood 56137/APP/2012/1119	Northwood	Variation of condition Nos. 4 and 6 (Opening and Delivery Hours) of planning permission ref 56137/APP/2010/48 dated 10/05/2010 to allow staff to be permitted on the premises between 23.30 and 08.00 and also to allow the premises to have deliveries or collections, including waste collections between the hours of 08.00 and 22.00 daily (Change of use to Class A3 Restaurant and Class A5 hot food takeaway and elevation alterations). Recommendation: Approval	85 – 98 180-181

11	56-58 High Street, Ruislip 17961/APP/2012/1008	West Ruislip	Part first floor and part two storey extension to existing rear element to create a studio flat. Recommendation: Refusal	99 – 108 182-187
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Non Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
12	9 Clive Parade, Green Lane, Northwood 15297/APP/2012/993	Northwood	Change of use from Use Class A1 (Shops) to Use Class A1/A3 (Shops/ Restaurants and Cafes) for use as a coffee shop involving a single storey front infill extension, new shop front and installation of external seating to front. Recommendation: Approval	109 – 120 188-191
13	Land forming part of 111 Parkfield Crescent, Ruislip 68057/APP/2012/868		Use of permitted two storey extension as a self contained house including erection of a single storey porch, associated car parking and amenity space. Recommendation: Refusal	121 – 134 192-200

Other

14 Part 2 - Members Only

15 Enforcement Report

Pages 135-142

16 Any Items Transferred from Part 1

17 Any Other Business in Part 2

Plans for North Planning Committee

Pages 143-200

Minutes

NORTH PLANNING COMMITTEE

26 June 2012

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



	<p>MEMBERS PRESENT: Councillors: Allan Kauffman (Vice-Chairman) David Allam (Labour Lead) Jazz Dhillon Carol Melvin John Morgan Raymond Graham Brain Stead Tim Barker</p>
	<p>OFFICERS PRESENT: James Rodger, Meg Hirani, Manmohan Ranger, Anne Gerzon and Nav Johal.</p> <p>OTHERS PRESENT: Councillor Judy Kelly</p>
31.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies for absence were received from Councillor Edward Lavery and Councillor David Payne. Councillor Tim Barker and Councillor Brian Stead were in attendance as substitutes.</p>
32.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Councillor John Morgan declared a personal interest in regard to item 8, Land Forming Part of Oakhurst, as the lead petitioner in this application was Chairman at the Conservative branch where he was a member. Councillor Morgan remained in the room for the duration of this item.</p>
33.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE MEETING HELD ON 17 MAY 2012 (<i>Agenda Item 3</i>)</p> <p>These were agreed to be an accurate record.</p>
34.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
35.	<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>

All items were marked Part 1 and therefore considered in public. There were no Part 2 items.

36.

LAND FORMING PART OF 12 GLADSDALE DRIVE, EASTCOTE - 65761/APP/2012/549 (*Agenda Item 6*)

LAND FORMING PART OF 12 GLADSDALE DRIVE, EASTCOTE - 65761/APP/2012/549 (*Agenda Item 6*)

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

The proposal was a revised scheme for a single storey detached dwelling that would be set adjacent to the existing property, 12 Gladsdale Drive. An application was originally allowed on appeal where the main issue was considered to be the effect of the proposed development on the character and appearance of the area. The appeal for the single storey building was allowed in June 2011, subject to conditions. A later application and appeal was dismissed in March 2012 for a larger building that would have come further forward of the existing property and, amongst other alterations, would have extended to the front and rear, and included a new front projecting bay window and second bedroom with side window.

The front building line and design of the currently proposed bungalow would be the same as that permitted on appeal. Additionally, this current proposal sought a second bedroom, altered side fenestration and an extension to the rear of the permitted building by 2.3m. This altered from the recently refused and dismissed scheme where a total length of 3.64m was proposed that would have brought it 1.6m closer to the road.

The current scheme would incorporate the side fenestration in the recently refused/dismissed scheme and which the Inspector considered to be acceptable in paragraphs 11 and 12 of his decision, subject to conditions relating to boundary treatment. In terms of the character of the area, the front building line and design of the proposed dwelling, in remaining the same as that permitted on the original appeal, was acceptable.

The latest appeal decision made no comment upon the principle of an additional rear extension, but upon the additional bedroom in the Inspector's concluding paragraphs. The additional 2.3m extension at the rear was not considered to result in a building which would be visually intrusive from public vantage points such as to warrant refusal of the application on this element alone.

This application was recommended for approval subject to conditions. These conditions were transferred from the originally allowed appeal decision, but included an additional landscaping condition, as recommended in the latest appeal decision. Also a further condition to ensure the removal of householder permitted development rights in order for the Council to retain additional control over the resulting development.

In accordance with the Council's constitution a representative of the petition

received in objection to the proposal was invited to address the meeting. Mr Mr Hugo Myatt spoke on behaviour of the petitioners:

- It was stated that this was the 7th application on this site and the petitioners 3rd appearance to address Committee on this matter.
- This application was a re-hashed version of the previous application.
- It now seemed to petitioners that Committee was likely to approve the application. This was after re-assurance from the Council's planning department that approval would not be granted.
- Petitioners considered this application as garden-grabbing.
- The application was giant, ugly and there would be light impairment to the property.
- Petitioners asked what guarantees would there be that the developer would not ask for more applications on this site.
- It was stated that green gardens would be turned into parking spaces.
- That wildlife would be killed.
- The application was out of harmony with the rest of the area.
- That the application was an 'eye-watering' offence.
- The sales pitch for this development boosted 'off street parking for multiple cars'.
- Petitioners were shocked at the site and what was proposed to be developed.
- The application would look cheap and shoddy.
- There would be no direct access to the road.
- If the application was approved then it would set a precedent; that more green area would be taken away.
- Petitioners had received verbal assurance from the planning department that this would not be approved.
- Petitioners asked, that if approved, conditions were included on the landscape and that no further extensions be allowed on the site.
- The petitioner showed Committee pictures of before and after of the site.

Mr Robert Clarke, agent, spoke on behalf of the application submitted:

- Mr Clarke stated that officers had given Committee a full briefing of the application and information from the Inspector.
- The last appeal was critical and gave 3 reasons for refusal. Only one reason for refusal was held and this new application had resolved that issue.

Members and officers spoke about the application in detail. Officers clarified the refusal reason regarding the windows on the application in a previous appeal. This ground was not upheld in the appeal by the Inspector, therefore the Council could not sustain this reason for refusal.

Officers commented that there were no grounds for refusal with this application. Condition 6 included a full landscape scheme and they could ask that the application withdraw all permitted development rights to prevent further extensions. That on appeal an Inspector may not put those grounds in place.

Officers clarified that the application was not in a flood risk area. There had been no contact with the Environmental Agency as it was not considered a

relevant factor.

It was further clarified that most of the trees in the area were off the site and therefore could not be removed without permission from the landowners. This was not considered to be a risk. Officers advised that a tree protection fencing could be included as a condition and the details of this could be agreed.

Members had a great deal of sympathy with residents and petitioners with regard to this application. It was stated that the Council had been let down by the Government and Inspectors. The development would have an adverse impact on the Green Belt. It was shoe-horned into a small area. The windows would give inadequate lighting. Members felt that they were at a point where they had no choice but to allow the application as the applicant would appeal if it was refused, and the appeal would be won. Members felt that, with regret, they had no alternative but to approve this application.

The recommendation for approval was moved, seconded and on being put to the vote was unanimously agreed.

Resolved –

That the application be approved as per the agenda and the changes set out in the addendum, and additional standard boundary treatment condition.

37. **LAND FORMING PART OF OAKHURST, NORTHGATE, NORTHWOOD - 67012/APP/2011/2712** (*Agenda Item 8*)

Erection of two storey 5 bedroom, detached dwelling with basement to include associated amenity space, parking and the installation of a vehicular crossover

The proposal was for a five bedroom detached house on the garden area at the side of 'Oakhurst', a locally listed building. A fence had been erected, subdividing the site into two and this part of the site was last used as a builders compound in conjunction with the construction of two houses at the rear of Oakhurst, which had now been built and were occupied. An application for a similar house on this site was previously dismissed at appeal on tree grounds. The Inspector's decision was subject of a judicial review which was also dismissed. The Tree Officer confirms that these grounds were still valid and the application should be refused on these grounds.

The Council's Sustainability Officer also advised that given the length of time that had now lapsed, the ecology information needed to be up-dated, particularly as regards the Badger setts on and close to the site, as although these appeared not to be occupied when they were last surveyed, Badgers were a transitory species and setts could be quickly re-colonised. The scheme also did not make provision for an education contribution. It was recommended accordingly.

In accordance with the Council's constitution a representative of the petition received in objection to the proposal was invited to address the meeting. Mr

Mr Brian Fredericks spoke on behaviour of the petitioners:

- The last application was turned down and the appeal was dismissed.
- Planners had gone back on agreement.
- The previous applications were turned down as were unsuitable.
- There was not any space on the site for more than a garden.
- Planners had refused previous applications.
- The petitioner saw 2 badgers in his garden this week and has been seeing badgers regularly in the area for the last 12 years.
- He last saw a badger the night before at 10pm and he can see them every night.
- He suggested that no further applications on this site be approved.

The agent/applicant was not present.

Members clarified with officers what the status of this application was and what the Committee could determine. Officers required a decision by the Committee as if the application went to appeal then the position of the Committee would be required.

The recommendation as stated in the report was moved, seconded and on being put to the vote was unanimously agreed.

Resolved –

That the Planning Inspectorate be advised that had an appeal not been submitted the Local Planning Authority would have refused the application for the reasons set out in the report.

38.

LAND ADJACENT TO AND FORMING PART OF 30 HARVEY ROAD, NORTHOLT - 67335/APP/2011/1968 (*Agenda Item 9*)

2 x two storey, 2-bed semi detached dwellings with associated parking and amenity space

This proposal was to develop the side and rear garden of a ground floor maisonette to provide a pair of semi-detached two-bedroom houses on a corner plot and follows a refusal of planning permission (reference 67335/APP/2010/2355) for a pair of semi-detached dwellings and a linked one bedroom bungalow.

The impact of proposed dwellings upon the character and appearance of the area and the impact upon residential amenity was considered acceptable. The scheme failed to include details of the off-site highway works required to remove the bollards and associated footway construction, which was required to enable access to the parking. However the applicant had offered to deal with this matter by way of a S106 agreement which was considered acceptable in this instance. As such the application was recommended for approval.

In accordance with the Council's constitution a representative of the petition received in objection to the proposal was invited to address the meeting. Mr Ms Caroline Wood spoke on behaviour of the petitioners:

- Ms Wood lived at no. 30A and owned the property outright as a leaseholder.
- It was stated that the site allocated for parking was not as allocated in the plans provided.
- The space allocated for parking was not big enough and the 4 spaces would go into the garden area.
- The removal of the bollards would make the area a lot less safe for children who play in the area.
- The residents of no. 30 would have their garden reduced by more than 50%.
- There were mature trees on the site that needed to be protected.
- Berries were in the site and would be removed; this was food for insects.
- In addition there was a lot of insects and wildlife that would be destroyed if the application was approved.
- The application will affect the entrance stairs at no. 30A.
- There was currently an unrestricted view from outside no 30A and the application would result in 3.5m gap and then a brick wall. This will cause a considerable loss of light.
- It was the opinion of local residents that the application would not enhance the area.
- It was a cramped area.
- The petitioners questioned the need of the proposed development.
- Petitioners asked the Committee to consider the location and that the development would be isolated.
- Asked Committee to note that there was a much bigger demand for parking in the area than previously.

The agent/applicant was not present.

A Ward Councillor was present and addressed Committee:

- The Ward Councillor said that the application stated it was on land and part of the garden of no. 30. This was inaccurate and the proposed development would be on all garden and not on land.
- The plans did not clearly show that it would be adjacent to maisonettes.
- Although there was space between the existing maisonettes and a proposal was acceptable – this proposal would go very much against the street scene.
- The area was suitable for one house and not two.
- There were concerns with the access.
- The Ward Councillor was concerned that the mature trees could be lost.
- It was felt this was a case of garden grabbing.

Members and officers discussed the plans presented to them and the access to the properties. Members also asked for clarification on the existing parking area. Officers explained that there was currently no existing parking area and this would be new.

Ownership of the land was discussed. Officers stated that any development outside of the owned land would need to be negotiated with the owners.

	<p>Members proposed a site visit would be beneficial before a decision could be made as they wished for more clarification on the car park spaces, on the impact of removing the bollards and on the plans submitted to them.</p> <p>The recommendation for deferral was moved, seconded and on being put to the vote was unanimously agreed.</p> <p>Resolved – That the application be deferred in order than Members could carry out a site visit.</p>
39.	<p>REAR OF 64-66 HALLOWELL ROAD, NORTHWOOD - 2200/APP/2011/2927 (<i>Agenda Item 7</i>)</p> <p>Change of use of the existing ancillary outbuilding to 4 x 1-bed residential care units, to include alterations to elevation.</p> <p>This application was deferred at the meeting of the 26th April 2012 for a site visit. Members visited the site on the 29th May 2012. The proposal involved the conversion of an existing outbuilding, previously used as a kitchen, laundry and storage facility in connection with the main use of the site as a care home, to provide an extension to the care home in the form of four further units, each comprised of a sleeping area, living area and en-suite facilities.</p> <p>There were no extensions proposed to the existing built development on the site and the alterations to the fenestration details were considered in-keeping with the building to which they would relate. It was considered that the addition of four units was unlikely to have a significant additional traffic or parking impact on the surrounding area sufficient to warrant the refusal of planning permission on these grounds alone.</p> <p>Due to the noise disturbance that could be experienced by the occupants from the adjoining railway and the additional activities that would be generated in association with the use the submission of a noise assessment report (which was absent from the previous refused application), was considered critical to both determination of the application and a positive recommendation. The Council's Environmental Health Officer had reviewed the contents of the noise report submitted with the current application and considered the conclusions contained therein to be acceptable.</p> <p>The applicant had been able to satisfactorily demonstrate how the development will safeguard the amenities of both the future occupants of the development and of the nearby residential occupiers and thus the proposal would comply with policies OE1 and OE5 of the UDP (Saved Policies September 2007). On this basis the proposal was recommended for approval.</p> <p>Petitioners had made representations to Committee on 26 April 2012 and a new petition had not been submitted. Therefore there was no right to address Committee.</p> <p>Members stated that conditions on new occupiers had not been looked into at all. The sound proposals would only work when all the doors and windows were shut which was a concern. The proposed application was isolated. This</p>

	<p>proposal was the same as someone requesting an out-building rather than a care home.</p> <p>It was noted that those living in the proposed building would need to come from outside their rooms to the main home for meals etc. In addition Members felt that the application did not meet the Council's Accessibility Policy requirements. For example the application was not suitable for wheelchairs.</p> <p>Members agreed there was further concern due to the proximity to railway lines; the building may shake and be noisy. Members felt that this was not suitable living conditions.</p> <p>Members further commented that the size of the rooms was a concern and the accessibility from the out building to the main block was a large concern. The pathway minimum requirement was not big enough and it was not covered.</p> <p>It was agreed that Members were not happy with the accessibility, vibration, amenity of occupants, remoteness, and went against Policy OE01 and General Policy BE19. Members further stated that they felt concerns regarding the noise impact were not looked into fully and they were not convinced the suggested sound control would work in this case.</p> <p>The recommendation for refusal was moved, seconded and on being put to the vote was unanimously agreed.</p> <p>Resolved –</p> <p>That the officer recommendation is overturned and the application be refused.</p>
40.	<p>54 ST MARGARETS ROAD, RUISLIP - 42371/APP/2012/645 (<i>Agenda Item 10</i>)</p> <p>This item was withdrawn from the agenda.</p>
41.	<p>80 BRIDLE ROAD, EASTCOTE - 68430/APP/2012/674 (<i>Agenda Item 11</i>)</p> <p>Two storey rear extension, single storey front extension, conversion of basement to habitable space and raising of roof to allow for conversion of roof space to habitable use to include a rear dormer, 2 front rooflights and 6 side rooflights.</p> <p>The application site was located on the south-east side of Bridle Road and comprised of a two storey detached house set back from the main highway with a long rear garden. The house had a hipped roof and a front projecting gable with bay windows and a pitched roof canopy over the front entrance.</p> <p>There was an integral garage and the property had 5 bedrooms. To the rear of the property was a raised terraced with railings and steps leading down to the garden. The application proposed of a two storey rear/side extension with part-single storey rear extension, single storey front extension, loft conversion including raising the height of the roof and rear dormer window</p>

and roof lights. A basement area was proposed under the existing rear extension and proposed rear extension.

The proposed two-storey rear extension would wrap around to the side of the property and measure 3m deep and the full width of the property. The two storey side extension would be 3m wide and no closer to the side boundary than the existing house and an overall depth of 6m where it wrapped around to the two storey rear extension. The ground floor rear extension would extend 1.6m deep off the proposed 3m deep two storey rear extension. The single storey rear extension would have a hipped roof 3.75m high and 3m at the eaves. This extension would serve a reception room.

The existing front canopy entrance would be removed and replaced with a front extension measuring 3.35m high with a pitched roof, 2.45m at the eaves, 1.80m deep and 5.55m wide. This extension would extend the existing garage and porch. The basement extension would have a floorspace of 89sq.m and would be accessed through an external door to the rear of the property.

The existing ridge height of the roof would be increased by 1.15m to allow for conversion of the loft space. The proposed roof would have a hipped roof with a rear dormer window and velux windows to the sides and front elevations. The rear dormer window would be 2.50m wide, 2.45m high with a pitched roof and 3.25m deep. The proposed house would create an enlarged reception room on the ground floor, an additional bedroom and enlarged bedroom, both with en-suites on the first floor and two additional bedrooms in the roofspace. The materials would match the existing house.

Members discussed the application and confirmed with officers what properties were either side of the proposed application. On one side was a bungalow and on the other side was a two-storey property. The street had a variety of roof designs, most of which were two-storey. The height difference between the application and adjoining properties was discussed further.

It was noted that this application was being presented to Committee as a Ward Councillor had requested this.

Members discussed the option of a site visit before determining the application. It was noted that there was no interest from the public with regard to the application and it met all planning requirements.

The recommendation for approval was moved, seconded and on being put to the vote was agreed by a majority. 5 Members voted in favour and 2 Members, Councillors' Graham and Dhillon abstained.

Resolved –

That the application be approved as per the agenda.

42. **VYNERS SCHOOL, WARREN ROAD, ICKENHAM - 4514/APP/2012/949**
(Agenda Item 12)

Application for additional first floor accommodation on the existing

single storey changing room block and a two storey entrance/stair core.

This application sought full planning permission for the erection of a new two-storey entrance lobby and first floor extension (including provision of a mezzanine level) to the existing single-storey changing rooms at Vyners School in Ickenham. The additional space would allow the creation of a first floor sixth form study area.

Vyners School was currently a mixed six form of entry 11-18 comprehensive school. It had 1,121 students on roll and this figure fluctuates slightly from year to year, depending on the size of the sixth form. The school currently had a successful sixth form but, due to space constraints, was unable to offer sufficient private study space, which resulted in some students having to leave the school premises during private study time. Accordingly, the additional accommodation, located within the existing school grounds, would provide a dedicated sixth form private study area.

Whilst the site was located within the Green Belt, the proposal complied with local, regional and national planning policies, which sought to encourage new and enhanced educational facilities. Furthermore, due to its location it would have very limited impact on the openness and visual amenity of the surrounding Green Belt and, as such, it was considered that very special circumstances exist so as to justify an exception to current Green Belt policy.

The recommendation for approval was moved, seconded and on being put to the vote was unanimously agreed.

Resolved –

That the application be approved as per the agenda.

43. **RUISLIP GOLF CENTRE, ICKENHAM ROAD, RUISLIP - 10737/ADV/2012/26** (*Agenda Item 13*)

Installation of 1 x internally illuminated totem sign, 4 x externally illuminated fascia sign, 1 x internally illuminated fascia sign and 2 x other signs.

The application sought planning permission to display various signs and alterations within the curtilage of the site and on the main club house building. The main issues for consideration in determining this application were the impact of the signage on highway and public safety and the impact on the visual amenity of the area.

The proposed signs located on the grass bank would replace existing signs and thus there would be very little visual impact or change when viewed from Ickenham Road. There were currently various signs on the existing club house building. The proposal would result in an increase in the number of signs at the site. However, it was considered that this increase would not result in visual clutter, given that the proposed additional signage would be small in scale and would not be readily visible from the road due to their location on the front elevation of the building facing towards a car park.

	<p>Overall it is considered that the proposed signs would not cause harm public safety or the the visual amenity of the area in accordance with UDP policies BE13, BE19, BE27, BE29 and OL5.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was unanimously agreed.</p> <p>Resolved –</p> <p>That the application be approved as per the agenda.</p>
	<p>The meeting, which commenced at 7.00 pm, closed at 8.35 pm.</p>

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

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Minutes -

NORTH PLANNING COMMITTEE

12 July 2012

Meeting held at Council Chamber - Civic Centre,
High Street, Uxbridge UB8 1UW



HILLINGDON
LONDON

	<p>Committee Members Present: Councillors Eddie Lavery (Chairman) Allan Kauffman (Vice-Chairman) David Allam (Labour Lead) Jazz Dhillon Carol Melvin David Payne Raymond Graham Josephine Barret</p> <p>LBH Officers Present: James Rodger (Head of Planning) Matthew Duigan (Planning Services Manager) Syed Shah (Principal Highways Engineer) Ian Thynne (Principal Sustainability Officer) Sarah White (Legal Advisor) Charles Francis (Democratic Services Officer)</p> <p>Also Present: Councillor Philip Corthorne Councillor Brian Crowe Councillor John Riley</p>	
44.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies were received from Councillor John Morgan. Councillor Josephine Barret acted as substitute.</p>	
45.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>None.</p>	
46.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 3</i>)</p> <p>None.</p>	
47.	<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 4</i>)</p> <p>All items were considered in Part 1.</p>	

<p>48.</p>	<p>RUISLIP LIDO, RESERVOIR ROAD, RUISLIP - 1117/APP/2010/1997 (Agenda Item 5)</p> <p>Officers introduced the report which concerned an application for the construction of a car park (as well as space for motor cycle parking) at Ruislip Lido. The officer presentation included a comprehensive overview of the report and highlighted a number of significant issues including: the proposed design of the scheme, access and egress details and proposed planting and landscaping changes.</p> <p>Officers explained that the car park was essential to the use of the Lido for open air recreation. The Committee were informed that the existing car park facility was not of sufficient size to accommodate Lido visitors at peak times and this had resulted in high levels of on-street parking in the surrounding area. The proposed car park would help alleviate this problem and also encourage further use of the Lido facilities. Officers advised that the benefits of the car park amounted to very special circumstances and as such, there was not an in principle objection to the scheme.</p> <p>Officers explained that to be useful and convenient, the car park would need to be located close to the Lido. With regards to access, officers explained that the site had been used as a car park historically and so there was no need to create a new access way through green belt land. Officers explained that alternative sites for the car park had been considered but not been taken forward as they were subject to flood risk. Furthermore, site surveys had confirmed that from an ecological perspective, the application site was less sensitive than surrounding areas.</p> <p>Officers provided a summary of the changes as set out in the Addendum sheet which included an explanation of the changes to the proposed conditions and the rational behind proposed new informatives. The Committee's attention was also drawn to the comments of Natural England as set out in Addendum Appendix 1 and the comments provided by the Chair of the Friends of Ruislip Lido as set out in Appendix 2.</p> <p>Photographs illustrating historic parking problems at the Lido and the displacement of parking to surrounding roads were also circulated amongst the Committee for their information.</p> <p>In accordance with the Council's constitution, representatives of the petitions received in objection to the proposal were invited to address the meeting.</p> <p>Points raised by the petitioners included:</p> <p><u>Abuse of Process</u></p> <ul style="list-style-type: none"> The application had recently been subject to re-consultation on 22nd June 2012 which had provided only 14 days for responses. The Planning Committee had also been arranged less than one week after close of consultation with the officer's report being produced several days before the end of the consultation period. 	<p>Action by</p> <p>James Rodger & Matthew Duigan</p>
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- The report did not address all of the issues raised in residents' objection letters. Therefore, the petitioners explained that if a decision was made to approve the application, they considered such action would be an abuse of process under Article 6 of the Human Rights Act 1998.
- It was highlighted that the applicant had continued to make alterations to the application including an amended plan placed on the planning website on the 4th July, after the planning report had been published.
- It was noted that there was another planning application awaiting submission which was linked to the application and as both applications would not be considered at the same time, the Ruislip Lido application should be withdrawn and resubmitted.

Necessity

- The applicant had not produced any evidence to substantiate that there were "very special circumstances" to permit the development as a departure from the Development Plan.
- The photographs circulated by officers at the start of the meeting were not taken by Council officers and had been misused.

Safety

- There already were complex ingress and egress arrangements on the site. The proposed development would introduce an additional vehicular access into the Lido which would pose a danger to disabled persons.
- Flood Risk - the proposed development would be located in the flood plain which would increase this risk.
- The proposed development would compromise safety, paves over the green belt and was a waste of money.

Environmental Issues

The proposed development was objected to on the following grounds:

- The proposed development would pose a threat to 3 species of reptiles
- The proposed development was located in the green belt
- The report failed to mention that other forms of wildlife had been found in the Lido habitat, including adders
- Bats had been ignored and bat and bird boxes had recently been removed
- The report had failed to demonstrate that alternative sites had been considered
- Willow Lawn is a peaceful picnic area and would become polluted from vehicular movement

Other Issues

- The cost of the proposed development would be disproportionate
- The report fails to demonstrate the impact of the proposal
- The proposal was in conflict with the Council's car park and climate change policy.
- The proposal was in conflict with the Council's Sustainability Strategy

- The proposal was ill conceived and no very special circumstances existed to permit the development.

Three Ward Councillors addressed the meeting. The following points were raised:

- All 3 Ward Councillors supported the officer recommendation to approve the construction of the car park as they agreed there was an over riding long term need for greater capacity at the Lido site
- All 3 ward Councillors were long term users of the Lido and agreed that there was a historic problem of displaced parking, where by the lack of capacity in the existing car park meant Lido visitors often parked in the surrounding area in inappropriate locations and further car parking capacity was required.
- A ward Councillor had been approached by residents to re-instate the car park (previously situated on Willow Lawn)
- The ward Councillors were disappointed that their concerns had not been included in the officer report
- It was noted that Hillingdon had the highest car ownership per capita of any London Borough and there did not appear to be a viable alternative (which had included investigating the possibilities arising from park and ride schemes) to increasing the number of car parking spaces at the Lido
- The proposed site of the car park was of less ecological value than surrounding areas and it was agreed that the proposed planting scheme of trees and hedges in and around the car park would go some way to mitigating its impact
- That officers be encouraged to take those steps necessary to allow pedestrians to walk around the Lido and that a pathway around Willow Lawn should be incorporated into the design

Before deliberations began, the Chairman reassured the Committee that all planning applications received by the Planning Department were processed in the same way and the requisite notice for the meeting and agenda paperwork had been provided.

Officers were aware that there was a high level of public interest in the application which was why a special meeting had been convened and moved from Committee Room 5 to the Council Chamber to provide an opportunity for a greater number of the public to attend the meeting. The Chairman concluded his opening remarks by explaining that a number of minor amendments (as set out in the Addendum) was not uncommon practice.

In bringing the application to Committee, the Legal Officer confirmed that due process had been followed.

In discussing the application, Members asked officers to clarify the type of fencing proposed bordering the road and Willow Lawn and also whether a green surface could be used in the car park.

In response, Officers confirmed that a combination of bollards and a timber fence and rail were proposed although they suggested that the exact specification of the proposed fence could be dealt with through

condition. With regards to the surface of the car park, Officers confirmed that no preference was proposed.

With reference to the Officer presentation which highlighted that Willow Lawn had been used as car park before, Members enquired when it ceased to be a car park and the reasons for this. Officers clarified that Willow Lawn stopped being used as a car park in 1981/2, although they were unsure why this was stopped.

Concerns were raised about the type of surface proposed for the car park and what the likely drainage implications of this might be. Members were adamant that surface run off should not drain directly into the Lido (and this included the issues posed by salt water run-off in the winter as a result of gritting). In response, Officers confirmed that any surface run-off from the car park would have a negligible ecological impact given the expanse of water at the Lido. Officers explained that a combination of oil and petrol interceptors would be used in conjunction with natural shales and a system of pipes to ensure extensive measures were taken to mitigate the impact arising from the car park. It was noted that Natural England had reviewed the suggested proposals and had not raised any objections to them.

Members noted that the applicants had requested the proposal to include the provision of an additional 150 car parking spaces and asked for further details to be provided about how this figure had been calculated. In response, Officers confirmed that there were two sources of demand. Firstly, the car park had to provide an overflow to existing facilities, and secondly, the car park needed to take into account an anticipated growth in visitors to the Lido as a result of the Council's improvements programme (to the Lido). Officers confirmed that the applicant and the Highways Engineer had calculated the anticipated number of spaces but a further operational study would be required before construction could commence.

The Committee agreed that calculating anticipated demand and providing hard figures was difficult especially as demand at the Lido site was not strictly seasonal.

Further discussions took place about the access. Members enquired whether it would be possible to condition the inclusion of a pathway to ensure that there was access around the entire site all year round. Officers explained that this could be incorporated into the proposal through the inclusion of an additional condition.

It was moved and seconded and on being put to the vote, that the application be approved.

Resolved –

On being put to the vote, the officer recommendation was agreed subject to the changes set out in the addendum and the inclusion of an extra condition for a footpath around Willow Lawn to be agreed by the Chairman and Labour Lead outside the meeting (as set out below) with 5 votes in favour and 2 objections to approve

	<p>the application</p> <p><i>"Notwithstanding the approved plans, prior to commencement of the development hereby approved, details of a footpath on the south east side of the access road, leading from Reservoir Road to the new Car Park, shall be submitted to and approved by the Local Planning Authority. Such details shall include means of construction, the phasing of development works construction management, access arrangements means of surfacing and tree protection. The approved footpath shall be constructed in accordance with the approved details before the car park hereby approved is brought into use, and shall be permanently retained for so long as the development remains in existence.</i></p> <p>REASON</p> <p><i>To ensure pedestrian safety and to ensure access is maintained and improved to the countryside, to all sections of the community, in accordance with Policies AM7 and OL19 of the Hillingdon Unitary Development Plan Saved Policies (September 2007)."</i></p>	
49.	ANY ITEMS TRANSFERRED FROM PART 1 (Agenda Item 6)	Action by
50.	ANY OTHER BUSINESS IN PART 2 (Agenda Item 7)	Action by
51.	ADDENDUM (Agenda Item 8)	Action by
The meeting, which commenced at 7.00 pm, closed at 8.50 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.

Minutes -

NORTH PLANNING COMMITTEE

19 July 2012

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



HILLINGDON
LONDON

	<p>MEMBERS PRESENT: Councillors: Eddie Lavery (Chairman) Allan Kauffman (Vice-Chairman) David Allam (Labour Lead) Jazz Dhillon Carol Melvin David Payne Raymond Graham</p>
	<p>OFFICERS PRESENT: Matthew Duigan – Planning Services Manager Meg Hirani – Planning Contracts and Planning Information Manmohan Ranger – Highways Engineer Anne Gerzon – Legal Officer Charles Francis – Democratic Services</p>
52.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies for absence were received from Councillor John Morgan. Councillor Tim Barker attended as a substitute</p>
53.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Councillor Carol Melvin declared a non-pecuniary interest in Item 6 – Former Reindeer Public House, Maxwell road, Northwood as she had been involved in the consultation process with both the applicant and the objectors. Cllr Melvin left the Committee Room and did not participate in the item.</p> <p>Councillor David Payne declared a non-pecuniary personal interest in Item 8– Eastcote House and Gardens, High Road, Eastcote as he was a member of the Eastcote Conservation Panel and Friends of Eastcote House Gardens. Cllr Payne left the Committee Room and did not participate in the item.</p>
54.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE MEETING HELD ON 7 JUNE 2012 (<i>Agenda Item 3</i>)</p> <p>Were agreed as an accurate record.</p>
55.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>

56.	<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.</p>
57.	<p>FORMER REINDEER PUBLIC HOUSE, MAXWELL ROAD, NORTHWOOD 18958/APP/2012/1035 (<i>Agenda Item 6</i>)</p> <p>Minor Material Amendment to planning permission 18958/APP/2011/873 dated 13/07/2011 seeking amendments to balconies of flats 2 & 6, amendments to the internal layouts of flats 2, 3, 4, 5, 6, 7, 8 & 11; amendments of roof and introduction of roof terraces to flats 11 and 12; provision of front doors for flat 4; increase in depth of bays by 460mm provision of doors to front gardens for flat 5 (south east elevation); and amendments to fenestration on south west elevation. (S73 Application for amendment to approved plans under condition 4).</p> <p>In discussing the report, Members sought further clarification about the roof gardens and enquired whether or not there would be any weight restrictions. Officers explained that the roof gardens would be situated on concrete roofs and the size of the gardens would prohibit the use of large pots so weight restrictions would not be applicable in this case.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved –</p> <p>That the application be Approved subject to a Section 106 agreement.</p>
58.	<p>81 SHENLEY AVENUE, RUISLIP 64555/APP/2012/14 (<i>Agenda Item 7</i>)</p> <p>Erection of 2 x three bedroom semi-detached dwellings with associated amenity space, parking and alterations to vehicular access, involving demolition of existing detached bungalow.</p> <p>Officers introduced the report and drew the Committee's attention to the changes set out in the Addendum.</p> <p>In accordance with the Council's constitution, a representative of the petition received in objection to the application was invited to address the meeting.</p> <p>The petitioner made the following points:</p> <ul style="list-style-type: none"> • Proposed houses were large and would extend far beyond rear building line of the two storey houses, including the adjacent properties in Shenley Avenue, • Proposal was an overdevelopment, would be out of character with Shenley Avenue and detrimental to the street scene. • The rear projection would result in loss of sunlight to adjoining gardens, including to rear of No. 79 and cast shadows on rear patios. • Proposal would create problems for adjoining properties whilst under

construction.

- The revised proposal meant that there would be a further increase to the existing footprint with single storey side extensions towards both adjoining properties which would overpower adjoining properties.
- The proposed design suggests there would be an element of garden grabbing.
- Most local properties incorporated semi-circular bay windows and the design of the bays for this application would be out of character with the surrounding properties
- The proposed design should be amended (to address the above concerns).

No Ward Councillors attended the meeting.

The Committee sought clarification on a number of points including the size and scale of the development, the bay window element of the design and further details about the overshadowing diagrams shown in the officer presentation.

In response, officers confirmed that the proposed design would project back 3 metres from the first floors of neighbouring properties and the first floor bulk would be set back 1.8m from the side boundaries. Officers confirmed the proposal would not encroach upon a 45 degree line of sight taken from any adjoining first floor rear facing windows and was therefore compliant with Hillingdon's Unitary Development Plan.

In relation to the bay window design, officers confirmed these were smaller in the size to the bay windows of surrounding properties. With regards to right to light issues and the shadow diagrams, officers provided further clarification about the extent of shadowing at different times of the day and confirmed that the impact was deemed to be acceptable to neighbouring properties

Resolved –

That the application be Approved as per agenda and addendum and the deletion of "Proposed Perspective" from plan list.

59. **EASTCOTE HOUSE AND GARDENS, HIGH ROAD, EASTCOTE
23846/APP/2012/1133 (Agenda Item 8)**

Repair works to garden wall, installation of new gate to eastern side of wall and repair of stable block and installation of 2 micro CCTV cameras and burglar alarm to eaves of stable block (Application for Listed Building Consent).

Officers provided a comprehensive presentation which illustrated the extent of the works which were necessary to restore the site to full public access. The Committee agreed that significant work was required and acknowledged that the new gate would be located at the site of the existing gate.

Resolved –

That the application be Approved as per the agenda and addendum.

60.	<p>SACRED HEART RC PRIMARY SCHOOL, HERLWYN AVENUE, RUISLIP 386/APP/2012/750 (<i>Agenda Item 9</i>)</p> <p>Formation of a multi-use games area (MUGA) to the southern boundary of the site to provide all weather play area for pupils of the school.</p> <p>Officers introduced the item which concerned an application for the installation of a Multi Use Games Area. Members agreed that as there was no provision for flood lighting and the mesh fencing was conditioned to be dark green to match the existing fencing, there would be minimal impact to the surrounding area from the proposal.</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 for the reasons set out in the officer’s report and an amendment to Condition 7, to delete subsections 2a, b, c, d, f and g.</p>
61.	<p>S106 QUARTERLY MONITORING REPORT - UP TO 31ST MARCH 2012 (<i>Agenda Item 10</i>)</p> <p>S106 Quarterly Monitoring Report - Up to 31st March 2012</p> <p>Members received a report updating them on the current position in relation to S106 agreements.</p> <p>Resolved – That the report be noted</p>
	<p>The meeting, which commenced at 7.00 pm, closed at 7.35 pm.</p>

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

Agenda Item 6

Report of the Head of Planning & Enforcement Services

Address 32 EAST MEAD RUISLIP

Development: Conversion of existing dwelling into 2 x 1 bed self contained flats to include part two storey, part single storey rear extension and two storey extension to side to create 2 x 1-bed self contained flats, with associated parking and amenity space and installation of a vehicular crossover to front

LBH Ref Nos: 68276/APP/2012/1240

Drawing Nos: 12/24/3 Rev D
Design and Access Statement
12/24/5
12/24/4 Rev B
12/24/1
11/29/2 Rev D

Date Plans Received: 22/05/2012 **Date(s) of Amendment(s):** 22/05/2012

Date Application Valid: 28/05/2012 23/07/2012

1. SUMMARY

The proposal is for the extension and conversion of the end terrace of three dwellings to four, one bedroomed flats.

The principle of development is considered to be in accordance with the Policies set out in the Hillingdon Unitary Development Plan, Saved Policies September 2007. The development proposed for this site complies with local and regional space standards. In this it complies with, and in some cases, exceeds internal and external space standards, amount and convenience of parking and external amenity space, as described in the main body of the report. As such it is considered that the resulting impacts from this development would not have a detrimental effect upon the amenities of the neighbouring properties nor create adverse living conditions for the future occupiers of the development. The application has been revised through negotiation and planning permission is recommended for approval subject to conditions.

2. RECOMMENDATION

APPROVAL subject to the following:

1 RES3 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 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 11/29/2 Rev D; 12/24/4 Rev B; 12/24/3 Rev D and; Design and Access Statement Rev. dated 19/7/12.

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 HO4 Materials

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

REASON

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

4 HO5 No additional windows or doors

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

REASON

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

5 HO7 No roof gardens

Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, balcony, patio or similar amenity area.

REASON

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

6 RES16 Code for Sustainable Homes

Flats 1 & 2 shall achieve Level 4 of the Code for Sustainable Homes. No development shall commence until a signed design stage certificate confirming this level has been received. The design stage certificate shall be retained and made available for inspection by the Local Planning Authority on request.

The development must be completed in accordance with the principles of the design stage certificate and the applicant shall ensure that completion stage certificate has been attained prior to occupancy of each dwelling.

REASON

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

7 RES18 Lifetime Homes/Wheelchair Units

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

Document 'Accessible Hillingdon'.

REASON

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

8 RES24 Secured by Design

The dwelling(s) shall achieve 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO). No dwelling shall be occupied until accreditation has been achieved.

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in excising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with London Plan (July 2011) Policies 7.1 and 7.3.

9 RES9 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 Means of enclosure/boundary treatments
 - 2.b Car Parking Layouts
 - 2.c Hard Surfacing Materials

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 and no dwelling shall be occupied until the outdoor amenity area serving that dwelling as shown on the approved plans has been made available for the use of residents of the development.

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, BE23, BE38 and AM14 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

10 RES15 Sustainable Water Management (changed from SUDS)

No development approved by this permission shall be commenced until a scheme for the provision of sustainable water management has been submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate that sustainable drainage systems (SUDS) have been incorporated into the designs of the development in accordance with the hierarchy set out in accordance with Policy 5.15 of the London Plan and will:

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. include a timetable for its implementation; and
- iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:

- iv. provide details of water collection facilities to capture excess rainwater;
- v. provide details of how rain and grey water will be recycled and reused in the development.

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

REASON

To ensure the development does not increase the risk of flooding in accordance with Policy OE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (July 2011) Policy 5.12.

11 NONSC Non Standard Condition

The approved parking arrangements shall be implemented prior to the occupation of the development hereby approved and shall be retained as such for as long as the development remains in existence.

REASON

To ensure that adequate facilities are provided in accordance with Policies AM14 and the parking standards as set out in the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

INFORMATIVES

1 I1 Building to Approved Drawing

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

2 I15 Control of Environmental Nuisance from Construction Work

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

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.

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

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

3 12 Encroachment

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

4 13 Building Regulations - Demolition and Building Works

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

5 15 Party Walls

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

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

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act.

Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning & Community Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

6 I52 Compulsory Informative (1)

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

7 I53 Compulsory Informative (2)

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

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.
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
H7	Conversion of residential properties into a number of units
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 5.3	(2011) Sustainable design and construction
LPP 6.13	(2011) Parking
LPP 8.3	(2011) Community infrastructure levy

8

Thames Water provide the following advice:

Surface Water Drainage: It is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Recent legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0845 850 2777 or for more information please visit our website at www.thameswater.co.uk

9

You are advised that the development hereby approved represents chargeable development under the Community Infrastructure Levy. The applicant will be liable to pay the Community Infrastructure Levy to the sum of £5,075 on commencement of this development. A separate liability notice will be issued by the Local Planning Authority, however you are advised that it is your responsibility to notify the Local Planning Authority of the anticipated commencement date and any changes in liability through submission of the appropriate forms.

Should you require further information please refer to the Council's Website (<http://www.hillingdon.gov.uk/index.jsp?articleid=24738>).

3. CONSIDERATIONS

3.1 Site and Locality

The application site is on the south east side of East Mead and comprises a two storey terraced property constructed in brick and tile with a wider than average road frontage (compared with other properties in East Mead). The site is opposite a school, which stands to the north and to the south of the school are properties purpose-built as flats. The site is approx. 1km from South Ruislip underground station and bus connections providing it with a PTAL rating of 1b. The application site lies within the Developed Area as identified in the Adopted Hillingdon Unitary Development Plan (UDP) (Saved Policies, September 2007).

3.2 Proposed Scheme

Planning permission is sought for the conversion and extension of the application property to create four, one bedroomed flats. The scheme has been amended through officer negotiation.

All entrances to the flats would be from the front of the property. The existing front door

entrance would be extended to create two separate front doors and a new front door created on the end of the terrace providing independent access to the ground floor wheelchair accessible unit.

The proposed two storey side extension would extend 5.8m from the side of the original house, under the 2/3rds width guidelines of HDAS. It would match the depth of the existing house of 7.66m to finish flush with the existing back wall. The proposed side two storey extension would have a pitched roof and follow the line of the front wall of the terrace. The pitch of the proposed new roof would match those of the existing dwelling as would the ridge height and eaves lines.

To the rear, a single storey extension would project 3.6m from the rear wall which would extend the entire width of the existing property and the two storey side extension, at 12.27m. It would have a flat roof of 2.78m high that would be finished with a parapet wall 3m high. No windows would be placed in the flank walls. The rooms behind would be lit by two, two-light windows and two pairs of patio doors leading into dedicated gardens for the two ground floor flats.

A new two storey rear extension would be constructed that would be sited 2.78m from the shared side boundary with No. 30 to the north east and 2.48m from the side boundary to the shared access road to the south west. It would be 7.20m wide and 2/3rds less than the entire extended property width of 12.38. It would project to the extent of the proposed single storey extension. The roof would sit 0.5m below the ridge of the original property.

Flat 1, Ground floor one-bedroomed flat: Floor area: 59.98m² and garden area: 26m²
Flat 2, Ground floor one-bedroomed flat: Floor area: 50.94m² and garden area: 22m²
Flat 3, First floor one-bedroomed flat: Floor area: 50.45m² and garden area: 26m²
Flat 4, First floor one-bedroomed flat: Floor area: 52m² and garden area: 22m²

Garden space would be provided for all flats by dividing the existing large rear garden into four. For the ground floor flats they would be directly accessible. The gardens for the two first floor flats would be provided behind the gardens of the ground floor flats and be accessed from the side alleyway.

A total of five spaces would be provided with one accessible space to the front of the property and the remaining four at the rear. The proposal would use the existing side vehicular access through the alleygate to provide the four remaining spaces to the rear of the property. Four secure cycle spaces are proposed, which meet London Plan standards.

3.3 Relevant Planning History

68276/APP/2011/3112 32 East Mead Ruislip

Conversion of existing dwelling into 2 x 2 bed flats to include conversion of existing roofspace to habitable space with roof lights, part two storey part single storey rear extension with habitable roof space with rooflights, two storey extension to side to create 1 x 1 bed and 1 x 2 bed flats with habitable roofspace, associated parking and amenity space, to include first floor rear and single storey rear extensions and installation of a vehicular crossover to front

Decision: 01-03-2012 Withdrawn

Comment on Relevant Planning History

The scheme was withdrawn due to the need for amendments to the internal layout in order to improve internal layouts and stacking of related uses.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

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

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.

AM7 Consideration of traffic generated by proposed developments.

AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities

AM14 New development and car parking standards.

H7 Conversion of residential properties into a number of units

OE1 Protection of the character and amenities of surrounding properties and the local area

OE3 Buildings or uses likely to cause noise annoyance - mitigation measures

R17 Use of planning obligations to supplement the provision of recreation, leisure and community facilities

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

HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

LPP 5.3 (2011) Sustainable design and construction

LPP 6.13 (2011) Parking

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:- **2nd July 2012**

6. Consultations

External Consultees

35 Neighbours and the South Ruislip Residents Association were consulted on 29 May 2012.

A petition with 20 signatures and 5 letters of objection have been received and object on the following grounds:

1. Proximity to St Swithun Wells school will mean increased traffic congestion due to loss of kerb space.
2. Change of street character as the only other development is at the top of the road with eight purpose built maisonettes with purpose built garages built around the time the houses were erected.
3. Before the security gates were installed around 5 years ago, there were frequent burglaries and anti-social behaviour, ie kids drinking and smoking in back alley, graffiti sprayed on garages. With the only access to parking bays, bicycle store and first floor flats gardens concerned this could cause security problems if the gates are not locked after use. This access is not what the alleyway was designed for.
4. Over-development of site.
5. The proposed development will give the appearance of flats, not an 'additional house'.
6. The proposed plan indicates that the west side of the new part of the building will be fully up to the passageway ('access road') whereas existing properties that are adjacent to the passageways/access roads are approx 2½-3 feet from the property boundaries. Any proposed development should provide a similar gap.
7. The plans seem to indicate that there will be a pathway from the side of the passageway/access road in to the gardens. The passageway is not there for such purposes! Any agreed development of No. 32 should allow for those living there to gain access to their gardens and the other rear areas of the property from within the property boundaries and not via the passageway; which is there to enable other residents of East Mead to access garages etc at the rear of their properties.
8. Building of the proposed development right up to the boundary with the passageway will mean that the passageway will be obstructed.
9. Decrease the value of property.
10. Noise from new build works for shift worker
11. Set precedent for more flat conversions in the street
12. Inaccurate plans show gates moved forward and will jeopardise security.

Case Officer note: Points 9 and 10 are not planning issues. Point 12, the side alley gate is outside the application site. However, the plans have been amended to show position of the gate retained in its original location. The other points are addressed within the body of the report.

Thames Water Utilities: No objections. Provides advice on sewer connections which is recommended as an informative.

Ministry of Defence: No objections.

National Air Traffic Services (N A T S), N E R L SAFEGUARDING: No objections.

Internal Consultees

Trees and Landscape Officer: The proposal has been amended through negotiations and has now overcome previous concerns.

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

The following access observations are provided:

1. Level access should be achieved and specified on plan. Entry to the proposed new ground floor flat appears to be stepped, which would be contrary to the above policy requirement.
2. The bathrooms/ensuite facilities should be designed in accordance with Lifetime Home Standards. At least 700mm should be provided to one side of the WC, with 1100 mm provided between the front edge of the toilet pan and a door or wall opposite.
3. To allow the bathrooms to be used as a wet room in future, plans should indicate floor gulley drainage.

Conclusion: Revised plans should be requested as a pre-requisite to any planning approval.

Environmental Protection Unit: No objection.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

This is an established residential area and there would therefore be no objections in principle to the extension of an existing property and its conversion to provide additional residential accommodation subject to meeting the demands and constraints of site context, capacity, manner of execution and associated impacts and compliance with local and regional standards. In particular for East Mead, the principle for converting an existing house to create additional dwellings would be acceptable, as not more than 10% of the dwellings have been converted in East Mead (HDAS Residential Layout Design Guide Section 3 paragraph 3.5).

7.02 Density of the proposed development

Policy 3.4 of the London Plan seeks to ensure that planning decisions 'optimise housing output for different types of location within the relevant density ranges shown in Table 3.2' subject to local context.

Achieving local and regional space and parking standards is a key indicator of whether a proposal would constitute over-development of a site. The HDAS provides locally specific guidance and standards for extensions and new residential development. By providing its own standard sizes for gardens and new units it seeks to achieve a balance of permitting new development whilst maintaining residential amenities for current and future occupiers of the proposed development and surroundings. One of the issues is distance from neighbouring properties. HDAS Residential Layouts, para. 4.9, provides guidance on acceptable distances of new development from existing properties of 15m minimum where no new facing windows are proposed. In terms of side space, the convention in the road is of distances between side walls of properties flanking service entrance roads is between 4 and 5m. The remaining distance between No. 32 and the property on the other side of the service road, No. 34, would follow this convention.

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.

7.07 Impact on the character & appearance of the area

Section 4.27 of the SPD states careful consideration should be given to building lines, and these should relate well to the existing street pattern. The frontage of the proposal would appear as a continuation of the terrace, appearing as fourth property whilst the proposed extension would follow the design of the host dwelling using the same eaves and ridge height. The design of the new extensions is considered to reflect the style of the existing property, and the character of the street scene in general, including the overall size and

shape of the hipped roof, together with the window and door arrangements which are considered to be in-keeping with the appearance of the surrounding area.

With regard to Policy BE22 of the Hillingdon UDP (Saved Policies, September 2007), two storey buildings should be set in a minimum distance of 1m from the side boundaries. Notwithstanding the proposed extension that would be built abutting the side boundary, it is considered that the accessway would provide sufficient gap between the properties so as not to close down street views, which is the intention of the guidance. In this instance this relationship is considered to be acceptable. The proposed extension would therefore comply with the requirements of policies BE13, BE19 and BE22 of the Unitary Development Plan (Saved Policies September 2007) and the intent of the Supplementary Planning Document HDAS: Residential Extensions.

The proposed single storey rear extension complies with the recommended depth guidance in the SPD HDAS: Residential Extensions. The proposed fenestration details would reflect the proportions and style of the existing property, and therefore comply with section 3.11 of the SPD and with regard to the roof design the extension is shown to have a flat roof at an appropriate tie-in level. It is therefore considered that this single storey rear extension would be both clearly articulated and visually subordinate to the main dwelling and would therefore comply with policies BE13, BE15, and BE19 of the UDP (Saved Policies September 2007).

The appearance of the parking area for the proposed new flats would accord with Section 4.37 of the SPD: Residential Layouts, by seeking to provide suitable boundary treatment and the retention of mature and semi-mature trees. Four of the five proposed spaces would be provided at the rear of the property, which would enable a substantial proportion of the front garden to remain as garden, greater than the required 25%, and the planting of an ornamental tree. This element complies with policy BE38 of the UDP (Saved Policies September 2007).

7.08 Impact on neighbours

Section 4.9 of the HDAS: Residential Layouts, states that all residential developments and amenity space should receive adequate daylight and sunlight, including habitable rooms and kitchens. The daylight and sunlight available to adjoining properties should be adequately protected. The proposed two-storey rear extension would be sited so that the morning sun would primarily place the host building itself into shade. It is therefore considered not to increase shadowing to any significant amount and is considered not to result in any overly dominant and un-neighbourly development. The shadowing report submitted with the application supports this. Therefore, this proposal is considered to comply with Policies BE20 and BE21 of the Adopted Hillingdon UDP (Saved Policies, September 2007).

The HDAS: Residential Extensions: Section 3.1 states that extensions should not protrude too far from the rear wall of the original house and that for this type of property the extension should not exceed 3.6m in depth, and the proposal would comply with this advice. With regard to the height of this addition, Section 3.9 of the document states that if a parapet wall is to be used this should not exceed 3.1m in height which is the case here. It is considered that the proposed single storey extension would not cause an unacceptable loss of light or outlook to adjoining occupiers. As such, the single storey rear extension to the property is considered to comply with Policies BE20 and BE21 of the Adopted Hillingdon UDP (Saved Policies, September 2007).

With regard to loss of privacy, there would be no first floor window in the flank elevations

of the proposed extensions. In relation to the ground floor openings, boundary treatments are included within the recommended conditions for permission which would avoid any overlooking at ground floor level. The proposal is considered not to result in unacceptable overlooking of neighbours houses within 21m. Therefore, subject to appropriate safeguarding conditions, the proposal would comply with policy BE24 of the UDP (Saved Policies September 2007).

7.09 Living conditions for future occupiers

Section 4.7 of the SPD HDAS: Residential Layouts, states careful consideration should be given in the design of the internal layout, and that satisfactory indoor living space and amenities should be provided. The proposed internal floor space would meet and exceed the 50m² guidances of the London Plan.

With regard to the size of the garden, the SPD: Residential Layouts: Section 4.15 states that one bedroomed flats should have a minimum shared amenity space of 20m². These areas, at between 22m² and 26m² comply with and exceed the requirements and comply with the standards contained in para. 4.17 of HDAS: Residential Layouts and policy BE23 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

The access from the shared service road accessway is considered to be acceptable due to proximity to the entrance of the service road providing some convenience of use. Parking and other access to gardens could be taken from the service road by other properties in the area, as it is in other parts of the Borough.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The application proposes five off-street parking spaces and four secure cycle spaces which comply with the provisions required in Policy 6.13 of the London Plan (2011).

7.11 Urban design, access and security

As above at paragraph 7.07.

7.12 Disabled access

The submitted plans and accompanying Design and Access Statement demonstrate a commitment to accessibility and the Lifetime Homes Standards, and the design is therefore fundamentally acceptable. A condition is imposed requiring details to be provided to ensure full compliance with these standards, particularly in respect of threshold gradient and drainage gullies. Therefore the proposal would comply with Policy 7.2 of the London Plan and the Council's SPD: Accessible Hillingdon.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

Amended plans have been received showing retention and enhancement of a significant proportion of the front garden, greater than the 25% minimum requested. Conditions should be imposed recommending retention of landscape proposals in association with the residential development to ensure a satisfactory standard of living conditions for future occupiers of the site and neighbouring properties in line with Policies BE23 and BE38 of the UDP.

7.15 Sustainable waste management

Paragraphs 40 - 4.41 of the HDAS: Residential Layouts require that adequate bin stores should be provided for, and wheelie bin stores should not be further than 9m from the edge of the highway. The layout plan shows the siting of refuse and recycling collection points towards the front and side of the site which are well sited and screened meaning the proposal complies with this requirement.

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 side access gate lies outside the application site. However, in response to neighbour concerns, amended plans were requested and form part of the amendments to this application that include retention of the access gates in their current position. The remaining issues raised have been considered in the main report.

7.20 Planning Obligations

The need for an education contribution has been considered and the child yield associated with the development would not necessitate a contribution. Therefore the proposal complies with Policy R17 of the Hillingdon UDP Saved Policies September 2007.

The development would however be liable for a contribution of £5,075 under the Mayoral Community Infrastructure Levy and an informative is included to this effect.

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

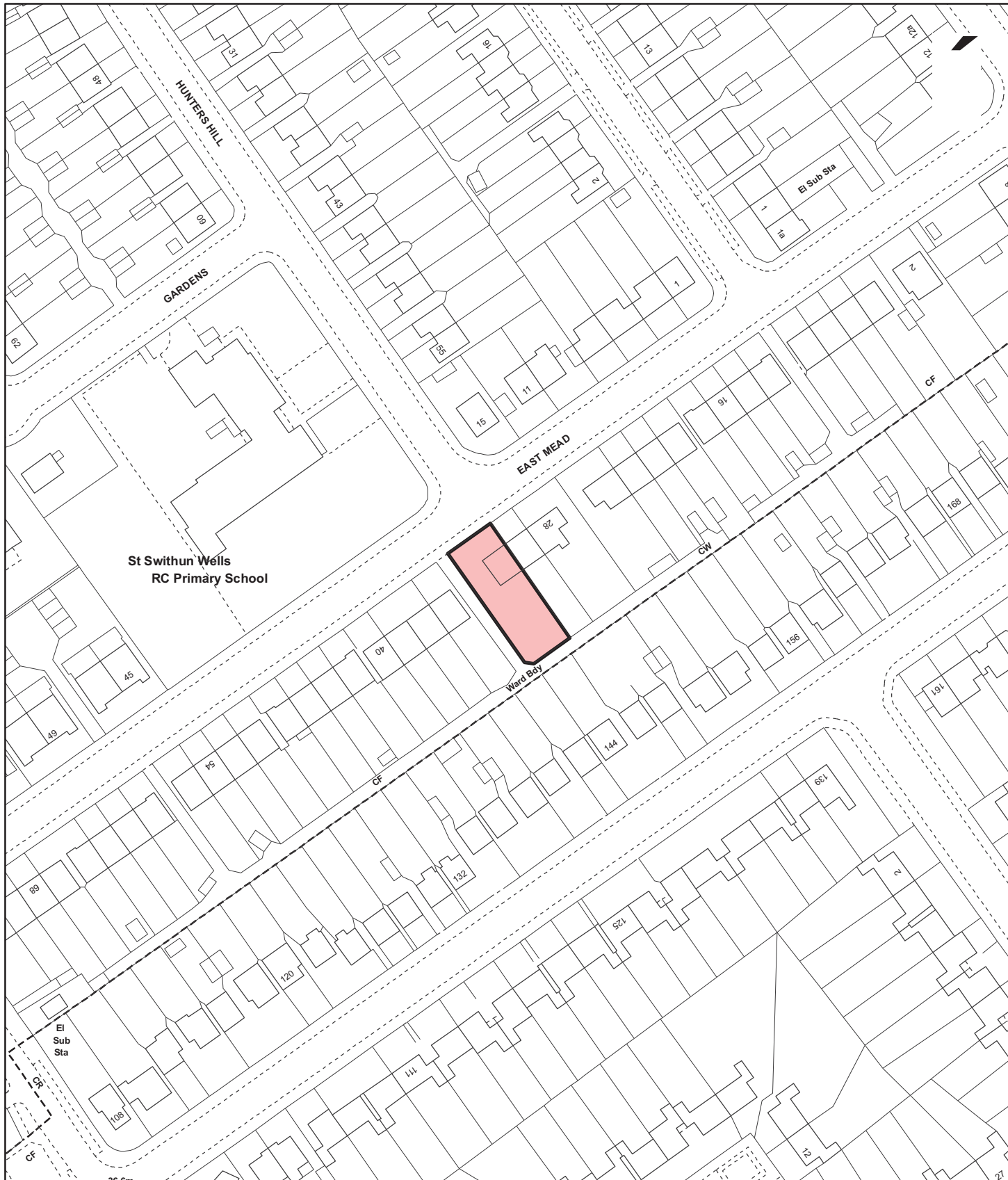
The proposal, in meeting local and regional internal and external space standards, parking and amenity space requirements and furthermore considered to not adversely impact upon the amenities of future occupiers of the development and its neighbours is considered to be acceptable and comply with the policies and intent of the Hillingdon Unitary Development Plan (Saved Policies September 2007), HDAS: Residential Layouts, Residential Extensions and Accessible Hillingdon, and The London Plan (2011).



11. Reference Documents

Hillingdon Unitary Development Plan Saved Policies September 2007
HDAS: New Residential Layouts: July 2006
HDAS: Residential Extensions: December 2008
Accessible Hillingdon: January 2010
The London Plan (2011)

Contact Officer: Clare Wright

Telephone No: 01895 250230



<p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2012 Ordnance Survey 100019283</p>	<p>Site Address</p> <p style="text-align: center;">32 East Mead, Ruislip</p>		<p>LONDON BOROUGH OF HILLINGDON Planning, Environment, Education & Community Services</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p style="text-align: center;">68276/APP/2012/1240</p>	<p>Scale</p> <p style="text-align: center;">1:1,250</p>	
	<p>Planning Committee</p> <p style="text-align: center;">North Page 38</p>	<p>Date</p> <p style="text-align: center;">July 2012</p>	
		 HILLINGDON <small>LONDON</small>	

Report of the Head of Planning & Enforcement Services

Address LAND REAR OF 24 COURT ROAD ICKENHAM

Development: Conversion from World War II hut to 1 x 1-bed self- contained dwelling with associated amenity space.

LBH Ref Nos: 68420/APP/2012/633

Drawing Nos: Existing floor and roof plans
Block Plan
Proposed elevations
Existing elevations
Initial planning brief
Proposed floor and roof plans
Supporting photographs
Design and Access Statement
Location Plan

Date Plans Received: 16/03/2012 **Date(s) of Amendment(s):** 16/03/0012
Date Application Valid: 07/05/2012 03/04/0012

1. SUMMARY

The application seeks full planning permission for the conversion of an existing World War II hut to a 1 bed self contained dwelling.

The subdivision of the plot and the conversion of the existing building, currently used for incidental purposes would detract from the spacious character and appearance of the site and locality which lies within the Ickenham Village Conservation Area. Furthermore, the proposal would fail to provide satisfactory living conditions for future occupiers of the property, would be likely to result in a loss of residential amenity by way of increased noise and disturbance to occupiers of adjacent properties, would fail to adhere to the Council's parking standards and would be detrimental to highway and pedestrian safety as a result of a substandard access and crossover. Furthermore the applicant has failed to make provision for the protection and long-term retention of the high value trees on-site. As such the application is recommended for refusal.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed development by reason of its backland location would result in an incongruous form of development which would be out of character with the existing spacious verdant character and appearance of surrounding properties and would thus be detrimental to the visual amenities of the surrounding area which would not preserve or enhance the character and appearance of the Ickenham Village Conservation Area. As such, the proposal would be contrary to policies BE4, BE13, BE19, and H12 of the Hillingdon Unitary Development Plan (Saved Policies September 2007).

2 NON2 Non Standard reason for refusal

The proposal, due to floorspace provided falling below the minimum 50m² required for a one-bedroom dwelling internal floor area, would fail to provide a satisfactory residential

environment for future occupiers, contrary to Policy BE19 of the Hillingdon Unitary Development Plan (Saved Policies September 2007) and to the Council's Supplementary Planning Document HDAS Residential Layouts and Policy 3.5 of the London Plan 2011.

3 NON2 Non Standard reason for refusal

The proposed development fails to provide sufficient off street parking provision which meets the councils approved parking standards to service the proposed dwelling. The development would therefore lead to additional on street parking to the detriment of public and highway safety and is therefore contrary to Policies AM7 and AM14 of the Hillingdon Unitary Development Plan (Saved Policies September 2007) and the Councils adopted car parking standards.

4 NON2 Non Standard reason for refusal

The proposal, due to the substandard width of the proposed vehicular access point, would result in danger and inconvenience to highway users, to the detriment of public and highway safety. Therefore the proposal would not comply with Policy AM7 of the Hillingdon Unitary Development Plan (Saved Policies, September 2007).

5 NON2 Non Standard reason for refusal

In the absence of a Tree Survey and Arboricultural Implication Assessment to BS5837: 2005 standards, the application has failed to demonstrate that the development will safeguard existing trees on the site and further fails to demonstrate protection for long-term retention of the trees. The proposal is therefore contrary to Policies BE38 of the Hillingdon Unitary Development Plan (Saved Policies September 2007).

6 NON2 Non Standard reason for refusal

The narrow accessway to the site would be likely to result in noise and general disturbance through the scale of activities involved to the detriment of the amenities of adjoining residential properties. The proposal is therefore contrary to policy OE1 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.

BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H7	Conversion of residential properties into a number of units
OE1	Protection of the character and amenities of surrounding properties and the local area
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
LPP 3.5	(2011) Quality and design of housing developments
LPP 5.3	(2011) Sustainable design and construction

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the north western side of Court Drive which lies within the Developed Area and Ickenham Village Conservation Area as identified within the Hillingdon UDP. The mature and verdant plot forms part of the existing residential curtilage of 24 Court Drive which is a detached property with a detached garage and car port to the south west. Substantial rear gardens with a number of mature trees of high amenity value and a timber hut located to the rear of the property. It is thought that the hut was originally built as a World War II shelter. The hut is in a poor state of repair and surrounded by mature trees. Its use is confirmed as ancillary to the main use of the house as a single private dwelling.

3.2 Proposed Scheme

The application seeks planning permission for the conversion of the existing World War II hut into a 1 x 1 bed self contained dwelling with associated amenity space. The existing hut has a footprint of 5 x 8.95m. The application seeks permission to convert the hut into a 1 bed self contained dwelling with separate shower room, WC, bedroom and living area with a kitchenette. The floor area equates to some 44m². The proposed dwelling is shown to be accessed by a narrow access driveway to the side of the existing garage to No. 24. Currently a carport fills the gap between the flank wall of the garage and the boundary with No. 26 Court Drive. The application site includes a 2m wide section of the driveway (shown on the proposed plans as shared). The access driveway is shown to be widened to 2.5m at the point of the existing carport and then would narrow to 2m to the rear of the site. The access driveway is shown to be enclosed by 1m high plastic coated green mesh fencing.

3.3 Relevant Planning History

Comment on Relevant Planning History

There is no planning history relevant to the consideration of this application.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

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

Part 2 Policies:

AM14 New development and car parking standards.
AM7 Consideration of traffic generated by proposed developments.
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.
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BE24 Requires new development to ensure adequate levels of privacy to neighbours.
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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
LPP 3.5 (2011) Quality and design of housing developments
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

9 neighbouring properties and the Ickenham Residents Association were consulted by letter dated 5.4.12. A site notice was also displayed to the front of the site which expired on 9.5.12. A petition of objection, 3 letters of objection and 2 letters of comment have been received. The objections relate to:-

- Inappropriate development within the Conservation Area;
- Setting a precedent for similar development in the locality which would erode the character of the conservation area;

- Harm to trees and wildlife
- Noise and disturbance
- Substandard access;
- Not a conversion but essentially a rebuild

The petition of objection raises concerns about the following:-

- Inaccuracies with the application
- Site forms part of front drive, carport and parking area of Number 24 Court Drive
- No details of pre-application advice disclosed
- Planning Design and Access Statement contains legally incorrect information
- Materials do not meet fire regulations
- Inadequate parking retained for Number 24 Court Drive
- Septic Tank Not shown on Plan
- Floorspace is below the London Plan standards
- Ownership Certificates are incorrect.

Internal Consultees

Conservation Officer -

BACKGROUND: This is an attractive cottage within Ickenham Village Conservation Area (CA). Whilst there is no historical evidence submitted, the structure in question appears to be a shed typically constructed during the World War II for the safety of the inhabitants of the house during an air raid. This however is ancillary to the main building and has remained so since its construction.

COMMENTS: The scheme proposes to convert the existing shed to a self-contained flat with associated amenity space. From a conservation point of view, the conversion of the shed would mean that its use would no longer be ancillary. The required subdivision of the plot and the separate access would be considered detrimental to the layout of the area and as such would be unacceptable. As such, the development would be considered detrimental to the character and appearance of the conservation area and would be unacceptable from a conservation point of view.

If planning approval is recommended, there is also a concern re loss of any historic fabric during the works. These should be appropriately conditioned:

- 1.Full photographic assessment and recording of the structure should be carried out prior to works on site.
- 2.Any hidden historic features which are revealed during the course of works shall be retained in situ, work suspended in the relevant area of the building and the Council as local planning authority notified immediately. Provision shall be made for their retention and proper recording, as required by the Council.
- 3.All new works and works of making good to the retained fabric of the building, whether internal or external, shall be finished to match the existing fabric with regard to methods used and to material, colour, texture and profile.

Conclusion: Unacceptable in principle. If minded for approval, the above conditions should be attached.

Tree and Landscape Officer -

Tree Preservation Order (TPO) / Conservation Area: This site is covered by TPO 5 and also within the Ickenham Village Conservation Area and therefore any trees not covered by the TPO are protected by virtue of their location within it.

Significant trees / other vegetation of merit in terms of Saved Policy BE38 (on-site): There are several high value trees in the front and rear garden of this site that significantly contribute to the arboreal character of the Ickenham Village Conservation Area. Some of the trees in the rear garden would be lost / affected by the construction of the proposed access road. There are also several mature trees around the existing hut that could be affected by the installation of services and that will also be put under pressure (due to shading).

A very basic tree survey showing the approximate position of some of the trees on-site has been provided, however, more detailed information is required at this stage (see recommendations).

Significant trees / other vegetation of merit in terms of Saved Policy BE38 (off-site): There are several high value trees (some protected) along the front and rear boundary of No's 24 and 26 Court Road which could be affected by the construction of the proposed access road. Information is required to show how these trees will be protected during development.

Scope for new planting (yes/no): N/A

Does scheme conform to HDAS (yes/no) : N/A

Does scheme conform to SUDS (yes/no) : N/A

Recommendations: In accordance with BS5837:2005, a Tree Survey, Tree Protection Plan and an Arboricultural Method statement should be provided. The location of proposed services, and a shade diagram are also required.

Conclusion (in terms of Saved Policy BE38): In the absence of the above tree-related information, this scheme is unacceptable because it does not make provision for the protection and long-term retention of the high value trees on-site.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site is located within an established residential area and forms part of the 'Developed Area' as defined in the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

Key changes in the policy context, since the adoption of the UDP, include the publication of the NPPF and the adoption of The London Plan of July 2011. In relation to National Policy the NPPF, paragraph 53 states that Local Planning Authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area. The outcome of this change means that Councils will have to assess whether the proposal would cause harm to the local area.

Policy 3.5 of the London Plan (July 2011) states in part the following:

'Housing developments should be of the highest quality internally, externally and in relation to their context and to the wider environment, taking account of strategic Policies in this Plan to protect and enhance London's residential environment and attractiveness as a place to live. Boroughs may in their LDFs introduce a presumption against development on back gardens or other private residential gardens where this can be locally justified.

As regards the principal of developing this site, there is no objection in principle to the intensification of use on existing residential sites, however, the principle needs to be

balanced against the harm to the character of the area which lies within a Conservation Area, impact upon neighbours, impact on highway and pedestrian safety and impact on residential amenity. These will be addressed separately within the report.

7.02 Density of the proposed development

Policy 3.4 of the London Plan (July 2011) advises that Boroughs should ensure that development proposals maximise housing output having regard to local context, design principles, density guidance in Table 3.2 and public transport accessibility. Table 3.2 establishes a density matrix to establish a strategic framework for appropriate densities at different locations.

The density matrix, however, has limited weight when looking at small scale development such as that proposed with this application. In such cases, it is often more appropriate to consider how the scheme harmonises with its surroundings and its impact on adjoining occupiers.

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

The site lies within the Ickenham Village Conservation Area. Policy BE4 of the adopted UDP seeks to ensure that development preserves and enhances the character of conservation areas. This part of the Ickenham Village Conservation Area consists predominantly of detached houses within large verdant plots. The subdivision of the application site to form a second backland plot with associated access and parking is considered to be at odds with the spacing and character of the area. The Conservation Officer has raised objections to the principle of the subdivision of the plot with a separate access driveway running down the plot. As such the proposal is in conflict with policy BE4 of the Hillingdon UDP.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Policy BE13 of the Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene, and BE19 states the Local Planning Authority will seek to ensure that new development within residential areas compliments or improves the amenity and character of the area. The adopted Supplementary Planning Document (SPD) HDAS: Residential Layouts: Section 3.4 states this type of development must seek to enhance the character of the area. The site also lies within the Ickenham Village Conservation Area. Policy BE4 seeks to ensure that the character of conservation areas are preserved or enhanced. This part of the Ickenham Village Conservation Area consists predominantly of detached houses within large verdant plots. The subdivision of the application site to form a second backland plot is considered to be at odds with the spacing and character of the area. As such the proposal would result in an incongruous form of development which would be at odds with the spacious verdant character of the area which would fail to preserve and enhance the character and appearance of the Ickenham Village Conservation Area in conflict with policies BE4, BE13 and BE19 of the Hillingdon UDP (saved Policies 2007).

7.08 Impact on neighbours

Paragraph 4.9 of the Hillingdon Design & Accessibility Statement: Residential Layouts advises that all residential developments and amenity spaces should receive adequate daylight and sunlight and that new development should be designed to minimise the negative impact of overbearing and overshadowing.

The existing hut is located towards the rear of the site, some 42m from the rear of Number 24 Court Drive at its closest point. It is considered that in view of the separation distances involved, the proposed conversion of the building into a single dwelling would not result in a loss of residential amenity by virtue of loss of light, dominance or loss of privacy. Concerns are nevertheless raised about the noise and disturbance to occupants of Nos. 24 Court Drive and 26 Court Drive resulting from the use of the narrow access driveway to the rear of the site. The plans show a 1m high wire mesh fence along the side of the access driveway. The driveway is only 2m in width. The occupants of the adjacent properties would be likely to suffer an unacceptable loss of residential amenity resulting from the use of this access driveway. As such the proposal would conflict with policy OE1 of the Hillingdon UDP which seeks to protect the amenities of adjacent occupiers.

7.09 Living conditions for future occupiers

HDAS SPD: Residential Layouts, states careful consideration should be given to the design of the internal layout and that satisfactory indoor living space and amenities should be provided. Habitable rooms should have an adequate outlook and source of natural light. Both the London Plan (July 2011) and the Council's HDAS: Accessible Hillingdon establishes minimum floor space standards.

For a 1 bedroom bungalow, the HDAS guidance requires a minimum floor area of 50m². The London Plan does not refer to single storey dwellings, but states a 1 bed, 2 person flat should provide a minimum floor area of 50m². The proposal would result in an internal floor area of 44m². This falls short of the the Council's minimum floor areas as set out in the HDAS Residential Layouts. As such the proposal would provide an indoor living area of an unsatisfactory size for the occupiers of the one and two bedroom dwelling. The proposal would therefore give rise to a substandard form of living accommodation for future occupiers contrary to Policies BE19 and H7 (iv) of the Unitary Development Plan (Saved Policies) September 2007 and design principles 4.7 and 4.8 of the Council's Design Guide Residential Layouts.

The HDAS guidance also requires in paragraph 4.15, that a one bedroom house should provide a minimum private garden area of 40m². The proposal complies with this advice and is considered acceptable in accordance with Policy BE23 of the Hillingdon UDP.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The area has a PTAL accessibility rating of 1, which means within a scale of 1 to 6, where 6 is the most accessible, the area has a low accessibility level. Therefore, the Council's maximum parking standard of 1 space is required for the proposed dwelling. Whilst the block plan submitted with the application shows the provision of one parking space, the access driveway to this space is substandard in width. The proposed car parking would not therefore be safely accessible and would therefore fail to accord with Policy AM14 of the Hillingdon UDP (saved Policies 2007).

The proposed access the site is shown to be 2m in width, utilising an existing shared access driveway. The dimensions of the proposed access and crossover are substandard to the proposed second dwelling and as such would be likely to detrimental to both pedestrian and highway safety. As such the proposal would be in conflict with Policy AM7 of the Hillingdon UDP.

7.11 Urban design, access and security

The proposal involves the conversion of the existing World War II hut. The condition of the existing building is poor and some concern is raised in relation to the retention of the existing fabric of the building. Much of the structure is likely to be required to be replaced, which subject to photographic recording of the original structure, is likely to be acceptable

in principle. It is considered that the like for like replacement of this building would not detract from the character and appearance of the site or locality.

7.12 Disabled access

Not applicable to this application.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

The application site contains a number of mature trees of significant amenity value. A very basic tree survey showing the approximate position of some of the trees on-site has been provided. However, there is some doubt with regard to the accuracy of this survey. The Council's Tree officer has confirmed that in accordance with BS5837:2005, a Tree Survey, Tree Protection Plan and an Arboricultural Method statement should be provided. The location of proposed services, and a shade diagram are also required. As such, in the absence of the above tree-related information, this scheme is unacceptable because it does not make provision for the protection and long-term retention of the high value trees on-site. As such the proposal is in conflict with Policy BE38 of the Hillingdon UDP (Saved Policies 2007).

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

A number of concerns have been raised by neighbouring properties with regard to the impact of the proposal on the character and appearance of the Conservation Area and the backland nature of the proposal. These concerns have been addressed above. In addition concerns have been raised about the ownership of the application site and certificates served. The application was made invalid to request confirmation of correct ownership details which have been submitted by the applicant.

7.20 Planning obligations

Not applicable to this application as the proposal would not result in a net gain of 6 habitable rooms.

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 of this application.

10. CONCLUSION

The application seeks full planning permission for the conversion of an existing World War II hut to a 1 bed self contained dwelling.

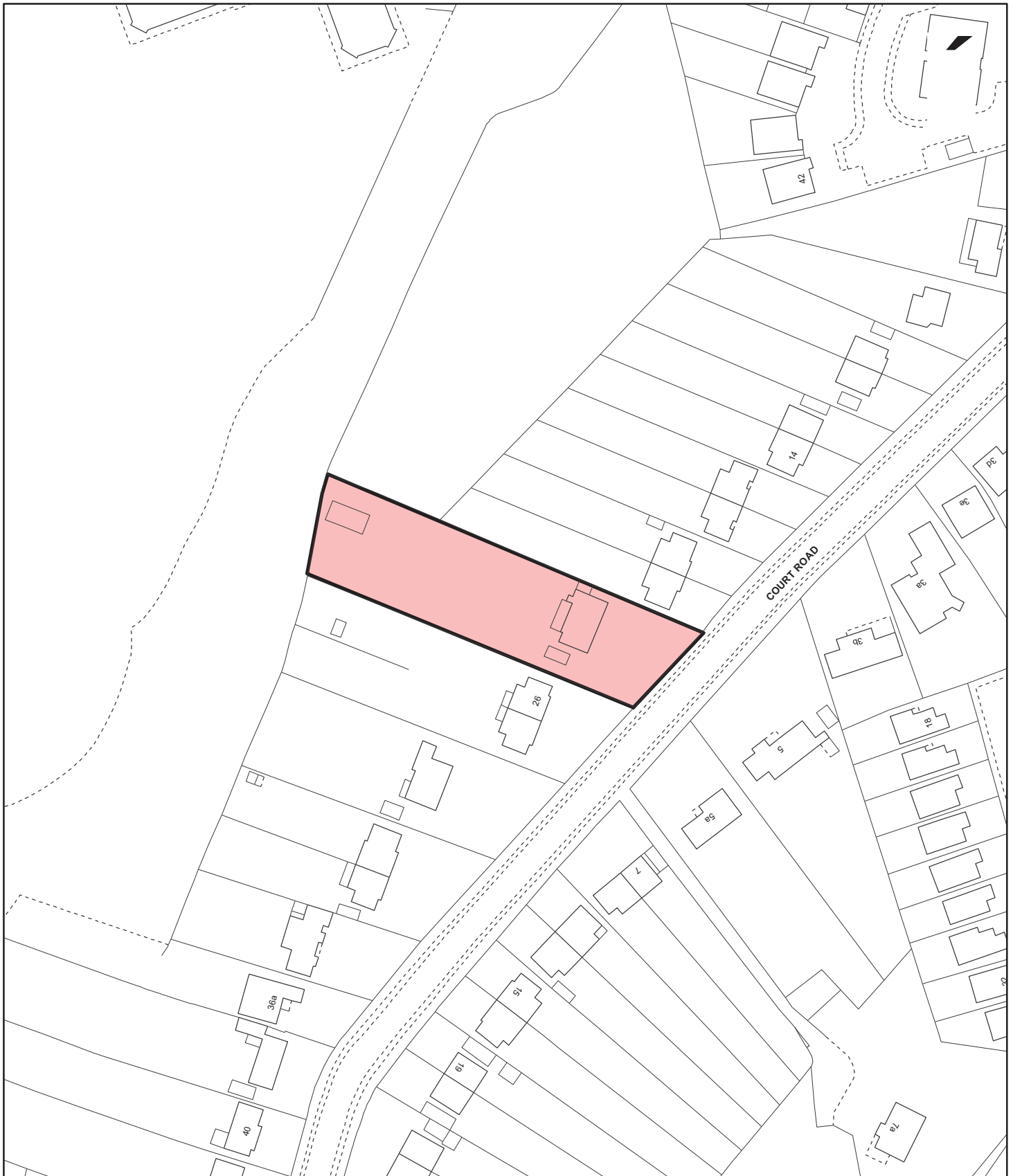
The subdivision of the plot and the conversion of the existing building, currently used for incidental purposes would detract from the spacious character and appearance of the site and locality which lies within the Ickenham Village Conservation Area. Furthermore, the proposal would fail to provide satisfactory living conditions for future occupiers of the property as a result of a substandard internal floor area, would be likely to result in a loss of residential amenity by way of increased noise and disturbance to occupiers of adjacent properties, would fail to adhere to the Council's parking standards and would be detrimental to highway and pedestrian safety as a result of a substandard access and crossover. Furthermore the applicant has failed to make provision for the protection and long-term retention of the high value trees on-site. As such the application is recommended for refusal.

11. Reference Documents

Hillingdon UDP (Saved Policies 2007)
NPPF
London Plan 2011
HDAS (Residential Layouts).

Contact Officer: Nicola Taplin

Telephone No: 01895 250230



<p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2012 Ordnance Survey 100019283</p>	<p>Site Address</p> <p style="text-align: center;">Land rear of 24 Court Road, Ickenham</p>		<p>LONDON BOROUGH OF HILLINGDON Planning, Environment, Education & Community Services</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p style="text-align: center;">68420/APP/2012/633</p>	<p>Scale</p> <p style="text-align: center;">1:1,250</p>	
	<p>Planning Committee</p> <p style="text-align: center;">North Page 49</p>	<p>Date</p> <p style="text-align: center;">July 2012</p>	
		 HILLINGDON <small>LONDON</small>	

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Report of the Head of Planning & Enforcement Services

Address LAND REAR OF 41 & 43 THE DRIVE NORTHWOOD

Development: 4 x two storey, 4-bed, detached dwellings with associated amenity space and parking and installation of vehicular crossover to front

LBH Ref Nos: 68458/APP/2012/779

Drawing Nos: 12/3265/2 A
12/3265/3 A
Arboricultural and Planning Integration Report
Design and Access Statement
Energy Statment
RC/LOC- PLAN
Tree Protection Plan
12/3265/5
12/3265/4
12/3265/1

Date Plans Received: 30/03/2012 **Date(s) of Amendment(s):** 30/03/0012
Date Application Valid: 13/04/2012 30/03/2012

1. **SUMMARY**

This application seeks permission for the erection of 4 detached houses within an area of land to the rear of 41 and 43 The Drive, Northwood. The 4 houses would be accessed off the southern arm of Knoll Crescent.

The site is considered to be a backland development. In the light of recent changes in policy and guidance in relation to backland development, and given the harm that would be caused to the character and appearance arising from this development it is considered that the development would be unacceptable.

The application is therefore recommended for refusal.

2. **RECOMMENDATION**

1 NON2 **Non Standard reason for refusal**

The proposed development would constitute backland development that would fail to maintain the open and verdant character and appearance of the surrounding area. The proposal is therefore contrary to Policies BE13 and BE19 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007), and Policy 3.5 of the London Plan (July 2011).

2 NON2 **Non Standard reason for refusal**

The proposal would result in the loss of a significant number of trees (including protected trees) and would adversely impact on the green vista and arboreal character of the area. The proposal does not take into account the future growth / size of trees and the impact that this growth would have on the amenities of the proposed occupiers. The proposal therefore does not comply with Policy BE38 of the Adopted Hillingdon Unitary

Development Plan Saved Policies (September 2007).

3 NON2 Non Standard reason for refusal

The applicant has failed to provide contributions towards the improvement of services and facilities as a consequence of demands created by the proposed development, including a contribution for education facilities. The scheme therefore conflicts with Policy R17 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and the Hillingdon Planning Obligations Supplementary Document (July 2008).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (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.
H4	Mix of housing units
H5	Dwellings suitable for large families
H6	Considerations influencing appropriate density in residential development.
H9	Provision for people with disabilities in new residential developments
OE1	Protection of the character and amenities of surrounding properties and the local area
AM7	Consideration of traffic generated by proposed developments.
AM8	Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities

AM14	New development and car parking standards.
R7	Provision of facilities which support arts, cultural and entertainment activities
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
LPP 3.5	(2011) Quality and design of housing developments
LPP 5.3	(2011) Sustainable design and construction

3. CONSIDERATIONS

3.1 Site and Locality

The application site is situated to the rear of 41 and 43 The Drive. It is rectangular in area being 19.1m wide and 71.7m deep, and comprises the rear garden of 43 The Drive which also extends to the rear of 41 The Drive. In character terms the garden comprises a series of lawned areas interspersed with trees and vegetation. It has an overall site area of 0.13 hectare and is verdant in character.

The southern boundary of the site adjoins the southern arm of Knoll Crescent which currently terminates in the form of a turning area adjacent to the site. Knoll Crescent is split into two sections (a northern arm and a southern arm), which are separated by the rear garden areas of 37-43 Knoll Crescent, part of which comprises the application site.

The land slopes down from the rear of the existing houses in The Drive. The existing properties in Knoll Crescent are thus considerably lower than the properties in The Drive.

Beyond the southeastern boundary is land designated as Green Belt and a Site of Interest for Nature Conservation.

3.2 Proposed Scheme

The application proposes 4 detached houses to be built within the rear garden area. They would be accessed off Knoll Crescent, effectively being a continuation of the Knoll Crescent streetscene.

Each of the houses would be similar in style and form. The ground floor of each property would comprise a lounge, kitchen and study. The first floor would provide 4 bedrooms and bathroom facilities. No accommodation is proposed within the roofspace.

Each house would have two parking spaces to the front, with some ancillary amenity space. An enclosed cycle store is also proposed for each house.

The houses would be similar in bulk and massing to the existing detached houses in this part of Knoll Crescent with brick elevations, tile hanging and a hipped, tiled roof. Chimney features are also proposed.

The application is accompanied by a Design and Access Statement, an Arboricultural and Planning Integration Report, and an Energy Statement.

3.3 Relevant Planning History

Comment on Relevant Planning History

There is no relevant planning history to this site.

4. Planning Policies and Standards

N/A

UDP / LDF Designation and London Plan

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

Part 1 Policies:

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

Part 2 Policies:

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

BE21 Siting, bulk and proximity of new buildings/extensions.

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

BE24 Requires new development to ensure adequate levels of privacy to neighbours.

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

H4 Mix of housing units

H5 Dwellings suitable for large families

H6 Considerations influencing appropriate density in residential development.

H9 Provision for people with disabilities in new residential developments

OE1 Protection of the character and amenities of surrounding properties and the local area

AM7 Consideration of traffic generated by proposed developments.

AM8 Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes

AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities

AM14 New development and car parking standards.

R7 Provision of facilities which support arts, cultural and entertainment activities

HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

CACPS Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)

LPP 3.5 (2011) Quality and design of housing developments

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

26 neighbouring properties have been consulted by means of a letter dated 18th April 2012. A site notice was also displayed on 14th May 2012. A petition and 14 letters of objection have been received.

A petition with 57 signatories has been received objecting to the application and seeking that the scheme is refused.

14 letters of objection and comment that raise a series of concerns that can be summarised as:

a) The scheme represents garden grabbing, that is contrary to recent changes in national policy protecting gardens from use for new housing schemes.

b) The plans submitted fail to reflect a Council produced plan identifying the Tree Preservation Order trees.

c) Object to the number of trees that would be lost, object to the loss of open space, object to the loss of a natural habitat and the specific loss of a laurel that is shown on the applicant's land but is considered to be sited within the garden of No 39.

d) The loss of such a high number of trees will necessarily result in subsidence to neighbouring properties and the scheme will impact negatively upon the water table.

e) The tree report appears to be rather biased in its conclusion that many of the trees are of low value. An independent opinion on this matter should be sought.

f) The plans submitted fail to show adequately the boundary between site and garden at No. 39 The Drive and to identify all the protected trees on the site and within the immediate vicinity.

g) The new dwellings appear higher than the existing houses and include chimneys that are not a feature of existing houses on Knoll Crescent. Chimneys are superfluous in design terms and are potential fire hazard.

h) The proposed road extension does not provide adequate spaces for cars to turn around.

i) The scheme would bring additional noise and traffic within a quiet and peaceful area resulting in a significant detrimental impact upon the residential amenity to the wider area.

j) The scheme would result in heavy site construction traffic along a small road.

k) Is there a ransom strip issue that needs to be addressed to implement the scheme?

l) The proposed new houses would take away an open aspect view from our garden area.

- m) There is no demand/need for such houses in the area.
- n) This building will not only affect the environment but will break up a cherished mini-community
- o) The existing owners of the site are not residents of the street.
- p) Can details of the foundation detail of the proposed houses be provided?
- q) The scheme would place additional strain on the water supply and on a pre-existing problem with low water pressure. A similar strain would be placed on sewage and there is a recurring existing problem with the drains.
- r) The application would appear incomplete without a proper drainage proposal.
- s) Concerns expressed about potential overlooking including future residents being able to see directly in to our bathroom window at No
- t) The site although neglected does provide current amenity to the wider area as a result of the trees on-site, this contrasts with an assertion in the Design and Access Statement
- u) Insufficient off street car parking is proposed
- v) Parking already occurs on both sides of the road by residents and golfers playing at Haste Hill Golf Course. The scheme will result in additional traffic congestion and on street car parking, exacerbating an existing traffic and parking problem in the locality including existing difficulties with emergency vehicles gaining access to the street.
- w) No public notice of the proposed development has been displayed.
- x) Wish to complain that we did as a resident of 72 Knoll Crescent receive a letter informing us of the planning application
- y) The scheme is out of character with the local area

Internal Consultees

TRANSPORTATION TEAM

Knoll crescent is split into northern and southern sections by rear garden of properties 37-43, and proposal for access to dwellings and their associated car parking area is from the southern section of the Knoll crescent.

Knoll Crescent is publicly maintainable highway and is benefiting from 2.0m wide footway on both sides and 6.0m wide carriageway with no parking restriction.

Proposal is for 4x 4 bed two storey detached dwellings with their respective eight off street parking space that complies with Policy AM14 of the Council's UDP.

Policy AM14 of the UDP refers to the Council's vehicle parking standard contained in the Annex 1. The standard requires two vehicle parking spaces for similar dwellings.

Considering that there are sufficient unrestricted parking spaces available in the surrounding area, proposal is unlikely to result in an additional on street demand for car parking to the detriment of highway and pedestrian safety.

However, submitted documents fails to show proposed location of waste refuse bin store for

collection by waste vehicles. Waste collection vehicles should be able to access the waste refuse bin collection point within 10m distance of four wheeled containers and 15m for two wheeled containers.

Consequently, no objection is raised subject to details of facilities to be provided for the storage of refuse bins within the site is covered through a suitable planning condition.

TREES AND LANDSCAPE TEAM

Tree Preservation Order (TPO) / Conservation Area: This site is covered by TPO 124.

Appraisal: There are a number of mature protected and non-protected trees at this site which significantly contribute to the amenity and arboreal character of the area in which they are situated. The trees are not highly visible from the Drive, however, as a large group / mass of trees they are highly visible from parts of Knoll Crescent, which is where the access to the proposed development will be located. The extensive rear gardens (and the mass of trees within in them) significantly contribute to the amenity and arboreal character of the area and provide a green vista which should be retained. The mass of trees, including about 12 protected trees, situated mainly to the side (north-east) of 113 Knoll Crescent has a high (collective) amenity value.

The proposed plot 1 will result in the loss of one low value (non-protected) Ash, and will be relatively close to two protected Ash (T40 and T41), however these two Ash have a history of pruning (crown reductions were last approved in 2010) and there is no reason why they should not continue to be managed in this way (ground protection has been proposed to protect the trees' root protection areas (RPA's) during construction). However the proposed plots 3 and 4 will result in the loss of a valuable protected Ash (T48 on TPO 124 - classified as a category B tree in the report), which is in fairly good condition; a small group (G2 on TPO 124) of mature, protected Norway Spruce,

one of which is in good condition; and a non-protected group of young conifer (consisting mainly of Norway Spruce, but also a Scots Pine) which are in very good condition and has the potential to develop into a prominent landscape feature.

There are also two very large Poplar trees (classified as category B trees in the report) which are located about 10-12 m to the south-east of the proposed houses in plots 3 and 4. The tree report states (at 7.1) that 'the retained trees are at a satisfactory distance from the proposed new buildings and are highly unlikely to give rise to any inconvenience', however the crowns of these two very large Poplar trees will overhang the proposed rear gardens and there will almost certainly be irresistible pressure to heavily prune or remove these trees in the future. The author of the report refers (at 7.4) to BS 3998:1989 to justify the possible need to prune trees to alleviate the minor inconveniences that trees can cause, however the new, updated BS 3998:2010 discourages pruning wherever it is not essential.

Conclusion (in terms of Saved Policy BE38): The application is not acceptable, because the loss of the various protected (about 8) and non-protected trees that are within the area that will accommodate proposed plots 3 and 4 will have a detrimental impact on the green vista and arboreal character of the area; and the scheme does not take into account the future growth / size of two very large Poplar trees to the south-east of proposed plots 3 and 4.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

It is considered that this development would be a backland development to which there have been recent changes to policy, as contained within the London Plan 2011 and the National Planning Policy Framework.

With regard to the London Plan, Policy 3.5 "Quality and design of housing developments"

says that housing developments should be of the highest quality internally, externally and in relation to their context and to the wider environment, taking account of strategic policies in the Plan to protect and enhance London's residential environment and attractiveness as a place to live. Boroughs may in their LDFs introduce a presumption against development on back gardens or other private residential gardens where this can be locally justified.

The London Plan comments in Paragraph 3.34 comments that "Directly and indirectly back gardens play important roles in addressing many of these policy concerns, as well as being a much cherished part of the London townscape contributing to communities' sense of place and quality of life. Pressure for new housing means that they can be threatened by inappropriate development and their loss can cause significant local concern. This Plan therefore supports development plan-led presumptions against development on back-gardens where locally justified by a sound local evidence base..."

It is considered that this proposal is clearly a backland development. The loss of the rear gardens and the impact of four new buildings on an otherwise green space, adjacent to the Green Belt and clearly visible from both public and private areas would be detrimental to the character of the area.

With a strong policy justification now in place to refuse such inappropriate development, the principle of this scale of residential development on this site is unacceptable. However, this in principle objection has to be considered against other planning policies and considerations as detailed below.

7.02 Density of the proposed development

The London Plan advises that Boroughs should ensure that development proposals achieve the maximum intensity of use compatible with the local context, design principles and public transport accessibility.

The proposed houses would result in a density of 30 units per hectare which is below the guidance set out in the London Plan. However, notwithstanding the in principle objection to the development the density of the proposed development is considered acceptable and would not materially affect the established density in the area. The development would, however, affect the character of the area.

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

The site is not within or adjacent a special character area.

7.04 Airport safeguarding

There are no airport safeguarding issues raised by this application.

7.05 Impact on the green belt

The site is not situated within Green Belt land although it is adjacent to it. However, given the existing built environment and its relationship with the boundary, it is considered on balance that there would be no adverse impact on the openness of the Green Belt. Where seen from within the adjoining Green Belt the buildings would be seen as a continuation of the Knoll Crescent properties. No Green Belt issues are therefore raised by this application.

7.06 Environmental Impact

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

7.07 Impact on the character & appearance of the area

As detailed elsewhere in this report, the proposed development would impact on the

character and appearance of the area, resulting in the loss of an area of open space and trees that contribute to the character of the area and the amenities of existing residents that surround the site.

This is particularly apparent from the end of Knoll Crescent, where the access to the proposed site would be created and the houses constructed. This area currently forms an essential break in the built form and an area of amenity that contributes to the streetscene. It also provides a useful turning area for vehicles, emphasising its openness. The loss of this area to further buildings would harm this openness and amenity value, as well as resulting in the loss of trees.

Similarly the open aspect from the rear of the properties in The Drive, including the donor property and No.41, would be lost.

The proposal would therefore fail to retain the open and green nature that is characteristic of the area, and would be contrary to Policies BE13 and BE19 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007), and Policy 3.5 of the London Plan (July 2011).

7.08 Impact on neighbours

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

Whilst the proposed development would result in a change in character of the area, it is considered that there would be no adverse impact on the amenities of adjoining occupiers. Appropriate conditions could be imposed on any planning permission granted to ensure that there would be no adverse impact on the amenities of the adjoining occupiers, such as, for example through the provision of obscure glazing, or preventing the installation of roof extensions and dormers, or outbuildings.

The new buildings would be sited at a lower level than the properties in The Drive, similar to the existing relationship with other properties in The Drive and Knoll Crescent. The relationship between the new buildings with the properties adjacent in Knoll Crescent would also be satisfactory.

There would thus be no significant adverse impact in terms of loss of light or privacy, or overlooking or any overbearing impact or visual intrusion that would justify a refusal of planning permission.

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

7.09 Living conditions for future occupiers

London Plan Policy 3.5 states that LDF's should incorporate minimum space standards that generally conform with Table 3.3 - Minimum space standards for new development. The recommended minimum space standard for new 2 storey 4 bedroom 5 person houses is 100 sq m based on gross internal area.

The Council's Supplementary Planning Document HDAS: Residential Layouts states that a minimum 92m² of internal floor space should be provided for a 2 storey 4 bed house

house in order to achieve satisfactory living conditions.

The proposal would meet these requirements with a floor area of approximately 142m² for each house. Furthermore, all habitable room windows would have a satisfactory outlook and receive adequate daylight.

The SPD also advises that amenity space should be provided for houses at a minimum level of 100m² per unit and that space needs to be usable, attractively laid out and conveniently located. The smallest of the rear gardens would be 9m in length, and the longest 12m in length, and combined with the width of the plots and elements of amenity space to the side and front of the houses, over 100m² of amenity space would be provided for each dwelling. However, as detailed in the Trees Officers comments, this would be at the expense of many trees being lost to accommodate the development, yet retaining pressure on the remaining trees which would overshadow much of this amenity space. The quality of the amenity space would not therefore be particularly high.

Nevertheless, and on balance, and notwithstanding concerns about the loss of trees detailed elsewhere in this report, it is considered that the units would provide a satisfactory standard of residential amenity. As such, the scheme complies with Policies BE23 and BE24 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.10 Traffic impact, car/cycle parking, pedestrian safety

Two parking spaces are provided for each dwelling. This is considered satisfactory and in accordance with the Council's parking standards.

The Council's Highways Engineer raises no objection to the proposed parking and access arrangements (other than in respect of waste collection facilities). As such, it is considered that the scheme complies with Policies AM7 and AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.11 Urban design, access and security

Notwithstanding the in principle objection to the development and the impact of the development on the verdant character of the area the design of the houses and their relationship with each other, in their own right, are considered acceptable.

With regard to and access and security, had the application not been recommended for refusal, conditions would have been sufficient to ensure compliance with the requirements of Policy BE18 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and the Council's Supplementary Planning Guidance on Community Safety by Design.

7.12 Disabled access

The London Plan (2011) requires all new residential development to satisfy Lifetime Homes standards and detailed guidance is provided by the Council's SPD: Accessible Hillingdon.

The applicant has indicated that the proposal would comply with such standards, including Part M of the Building Regulations. If the proposal had not been recommended for refusal, ensuring compliance with Lifetime Homes standards could have been dealt with by way of a condition.

In this respect the proposal is therefore considered to comply with Policies Pt1.10, 1.16 and 1.30 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2009) and the Hillingdon Design and Accessibility Statement.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

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

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

7.15 Sustainable waste management

The houses would have individual bin stores and the future occupiers could bring their rubbish to the end of the proposed access drive on refuse collection day accordingly the waste manahement provision is not considered to raise a concern.

7.16 Renewable energy / Sustainability

If the proposal had not been recommended for refusal, ensuring compliance with renewable energy requirements and sustainability standards could have been dealt with by way of a condition. The Energy Statement submitted with the application indicates that the proposed houses would provide at least 20% of the developments energy demand from on-site renewable energy sources. This would be primarily through the use of an air sourced heat pump in this instance.

In this respect the proposal is therefore considered to comply with the policies of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2009) and Policy 5.3 of the London Plan (2011).

7.17 Flooding or Drainage Issues

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

7.18 Noise or Air Quality Issues

It is considered that the proposal would not give rise to any additional noise or air quality issues of concern.

7.19 Comments on Public Consultations

Point (a) is dealt with in section 7.01 of the report.

Points (b), (c), (e) and (f) are noted and dealt with in sections 7.14 and in the observations received from the Council's Trees and Landscape Officer.

Points (d) and (q) are matters best addressed to Thames Water as the local water utility company rather than as a material planning consideration. Thames Water were consulted on the scheme.

Points (g), (i), (t) and (y) are addressed in section 7.07 and elsewhere in the body of the report.

Point (s) is addressed within section 7.08 of the report

Points (h), (t), (u), and (v) are addressed in section 7.10 of the report.

Points (j), (k), (l), (m), (n), (o) and (p) although may be making valid points are not material planning consideration in determining the application including the right to a view (point).

Point (r) is noted

Point (w) A site notice was displayed.

Point (x) . Immediate neighbours were consulted in writing and a site notice was displayed to inform the wider neighbourhood

7.20 Planning Obligations

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

It is considered that the scale and nature of development proposed would generate a need for additional school facilities and Education Services and this scheme would need to make a total contribution to mitigate the impact of the development. Calculated in accordance with the Council's Planning Obligations SPd this would equate to £29,391. As the application is being recommended for refusal, no detailed negotiations have been entered into with the prospective developer in respect of this contribution. Although, the applicant has indicated a willingness to provide such a contribution no legal agreement has been completed to ensure the application would comply with Policy R17 of the UDP Saved Policies (September 2007). The application is also therefore recommended for refusal for this reason.

7.21 Expediency of enforcement action

There are no enforcement issues raised by this application.

7.22 Other Issues

The only other relevant planning consideration raised by this application is the likely impact of the proposal upon the development potential of adjoining rear garden land. Although the proposal would restrict access to a possible larger site, given that the proposal involving the loss of garden land is considered inappropriate, development upon a larger area of garden land would also not be encouraged. As such, it is considered that the scheme would not be contrary to Policy BE14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

8. Observations of the Borough Solicitor

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

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

specific parts of the Convention relevant to planning matters are Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

The proposal would involve the loss of garden land, a number of trees and landscaping which contribute to the character and appearance of the surrounding area.

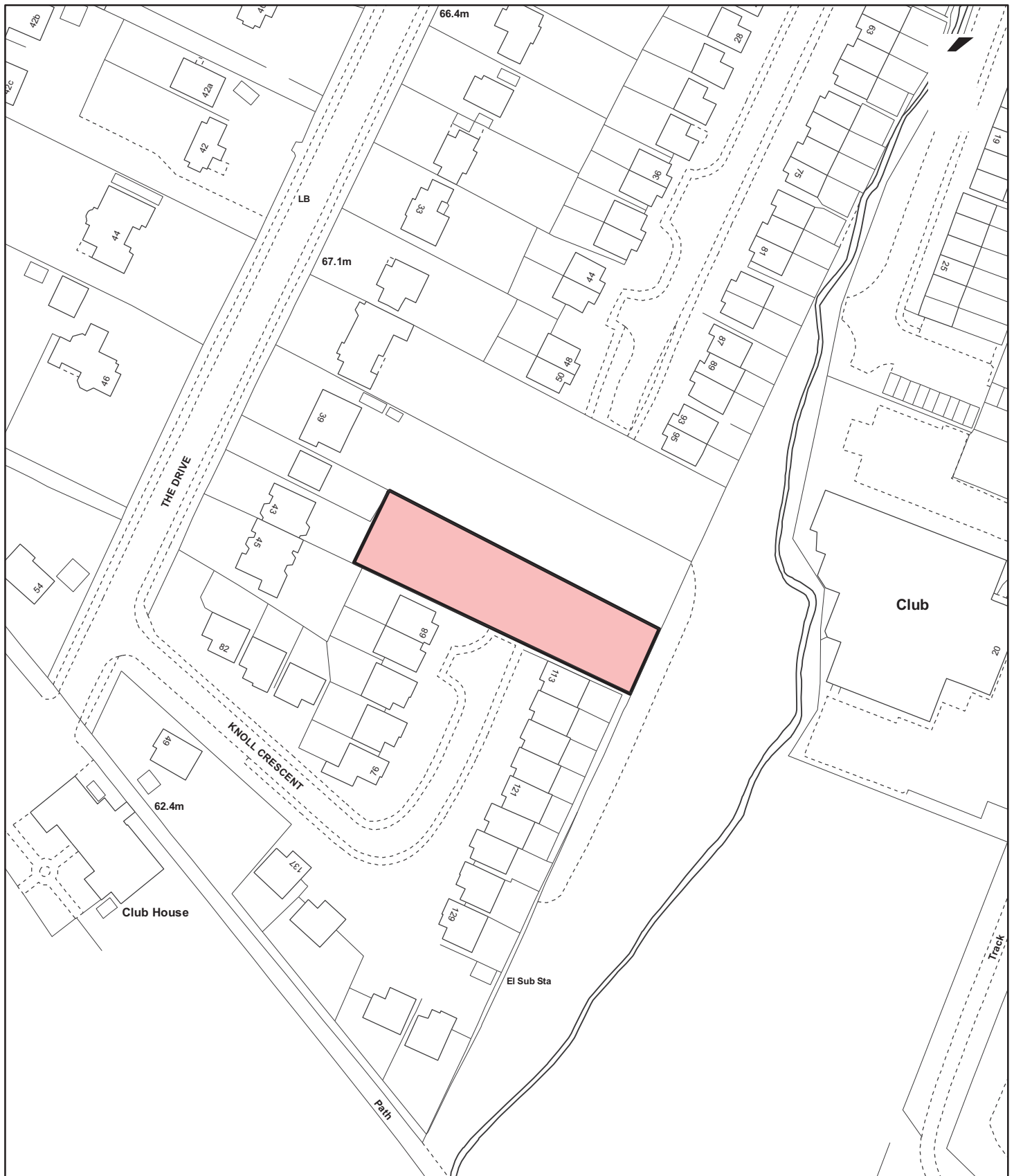
There is now a greater policy emphasis against back garden development such as this. It is considered that the development would be contrary to these policies and accordingly it is recommended for refusal.

11. Reference Documents

London Plan 2011.
Hillingdon Unitary Development Plan (Saved Policies September 2007).
Hillingdon Design and Accessibility Statement: Residential Layouts.
Hillingdon Design and Accessibility Statement: Accessible Hillingdon.
Hillingdon Planning Obligations Supplementary Planning Document July(2008) and updated chapter 4 Education (August 2010).
Council's Adopted Car Parking Standards (Annex 1, Hillingdon Unitary Development Plan, Saved Policies, September 2007

Contact Officer: Warren Pierson

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**41 - 43 The Drive,
Northwood**

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

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

Planning Application Ref:

68458/APP/2012/779

Scale

1:1,250

Planning Committee

North Page 64

Date

**July
2012**



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address JOEL STREET FARM JOEL STREET NORTHWOOD

Development: Change of use of stables to cattery (Sui Generis) involving the removal of existing roof, raising of existing walls and installation of new roof, two storey rear extension to rear of existing building to be used as Use Class D1 (Non-Residential Institutions) for use as a nursery involving demolition of existing barn and part change of use from cattery (Sui Generis), single storey side extension to existing building involving part demolition of cattle yard and covered area, alterations to parking, and installation of vehicular crossover to front

LBH Ref Nos: 8856/APP/2012/767

Drawing Nos: JSF/003/1 rev 1
JSF/003/4 rev 1
JSF/003/8 rev 1
Design and Access Statement Revision 1
Location Plan
JSF/003/2 rev 1
JSF/003/3 rev 1
JSF/003/5
JSF/003/6 rev 1
JSF/003/7 rev 1
JSF/003/9 rev 1
JSF/003/10 rev 1
JSF/003/06 rev 1
Transport Statement

Date Plans Received: 30/03/2012 **Date(s) of Amendment(s):** 03/07/2012

Date Application Valid: 26/04/2012

1. SUMMARY

Planning permission is sought for a number of alterations and changes of use of this locally listed building within Green Belt land.

The proposed alterations are considered to be detrimental to the character of the building and the surrounding Green Belt. The proposed extensions and alterations required to enable the uses would be detrimental to the openness of the Green Belt and as such are considered to be inappropriate development contrary to policy OL1 of the UDP and to the National Planning Policy Framework.

Furthermore, the proposed replacement barn building would not, by virtue of its excessive height and bulk, appear subservient to the main building and would be over dominant detracting from the openness of the Green belt.

The proposal also fails to provide an adequate transport assessment of the proposed development to demonstrate that it would not be detrimental to highway and pedestrian safety and the free flow of traffic, and that it would have acceptable parking provision contrary to the Council's Policies AM7, AM9 and AM14 of the Hillingdon Unitary Development Plan (Saved Policies) September 2007.

The proposed car parking layout opposite the stables building would have a substandard turning area (less than the minimum requirement of 6m) resulting in an unacceptable parking arrangement contrary to policies AM7 and AM14.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The application fails to provide an accurate assessment of transportation and parking impacts associated with the proposed development including travel modes and associated trip generation or car and cycle parking demand. As such the scheme fails to demonstrate that it would not be detrimental to highway and pedestrian safety and free flow of traffic, and that it would have acceptable parking provision contrary to policies AM7, AM9 and AM14 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

2 NON2 Non Standard reason for refusal

The proposal fails to incorporate an appropriate parking facility particularly adjacent to the proposed cattery building to enable safe and efficient public access to this site. As such, the scheme has the potential to prejudice the free flow of traffic on the surrounding highway network to the detriment of highway and pedestrian safety. The development is therefore considered contrary to Policy AM7 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

3 NON2 Non Standard reason for refusal

The proposed development, particularly the replacement barn by way of its excessive height and bulk together, which would not be subservient to the main building together with the excessive hardstanding would result in an over development of the site, which would be detrimental to the character and visual amenities of the area as well the character and appearance of the Locally Listed Building. As such it is considered contrary to Policy BE13 of the Borough's adopted Unitary Development Plan.

4 NON2 Non Standard reason for refusal

The proposal, by virtue of the excessive height and bulk of the proposed replacement barn and the excessive site coverage of hard surfaces (including a prominent waste storage area), would result in inappropriate development detrimental to the openness of the Green Belt. Furthermore, very special circumstances have not been demonstrate to justify the harm on the Green Belt. The proposal is therefore considered to be contrary to Policy OL1 of the Hillingdon Unitary Development Plan Saved Policies September 2007 and the National Planning Policy Framework.

5 NON2 Non Standard reason for refusal

The applicant has failed to adequately demonstrate that the landscape mitigation measures for the replacement of existing paddocks with hardstanding is deliverable and sustainable. The proposal therefore would have a detrimental impact on the amenity, character and openness of the Green Belt contrary to policies OL1 and BE38 of the Hillingdon Unitary Development Plan Saved Policies september 2007 and the National Planning Policy Framework.

INFORMATIVES

1 I52 Compulsory Informative (1)

The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies,

including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

2 I53 Compulsory Informative (2)

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

OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
BE8	Planning applications for alteration or extension of listed buildings
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
OE1	Protection of the character and amenities of surrounding properties and the local area
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
AM4	Safeguarded road proposals - schemes shown on Proposals Map
R12	Use of premises to provide child care facilities
R16	Accessibility for elderly people, people with disabilities, women and children
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises several old farm buildings which have been converted into a veterinary clinic with ancillary offices, outbuildings, yard and car parking area (planning permission ref. no. 8856/S/98/0746). The site is bounded to the north and east by open green belt fields, to the south by the original farmhouse and residential properties and to the west by Joel Street, the opposite side of which comprises residential properties. The building is locally listed and falls within the Green Belt as designated in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

3.2 Proposed Scheme

Change of use of stables to cattery (Sui Generis) involving the removal of existing roof, raising of existing walls and installation of new roof; two storey extension to the rear of the existing building to be used as Use Class D1 (Non-Residential Institutions) nursery involving demolition of existing barn and part change of use from cattery (Sui Generis), single storey side extension to existing building involving part demolition of cattle yard and

covered area, alterations to parking, and installation of vehicular crossover to front.

3.3 Relevant Planning History

8856/APP/2004/2583 The Old Farmhouse 151 Joel Street Northwood
ERECTION OF SINGLE-STOREY REAR EXTENSION AND CONVERSION OF PART OF
ROOFSPACE FOR BATHROOM AND INSTALLATION OF REAR DORMER WINDOW

Decision: 12-11-2004 Refused

8856/APP/2005/2266 Land Forming Part Of Joel Street Farm Joel Street Northwood Hills P
USE OF LAND AS A CEMETERY INCLUDING FORMATION OF A NEW ACCESS TO JOEL
STREET, CAR PARKING AND ERECTION OF A PLACE OF WORSHIP WITH ANCILLARY
FACILITIES INCLUDING A GROUNDSMAN'S FLAT

Decision: 16-11-2005 Refused

8856/APP/2005/30 The Old Farmhouse 151 Joel Street Northwood
ERECTION OF A SINGLE STOREY REAR EXTENSION

Decision: 03-05-2005 Approved

8856/APP/2005/3009 Joel Street Veterinary Clinic Joel Street Northwood
INFILLING OF LEAN -TO BARN TO FORM ADDITIONAL OFFICE SPACE AND
CONSTRUCTION OF REAR STORAGE UNIT

Decision: 25-05-2006 Withdrawn

8856/APP/2006/3097 Joel Street Farm Joel Street Northwood
ERECTION OF PART-SINGLE PART TWO-STOREY EXTENSION TO EXISTING OFFICE
SPACE BY INFILLING EXISTING BARN STRUCTURE AND INSERTING THREE
ROOFLIGHTS ON THE NORTH ELEVATION

Decision: 08-02-2007 Approved

8856/APP/2008/2721 Joel Street Farm Joel Street Northwood
Erection of a single storey rear extension with 2 rooflights.

Decision: 07-04-2009 Refused **Appeal:** 23-02-2010 Allowed

8856/APP/2009/2349 Joel Street Farm Joel Street Northwood
Infill extension to create additional Class B1 office space with mezzanine level and 3 rooflights
(renewal of Planning permission ref: 8856/APP/2006/3097).

Decision: 09-02-2010 Approved

Comment on Relevant Planning History

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
BE8	Planning applications for alteration or extension of listed buildings
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
OE1	Protection of the character and amenities of surrounding properties and the local area
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
AM4	Safeguarded road proposals - schemes shown on Proposals Map
R12	Use of premises to provide child care facilities
R16	Accessibility for elderly people, people with disabilities, women and children
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

7 adjoining properties have been notified of the application by means of a letter dated 27th April 2012. A site notice was also displayed on 4th May 2012.

The Northwood Hills Residents Association have been consulted on the application and object as follows:

"The site and buildings are well known to the officers of the Council from recent inspections. This is a Locally listed development and plans to demolish parts of it are totally unacceptable as are extensions to the existing buildings.

The proposal to raise the roof height is certainly not acceptable and if allowed I suspect that it would only be a matter of time before a further proposal was submitted to convert the property into residential apartments. We also object to the proposal to add a pitch roof to the stable block which will be seen from the road and see no reason why it would be necessary to for the cattle yard to be rebuilt. In short this application should be refused.

The application is also requesting change of use. We have strong concerns about this particularly the change of use to a Day Nursery. No information has been given as to the number of children, their age range or the amount of space to be provided for each child. No information has been given about the number of full and or part time staff or the times of operation of the nursery. There is no provision for disabled access to the upper floor which I believe in itself makes the application invalid as it is discriminatory.

There is no information as to where equipment and children's prams etc will be kept stored when the nursery is open. It is unclear how many car parking spaces will be allocated for the nursery. There is no details about how many additional journeys the nursery will cause to and from the site each day and at what times.

We are assuming that the plan is to re-locate the existing cattery. We were advised by the previous owner of the site before the sale that all the existing businesses on the site had a protected lease of tenure in the parts of the building they currently use.

No details have been given about the number of expected visitors to the centre. Again there is no reference to the number of staff, provision of parking for staff. Again there appears to be no disabled access to the first floor.

It is stated that 20 car parking spaces will be made available. As stated above there is no detail about how the spaces are to be allocated or the expected number of additional journeys to and from the site. For example parents dropping off/collecting children from the proposed nursery. Accessibility for deliveries does not appear to have been considered.

There is no detail as to the number of refuse collections that will be required to remove, food waste, spiked nappies etc from the site. We are assuming that these would be daily for health and safety reasons.

In our opinion this application is not acceptable, lacks in detail and if allowed would mean major changes to a Locally Listed Building which should not be allowed unless it was simply to restore to its original condition. It also discriminates against the disabled."

The Eastcote Village Conservation Area Panel OBJECT as follows:
Joel Street Farm is a Locally Listed complex, adjoining Joel Street Farm House, also Locally Listed. The site and surrounding area carries Green Belt status.

The proposal is to dramatically enlarge the buildings incorporating changes of use.

There are three areas to consider

1. Part demolition and extensions to the existing buildings
2. Change of use.
3. Lack of information within the application.

Demolition and Changes to Locally Listed building.

The proposal to demolish and completely rebuild the Barn, demolition and raising the height of roof is not acceptable for this Locally Listed complex.

The stable block, it is proposed to add a pitched and hipped roof, which will be visible from the highway. The Cattle Yard will be rebuilt.

These proposals will dramatically change the visual aspect of this Locally Listed site and should be resisted. Whilst restoration of the buildings to their original size and form is acceptable, demolition and increase in roof height is not. This application should be refused.

Change of Use and lack of information.

Both the Application Form and the Design and Access Statement make unsubstantiated statements. These matters need further investigation before a determination is made.

Change of use to Day Nursery.

- Information of the age range of children is not given.
- Number of children to be enrolled is not given
- When the number and age of children using this facility is ascertained, a careful check must be made to ensure that there is sufficient amenity space allowed.
- Number of staff for the nursery is not given
- Indication of nappy changing and milk preparation areas are not given
- A sleeping area is not shown

Ground floor plan show a kitchenette and toilets for the nursery in the same room, this cannot be classed as an acceptable hygienic arrangement. Times of use are not given [one generic set of times is given for the whole complex this needs clarification]. A buggy store is not provided. It is stated that a local school will run the Nursery, this needs to be more specific as to which school is involved. A travel plan, and number of parking spaces allocated to the nursery is not given. Disabled access is not shown for the 1st floor

Training Centre.

- The number of expected users of this training centre is not provided
- The number of staff for the centre is not given
- An internal layout to show disability access is not provided
- A travel Plan, and number of parking spaces is not provided
- Times of use are not given.

Cattery.

- Times of operation and opening to clients is not given
- Parking for clients is not shown.

Allocation of Parking and Travel Plan.

- It is stated that 20 extra parking spaces will be provided, to serve the extra services to be provided. There is no allocation of these spaces to each user of the complex. Nor to the visitors these operations may produce.
- The parents/carers bringing and collecting children to the Day Nursery where do they park their cars? Joel Street is classed as a Local Distributor Road, and stopping on Joel Street to deliver /collect children is neither safe nor desirable.
- Only 4 cycle places are provided. This is not adequate for the amount of people who are likely to use this complex.
- Accessibility for delivery vehicles is not shown. Nor is there any indication of how many deliveries/collections can be expected during a week.

Refuse disposal.

- A refuse area is shown to the front of the complex. The actual size of the bins is not shown.
- There does not appear to be any off street parking for refuse collection vehicles.
- Can it be presumed that this area will be used by all users of the complex?
- If so, what arrangements are being made to remove daily the waste from the Day Nursery, the Cattery and the Veterinary Clinic?

Biodiversity and landscaping.

The application form states that there are no Protected or Priority species either on the site or land adjacent to the site. A report has not been produced to support this statement. Full details of a landscape design have not been submitted.

Conclusions.

This application is poorly thought out and presented. Many areas need further clarification and reports. The one generic times of operation is not satisfactory with so many diverse businesses using the complex. It must also be noted that permission has recently been granted for a Day Nursery at 150, Joel Street, just a few yards away. The proposed demolition and changes to the Locally Listed buildings is not acceptable. We request that this application be refused.

A petition in SUPPORT Of the development has been received, signed by 20 signatures. The covering letter comments that Joel Street Farm is a local landmark of significant importance to all local residents and it is important for all residents to preserve the open spaces and greenery of our borough for future generations. However, Joel Street Farm urgently needs capital investment to stop it from decadence and general dilapidation and we firmly believe that the proposed improvement to redevelop part of the site to a nursery will insure the preservation of this local landmark for the next decades to come. As we understand, the improvement plans for Joel Street Farm primarily stems from the dilapidation of the barn located at the rear of the site, the extensive use of corrugated asbestos sheets in leaking roof structures of the stables and a general state of disrepair due to lack of investment in past two decades.

A petition in OBJECTION of the application has also been submitted, signed with 24 signatures. The reason for objection is stated as being that the installation of additional road entrances to Joel Street, which would put increased pressure at peak times on an already busy road and the part demolition of a Locally Listed Building.

Individual letters of objection comment as follows:

1.

Firstly we have not been informed about any of this until a week ago, an A4 sheet of paper was attached to the field fence. I thought with any proposed plans, a form of letter should legally have been put through our doors informing us of the plans. As is normal for even a small extension let alone a major building proposal. I am totally angry at the way this has been dealt with.

I think this is a totally stupid idea. First of all how can the council allow planning permission for a nursery when plans for stables for the fields were rejected. And also 2 minutes down the road is another proposed nursery. The stables would be more environmentally friendly and more pleasing to the eye than a nursery block. I feel the farm buildings that have been there for so long should be kept as farm buildings.

The traffic situation along Joel Street is bad enough at certain times of the day without parents dropping or picking up kids.

As i live next door to the proposed plans I cannot even park across my drive because of the bus stop which will not be moved, so any visitors have to park slightly down the road. If the nursery was

to go ahead apart from visitors having to park miles away it will take forever trying to get in and out of my drive way. The amount of traffic would be unsafe not only for pedestrians but also for the school children waiting for the bus.

2.

As near neighbours we received no written notification regarding this proposed change to Joel Street Farm. We have had no chance to consider the implications of this change. We saw one small notice on the railings today the 19th May which was the first we knew of it. Our close neighbours are also uninformed of this proposed change. Until we have had a chance to consider this change we are unable to say for.

3.

My comments refer to the traffic implications for the proposal for a nursery on this site. As a long-term resident of Joel Street - since January 1969 - and, until recently Secretary of the Joel Street Allotments site, I know how busy the road is, especially at peak times, with the presence of two large secondary schools nearby. There is no indication as to the numbers or ages of children, but I assume parents will be dropping and collecting at or before the start and finish of the school day, when the road is at its busiest. The proposal to add another road entry within metres of the two existing ones will only make the site busier and potentially more hazardous. I know from personal experience the difficulties and dangers of entering or leaving a drive in Joel Street in the rush hour. The site would also generate deliveries of food and other supplies, plus waste collection, in addition to the staff working at the nursery; all this in addition to a very busy veterinary practice, a cattery and several other smaller offices and businesses.

The current users of the premises have kept development of the site low-key and in sympathy with a Listed Building in a semi-rural setting; this proposal appears to be on a larger, more intrusive scale and would be out of keeping with the immediate surroundings. This whole stretch of Joel Street, through the pastureland and the allotment site to the north, is the last green remnant of the areas rural past and any development deserves to be sympathetic.

4.

How will the redevelopment of the old barn affect the existing listed boundary wall. It should remain fully intact.

Cllr Andrew Retter has also referred the application to the Planning Committee for consideration.

Internal Consultees

DESIGN AND CONSERVATION:

PROPOSALS: Change of use of stables to cattery (Sui Generis) involving the removal of existing roof, raising of existing walls and installation of new roof, two storey rear extension to rear of existing building to be used as Use Class D1 (Non-Residential Institutions) for use as a nursery involving demolition of existing barn and part change of use from cattery (Sui Generis), single storey side extension to existing building involving part demolition of cattle yard and covered area, alterations to parking, and installation of vehicular crossover to front

BACKGROUND: The site includes a range of good quality Victorian Locally Listed farm buildings, with an L shaped footprint. They are positioned adjacent to the original farm house and include an enclosed cattle yard and a number of early boundary walls. Together these form a very attractive group. The buildings are clearly visible in views from the surrounding open Green Belt area and from Joel Street.

COMMENTS: The submitted drawings are generally of a poor design quality, particularly in terms of illustrating important architectural details of the existing farm buildings, such as fenestration and brickwork features, and show little quality in terms of the architecture of the proposed structures.

The rear wall of the original range is largely complete and at the far end includes an open fronted section, with a roof supported on a post and curving brackets. This is an important feature, which the Council has striven to retain in previous proposals. As currently proposed, the additions would result in the loss of part of the roof of the barn, and the total loss of its original form and appearance in this area. The scheme would also continue the existing unsatisfactory more modern warehouse like addition across this end of the building, to the detriment of its appearance.

Whilst the demolition of the smaller modern barn is not considered an issue, the replacement structure is considerably taller. It also links with the existing barn and seeks to replicate something of its architecture and appearance. It is, however, over large in comparison with the original structures, shows none of their traditional detailing and would blur the distinction between old and new. Any new building at this location would need to be subservient in scale to the original buildings and be designed to read as obviously modern and different.

The existing stables are generally of a poor quality in terms of design and materials. The proposals show this building extended and with a new shallow roof. The latter would not reflect the characteristic roof form of the existing original structures and the rather barrack block like fenestration would also detract from its appearance. The overall design of this building is considered very poor given its sensitive location and improvements should be sought.

The loss of the existing informal grassed area to parking, which would in reality probably require a grasscrete surface, could potentially make the site look rather hard and urban, in contrast with its Green Belt setting and the sites current agricultural character. The prominent positioning of a waste storage on the Joel Street frontage would also be detrimental to the setting of the wider townscape of the area.

RECOMMENDATION: Objection, detrimental to the fabric and appearance of the Locally Listed range of buildings and their wider Green Belt setting.

OFFICER COMMENT: The proposals have been amended however they do not address all of the concerns raised.

TREES AND LANDSCAPE:

The site is occupied by a complex of barns, stables and related farm buildings within a setting of hard courtyards and small grass paddocks, all within designated Green Belt land to the east of Joel Street. There are no trees or other landscape features of merit on the site and there are no TPOs on, or close to, the site which might constrain development.

PROPOSAL:

The proposal is to change the use of stables to a cattery and to change the use of an existing building for use as a children's nursery. Part of an existing barn and cattle yard will be demolished and extensive parking along the north and north east boundary is to be provided.

LANDSCAPE CONSIDERATIONS:

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

- No trees or other landscape features of merit will be affected by the development. However, grass paddocks which currently form a sympathetic boundary with the open fields beyond are to be developed for car parking a use which is less appropriate. There are a number of issues regarding the site layout and details which render the proposal unacceptable:

- The plans and Design & Access Statement refer to the planting of local trees and evergreen shrubs along the boundaries. While the planting and establishment of native trees and hedges along the boundaries is welcome, the strips of land around the boundaries are too narrow to

support this proposal.

- The provision of car parking dominates the boundaries (north in particular) and breaks in the line of parked cars should be introduced.
- The use of cellular re-inforced grass has been specified for the parking bays. If the parking is intensively used the grass will not establish or be maintained. These systems are only suitable for occasional / overflow parking. Cellular systems filled with free-draining gravel would be more suitable.
- The manoeuvring space for the staff car park is insufficient. A road width of 6 metres is required to access the bays. (Refer to highway engineer for details).
- Is it necessary to provide two walkways given that space for planting and manoeuvring is already tight?
- The waste storage and collection point is in a prominent position, close to the highway and public view. Careful siting and detailing of screening will be necessary.

RECOMMENDATIONS:

No objection in principle. However, the scheme as shown is unacceptable because the developer has failed to demonstrate that the landscape mitigation is deliverable and sustainable. Without this detail the proposal will have a detrimental impact on the amenity and character of the Green Belt.

HIGHWAYS

The Highway's officer raised concerns regarding the transport statement, which fails to provide an accurate assessment of transportation and parking impacts associated with the scheme. Furthermore concern is raised at the inappropriate car parking facilities adjacent to the proposed cattery building (existing stables building). A minimum 6m deep turning area is not be provided between the parking spaces and the building, which would be prejudicial to the free flow of traffic and detrimental to highway safety.

ENVIRONMENTAL PROTECTION UNIT

Should planning permission be recommended for approval, the following conditions should be considered.

Hours of use

The proposed hours of use set out in box 20 of the application form should be applied where applicable, for example to the cattery and nursery uses and where possible, to limit intensification of use of the staff/Visitors car park in the Courtyard (Southwestern Corner). Other than the Southwestern corner there is generally a lack of immediate residential neighbours in this green belt locality. As such EPU does not have concerns over noise impacts from the nursery playground or cattery in this instance, other than limiting the hours during which vehicular movements can be made to and from site.

Waste collections

Condition 2

H2 Deliveries and collections, including waste collections, shall be restricted to the following hours; 0700 hrs to 1900 hrs Monday to Friday, and between the hours of 0800 hrs and 1300 hrs on Saturdays and at no time on Sundays and Bank/Public Holidays.

Reason: To safeguard the amenity of surrounding areas.

Please add the construction informative, I15.

ACCESS OFFICER

The access officer raised no in principle objection to the scheme. Disabled parking provision, level access could be addressed by conditions.

HEALTH AND SAFETY TEAM (Cattery Use)

1. The new cattery will need to comply with the model licence conditions (see document attached) or else a licence cannot be granted for it to operate.

2. There does not appear to be a kitchen on the plans (for the storage/preparation of food, storage/washing of food bowls and utensils etc). See model licence conditions.

3. Clarification is required with regards to means of fire protection to be provided - the cattery is not manned 24 hrs a day 7 days a week (the current cattery block has a fire alarm system). See model licence conditions

4. There does not appear to be anywhere for the storage/cleaning/re-filling of cat litter and litter trays.

5. Clarification is required with regards to the provision of isolation facilities (see model licence conditions).

OFFICER COMMENT: These matters could be addressed by condition.

HEALTH AND SAFETY TEAM (Nursery Use)

I have concerns in connection with the nursery and the facilities for producing food for the children.

A kitchen is marked on the plans but this is close to the area that would be used for the toilets.

The area is very small and I would have concerns over what hygiene facilities are being provided both for providing food and for changing young children, and the adequate separation of these processes.

OFFICER COMMENT: These matters could be addressed by condition.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Please see section 7.05 - Impact on Green Belt.

7.02 Density of the proposed development

This is not applicable to this application.

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

No issues relating to archaeology, conservation area or statutory listed buildings are raised by this application. The building is locally listed and the acceptability of the proposed changes are considered in more detail within the body of the report.

7.04 Airport safeguarding

There are no safeguarding issues arising from this development.

7.05 Impact on the green belt

UDP policy OL1 defines the types of development considered acceptable within the Green Belt. These are predominantly open land uses including agriculture, horticulture, forestry, nature conservation, open air recreational activities and cemeteries. It states that planning permission will not be granted for new buildings or changes of use of existing land or buildings which do not fall within these uses.

Policy OL2 states that, where development proposals are acceptable within the Green Belt, in accordance with Policy OL1, the Local Planning Authority will seek comprehensive landscaping improvements to enhance the visual amenity of the Green Belt.

London Plan policy 7.16 reaffirms that the "strongest protection" should be given to London's Green Belt, in accordance with national guidance, and emphasises that inappropriate development should be refused, except in very special circumstances.

The NPPF reiterates that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. It states that:

'When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

A local Authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:

- i) buildings for agriculture and forestry.
- ii) provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries.
- iii) the extension or alteration of a building provided that it does not result in disproportionate additions and above the size of the original dwelling.
- iv) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces.'

The scheme proposes a children's nursery and a day training centre together with the relocation of the existing cattery from the barn to the current stables building. Whilst the proposed nursery/day training centre use falls outside of the uses stipulated in policy OL1, it should be noted that the National Planning Policy Framework only restricts uses of new buildings in the Green Belt. It does not however limit the use of existing or replacement buildings. It states that the replacement of a building can be acceptable, provided that the 'new building is in the same use and not materially larger than the one it replaces'. However, it goes on to say that 'other forms of development are also not inappropriate development in Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt,' which include 'the re-use of buildings provided that the buildings are of permanent and substantial construction.'

It therefore follows that the thrust of Green Belt policy in NPPF is to protect the openness of the Green Belt and not to restrict uses within it in principle. Provided that they preserve the openness of Green Belt, any use can be acceptable. To this end, it is considered that the proposed nursery use, in its own right, would not harm the openness of the Green Belt. However, the proposed physical elements of the proposal, to facilitate the proposed uses are considered detrimental to the openness of the Green Belt. The replacement barn is significantly taller and bulkier than the existing and it is proposed to hard surface the existing grassed paddocks to provide vehicular access and car parking. It is considered that as a result of these physical works the proposed development would be of significant detriment to the openness of the Green Belt.

Given that the proposal does not accord with green belt policy, very special circumstances need to be demonstrated in order to justify the change of use of the land for use as a car park, to the extent that the harm to the openness of the Green Belt has been outweighed. The only justification provided by the applicant for the proposed development is that the buildings are in a dilapidated state of the site stemming from underinvestment in the site over the last two decades. This is not considered to be a case of very special circumstances as to justify an exception to Green Belt policy. Although employment

benefits would stem from the scheme, these are limited and are not considered to outweigh harm to the Green Belt.

As no special circumstances have been demonstrated in this case the proposals are considered contrary to OL1, OL2 and OL5 of the UDP and the National Planning Policy Framework.

7.06 Environmental Impact

7.07 Impact on the character & appearance of the area

The site includes a range of good quality Victorian Locally Listed farm buildings, with an L shaped footprint. They are positioned adjacent to the original farm house and include an enclosed cattle yard and a number of early boundary walls. Together these form a very attractive group. The buildings are clearly visible in views from the surrounding open Green Belt area and from Joel Street.

The rear wall of the original range is largely complete and at the far end includes an open fronted section, with a roof supported on a post and curving brackets. This is an important feature, which the Council has striven to retain in previous proposals. As currently proposed, the additions would result in the loss of part of the roof of the barn, and the total loss of its original form and appearance in this area. The scheme would also continue the existing unsatisfactory more modern warehouse like addition across this end of the building, to the detriment of its appearance.

Whilst the demolition of the smaller modern barn is not considered an issue, the replacement structure is considerably taller. It also links with the existing barn and seeks to replicate something of its architecture and appearance. It is, however, overly large in comparison with the original structures, shows none of their traditional detailing and would blur the distinction between old and new. Any new building at this location would need to be subservient in scale to the original buildings and be designed to read as obviously modern and different.

The existing stables are generally of a poor quality in terms of design and materials. The proposals show this building extended over the adjoining walled cattle yard and with a new mono pitched roof. This element of the proposal makes use of an existing building and an already walled area of land whilst maintaining the overall appearance and character of the existing structure.

The loss of the existing informal grassed area to parking, would make the site look rather hard and urban, in contrast with its semi rural Green Belt setting and the sites current agricultural character.

The proposal is not therefore considered to harmonise with the character and appearance of the existing locally listed building, contrary with policies BE8, BE10, BE13 and BE15 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.08 Impact on neighbours

The barn is located adjacent to a residential property directly to the south of the site, The proposed replacement barn would be in the same location as the existing. The proposed barn, would however be considerably taller and bulkier. The existing barn is a lightweight corrugated iron structure with a barrel vaulted roof that just breaks the eaves of the main farm building. The proposed structure would be two storey in height with a large pitched roof and a ridge line approximately M higher than the highest part of the existing structure, and only 0.5m below the ridge of the main building.

The nearest residential property adjoins the application site to the south. The new barn will house a children's nursery for between 40-50 children. The Council's Environmental Protection Unit Officer has not objected to the proposals subject to a condition restricting the hours of use and the times of vehicular movements to and from the site.

On balance, given the location of the proposed barn in relation to the main dwelling house and its habitable room windows and the nature of the proposed uses it is considered that the proposal would not harm the residential amenities of nearby residential property through over dominance, visual intrusion, overshadowing, overlooking and noise and disturbance. The proposal is therefore considered to comply with policies OE1, BE20, BE21 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) in this regard.

7.09 Living conditions for future occupiers

This is not applicable to this type of application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Policies AM7, AM9 and AM14 are concerned with traffic generation, cycle parking and car parking provision.

The application fails to provide an adequate transport assessment of the proposed development including travels modes and associated trip generation as well as car and cycle parking demand and as such the scheme fails to demonstrate that it would not be detrimental to highway and pedestrian safety and the free flow of traffic. The application also fails to demonstrate acceptable parking provision, refuse and loading & unloading arrangements. The development is therefore contrary to the Council's Policies AM7, AM9 and AM14 of the Hillingdon Unitary Development Plan (Saved Policies) September 2007.

Furthermore the proposed car parking layout opposite the proposed cattery (currently the stables building) would have a substandard turning area (less than the minimum requirement of 6m) resulting in an unacceptable parking arrangement contrary to policies AM7 and AM14.

7.11 Urban design, access and security

Please see section 7.07 for design related issues.

In terms of security issues, should planning permission be forthcoming a secure by design condition should be added.

7.12 Disabled access

The proposal makes provision for 2 disabled parking spaces. It is also considered that level access could be achieved to the proposed nursery. This could be secured by way of an appropriately worded condition could planning permission be forthcoming.

7.13 Provision of affordable & special needs housing

This is not applicable to this type of application.

7.14 Trees, Landscaping and Ecology

Policy BE38 of the Unitary Development Plan Saved Policies states, amongst other things that development proposals will be expected to retain and utilise topographical and landscape features of merit.

The Council's Trees and Landscape Officer has raised a number of concerns regarding the landscape layout within the development site.

No trees or other landscape features of merit will be affected by the development.

However, grass paddocks which currently form a sympathetic boundary with the open fields beyond are to be developed for car parking a use which is less appropriate. There are a number of issues regarding the site layout and details which render the proposal unacceptable:

i) The plans and Design & Access Statement refer to the planting of local trees and evergreen shrubs along the boundaries. While the planting and establishment of native trees and hedges along the boundaries is welcome, the strips of land around the boundaries are too narrow to support this proposal.

ii) The provision of car parking dominates the boundaries (north in particular) and is considered excessive without an acceptable landscape mitigation scheme.

The scheme is unacceptable as the applicant has failed to demonstrate that the landscape mitigation is deliverable and sustainable. Without this detail the proposal will have a detrimental impact on the amenity, character and openness of the Green Belt contrary to policies OL1 and BE38.

7.15 Sustainable waste management

The scheme proposed an adequate refuse storage area. It is considered that this would be sufficient to serve the proposed development.

7.16 Renewable energy / Sustainability

This is not applicable to this application.

7.17 Flooding or Drainage Issues

The site is not located in a flood risk zone.

7.18 Noise or Air Quality Issues

There are no air quality issues arising from the proposed development.

7.19 Comments on Public Consultations

These have been addressed within the body of the report.

7.20 Planning Obligations

No issues relating to planning obligations have arisen as a result of the proposals.

7.21 Expediency of enforcement action

This is not applicable to this application.

7.22 Other Issues

In terms of the uses on the site, policy R12 (Child care facilities) states that the Local Planning Authority will permit proposals for the use of premises to provide wither full or sessional day car for pre-school children, or childminding services, provided that the proposal does not result in the loss of any units of residential accommodation; the proposal does not lead to conditions prejudicial to highway safety and the Free flow of traffic; parking provision is in accordance with the Council's adopted standards and that the proposal, by reason of noise and general activity does not adversely affect the amenities of nearby residential properties.

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

This is not applicable to this application.

10. CONCLUSION

Planning permission is sought for a number of alterations and changes of use of this locally listed building within Green Belt land.

The proposed alterations are considered to be detrimental to the character of the building and the surrounding Green Belt. The proposed extensions and alterations required to enable the uses would be detrimental to the openness of the Green Belt and as such are considered to be inappropriate development contrary to policy OL1 and the National Planning Policy Framework.

Furthermore, the proposed replacement barn building would not, by virtue of its excessive height and bulk, appear subservient to the main building and would be overdominant detracting from the openness of the Green belt.

The proposal also fails to provide a transport assessment of the proposed development to demonstrate that it would not be detrimental to highway and pedestrian safety and free flow of traffic, and that it would have acceptable parking provision contrary to the Council's Policies AM7, AM9 and AM14 of the Hillingdon Unitary Development Plan (Saved Policies) September 2007.

The proposed car parking layout opposite the stables building would have a substandard turning area (less than the minimum requirement of 6m) resulting in an acceptable parking arrangement contrary to policies AM7 and AM14.

11. Reference Documents

London Plan 2011.

Hillingdon Unitary Development Plan (Saved Policies September 2007).

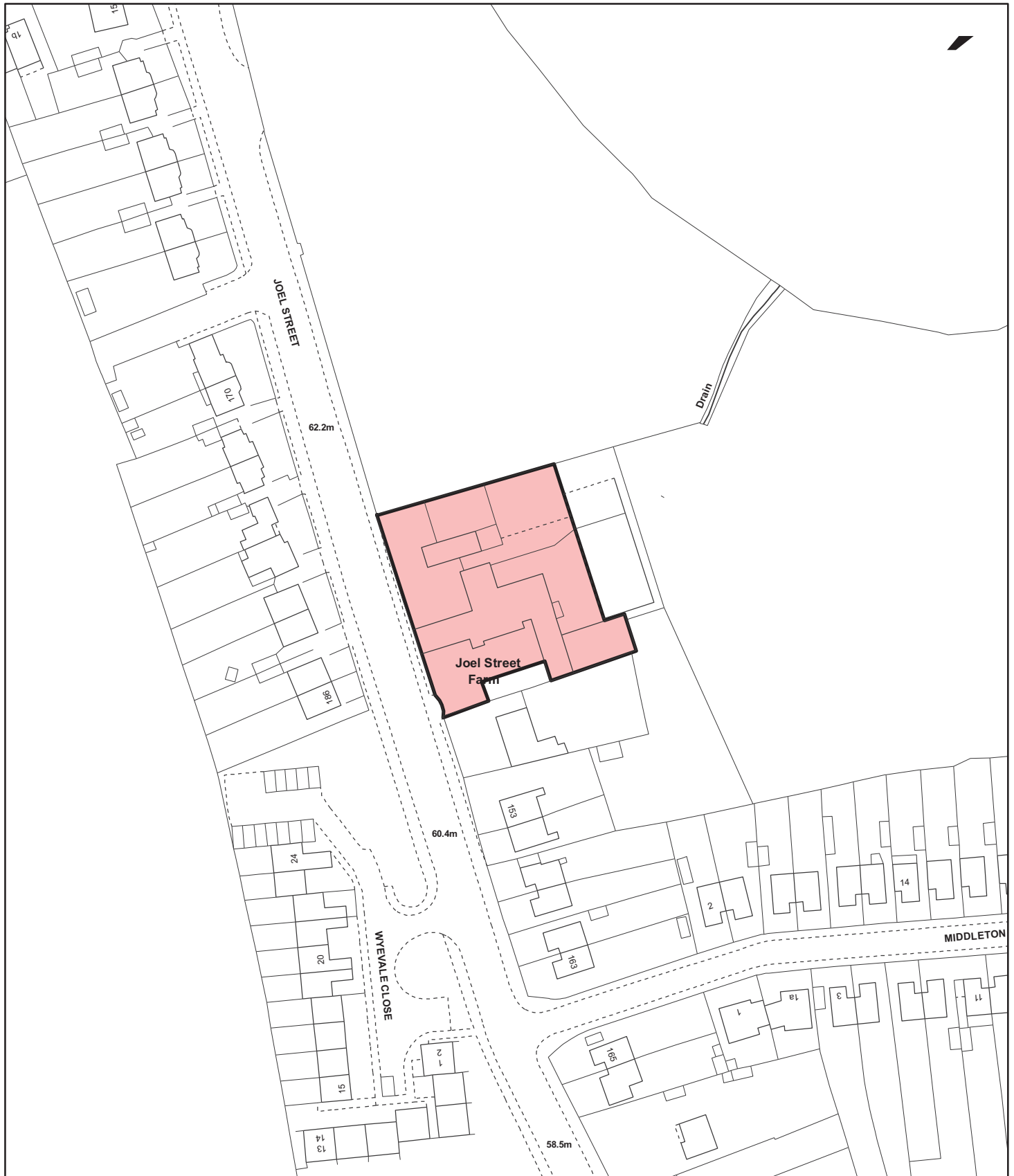
Hillingdon Design and Accessibility Statement: Residential Layouts.

Hillingdon Design and Accessibility Statement: Accessible Hillingdon.

Hillingdon Planning Obligations Supplementary Planning Document July(2008) and updated chapter 4 Education (August 2010).
Council's Adopted Car Parking Standards (Annex 1, Hillingdon Unitary Development Plan, Saved Policies, September 2007).
National Planning Policy Framework

Contact Officer: Matt Kolaszewski

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

**Joel Street Farm,
 Joel Street,
 Northwood**

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

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

Planning Application Ref:
8856/APP/2012/767

Scale
1:1,250

Planning Committee
North Page 83

Date
**July
 2012**



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Report of the Head of Planning & Enforcement Services

Address 25 JOEL STREET NORTHWOOD

Development: Variation of condition Nos. 4 and 6 (Opening and Delivery Hours) of planning permission ref 56137/APP/2010/48 dated 10/05/2010 to allow staff to be permitted on the premises between 23.30 and 08.00 and also to allow the premises to have deliveries or collections, including waste collections between the hours of 08.00 and 22.00 daily (Change of use to Class A3 Restaurant and Class A5 hot food takeaway and elevation alterations)

LBH Ref Nos: 56137/APP/2012/1119

Drawing Nos: Design & Access Statement
5046.01 (1:1250 Location Plan)
Specification - sound insulation; air extraction & ventilation details
5046:03E
5046:06

Date Plans Received: 09/05/2012

Date(s) of Amendment(s):

Date Application Valid: 11/05/2012

1. SUMMARY

The application is for the variation of condition 4 (Hours of Operation) and Condition 6 (Delivery times) of planning application reference 56137/APP/2010/48/FUL. The variation of condition 4 would allow staff on the premises at any time. The variation of condition 6 would allow delivery times between 08am and 10:00pm on Mondays to Fridays and 08:00am and 18:00 on Saturdays. It is considered that the proposed variation of condition would not result in an unacceptable level of noise and disturbance to the neighbouring residential dwellings and is therefore recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 T8 Time Limit - full planning application 3 years

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

REASON

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

2 OM1 Development in accordance with Approved Plans

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

REASON

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

3 N15 Hours restriction for audible amplified music/sound

No music and/ or other amplified sound arising from the site shall be audible from the inside of surrounding or adjacent premises between 2300 and 0700 hours.

REASON

To safeguard the amenity of the occupants of surrounding properties in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 7.15 of the London Plan (February 2008).

4 HLC1 Restaurants/Cafes/Snack Bars

No persons other than staff shall be permitted to be on the premises between 08:00 and 23:30pm.

REASON

To safeguard the residential amenity of the occupiers and nearby properties, in accordance with Policies OE1 and OE3 of the Hillingdon Unitary Development Plan (Saved Policies September 2007).

5 NONSC Non Standard Condition

No front window shutters shall be used unless design details are first submitted to and approved in writing by the local planning authority. Any installation shall be made in accordance with the approved details.

REASON

To safeguard the character and appearance of the street scene in accordance with policies BE13 and BE28 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

6 NONSC Non Standard Condition

There shall be no deliveries to the premises or waste collections from the premises outside the hours of 0800 and 2200 Mondays to Fridays, 0800 and 1800 on Saturdays and at no time on Sundays, Bank or Public Holidays.

REASON

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

7 NONSC Non Standard Condition

The use hereby permitted shall not commence until arrangements are submitted to and approved in writing by the Local Planning Authority for the provision of litter bins within 50m of the site.

REASON

To ensure that adequate provision is made for the disposal of litter likely to be generated by the proposed development, in the interests of maintaining a satisfactory standard of amenity in the locality, in accordance with policy S1 of the Hillingdon Unitary Development Plan.

8 NONSC Non Standard Condition

The uses hereby approved shall not commence until the submitted and approved plans and details for refuse storage, air extraction and ventilation and sound insulation have been implemented. These details shall also be maintained for as long as the development remains in existence.

REASON

To safeguard the amenity of surrounding area, in accordance with policies OE1 and OE3 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
S12	Service uses in Secondary Shopping Areas
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.

3 I1 Building to Approved Drawing

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

4 I3 Building Regulations - Demolition and Building Works

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

5 I6 Property Rights/Rights of Light

Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not

empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

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

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

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

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

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

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

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

7 I18 **Storage and Collection of Refuse**

The Council's Waste Service should be consulted about refuse storage and collection arrangements. Details of proposals should be included on submitted plans. For further information and advice, contact - the Waste Service Manager, Central Depot - Block A, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB8 3EU (Tel. 01895 277505 / 506).

8 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).

9

You are advised that Thames Water recommends the installation of a properly maintained fat trap on all catering establishment. They further recommend, in line with best practice for the disposal of Fats, Oil and Grease, the collection of waste oil by a contractor, particularly to recycle for the production of bio diesel. Failure to implement these recommendations may result in this and other properties suffering blocked drains, sewage flooding and pollution to local watercourses. You are advised to consult Thames Water on 0208 507 4321.

10

You should ensure that your premises do not generate litter in the streets and nearby areas. Sections 93 and 94 of the Environmental Protection Act 1990 give local authorities the power to serve 'Street Litter Control Notices' requiring businesses to clear up the litter and implement measures to prevent the land from becoming littered again. By imposing a 'Street Litter Control Notice', the local authority has the power to force businesses to clean up the area in the vicinity of their premises, provide and empty bins and do anything else which may be necessary to remove litter. Amendments made to the 1990 Act by the Clean Neighbourhoods and Environment Act 2005 have made it immediately an offence to fail to comply with the requirements of a Street Litter Control Notice, and fixed penalties may be issued as an alternative to prosecution.

Given the requirements of the Clean Neighbourhoods and Environment Act 2005, you are advised to take part in Defra's Voluntary Code of Practice for 'Reducing litter caused by Food on the Go', published in November 2004.

Should you have any queries on the above, please contact the Environmental Enforcement Team within the Environment and Consumer Protection Group on 01895 277402 at the London Borough of Hillingdon.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the east side of Joel Street, north of the Northwood Hills Underground Station and comprises a three storey unit with residential units above. The application site is currently vacant and was previously in use as a hardware/flooring shop. Planning permission has been granted for a A3 Restuarant/A5 Takeaway Use. The site lies in the secondary shopping area of the Northwood Hills Minor Town Centre, as designated in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

3.2 Proposed Scheme

The application seeks planning permission to vary Conditions 4 (Allowance of preparing of food, clearing up and staff on the premises) and Condition 6 (Delivery Hours including waste collection) of planning application reference 56137/APP/2010/48 to allow staff on the premises 24 hours and deliveries to take place between the hours of 08:00 and 22:00hrs daily.

3.3 Relevant Planning History

56137/APP/2001/698 25 Joel Street Northwood
CHANGE OF USE OF PART STORAGE AREA TO A TWO-BEDROOM SELF-CONTAINED FLAT

Decision: 28-06-2004 Refused

56137/APP/2005/2824 25 Joel Street Northwood
CHANGE OF USE FROM CLASS A1 (SHOPS) TO CLASS A3 (RESTAURANTS, SNACK BARS, CAFES) AND CLASS A5 (TAKEAWAYS)

Decision: 20-01-2006 Refused

Appeal: 29-03-2007 Allowed

56137/APP/2008/2867 25 Joel Street Northwood

Details in compliance with condition 4 (refuse storage), 5 (air extract and ventilation), and 6 (sound insulation) of planning permission (Ref 56137/APP/2005/2824) granted for the change of use to a restaurant and take away (Class 3 and A5)

Decision: 20-11-2008 Approved

56137/APP/2010/48 25 Joel Street Northwood

Change of use to Class A3 Restaurant and Class A5 hot food takeaway and elevational alterations.

Decision: 11-05-2010 Approved

Comment on Relevant Planning History

The site has planning permission for a change of use from Class A1 (shops) to Class A3 (restaurants, snack bars, cafes) and Class A5 (takeaway). This application was initially refused 56137/APP/2005/2824) by the North Planning Committee in January 2006 for the following reason:

"The proposed loss of this retail unit would erode the retail character and function of the Secondary Shopping Area and result in an over concentration of non-shop uses harming the vitality and viability of the Northwood Hills Secondary Shopping Area. The proposal is therefore contrary to Policy S12 of the Borough's adopted Unitary Development Plan.

An appeal was lodged and subsequently allowed in March 2007.

An application for the renewal of this approval (56137/APP/2010/48/FUL) was granted at the North Planning Committee in April 2010. As part of the decision for this application the following conditions were added in relation to staff on the premises and deliveries.

Condition 4

The premises shall only be used for the preparation, sale of food and drink and clearing up between the hours of 08:00 and 23:30. There shall be no staff allowed on the premises outside these hours.

REASON To safeguard the residential amenity of the occupiers and nearby properties, in accordance with Policies OE1 and OE3 of the Hillingdon Unitary Development Plan (Saved Policies September 2007).

Condition 6

The premises shall not have deliveries or collections, including waste collections other than between the hours of 08:00 and 18:00, Mondays to Fridays, 08:00 to 13:00 Saturdays and not at all on Sundays and Bank and Public Holidays.

REASON To safeguard the amenity of surrounding areas, in accordance with Policy OE1

of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 4A.20 of the London Plan (February 2008).

The current application is solely to consider the variation of both these conditions.

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.
S12	Service uses in Secondary Shopping Areas
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

A Site Notice was placed on the shop front on the 2nd June 2012 giving members of the public 21 days to express their views on the current application. The period for submission of comments expired on 23rd June 2012.

3 objections and a petition with 50 signatures has been received. The 3 representations raised the following concerns:

Objection 1

- (i) Abundance of fast food takeaways already with 25 in the area, no need for another
- (ii) Concerns over litter generated from these fast food outlets.

Objection 2

- (i) This variation will mean even more traffic and other disturbance through the night and early hours of the day, e.g. refuse being moved. e.g. moving glass bottles outdoors during the night.

Objection 3

- (i) If this application is approved there will be very additional serious noise nuisance and disturbance

problems created by the delivery and collection trucks during the night especially to the residents with young children living in the immediate vicinity. There is a law against noise nuisance at night. Residents are already suffering from noise and anti social problems in this area. Oakdale Ave. is very narrow and has existing parking problems.

(ii) We would like to know how trucks will obtain access to collect rubbish from this premises?

(iii) There is also a major vermin and rodent problem in this area and feel another food outlet will only accentuate this even further.

The following petition was received

There are already 25 existing takeaways/restuarants serving food in this area including Tam's Fried Chicken Takeaway at 78 Joel Street. We feel that another takeaway/restuarant will only add further to the existing difficult problems of :

1. Litter
2. Parking
3. Disturbance (anti-social) to neighbours and residents
4. Unpleasant odours

Northwood Hills Residents Association

No comments received.

Officer Comments

It must be noted that the principle of the use has already been granted and the assessment is solely on the variation of 2 conditions. Some of the points raised in the petition and objection 1 regarding the number of takeaways/restuarants, parking and impact on litter will not be considered under this assessment, as this has already been assessed and approved under the previous application. Concerns related to the impact from opening hours will be addressed in the main bulk of the report.

Internal Consultees

Environment Protection Unit

With respect to condition 4, EPU can support the proposed wording as set out in the letter dated 10th of May from Walsingham Planning.

With respect to condition 6, the wording that would be acceptable to EPU is as follows;

There shall be no deliveries to the premises or waste collections from the premises outside the hours of 0800 and 2200 Mondays to Fridays, 0800 and 1800 on Saturdays and at no time on Sundays or Bank or Public Holidays.

The proposal to amend delivery times to between 0800 and 2200 on a daily basis cannot be supported by EPU due to the potential for adverse impact on the amenity of the occupiers of adjoining residential dwellings. Additionally, it is not felt that the premises in question has demonstrated why it would be necessary to allow deliveries and waste collections seven days per week. It is felt that the above hours provides additional flexibility, does not impinge on the collection of takeaway meals and provides protection to residential amenity on weekends and public holidays.

Officer Comments

Following the comments expressed by EPU, the applicant is happy to accept the reworded condition suggested by EPU which would restricted deliveries between the hours of 8am and 10pm on Mondays to Fridays and 8am to 6pm on Saturdays, with no deliveries on Sundays, Bank or Public Holidays.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application is for a variation of condition to allow for staff on the premises 24 hours and an alteration in the delivery times. Given that the use has already been granted permission in 2007 and renewed in 2010, the principle of a A3 Restuarant/A5 Takeaway use on the site is 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

The application site is not within any designated Conservation Areas or Area of Special Local Character.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.06 Environmental Impact

Not applicable to this application.

7.07 Impact on the character & appearance of the area

The proposed variation of condition would result in no material change in the form of the building and would, therefore, be in compliance with Policies BE13, BE15 and BE19 of the adopted UDP (Saved Policies September 2007).

7.08 Impact on neighbours

Whilst, the application site is located within a Secondary Shopping Area as identified in the UDP, there are several residential units at first floor level along this parade. The wider characteristic of the area is a residential with the residential streets of Oakdale Avenue and Briarwood Drive situated direct to the east of the site.

The initial planning appeal decision (APP/R5510/A/06/2016620) in 2007 placed the following condition restricting opening hours on the site.

Condition 2 The use hereby permitted shall not be used by customers outside the following times 08:00-23:00 on Monday to Thursdays; 08:00-24:00 on Fridays and Saturdays; and 12:00-23:00hrs on Sundays and Bank Holidays.

The Inspectorate did not consider it necessary to place a condition on staff or delivery times to the premises.

The Environment Protection Officer has no objections to the alteration of Condition 4. The proposed use would still restrict customers from the premises between the hours of 08:30am and 11:00pm. It is considered that having staff on the premises would not create any additional noise disturbance to the neighbouring properties. Staff on the premises would not lead to any adverse impact on the neighbours amenity as other conditions would protect the property against potential noise disturbances. The scheme is subject to a condition (8) requiring suitable sound insulation measures to be submitted and implemented as long as the development remains in existence. Suitable insulation to be agreed with EPU would alleviate any sound nuisances from staff and customers to the residents above the premises. Furthermore, condition 3 attached to the planning permission restricts music or amplified being audible from the surrounding properties between the hours of 7am and 11pm. It is considered that both these conditions would allow the neighbours amenity to remain protected during the night time and therefore the relaxation of condition 4 to allow staff on the premises would be acceptable.

With regard Condition 6, as noted, the initial appeal decision APP/R5510/A/06/2016620 had no restrictions on delivery times. The renewed scheme in 2010 restricted deliveries between the hours of 08:00am and 18:00pm. The current scheme proposes between the hours of 08:00am and 10pm, 7 days a week. The EPU Officer has recommended revised hours which would continue to restrict deliveries between the hours of 08:00am and 6:00pm on Saturdays and no deliveries on Sundays/Bank Holidays. This has been accepted by the applicant and it is considered that this restriction would alleviate the impact on neighbours amenity when occupiers are most likely to be at home. The night-time period of 23:00pm and 07:00am would remain protected from any deliveries. As such it is considered that the revised condition would be acceptable.

The proposal would therefore comply with Policies OE1, OE3 and BE19 of the adopted UDP (Saved Policies September 2007) and would not be harmful to the residential amenity of the neighbouring residential properties.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The parking requirements for Class A3 and Class A5 uses are the same as for Class A1 uses. Therefore, the proposed change of use is unlikely to result in a greater impact on highway safety than the existing use. As such, the proposal would comply with Policy AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.11 Urban design, access and security

No urban design, access or security issues for determination in this application.

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

This is addressed at section 07.08.

7.19 Comments on Public Consultations

With regards to the third party comments, the principle of the use including issues raised litter; parking; unpleasant odours; abundance of takeaways have been addressed under the original scheme. Conditions were attached on this scheme to address concerns over waste management, limitation of music and amplified sound and provision of litter bins outside to ensure that the amenities of adjoining residential occupiers are protected. It is also important to note that details relating to the storage of refuse, air extraction and ventilation and sound insulation have been submitted and approved in November 2008.

Furthermore the rear service road is sufficient for deliveries and services to the use. The concerns raised to noise and disturbances to the neighbours have been addressed in

Section 7:08.

7.20 Planning Obligations

This is not applicable to this application.

7.21 Expediency of enforcement action

This is not applicable to this application.

7.22 Other Issues

There are no other relevant issues.

8. Observations of the Borough Solicitor

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

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

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

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

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

9. Observations of the Director of Finance

10. CONCLUSION

The proposed variation of conditions is considered acceptable and would not result in an unacceptable level of noise disturbance to the neighbouring residential dwellings and is therefore recommended for approval.

11. Reference Documents

Hillingdon Unitary Development (Saved Policies September 2007).
The London Plan 2011
Supplementary Planning Document: Noise (April 2006).

Contact Officer: Eoin Concannon

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

**25 Joel Street,
Northwood**

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

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

Planning Application Ref:

56137/APP/2012/1119

Scale

1:1,250

Planning Committee

North Page 97

Date

**July
2012**



HILLINGDON
LONDON

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Report of the Head of Planning & Enforcement Services

Address 56-58 HIGH STREET RUISLIP

Development: Part first floor and part two storey extension to existing rear element to create a studio flat

LBH Ref Nos: 17961/APP/2012/1008

Drawing Nos: 1965/04A
Block Plan to Scale 1:500
Location Plan to Scale 1:1250
Planning Statement
1965/01A

Date Plans Received: 27/04/2012 **Date(s) of Amendment(s):**

Date Application Valid: 11/05/2012

1. **SUMMARY**

Planning permission is sought for the erection of a part first floor and part two storey extension to the existing ground floor rear extension to form a studio flat. Although the proposal would provide adequate amenities for future occupiers the overall bulk and scale of the development is such that it would not preserve or enhance the character and appearance of the Ruislip Village Conservation area.

2. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 **Non Standard reason for refusal**

The proposed part first floor and part two storey extension, by reason of its overall size, bulk, scale, design and appearance, would represent an incongruous and visually obtrusive form of development which would be out of keeping with the existing and adjoining properties. As such, the proposal would have a detrimental impact on the character and appearance of the locally listed buildings at Nos. 54-68 High Street and the surrounding Ruislip Village Conservation Area generally, contrary to Policies BE4, BE8, BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

2 NON2 **Non Standard reason for refusal**

The proposal would fail to meet all relevant Lifetime Home Standards, contrary to Policy 3.8 of the London Plan (2011) and the Council's adopted Supplementary Planning Document HDAS: Accessible Hillingdon.

3. **CONSIDERATIONS**

3.1 **Site and Locality**

The application site is located on the south west side of High Street, Ruislip, between the junctions of King Edwards Road and Ickenham Road, and forms part of a terrace of ground floor commercial units. Some of the units have rear extensions with residential accommodation above and are accessed from the rear. The application site itself

comprises Nos. 58 and 60 High Street, a doubled fronted ground floor restaurant with a covered area and single storey extension to the rear of No.58, and 2 off-street car parking spaces and amenity space for the first floor flats above, to the rear of No. 60 High Street. To the north west lies No. 56 High Street, a bank, and to the south east lies No. 62 High Street, a retail unit. A service road lies to the rear.

The street scene is commercial in character and appearance and the application site lies within the Ruislip Village Conservation Area and the Primary Shopping Area of the Ruislip Town Centre, as designated in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007). The application site is also within an Archaeological Priority Area.

3.2 Proposed Scheme

Planning permission is sought for the erection of a part first floor and part two storey extension to the existing rear extension for use as a studio flat. The application proposal has been amended from that refused under application 13991/APP/2010/2460.

The proposed part two storey, part first floor extension would follow the configuration of the existing rear extension. The proposed new addition to the rear of No.58 is very similar to that previously refused under app ref 13991/APP/2010/2460. It has a similar footprint to the previous scheme and a small area of pitched roof to the access road elevation. The first floor side elevations would be finished in render and include a varied design of windows. The proposed studio flat would comprise a kitchen, living/bedroom and bathroom. The living room window in the side elevation would overlook the private garden area of the existing first floor flat (No. 56A).

3.3 Relevant Planning History

13991/APP/2010/2460 58 High Street Ruislip

Erection of a part first floor and part two storey extension to existing rear extension to create a studio flat.

Decision: 07-04-2011 Refused

Comment on Relevant Planning History

13991/APP/2010/2460 - was refused for a part first floor part two storey extension to form a studio flat for the following reasons:-

1. The proposed part first floor and part two storey extension, by reason of its overall size, bulk, scale, design and appearance, would represent an incongruous and visually obtrusive form of development which would be out of keeping with the existing extensions along the terrace. As such, the proposal would have a detrimental impact on the character and appearance of the locally listed buildings at Nos. 54 - 68 High Street, Ruislip and the Ruislip Village Conservation Area and the surrounding area generally, contrary to policies BE4, BE8, BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

2. The proposal would result in the loss of an off-street car parking space while the proposal fails to make provision for its replacement. As such, the proposal would be likely to result in additional on-street car parking, to the detriment of highway and pedestrian safety contrary to Policies AM7(ii) and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

4. Planning Policies and Standards

No additional policies for consideration.

UDP / LDF Designation and London Plan

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

Part 1 Policies:

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

Part 2 Policies:

BE4 New development within or on the fringes of conservation areas

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

BE21 Siting, bulk and proximity of new buildings/extensions.

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

BE24 Requires new development to ensure adequate levels of privacy to neighbours.

AM14 New development and car parking standards.

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

LPP 3.5 (2011) Quality and design of housing developments

LPP 5.3 (2011) Sustainable design and construction

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **13th June 2012**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

15 neighbours, the Ruislip Residents Association and the Ruislip Village Conservation panel were consulted by letter dated 14.5.12. No responses have been received to date.

A petition of objection has been received with 23 signatories. No detailed comments are provided as to the nature of the objection, other than to enable the opportunity to speak at the Planning Committee.

Internal Consultees

Conservation Officer:

PROPOSAL: Part first floor and part two storey extension to existing rear element to create a studio flat

BACKGROUND: The site is located in the Ruislip Village Conservation Area and forms part of a terrace of two storey Locally Listed Buildings in the Arts and Crafts style. These properties have paired, two storey wings to the rear, which appear to be original to the terrace. The area to the rear of the property also includes a number of ad hoc single storey additions and most of the other properties forming part of this two storey terrace have similar extensions. The three storey group of commercial buildings on the corner with Ickenham Road also back onto the same service area and some have two storey flat roofed rear additions. These, however, are of a different design and scale to Nos. 58-70 and as such should not be used as a precedent for similar works on this site.

COMMENT: The proposed new addition to the rear of No. 58 is very similar to that previously refused under app ref 13991/ APP/2010/2460. It has a slightly larger footprint than the previous scheme and a small area of pitched roof to the access road elevation.

Like that proposal the new additions would result in a structure that would be taller and deeper than the other secondary structures immediately adjoining this site and to the rear of this terrace. It would also have a distinctive mainly flat roof form with a deep fascia. As the service road is fully accessible it would be highly visible from the public realm. The proposed addition is considered to be of a poor design and overlarge given its immediate surroundings and hence unacceptable in conservation and design terms.

RECOMMENDATIONS: Objection to the design and size of the addition.

Officer comment: The applicant's agent have advised that the footprint is the same as that originally refused. The Conservation Officer has acknowledged that this is the case, but remains concerned about the height and bulk of the proposed extension. Strong objections are therefore maintained.

Highways Comments:

The site is located close to bus services and the nearest underground station is Ruislip.

Subject to provision of a secured and covered cycle parking space being secured through a planning condition, there is no objection from the highways perspective.

Access Officer:

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

The following access observations are provided:

1. The proposed development would result in limited living space, and could not reasonably incorporate the Lifetime Home Standards in accordance with the above policy requirements.
2. The scheme does not include provision of a downstairs WC, which would be contrary to Part M of the Building Regulations:2004. If planning permission is granted, it is unlikely that the proposal, as designed, would be permissible under the Building Regulations

Conclusion: Unacceptable.

Officer Comment: It is noted that the proposal would provide adequate internal floorspace in

relation to a studio flat for amenity reasons, however the internal layout unusual for such a unit due to the nature of the site and the split level design, which also means that a portion of the floorspace is taken up by stairs, overall it is not considered that the internal layout proposed is capable of meeting the minimum requirements of a Lifetime Home.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The proposed development would make use of existing brownfield land to create one residential unit, in accordance with National Planning Policy Framework guidance on the location of new housing and Policy H4 of the adopted UDP (Saved Policies September 2007).

7.02 Density of the proposed development

Policy 3.4 of the London Plan (July 2011) advises that Boroughs should ensure that development proposals maximise housing output having regard to local context, design principles, density guidance in Table 3.2 and public transport accessibility. Table 3.2 establishes a density matrix to establish a strategic framework for appropriate densities at different locations.

The site is located within an urban location and has a Public Transport Accessibility Level (PTAL) of 3. Taking these parameters into account, the matrix recommends a density of 200-450 hr/ha. This proposal equates to a density of 250 hr/ha. The proposal therefore satisfies the density standards as recommended by the London Plan 2011.

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

The site is located within the Ruislip Village Conservation Area. It is considered that the new additions would result in a structure that would be taller and deeper than the other secondary structures immediately adjoining this site and to the rear of this terrace. It would also have a distinctive mainly flat roof form with a deep fascia. As the service road is fully accessible it would be highly visible from the public realm. The proposed addition is considered to be of a poor design and over large given its immediate surroundings, and hence unacceptable in conservation and design terms. As such, by reason of its overall bulk and scale, the proposal would have a detrimental impact and would not preserve or enhance the character and appearance of the Ruislip Village Conservation Area. The proposal would therefore be contrary to policies BE4, BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.06 Environmental Impact

The Environmental Protection Unit have raised no objection to the proposal and the application is therefore considered acceptable in relation to policies OE1 and OE3 of the Hillingdon UDP (Saved Policies 2007).

7.07 Impact on the character & appearance of the area

There are two storey rear extensions to properties in the terrace, notably at No. 54 High Street. As such, the principle of a two storey rear extension is acceptable.

However, the revised proposal is for an extension with the same footprint as the previously refused scheme with a small area of pitched roof to the access road elevation. Like the former proposal the new additions would result in a structure that would be taller and deeper than the other secondary structures immediately adjoining this site and to the rear of this terrace. It would also have a distinctive mainly flat roof form with a deep fascia.

As the service road is fully accessible it would be highly visible from the public realm. The proposed addition is considered to be of a poor design and over large given its immediate surroundings, and hence unacceptable in conservation and design terms.

As such, by reason of its overall bulk and scale, the proposal would have a detrimental impact on the character and appearance of the surrounding area generally and would not preserve or enhance the character and appearance of the Ruislip Village Conservation Area. The proposal would therefore be contrary to policies BE4, BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.08 Impact on neighbours

Paragraph 4.9 of the Hillingdon Design & Accessibility Statement: Residential Layouts advises that all residential developments and amenity spaces should receive adequate daylight and sunlight and that new development should be designed to minimise the negative impact of overbearing and overshadowing. It goes on to advise that 'where a two storey building abuts a property or its garden, adequate distance should be maintained to overcome possible domination'. Generally, 15m will be the minimum acceptable distance between buildings. Furthermore, and a minimum of 21m overlooking distance should be maintained.

The proposed first floor rear extension would be some 4.7m from the rear elevation of No. 56a High Street. That first floor flat does not have habitable room windows in the rear elevation and as such, the proposal is considered not to have a visually intrusive and overdominant impact on the living conditions of the occupiers of that flat. No windows are proposed facing the first floor flats.

The first floor living room of the proposed window would face the private rear garden area of No. 56a High Street. However, this was not considered to be unacceptable within the previous application and due to the proximity of the flat at No.58 and also the windows on the east elevation of No.60, the pocket garden at No.56 does not enjoy a high level of privacy and its use likely reflects this. As such, the proposed extension would not cause undue harm to the privacy of this garden. It is considered therefore, on balance, that a refusal reason on loss of privacy would not be reasonable. As such the proposal is considered to comply with Policies BE20, BE21 and BE24 of the Hillingdon UDP (Saved policies) 2007.

7.09 Living conditions for future occupiers

The internal size of the proposed studio unit equates to approximately 51sq.m and this would provide adequate internal floor space to satisfy the minimum area of 33m² considered by the SPD HDAS: Residential Layouts to be the minimum necessary to provide an adequate standard of amenity for studio flats and also complies with the relevant London Plan space requirements (This also meets the standards for a 1 bedroom unit as set out within the HDAS - Residential Layouts and the London Plan). Furthermore the outlook from habitable rooms is considered acceptable. As such, the proposal would provide an adequate standard of residential accommodation, in accordance with policy BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and paragraphs 4.6 to 4.8 of the Council's Hillingdon Design & Accessibility Statement: 'Residential Layouts'. Given the location of the proposed unit, it would not be possible to provide private amenity space and the Council's policies state that where residential units are provided above commercial units in town centres, the lack of amenity space provision would be acceptable.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The proposal would not lead to a significant increase in traffic generation given its proposed use and location within a town centre. As such, the proposal would comply with

policy AM2 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

The area has a PTAL accessibility rating of 3, which means within a scale of 1 to 6, where 6 is the most accessible, the area has a reasonable accessibility level. No off-street parking has been provided. However, given the location of the site within a town centre and the size of the proposed unit, it is considered that no off-street parking spaces for the proposed unit are required.

During the consideration of the previous application the officer's report stated that the proposal would involve the loss of an existing off-street parking space and the proposal failed to make provision for its replacement. As such, the former application was refused on the grounds that the proposal would be likely to result in additional on-street car parking, to the detriment of highway and pedestrian safety, contrary to Policies AM7(ii) and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007). The applicants have since clarified that this is not the case. There is only one allocated parking space at the rear which is included in the flat lease at No.56. The proposed development would formalise this space but would not result in the loss of a space. The proposal would not therefore detrimentally affect the parking situation in the locality. Cycle parking provision has been provided. The proposed development would therefore be in accordance with policies AM2, AM7 and AM9 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.11 Urban design, access and security

With regards to access, given the location of the proposed studio flat it would not be possible to provide a fully accessible unit.

7.12 Disabled access

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

Whilst the proposed unit would meet the minimum floorspace requirements in terms of amenity for a studio flat (or indeed a one bedroom flat), the internal design is unusual for a studio flat in that it is across a split level and the stair take up a proportion of the floorspace. Having regard to this arrangement it is considered that the level of space available is insufficient to incorporate Lifetime Homes Standards in accordance with the above policy requirements. The scheme does not include provision of a downstairs WC, which would be contrary to Part M of the Building Regulations:2004. As such, the proposal would fail to meet all relevant Lifetime Home Standards, contrary to Policy 3.8 of the London Plan (2011) and the Council's adopted Supplementary Planning Document HDAS: Accessible Hillingdon.

7.13 Provision of affordable & special needs housing

The proposal falls below the threshold for affordable housing.

7.14 Trees, Landscaping and Ecology

The application does not contain any details of landscaping. Furthermore, in view of the location of the proposed dwelling partially at first floor level and partially on a service area, it is considered unnecessary to provide landscaping.

7.15 Sustainable waste management

Not applicable to this application

7.16 Renewable energy / Sustainability

Policy 5.3 of the London Plan 2011 requires the highest standards of sustainable design

and construction to be achieved. To ensure the development complies with this policy a condition could be added for the development to be built to Code for Sustainable Homes Level 3, with an interim certificate and specification provided before the commencement of works.

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

A petition of objection has been received in respect of this application.

7.20 Planning Obligations

The application proposal does not result in a net gain of 6 rooms or more and as such, financial contributions by way of a S106 are not required.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

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

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

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

The proposal would be unacceptable in terms of its visual impact and adherence to the Lifetime Homes Standards and so would not comply with the aforementioned policies of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007), this application is recommended for refusal.

11. Reference Documents

London Plan 2011.

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

Hillingdon Design & Accessibility Statement: Residential Layouts.

Contact Officer: Nicola Taplin

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.
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Site Address

**56 - 58 High Street,
 Ruislip**

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

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

Planning Application Ref:
17961/APP/2012/1008

Scale
1:1,250

Planning Committee
North Page 108

Date
**July
 2012**



HILLINGDON
 LONDON

Report of the Head of Planning & Enforcement Services

Address 9 CLIVE PARADE GREEN LANE NORTHWOOD

Development: Change of use from Use Class A1 (Shops) to Use Class A1/A3 (Shops/ Restaurants and Cafes) for use as a coffee shop involving a single storey front infill extension, new shop front and installation of external seating to front

LBH Ref Nos: 15297/APP/2012/993

Drawing Nos: Location Plan
Appendix 1
Appendix 2
Role of Coffee Shops on the High Street
Planning, Design and Access Statement
P01 P2

Date Plans Received: 25/04/2012 **Date(s) of Amendment(s):** 24/04/2012
Date Application Valid: 16/05/2012

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, number P01 P2 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 NONSC Use restriction

The premises shall be used solely as a mixed A1/A3 use class and at no time shall become an A3 use class only.

REASON

To ensure that the use is carried out and maintained as approved in the interest of safeguarding the amenities of neighbouring residential and other adjoining properties and the character of the area in compliance with policies OE1 and S6 of the adopted Unitary Development Plan Saved Policies 2007.

4 NONSC Coffee Shop and Goods Restriction

The premises shall not be used other than as a coffee bar serving coffee, other hot and cold drinks, sandwiches and similar light refreshments for consumption on or off the premises.

REASON

To ensure that the use is carried out and maintained as approved in the interest of safeguarding the amenities of neighbouring residential and other adjoining properties and the character of the area in compliance with policies OE1 and S6 of the adopted Unitary Development Plan Saved Policies 2007.

5 NONSC Food Type Restriction

No primary cooking of unprepared food shall be carried on within the premises. Only reheated or cold food that has been prepared elsewhere shall be served on the premises.

REASON

To ensure that the use is carried out and maintained as approved in the interest of safeguarding the amenities of neighbouring residential and other adjoining properties and the character of the area in compliance with policies OE1 and S6 of the adopted Unitary Development Plan Saved Policies 2007.

6 NONSC Delivery Hours

Deliveries and waste collections shall only take place between the hours of 0730 and 1900 Monday to Saturday and 0900 and 1400 on Sundays.

REASON

To ensure that the use is carried out and maintained as approved in the interest of safeguarding the amenities of neighbouring residential and other adjoining properties and the character of the area in compliance with policies OE1 and S6 of the adopted Unitary Development Plan Saved Policies 2007.

7 NONSC Hours of Use

No person shall be permitted to be on the premises outside the hours of 07.30 and 1900 Monday to Saturday and 0900 and 1800 on Sunday and no alcoholic drinks shall be displayed or served on the premises.

REASON

To ensure that the use is carried out and maintained as approved in the interest of safeguarding the amenities of neighbouring residential and other adjoining properties and the character of the area in compliance with Policies OE1 and S6 of the adopted Unitary Development Plan Saved Policies 2007.

8 NONSC Control of Music

No music and or amplified sound within the premises shall be audible from inside surrounding or adjacent premises between the hours of 19.00 and 08.00.

REASON

To ensure that the use is carried out and maintained as approved in the interest of safeguarding the amenities of neighbouring residential and other adjoining properties and the character of the area in compliance with policies OE1 and S6 of the adopted Unitary Development Plan Saved Policies (September 2007).

9 M2 External surfaces to match existing building

The materials to be used in the construction of the external surfaces of the development

hereby permitted shall match those used in the existing building.

REASON

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

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 make it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

2 I53 Compulsory Informative (2)

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

BE4	New development within or on the fringes of conservation areas
AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE28	Shop fronts - design and materials
S6	Change of use of shops - safeguarding the amenities of shopping areas
S11	Service uses in Primary Shopping Areas
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
AM14	New development and car parking standards.
LPP 4.7	(2011) Retail and town centre development
LPP 4.8	(2011) Supporting a Successful and Diverse Retail Sector
LPP 5.3	(2011) Sustainable design and construction
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

3. CONSIDERATIONS

3.1 Site and Locality

The application property comprises a ground floor retail unit on the northern side of Green

Lane. It is within a designated Primary Shopping Area within Northwood (Green Lane) Town Centre and is also within Northwood (Green Lane) Conservation Area.

The site is thus within a town centre location, and comprises a retail unit on the ground floor with two floors of accommodation above, similar to the other properties in this stretch of the road.

The ground floor retail unit is currently vacant having been previously occupied as a beauty salon.

Given the town centre location there is no on-street parking availability to the front of the premises.

3.2 Proposed Scheme

The application site provides 76m² of floorspace on ground floor level. The proposal is to change the use from Class A1 to Class A1/A3 to accommodate a coffee shop. The proposal would amalgamate with the adjoining existing Costa Coffee unit to form a larger unit. The counter would be located to the middle of the two units. The counter includes retail display units. Both units would provide internal and external seating. Unit 8 would provide space for two customer toilets and back of house space. Unit 9 would provide space for an office/staff area and storage and a staff toilet.

The proposal includes a new shopfront with a stallriser to match the existing Costa Coffee unit. A new brown aluminium frame shopfront would be installed; the recessed door would become flush with the rest of the shopfront. The space for a fascia sign would be reduced to reflect the design of the adjacent unit.

3.3 Relevant Planning History

15297/A/93/3108 9 & 9a Clive Parade Green Lane Northwood
Installation of a non-illuminated acrylic fascia sign

Decision: 17-11-1993 Approved

15297/ADV/2007/162 9a Clive Parade Green Lane Northwood
INSTALLATION OF INTERNALLY ILLUMINATED (LETTERS ONLY) FASCIA SIGN

Decision: 15-02-2008 Approved

Comment on Planning History

Planning application 26890/APP/2007/773 was granted for the change of use of unit 8 from A1 to mixed A1/A3 in 2007.

4. Planning Policies and Standards

No additional policies for consideration

UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

BE4	New development within or on the fringes of conservation areas
AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
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S6	Change of use of shops - safeguarding the amenities of shopping areas
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OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
AM14	New development and car parking standards.
LPP 4.7	(2011) Retail and town centre development
LPP 4.8	(2011) Supporting a Successful and Diverse Retail Sector
LPP 5.3	(2011) Sustainable design and construction
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **20th June 2012**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Neighbours - 1 letter of comment. Whilst no objection is raised it is requested that the opening hours be restricted to avoid early mornings and late nights and the use of the external seating area should not be allowed after 9pm.

Internal Consultees

ACCESS OFFICER:

The proposed change of use demonstrates a good standard of accessibility on plan. No additional comments are necessary from an accessibility perspective.

Conclusion: acceptable.

The Council's DESIGN AND CONSERVATION Team have commented on the proposal and consider it acceptable:

Background: This is a shop front within a 1970s commercial block, in the Green lane Conservation Area.

Comments: There are no objections to the proposed change of use. The infill extension and the external seating would have minimal impact on the character and appearance of the street scene.

Therefore, there are no objections from a conservation point of view.

The scheme also proposes a metal shop front with stall risers, similar to the existing No. 9, and as such there would be no objections to the same. The comments re the new fascia are part of a separate advertisement consent application.

Conclusion: Acceptable.

The Council's TREES AND LANDSCAPE Team have commented on the proposal and consider it acceptable:

LANDSCAPE CONTEXT:

The site is the vacant retail unit occupying the ground floor of a building in Northwood High Street. There is no external space attached to the property and no trees or other vegetation on, or close to, the site. The site lies within the area covered by Northwood Town Centre Conservation Area.

PROPOSAL:

The proposal is to change the use of the ground floor from a shop to a Costa coffee shop.

LANDSCAPE CONSIDERATIONS:

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

- The proposed change of use will affect the interior of the building only.
- No trees or other landscape features of merit will be affected by the development and the proposal will have little visual impact when viewed from the public realm.
- There is no opportunity for landscape enhancement as part of this town centre site.

RECOMMENDATIONS:

No objection and, in this case, no need for landscape conditions.

EPU -

I do not wish to object to this proposal.

I would recommend the same conditions as imposed on the existing use at 8 in the interests of consistency.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy S6 states changes of use applications will be granted where: a frontage of design appropriate to the surrounding area is maintained or provided; the use would be compatible with neighbouring uses and will not cause unacceptable loss of amenity to nearby residential properties; and would have no harmful effect on road safety or worsen traffic congestion. The proposed external alterations to the building including an infill extension would not appear out of keeping with the existing building or impact unduly on the visual amenities of the surrounding area. Loss of residential amenity and highway issues are dealt with elsewhere in the report and as such, the proposal is considered to comply with all the criteria listed in Policy S6 of the UDP (Saved Policies September 2007).

Policy S11 establishes the criteria where service use would be permitted in primary shopping frontages. To maintain the viability of the retail function of a centre, class A1

units should be separated by no more than 12m and at least 70% of the remaining frontage should be in A1 use. Clive Parade contains 11 units. The Council's shopping survey undertaken in July 2011 identifies two units to be in non-A1 use. These are identified as a dental practice and one A3 use. The shopping survey identifies the adjacent Costa Coffee shop as an A1 use. Of the 35 units within the Primary Shopping Area, 15 are in non retail use, (42%). However, as demonstrated by the supporting Planning Design and Access Statement, coffee shops play a positive role when the health and prospects of town centres are assessed. It is generally accepted that coffee shops have a similar footfall to mainstream retail units therefore providing a significant contribution toward the patronage of shopping areas as a whole. It is also the case that this proposal is a hybrid A1/A3 use as food would only be re-heated on the premises. To ensure only a coffee shop is implemented as part of this consent the permission is recommended to be conditioned as a hybrid A1/A3 use only. It is therefore considered that the application proposal would positively contribute to the vitality and viability of the Primary Shopping Area.

Conclusion

The proposal would provide an appropriate use within a town centre location suitable for this primary shopping area. The proposed use would contribute to the vitality and viability of the centre and would not result in an undue concentration of non A1 retail units.

7.02 Density of the proposed development

Not applicable to this application.

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

Policy BE13 of the UDP (Saved Policies September 2007) requires new development to harmonise with the appearance of the existing street scene and area, and Policy BE15 requires alterations to existing buildings to harmonise with the scale, form, architectural composition and proportions of the original building. Furthermore Policy BE4 requires development to preserve and enhance the character of Conservation Areas.

The application site is located within the Northwood (Green Lane) Conservation Area. The Council's Conservation Officer has confirmed that there are no objections to the proposed change of use. The infill extension and the external seating area are considered to have minimal impact on the character and appearance of the street scene. Therefore, the application is considered to preserve and enhance the character of the Conservation Area in accordance with Policies BE4, BE13 and BE15 of the Hillingdon UDP.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.06 Environmental Impact

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Policy BE13 of the Adopted Hillingdon UDP (Saved Policies, September 2007) states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene. The infill extension and the external seating would have minimal impact on the character and appearance of the street scene and as such would comply with Policy BE13 of the Hillingdon UDP..

The scheme also proposes a metal shop front with stall risers, similar to the existing No. 9. The proposed alterations to the shopfront are considered to comply with the advice set out in the Council's guidance Shopfronts, and as such there would be no objections to the

same.

7.08 Impact on neighbours

Policy OE1 states permission will not be granted for uses which are likely to become detrimental to the character or amenities of surrounding properties and Policy OE3 states buildings or uses which have the potential to cause noise annoyance will only be permitted if the impact can be mitigated.

The Council's Environmental Protection Officer has not raised an objection to the application subject to appropriate conditions being imposed. These conditions are identical to those imposed on No. 8 Clive Parade and control hours of operation. Therefore subject to these conditions the proposal is considered to accord with Policies OE1 and OE3 of the UDP (Saved Policies September 2007).

Policy S6 states changes of use applications will be granted where; a frontage of design appropriate to the surrounding area is maintained or provided; the use would be compatible with neighbouring uses and will not cause unacceptable loss of amenity to nearby residential properties; and would have no harmful effect on road safety or worsen traffic congestion.

The proposal would not have any adverse impact in respect of any of these matters, given its town centre location.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

It is considered that the proposal would not give rise to any harm in terms of traffic impact or pedestrian safety in this central location. The external seating area to the front of the unit is an extension of that approved on the adjoining property. There is sufficient space between this seating area and the edge of the highway to ensure that pedestrian safety is not compromised. As such the proposal is considered acceptable in this respect.

There is no off street car parking immediately associated with this unit, and there is no scope for parking immediately outside of the premises. The existing access and servicing arrangements would remain as per the existing retail uses. In this respect, it is therefore considered that there would be no conflict with policies AM7 and AM14 of the UDP (Saved Policies September 2007).

7.11 Urban design, access and security

Not applicable to this application.

7.12 Disabled access

The Design and Access Statement submitted with the application confirms the proposal has been designed with suitable facilities to enable safe and convenient use by people with disabilities. However, it is recommended that if permission were to be granted an informative is added advising the applicant of the need to comply with The Building Regulations Part M 'Access to and use of Buildings'. Therefore the proposal would comply with the intentions of the Council's HDAS: Accessible Hillingdon.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

No trees or other landscape features of merit would be affected by the development and the proposal will have little visual impact when viewed from the public realm. There is no opportunity for landscape enhancement as part of this town centre site. As such the

proposal is considered acceptable in accordance with Policy BE38 of the Hillingdon UDP.

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

Policy OE1 states that permission will not be granted for uses which are likely to become detrimental to the character or amenities of surrounding properties and Policy OE3 states buildings or uses which have the potential to cause noise annoyance will only be permitted if the impact can be mitigated. The Environmental Protection Officer has not raised an objection to the application subject to a number of safeguarding conditions being applied relating to the hours of operation, extract ventilation systems and odour control, noise, deliveries and litter, in order to safeguard the amenity of residents and the surrounding area.

7.19 Comments on Public Consultations

The issues raised have been addressed in the main report.

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None

8. Observations of the Borough Solicitor

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

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

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

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

Article 14 states that the rights under the Convention shall be secured without

discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

10. CONCLUSION

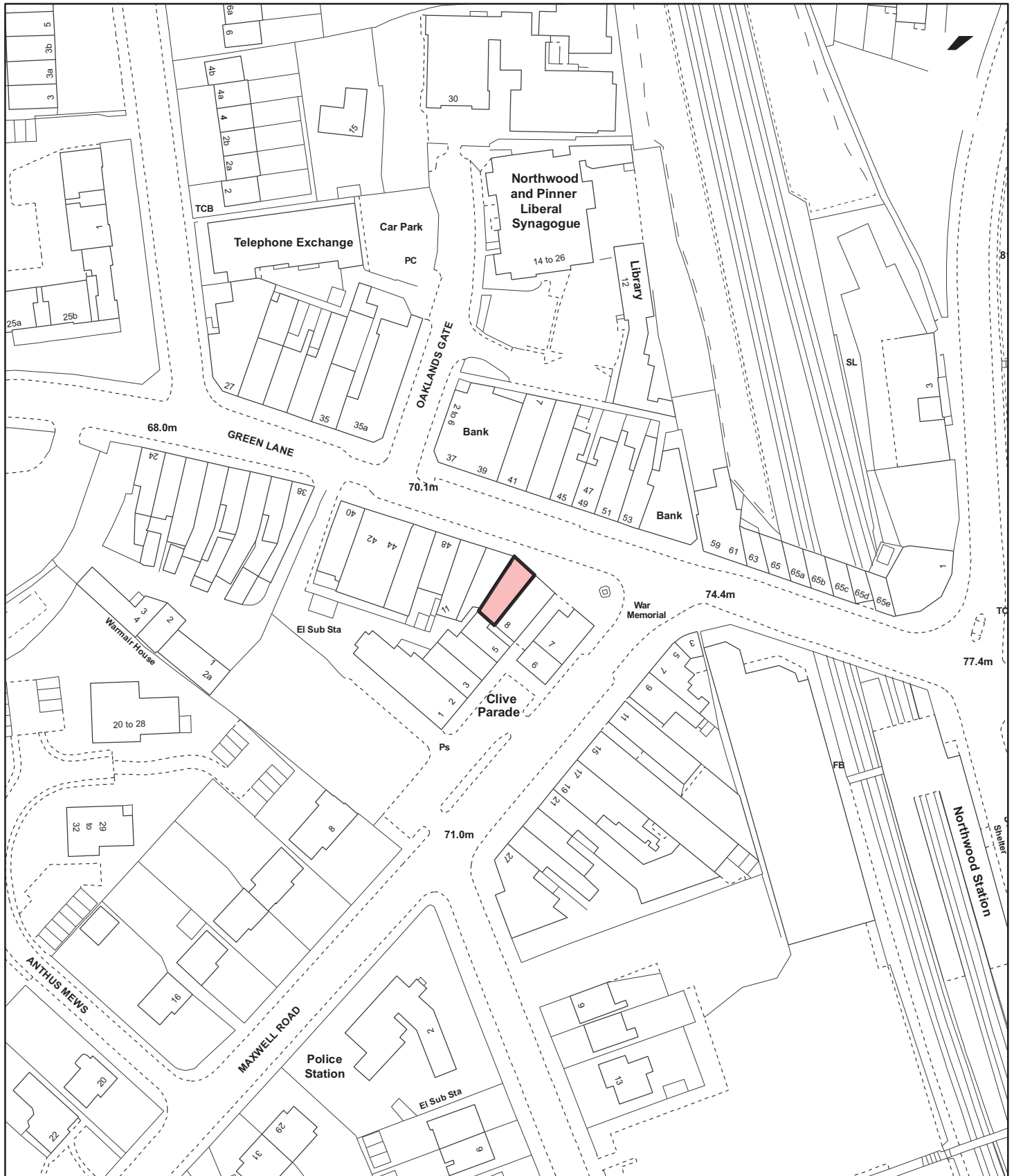
It is considered that the use is appropriate to the town centre and that it would contribute to its vitality and viability. Furthermore the proposed infill extension and alterations are considered to respect the character and appearance of the property and the street scene and the character and appearance of the Conservation Area would be preserved and enhanced. Subject to appropriate conditions it would not give rise to any adverse impact on the amenities of adjoining occupiers and the parking/traffic generation for this use is considered acceptable in this town centre location.

11. Reference Documents

Adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007),
London Plan (July 2011),
Council's Adopted Car Parking Standards (Annex 1, Hillingdon Unitary Development Plan, Saved Policies, September 2007).

Contact Officer: Nicola Taplin

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**9 Clive Parade,
Green Lane, Northwood**

Planning Application Ref:

15297/APP/2012/993

Planning Committee

North Page 119

Scale

1:1,250

Date

**July
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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likely different frontage treatments of the two properties in the future, would no longer read as a subordinate extension to No. 111 Parkfield Crescent. As such, the proposed attached house would appear as an unduly cramped and incongruous addition within the street scene, resulting in the formation of an unbalanced and awkward terrace, which would be compounded by the introduction of a front porch which would appear to straddle both front elevations fails to harmonise with the more spacious character of the semi-detached properties that characterise the area. The proposal would therefore harm the visual amenities of the street scene, contrary to Policies BE13 and BE19 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Hillingdon's HDAS: 'Residential Layouts'.

2 NON2 Non Standard reason for refusal

The proposed attached house, by reason of its restricted internal floor area, would fail to provide a suitable standard of residential amenity for future occupiers and not be capable of satisfying Lifetime Homes standards, contrary to Policy BE19 of the Adopted Hillingdon Unitary Development Plan Saved Policies (September 2007), Policies 3.5 and 3.8 of the London Plan (July 2011), the Mayo's Draft Supplementary Planning Guidance: Housing (December 2011) and the Council's Supplementary Planning Documents HDAS: 'Accessible Hillingdon'.

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

NPPF	National Planning Policy Framework (March 2012)
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 5.7	(2011) Renewable energy
LPP 5.13	(2011) Sustainable drainage
LPP 5.15	(2011) Water use and supplies
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the

	area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

3. CONSIDERATIONS

3.1 Site and Locality

Parkfield Crescent forms a residential crescent on the eastern edge of the Borough which is accessed from Field End Road. The application site is located on the eastern side of Parkfield Crescent, some 15m to the north of a right angle bend in the road and forms one of a pair of semi-detached properties. The two storey extension/building has been substantially erected on site, together with a rear dormer to the main roof of the original dwelling. The other semi-detached property, No. 109 is sited to the north and has a single storey rear conservatory. The Borough boundary runs along the rear boundary of the site and is adjoined at the rear by a service road which lies within the London Borough of Harrow. The site forms part of the 'developed area' as identified in the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

3.2 Proposed Scheme

This application seeks planning permission to use an attached two storey side extension/building as a one-bedroom house.

This scheme differs from a previous application to use an approved two storey side extension as a self-contained house in that the number of bedrooms has been reduced from two to one, with the first floor front bedroom now shown as a first floor bathroom, a 1.55m wide, 1.28m deep and 2.39m high flat roof porch has been added to the front of the proposed dwelling and one off-street car parking spaces are shown to the proposed and retained houses, both in the front gardens and at the end of the rear gardens. Although they are all marked as existing, the spaces have not been installed at the rear. There has also been minor alteration to the alignment of the new boundary between NO. 111 Parkfield Crescent and the proposed dwelling.

3.3 Relevant Planning History

Comment on Relevant Planning History

An application for a part two storey, part single storey side/rear extension and single storey rear extension with two rooflights, involving the demolition of an existing detached side garage and rear extension was approved on 10/11/12 (68057/APP/2011/2238).

This was followed by an application to use the two storey attached extension/building as a separate two bedroom dwelling (68057/APP/2011/2934). This was refused on 20th March 2012 for the following reasons:-

1. The proposed development, with the introduction of a separate front door, subdivision of the plot, separate parking space and likely different frontage treatments of the two properties in the future, would no longer read as a subordinate extension to No. 111 Parkfield Crescent. As such, the proposed attached house would appear as an unduly cramped and incongruous addition within the street scene, resulting in the formation of an unbalanced and awkward terrace, which fails to harmonise with the more spacious character of the semi-detached properties that characterise the area. The proposal would therefore harm the visual amenities of the street scene, contrary to Policies BE13 and BE19 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Hillingdon's HDAS: 'Residential Layouts'.

2. The proposed attached house, by reason of its restricted internal floor area, would fail to provide a suitable standard of residential amenity for future occupiers, contrary to Policy BE19 of the Adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 3.5 and Table 3.3 of the London Plan (July 2011) and to the Council's Supplementary Planning Documents HDAS: 'Accessible Hillingdon'.

3. The proposed house would fail to satisfy Lifetime Homes standards and as such would fail to adequately meet the needs of disabled persons, contrary to Policy 3.8 of the London Plan (July 2011) and the Council's Supplementary Planning Document: Accessible Hillingdon, January 2010.

4. The development fails to provide adequate off-street parking for the new dwelling and the existing house at No. 111 Parkfield Crescent. As such, it is considered that the proposal would be likely to give rise to additional demand for on-street parking in an area which is poorly served by public transport. The proposal therefore fails to comply with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and the Council's Adopted Car Parking Standards.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

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

PT1.16 To seek to ensure enough of new residential units are designed to wheelchair and mobility standards.

PT1.39 To seek where appropriate planning obligations to achieve benefits to the community related to the scale and type of development proposed.

Part 2 Policies:

NPPF	National Planning Policy Framework (March 2012)
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 5.7	(2011) Renewable energy
LPP 5.13	(2011) Sustainable drainage
LPP 5.15	(2011) Water use and supplies
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

22 neighbouring properties were consulted and 11 responses have been received, making the following comments:-

- (i) The proposal, using the extension/building as a separate dwelling would appear cramped and out of keeping with the spacious character of the rest of the street which comprises all semi-detached houses, with the exception of one detached house. This application, if approved, would create an unbalanced 3 house terrace which would be an eyesore,
- (ii) The proposed porch with a front door for the existing house and a side door for the new house is contrived and the new house will still look unsightly and out of keeping with existing properties on Parkfield Crescent,
- (iii) Proposal would overlook neighbouring house at 109 Parkfield Crescent,
- (iv) Main difference to plans is that the number of bedrooms has been reduced from two to one, but this can easily be increased back to two if developer gains permission for these two properties. The developer has also installed a dormer into the loft space of the original house, increasing the number of bedrooms without permission and effectively affording the same number of bedrooms as previously,
- (v) House would still only provide 50sqm, which represents a serious shortfall in satisfying minimum standards of the London Plan and would not afford an adequate quality of life for its future occupiers,
- (vi) On street parking is limited and there is not sufficient space to allow extra cars to park. The developer has suggested that off-street parking will be provided within the existing plot of 111 Parkfield Crescent, but there is not enough space at the front of the site, suggesting that the developer intends to use the rear of the back garden which has been cleared of trees, bushes and a large mound without permission. This would entail accessing the site from the rear service road which is within the London Borough of Harrow which might soon be gated and I have been advised that this would also require separate planning permission which has not been granted,
- (vii) Application form is incorrect as this states that there are no trees or hedges on or adjacent to the proposed development site and/or that could influence the development or might be important as part of the local landscape character. Developer has destroyed an earth bank and trees, adversely affecting the character of the area and removing bird and wildlife habitat,
- (viii) No site notice has been posted on any lamp post or public place,
- (ix) When constructing the loft conversion (which I still do not know if permission was required for this or not) the builders have caused damage to my property on two occasions, with the knocking through of walls which could be a fire risk,
- (x) Proposal will exacerbate existing problems with the sewers blocking,
- (xi) The site is untidy and skip has not been emptied for weeks and is overflowing with rubbish spilling into street,
- (xii) Previous officer's report indicated that the Council's Planning Enforcement and Anti-social behavioural team would be investigating any breaches, but no action has been taken,
- (xiii) Proposal would de-value neighbouring property as it would become an end of terrace property,
- (xiv) Application seems no different from last application that was turned down by the Council,
- (xv) Latest site plan shows two existing car parking spaces at the end of the back gardens with access via the rear 'access road'. Before work commenced on current extension, there was a 20m foot high boundary hedge and fence across full width of the original rear garden of No. 111 which was cut down by the builders,
- (xvi) Access road is solely for use by residents of Torbay Road, within adjoining London Borough of Harrow. No other properties in Parkfield Crescent have any rear access for parking and I doubt if Harrow Council would be happy with non-residents using their facilities. My understanding was that access only needed temporarily for the delivery of building materials and would be closed off again once work complete,
- (xvii) Use of rear access will make neighbourhood less safe,

- (xviii) Use of rear access will result in disturbance and reduce amenity,
- (xx) Porch extension involves tight right hand bend behind the door so would not be wheelchair accessible,
- (xxi) Front door has already been built in different position,
- (xxii) Pavement is used to dump rubbish,
- (xxiii) Application should be considered at committee.

Cllr Shirley Harper-O'Neill: Requests that this application is presented to committee.

South Ruislip Residents' Association: No response.

London Borough of Harrow: No response

MoD Safeguarding - RAF Northolt: There are no safeguarding objections to this proposal.

Internal Consultees

Access Officer:

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

The proposal dwelling would be acceptable for visitors using wheelchairs, however, to incorporate all 16 Lifetime home standards (e.g. provision for a through floor lift or temporary bed space) into the proposal would likely result in a home with insufficient Gross Internal Floor Area.

The Lifetime Home Standards could not reasonably be incorporated within the proposed self-contained house.

Conclusion: Unacceptable

7. MAIN PLANNING ISSUES

7.01 The principle of the development

This is an established residential area where there would be no objection in principle to the creation of additional residential units, subject to the scheme satisfying normal development control criteria. These are dealt with in the various sections of the report.

7.02 Density of the proposed development

Policy 3.4 of the London Plan (July 2011) advises that Boroughs should ensure that development proposals maximise housing output having regard to local context, design principles, density guidance (contained in Table 3.2 of the London Plan) and public transport accessibility. Table 3.2 identifies a density matrix to establish a strategic framework for appropriate densities at different locations.

The density matrix is only of limited value when looking at small scale infill development such as that proposed within this application. In such cases, it is often more appropriate to consider how the scheme harmonises with its surroundings. However, the site is located within a suburban area and has a Public Transport Accessibility Level (PTAL) of 1a (where 6 is the most accessible and 1 the least). Using the Mayor's guidance, taking the smallest average habitable room unit size of 2.7 - 3.0, the matrix recommends a density of 50 - 75 u/ha and 150-200 hr/ha. This proposal equates to a density of 68 u/ha and 136 hr/ha, which is below the Mayor's habitable room guidance.

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

Not applicable to this site.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

The site is not located within or close to the Green Belt and therefore no Green Belt issues are raised by this application.

7.07 Impact on the character & appearance of the area

Parkfield Crescent forms a residential crescent which has a fairly uniform character, mainly comprised of semi-detached properties with a defined front building line and similar plot widths, separated by shared drives which give vehicular access to garages in their rear gardens. No. 111 Parkfield Crescent is one of the more unusual properties in the street in that it has a wider frontage which allowed a detached garage to be provided at the side of the house.

It was previously noted in the officer's committee report on the previous application (68057/APP/2011/2934) that the proposed attached house would have an identical footprint, bulk and overall design as compared to the two storey extension approved on 10/11/2011 (68057/APP/2011/2238), with the only external difference to the building being to the fenestration detail and door openings. The extension was set back at first floor level and therefore considered to have an acceptable subordinate appearance and was set off the side boundary by 1m to leave an appropriate undeveloped gap in accordance with Policy BE22 of the saved UDP.

However, as a new attached house, it was previously considered that the two storey building would no longer be read as an extension, with boundary fencing marking the boundaries, different treatment of the front elevations and gardens, proposed inclusion of a an additional front door, separate parking provision etc. The original 9.3m plot width would be sub-divided into 4.8m and 4.5m wide plots. This compares to the relatively uniform typical plot width along this part of Parkfield Crescent of 6 to 7m. Also, the semi-detached houses have typical front elevation widths of 4.9 to 5.5m as compared to the 3.4m width of the new house. As such, it was considered that as a new house, the development would appear unduly cramped within the street scene, with a cluttered appearance, given the siting and proximity of the front doors. Furthermore, the proposal would introduce a terrace into Parkfield Crescent. It was considered that the resultant terrace would have an un-balanced appearance and taken together with the very cramped appearance of the new attached house, the proposal would appear as an incongruous and awkward addition to the street scene, detrimental to its visual amenities.

The current proposal attempts to overcome the first reason for refusal of the previous scheme with the addition of a front porch in the hope that this would help to conceal the appearance of the use as two separate dwellings by hiding one of the front doors. Also, in a covering letter, the agent suggests that a condition could be attached which would prevent the subdivision of the plot at the front.

The porch would incorporate the front door into the proposed house on its side. It is considered that it would only be partially successful as the two doors would still be seen in close proximity to one another and still discernible as such from the south. The porch would also appear as an awkward addition as it partially encroach upon the main front elevation of No. 111 Parkfield Crescent. Although a condition could prevent the physical subdivision of the front gardens, with different occupiers, the front gardens would be likely

to take on different characters, readily identifying the two separate dwellings which would accentuate the cramped nature of the proposal. Furthermore, with separate owners, it is likely that the external appearance of the two front elevations would alter and differ over time, again accentuating the narrow, incongruous frontage of the proposed dwelling. Unlike a restriction on the subdivision of the front gardens, it is considered that a condition to control the maintenance and treatment of the frontages of the separate properties would not be enforceable.

The use of two storey side extension as a separate dwelling and the proposed porch would therefore be harmful to the character and appearance of the street scene, contrary to policies BE13 and BE19 of the adopted Unitary Development Plan Saved Policies (September 2007) and the Hillingdon HDAS: 'Residential Layouts'. The first reason for refusal of the previous application has not been fully overcome.

7.08 Impact on neighbours

As previously considered, the building works have already been granted permission as an extension. As such, the impact of the development in terms of potential for overdominance and loss of sunlight have already been considered and found to be acceptable. As regards the potential for overlooking, the only material difference between the proposed building works is a side window in the new house which would serve a bathroom. However, as this would be at ground floor level, any potential for the loss of privacy to the neighbouring property at No. 113 could be mitigated with suitable boundary fencing which could be controlled by condition.

As regards the potential for additional noise and general disturbance, it is considered that there would be no significant difference between the plot being used as one large house as compared to two smaller houses. As such, the scheme complies with Policies BE20, BE21, BE24 and OE1 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.09 Living conditions for future occupiers

In order for new residential units to provide an adequate standard of residential accommodation, the London Plan (July 2011) and the Council's HDAS: 'Accessible Hillingdon' establish minimum floor space standards. However, these documents do not include a standard for a one-bedroom house, with minimum floor areas only specified for two or more bedroom houses. The nearest comparable standard is for a one-bedroom flat, which should provide a minimum internal floor space of 50sqm. The internal floor area of the proposed house is 52.2sqm. Furthermore, all the proposed habitable rooms would provide adequate outlook and natural lighting for the future occupiers of the property. As regards amenity space, both properties would provide 63sqm of rear amenity space which is adequate to satisfy the Council's standards for a 2 to 3 bedroom house.

The Mayor has also published Draft Supplementary Planning Guidance: Housing (December 2011) which provides more detailed guidance and specifies that the combined minimum floor area for the living, dining and kitchen spaces for a two person unit should be 23sqm and the minimum floor area of a double bedroom should be 12sqm. The proposal, with its kitchen and lounge would have a combined area of 15.3sqm and the first floor bedroom would be 10.4sqm. As such, the proposed space would not satisfy the Mayor's guidelines.

Furthermore, Policy 3.8 of the London Plan (July 2011) advises that all new housing development should be built in accordance with Lifetime homes standards. Further guidance on these standards is provided within the Council's Supplementary Planning Document: Accessible Hillingdon, January 2010.

The Council's Access Officer advises that although the proposed dwelling would be acceptable for visitors using wheelchairs, to incorporate all 16 Lifetime home standards into the proposal such as provision for a through floor lift or a temporary bed space, there would be insufficient floor space remaining to allow the proposed property to provide adequate internal floor space to afford an adequate standard of residential amenity.

Therefore, Lifetime Home Standards could not reasonably be incorporated within the proposed self-contained house. As such, the proposal fails to provide an adequate standard of residential amenity for its future occupiers and fails to satisfy Lifetime Homes standards, contrary to Policies 3.8 of the London Plan, Policy BE19 of the Council's Adopted Hillingdon Unitary Development Plan Saved Policies (September 2007), the Mayor's Draft Supplementary Planning Guidance: Housing (December 2011) and the Council's Supplementary Planning Document: Accessible Hillingdon, January 2010. The second and third reasons for refusal of the previous application have not been fully overcome.

7.10 Traffic impact, car/cycle parking, pedestrian safety

This is an area that has a low PTAL score of 1a (where 6 represents the highest level of accessibility and 1 the lowest).

The application shows an off-street car parking space in the front gardens of the proposed dwelling and the retained house and shows existing spaces (1 per dwelling) at the end of each of the rear gardens, accessed from the adjoining rear service road to give a total of 2 spaces per unit, in compliance with the Council's maximum off-street car parking standards. Of these, it is only the front garden spaces that have already been installed.

There is nothing to suggest that the proposed spaces in the rear garden would be prevented from being accessed from the adjoining service road. The proposed house would therefore have adequate off-street parking to satisfy the Council's maximum parking standards.

Although 111 Parkfield Crescent is not included within the application site boundary and therefore no control could be exercised to secure the implementation of the second space at the rear, it is considered that the scheme has demonstrated that adequate space could be available for a second space if the occupiers had need.

It is therefore considered that the scheme complies with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and the Council's Adopted Car Parking Standards and has overcome the fourth reason for refusal of the previous application.

7.11 Urban design, access and security

- Private amenity space

Design guidance requires two and three bedroom houses to provide a minimum of 60sqm of usable amenity space. The plans show that No. 111 Parkfield Avenue would retain 79sqm of its rear garden and the new house would have 74sqm of rear amenity space. Furthermore, it is considered that this amenity space would be usable, receiving adequate levels of sunlight.

7.12 Disabled access

This is dealt with in Section 7.09 above.

7.13 Provision of affordable & special needs housing

Not applicable to this application, given the nature of the proposed development.

7.14 Trees, Landscaping and Ecology

It appears that a number of trees have been removed to the rear of the site, but trees at the rear of gardens on Parkfield Crescent are generally immature, self-seeded, often multi-stemmed and have no great amenity value. The Council's Tree Officer has previously advised that these trees would not/would not have constrained the development.

Extensive hardstanding in the front gardens of properties is characteristic of Parkfield Crescent. A condition could have been added to ensure that a front garden landscaping scheme would have been submitted, had the application not of been recommended for refusal. As such, the scheme complies with Policy BE38 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.15 Sustainable waste management

There is no requirement for proposals for houses with individual curtilages to identify where refuse will be stored as this would be largely a matter for the new occupiers. However, the submitted plans do show that there would be available space within the front garden with one off-street parking space.

7.16 Renewable energy / Sustainability

Had the application not of been recommended for refusal, a condition could have been added to any permission, requiring details of a scheme to demonstrate how Code 3 for Sustainable Homes could be satisfied.

7.17 Flooding or Drainage Issues

The application does not lie within an area prone to flooding. A condition could have been added to any grant of permission to ensure a sustainable drainage scheme was provided.

7.18 Noise or Air Quality Issues

This application raises no specific noise or air quality issues.

7.19 Comments on Public Consultations

The matters raised in the consultation responses have mainly been dealt with in the main report. The only exceptions to this are:- point (iv) and (xxi) which are noted, the display of a notice on site is not a statutory requirement (point viii), points (ix), (x), (xi), (xiii) and (xxii) do not raise specific planning matters, as regards point (xiii), this matter is on-going and as regards points (xvii and Xviii), the use of the service road by two additional properties is not likely to have any significant greater impact on crime/incidence of anti-social behaviour and disturbance than current usage.

7.20 Planning Obligations

Given the scale and nature of the scheme, there would be no requirement for a contribution in accordance with Policy R17 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.21 Expediency of enforcement action

The site is subject to an enforcement investigation.

7.22 Other Issues

There are no other relevant planning issues raised by this application. Although some local residents have raised planning enforcement concerns these are not matters which can be addressed through this planning report.

8. Observations of the Borough Solicitor

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

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

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

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

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

9. Observations of the Director of Finance

10. CONCLUSION

Although the two storey attached development is acceptable as an extension, it is not acceptable as an attached house. It has been designed as a subordinate extension and as an attached house, the development appears unduly cramped in a road which has a reasonably uniform character, mainly comprising semi-detached houses of a similar size and more spacious siting, separated by their shared drives. This would be compounded by the introduction of the proposed porch which would appear as an awkward addition on an unbalanced terrace which would further accentuate the incongruous addition into the road. Furthermore, the house does not satisfy the Mayor's draft minimum floor space standards for living dining and kitchen space and bedroom space and the Access Officer advises that the floor space would be restricted if all 16 Lifetime Homes standards were implemented.

The application is therefore recommended for refusal.

11. Reference Documents

NPPF (March 2012)
London Plan (July 2011)
Mayor's Draft Supplementary Planning Guidance: Housing (December 2011)
Adopted Hillingdon Unitary Development Plan Saved Policies (September 2007)
HDAS: Residential Layouts (July 2007) & Accessible Hillingdon (January 2010)
Consultation responses

Contact Officer: Richard Phillips

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

**LFPO 111 Parkfield Crescent,
Ruislip**

Planning Application Ref:

68057/APP/2012/868

Planning Committee

North Page 133

Scale

1:1,250

Date

**July
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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By virtue of paragraph(s) 6 of Part 1 of Schedule 12A
of the Local Government (Access to Information) Act 1985 as amended.

Document is Restricted

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Plans for North Planning Committee

8th August 2012



HILLINGDON
LONDON



INVESTOR IN PEOPLE

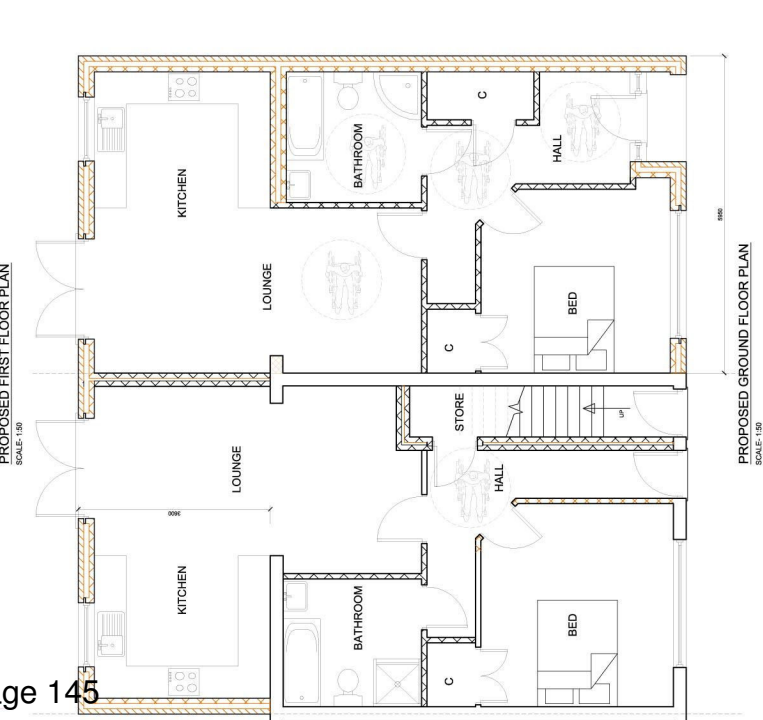
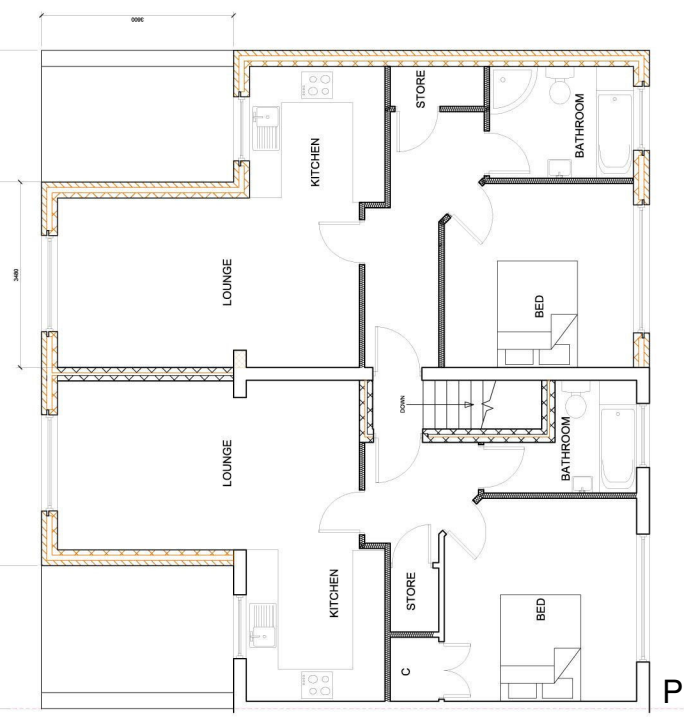
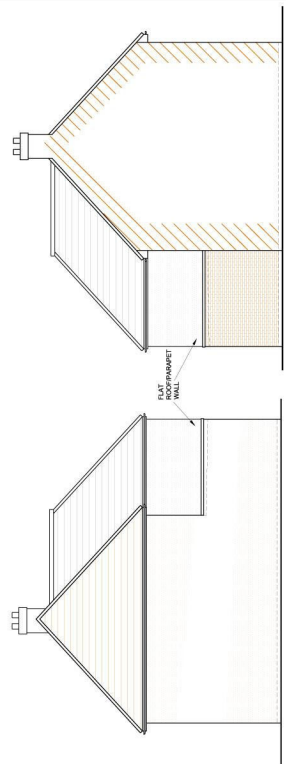
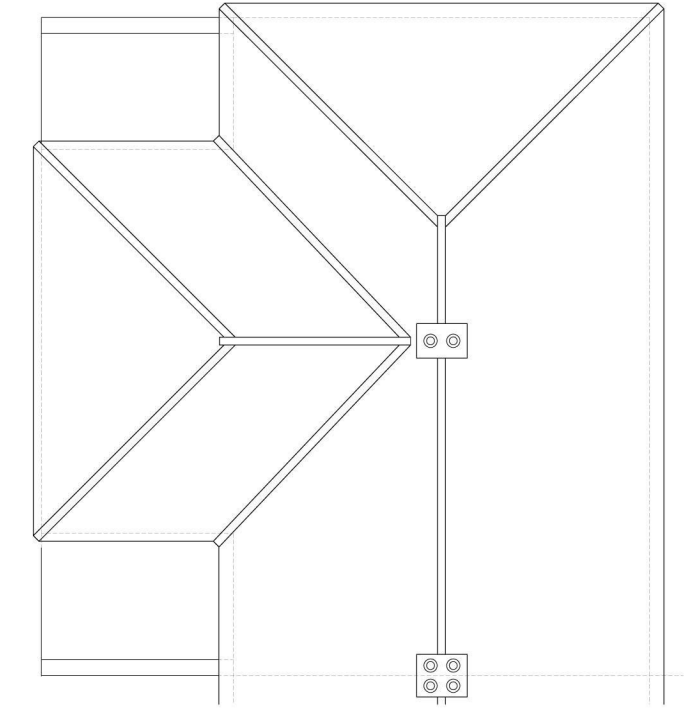
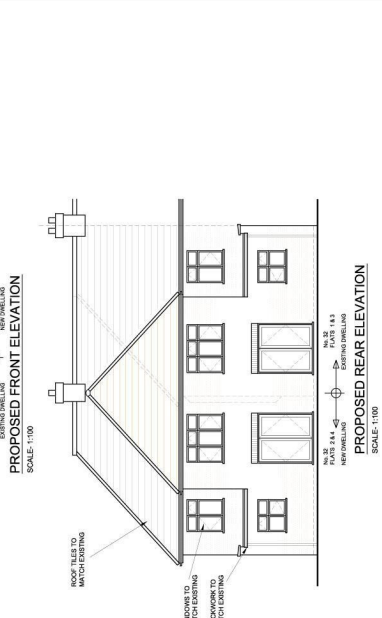
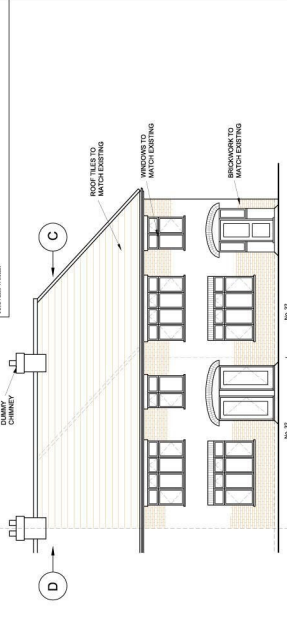
www.hillingdon.gov.uk

Page 143

Report of the Head of Planning & Enforcement Services

Address	32 EAST MEAD, RUISLIP
Development	Conversion of existing dwelling into 2 x 1 bed self contained flats to include part two storey, part single storey rear extension and two storey extension to side to create 2 x 1-bed self contained flats, with associated parking and amenity space and installation of a vehicular crossover to front.
Lbh Ref Nos:	68276/APP/2012/1240

All dimensions to be checked on site. Without prejudice to the above, no professional is to be held responsible for any errors or omissions in this drawing. The client is responsible for ensuring that the drawings are used for the intended purpose.



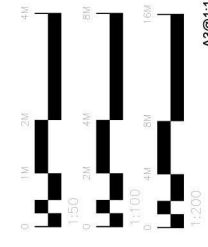
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B	MAY 12	D.A.N.	REVISE INTERNAL CHANGES
C	JULY 12	D.A.N.	EXT. & INT CHANGES
D	JULY 12	D.A.N.	EXT. & INT CHANGES

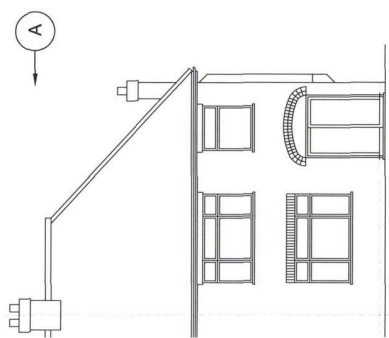
UXBRIDGE DESIGN & DETAILING SERVICES
 "The Old Bakery", 21A Windsor Street
 Uxbridge, Middlesex. UB8 1AB TEL. 01892 25791

CLIENT: MISS G. MILLER
 PROJECT: 32 EAST MEAD, RUISLIP
 MIDDX. HA4 9HH

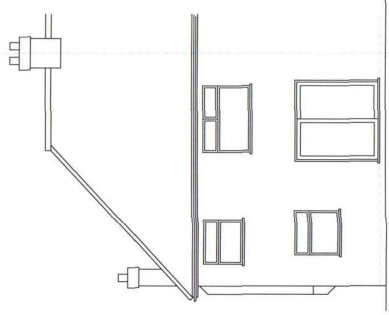
TITLE: PROPOSED PART 2, STOREY/PART SINGLE STOREY REAR EXTENSION, 2 STOREY DWELLING (2 FLOYS) & STORM PORCH PLANS & ELEVATIONS

SCALE: 1:50/1:100 DATE: 11/29/2011
 REV: D A1

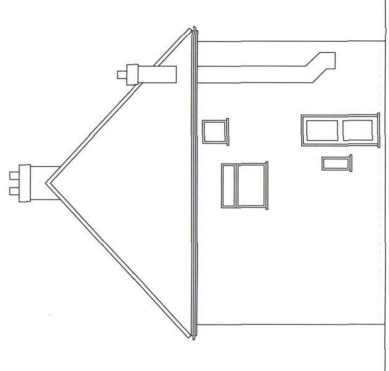




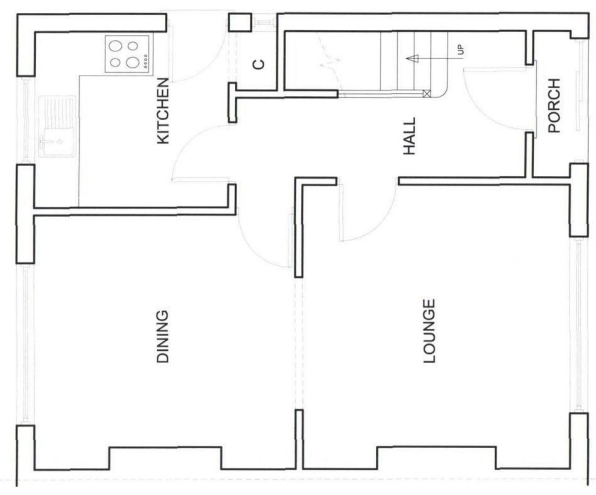
EXISTING FRONT ELEVATION
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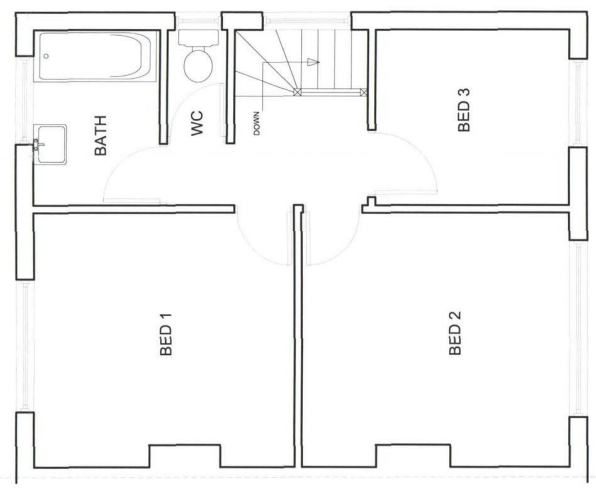
EXISTING REAR ELEVATION
SCALE: 1:100



EXISTING SIDE ELEVATION
IN DIRECTION 'X' SCALE: 1:100



EXISTING GROUND FLOOR PLAN
SCALE: 1:50



EXISTING FIRST FLOOR PLAN
SCALE: 1:50

LON BORO OF HILLINGDON
 RECEIVED
 22 MAY 2012
 PLANNING & TRANSPORTATION
 GROUP



REV	DATE	DRAWN BY	DESCRIPTION

UXBRIDGE DESIGN & DETAILING SERVICES
 "The Old Bakery", 21A Windsor Street
 Uxbridge, Middlesex. UB8 1AB TEL: 01895 255791

CLIENT: MISS C. MILLER
 PROJECT: 32 EAST MEAD, RUISLIP MIDDX. HA4 9HH

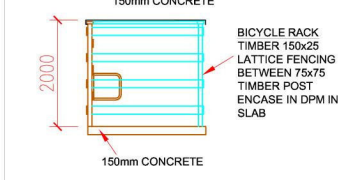
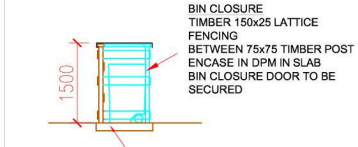
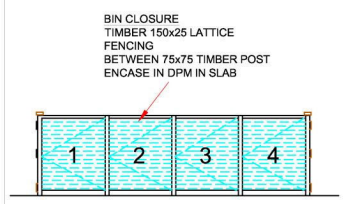
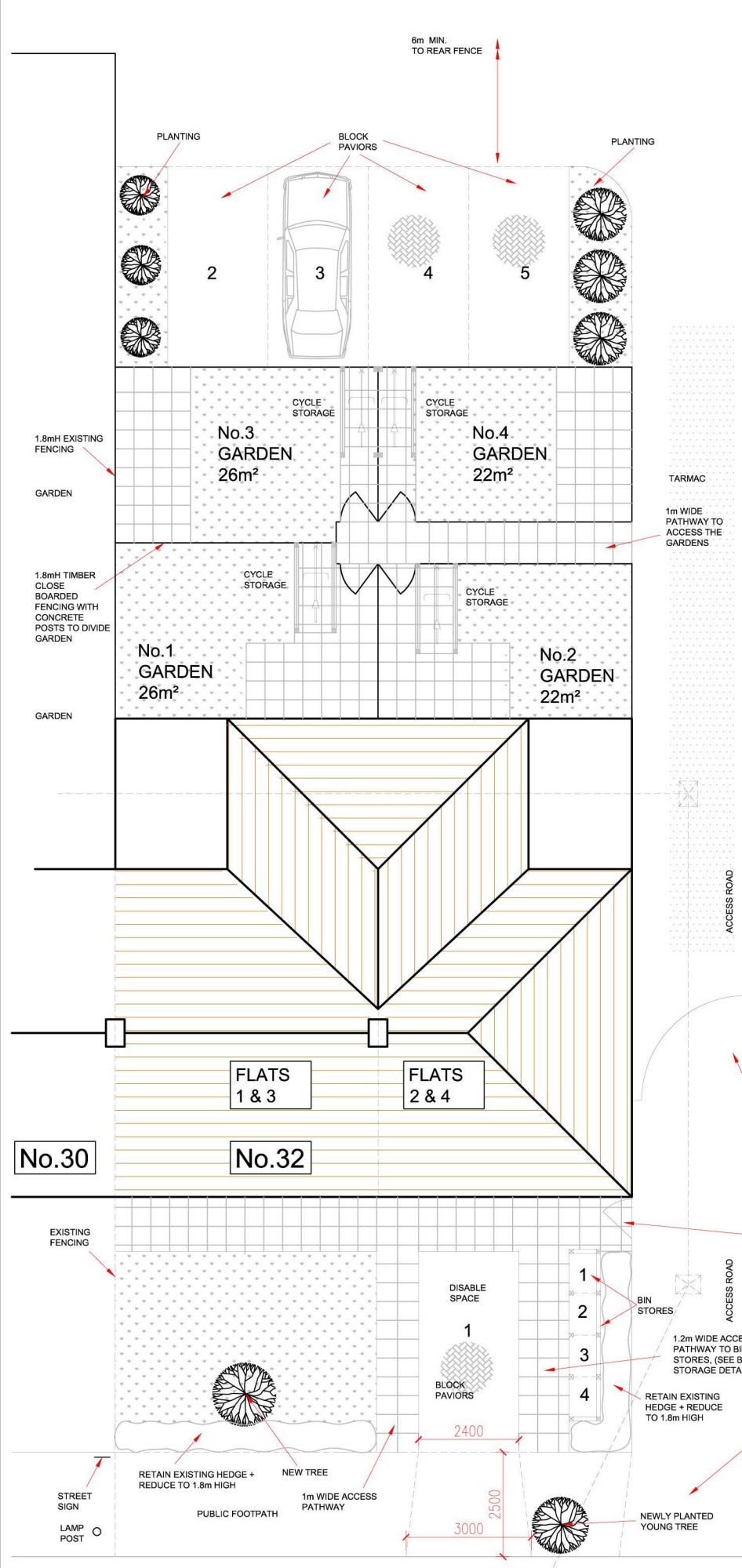
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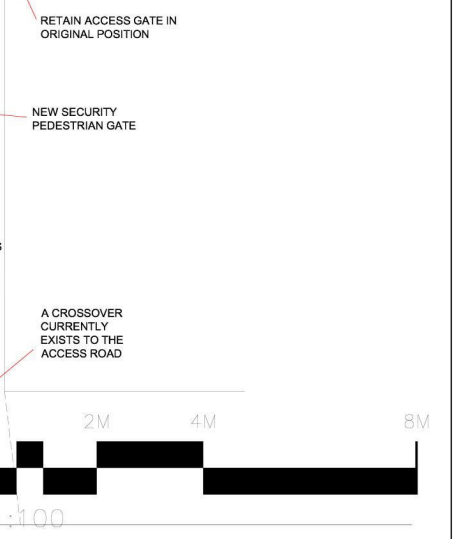
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 PROJECT: 32 EAST MEAD, RUISLIP
 MIDDX. HA4 9HH
 TITLE: PROPOSED NEW 4 FLAT DWELLING

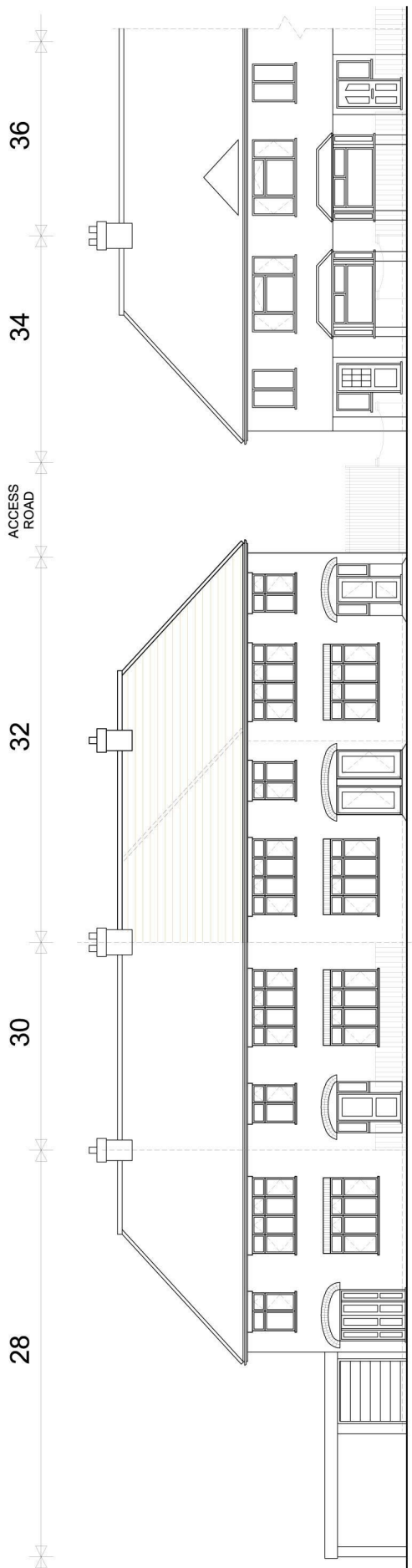
SCALE: 1:100 DATE: FEB 12 DRG No: 12/24/3 D

REV. B DATE 5/7/2012 REDUCE & RELOCATE PARKING SPACES & CYCLE STORES, CENTRALISE ACCESS PATH TO REAR GARDENS, OMIT 2 PARKING SPACES FROM FRONT GARDEN AND INTRODUCE MORE SOFT LANDSCAPING INCLUDING RETAINING EXISTING HEDGE
 REV. C DATE 10/7/2012 RETAIN ACCESS GATE IN ORIGINAL POSITION
 REV. D DATE 20/7/2012 GARDEN AREA & ROOF PROFILE



- FLAT 1- GROUND FLOOR (1 BED 62m²)
 - FLAT 2- GROUND FLOOR (1 BED 61m²)
 - FLAT 3- 1st FLOOR (1 BED 51m²)
 - FLAT 4- 1st FLOOR (1 BED 52m²)
- No.34**





STREET SCENE
SCALE: 1:100

REV	DATE	DRAWN BY	DESCRIPTION
B	JULY 12	D.A.N	REVISED DRAWING
A	JULY 12	D.A.N	EXTERIOR CHANGES

UXBRIDGE DESIGN
 & DETAILING SERVICES
 "The Old Bakery", 21A Windsor Street
 Uxbridge, Middlesex. UB8 1AB TEL. 01895 255791

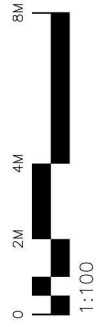
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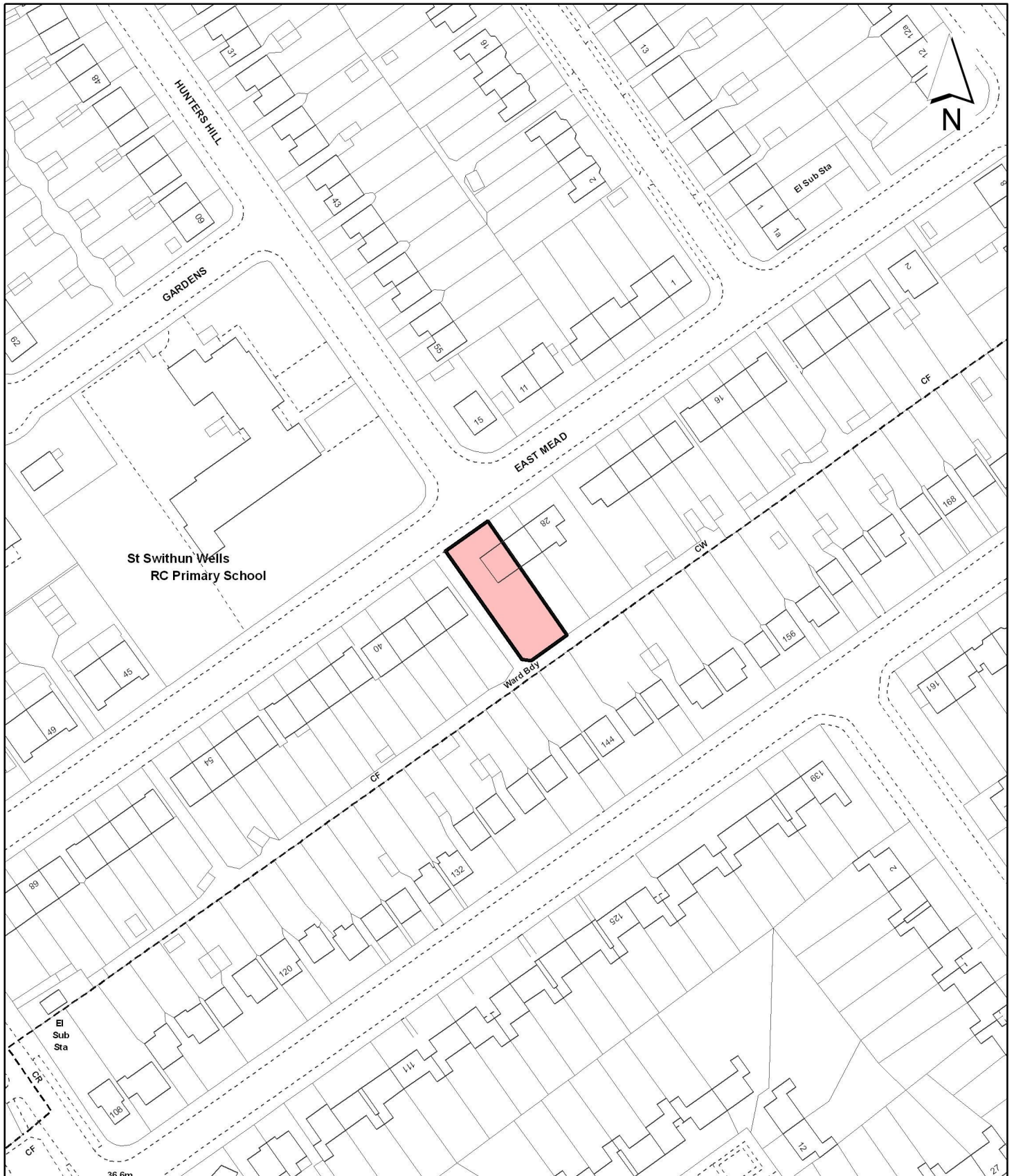
PROJECT:
 32 EAST MEAD, RUISLIP MIDDX. HA4 9HH

TITLE
 PROPOSED STREET SCENE


SCALE:	DATE:	DRG NO:	REV:
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A2





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Site Address	
32 East Mead, Ruislip	
Planning Application Ref:	Scale
68276/APP/2012/1240	1:1,250
Planning Committee	Date
North Page 149	July 2012

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

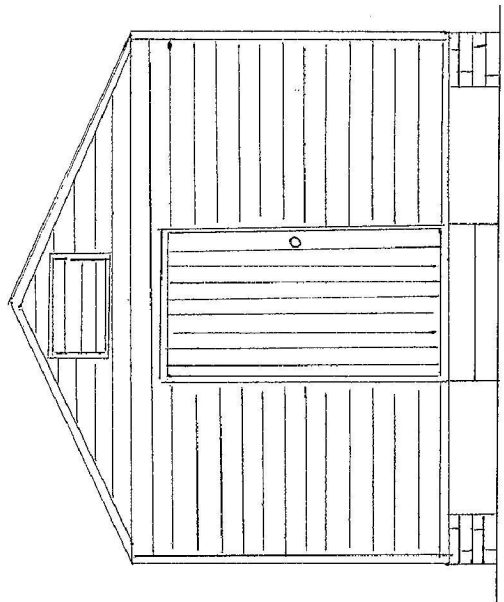


Report of the Head of Planning & Enforcement Services

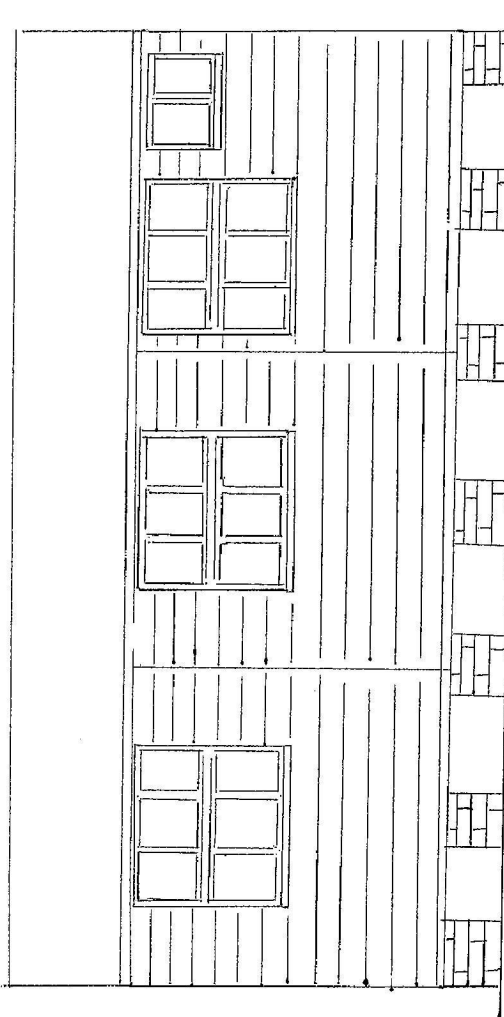
Address LAND REAR OF 24 COURT ROAD, ICKENHAM

Development Conversion from World War II hut to 1 x 1-bed self- contained dwelling with associated amenity space

Lbh Ref Nos: 68420/APP/2012/633



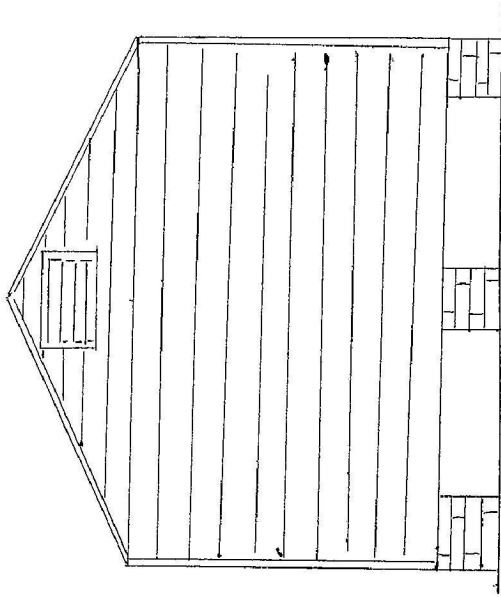
S. E. ELEVATION



N. E. ELEVATION



S. W. ELEVATION



N. W. ELEVATION

EXISTING
ELEVATIONS

WWII HUT
R/O 24 COURT ROAD
ICKENHAM
UXBRIDGE UB10 8TF

SCALE 1 : 50

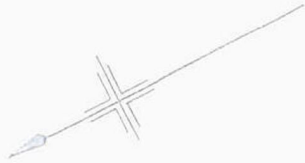
PAUL BENT 02/04/12

H. M. LAND REGISTRY GENERAL MAP

NATIONAL GRID PLAN TQ 0785 SECTION K

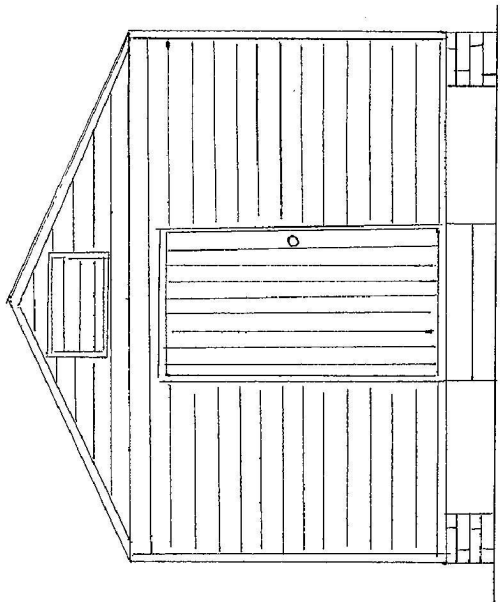
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Scale 1/1250

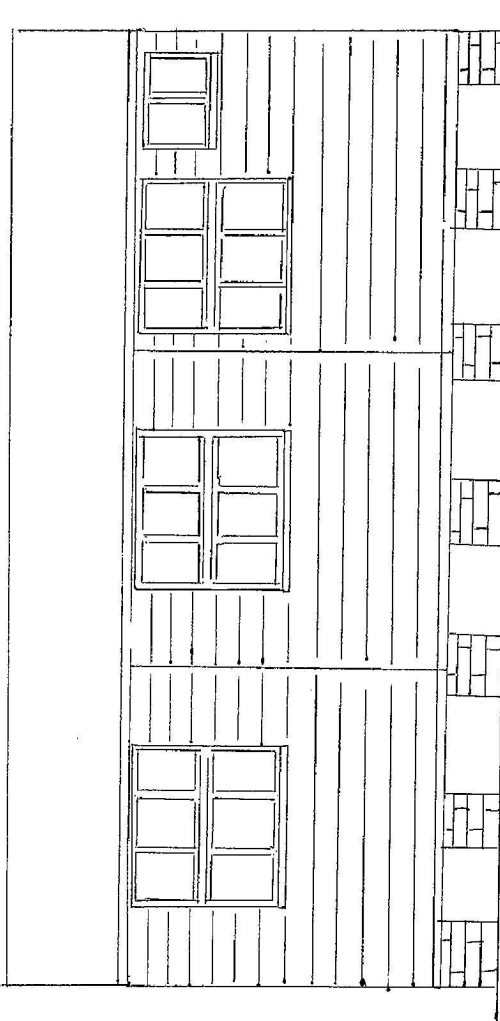


BOROUGH of HILLINGDON

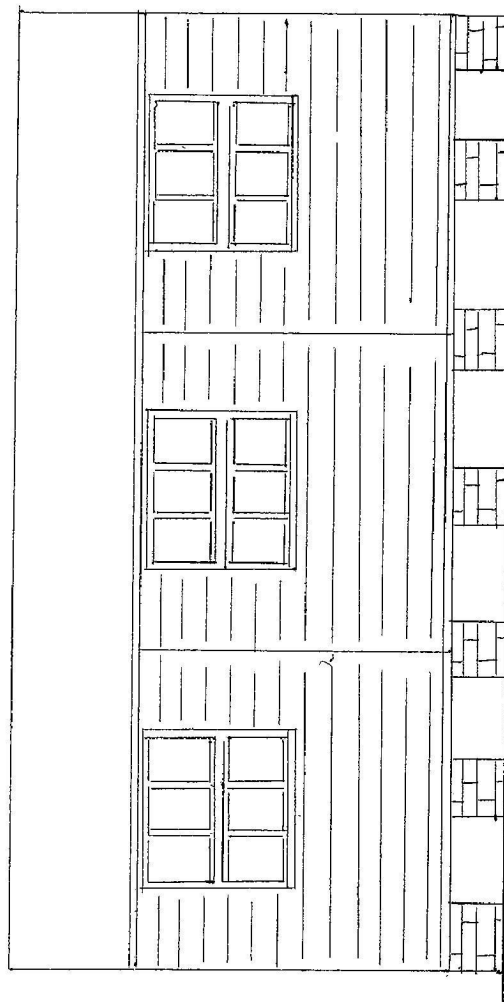




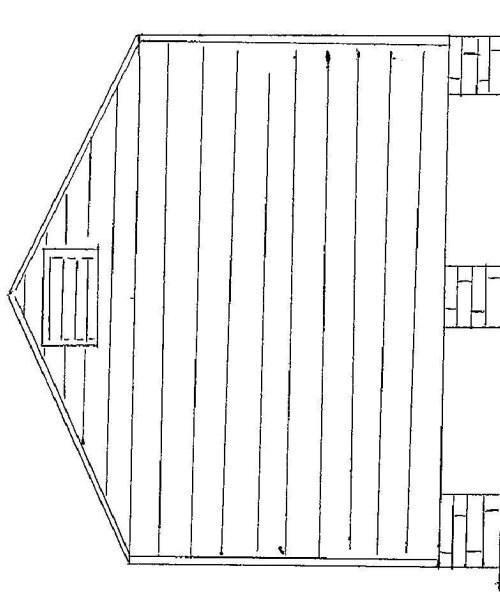
S.E. ELEVATION



N.E. ELEVATION



S.W. ELEVATION



N.W. ELEVATION

PROPOSED
ELEVATIONS
(RENOVATION TO EXISTING APPEARANCE)

WWII HUT
R/O 24 COURT ROAD
ICKENHAM
LXBRIDGE UB10 8TE

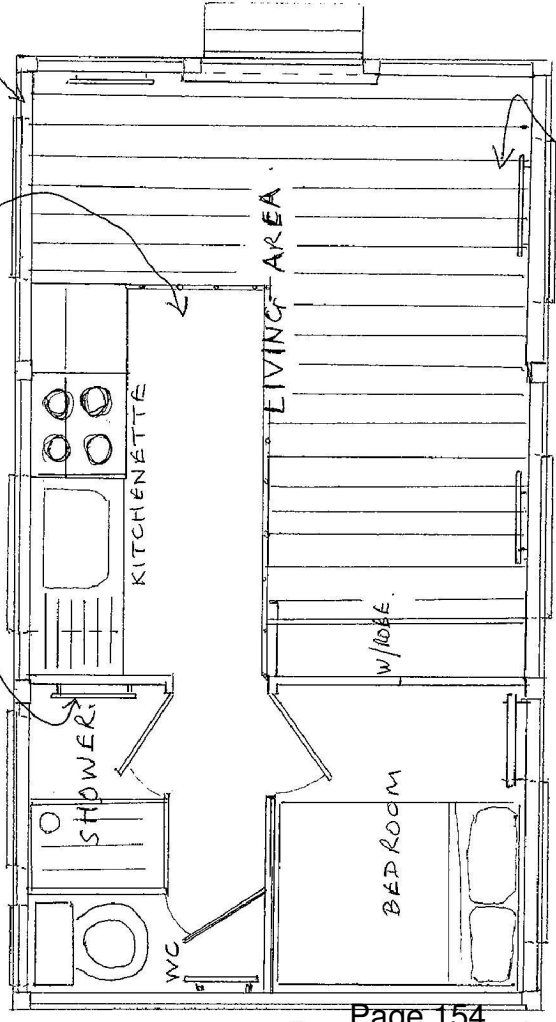
SCALE 1 : 50
PAUL BENT 02/04/12

CUTTERS FOR
RAINWATER STORAGE

INTERNAL HIGH
INSULATION PANELS
(WALLS & ROOF)

TOTAL OF SIX
SLIMLINE ELECTRIC
WALL MOUNTED HEATERS
WITHIN HUT

FLOOR FINISH
OVER FLOORBOARDS



FLOOR

ROOF

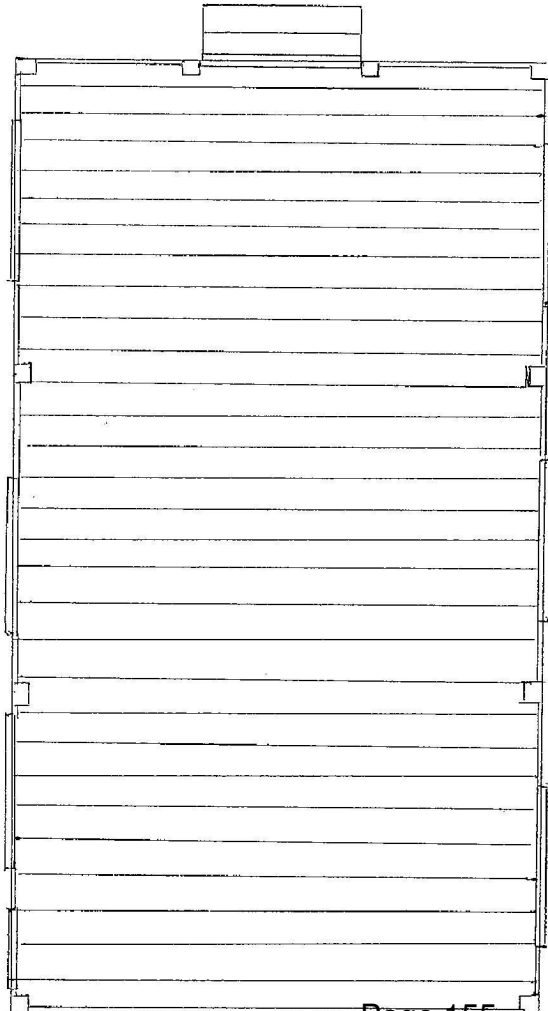
SANDED
FLOORBOARDS
WITH HIGH INSULATION
PANELS UNDERNEATH

PROPOSED
FLOOR & ROOF PLANS

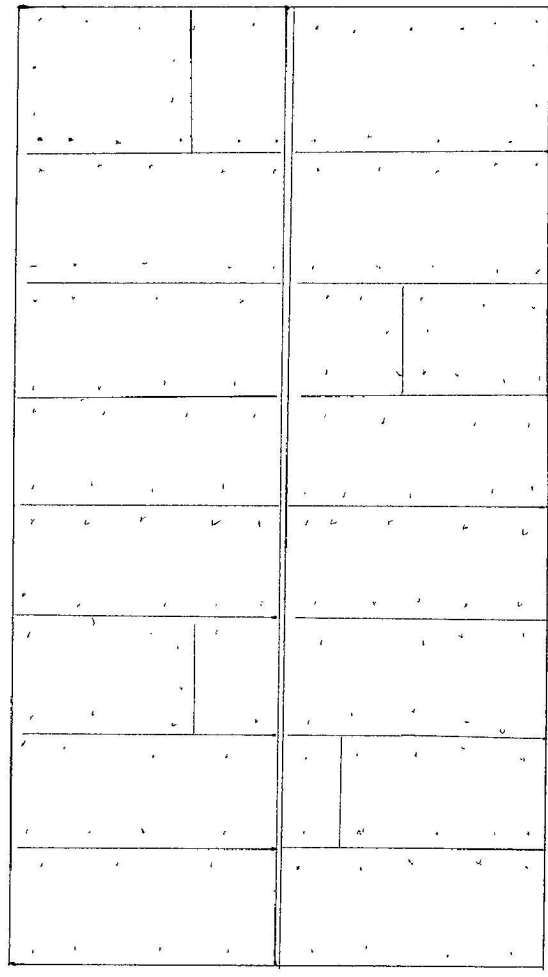
WVVI HUT
R/O 24 COURT ROAD
ICKENHAM
UXBRIDGE UB10 8TE

SCALE 1:50

PAUL BENT 02/04/12



FLOOR



ROOF

EXISTING
FLOOR & ROOF PLANS

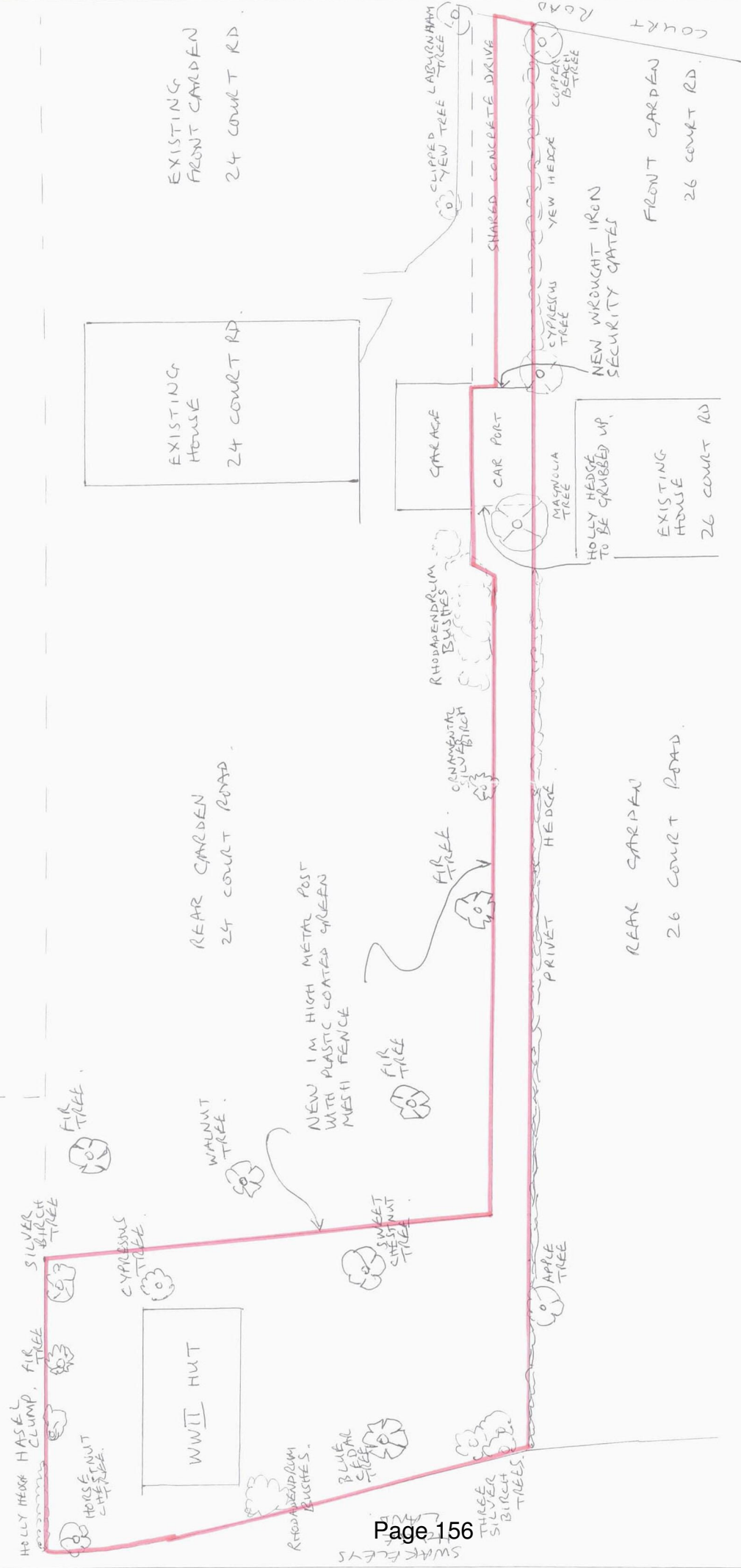
WWII HUT
R/O 24 COURT ROAD
ICKENHAM
WYBRIDGE UB10 8TE

SCALE 1:50

PAUL BENT 02/04/12

REAR GARDEN
22 COURT ROAD

LAND ADJ. 4 COURT RD



EXISTING FRONT GARDEN
24 COURT RD.

EXISTING HOUSE
24 COURT RD.

REAR GARDEN
24 COURT ROAD

GARAGE

CAR PORT

FRONT GARDEN
26 COURT RD.

EXISTING HOUSE
26 COURT RD

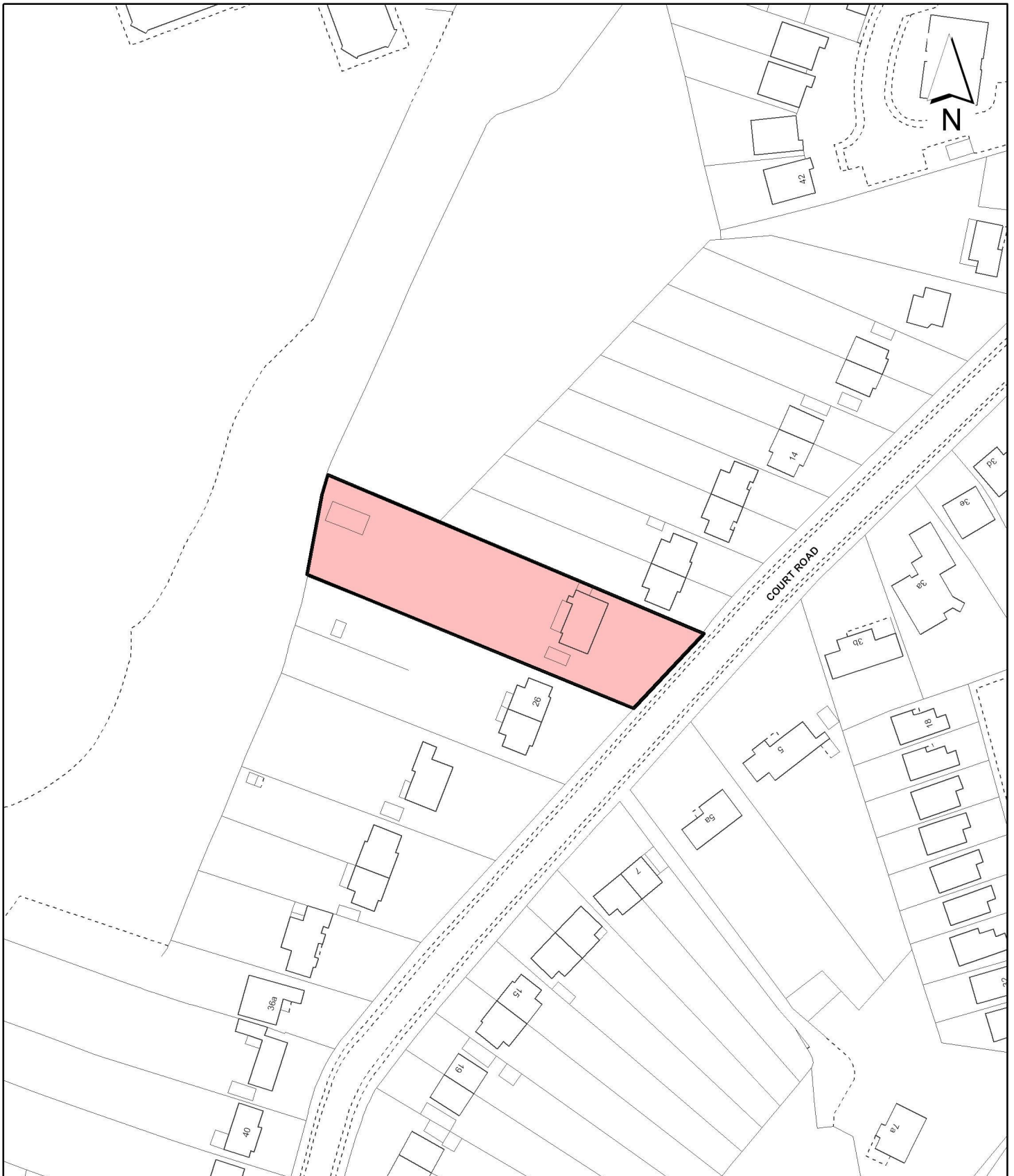
REAR GARDEN
26 COURT ROAD

SCALE 1 : 200

PAUL BENT 02/04/12

WWII HUT
R/O 24 COURT ROAD
ICKENHAIN
WEXBRIDGE U810 8TF

BLOCK PLAN SHOWING TREES &
SITE BOUNDARIES EDGED RED
AND PARKING IN CAR PORT



Notes

 Site boundary

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Site Address

**Land rear of
24 Court Road,
Ickenham**

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

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

Planning Application Ref:
68420/APP/2012/633

Scale
1:1,250

Planning Committee
North Page 157

Date
**July
2012**



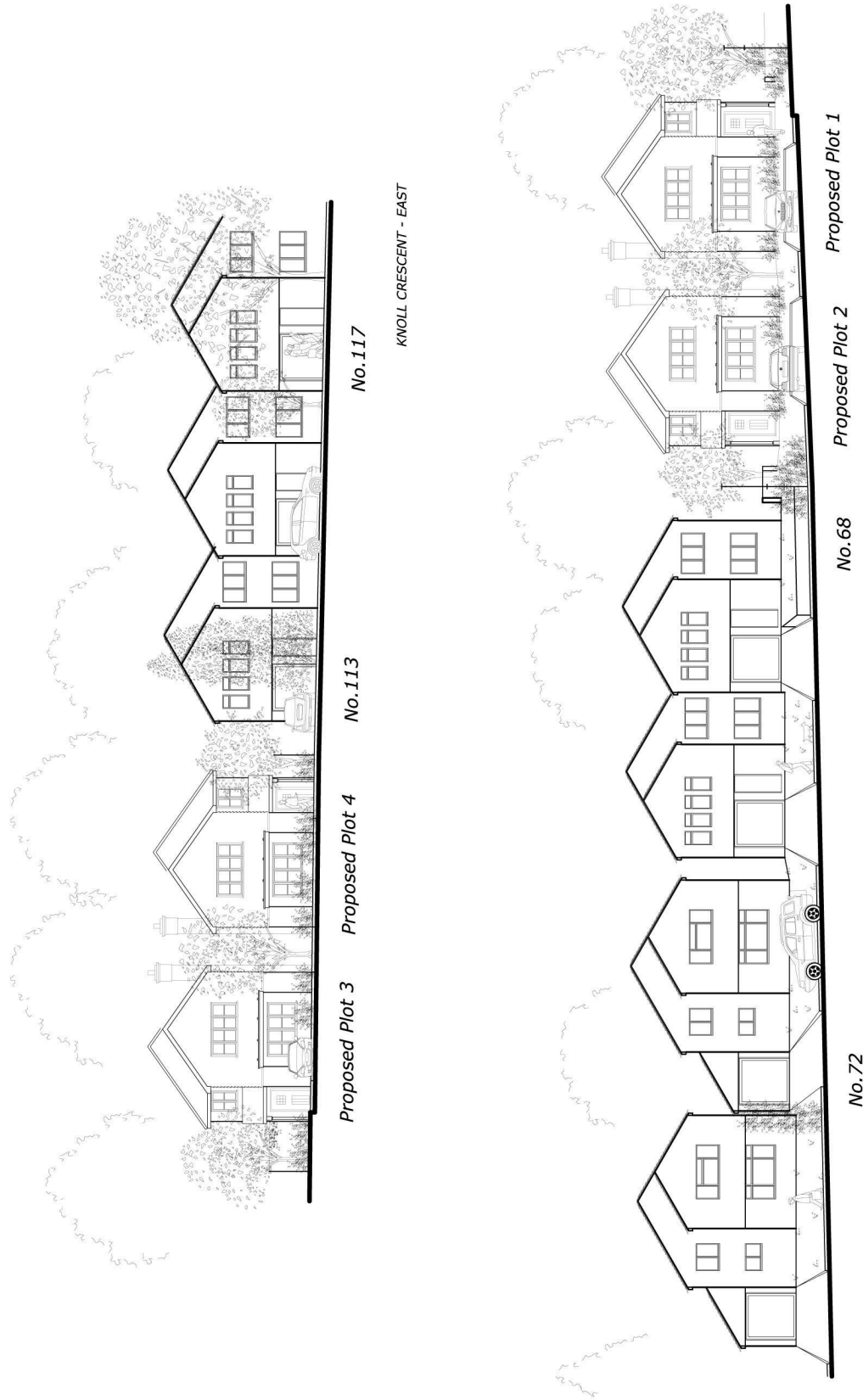
HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address LAND REAR OF 41 – 43 THE DRIVE, NORTHWOOD

Development 4 x two storey, 4-bed, detached dwellings with associated amenity space and parking and installation of vehicular crossover to front.

Lbh Ref Nos: 68458/APP/2012/779



STREET SCENES / SITE SECTIONS



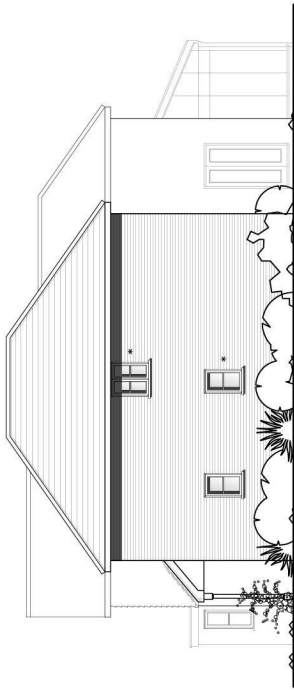
W J Macleod
ARCHITECT
700 High Street, Suite 1000
Mobile, AL 36688
PHONE: 251.333.8800

Project Number	12 / 3265 / 4
Drawn By	16 / 2 / 12
Date	1:200 @ A3
Drawn By	
Date	

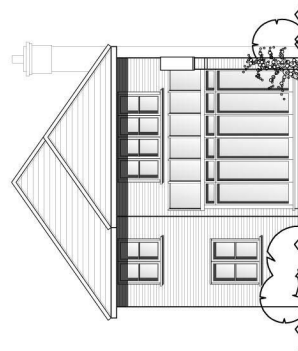
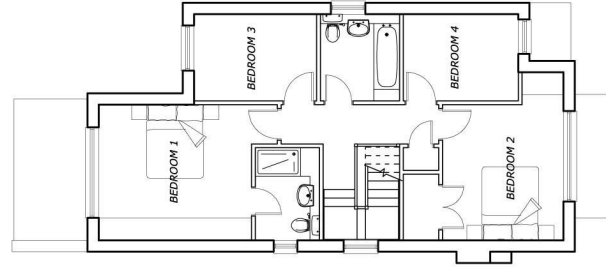
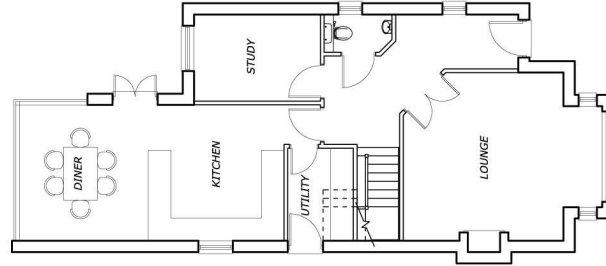
LAND AT 43 THE DRIVE, NORTHWOOD,
MIDDLESEX.



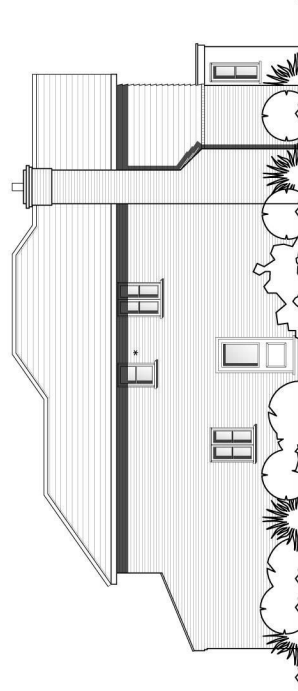
South East



North East - Plot 1
 South West - Plot 2



North West



South West - Plot 1
 North East - Plot 2

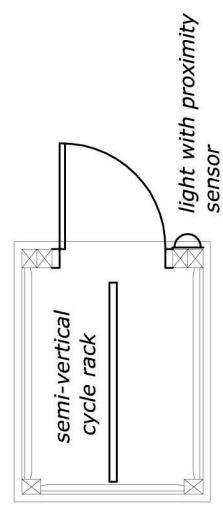
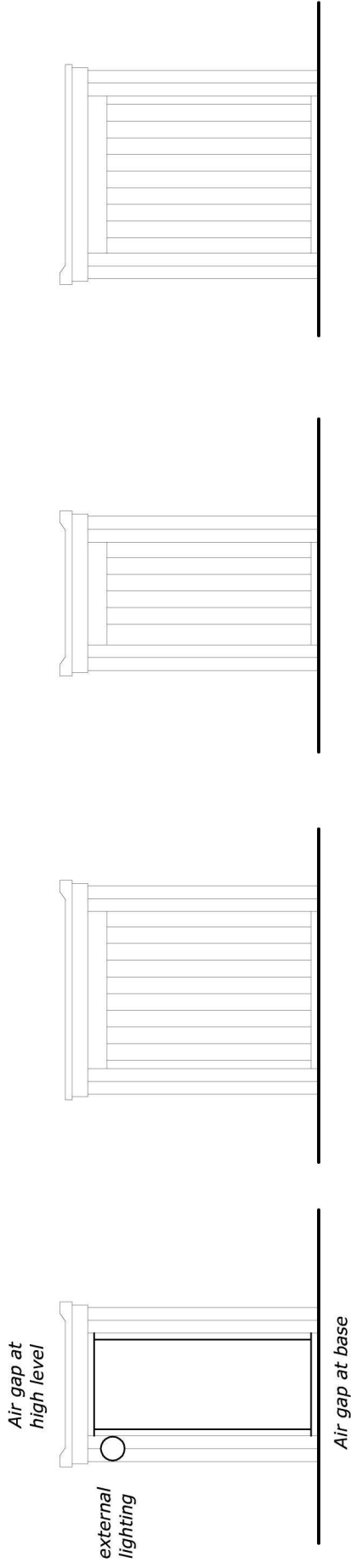
**Floor Plans and Elevations
 Plot 1 & Plot 2 (handed)**



Client Name	32 / 3265 / 2	Project	A
Date	16 / 2 / 12		
Scale	1:100@A2		

W J Macleod
 ARCHITECT
 750 High Street, Northwood, Middlesex HA8 9LL
 Phone: 01882 680800

**LAND AT 43 THE DRIVE, NORTHWOOD,
 MIDDLESEX.**



PLAN

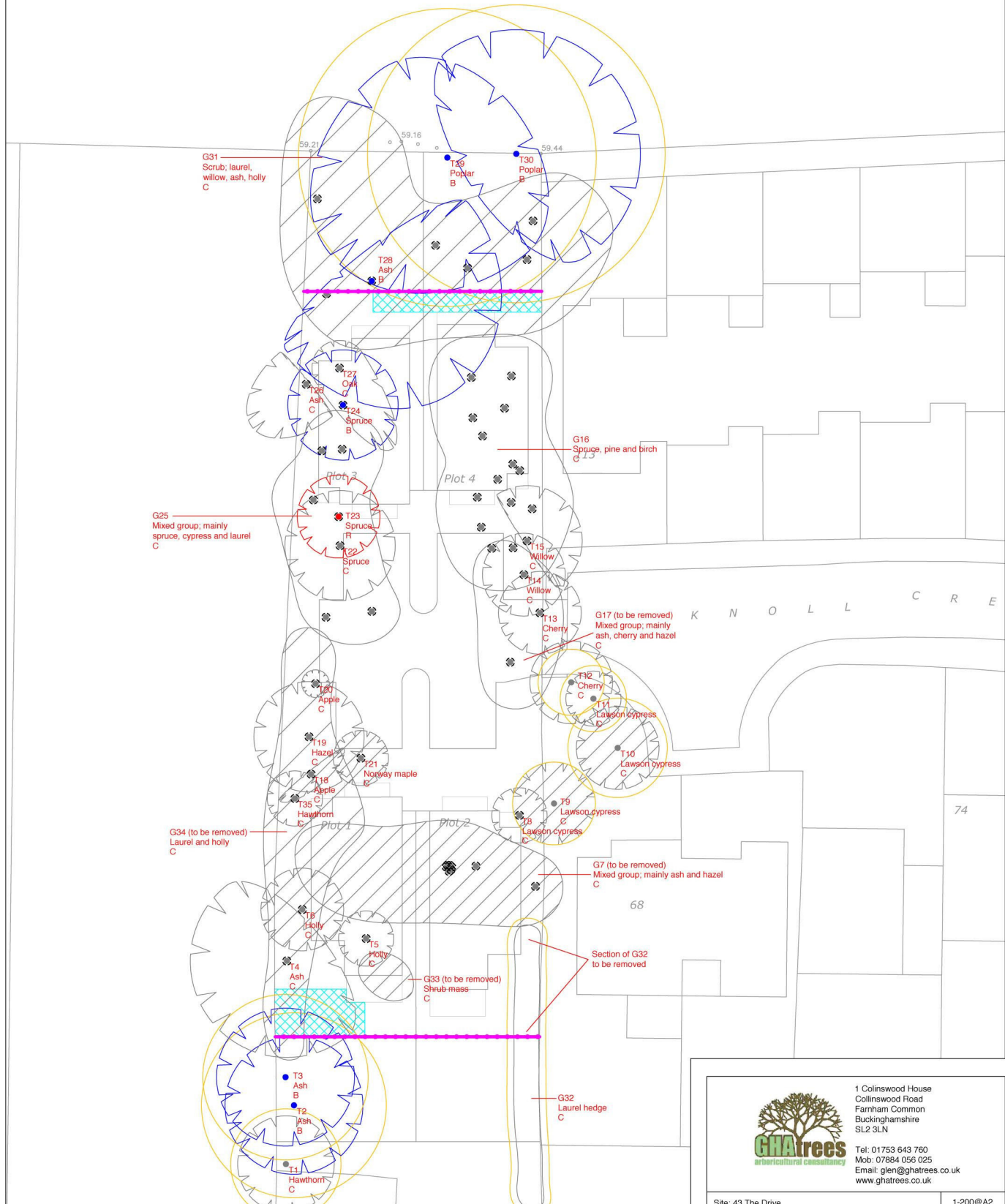
CYCLE STORE




LAND AT 43 THE DRIVE , NORTHWOOD , MIDDLESEX.

W J Macleod
ARCHITECT
77B High Street, Northwood, Middlesex HA8 7EL.
Phone: 01872 20000

Drawing No	12 / 2265 / 5
Date	28 / 3 / 12
Scale	1:50@A4





GHAtrees
arboricultural consultancy

1 Collinswood House
Collinswood Road
Farnham Common
Buckinghamshire
SL2 3LN

Tel: 01753 643 760
Mob: 07884 056 025
Email: glen@ghatrees.co.uk
www.ghatrees.co.uk

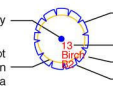
Site: 43 The Drive	1-200@A2
Drawing Title: Tree Protection Plan	Feb 2012

Key:

- Category A
- Category B
- Category C
- Category R
- Tree Proposed for Removal

Category

Root Protection Area



Crown Spread

Tree Number

Species

Category

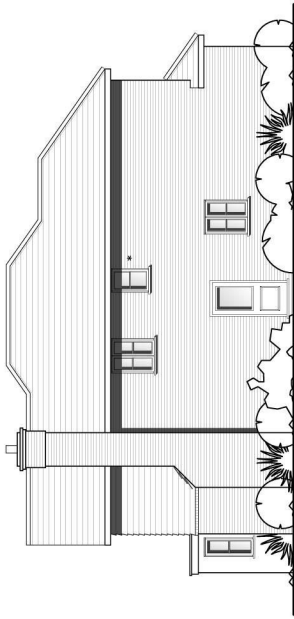
- Tree Position Approximate (not shown on original survey)
- Scaffolding within the RPA / Ground Protection
- Tree Protection Fencing



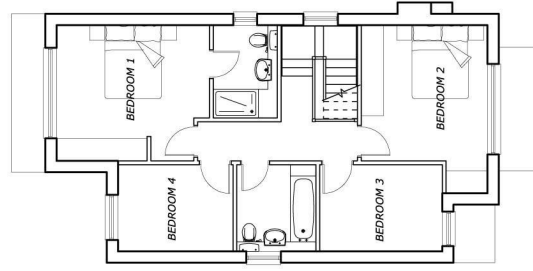
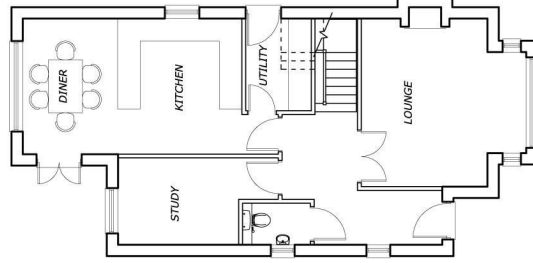
SCALE 1:1250
DRAWING RC/LOC-PLAN



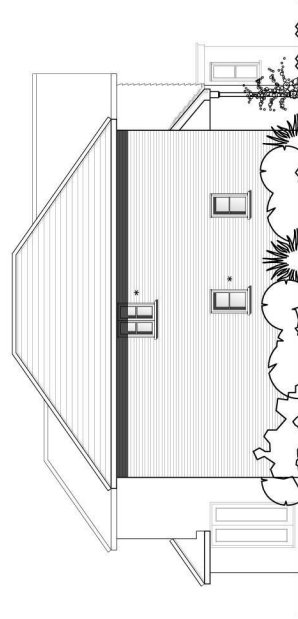
North West



South West - Plot 3
 North East - Plot 4



South East



North East - Plot 3
 South West - Plot 4

**Floor Plans and Elevations
 Plot 3 & Plot 4 (handed)**



W J Macleod
 ARCHITECT
 759 High Street, Northwood Middlesex HA8 9EL
 phone: 01882 680000

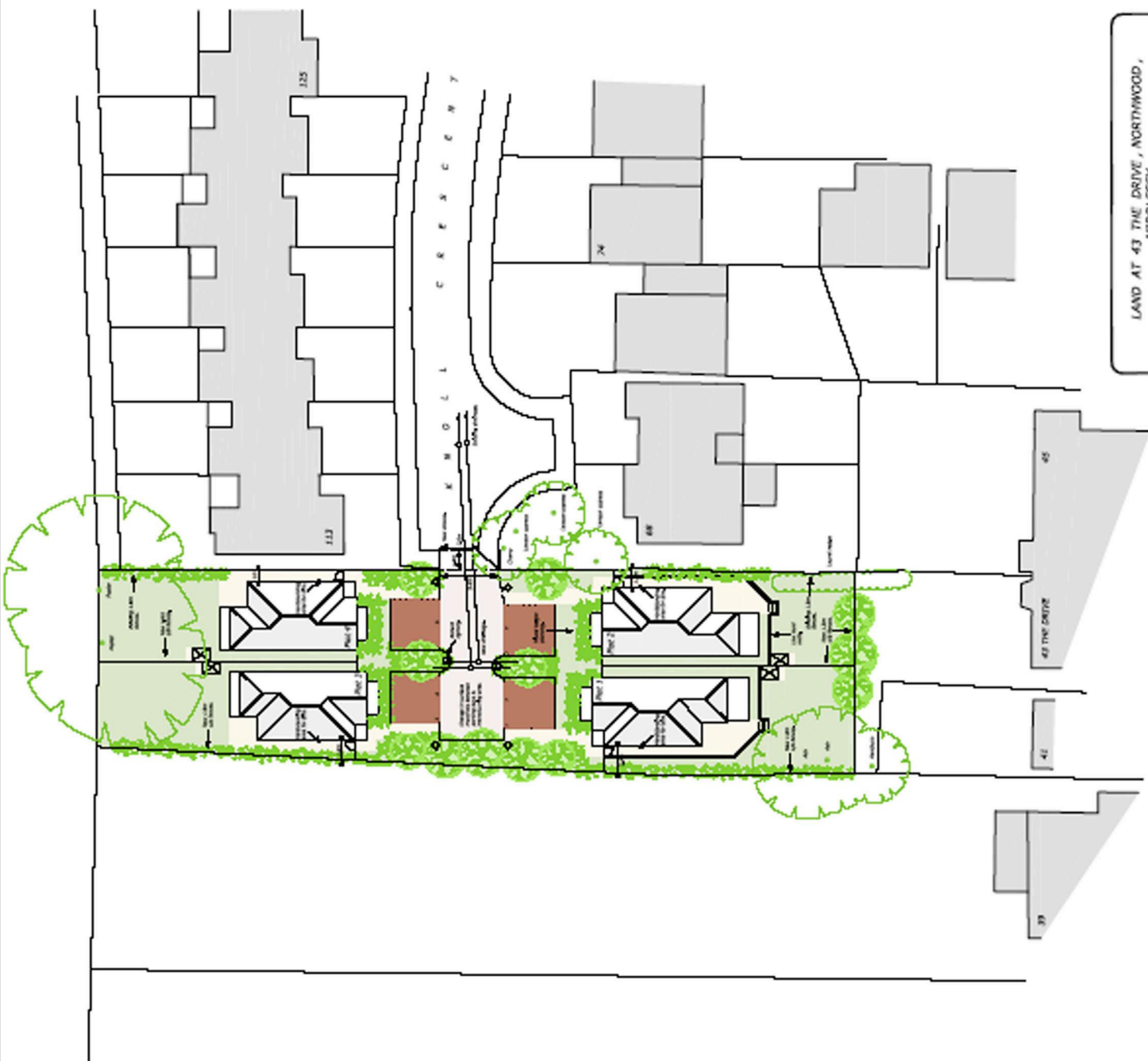
**LAND AT 43 THE DRIVE, NORTHWOOD,
 MIDDLESEX.**

Client Name	Plot 3 / 3265 / 3	Revision	A
Date	16 / 2 / 12		
Scale	1:100@A2		

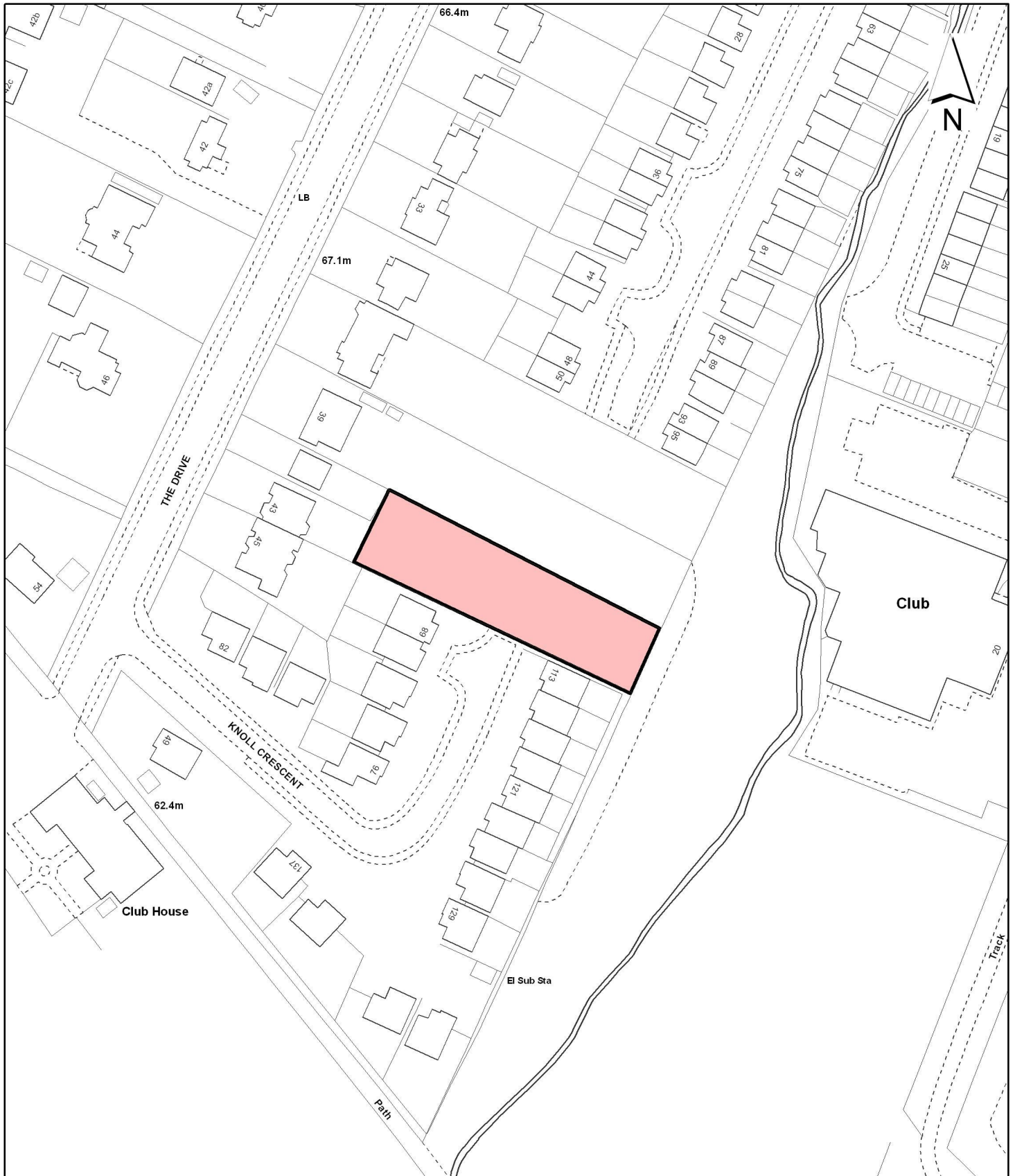
Project No.	127-2065/1
Date	17/2/12
Scale	1:200 @ A3
Drawn By	JRM

W J Macleod
ARCHITECT
100-102 Northwood Rd, Middlesex, NSW 2116

LAND AT 43 THE DRIVE, NORTHWOOD, MIDDLESEX



- KEY**
- EXISTING PLANTING
 - PROPOSED PLANTING
 - EXISTING DRIVEWAY
 - PROPOSED DRIVEWAY
 - EXISTING FENCE
 - PROPOSED FENCE



Notes

 Site boundary

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Site Address

**41 - 43 The Drive,
Northwood**

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

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

Planning Application Ref:

68458/APP/2012/779

Scale

1:1,250

Planning Committee

North Page 166

Date

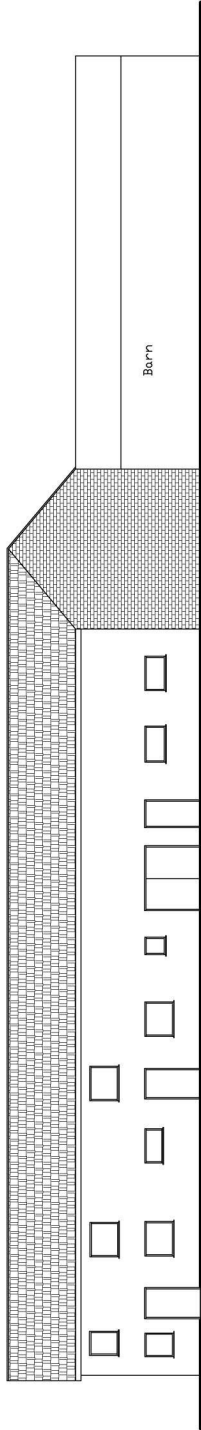
**July
2012**



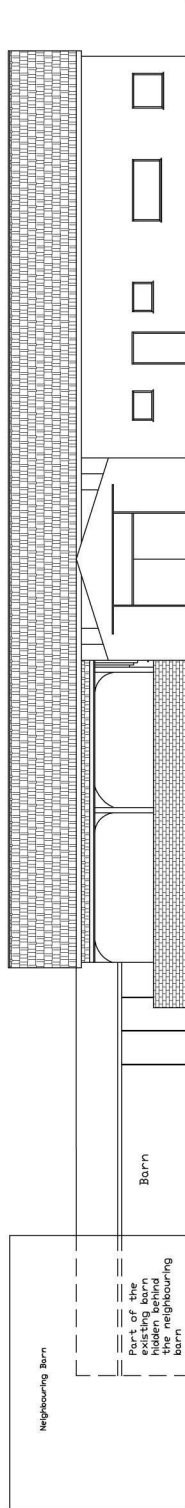
HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

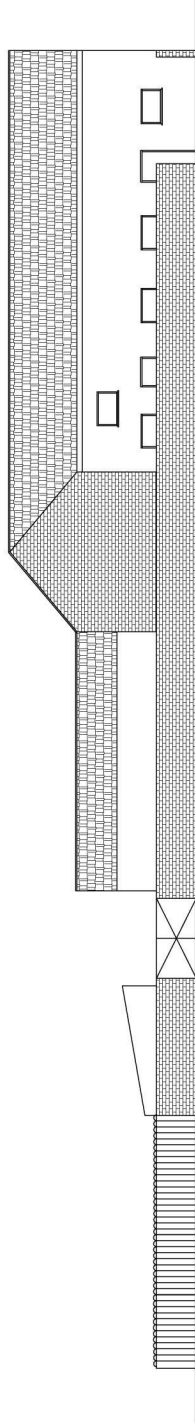
Address	JOEL STREET FARM, JOEL STREET, NORTHWOOD
Development	Change of use of stables to cattery (Sui Generis) involving the removal of existing roof, raising of existing walls and installation of new roof, two storey rear extension to rear of existing building to be used as Use Class D1 (Non-Residential Institutions) for use as a nursery involving demolition of existing barn and part change of use from cattery (Sui Generis), single storey side extension to existing building involving part demolition of cattle yard and covered area, alterations to parking, and installation of vehicular crossover to front.
Lbh Ref Nos:	8856/APP/2012/767



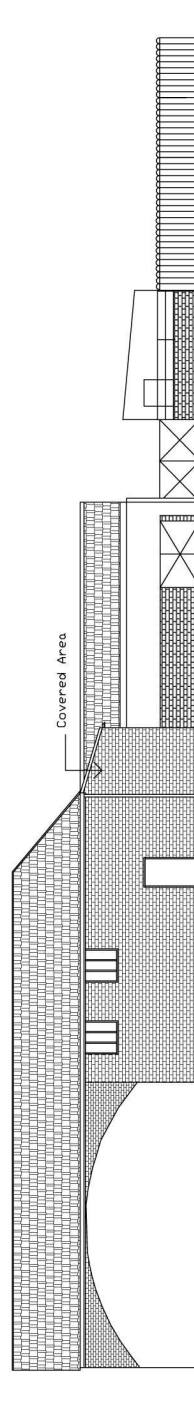
Existing Southern Elevation (side elevation)
Scale 1:600



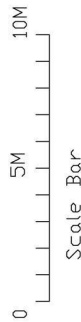
Existing Northern Elevation (side elevation)
Scale 1:600



Existing Western Elevation (Joel Street view)
Scale 1:600



Existing Eastern Elevation (rear elevation)
Scale 1:600



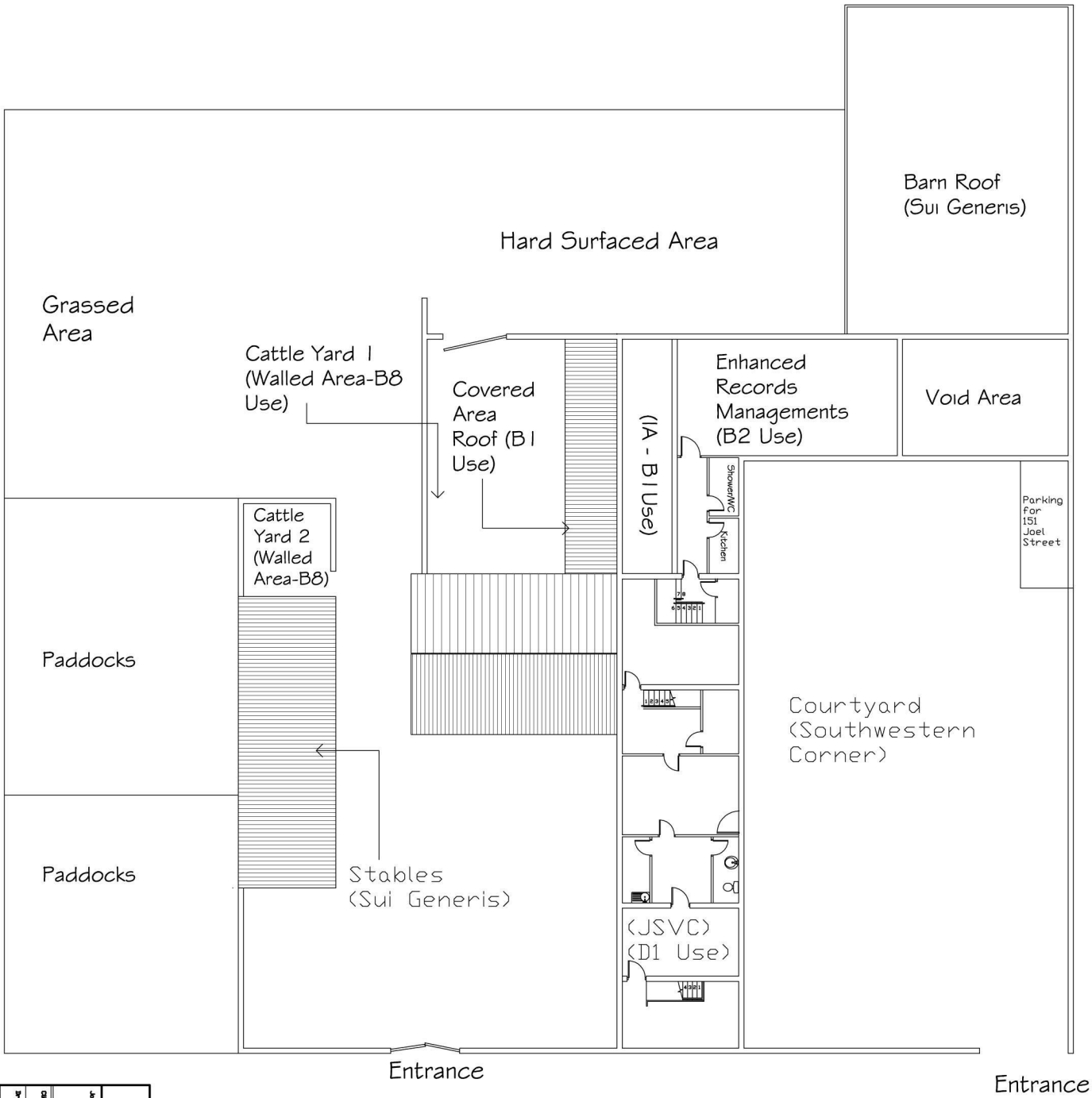
FARIBA ISMAT ARCHITECTURAL DRAWING SERVICES
39 Rochester Road, Northwood, Middlesex HA6 1NJ
MOBILE: 07702361935 - email: fariba.ismat@yahoo.co.uk

Date: 20/03/2012
Revision: 1

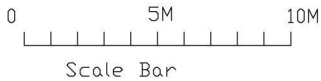
Job: **Joel Street Farm**

Client: **Mr. A. J. Ismat**
Drawing: **Existing Elevations**

Date: March 2012
Scale: 1:200
Proj. No.: **JSF/003/4**

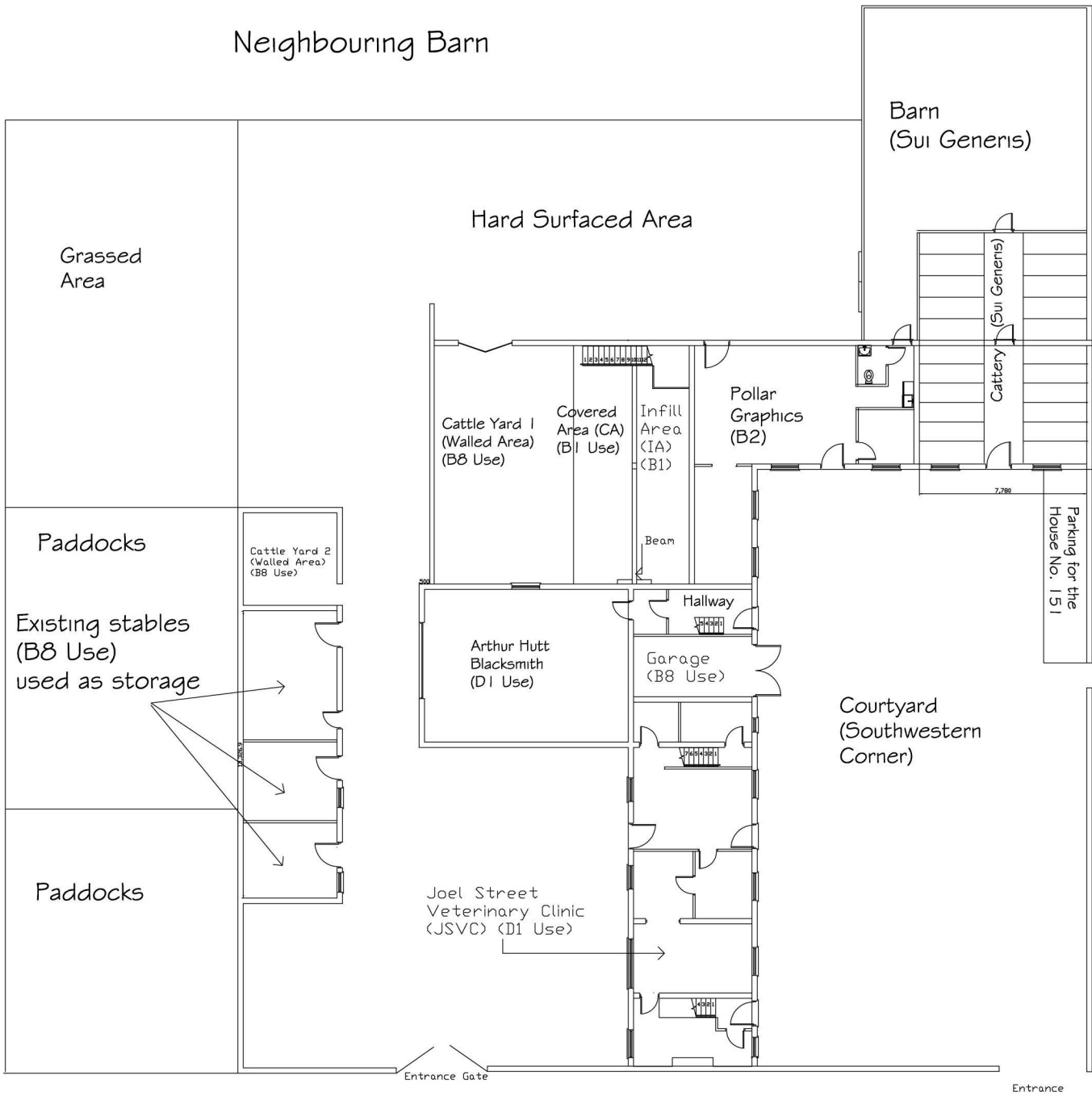


Existing First Floor Plan
Scale 1:200



FARIBA ISMAT ARCHITECTURAL DRAWING SERVICES 39 Rochester Road, Northwood Hills, Middlesex HA6 1NJ MOBILE: 07702361935 - Email: fariba.ismat@yahoo.co.uk	
Joel Street Farm	Date: 28/06/2012 1
Client: Mr. A. J. Ismat	Drawn:
Project: Existing First Floor Plan	Scale: 1:200
Date: March 2012	Proj. No: JSF/003/3

Neighbouring Barn



Existing Ground Floor Plan
Scale 1:200



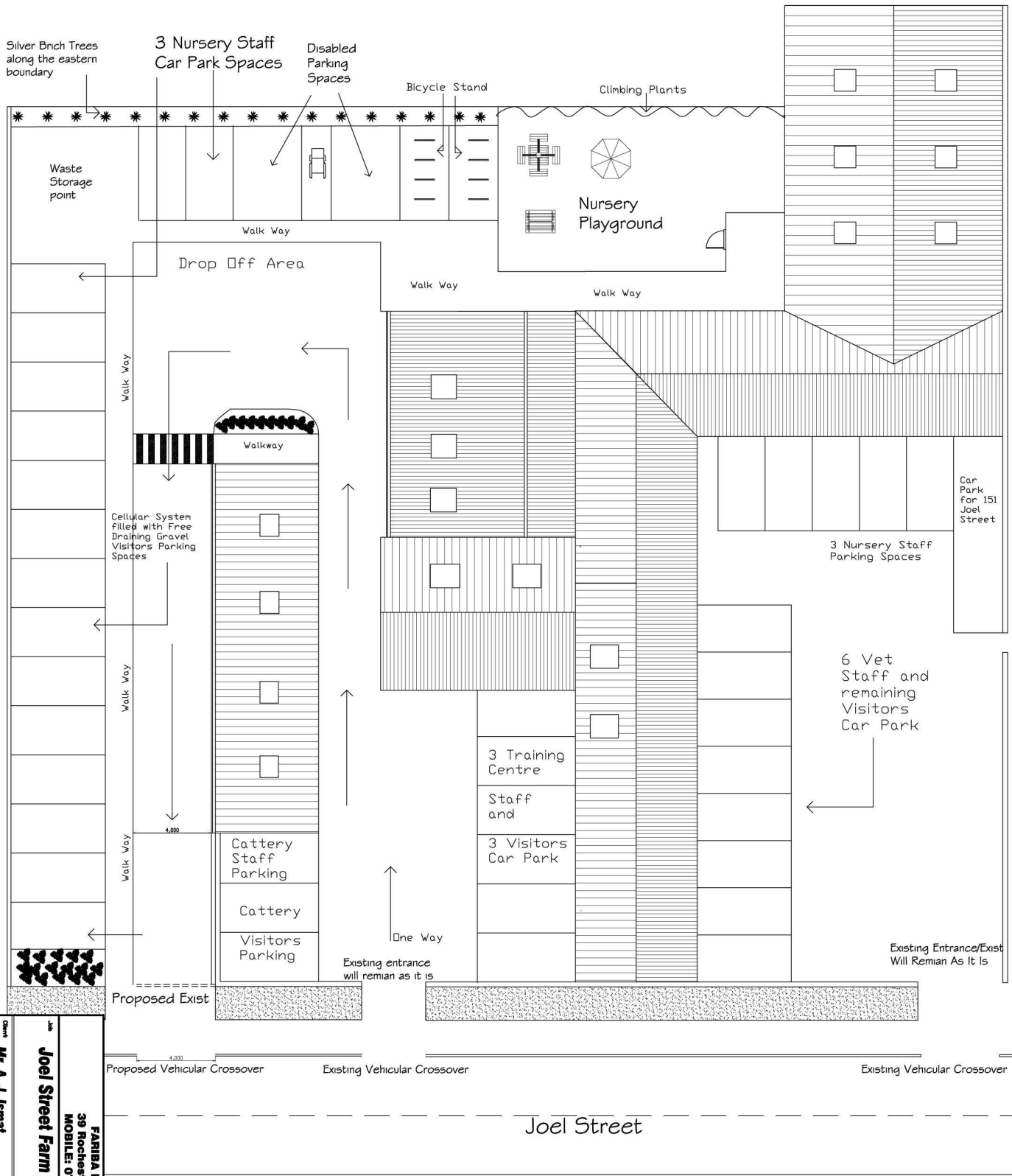
FARIBA ISMAT ARCHITECTURAL DRAWING SERVICES 39 Rochester Road, Northwood Hills, Middlesex, HA6 1NJ MOBILE: 07702361935 - email: fariba.ismat@yahoo.co.uk	
Job Joel Street Farm	Date 28/06/2012
Client Mr. A. J. Ismat	Rev. 1
Project Existing Ground Floor Plan	Scale 1:200
Date March 2012	Proj. No. JSF/003/2



Proposed First Floor Plan
Scale 1:200



Client	Mr. A. J. Ismat
Project	Proposed First Floor Plans
Date	March 2012
Scale	1:200
Job No.	JSF/00317
Client	Joel Street Farm
Architect	FARIBA ISMAT ARCHITECTURAL DRAWING SERVICES 39 Rochester Road, Northwood Hills, Middlesex, HA6 1NJ MOBILE: 07702361935 • email: fariba.ismat@yahoo.co.uk
Date	28/06/2012 1



Proposed Roof and Layout Plans
Scale 1:200



Joel Street Farm

Client: **Mr. A. J. Ismat**

Job: **Proposed Roof and Layout Plans**

Date: **March 2012**

Scale: **1:200**

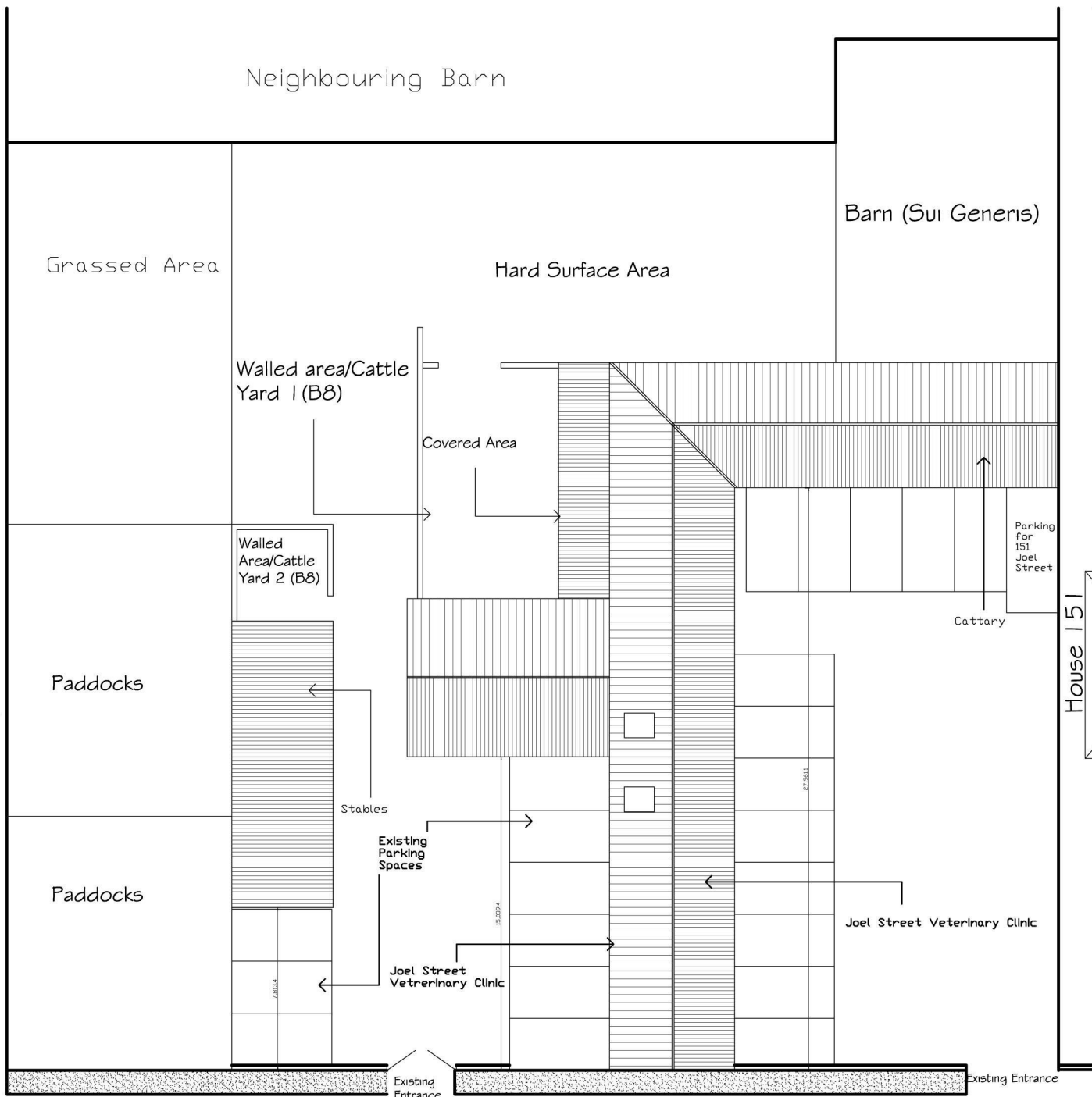
Proj. No: **JSF/003/10**

28/04/2012

1

FARIBA ISMAT ARCHITECTURAL DRAWING SERVICES
39 Rochester Road, Northwood Hills, Middlessex, HA6 1NU
MOBILE: 07702361935 - email: fariba.ismat@yahoo.co.uk

The site borders an open land on this boundary

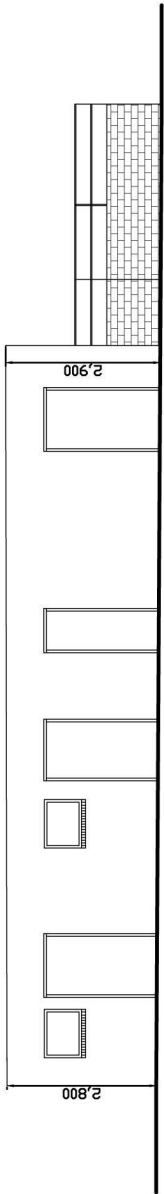


Job Joel Street Farm	Client Mr. A. J. Ismat	Drawing Site Plan
Date March 2012	Scale 1:200	Prop. No. JSF/003/1
FARIBA ISMAT ARCHITECTURAL DRAWING SERVICES 39 Rochester Road, Northwood Hills, Middlesex HA6 1NJ MOBILE: 07702361935 • Email: fariba.ismat@yahoo.co.uk		
Date 28/06/2012 1	Revision	

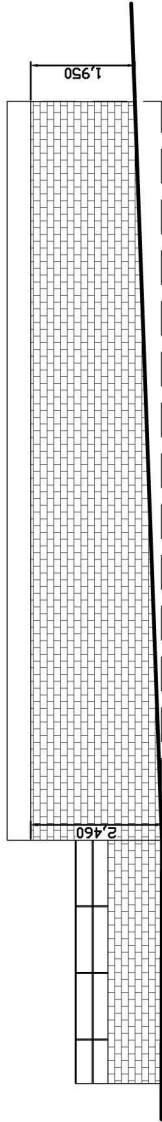


Block Plan
Scale 1:200

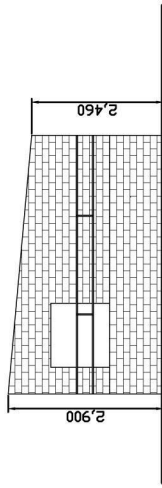




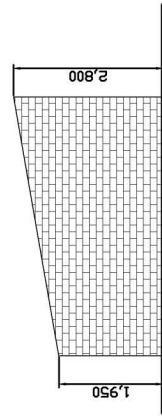
Existing Southern or Front Elevation
Scale 1:100



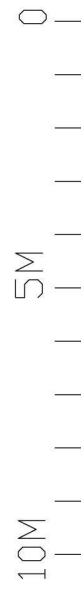
Existing Northern or Rear Elevation
Scale 1:100



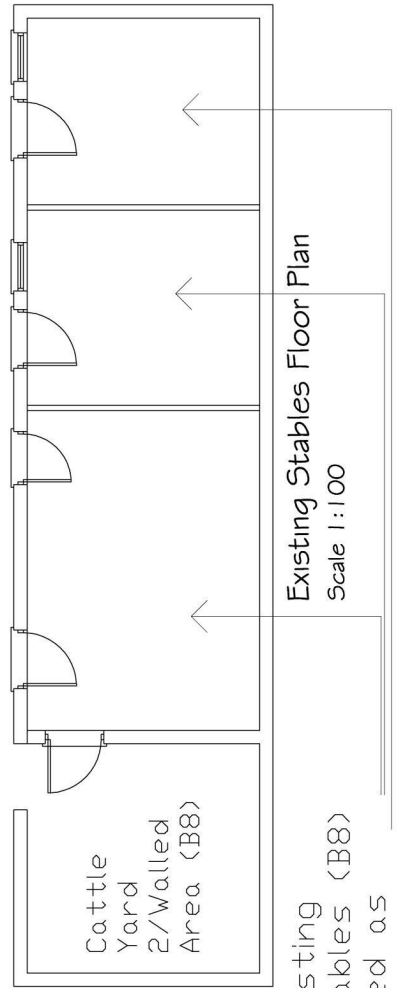
Existing Eastern Side Elevation
Scale 1:100



Existing Western Side Elevation
facing Joel Street
Scale 1:100



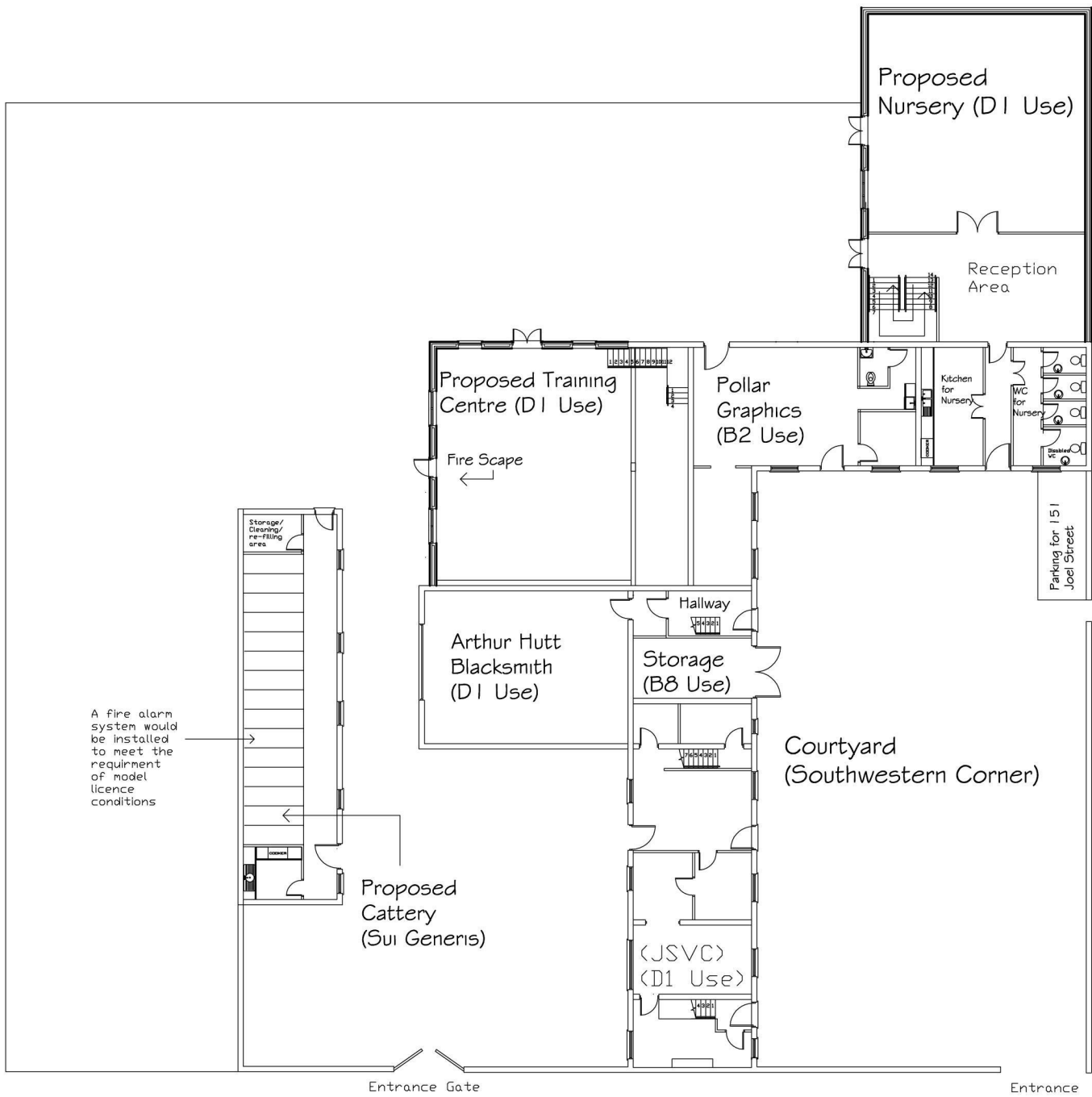
Scale Bar



Existing Stables Floor Plan
Scale 1:100

Existing Stables (B8)
Used as Storage

FARIBA ISMAT ARCHITECTURAL DRAWING SERVICES 39 Rochester Road, Northwood Hills, Middlesex, HA6 1NJ MOBILE 07702361935 - email: fariba.ismat@yahoo.co.uk	
Job Joel Street Farm	Date Revision
Client Mr. A. J. Ismat	
Project Existing Stables Floor Plan and Elevations	
Date March 2012	Scale 1:100
	Proj. No. JSF/003/5



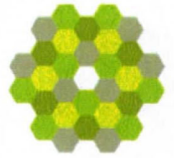
Proposed Ground Floor Plan
Scale 1:200



FARIBA ISMAT ARCHITECTURAL DRAWING SERVICES 39 Rochester Road, Northwood Hills, Middlesbrough, M46 1NJ MOBILE: 07702361935 - email: fariba.ismat@yahoo.co.uk	
Job Joel Street Farm	Date 28/06/2012
Client Mr. A. J. Ismat	Scale 1:200
Drawn Proposed Ground Floor Plan	Proj. No. JSF/003/6
Date March 2012	Page 1

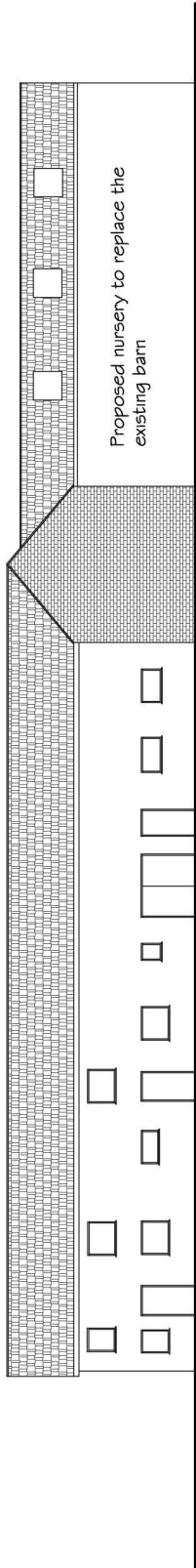
Land Registry
Official copy of
title plan

Title number **AGL63678**
Ordnance Survey map reference **TQ1089NW**
Scale **1:1250**
Administrative area **HILLINGDON**

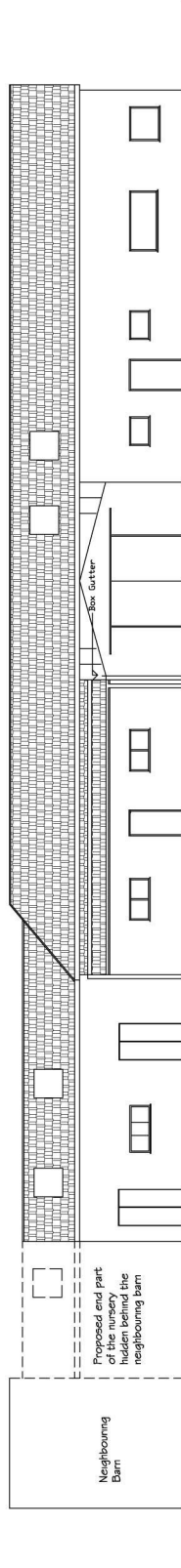


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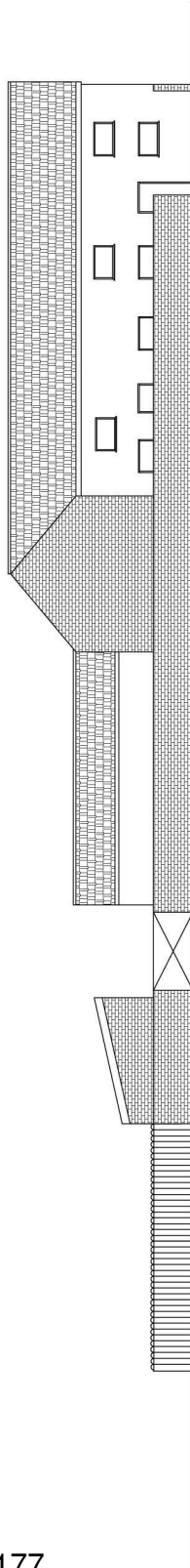




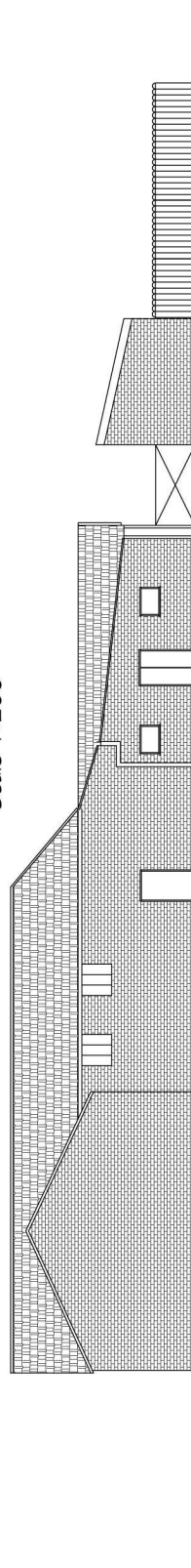
Proposed Southern Elevation (Side Elevation)
Scale 1:200



Proposed Northern Elevation (Side elevation)
Scale 1:200



Proposed Western Elevation
(Joel street view)
Scale 1:200

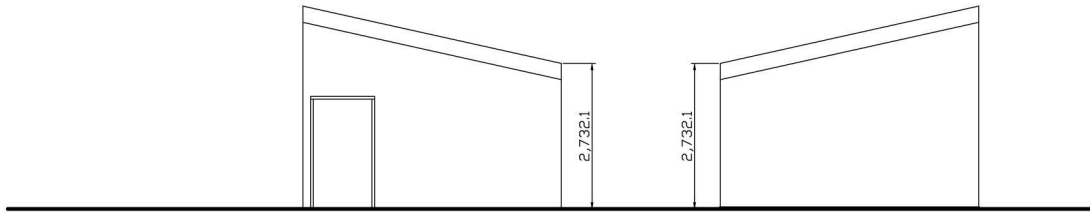


Proposed Eastern Elevation (Rear Elevation)
Scale 1:200



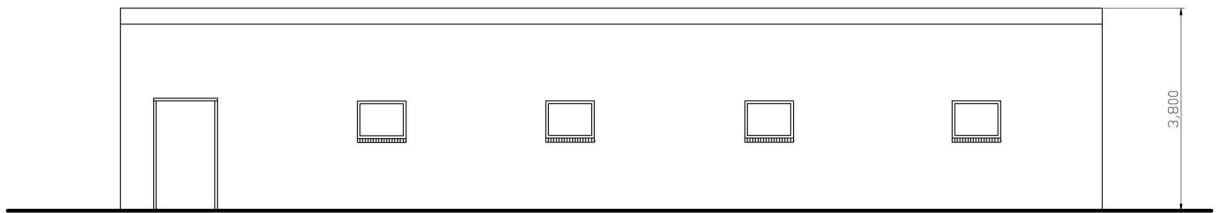
Scale Bar

FARIBA ISMAT ARCHITECTURAL DRAWING SERVICES 39 Rochester Road, Northwood Hills, Middlesex HA6 1NJ MOBILE: 07702361935 - email: fariba.ismat@yahoo.co.uk	
Job	Joel Street Farm Client: Mr. A. J. Ismat Drawing: Proposed Elevation Plans Date: March 2012
Date	20/03/2012
Scale	1:200
Proj. No.	JSF/003/8

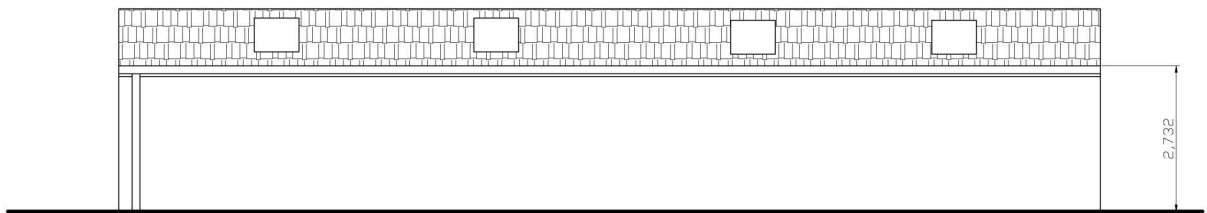


Proposed Eastern Side Elevation
Scale 1:100

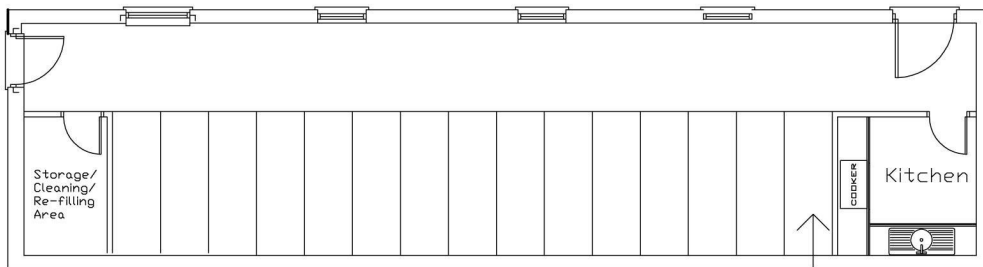
Proposed Western Side Elevation
facing Joel Street
Scale 1:100



Proposed Southern or Front Elevation
Scale 1:100



Proposed Northern or Rear Elevation
Scale 1:100



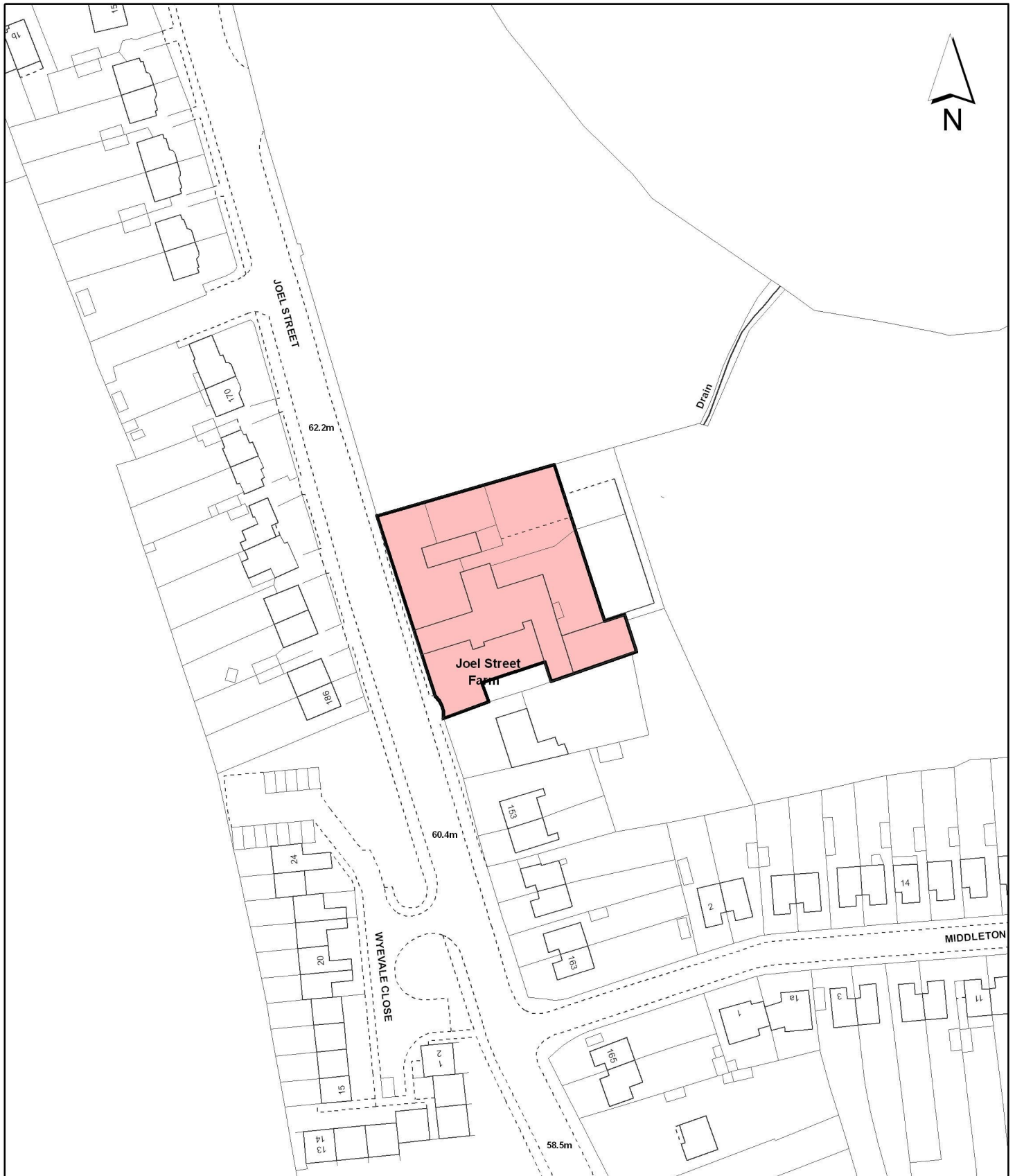
A fire alarm system would be introduced to comply with the model licence condition

Proposed Cattery Floor Plan
Scale 1:100

Proposed Cattery
(Sui Generis)



Job	Joel Steel Farm
Client	Mr. A. J. Ismat
Drawn	Proposed Floor Plan and Elevations
Date	March 2012
Scale	1:100
Proj. No.	JSF/003/9
Rev. No.	1
Rev. Date	28/06/2012
Rev. Description	
<p>FARIBA ISMAT ARCHITECTURAL DRAWING SERVICES 39 Rochester Road, Northwood Hills, Middlesbrough, M46 1NJ MOBILE 07702361935 - email: fariba.ismat@yahoo.co.uk</p>	



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 Site boundary

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Site Address

**Joel Street Farm,
Joel Street,
Northwood**

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

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

Planning Application Ref:
8856/APP/2012/767

Scale
1:1,250

Planning Committee
North Page 179

Date
**July
2012**



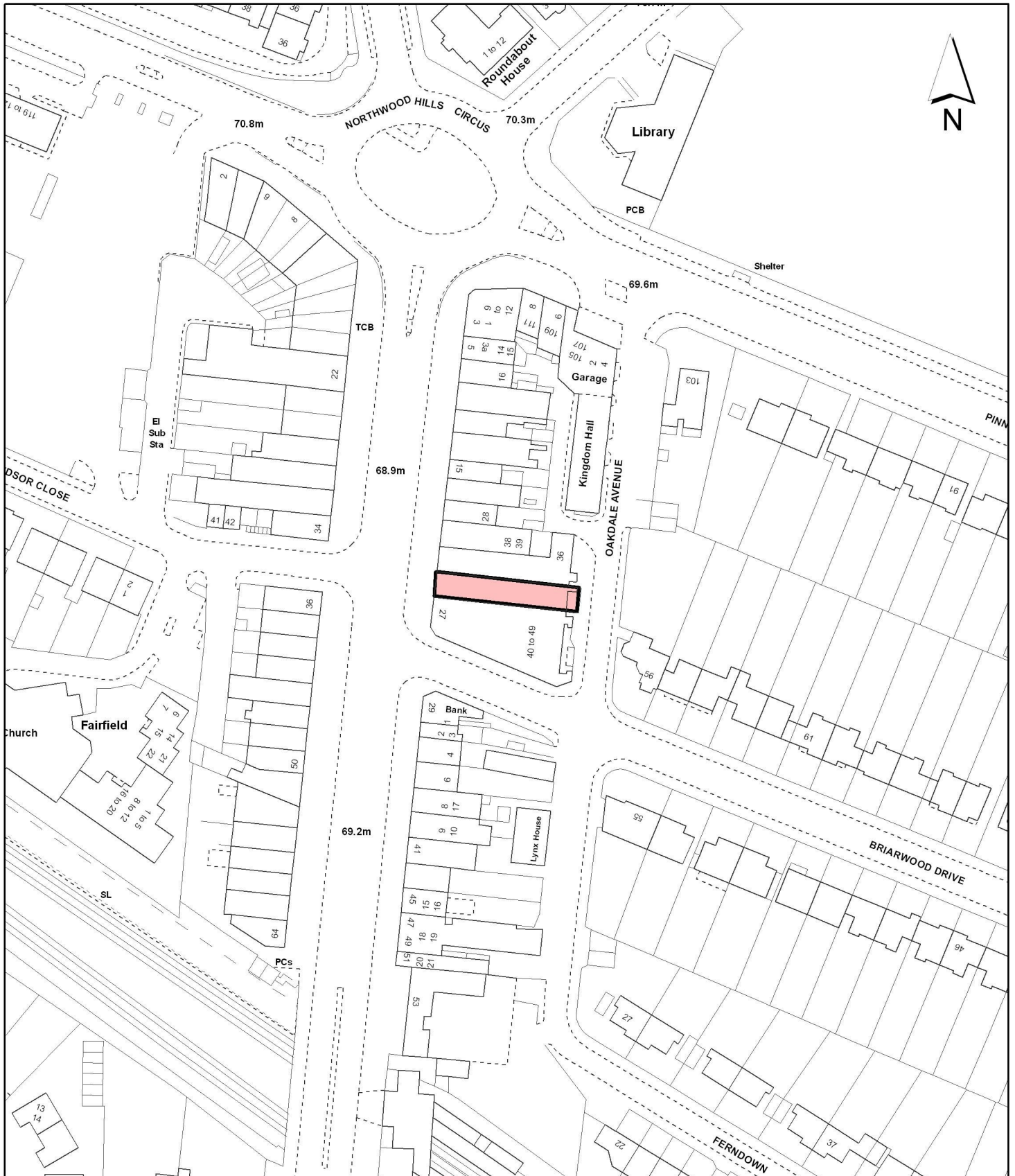
HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address 25 JOEL STREET, NORTHWOOD

Development Variation of condition Nos. 4 and 6 (Opening and Delivery Hours) of planning permission ref 56137/APP/2010/48 dated 10/05/2010 to allow staff to be permitted on the premises between 23.30 and 08.00 and also to allow the premises to have deliveries or collections, including waste collections between the hours of 08.00 and 22.00 daily (Change of use to Class A3 Restaurant and Class A5 hot food takeaway and elevation alterations).

Lbh Ref Nos: 56137/APP/2012/1119



Notes

 Site boundary

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Site Address

**25 Joel Street,
 Northwood**

Planning Application Ref:

56137/APP/2012/1119

Planning Committee

North Page 181

Scale

1:1,250

Date

**July
 2012**

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

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



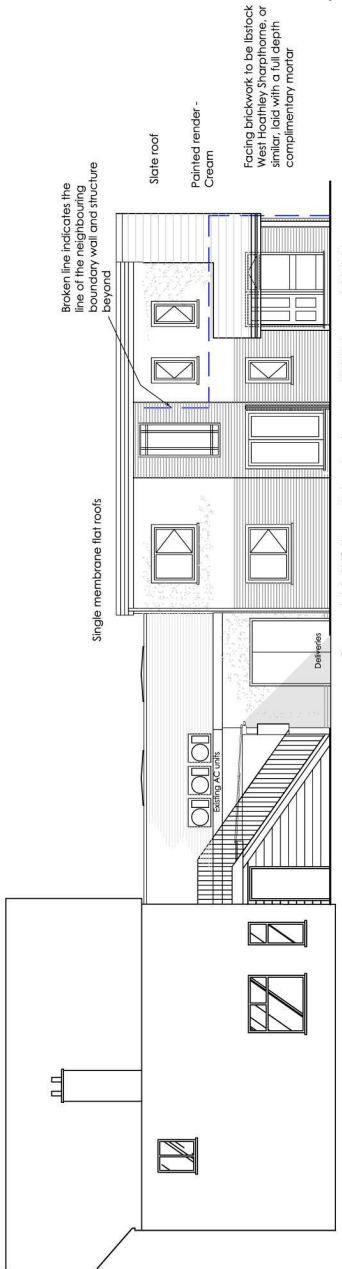
HILLINGDON
 LONDON

Report of the Head of Planning & Enforcement Services

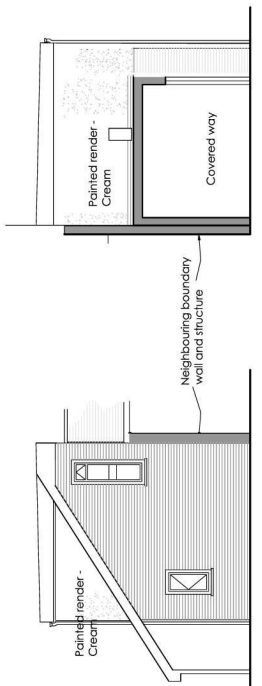
Address 56 – 58 HIGH STREET, RUISLIP

Development Part first floor and part two storey extension to existing rear element to create a studio flat.

Lbh Ref Nos: 17961/APP/2012/1008

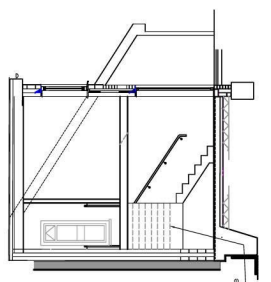


PROPOSED ELEVATION A

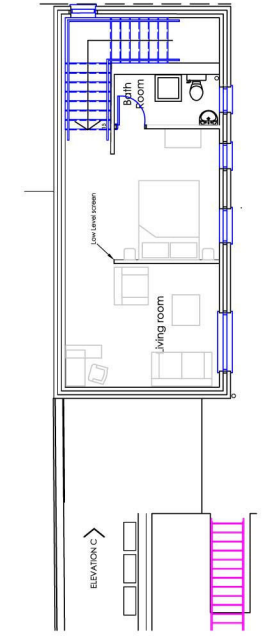


PROPOSED ELEVATION B

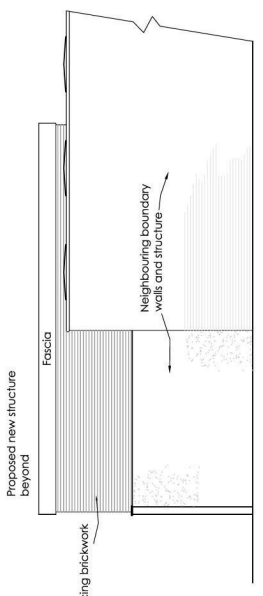
PROPOSED END ELEVATION/
SECTION C-C



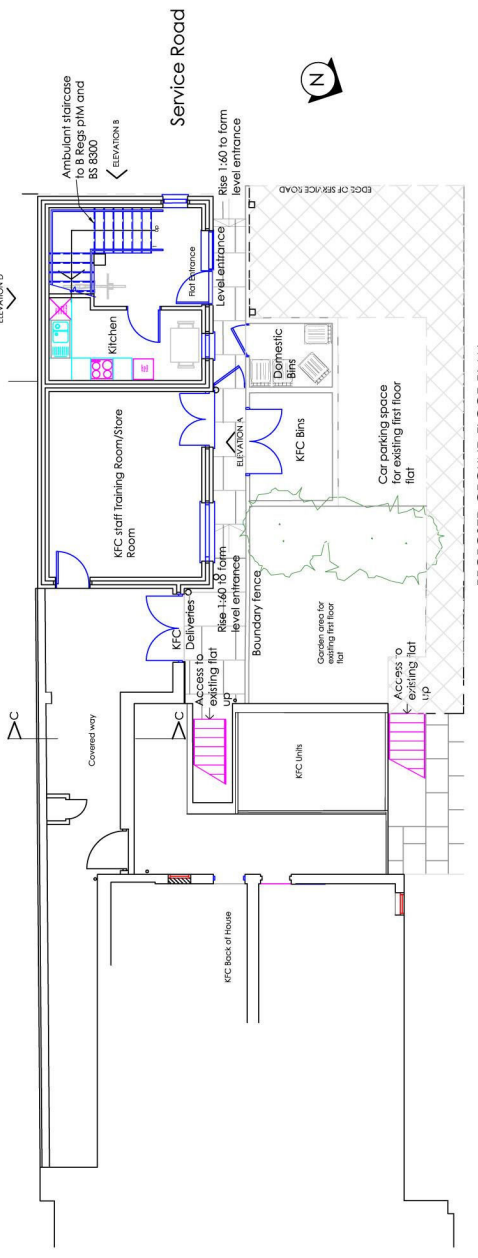
TYPICAL BUILDING SECTION



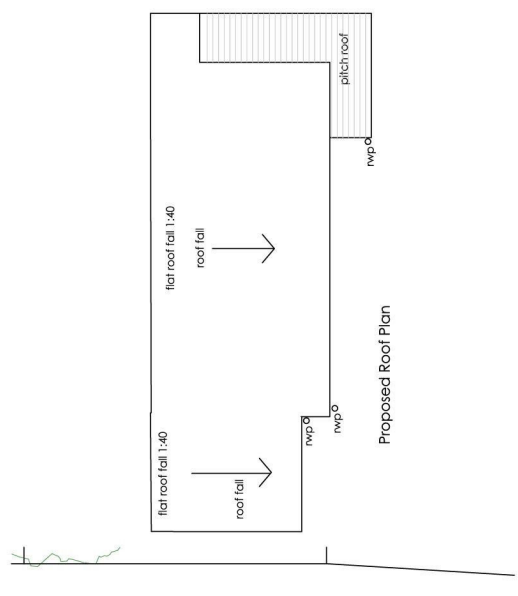
PROPOSED FIRST FLOOR PLAN



PROPOSED REAR ELEVATION D



PROPOSED GROUND FLOOR PLAN



Proposed Roof Plan

Contractor / Makersperson note only:
Please do not scale the drawing. All dimensions to be checked on site and any discrepancy reported

REVISIONS:
A 11/03/12 Rev B and entrance side window added to Blev 8, D/C

58 High Street
RUISLIP

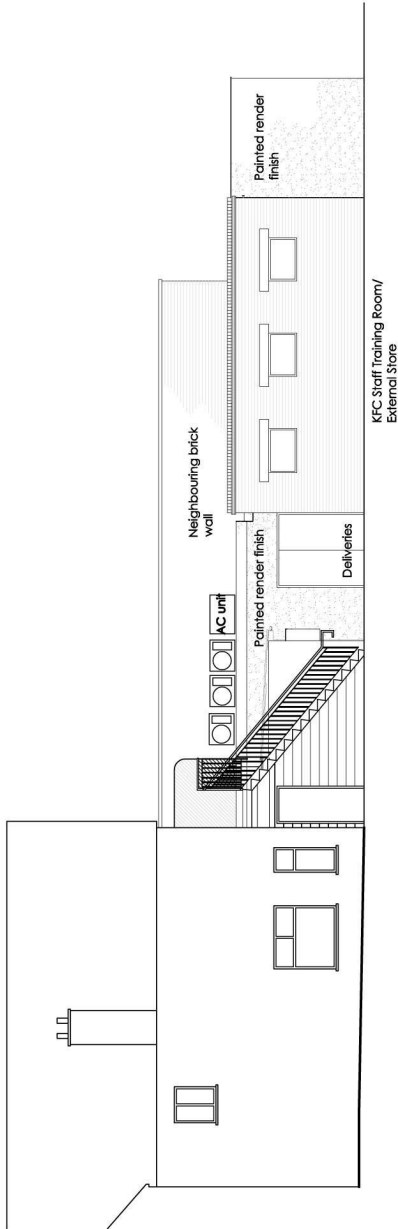
PROPOSED PLANS, ELEVATIONS
and SECTION OPTION 2

scale : 1:100 @ A2
date : October 2010
drg. no. : 1965/04A

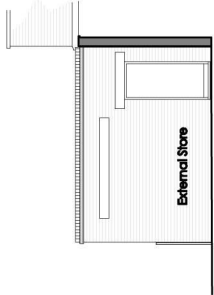
**HONE
EDWARDS
ASSOCIATES**

Design Studio
Millers Three
The Millers
8000's Stratford
Hen's, CM23 3DH
email: h.edwards@honeedwards.co.uk

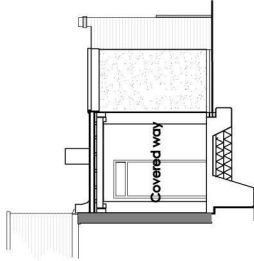




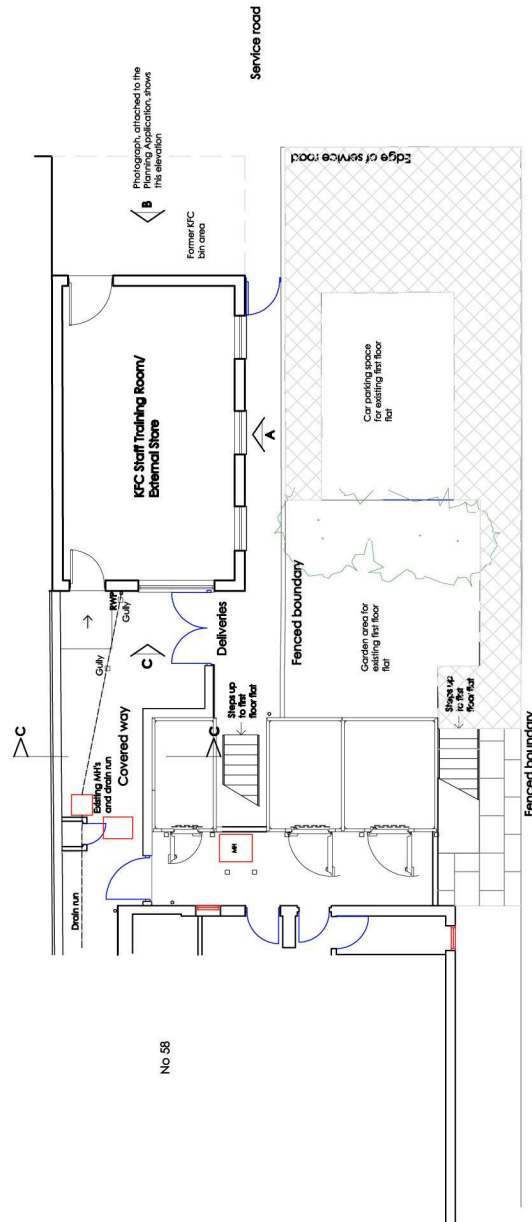
EXISTING ELEVATION A



EXISTING END ELEVATION B



EXISTING END ELEVATION/
SECTION C-C



EXISTING PLAN



Consultations / Manufacturers notes only:
Please do not scale the drawing, all
dimensions are provided on file and
any discrepancy reported

REVISIONS:
A. Add 12 new parking space study

58 High Street
RUSLIP



EXISTING PLAN & ELEVATI

scale : 1:100 @ A2
date : October 2010
drg. no : 1965/01A

HONE EDWARDS ASSOCIA
INCORPORATED
114-115
SOUTHALL ROAD
SOUTHALL
MIDDLESEX
M6 3JZ
0181 606 0000
hones@honeedwards.com



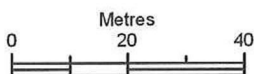
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The representation of features as lines is no evidence of a property boundary.



Scale 1:1250

Supplied by: **Blackwell M and D C**
 Serial number: 00685500
 Centre coordinates: 509183.25 187430.38

Further information can be found on the OS Sitemap Information leaflet or the Ordnance Survey web site:
www.ordnancesurvey.co.uk

56-58 High Street
Ruislip

56-58 High Street, Ruislip, HA4 7AA



Block Plan 1:500



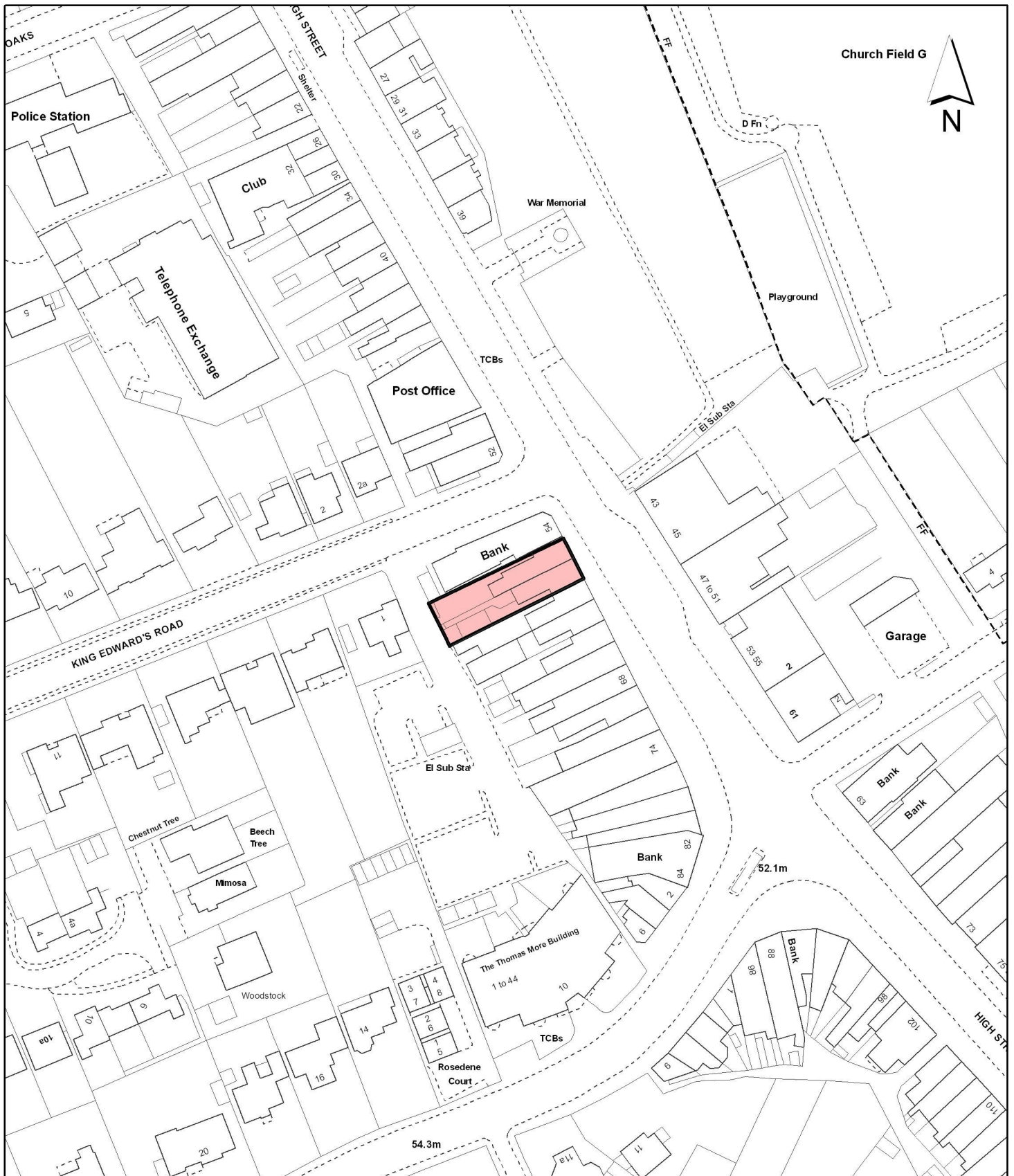
WALSINGHAM PLANNING

SPECIALIST PLANNING & DEVELOPMENT CONSULTANTS

Bourne House, Cores End Road, Bourne End, Bucks SL8 5AR

T 01628 532244 F 01628 532255 E bourne.end@walsingplan.co.uk

www.walsinghamplanning.co.uk



Church Field G



Notes

 Site boundary

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Site Address

**56 - 58 High Street,
Ruislip**

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

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

Planning Application Ref:

17961/APP/2012/1008

Scale

1:1,250

Planning Committee

North Page 187

Date

**July
2012**



HILLINGDON
LONDON

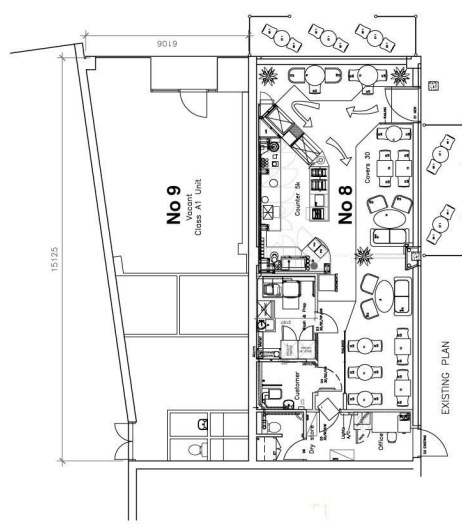
Report of the Head of Planning & Enforcement Services

Address 9 CLIVE PARADE, GREEN LANE, NORTHWOOD

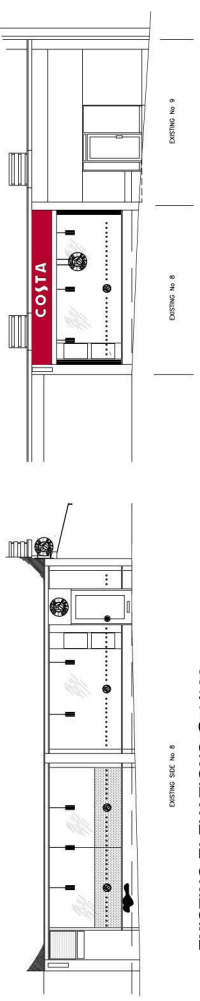
Development Change of use from Use Class A1 (Shops) to Use Class A1/A3 (Shops/ Restaurants and Cafes) for use as a coffee shop involving a single storey front infill extension, new shop front and installation of external seating to front.

Lbh Ref Nos: 15297/APP/2012/993

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2. Do not scale for working drawings as dimensions shall be checked on site prior to commencing the works and any errors or omissions shall be the responsibility of the client
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EXISTING PLAN @ 1/100



EXISTING ELEVATIONS @ 1/100



PROPOSED PLAN @ 1/50



PROPOSED SHOPFRONT @ 1/50

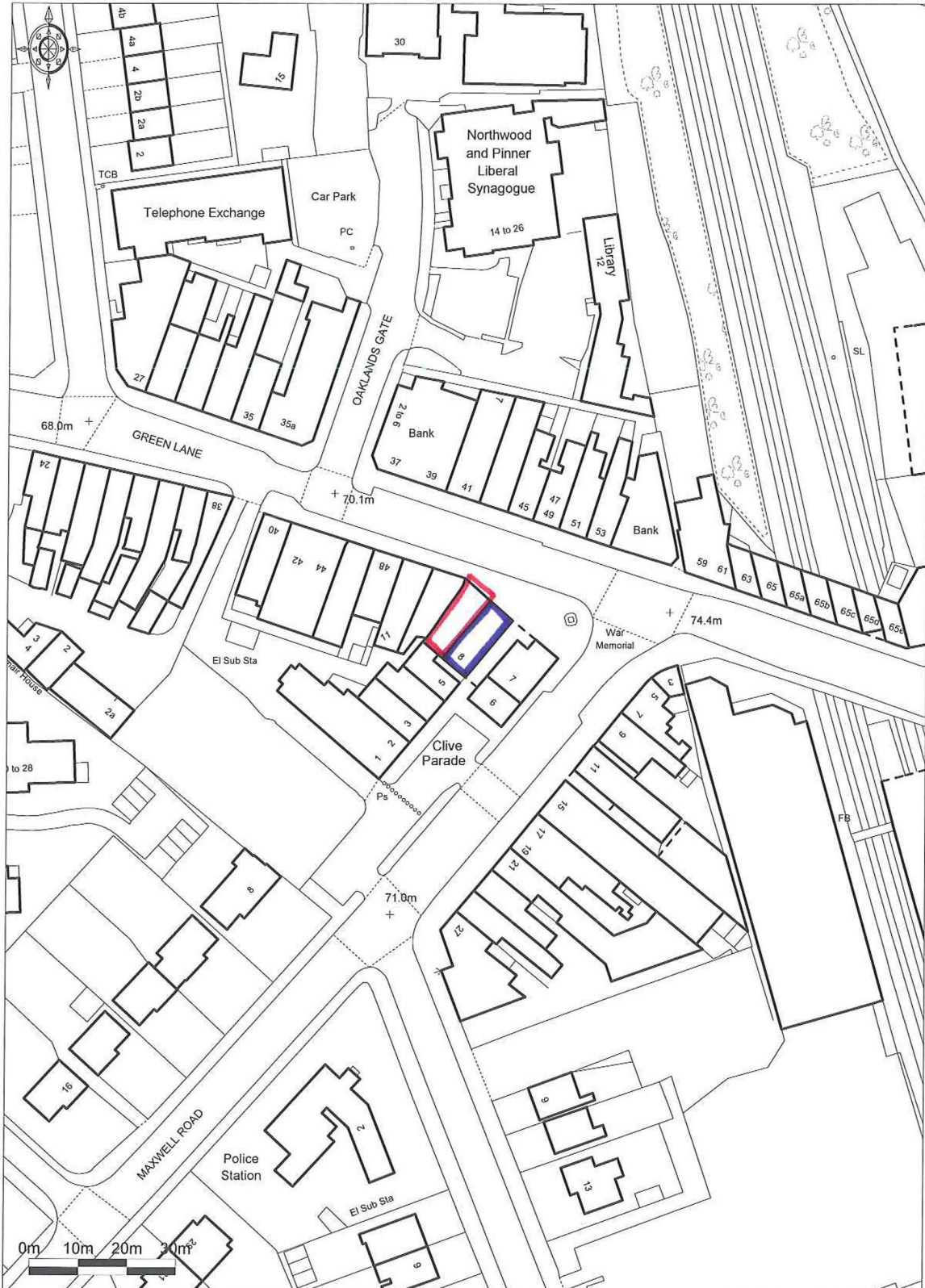
ALLEN + associates
architects

SOAR INVESTMENTS (COSTA) LTD

Site: 10
 10, 11 & 12 THE PARADE
 NORTHWOOD
 DISTRICT: WIMBORNE

DATE: APR 12 | 1/50 1/100
 SCALE: 600
 DRAWING NO: POT
 SHEET: P 2

ALLEN + ASSOCIATES
 10, 11 & 12 THE PARADE
 NORTHWOOD
 WIMBORNE, DORSET DT9 9LQ
 TEL: 01425 232274
 FAX: 01425 232275
 WWW: www.allenassociates.com



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Getmapping plc 2012. Plotted Scale - 1:1250

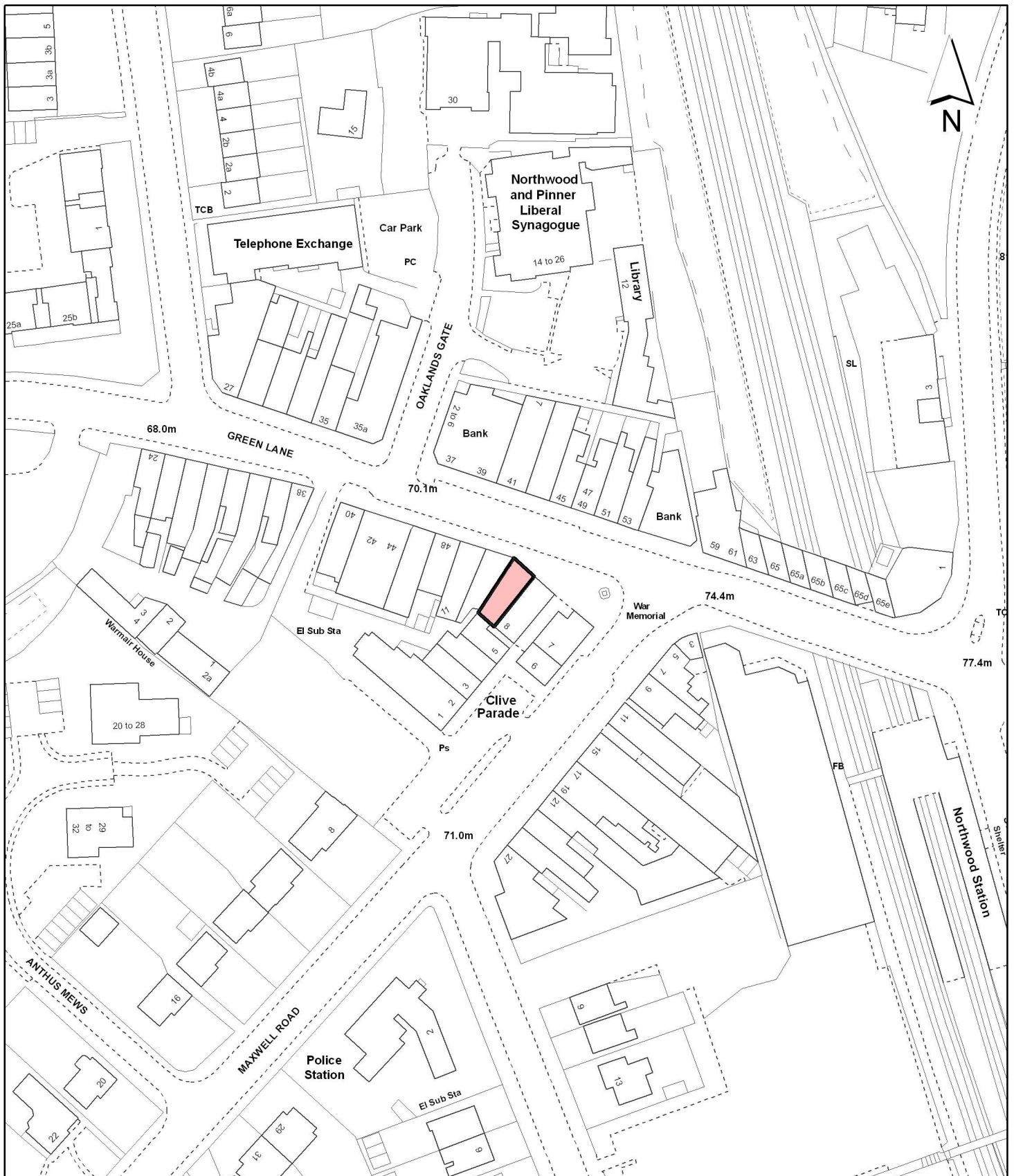


**9 Clive Parade
Green Lane
Northwood
HA6 2QF**

This map



WALSINGHAM PLANNING
SPECIALIST PLANNING & DEVELOPMENT CONSULTANTS
Bourne House, Cores End Road, Bourne End, Bucks SL8 5AR
T 01628 532244 F 01628 532255 E bourne.end@walsingplan.co.uk
www.walsinghamplanning.co.uk



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Site Address

**9 Clive Parade,
Green Lane, Northwood**

Planning Application Ref:

15297/APP/2012/993

Planning Committee

North Page 191

Scale

1:1,250

Date

**July
2012**

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

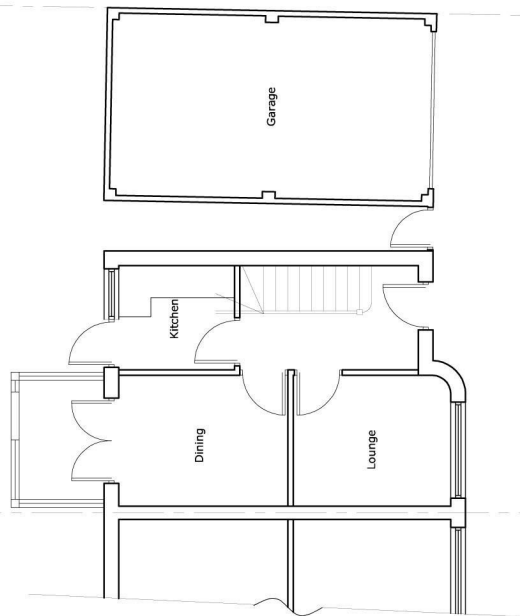
Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 250111



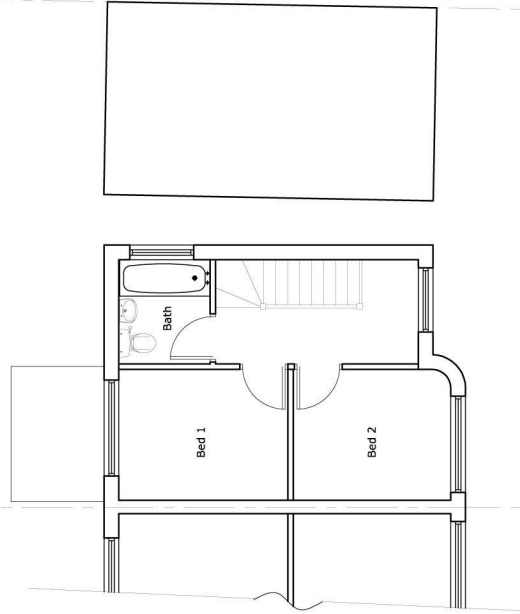
HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address	LAND FORMING PART OF 111 PARKFIELD CRESCENT, RUISLIP
Development	Use of permitted two storey extension as a self contained house including erection of a single storey porch, associated car parking and amenity space.
Lbh Ref Nos:	68057/APP/2012/868



Ground floor



First floor

EXISTING FLOOR PLANS

Scale Bar 1:100 @ A3



Metres

Dwg. No. 11/100/1

Scale 1:100

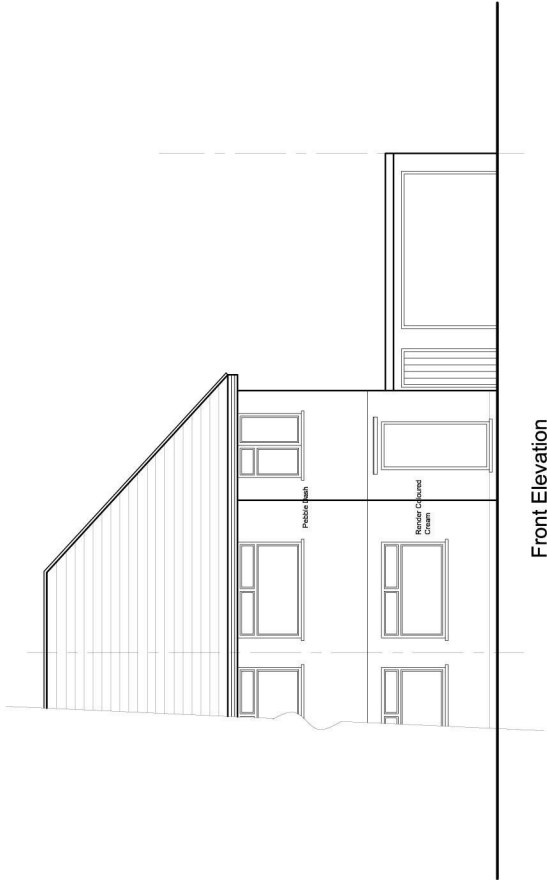
Date 08/09/11

Drawn by A.Smith

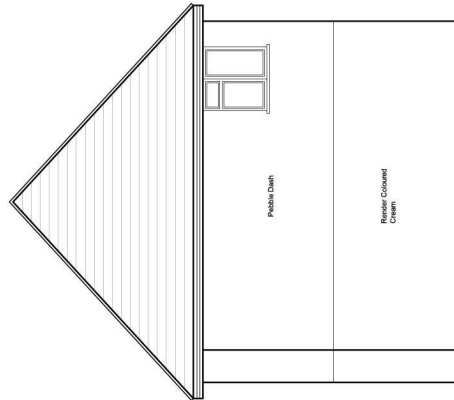
REVISION

1
C

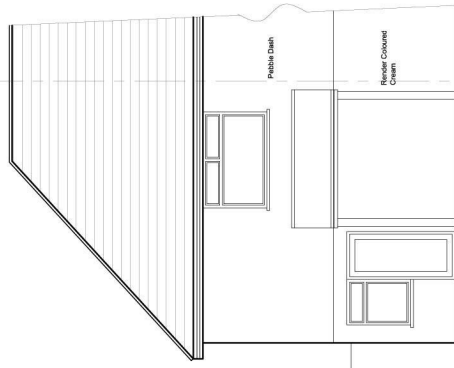
111 PARKFIELD CRESCENT, RUISLIP



Front Elevation



Side Elevation



Rear Elevation

EXISTING ELEVATIONS

Scale Bar 1:100 @ A3



Metres

0 1 2 3 4 5 6 7 8 9 10

REVISION

Dwg. No. 11/100/2

Scale 1:100

Date 08/09/11

Drawn by A.Smith

111 PARKFIELD CRESCENT, RUISLIP

A PORCH AMENDED 15/06/2012

Nº 113

Nº 111

Nº 109

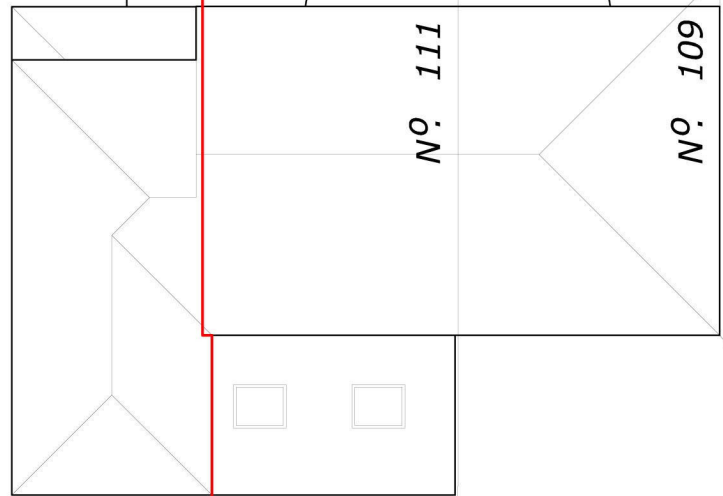
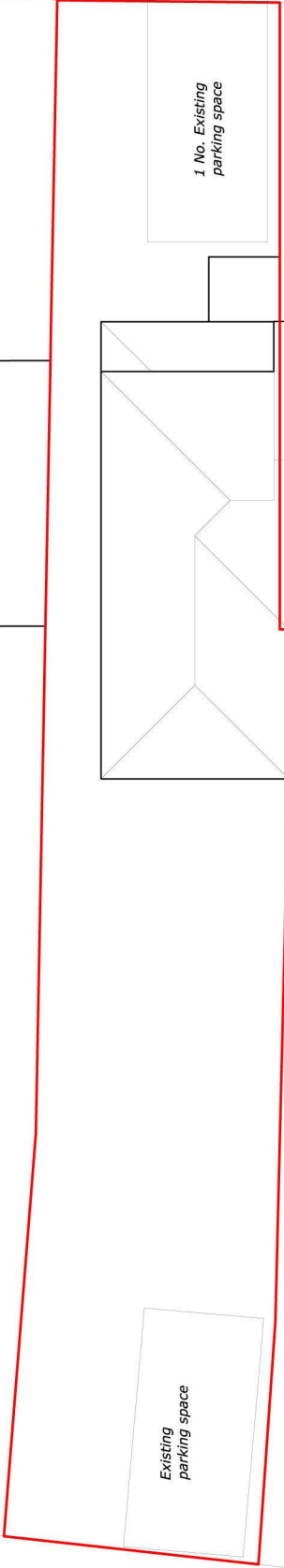
Nº 107

1 No. Existing parking space

1 No. Existing parking space for No. 111

Existing parking space

Existing parking space



Scale Bar 1:100 @ A3

Metres

Dwg. No. 11/200/100 A

Scale 1:100

Date 01/12/11

Drawn by A.Smith

REVISION

A

1

01/12/11

111 PARKFIELD CRESCENT, RUISLIP

A	PARKING SHOWN FOR 111 PARKFIELD 14/06/12
B	PORCH AMENDED 15/06/2012



LIFETIME HOMES INFORMATION

ALL FLATS TO BE LIFETIME HOMES STANDARDS

ACCESS AND ENTANCE WAYS TO BE WLL LIT

ALL INTERNAL DOORS TO BE A MIN 800MM CLEAR OPENING WIDTH

COMMUNAL STAIRS TO HAVE NO MORE THAN A 170mm RISER, A TREAD OF NO LESS THAN 250mm, HANDRAILS EXTENDED 300mm BEYOND TOP AND BOTTOM STEP, HAND RAIL HEIGHT TO BE 900mm PER NOSING

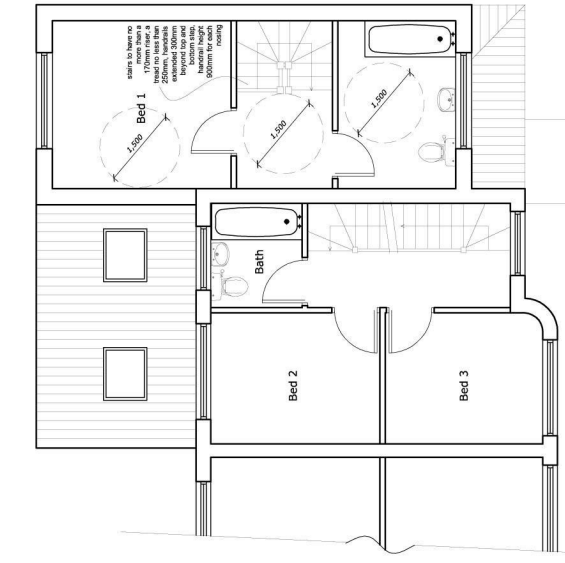
THE CLEAR OPENING WIDTH OF THE FRONT DOOR SHOULD BE A MINIMUM OF 800mm

THEIR SHOULD BE A 300mm NIB TO THE SIDE OF LEADING EDGE OF DOORS.

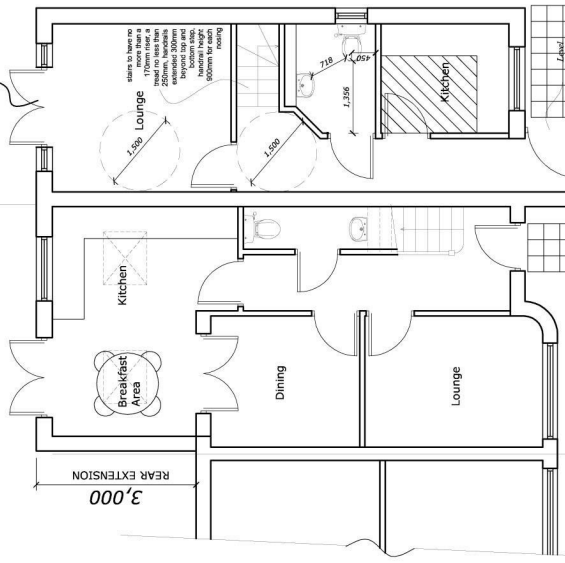
WALLS IN THE BATHROOM AND W.C's SHOULD BE CAPABLE OF TAKING ADAPTIONS SUCH AS HAND RAILS

LIVING ROOM WINDOW GLAZING SHOULD BEGIN AT 800mm OR LOWER AND WINDOWS SHOULD BE EASY TO OPEN/OPERATE

SWITCHES, SOCKETS, VENTILATION AND SERVICE CONTROLS SHOULD BE AT A HEIGHT USABLE BY ALL (IE BETWEEN 450mm AND 1200mm FROM THE FLOOR).



First floor



Ground floor

1.8m high closeboarded fence

1.8m high closeboarded fence

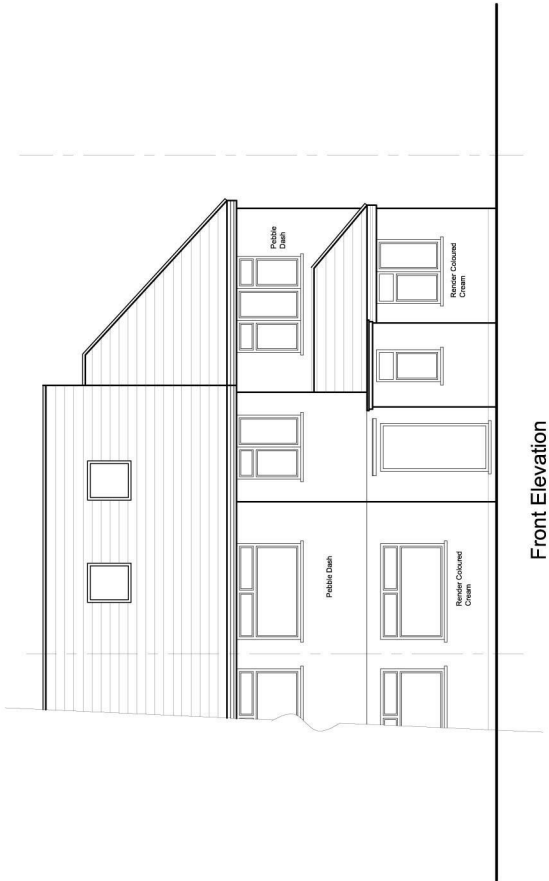
1 No. parking space

1 No. parking space

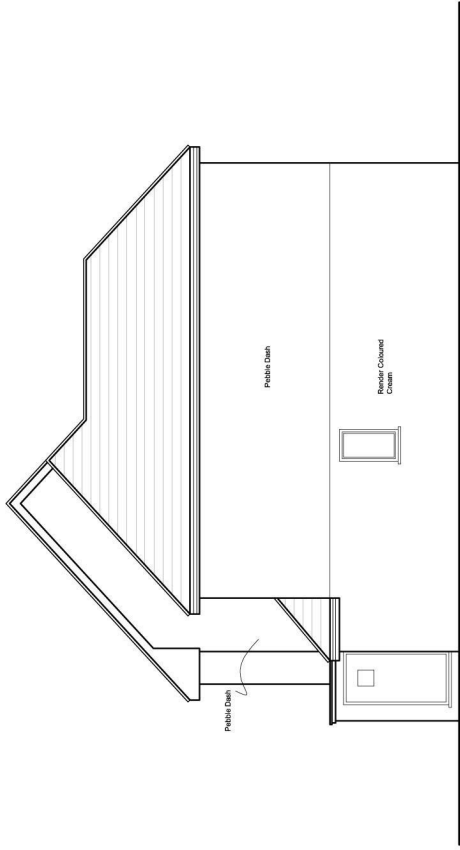
PROPOSED FLOOR PLANS

Scale Bar	1:100 @ A3	Metres	0	1	2	3	4	5	6	7	8	9	10
	1:100	Scale											
	01/12/11	Date											
	A-Smith	Drawn by											

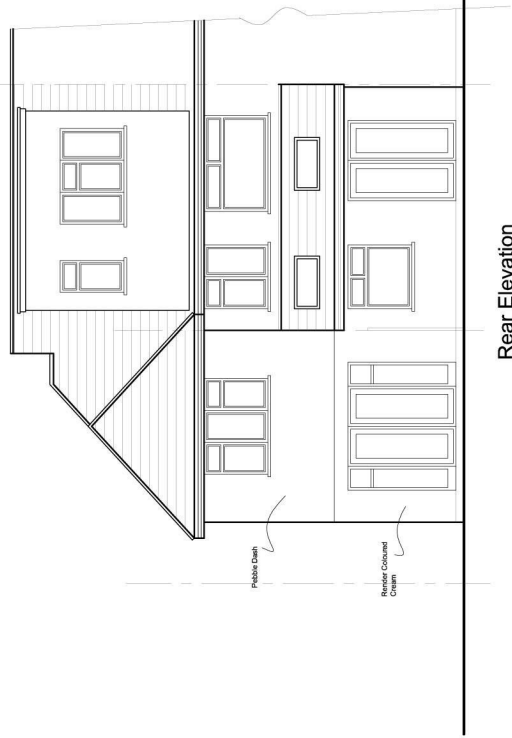
111 PARKFIELD CRESCENT, RUISLIP	11/200/101B	Proj. No.											
	B	REVISION											
	1:100	Scale											
	01/12/11	Date											



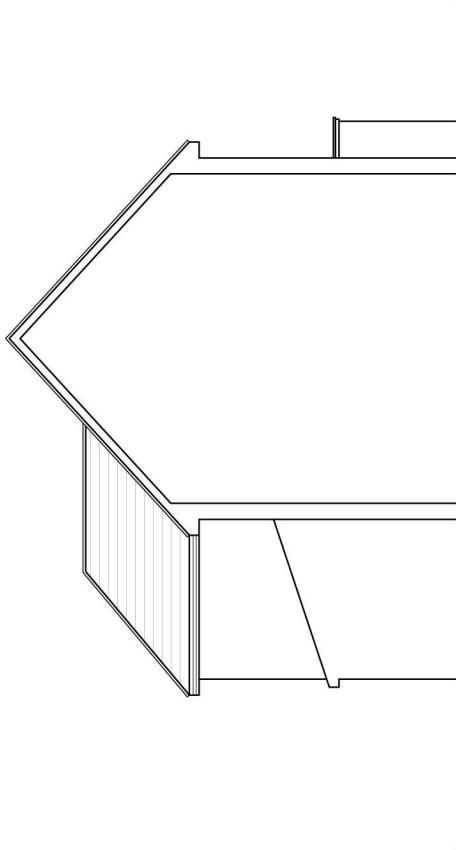
Front Elevation



Side Elevation



Rear Elevation



Other Side Elevation

PROPOSED ELEVATIONS

Scale Bar 1:100 @ A3

Metres

0 1 2 3 4 5 6 7 8 9 10

Dwg. No.	11/200/102 A
Scale	1:100
Date	01/12/11
Drawn by	A.Smith
REVISION	A
APPROVED	(C)

111 PARKFIELD CRESCENT, RUISLIP

111 PARKFIELD CRESCENT, RUISLIP



Scale = 1:1250

Km 0.02 0.04 0.06 0.08 0.1



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Site Address

**LFPO 111 Parkfield Crescent,
 Ruislip**

Planning Application Ref:
68057/APP/2012/868

Planning Committee
North Page 199

Scale
1:1,250

Date
July 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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