



HILLINGDON
LONDON



North Planning Committee

Date: TUESDAY, 18 SEPTEMBER
2012

Time: 7.00 PM

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

To Councillors on the Committee

Eddie Lavery (Chairman)
Allan Kauffman
David Allam (Labour Lead)
Jazz Dhillon
Carol Melvin
John Morgan
David Payne
Raymond Graham

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

**This agenda and associated
reports can be made available
in other languages, in braille,
large print or on audio tape on
request. Please contact us for
further information.**

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This Agenda is available online at:

<http://modgov.hillingdon.gov.uk/ieListMeetings.aspx?CId=116&Year=2012>

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INVESTOR IN PEOPLE

Useful information

Bus routes 427, U1, U3, U4 and U7 all stop at the Civic Centre. Uxbridge underground station, with the Piccadilly and Metropolitan lines, is a short walk away. Limited parking is available at the Civic Centre. For details on availability and how to book a parking space, please contact Democratic Services

Please enter from the Council's main reception where you will be directed to the Committee Room. An Induction Loop System is available for use in the various meeting rooms. Please contact us for further information.

Please switch off any mobile telephones and BlackBerries™ before the meeting. Any recording of the meeting is not allowed, either using electronic, mobile or visual devices.

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A useful guide for those attending Planning Committee meetings

Security and Safety information

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Petitions and Councillors

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

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

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 Matters that have been notified in advance or urgent
- 4 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
5	Land adjacent to and forming part of 30 Harvey Road, Northolt 67335/APP/2011/1968	South Ruislip	2 x two storey, 2-bed semi detached dwellings with associated parking and amenity space Deferred from North Committee 26/06/2012 Recommendation: Approval, subject to a Section 106 Agreement	1 - 20 68 - 72
6	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 Deferred from North Committee 08/08/2012 Recommendation: Refusal	21 - 30 73 - 77

Non Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
7	Car Park for Virgin Active at 18 Ducks Hill Road, Northwood 272/APP/2012/975	Northwood	Installation of 10 x light columns with luminaires involving the removal of existing bollard fittings. Recommendation: Approval	31 - 50 78 - 82
8	19 Gatehill Road, Northwood 68454/APP/2012/1686	Northwood Hills	Part two storey, part single storey rear extension, two storey side extension, first floor side extension, and single storey front extension involving demolition of garage to side. Recommendation: Approval	51 - 62 83 - 92

Other

	Address	Ward	Description & Recommendation	Page
9	3 Long Lane, Ickenham - TPO 689	Ickenham	TPO REPORT Recommendation: Approval	63 - 66

Part 2 - Members Only

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

	Address	Ward	Description & Recommendation	Page
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Report of the Head of Planning & Enforcement Services

Address	LAND ADJACENT TO AND FORMING PART OF 30 HARVEY ROAD NORTHOLT		
Development:	2 x two storey, 2-bed semi detached dwellings with associated parking and amenity space		
LBH Ref Nos:	67335/APP/2011/1968		
Drawing Nos:	Location Plan 1:1250 10:590/6 10:590/7 Planning Statement 10:590/4 Received 23rd March 2012		
Date Plans Received:	12/08/2011	Date(s) of Amendment(s):	12/08/2011
Date Application Valid:	19/08/2011		22/11/2011 27/03/2012

DEFERRED ON 26th June 2012 FOR SITE VISIT .

This application was deferred at the committee of the 26th June for a site visit, which took place on the 21st August, and the following additional information:

i) Clarification of ownership of site:

The applicant has served notice on the London Borough of Ealing as well as Hillingdon, which means that some parts of the site are in the ownership of both Hillingdon and Ealing Council's. It would be up to the applicants to ensure that all legal matters relating to building on land outside their ownership are resolved and does not affect the planning position.

ii) Reason why bollards were originally installed and the impact of their resiting:

The bollards were originally installed as there was constant complaints relating to anti-social behaviour occurring in the land to the rear, but outside of the property. The resiting of the bollards will still prevent vehicular access to any land that is not in constant use, which was the original intention.

1. SUMMARY

This proposal is to develop the side and rear garden of a ground floor maisonnette 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 is considered acceptable. The scheme fails to include details of the off-site highway works required to remove the bollards and associated footway construction, which is required to enable access to the parking. However the applicant has offered to deal with this matter by way of a S106 agreement which is considered acceptable in this instance. As such the application is recommended for approval.

2. RECOMMENDATION

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

A. That the Council enters into an agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or Section 278 of the Highways Act 1980 (as amended) and/ or other appropriate legislation to secure:

i) A contribution of £22,013 for capacity enhancements in local schools;

ii) Obtaining all relevant approvals for the removal of the existing bollards and provision of replacement bollards in a new location (which facilitates access to the approved parking area while preventing access to open land by unauthorised vehicles), as well as a new footway and street lighting leading to the parking area;

iii) Provide the approved highway/footway/lighting works at no cost to the Council.

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

C) That officers be authorised to negotiate and agree the detailed terms of the proposed agreement and conditions of approval.

D) That if any of the heads of terms set out above have not been agreed and the legal agreement has not been finalised within 6 months of the date of this Committee resolution, or any other period deemed appropriate by the Head of Planning, Sport and Green Spaces, then the application be refused for the following reason:

'The proposal fails to demonstrate that vehicular access would be available on the side access road and as such the scheme would fail to provide adequate off-street car parking at the site. In the absence of adequate accessible off-street car parking being provided, the proposal is likely to result in additional on-street car parking, detrimental to highway and pedestrian safety, contrary to Policies AM7 and AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).'

E) That subject to the above, the application be deferred for determination by the Head of Planning, Sport and Green Spaces under delegated powers, subject to the completion of the legal agreement with the applicant.

F) That if the application is approved, the following conditions be imposed subject to any changes negotiated by the Head of Planning, Sport and Green Spaces prior to issuing the decision:

1 T8 Time Limit - full planning application 3 years

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

REASON

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

2 OM1 Development in accordance with Approved Plans

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

REASON

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

3 M1 Details/Samples to be Submitted

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

REASON

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

4 RPD1 No Additional Windows or Doors

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

REASON

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

5 SUS4 Code for Sustainable Homes details

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

REASON

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

6 RES6 Levels

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

REASON

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

7 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 Refuse Storage
 - 2.b Cycle Storage
 - 2.c Means of enclosure/boundary treatments
 - 2.d Car Parking Layouts
 - 2.e 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 surfing/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

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

REASON

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

8 TL6 Landscaping Scheme - implementation

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

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

in the opinion of the Local Planning Authority becomes seriously damaged or diseased shall be replaced in the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority in the next planting season with another such tree, shrub or area of turfing or seeding of similar size and species unless the Local Planning Authority first gives written consent to any variation.

REASON

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

9 TL20 Amenity Areas (Residential Developments)

None of the dwellings hereby permitted shall be occupied, until the outdoor amenity area serving the dwellings as shown on the approved plans has been made available for the use of residents of the development. Thereafter, the amenity areas shall so be retained for the life of the development.

REASON

To ensure the continued availability of external amenity space for residents of the development, in the interests of their amenity and the character of the area in accordance with policy BE23 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (July 2011) Policy 7.1

10 RPD5 Restrictions on Erection of Extensions and Outbuildings

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

REASON

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

11 RPD9 Enlargement to Houses - Roof Additions/Alterations

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

REASON

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

12 RES22 Parking Allocation

No unit hereby approved shall be occupied until a parking allocation scheme has been submitted to, and approved in writing by, the Local Planning Authority. Thereafter the

parking shall remain allocated for the use of the units in accordance with the approved scheme and remain under this allocation for the life of the development.

REASON

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 6 of the London Plan (July 2011).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

BE13	New development must harmonise with the existing street scene.
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.
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
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.
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
H4	Mix of housing units
H5	Dwellings suitable for large families
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.1	(2011) Ensuring equal life chances for all
LPP 3.3	(2011) Increasing housing supply
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments

LPP 3.8	(2011) Housing Choice
LPP 5.3	(2011) Sustainable design and construction
LPP 7.3	(2011) Designing out crime
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture

3 I1 Building to Approved Drawing

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

4 I2 Encroachment

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

5 I3 Building Regulations - Demolition and Building Works

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

6 I5 Party Walls

The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
 carry out work to an existing party wall;
 build on the boundary with a neighbouring property;
 in some circumstances, carry out groundworks within 6 metres of an adjoining building.
 Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning & Community Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

7 I6 Property Rights/Rights of Light

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

8 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. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the eastern edge of the Borough and on the east side of Harvey Road, to the south of a former access road spur. Harvey Road is a residential cul-de-sac, surrounded by open land, with vehicular access taken from West End Road, between Nos. 39/39A and 41, almost opposite the application site. The site currently provides garden space for Nos. 30/30A Harvey Road. Residential properties to the south of the main access and the spur comprise open plan blocks of two-storey maisonettes, designed to give the impression of semi-detached houses whereas properties to the north of these roads are more traditional pairs of semi-detached houses. Adjoining the site to the east is the Lime Tree Golf Course which is within the London Borough of Ealing. Open land to the south and west of Harvey Road forms part of the Green Belt.

3.2 Proposed Scheme

This application is for a pair of two-bedroom semi-detached houses with a built form that would generally match the built form of maisonettes set immediately to the south. The houses would have a 13m wide frontage onto Harvey Road. The built form of the pair of houses would be 10m wide by a maximum depth of 11.8m. This depth includes single storey rear projections with 1.4m insets from the flank wall of each house; the first floor would be 8.8m deep, generally matching the depth of the maisonettes that would adjoin the plot of the proposed development. The proposed houses would have side gabled roofs, matching the maisonettes, 5m in height to the eaves and with a maximum height to the ridge of 7.6m.

Amenity space for the houses would be provided to their rear and behind the amenity space would be four parking spaces abutting the former spur road. Cycle and bin storage is shown in the rear garden areas for each of the properties.

3.3 Relevant Planning History

67335/APP/2010/2355 Land Adjacent To And Forming Part Of 30 Harvey Road Northolt
Erection of 2 x two-bedroom, two storey and 1 x one-bedroom, single storey dwellings with semi-linked lobby and associated parking and amenity space.

Decision: 23-12-2010 Refused

Comment on Relevant Planning History

Planning permission was refused in December 2010 for the erection of 2 x two-bedroom, two storey and 1 x one-bedroom, single storey dwellings with semi-linked lobby and associated parking and amenity space for the following reasons:

1. The proposal, by reason of its siting, scale and design, would appear unduly cramped and out of keeping with the spacious character and surrounding pattern of residential development on this prominent corner plot. The proposal would therefore be detrimental to the visual amenity of the street scene and character and appearance of the surrounding area, contrary to Planning Policy Statement 3 (as amended), the Mayor's Interim Housing Supplementary Planning Guidance (April 2010), Policies BE13 and BE19 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.
2. The proposed bungalow fails to provide a sufficient amount of internal floor area and adequate usable private amenity space to afford an adequate standard of residential amenity for future occupiers. The amenity space to the bungalow would also be overlooked by a first floor window of another unit at a distance of only 4m. The proposal is therefore contrary to Policies BE19, BE23 and BE24 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.
3. The proposed houses fail to provide an adequate amount of private usable amenity space for their future occupiers, resulting in a sub-standard form of residential accommodation and the proposed off-street parking spaces, when occupied would be likely to restrict access to the rear amenity space serving the occupiers of No. 30A Harvey Road. The proposal would therefore not provide an adequate standard of residential amenity for future and existing occupiers, contrary to Policy BE23 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.
4. The proposal fails to demonstrate that vehicular access would be available on the side access road and given the narrow width of the proposed parking spaces that adequate off-street car parking would be provided at the site. In the absence of adequate accessible off-street car parking being provided, the proposal is likely to result in additional on-street car parking, detrimental to highway and pedestrian safety, contrary to Policies AM7 and AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).
5. The proposal fails to satisfy Lifetime Homes standards, contrary to Policy 3A.5 of the London Plan (February 2008) and the Council's Supplementary Planning Document HDAS: Accessible Hillingdon.
6. The development is estimated to give rise to a number of children of school age and additional provision would need to be made in the locality due to the shortfall of places in

schools serving the area. Given that a legal agreement at this stage has not been offered or secured, the proposal is considered to be contrary to Policy R17 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and the adopted London Borough of Hillingdon Planning Obligations Supplementary Planning Document (July 2008).

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. |
| 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. |
| AM2 | Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity |
| AM9 | Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities |
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| HDAS-LAY | Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006 |
| LPP 3.1 | (2011) Ensuring equal life chances for all |
| LPP 3.3 | (2011) Increasing housing supply |
| LPP 3.4 | (2011) Optimising housing potential |
| LPP 3.5 | (2011) Quality and design of housing developments |
| LPP 3.8 | (2011) Housing Choice |
| LPP 5.3 | (2011) Sustainable design and construction |
| LPP 7.3 | (2011) Designing out crime |
| LPP 7.4 | (2011) Local character |

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

The occupiers of 34 neighbouring properties and South Ruislip Residents' Association were consulted by letter on 23 August 2011. A site notice was displayed on 16 September 2011.

A petition of objection containing 58 signatures has been received making the following comments:

- i) service road alongside 30 Harvey Road is the only safe area within Harvey Road for our children to play without fear of danger;
- ii) there would be issues with noise nuisance/traffic with the proposed extensive building work;
- iii) development would increase traffic, there is only one route in and out of Harvey Road and this is virtually impossible as it is. Additional volume of vehicles would make the area far more dangerous for pedestrians, especially young children;
- iv) would be out of keeping with the existing properties towards that end of Harvey Road;
- v) additional properties would overlook existing gardens.

Six individual letters also received objecting to the proposal on the following grounds:

1. The proposal will adversely affect the look of the street. Currently, it is very uniform;
2. In the present day it is very common for households to have two cars and there should be adequate parking. Additionally parking spaces should not be used for large vehicles;
3. The north end of Harvey Road is particularly quiet with plenty of open garden space. The 6 blocks of 24 self contained flats are now a mix of both council and private property. The area is home to a number of school age children who are frequently seen playing outside on the open grass spaces in front of the above mentioned properties. Parking space has become increasingly tight over the last 3 years due to the increase in privately owned property and visitor parking. All things considered, Harvey Road has very low traffic flow making the area very safe for young children. It is a quiet, open and green road in an otherwise built up area. This development would reduce open green space, be detrimental to the appearance of the road and increase the already high demand for resident parking in the area.

Internal Consultees

URBAN DESIGN AND CONSERVATION OFFICER:

The site forms part of the corner property of a modern semi-detached pair in use as maisonettes, with separate access from the side at first floor. The street is suburban and spacious in character with simply designed post-war and later semi-detached properties, set back from the street. The homogenous layout of the buildings, continuous building line and the grass frontages form an attractive part of the street-scene and appearance of the area. There has been a previous refusal for a scheme of three units on this site. Following previous comments the development has been reduced to two units with associated amenity and parking spaces. As previously stated, there are no objections in principle for the development of this site for residential use. The revised scheme proposes a semi-detached pair, slightly set back from the established front line of the adjacent properties, and lower in height. In terms of scale, the pair sits comfortably on the street scene and

relates to the homogeneity of the area. There are, therefore, no objections from a street scene point of view.

From a design point of view, the scheme has been revised to reflect the architectural details and general appearance of the maisonettes immediately adjacent to the site. The scheme would be, therefore, acceptable from a design point of view.

CONCLUSION: Acceptable. All materials to match existing.

HIGHWAY ENGINEER:

The applicant has not submitted any drawing and information for the existing bollards on the road which restrict vehicular access (except for emergency vehicles) and are covered by a traffic order. This information must be agreed otherwise the proposals are impractical.

Officer comment: The agent and applicant were advised that the additional information was required prior to a decision being issued. The agent has since accepted that a section 106 agreement will need to be entered into. This agreement would have to be completed before a decision is issued.

TREES AND LANDSCAPE OFFICER:

The site occupies a spacious corner plot adjacent to a pair of semi-detached houses within a residential street, characterised by open front gardens and wide grass verges. Drawing No. 10:590/1 Rev. A indicates the approximate locations of a highway tree in the front and a number of unspecified fruit trees to the side and rear of house number 30. No detailed tree survey has been submitted. There are no Tree Preservation Orders on, or close to, the site, nor does it fall within a designated Conservation Area. The proposal is a re-submission, following the refusal of a previous application (ref. 2010/2355). The current proposal is to build two new semi-detached houses adjacent to 30 Harvey Road. Off-street parking for four cars is to be provided at the end of the service road/cul-de-sac, behind the new houses.

The Design & Access Statement describes the key features of the layout but makes no comment with regard to proposed landscape enhancement. 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.

- While the existing trees have some amenity and ecological value, they do not merit retention or pose a constraint on development. Nevertheless there is space and opportunity to include hard and soft landscaping within the site. Replacement tree planting and landscape enhancement should be included as part of the new development.

- DCLG/EA guidance requires new driveways to be designed and installed in accordance with SUDS principles.

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

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 HDAS: Accessible Hillingdon adopted January 2010. The scheme should be revised and compliance with all 16 Lifetime Home standards (as relevant) should be shown on plan. The following access observations are provided:

1. Details of level access should be submitted.

2. The proposed entrance level WC is located under the staircase which will result in a reduced height sloped ceiling. A section plan should be provided to demonstrate that there will be sufficient standing/transfer space to the side of the WC to allow the shower and hand basin to be used conveniently.
3. The plans should indicate the location of a future through the ceiling wheelchair lift.

Conclusion: On the proviso that revised plans are received no objection would be raised.

Officer comment: Amended plans have been received which show that the development complies with the lifetime homes standards.

EPU:

We have no record of any contamination in this area. If it is likely soil will be imported as part of this development for use in any garden or landscaping areas a condition is advised for imports.

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 and in this instance the impact on the character of the area and the adjoining occupiers is considered acceptable, as detailed in other sections of this report. As such the principal of development is in accordance with national guidance contained within the NPPF and policies contained within the Unitary Development Plan 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 a suburban fringe location and has a Public Transport Accessibility Level (PTAL) of 1b. Taking these parameters into account, the matrix recommends a density of 150-200 hr/ha. This proposal equates to a density of 200 hr/ha. The proposal therefore satisfies the density standards as recommended by the London Plan.

The density matrix, however, is only of limited value 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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Policy OL5 of the saved UDP seeks to ensure that development adjacent to or conspicuous from the green belt would not injure its visual amenities.

Although this proposal would result in built development being brought closer to the Green Belt boundary at the rear of properties on Harvey Road, the proposal would still maintain a minimum 30m gap to this boundary. At such a distance, the proposal would not be harmful to the Green Belt's open character.

7.06 Environmental Impact

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Policy BE13 of the Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene, and BE19 states the Local Planning Authority will seek to ensure that new development within residential areas 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 southern end of Harvey Road has a relatively spacious character, with the two storey maisonette blocks set back from the road by approximately 7.5m, with their front garden areas being open and grassed with no boundary structures. The sense of openness is enhanced by the surrounding Green Belt which can be glimpsed between the first floor gaps between and at the side of the blocks, including the open side garden area of the application site.

The proposed houses would not project beyond the front and rear building lines on this prominent corner plot on Harvey Road and would maintain the existing open front garden area. The scale and bulk of the proposed dwellings would be comparable to that of the nearby properties. Furthermore, the amount of amenity space proposed would be similar to that of the adjoining and nearby properties and whilst the gap between the proposed block and the adjoining existing property is 3.7m, which is below the 5.5m gap between most of the existing blocks, this gap is considered sufficient to ensure that the proposal does not appear cramped and respects the spacing and layout of development within the immediate vicinity.

As such the erection of 2 x two storey detached dwellings would not cause harm to the

appearance of the street scene and is in keeping with the character of the area, in accordance with UDP policies 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. 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, a minimum of 21m overlooking distance should be maintained.

As regards the impact of the proposal upon properties to the north, the proposal would be separated by the 12m wide access road so that the properties would not be adversely affected by means of dominance or loss of sunlight. A gap of 1.4m is retained between the flank wall of the dwelling on plot 1 and the flank wall of the stores to the side of number 30. A gap of 3.7m is retained between the two storey elements. The two storey element of the proposed pair of semi detached houses would project 1m to the rear of the rear wall of numbers 30 and 30a Harvey Road. It is considered that in view of this limited projection and the separation between the properties that the occupants of numbers 30 and 30a Harvey Road would not experience a loss of residential amenity by way of an oppressive or overbearing outlook. Furthermore, the southern flank elevation of house 1 is proposed to have no windows at first floor level and a WC and secondary living room window, which is some distance from the boundary. Thus, given this and a condition to ensure no first floor windows are inserted within the flank side elevation, the proposal would not have an unacceptable impact on the residential amenities of the occupiers of the adjoining properties through overdominance, visual intrusion, overshadowing and loss of privacy. The proposals are therefore in accordance with policies BE20, BE21 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and paragraphs 4.9 and 4.12 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Layouts.

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 two storey two bedroom house the minimum floor areas required is 63m². The London Plan requires 83m². Each dwelling has a floor area of 100m² which exceeds both of the minimum standards.

Each property is shown to provide a private rear garden area of 61m² which exceeds the Council's minimum standard of 40m².

The proposed habitable rooms would provide adequate outlook and natural lighting for its future occupiers.

As such, the proposal would provide adequate amenities for its future occupiers.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The area has a PTAL accessibility rating of 1, which means within a scale of 1 to 6, where

6 is the most accessible, the area has a low accessibility level. Therefore, the Council's maximum parking standard of 2 spaces is required for each proposed dwelling.

The site layout shows that 4 parking spaces can be provided off the existing service road. The service road currently has bollards restricting access to these parking spaces. The applicant has not submitted any information relating to the existing bollards on the road which restrict vehicular access (except for emergency vehicles) and are covered by a traffic order. The applicant's agent has confirmed in writing that they are willing to enter into a S106 agreement to remove the bollards and carry out off-site highway works to provide the required parking area. This is considered acceptable and as such acceptable provision for the required 4 off-street parking spaces to accord with the Council's Parking Standards can be achieved. The application would therefore comply with Policy AM14 of the Hillingdon UDP (Saved Policies 2007).

7.11 Urban design, access and security

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 design of the proposed scheme reflects the architectural details and general appearance of the maisonettes immediately adjacent to the site and would not introduce any concerns in terms of security. As such the proposal is considered acceptable in this respect.

7.12 Disabled access

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. Amended plans have been received which confirm that the proposal meets the lifetime homes standards, in compliance with the London Plan Policy and the SPD.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

The Council's Tree Officer advises that although there are a number of trees on site, none are of any particular merit and do not constrain the proposed development. A Condition is recommended requiring details of replacement tree planting and landscaping to ensure compliance with Policy BE38 of the saved UDP.

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 areas.

7.16 Renewable energy / Sustainability

A condition is recommended requiring details of how the development would meet Level 4 of the Code for Sustainable Homes.

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

Concerns relating to the appearance of the development, its impact on the street scene and on adjoining occupiers and the provision of parking have been considered in the main body of the report.

Concerns have also been raised relating to noise and disturbance resulting from the construction process. Whilst this is not a planning matter, a site construction informative is recommended.

7.20 Planning Obligations

The proposed development would result in an increase of more than 6 habitable rooms and therefore would fall within the threshold for seeking a contribution towards school places as required by Policy RO7. The applicant has confirmed acceptance of the S106 contribution of £22,013 and their willingness to resolve the highways issue relating to relocating the existing bollards.

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 impact of proposed dwellings upon the character and appearance of the area and the impact upon residential amenity is considered acceptable. The scheme also provides for education contributions and details of the off-site highway works required to remove the bollards and associated footway construction. As such the application is recommended for approval.

11. Reference Documents

Hillingdon Unitary Development Plan saved policies September 2007.

HDAS: Residential Layouts

Revised Chapter 4: Education Facilities of the Planning Obligations SPD adopted 23 September 2010

Planning Obligations SPD adopted July 2008

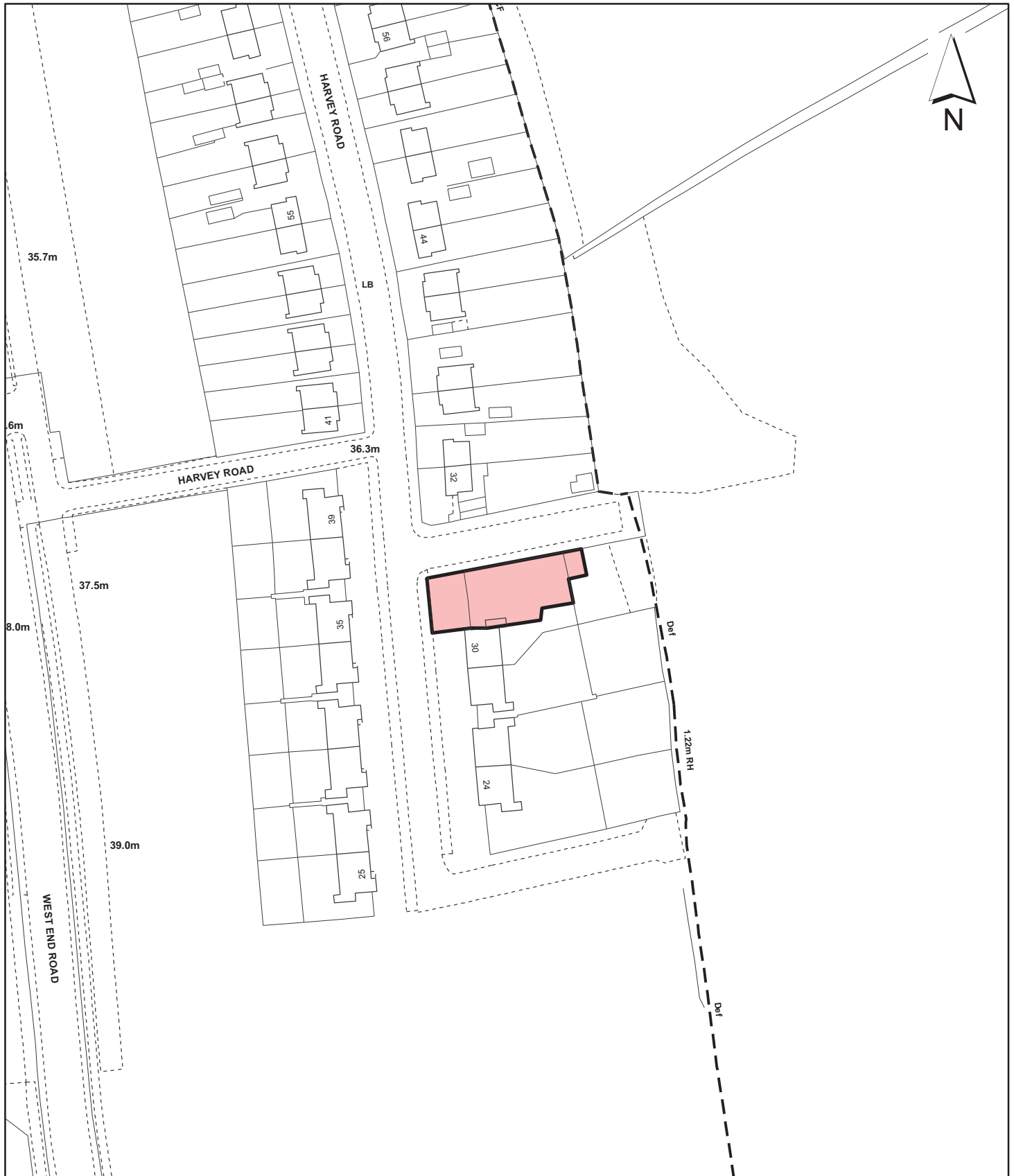
Accessible Hillingdon SPD adopted January 2010

The London Plan (2011)

NPPF

Contact Officer: Nicola Taplin

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

Land adjacent to and forming part of 30 Harvey Road Northolt

Planning Application Ref:
67335/APP/2011/1968

Planning Committee
North Page 19

Scale
1:1,250

Date
June 2012

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

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



HILLINGDON
LONDON

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Report of the Head of Planning & Enforcement Services

Address 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

DEFERRED ON 8th August 2012 FOR SITE VISIT .

This application was deferred from the committee of the 8th August 2012 for a site visit. Members undertook the site visit on the 21st August 2012. Additional concerns which were identified at the site visit are considered in the main body of the report and are reflected in two additional reasons for refusal being added in comparison to the report before members on the 8th August.

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. The proposal would not 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 and it would result in loss of privacy to an existing garden area adjoining. Refusal is therefore recommended.

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, by reason of its inadequate separation distances between the habitable room windows in the proposed dwelling and the existing property at 54 High Street, would result in an unsatisfactory residential environment for future occupiers, by virtue of poor levels of outlook and sense of enclosure contrary to Policies BE19 and BE21 of the

Hillingdon Unitary Development Plan (Saved Policies September 2007), Policy 3.5 of the London Plan (2011) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

3 NON2 Non Standard reason for refusal

The proposed development by reason of the siting of the habitable room windows and their proximity to the amenity area of the neighbouring property would result in a form of development which would not provide satisfactory amenities for that adjoining property, due to the loss of privacy that would arise. The proposal is therefore contrary to Policy BE24 of the Hillingdon Unitary Development Plan (Saved Policies September 2007) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

4 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 3.3	(2011) Increasing housing supply
LPP 3.4	(2011) Optimising housing potential
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 of the proposed development would have three windows serving living/bedroom facing the private rear garden area of No. 56a High Street at a distance of some 1m. This garden is not particularly overlooked at present by any habitable room windows from the adjoining properties and thus enjoys a high level of privacy. The proposal would result in the direct overlooking of this area at a very short distance to the detriment of the amenities of the users of this space in terms of loss of privacy. As such the proposal is considered contrary to Policy 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).

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.

However, the outlook from habitable rooms is considered unacceptable. Paragraph 4.9 of the council's adopted Supplementary Planning Document HDAS: Residential Layouts states that "where a two or more storey building abuts a property or its garden, adequate distance should be maintained to overcome possible overdomination" and recommends a minimum of 15m as being the acceptable distance. The only windows to the proposed residential units are some 7.8m from the two storey wall of the property at 54 High Street. As such, the proposal would provide an inadequate standard of residential accommodation, contrary to policies BE19 and BE21 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

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, provision of inadequate amenities for future occupiers, it would result in loss of privacy to an existing garden area adjoining and its 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 therefore recommended for refusal.

11. Reference Documents

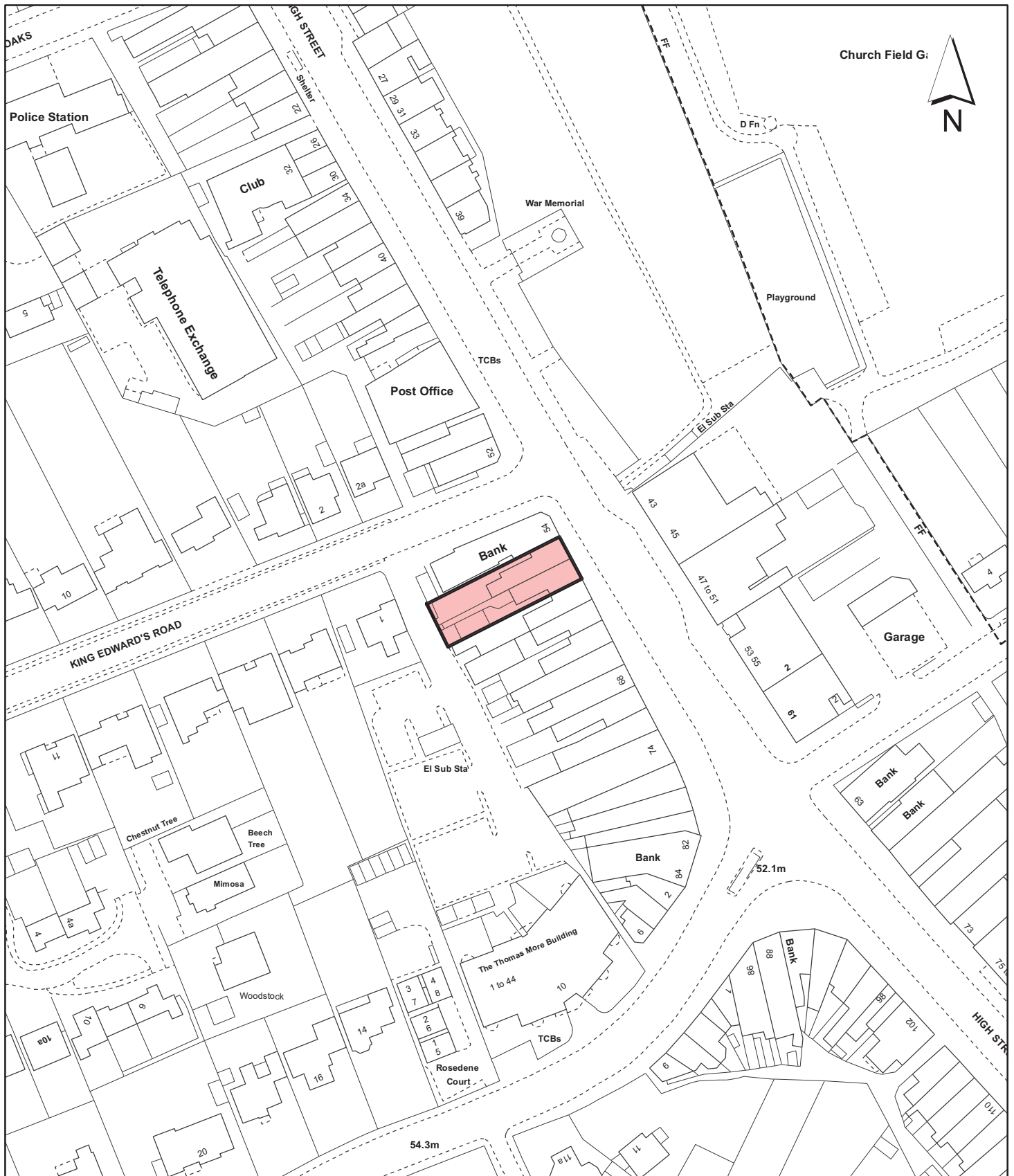
London Plan 2011.

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**

Planning Application Ref:

17961/APP/2012/1008

Planning Committee

North Page 30

Scale

1:1,250

Date

**August
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 CAR PARK FOR VIRGIN ACTIVE AT 18 DUCKS HILL ROAD
NORTHWOOD

Development: Installation of 10 x light columns with luminaires involving the removal of existing bollard fittings

LBH Ref Nos: 272/APP/2012/975

Drawing Nos: 35VA-07 Rev. A
Design and Access Statement
Esporta Northwood Car Park Lighting Statement
Column Elevations
Mini 300 Stealth - Visual Power
Arboricultural Implications Report (Ref: SJA air 12074-01a) Received 5th September 2012
35VA-08 Rev. B

Date Plans Received: 24/04/2012 **Date(s) of Amendment(s):** 24/04/2012
Date Application Valid: 19/06/2012 08/05/2012
05/09/2012

1. SUMMARY

The application seeks planning permission for the erection of 10 lighting columns in the car park of the Virgin Active Health Club off the main highway of Ducks Hill Road, Northwood.

The building at the site was erected after planning permission was granted for a new facility in 1993. The health centre is situated in an enclosed site, with a car park containing 267 spaces to the northeast of the building and 13 floodlit tennis courts to the south of the building, none of which are visible from the public domain. The entire site is located within the Green Belt and within a Countryside Conservation Area.

The proposal would include the removal of 97 existing low level lighting bollards within the car park and their replacement with 10 x 5 metre tall lighting columns. Whilst lighting columns could be considered to injure the openness of the Green Belt, precedent has already been set within the site with a significant number of larger floodlights used to illuminate the tennis courts to the south of the building. Given the existence of these floodlights, the enclosed nature of the site and the screening provided by the tree line to the north, the columns would not adversely impact on the character of the area. Similarly the extent of illumination would not adversely impact on the character or the amenities of the area.

The application is therefore recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 COM3 Time Limit

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

REASON

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

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 35VA-08 Rev B, including the removal of existing bollard lighting.

REASON

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

3 COM5 General compliance with supporting documentation

The lighting columns shall be as specified in the application drawings and supporting information, namely 150w Philips Mini-Stealth floodlights, and shall be installed and maintained in accordance with the submitted information, Lighting Assessment & Drawing No. 35VA-08 Rev B.

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

REASON

To ensure the prevention of excessive light pollution and that the development complies with the objectives of Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 COM7 Materials

The columns shall be painted RAL6002 Leaf Green and shall thereafter be retained as such.

REASON

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

5 NONSC Non Standard Condition

The lighting of the columns hereby permitted shall be switched off when the health club or associated facilities are closed.

REASON

To ensure the prevention of excessive light pollution and that the development complies with the objectives of Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007)

6 COM8 Tree Protection

No site clearance or construction work shall take place until:

1. Protective fencing shown in the Tree Protection Plan [Plan ref: SJA TPP 12074 rev A] contained within the revised arboricultural implications assessment [SJA air 12074-01a] has been erected in the accordance with BS 5837:2012

The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

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

2. Thereafter, the tree protection measures and methods described in the approved arboricultural implications assessment [SJA air 12074-01a] shall be implemented and adhered to, and carried out under the direct control and supervision of the arboricultural consultant, unless otherwise agreed in writing by the Local Planning Authority.

REASON

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

7 COM10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'

Remedial work should be carried out to BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

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

INFORMATIVES

1 I52 Compulsory Informative (1)

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

property) and Article 14 (prohibition of discrimination).

2 I53 Compulsory Informative (2)

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

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
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
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
OL4	Green Belt - replacement or extension of buildings
OL15	Protection of Countryside Conservation Areas
LPP 7.8	(2011) Heritage assets and archaeology
LPP 7.16	(2011) Green Belt

3 I1 Building to Approved Drawing

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

4 I15 Control of Environmental Nuisance from Construction Work

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

A. Demolition and construction works 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. CONSIDERATIONS

3.1 Site and Locality

The application relates to the car park area of the Virgin Active Health Club off the main highway of Ducks Hill Road.

The building at the site was erected after planning permission was granted for a new facility in 1993. The health centre is situated in an enclosed site, with a car park containing 267 spaces to the northeast of the building and 13 floodlit tennis courts to the south of the building, none of which are visible from the public domain. Access to the site is provided via a private entrance driveway with controlled barriers and entrance gates at the western boundary of the site. The northern boundary of the site is bordered by a number of significant trees, which prevent views into the site from the open land to the north.

The car park is currently serviced by low level lighting beacons, which are installed in various locations around the kerbside of the car park. The site and the curtilage of the Health Centre is situated within the Green Belt and a Countryside Conservation Area as identified in the policies of the Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

3.2 Proposed Scheme

The application seeks planning permission for the erection of 10 lighting columns in the car park area of the Health Club. They would comprise of Phillips Mini 300 Stealth DVP333, silver aluminium columns with a maximum height of 5 metres. The lighting columns would be evenly distributed along the northern and southern edges of the car park.

As part of the proposal, 97 of the existing lighting bollards would be removed with 14 bollards located adjacent the building and in an area of the car park which does not service the health centre being retained.

3.3 Relevant Planning History

272/ADV/2000/40 The Riverside Club, 18 Ducks Hill Road Northwood
RETENTION OF EXTERNALLY ILLUMINATED FREE STANDING SIGN

Decision: 12-07-2000 Refused

272/ADV/2004/94 The Riverside Club, 18 Ducks Hill Road Northwood
INSTALLATION OF ONE 'V' SHAPED FREESTANDING PART ILLUMINATED TOTEM SIGN,
ONE FREESTANDING NON-ILLUMINATED TOTEM SIGN, ILLUMINATED BOX SIGN OVER
MAIN ENTRANCE AND TWO FLAG POLES

Decision: 01-07-2005 Approved

272/ADV/2005/78 The Riverside Health & Raquets Club 18 Ducks Hill Road Northwood
DISPLAY OF 'V' SHAPED FREESTANDING NON-ILLUMINATED DIRECTION SIGN

Decision: 22-09-2005 Approved

272/APP/2002/1721 Park Farm House Ducks Hill Road Northwood
ERECTION OF DETACHED TWO STOREY OFFICE BUILDING OF 448 SQUARE METRES
(INVOLVING DEMOLITION OF EXISTING 411 SQUARE METRES OF OFFICE SPACE)
(AMENDED SCHEME)

Decision: 17-09-2002 NFA

272/APP/2004/2800 Park Farm House Ducks Hill Road Northwood
ERECTION OF A TWO STOREY SIDE/REAR EXTENSION TO OFFICE BUILDING

Decision: 03-05-2005 Approved

272/APP/2004/3233 Park Farm House Ducks Hill Road Northwood
DETAILS OF MATERIALS IN COMPLIANCE WITH CONDITION 8 OF PLANNING
PERMISSION REF:272EK/99/0802, DATED 29/05/2002 (DEMOLITION OF EXISTING 411M²
OFFICE BUILDING AND ERECTION OF DETACHED TWO STOREY OFFICE BUILDING OF
418M²)

Decision: 09-12-2004 Approved

272/APP/2010/1019 The Riverside Health & Raquets Club 18 Ducks Hill Road Northwood
A new golf training facility at The Riverside Health & Racquets Club, Northwood

Decision: 09-07-2010 NFA

272/APP/2010/2564 18 Ducks Hill Road Northwood
Erection of a detached golf training facility (Class D2 use - assembly and leisure.)

Decision: 20-12-2011 Refused

272/APP/2011/2480 Park Farm House Ducks Hill Road Northwood
Change of use from Use Class B1 (Business) to Use Class C3 (Dwelling Houses), demolition of
existing building and erection of 3 storey building containing 1 x 1-bed, 3 x 2-bed and 2 x 3-bed
self contained flats

Decision: 02-12-2011 Withdrawn

272/BJ/77/0684 The Riverside Club, 18 Ducks Hill Road Northwood
Extension/Alterations to Public Building (P) of 769 sq.m.

Decision: 09-01-1978 Approved

272/BP/79/0029 The Riverside Club, 18 Ducks Hill Road Northwood
Extension/Alterations to Public Building (P) of 220 sq.m.

Decision: 30-03-1979 ALT

272/BS/79/1840 The Riverside Club, 18 Ducks Hill Road Northwood
Residential development-1 units (Full) (P)

Decision: 12-12-1979 Refused

272/BT/80/1523 The Riverside Club, 18 Ducks Hill Road Northwood
Extension/Alterations to Public Building (P) of 220 sq.m.

Decision: 17-09-1980 ALT

272/BW/81/0821 The Riverside Club, 18 Ducks Hill Road Northwood
Extension/Alterations to Public Building (P) of 79 sq.m.

Decision: 23-07-1981 Approved

272/BY/81/0997 The Riverside Club, 18 Ducks Hill Road Northwood
Change in conditions on 00272/770684(P)

Decision: 08-09-1981 Refused

272/CA/81/1718 The Riverside Club, 18 Ducks Hill Road Northwood
Resiting of 24 stables.

Decision: 22-01-1982 Approved

272/CB/82/0119 The Riverside Club, 18 Ducks Hill Road Northwood
Change in conditions on 00272/770684(P)

Decision: 04-10-1982 Approved

272/CC/82/0264 The Riverside Club, 18 Ducks Hill Road Northwood
Extension/Alterations to Public Building (P) of 516 sq.m.

Decision: 08-09-1982 Approved

272/CD/82/1542 The Riverside Club, 18 Ducks Hill Road Northwood
Retention of a temporary and occasional meeting room.

Decision: 09-08-1983 Refused

272/CE/83/0318 The Riverside Club, 18 Ducks Hill Road Northwood
Change in conditions on 00272/820119(P)

Decision: 30-12-1983 ALT

272/CF/84/1827 The Riverside Club, 18 Ducks Hill Road Northwood
Erection of replacement equestrian facilities to include indoor arena and vehicular access (O/A).

Decision: 30-07-1985 Refused

272/CG/84/1826 The Riverside Club, 18 Ducks Hill Road Northwood
Leisure development - 14450sq.m. (Outline)(P)

Decision: 14-07-1986 Approved

272/CH/85/2000 The Riverside Club, 18 Ducks Hill Road Northwood
Change of use to Leisure use 80sq.m.(P)

Decision: 07-05-1986 Refused

272/CJ/86/0506 The Riverside Club, 18 Ducks Hill Road Northwood
Change of use to Retail use 5410sq.m.(P)

Decision: 04-07-1986 Refused

272/CK/87/0473 The Riverside Club, 18 Ducks Hill Road Northwood
Variation of cond 2 of p.p. 272/82/119 Business meetings. Renewal of p.p. 272CE/83/318

Decision: 07-04-1988 ALT

272/CL/87/0766 The Riverside Club, 18 Ducks Hill Road Northwood
Const of vehicular access

Decision: 01-07-1988 Approved

272/CM/88/0100 The Riverside Club, 18 Ducks Hill Road Northwood
Deposition of materials (including new access from White Hill)

Decision: 03-06-1988 Refused

Change of use from an equestrian centre to a multi -purpose sports hall, conference facility, trade & market display

Decision: 27-03-1990 Refused

272/DB/89/0835 Park Farm Ducks Hill Road Northwood

Change of use of premises to multi-purpose sports hall, bar, restaurant and use for exhibitions, conferences, dances, fairs, shows, etc.

Decision: 07-03-1990 Withdrawn **Appeal:** 07-03-1990 Withdrawn

272/DC/89/1578 Park Farm Ducks Hill Road Northwood

Change of use of existing building to offices and erection of a two storey extension for office purposes

Decision: 04-08-1992 Withdrawn

272/DD/90/0371 Park Farm Ducks Hill Road Northwood

Renewal of planning permission 272CK/87/473 to allow meetings for up to 100 days per calendar year and variation of Condition 2 of planning permission 272CB/82/119 by deletion of the word or

Decision: 03-08-1993 NFA

272/DE/90/2020 Park Farm Ducks Hill Road Northwood

Erection of extensions and new buildings and conversion of equestrian building for mixed leisure uses, a golf course and clubhouse, a hostel and associated car parking. Erection of 50,000 sq.ft. of offices and extension of existing farmhouse and change of use to offices (outline application)

Decision: 03-04-1992 Refused

272/DK/93/0304 Park Farm Ducks Hill Road Northwood

Variation of condition 1 (extension of time limit) of outline planning permission ref. 272CG/84/1826 dated 14.7.86; Erection of specialist sports treatment centre and modern pentathlon centre with associated facilities

Decision: 23-06-1993 Withdrawn

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

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

Decision: 09-01-1995 DOE **Appeal:** 09-01-1995 Allowed

272/DN/94/1631 Park Farm Ducks Hill Road Northwood

Use of ground floor of Park Farm House for office purposes; use of remaining single storey buildings within the curtilage for office purposes (Application for a Certificate of Lawfulness for an existing use or development)

Decision: 03-01-1996 Withdrawn

272/DP/94/1771 Park Farm Ducks Hill Road Northwood
Change of use from riding school hostel to Class B1 office use

Decision: 03-01-1996 Withdrawn

272/DT/95/0330 Park Farm Tennis Centre Ducks Hill Road Northwood
Details of tree surgery works and tree protection measures in compliance with conditions 10,11 and 12 of planning permission granted by the Secretary of State ref. LRP219/R5510/023 dated 09/01/95; Erection of an indoor tennis centre with sports and restaurant facilities and outdoor tennis courts

Decision: 25-04-1995 Approved

272/DX/95/0647 Park Farm Ducks Hill Road Northwood
Details of scheme of landscaping (Part 1) in compliance with condition 7 of the Secretary of State's decision ref. LRP219/R5510/023 dated 09/01/95; Erection of indoor tennis centre with sports and restaurant facilities and outdoor tennis courts

Decision: 22-05-1995 Approved

272/DY/95/3157 The Riverside Club, 18 Ducks Hill Road Northwood
Erection of externally illuminated signboard (retrospective application)

Decision: 22-04-1996 ALT

272/DZ/95/0839 Park Farm Ducks Hill Road Northwood
Details of floodlighting of tennis courts and finished levels relative to the surrounding area in compliance with conditions 17 and 19 of the Secretary of State's decision ref. LRP219/R5510/023 dated 09/01/95; Development of multi-sports and leisure club in landscaped grounds

Decision: 26-06-1995 Approved

272/EA/95/0870 The Lakeside Club, 18 Ducks Hill Road Northwood
Details of scheme of landscaping (Phase 2) in compliance with condition 7 of the Secretary of State's decision ref. LRP219/R5510/023 dated 09/01/95; Erection of an indoor tennis/leisure centre

Decision: 11-08-1995 Approved

272/EB/95/0982 The Lakeside Club, 18 Ducks Hill Road Northwood

Details of materials, colours and finishes to be used on all external surfaces in compliance with condition 2 of the Secretary of State's decision ref. LRP219/R5510/023 dated 09/01/95; Erection of a multi-sports and leisure club

Decision: 01-09-1995 Approved

272/EC/95/1087 Park Farm Ducks Hill Road Northwood

Use of the ground floor of Park Farmhouse for office purposes within Class B1(a)(Application for a Certificate of Lawfulness for an existing use or operation or activity)

Decision: 16-05-1996 Approved

272/ED/95/1538 Park Farm Ducks Hill Road Northwood

Retention of Farm outbuildings and extensions thereto and their use for office purposes within Class B1(a)(Application for a Certificate of Lawfulness for an existing use or operation or activity)

Decision: 16-05-1996 Approved

272/EE/96/1505 The Riverside Club, 18 Ducks Hill Road Northwood

Erection of a single-storey building for use as store/workshop with covered area for vehicle maintenance and ancillary office and washroom. Installation of four storage tanks and vehicle washdown.

Decision: 05-11-1997 Withdrawn

272/EF/97/3001 The Riverside Club, 18 Ducks Hill Road Northwood

Installation of freestanding externally illuminated sign

Decision: 29-01-1997 Approved

272/EG/98/0941 Park Farm House Ducks Hill Road Northwood

Demolition of existing 411m² office building and erection of a two storey office building of 450m²

Decision: 04-09-1998 Refused

272/EJ/99/0420 The Riverside Club, 18 Ducks Hill Road Northwood

Installation of additional roof mounted air conditioning plant equipment to existing health and fitness club

Decision: 26-08-1999 Approved

272/EK/99/0802 Park Farm House Ducks Hill Road Northwood

DEMOLITION OF EXISTING 411 SQ.M OFFICE BUILDING AND ERECTION OF DETACHED TWO STOREY OFFICE BUILDING OF 418 SQ.M

Decision: 29-05-2001 Approved

272/PRE/2004/206 Esporta Sporting Club, 18 Ducks Hill Road Northwood
TP PRE CORRES: ERECTION OF DEMOUNTABLE POLYTHENE DOME OVER 2 TENNIS COURTS

Decision:

272/PRE/2005/29 Esporta Sporting Club, 18 Ducks Hill Road Northwood
T P PRE - CORRES: REDEVELOPMENT OF SITE

Decision:

Comment on Relevant Planning History

Planning permission was granted for the demolition of the existing building and erection of the current tennis centre at appeal under appeal reference LRP219/R5510/023(LBH Ref:272/DL/93/1539) dated 9th January 1995.

Subsequent to the above approval, conditions 17 & 19 of the Secretary of State Decision (Floodlighting and Levels) were discharged under application reference 272/DZ/95/0839 dated 26th June 1995.

The site was already designated as Green Belt land in the determination of both of the above applications.

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:

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
AM14 New development and car parking standards.
BE13 New development must harmonise with the existing street scene.
BE15 Alterations and extensions to existing buildings
BE19 New development must improve or complement the character of the area.
BE20 Daylight and sunlight considerations.

BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
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
OL4	Green Belt - replacement or extension of buildings
OL15	Protection of Countryside Conservation Areas
LPP 7.8	(2011) Heritage assets and archaeology
LPP 7.16	(2011) Green Belt

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Site Notice: Erected 29th June 2012. Expired 20th July 2012.

4 neighbouring occupiers were notified of the proposed development on 21st June 2012. No responses received from any neighbouring occupier.

The Northwood Residents Association was notified of the proposed development on 21st June 2012, with no comments returned.

Internal Consultees

TREES AND LANDSCAPING (Based on revised Revised SJA Arboricultural Implications SJA air 12074-01a).

There are many trees on the car park site, which is in the Green Belt. The existing trees were retained or planted when the tennis centre and car park were developed. Collectively, the trees are, in terms of Saved Policy BE38, a large-scale landscape feature of merit, which contribute to the visual amenity of the Green Belt.

The application includes a tree survey and a revised (August 2012) arboricultural implications assessment (AIA) and tree protection plan (TPP), based on the recommendations of BS 5837:2012.

The scheme retains all of the existing trees and makes provision for their protection during the development period, when the lights and associated cables are installed.

Subject to conditions COM8 [modified to require that no clearance work or development shall be commenced until the fencing shown on the approved (revised) tree protection plan (TPP Rev. A - August 2012) have been erected in accordance with the approved details, and that the tree protection measures and methods described in the approved (revised) TPP and AIA (August 2012) shall be implemented and adhered to, and carried out under the direct control and supervision of the arboricultural consultant], and COM10, the revised application is acceptable in terms of Saved

Policy BE38.

CONSERVATION AND URBAN DESIGN

No objection to improved lighting in principle, however, given the Green Belt location and informal character of the location, ideally, the columns should be shorter and so less urban in appearance. A combination of bollard lighting, of a better specification than those that are there at present and smaller scale column mounted units, may provide a more low key solution.

It is important that trees and their root systems are not damaged by the works and the lighting levels are consistent with the nature of the site, rather than being overly bright. The proposed columns and light fittings should also look as one, at present the columns appear to be green painted and the light fittings silver. As proposed, however, there would be no adverse impact on the setting of the nearby Locally Listed Building.

Conclusion: No objection in principle, but a less urban solution should be considered and the finish of the light fittings/columns should be consistent.

ENVIRONMENTAL PROTECTION UNIT

Having reviewed the lighting scheme prepared for Red Dot Architectural Designs, no objection is raised to the proposal. I would recommend a condition relating to the implementation of the lighting in accordance with the Car Park Lighting Scheme and also the construction informative be added to any approval.

HIGHWAYS OFFICER

The site is in the Green Belt, located off Ducks Hill Road Northwood. Considering the location of site, its proposed activities and the overall traffic movements, the proposal is considered not to be prejudicial to highway and pedestrian safety, and no objection is raised.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

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

- i) The development would not result in any disproportionate change in the bulk and character of the original building.
- ii) The development would not significantly increase the built up appearance of the site.
- iii) The development would not injure the visual amenities of the Green Belt by reason of siting, materials or design.

The adopted UDP (Saved Policies September 2007) has no policy in relation to the ancillary structures within the Green Belt. However, given the three tests of a building, size, attachment to the ground and permanence, the proposed lighting columns could be considered as buildings in their own right.

The proposal would involve the removal of 97 of the existing light bollards in the car park area and their replacement with 10 x 5 metre tall lighting columns. The existing bollards are low level and were no doubt used to minimise their impact on the visual amenities of the area. However, the removal of such a large number of bollards and their replacement with a much lower number of larger columns would not result in a disproportionate change in character of the site. Given that the lighting columns would be evenly distributed

throughout the 0.73 hectare car park, the columns in themselves would not unacceptably increase the built up appearance of the site. Located to the south of the Health Club are a number of tennis courts which are serviced by flood lights on their perimeter. Given that this has established a trend for much larger lighting within this enclosed site in the Green Belt, the aluminium lighting columns are considered not to be unacceptably injurious to the visual amenities of the Green Belt.

The lighting columns would not be particularly visible from outside of the curtilage of the site, given the tree line to the north and landscaping to the south. However, it is considered that the columns should be coloured green to blend in with the tree line to the north to minimise further their visual impact. An appropriate condition is recommended to this effect. With this condition attached, the proposal is considered to have an acceptable impact on the visual amenities of the Green Belt.

With regard to the extent of the illumination of the columns, this would similarly not be adversely harmful to the character of the area or the Green Belt. Appropriate conditions can be imposed to ensure that the spread of illumination is not harmful and that the hours of illumination are commensurate with the hours of use of the health club.

As such the proposal would be in accordance with Policy OL4 of the adopted UDP (Saved Policies September 2007), Policy 7.16 of the London Plan (July 2011) and the National Planning Policy Framework Green Belt Policy.

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 OL15 of the adopted UDP (Saved Policies September 2007) states that the Local Planning Authority will seek to protect the landscape of Countryside Conservation Area from development which would detract from the special character of these landscapes.

The site and associated Health Club is located within the Countryside Conservation Area (CCA). Given the bulk and impact of the existing Health Club with floodlit tennis courts, the additional 10 lighting columns which would be well spread throughout the car park, would not be so harmful as to warrant a refusal of the application. The Conservation and Urban Design Officer has requested that columns should be less urban in appearance. However, the existing building is modern in appearance and other modern paraphernalia such as columns with CCTV cameras are already present within the car park. Also the existing hardstanding providing 267 car parking spaces has already detracted somewhat from the countryside appearance of the Health Club. Therefore, the development is considered to comply with Policy OL15 of the adopted UDP (Saved Policies September 2007).

7.04 Airport safeguarding

The application site is sufficiently distance from any airport to ensure the 5 metre lighting columns would not impact airport safeguarding.

7.05 Impact on the green belt

The impact on the Green Belt has been discussed above under the above Principle of the Development Section of the report.

7.07 Impact on the character & appearance of the area

The proposed 10 lighting columns would be erected in an enclosed site which would not be visible from the public domain. The design and number of columns would not have an unacceptable impact on the visual amenities and character of the area, and would be in compliance with Policies BE13, BE15 and BE19 of the adopted UDP (Saved Policies

September 2007).

The nearest lighting column would be located 60 metres from the Locally Listed Park Farmhouse to the northwest of the application site. The lighting columns would be on higher ground level than this neighbouring building, and the contours of the land, landscaping and entrance gates and piers would ensure that they would not be readily visible from this neighbouring building. Therefore, the proposal is considered not to harm the setting on the locally listed building, and would be in compliance with Policy 7.8 of the London Plan (July 2011).

7.08 Impact on neighbours

The Environmental Protection Unit have reviewed the proposal and considered the development would have an acceptable impact in terms of harm to residential amenity from light disturbance, with the nearest light column being approximately 23 metres from the side elevation of No.18a Ducks Hill Road. Therefore, the development is considered acceptable within the context of Policy OE1 of the adopted UDP (Saved Policies September 2007).

The proposed lighting columns would be of sufficient distance away any neighbouring residential property to ensure no significant loss of light, loss of outlook or sense of dominance would occur from the columns. They would therefore be in compliance with Policies BE20 and BE21 of the adopted UDP (Saved Policies September 2007).

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The proposed lighting columns would not be located within the vehicle carriageways and are considered not to prejudice highway or pedestrian safety in the area. Moreover they would result in improved lighting to the parking area, increasing visibility and improving on safety and security in this area. Therefore, the development is considered to comply with Policies AM7 & AM8 of the adopted UDP (Saved Policies September 2007).

7.11 Urban design, access and security

Not applicable to this application.

7.12 Disabled access

Not applicable this application.

7.13 Provision of affordable & special needs housing

Not applicable this application.

7.14 Trees, Landscaping and Ecology

The Trees and Landscaping Officer has reviewed the amended tree survey, a revised (arboricultural implications assessment (August 2012) and tree protection plan (TPP) for the proposal. With suitable conditions attached, they raise no objection to the proposal and are of the opinion that the lighting columns and ancillary works will cause no significant harm to the trees within the site, in compliance with Policy BE38 of the adopted UDP (Saved Policies September 2007).

7.15 Sustainable waste management

Not applicable this application.

7.16 Renewable energy / Sustainability

Not applicable this application.

7.17 Flooding or Drainage Issues

Not applicable this application.

7.18 Noise or Air Quality Issues

Not applicable this application.

7.19 Comments on Public Consultations

None received.

7.20 Planning Obligations

Not applicable this application.

7.21 Expediency of enforcement action

Not applicable 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 this application.

10. CONCLUSION

The proposal is for the removal of 97 existing low level lighting bollards within the car park and their replacement with 10 x 5 metre tall lighting columns. Whilst lighting columns could be considered to injure the openness of the Green Belt, precedent has already been set within the site with a significant number of larger floodlights used to illuminate the tennis courts to the south of the building. Given the existence of these floodlights, the enclosed nature of the site and the screening provided by the tree line to the north, the development is considered to have an acceptable impact on the visual amenities of the surrounding area and is recommended for approval. Neither the columns or the lighting

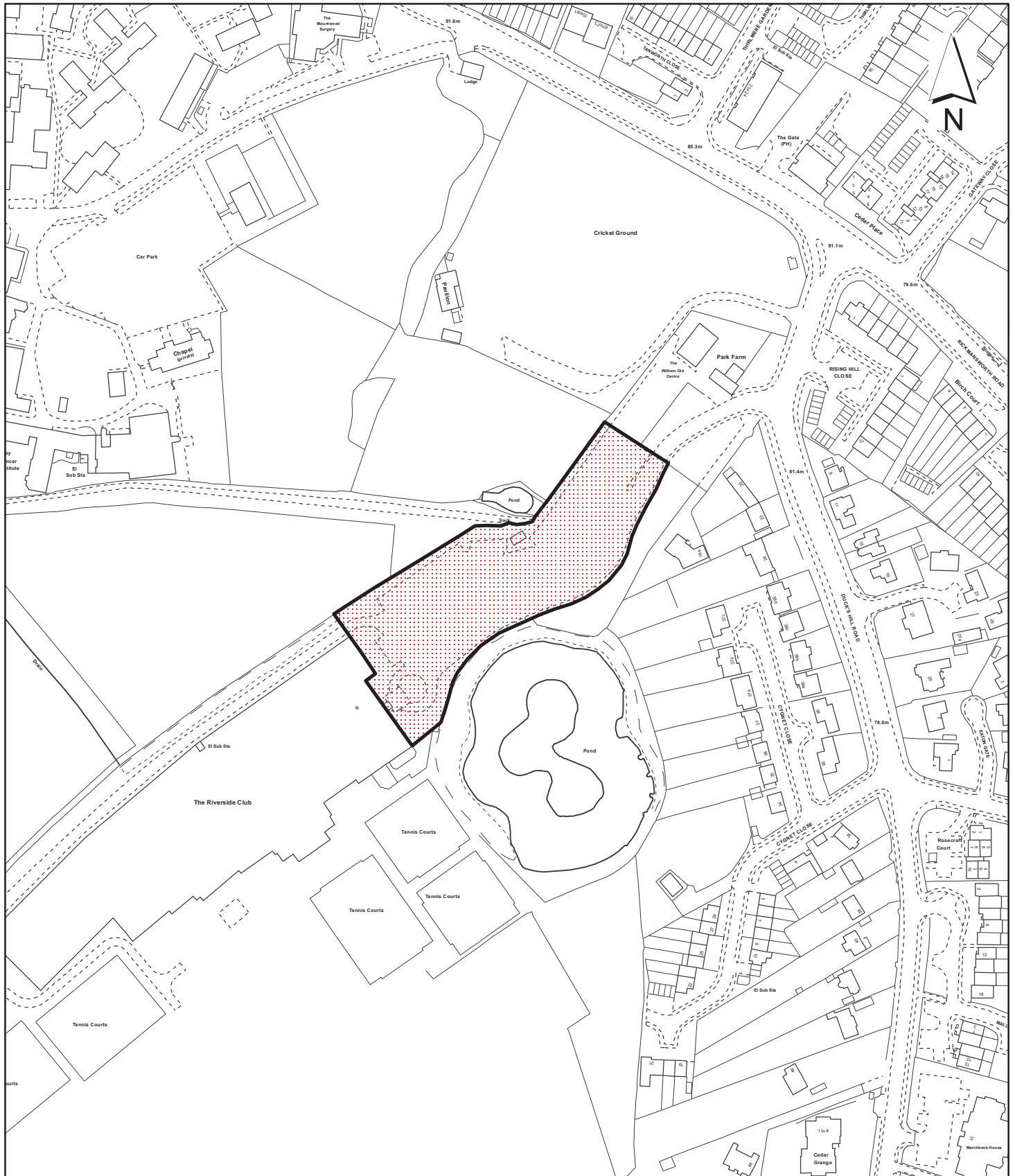
would cause an adverse impact on the amenities of the area.

11. Reference Documents

Hillingdon Unitary Development Plan (Saved Policies September 2007).
The London Plan 2011.
National Planning Policy Framework.

Contact Officer: Alex Smith

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**Car Park for Virgin Active at
18 Ducks Hill Road
Northwood**

Planning Application Ref:

272/APP/2012/975

Planning Committee

North Page 50

Scale

1:2,500

Date

**September
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 19 GATEHILL ROAD NORTHWOOD

Development: Part two storey, part single storey rear extension, two storey side extension, first floor side extension, and single storey front extension involving demolition of garage to side

LBH Ref Nos: 68454/APP/2012/1686

Drawing Nos: Location Plan to Scale 1:1250
Arboricultural Survey
Tree Constraints Plan
Tree Protection Plan
Design and Access Statement
ARP/PL01
ARP/PL02
ARP/PL03
ARP/05
ARP/007 Rev. 6
Tree Protection Plan Received 29th August 2012
e-mail from agent with revised tree protection plan

Date Plans Received: 11/07/2012 **Date(s) of Amendment(s):**
Date Application Valid: 12/07/2012

1. CONSIDERATIONS

1.1 Site and Locality

19 Gatehill Road is a detached two storey dwelling located on the western side of the road. This section of the ASLC is characterised by individually designed detached houses.

The property subject of this application is of a simple cottage style, and generally appears smaller than the majority of the houses in the area. It has brick elevations, painted white at ground floor level, with a tiled roof with gable ends to each side. To the rear there is a first floor wooden structure that acts as a balcony. There is a detached garage to its northern side.

Land levels within the site are relatively flat, with the rear garden laid to lawn with a number of trees and mature shrubs, notably a conifer screen along part of the boundary of the properties in Elgood Avenue (No.18a) to the north that back onto the garden. These properties are set at a slightly higher level as Elgood Avenue rises from east to west. There is a small sub-station enclosure sited to the north of the property, fronting the road.

The street scene is residential in character and appearance comprising two storey detached and terraced houses and the application site lies within the Developed Area and the Gatehill Farm Estate Area of Special Local Character (ASLC) as identified in the Hillingdon (Saved Policies) UDP, September 2007.

1.2 Proposed Scheme

This is a revised planning application that is reduced in scale and an improved design on the previous refusal. The application seeks permission for a part two storey, part single storey rear extension, a two storey side extensions to each side of the property, front porch extension involving demolition of existing garage and store to side. The previous application proposed a first floor front extension and conversion of roof space to habitable use which has not been proposed in the current scheme.

To the front a single storey extension is proposed to extend the existing porch area by 2.6m in width and create a double pair of doors for the opening. The existing flat roof would be extended across.

To the southern side (adjacent No.17) the existing flat roofed single storey extension is proposed to be extended upwards to the same width, 3.3m, and depth, 1.25m, as the existing extension and to finish level with the eaves to a height of 4.76m.

To the northern side (adjacent No.18a Elgood Avenue) a two storey side extension is proposed to the same depth as the main dwelling, at 6.3m and the single storey element extending out a further 4m, and replicating the roof pitch and height of the original dwelling at 5m to eaves and 7.9m to the ridge. The front wall of this extension would finish flush with the front wall of the main house and extend the width of its frontage by 1.87m.

To the rear a 4.0m deep part single storey, part two storey extension is proposed. The single storey element would stretch the entire width of the extended dwelling, at 10.73m, and be finished with a flat roof to a height of 3m. The two storey element would be sited to the centre of the dwelling and be 6.95m wide. It would be finished with a pitched and gabled roof where the proposed ridge line would meet that of the original dwelling and repeat the roof angles. The previous scheme extended the entire width of the dwelling at two-storey level.

The rear extension would be lit by two large windows at first floor level and a single light window would be inserted in each side of the rear walls of the dwelling. A large four fold patio door would light the ground floor dining room.

1.3 Relevant Planning History

68454/APP/2012/755 19 Gatehill Road Northwood

Part two storey, part single storey rear extension, part two storey part single storey side extensions, single storey front extension, first floor front extension and conversion of roof space to habitable use involving demolition of existing garage and store to side

Decision Date: 01-06-2012 Refused **Appeal:**

Comment on Planning History

Planning application Ref: 68454/APP/2012/755 for the construction of a part two storey, part single storey rear extension, part two storey part single storey side extensions, single storey front extension, first floor front extension and conversion of roof space to habitable use involving demolition of existing garage and store to side, was refused on 1 June 2012 for the following reasons:

1. The proposed extensions, by reason of their overall size, bulk, scale and design, would represent incongruous and unsympathetic additions to the original house that would detract from the character and appearance of the original house, the street scene and the Gatehill Area of Special Local Character. The proposal would therefore be contrary to

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

2. The development would adversely affect the amenities of the adjoining properties by reason of an overbearing impact and visual intrusion. It would be contrary to Policies BE20, BE21 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and section 3.0 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions.

3. The proposal fails to make adequate provision for the protection and long-term retention of protected trees and other vegetation within the site. The retention of trees within the rear garden is required for their amenity and screening value. The retention of trees and vegetation within the front garden is also required so as to maintain the character of the area, and the lack of a garage within the proposed development will result in increased pressure for additional hardstanding to the front garden area which would be unacceptable and adversely affect the setting of the building, the character of the area and the streetscene. As such the proposal would be contrary to Policy BE38 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007).

The current proposal has been reduced in scale, has a corresponding reduced impact on trees and an improved design and is now considered to have overcome these reasons for refusal, as detailed in the report.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

EXTERNAL:

Seven neighbouring properties, Northwood Hills Residents Association, Northwood Residents Association, Gatehill (Northwood) Residents Association and Eastcote Village Conservation Panel were consulted on 16th July 2012 and a site notice posted.

Gatehill (Northwood) Residents Association and the Eastcote Village Conservation Panel object to the scheme on the following grounds:

1. As can be seen from the photograph in the Design and Access Statement forming part of the application, the gap between No 19 Gatehill Road and its neighbour No 17 to the south provides attractive views from the road and grass verges to the trees and greenery beyond, such views being an integral part of the Gatehill Farm Estate, an Area of Special Local Character. The proposed 1st Floor extension on the south side of No 19 will block these views and from the measurements seen will be contrary to the the minimum 1.5 metre gap to the boundary with No 17, required under BE22 of the adopted Unitary Development Plan(Saved Policies September 2007).

2. The two-storey flat roof side extension is out of keeping with the overall design of the existing dwelling.

3. The rear extension does appear to be over the permitted 4m depth from the rear wall of the existing building.

Case officer comments: The issues raised are covered in the main body of the report.

Ward Councillor: Requests that the application be determined by the Planning Committee if approval is recommended.

INTERNAL:

CONSERVATION AND URBAN DESIGN OFFICER:

This application has been subject to considerable pre-application discussion. The building is quite simple in appearance and modest in scale. The additions will increase the size of the house, but would not result in a building that is uncharacteristically large within the area. Gap views to the sides of the enlarged building would be maintained in line with Council Policy for the area.

The proposed two storey small side addition would be a design oddity. This would, however, be set well back from the frontage and would not look out of character with the overall appearance of the building, which already has original single storey flat roofed additions.

Design details of the projecting doors at ground floor rear and the front porch should be conditioned. Further information on the materials and finishes to be used for the elevations, including parapet and string course details, should also be sought by condition.

CONCLUSION: No objection in principle.

TREE AND LANDSCAPE OFFICER:

Tree Preservation Order (TPO)/Conservation Area: This site is covered by TPO 167 and also within the Gatehill Farm Estate Area of Special Local Character.

No Objections are raised to the amended proposal and the revised tree protection area received 29 August 2012, subject to the imposition of conditions RES8 and RES10.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

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

Part 2 Policies:

BE5 New development within areas of special local character

BE6 New development within Gate Hill Farm and Copsewood Estates areas of special local character

BE13	New development must harmonise with the existing street scene.
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.
AM14	New development and car parking standards.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 5.3	(2011) Sustainable design and construction

5. MAIN PLANNING ISSUES

The main considerations are design and impact upon the dwelling and wider locality, the impact upon the amenities of adjoining and future occupiers, private amenity space, tree protection and the Area of Special Local Character and car parking considerations.

With regard to the impact on the character of the house and the surrounding area, Policy BE15 of the UDP Saved Policies (September 2007) requires extensions to harmonise with the scale, form, architectural composition and proportions of the original building. Furthermore Policies BE5 and BE6 place an emphasis on the need to preserve the character of the Gatehill Area of Special Local Character.

It is considered that previous concerns relating to the scale and design of the extensions have been overcome as the extensions are reduced in scale and leave more of the original building and therefore its original design rationale visible. The rear extensions comply with the standards as set out in the Supplementary Planning Document HDAS: Residential Extensions. The definitive architectural features of small paned windows, string course and flat roofed porch and overall form of the building are all retained in the current scheme. The proposed side extension to No.18a would come within 2.5m of the boundary. On the other side of the building, facing No.17, the existing single storey side extension is 1.2m from the side boundary. Extending this upwards to a two storey side extension would breach the guidelines by 0.3m for retaining a side space of 1.5m on this estate. However, this element of the proposal is set some 2.5m back from the front of the property and on balance, it is considered that the shortfall would not compromise the openness of the estate to such an extent as to warrant refusal of the scheme on this element alone. Accordingly, the proposal is considered acceptable with regard to policies BE5, BE6, BE13, BE15 and BE19 of the UDP Saved Policies September 2007.

In terms of the impact on the amenities of the neighbouring properties, the extension would be visible from the adjoining property, No.17 Gatehill Road, and the property in Elgood Avenue that backs onto the site. However, there are no habitable room windows in the side elevation of No.17 which would be affected by the extensions and the two storey

rear element of the proposal does not impinge on a 45 degree line of sight from any habitable room window on the rear of this property. With regard to 18a Elgood Avenue, this property is sited such that it would not be directly affected by the proposed extensions. Furthermore the site is bounded by mature trees and other vegetation which would also ensure that the impact of the extensions is very limited.

Given the reduced scale of the proposed extensions and the measures to retain the screening to Elgood Avenue, it is considered that the development would continue to be well set within its landscape and screened so as not to be visually intrusive and overbearing to the adjoining occupiers. As such the proposal would accord with Policies BE20 and BE21 of the UDP Saved Policies (September 2007).

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

The Tree and Landscape Officer is satisfied, given the information provided, that the trees would be adequately protected. Accordingly, the proposal is considered acceptable with regard to policy BE38 of the UDP Saved Policies September 2007.

The proposal would result in the loss of a garage. Parking provision would therefore need to be made available to the front of the property. In this case the the drive way can accommodate two vehicles. As such the proposal would comply with Policy AM14 of the UDP Saved Policies (September 2007).

A garden of more than 300sq m would be retained and therefore it would comply with Policy BE23 of the UDP Saved Policies (September 2007).

Given the reduced scale of the development in comparison to the existing dwellinghouse, the impact on the Gatehill Area of Special Local Character and the impact on the amenities of the adjoining occupiers, the application is recommended for approval subject to conditions.

6. RECOMMENDATION

APPROVAL subject to the following:

1 HO1 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.

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 RES7 Materials (Submission)

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

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

REASON

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

4 NONSC Non Standard Condition

Prior to commencement of development, detailed drawings in respect of the following shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun:

- (a) the projecting doors at ground floor rear,
- (b) the front porch,
- (c) parapet and string course details.

The approved details shall be implemented prior to the first occupation of the extended property.

REASON

To safeguard the architectural character of the building and its surroundings in accordance with Policy BE5, BE6, BE13, BE15 and BE19 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

5 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 facing the properties either side.

REASON

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

6 RES10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a

schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' Remedial work should be carried out to BS BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

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

7 RES8 Tree Protection

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

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.
2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres.

Thereafter, the development shall be implemented in accordance with the approved details. The fencing shall be retained in position until development is completed.

The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

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

REASON

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

INFORMATIVES

Standard Informatives

- 1 The decision to GRANT planning permission has been taken having regard to

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

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

Policy No.

BE5	New development within areas of special local character
BE6	New development within Gate Hill Farm and Copsewood Estates areas of special local character
BE13	New development must harmonise with the existing street scene.
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.
AM14	New development and car parking standards.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 5.3	(2011) Sustainable design and construction

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

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

development that results in any form of encroachment.

- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning, Environment and Community Services, Building Control,
3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).
- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).
- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
 - carry out work to an existing party wall;
 - build on the boundary with a neighbouring property;
 - in some circumstances, carry out groundworks within 6 metres of an adjoining building.Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning, Environment and Community Services Reception, Civic Centre, Uxbridge, UB8 1UW.
- 8 Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.
- 9 Nuisance from demolition and construction works is subject to control under The

Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -

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

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

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

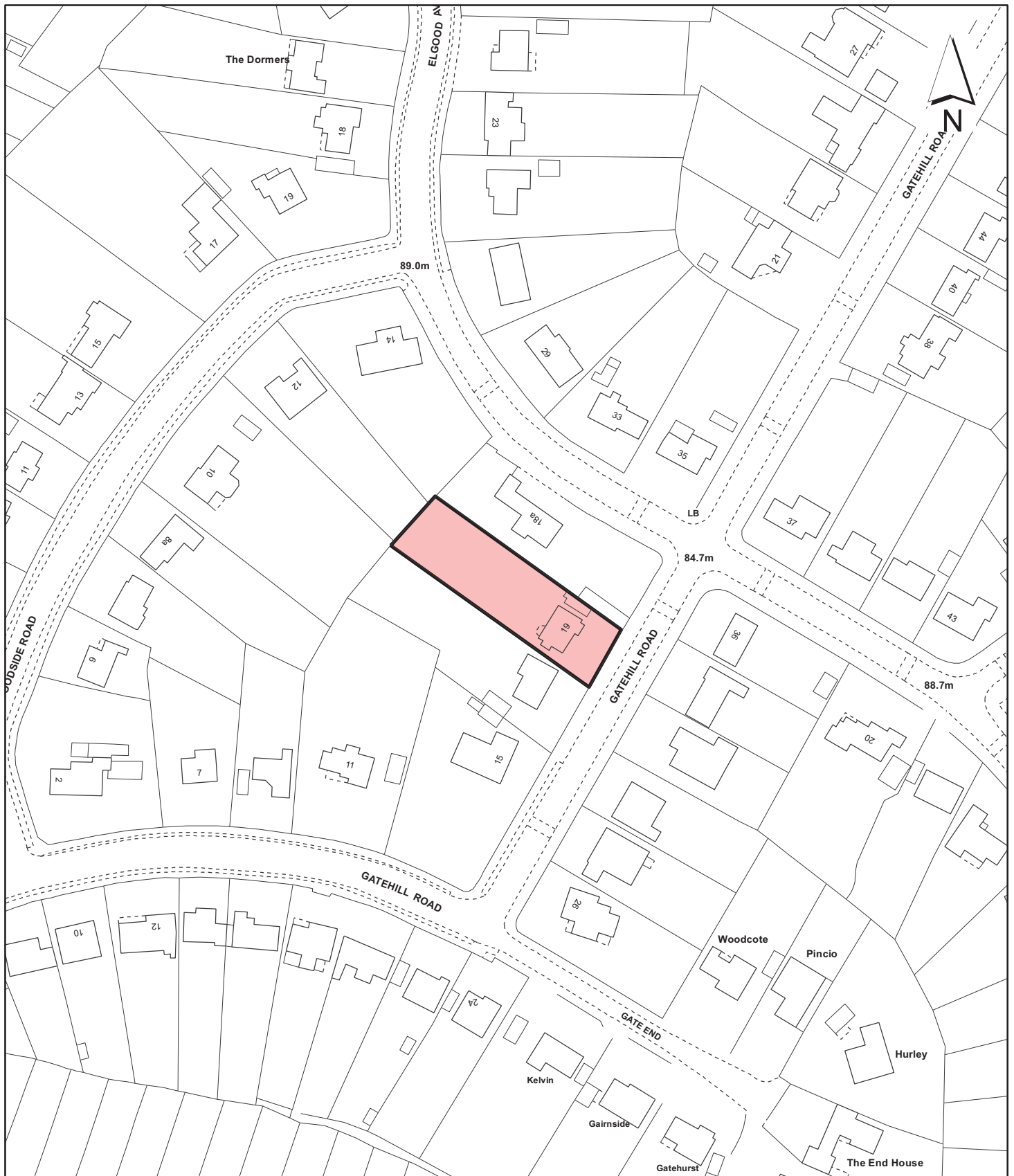
D) No bonfires that create dark smoke or nuisance to local residents.

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

- 10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.
- 11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO₂) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.
- 12 You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

Contact Officer: Clare Wright

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

**19 Gatehill Road
Northwood**

Planning Application Ref:

68454/APP/2012/1686

Scale

1:1,250

Planning Committee

North Page 62

Date

**August
2012**

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

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



HILLINGDON
LONDON

Report of Head of Planning & Enforcement Services

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

**TREE PRESERVATION ORDER NO. 682 (TPO 682):
MAGNOLIA AT 3 LONG LANE, ICKENHAM**

1.0 Summary

To consider whether or not to confirm TPO 682 with or without modification.

2.0 Recommendation

That TPO 682 (2010) be confirmed without modification.

3.0 Information

3.1 The making of TPO 682 (2010) was authorised under delegated powers. The TPO was made in the interests of amenity to protect a Magnolia (T1) situated in the front garden of 3 Long Lane, Ickenham, which is within the Ickenham Village Conservation Area.

3.2 The following objection (summarised) to TPO 682 was received on the grounds that: -

- I. The tree dominates a large area of the drive making it impossible to turn a car in the driveway, and difficult and very dangerous to reverse onto the busy main road; there are no other trees placed so dominantly in a driveway; all trees are placed on the perimeters of the properties; and there are plans to replace the tree by growing trees and shrubs around the driveway (as neighbours have done).
- II. The tree blocks a lot of light coming into, and hides, the property.
- III. The Council was provided with a tree survey (dated 30th March 2009), which classed the tree as C grade – tree of low quality and value.
- IV. The Council was previously sent a written request to allow the felling of the tree (letter dated 27th August 2009).
- V. The tree has grown too large for the land it is on. The tree has a negative impact on the property's foundations, because it is so close to house; The tree is in poor condition and is also causing damage to a front boundary wall (recently removed), and it is also believed that the tree is causing damage to a shared sewer.

4.0 Observations on the objections to TPO 682:

4.1 The Magnolia, which is also afforded protection by virtue of its location within the Ickenham Village Conservation Area, was retained as part of the development of the site (planning permission ref:- 64180/APP/2009/666).

4.2 The Design and Access Statement for the scheme includes the following statement: *“The existing green spaces will not be affected by the proposed scheme. It is not proposed to remove the trees to the front of the property. A tree report has been appended to this application”*. The Magnolia, which is located in proximity to the existing driveway, is mentioned at page 9, section 9.1 and 9.2 of submitted tree report and shown retained on the tree protection plan submitted with the application.

4.3 Although the canopy of the Magnolia tree overhangs much of the front garden area and part of the parking area at the front of the house, the tree does not affect most of the extensive driveway / parking area and there is adequate space for at least two cars to park and for cars to manoeuvre.

4.4 With regard to the blocking of light, the Magnolia is situated west of the house, which comprises a garage, a hall and a dual aspect (west / east) living / family room. A shading diagram that was submitted with the 2009 application shows that the Magnolia will shade the front garden, the driveway and the garage door, but will not shade the west-facing living room windows. Those windows will however be in the shade of the building itself.

4.5 With regard to the quality and value of the flowering Magnolia, it is an ornamental tree in early maturity, with a useful life expectancy of 20-40 years. It is situated on the road frontage of the property, within the core of the Ickenham Village Conservation Area, which is characterised by other mature ornamental trees. The Magnolia is a significant and conspicuous landscape feature, which contributes to the arboreal character and amenity of the Conservation Area, and it has a moderate amenity value.

4.6 The letter sent to the Council (dated 27th August 2009 after planning permission was granted in June 2009) included, amongst other things, a wish to remove the Magnolia in order to:

- Make it possible to turn a car in the driveway, as it is difficult and quite dangerous to reverse onto a busy road;
- Allow more light into the property;
- Make the property more visible; and
- Give the property a more tidy appearance.

At that time, the landowner was advised that a formal application should be submitted to seek permission to vary that part of the approved scheme.

4.7 The first two points raised in the letter have been addressed at paragraphs 4.1 to 4.4 above. With regards to the third and fourth points, there is no need to make the property more visible at the expense of a valuable

landscape feature, and the front of the property already has a tidy appearance, and makes a positive contribution to the amenity and character of the Conservation Area. Furthermore, these points could, if necessary, be re-considered if and when any such application is made.

4.8 The tree has reached maturity and is not too large for the site. No technical evidence has been submitted to substantiate the contentions that the front boundary wall and sewer, shared by this property and the library, are being affected by the tree.

4.9 In August 2011, one low branch on the tree was cut without the consent of the Council. The pruning was minor and has not affected or harmed the tree or the amenity of the Conservation Area.

4.10 There were no other objections to or representations about TPO 682.

5.0 Conclusions

5.1 It is recommended that TPO 682 be confirmed without modification.

5.2 The following background documents were used in the preparation of this report:

- Provisional Tree Preservation Order No. 682 (2010)
- Photographs of Magnolia
- Letters of objection to TPO 682
- Planning application (64180/APP/2009/666)
- Correspondence and e-mails to and from Council
- Tree Preservation Orders – A guide to the Law and Good Practice.

Contact Officer: Trevor Heaps/John Lawson **Telephone No:** 01895 250230

Plans for North Planning Committee

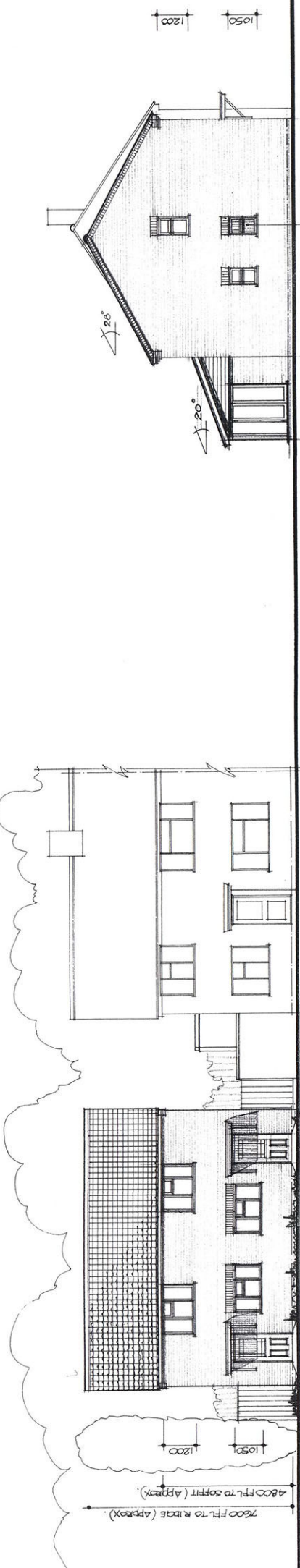
18th September 2012



HILLINGDON
LONDON



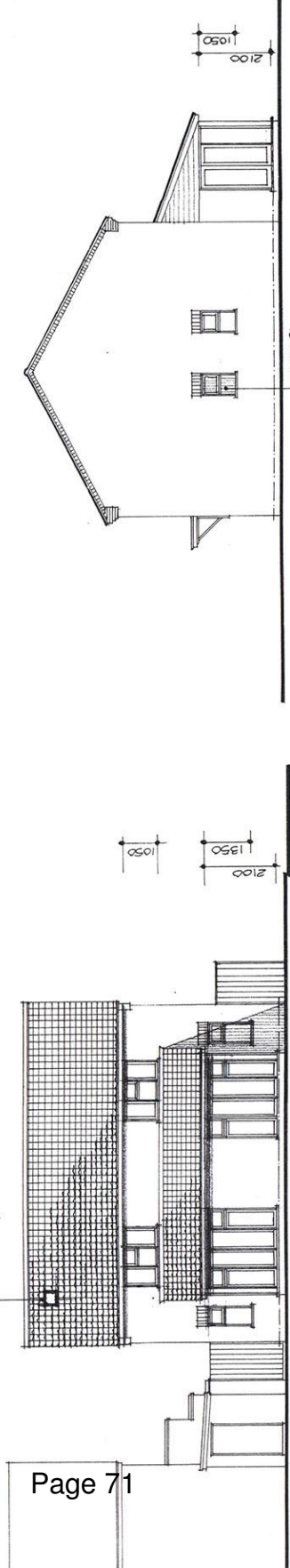
INVESTOR IN PEOPLE



F r o n t (W E S T E R N)

S i d e (N O R T H E R N)

NOTE:
 ALL EXTERNAL MATERIALS
 & FINISHES TO BE AGREED
 IN WRITING WITH PLANNING
 DEPT PRIOR TO WORKS
 COMMENCING ON SITE.



R e a r (E A S T E R N)

S i d e (S O U T H E R N)

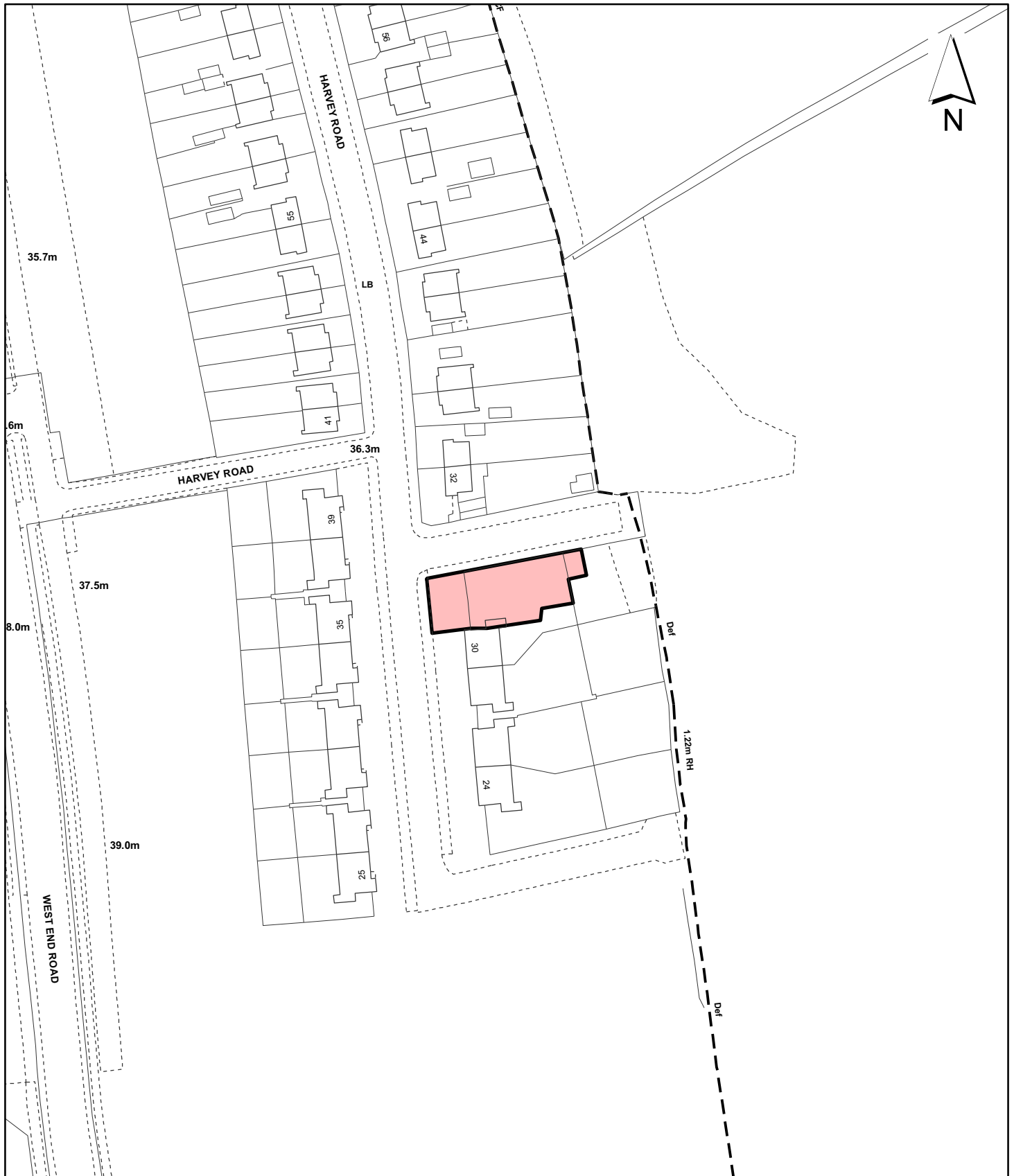
Russell Payne MCIAT
 Chartered Architectural Technologist
 Read House,
 87 High Street,
 Warboys, Cambs. PE28 2TB
 Tel: 01487 825266 email: russ.payne@tiscali.co.uk

Project
PROPOSED RESIDENTIAL DEVELOPMENT
 ADJACENT TO N°30 HARVEY ROAD
 HILLINGDON, LONDON.
 FOR: MR C. HANDLEY


Drawing
PROPOSED ELEVATIONS
 © This drawing is the copyright of Russell Payne MCIAT and must not be reproduced without authorisation.

Scale: 1:100.	Date: JUNE 2011.
Drawn: RAB.	
Drawn No: 10:590/6	Rev:

LON BORO OF HILLINGDON
 RECEIVED
 12 AUG 2011
 PLANNING & TRANSPORTATION
 GROUP



Notes

 Site boundary

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Site Address

Land adjacent to and forming part of 30 Harvey Road Northolt

Planning Application Ref:
67335/APP/2011/1968

Planning Committee
North Page 72

Scale
1:1,250

Date
June 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 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

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

Date Application Valid: 11/05/2012

56-58 High Street, Ruislip, HA4 7AA



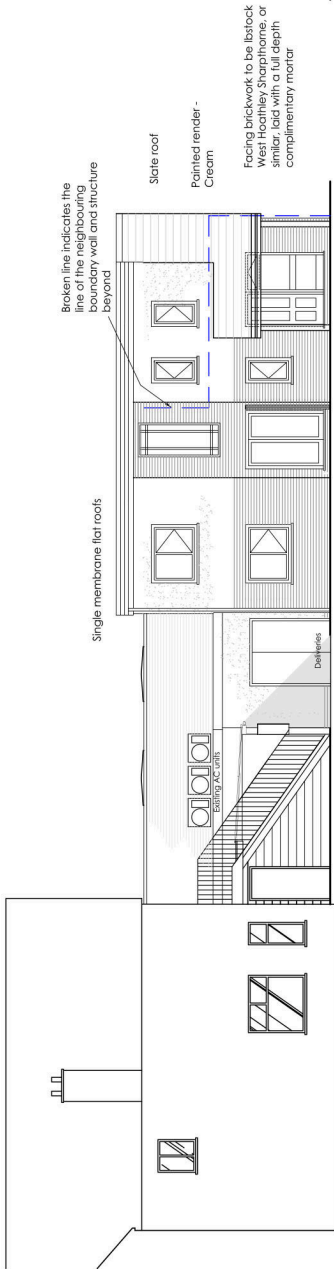
WALSINGHAM PLANNING

SPECIALIST PLANNING & DEVELOPMENT CONSULTANTS

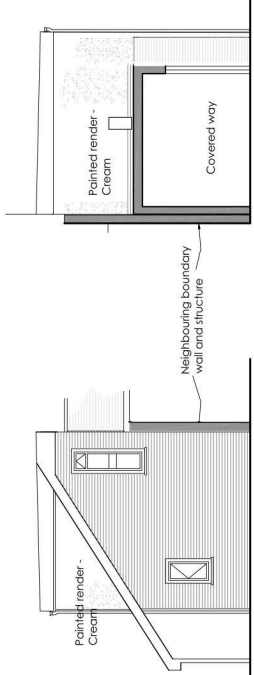
Bourne House, Cores End Road, Bourne End, Bucks SL8 5AR

T 01628 532244 F 01628 532255 E bourne.end@walsingplan.co.uk

www.walsinghamplanning.co.uk

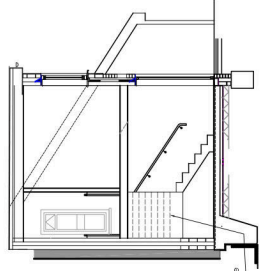


PROPOSED ELEVATION A

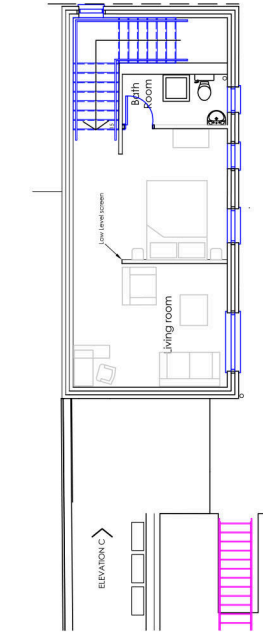


PROPOSED ELEVATION B

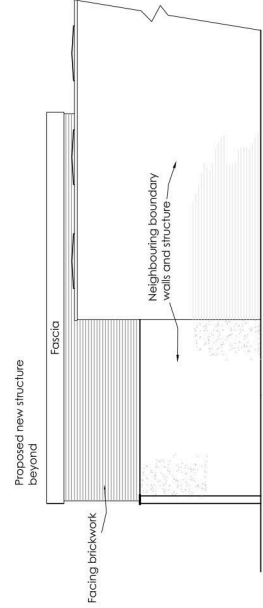
PROPOSED END ELEVATION/ SECTION C-C



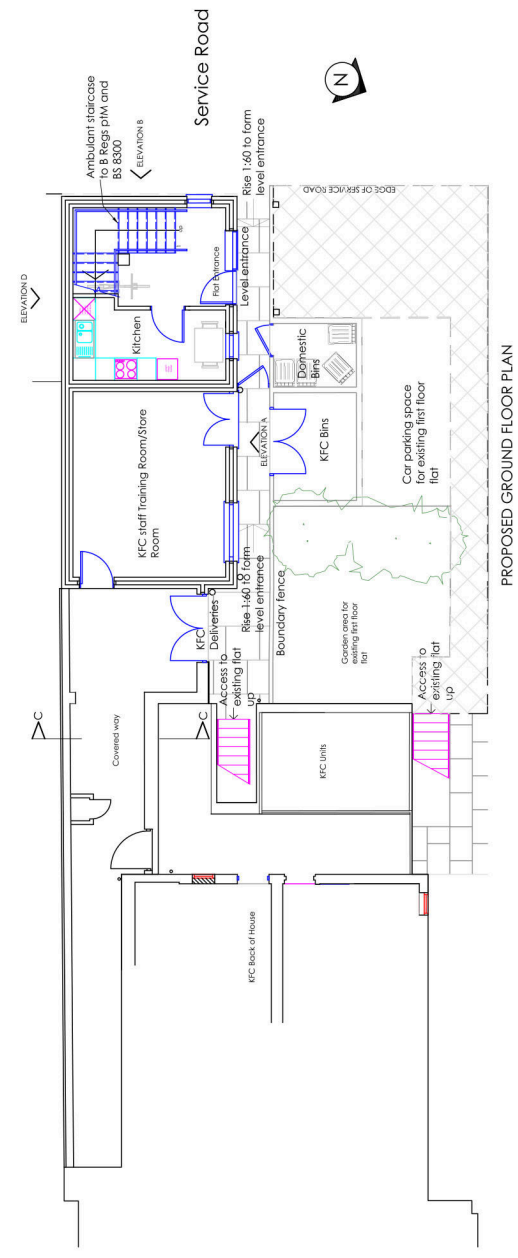
TYPICAL BUILDING SECTION



PROPOSED FIRST FLOOR PLAN



PROPOSED REAR ELEVATION D



PROPOSED GROUND FLOOR PLAN



Contractor / Manufacturers note only:
Please do not scale this 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 Rev 8, D/C

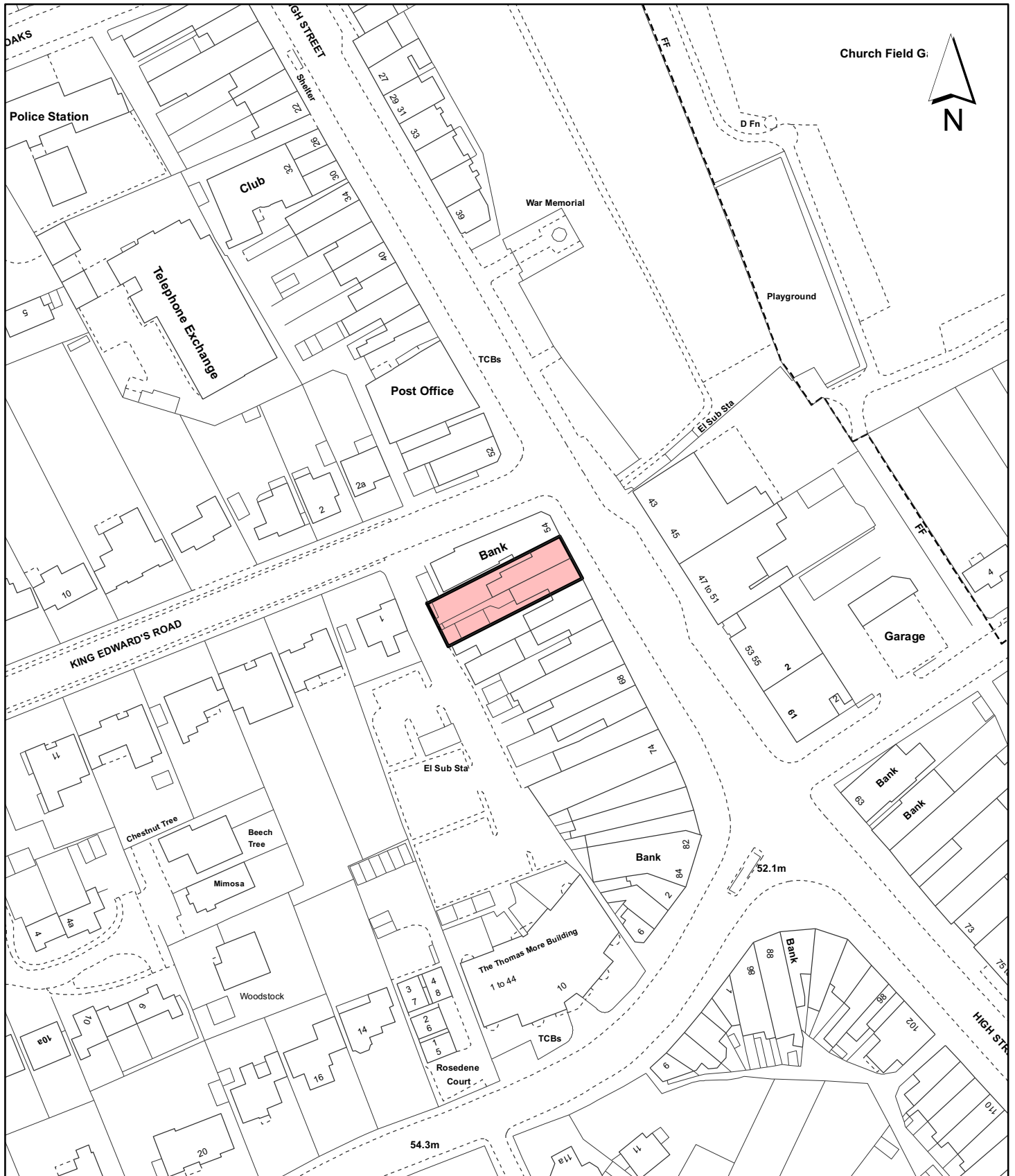
58 High Street
RUISLIP

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
St. Andrew's Road
8 Bishop's Square
Henley, Oxon OX8 3DH
email: h.edwards@honeedwards.co.uk



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Site Address

**56 - 58 High Street
Ruislip**

Planning Application Ref:

17961/APP/2012/1008

Planning Committee

North Page 77

Scale

1:1,250

Date

**August
2012**

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

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



HILLINGDON
LONDON

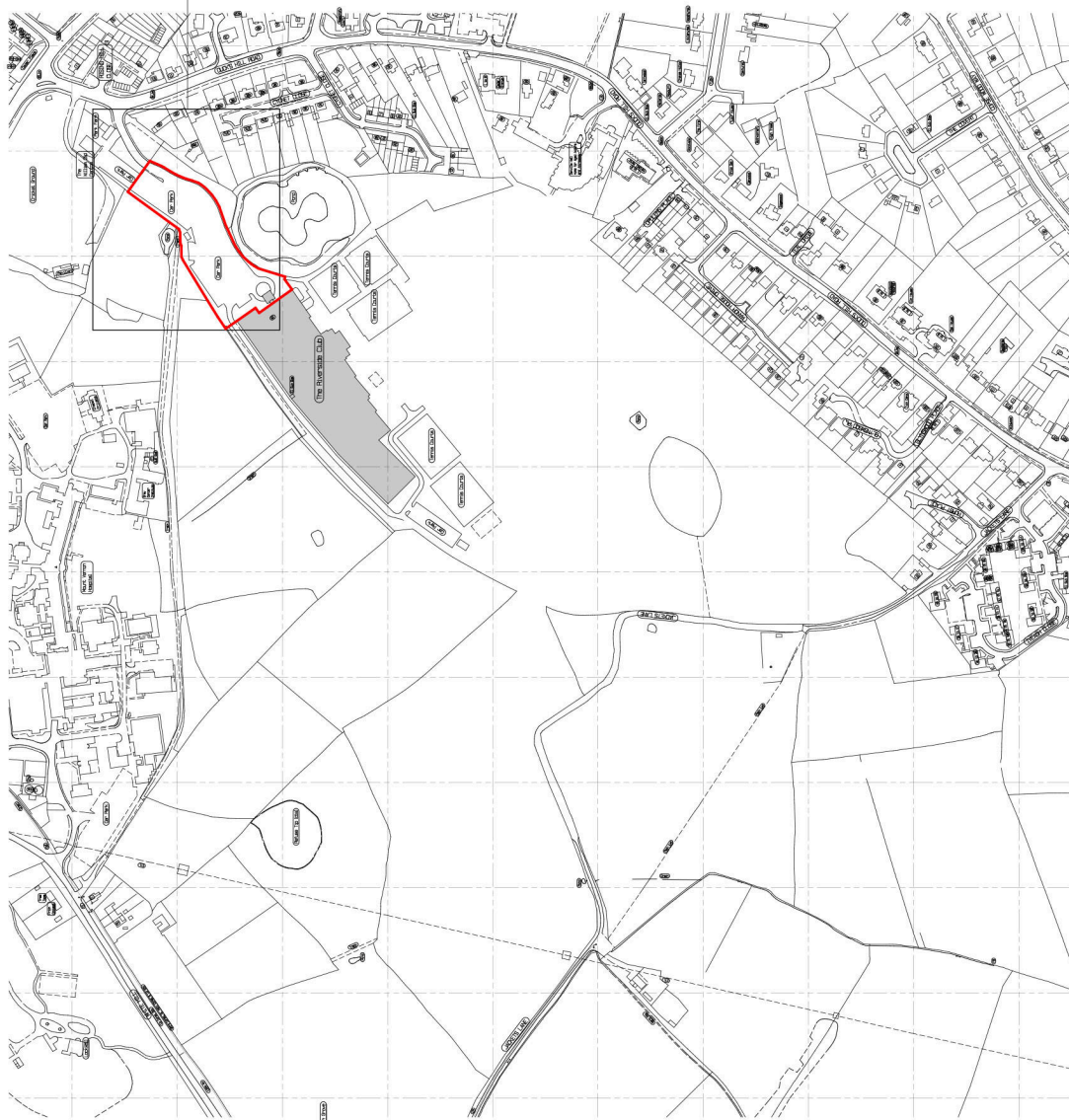
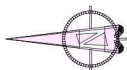
Report of the Head of Planning & Enforcement Services

Address CAR PARK FOR VIRGIN ACTIVE AT 18 DUCKS HILL ROAD
NORTHWOOD

Development: Installation of 10 x light columns with luminaires involving the removal of
existing bollard fittings

LBH Ref Nos: 272/APP/2012/975

Date Plans Received:	24/04/2012	Date(s) of Amendment(s):	24/04/2012
Date Application Valid:	19/06/2012		08/05/2012
			05/09/2012



refer to drawing 35UR-DB for Car Park Column Light Plan

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Location Plan
scale 1:2500

NOTES:
All dimensions to be verified on site prior to any excavation of the works being commenced.
Any discrepancies to be reported to BD DOT immediately upon discovery.
Dimensions are to be taken from the centre of the road unless otherwise stated.
All dimensions are in millimetres unless otherwise stated.
This drawing is to be used in conjunction with relevant specifications and specifications drawings.
The drawing may not be reproduced, modified or submitted for the inspection of third parties without the written consent of the author.
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No:	Revision:	Date:
1	Revised line amended to indicate location of car park only, drawing still to be reviewed	08/03/12


PLANNING



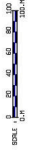
Project:
Virgin Active
Northwood
Ducks Hill Road
Northwood
Middlesex
HA6 2DR

Title:
Car Park for Virgin Active
at 18 Ducks Hill Road

Designer:	GJ/SH
Date:	17/04/12
Scale:	1:2500 @ A1
Drawing No:	35VA - 07
Revision:	A



Red Dot Architectural Design LTD
 Baines Cottage
 17, The Green
 Sunningdale
 Berkshire, UK
 RG11 3AA
 Tel: 01359 564771
 Email: damon@reddotdesign.co.uk
 Fax: 01359 564772



REVISION B

Tree number	Tree species	Height	Rad. Crown spread	RPR radius
1	11	10.0	3.0	3.0
2	11	10.0	3.0	3.0
3	11	10.0	3.0	3.0
4	11	10.0	3.0	3.0
5	11	10.0	3.0	3.0
6	11	10.0	3.0	3.0
7	11	10.0	3.0	3.0
8	11	10.0	3.0	3.0
9	11	10.0	3.0	3.0
10	11	10.0	3.0	3.0
11	11	10.0	3.0	3.0
12	11	10.0	3.0	3.0
13	11	10.0	3.0	3.0
14	11	10.0	3.0	3.0
15	11	10.0	3.0	3.0
16	11	10.0	3.0	3.0
17	11	10.0	3.0	3.0
18	11	10.0	3.0	3.0
19	11	10.0	3.0	3.0
20	11	10.0	3.0	3.0
21	11	10.0	3.0	3.0
22	11	10.0	3.0	3.0
23	11	10.0	3.0	3.0
24	11	10.0	3.0	3.0
25	11	10.0	3.0	3.0
26	11	10.0	3.0	3.0
27	11	10.0	3.0	3.0
28	11	10.0	3.0	3.0
29	11	10.0	3.0	3.0
30	11	10.0	3.0	3.0
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33	11	10.0	3.0	3.0
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35	11	10.0	3.0	3.0
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98	11	10.0	3.0	3.0
99	11	10.0	3.0	3.0
100	11	10.0	3.0	3.0

Above information taken from Tree Survey Schedule contained in the Arboricultural Implications Report as prepared by Sten Jones Associates Ltd in June 2022

REVISION B
 New to new column light
 Indications for cable removal in blocks of PILES 31, 32 and 13
 Indications for cable removal in other parts of site
 Indications for cable removal in other parts of site
 Indications for cable removal in other parts of site

REVISION B
 New to new column light
 Indications for cable removal in blocks of PILES 1, 12 and 13
 Indications for cable removal in other parts of site
 Indications for cable removal in other parts of site

REVISION B
 New to new column light
 Indications for cable removal in blocks of PILES 1, 12 and 13
 Indications for cable removal in other parts of site
 Indications for cable removal in other parts of site



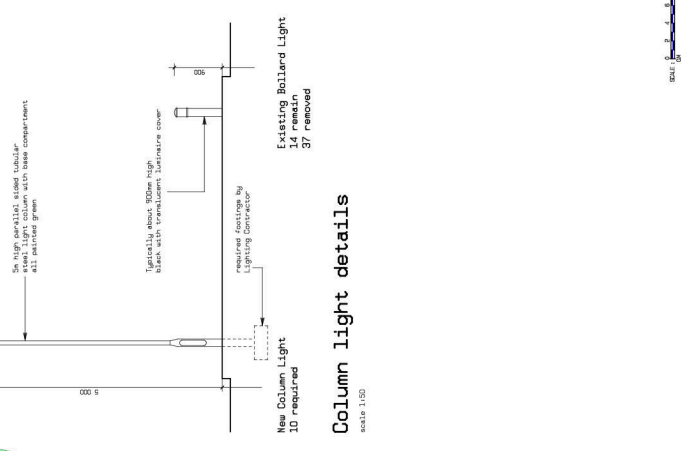
PLANNING

Project: Virgin Active
 Northwood
 Ducks Hill Road
 Northwood
 Middlesex
 HA6 2DR

Title: Plan of parking area indicating location of new column light fittings

Designer: GJ/SH
 Date: 17/04/12
 Scale: 1:300 @ A1
 Drawing No: 35VA - 08
 Revision: B

Red Dot Architectural Design LTD
 Bence Cottage
 175 High Street
 Sandridge
 Wakefield
 WF2 3AA
 Tel: 01959 561271
 Fax: 01959 561272
 Email: glenn@red-dot.co.uk



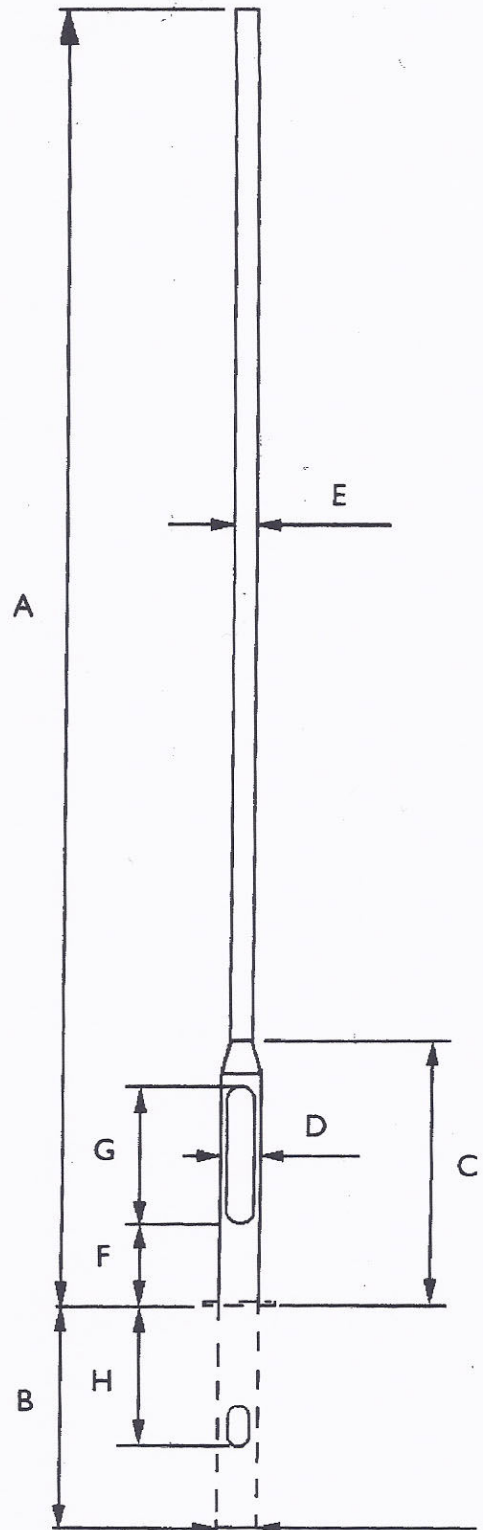
Column elevations

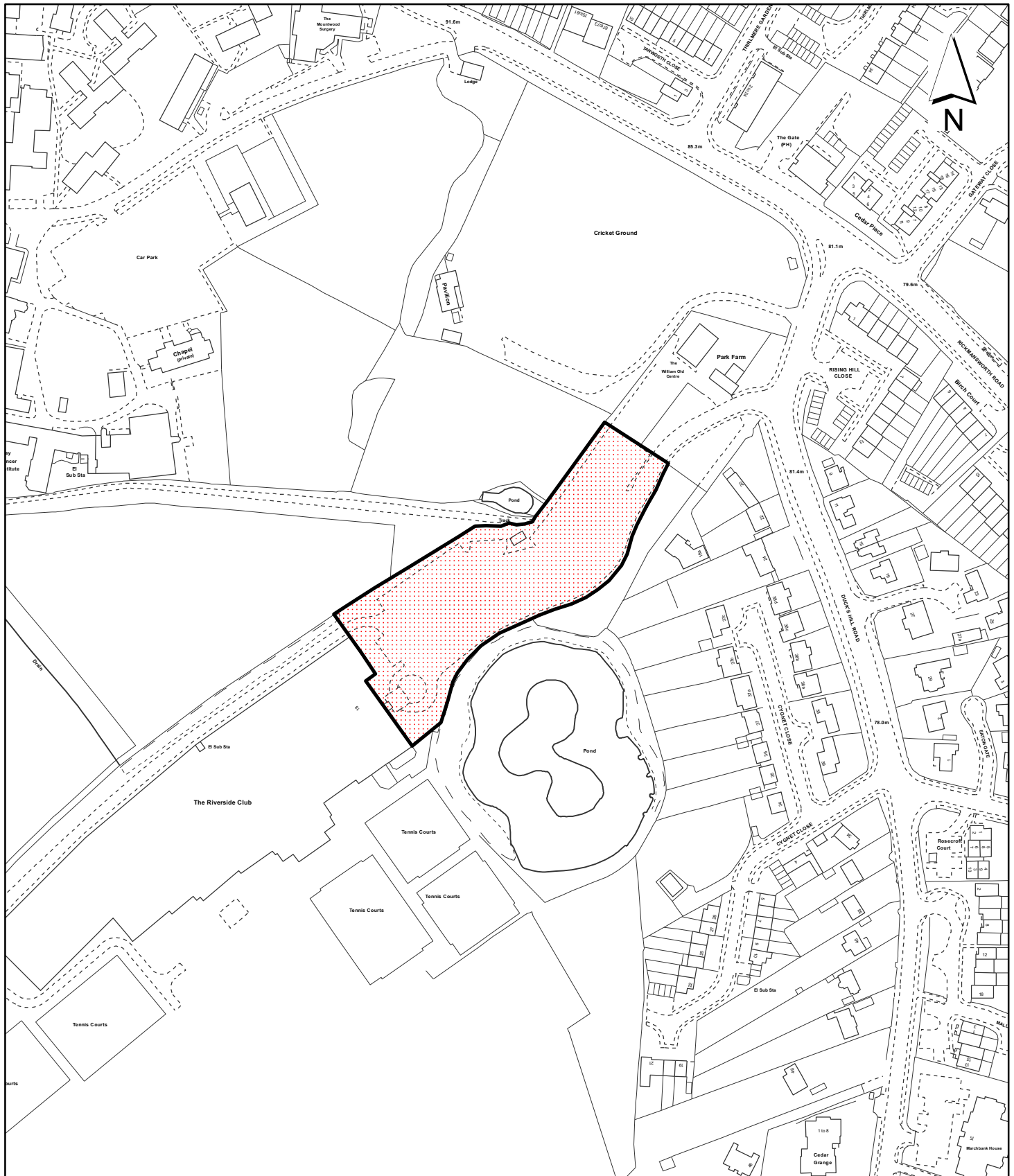
- ◆ Parallel sided tubular steel with a single reduction in the tube size above the base compartment
- ◆ Manufactured from steel tube
- ◆ Designed and manufactured to BS5649/EN40/94
- ◆ Hot dip galvanised to BS EN ISO 1461
- ◆ Base compartment doors and door openings with semi-circular ends to avoid possible stress concentrations at the corners of the opening.

Galvanised Tubular steel columns to BS5649
Quality assured to BS5750

Column dimensions

A	B	C	D	E	F	G	H	door width
5m	800	980	140	76	300	500	500	100
6m	1000	1030	140	89	300	600	500	115
8m	1200	1250	168	89	300	600	500	115
10m	1500	1250	168	114	425	600	500	115





Notes

 Site boundary

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Site Address

**Car Park for Virgin Active at
18 Ducks Hill Road
Northwood**

Planning Application Ref:
272/APP/2012/975

Planning Committee
North Page 82

Scale
1:2,500

Date
September 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 19 GATEHILL ROAD NORTHWOOD

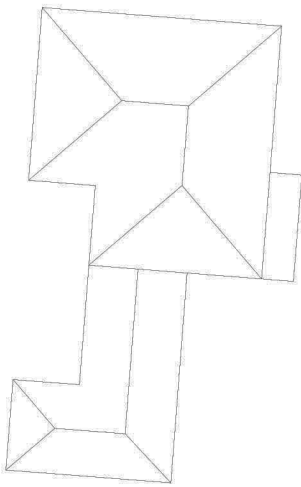
Development: Part two storey, part single storey rear extension, two storey side extension, first floor side extension, and single storey front extension involving demolition of garage to side

LBH Ref Nos: 68454/APP/2012/1686

Date Plans Received: 11/07/2012

Date(s) of Amendment(s):

Date Application Valid: 12/07/2012

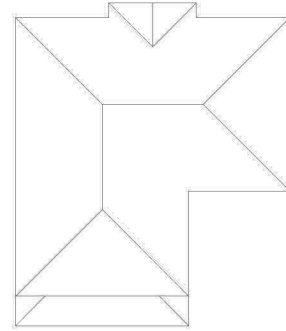
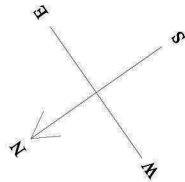


18a Elgood Avenue



Elec sub Station

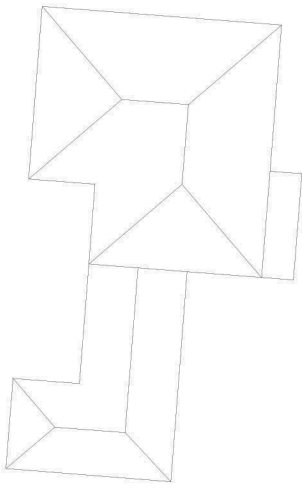
19 Gatehill



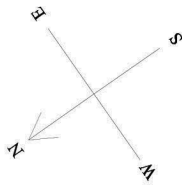
17 Gatehill

- Notes:
- 1 Eaves overhang 150mm
 - 2 Verges overhang 100mm

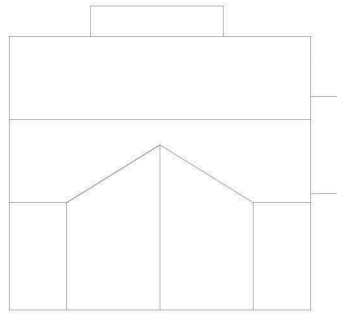
Project 19 Gatehill Road Northwood Middlesex HA6 3QF	Drawing Title Existing Block Plan	Scale 1:200 (A3)	Drawing Number ARP/PL01
		Date 29th June 2012	Revision



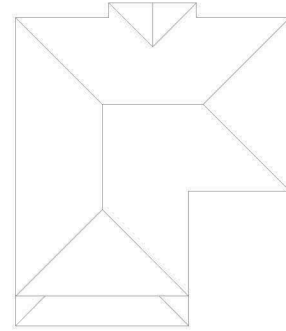
18a Elgood Avenue



Electricity Substation



19 Gatehill



17 Gatehill

Project

19 Gatehill Road
Northwood
Middlesex HA6 3QF

Drawing Title

Proposed Block Plan

Scale

1:200 (A3)

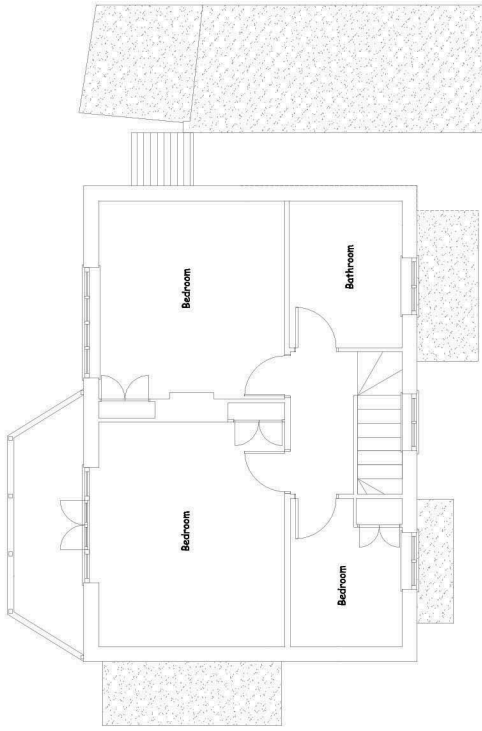
Date

28th June 2012

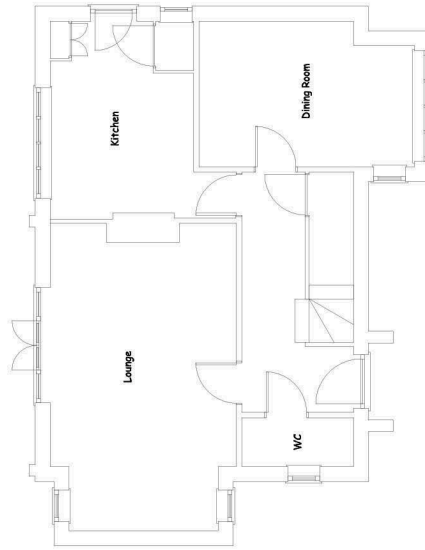
Drawing Number

ARP/PL02

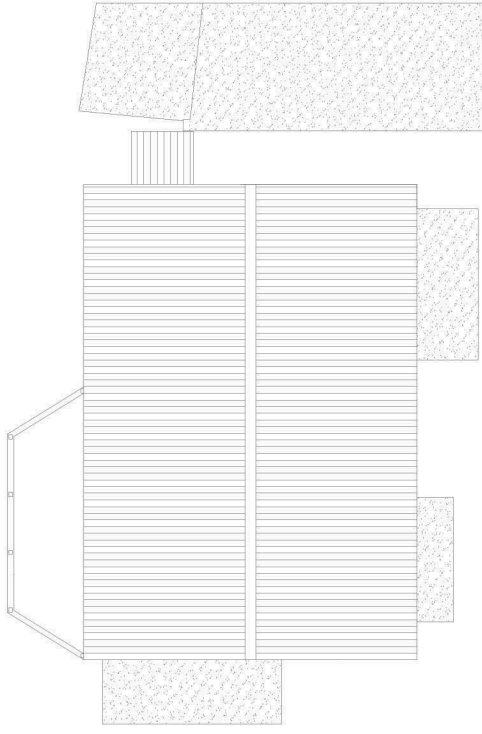
Revision



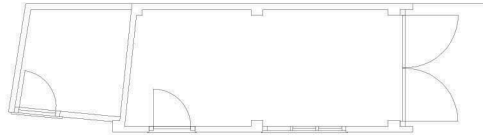
Existing First Floor Plan



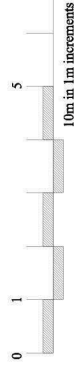
Existing Ground Floor Plan



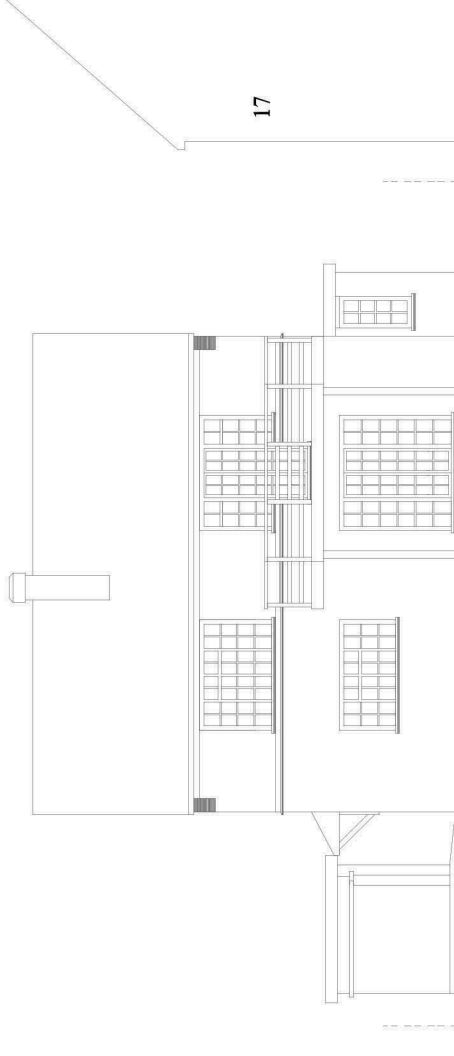
Existing Roof Plan



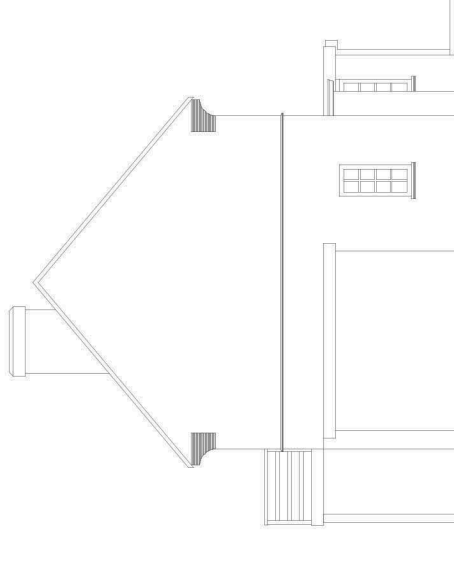
10m in 5m increments



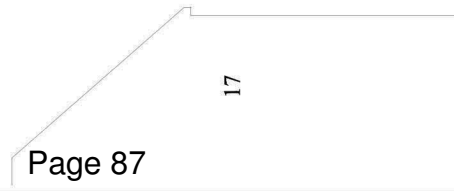
Project 19 Gatehill Road Northwood Middlesex HA6 3QF	Drawing Title Existing Plans	Scale 1:100 (A3)	Drawing Number ARP/PL03
		Date 20th June 2012	Revision



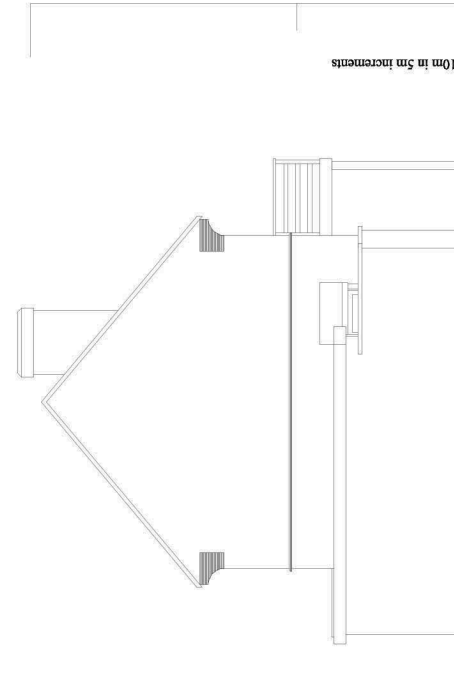
Rear Elevation - East Elevation



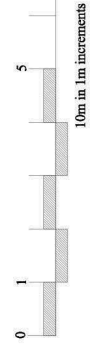
Side Elevation - South Elevation



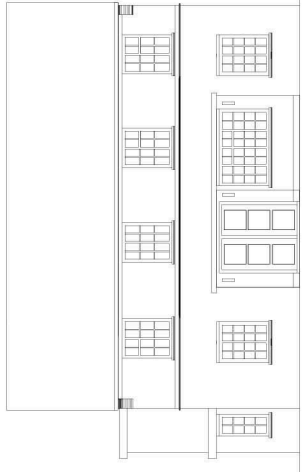
Front Elevation - West Elevation



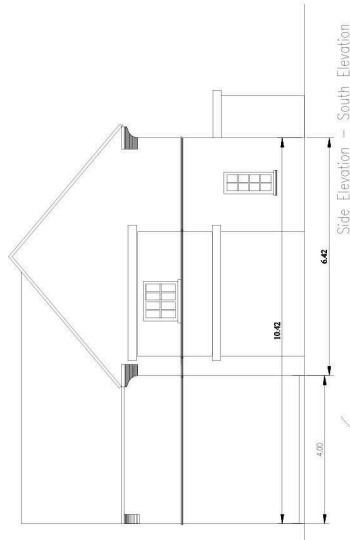
Side Elevation - North Elevation



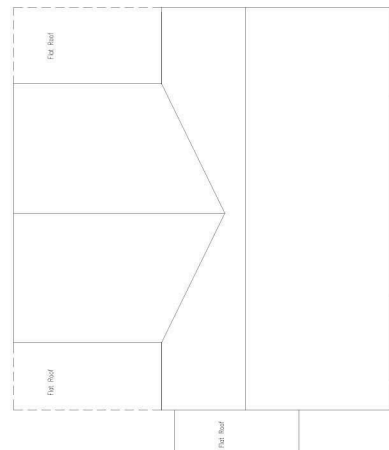
<p>Project 19 Gatehill Road Northwood Middlesex HA6 3QF</p>	<p>Drawing Title Existing Elevations</p>	<p>Scale 1:100 (A3)</p> <p>Date 20th June 2012</p>	<p>Drawing Number ARP/05</p> <p>Revision</p>
---	--	--	--



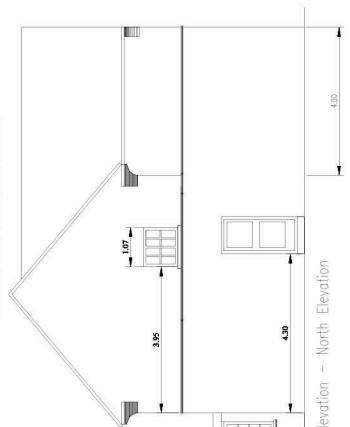
Front Elevation - West Elevation



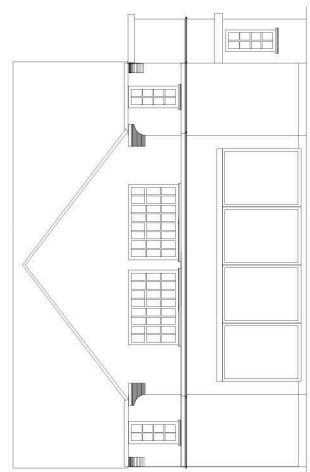
Side Elevation - South Elevation



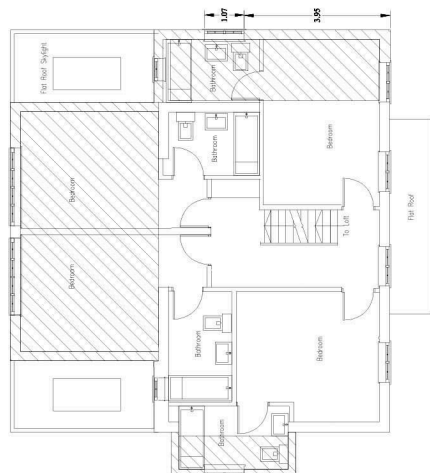
Roof Plan



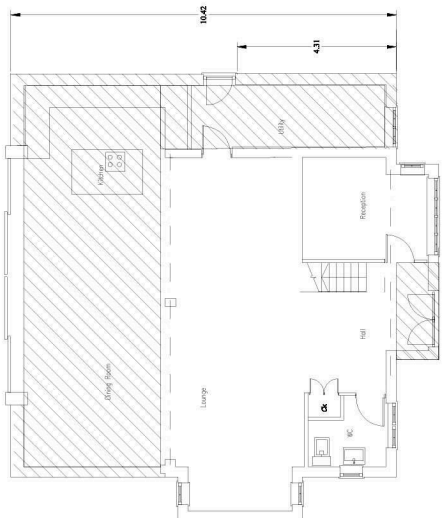
Side Elevation - North Elevation



Rear Elevation - East Elevation



First Floor Plan

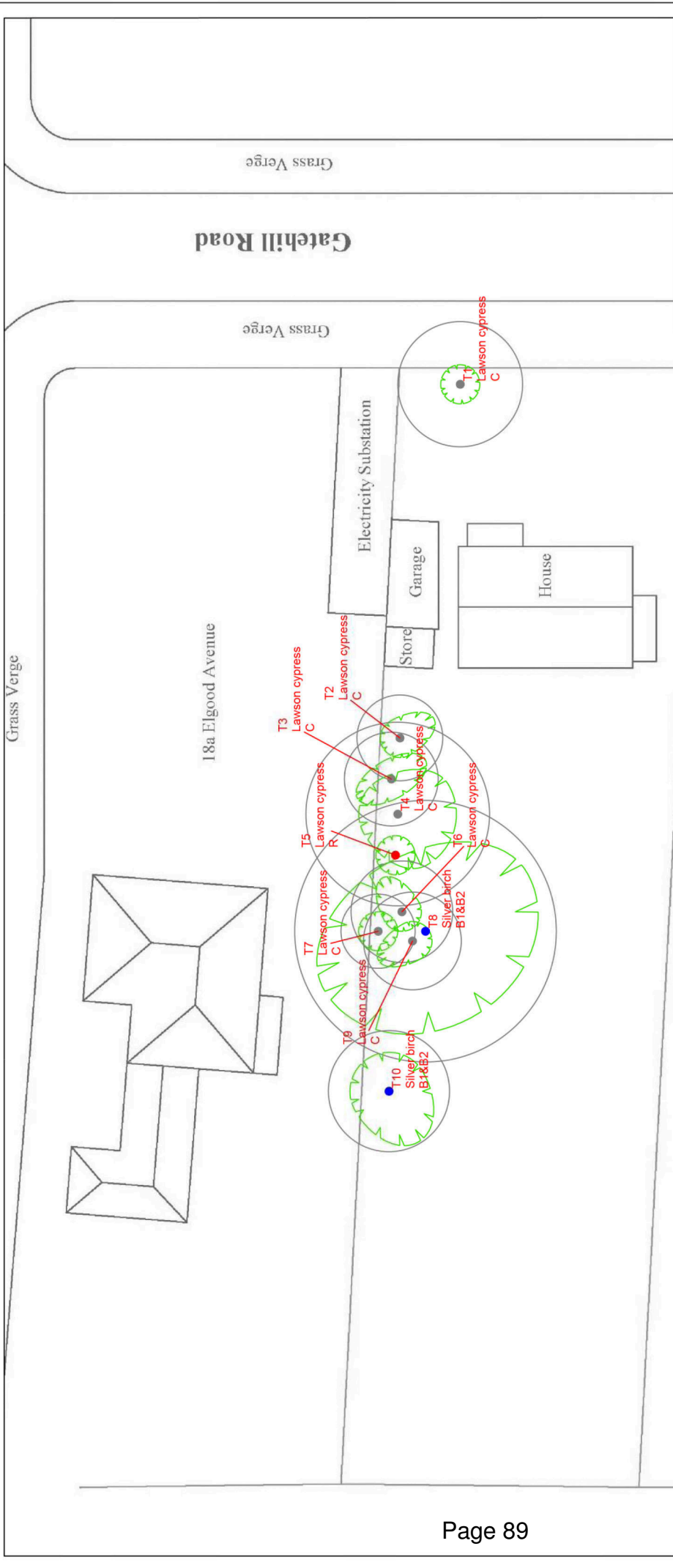


Ground Floor Plan

Scale: 0 1M 3M 5M

17

PROJECT No: _____ DRAWING No: _____ APP/007 Rev 6	DATE: Jun 12 DRAWN BY: CHECKED:	19 Gatehill Road Northwood Proposed Plans & Elevations
ARP Associates LLP Unit 67, Wente Business Centre Colney Way, Watford email: ap@arpassociates.com		SCALE: 1:100 @A2
THE DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT. DATE: Jun 12		



Simon Hawkins M.Arbor.A.
Merewood Arboricultural
Consultancy Services
 Merewood, Gregory Road Hedgerley, Bucks, SL2 3XW
 Tel: 01753 647236 Mob: 07784 915944
 email: s_mon.hawkins@hotmail.co.uk

Site: 19 Gatehill Road	1,200 @ A3
Drawing Title: Tree Constraints Plan	March 2012

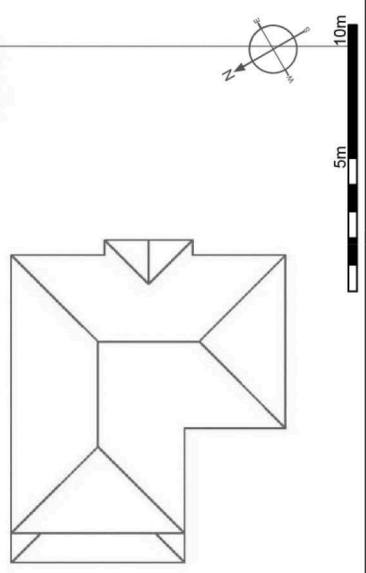
Key:

- Category A (Green circle)
- Category B (Blue circle)
- Category C (Red circle)
- Category R (Red circle)

Legend:

- Green circle: Crown Spread
- Blue circle: Tree Number
- Red circle: Species
- Red circle: Protection Area
- Red circle: Category

Note: All tree positions are approximate



Grass Verge

18a Elgood Avenue

Grass Verge

Gatehill Road

Grass Verge

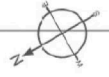
Electricity Substation

Store

Garage

House

17 Gatehill Road



Simon Hawkins M Arbor A.
Merewood Arboricultural
Consultancy Services
 Merewood, Gregory Road Heideley, Bucks, SL2 3XW
 Tel: 01753 847236 Mob: 07784 016044
 email: s_mon.hawkins@hotmail.co.uk

Sheet: 19 Gatehill Road
 Drawing Title: Tree Constraints Plan
 March 2012

Scale: 1:200 @ A3

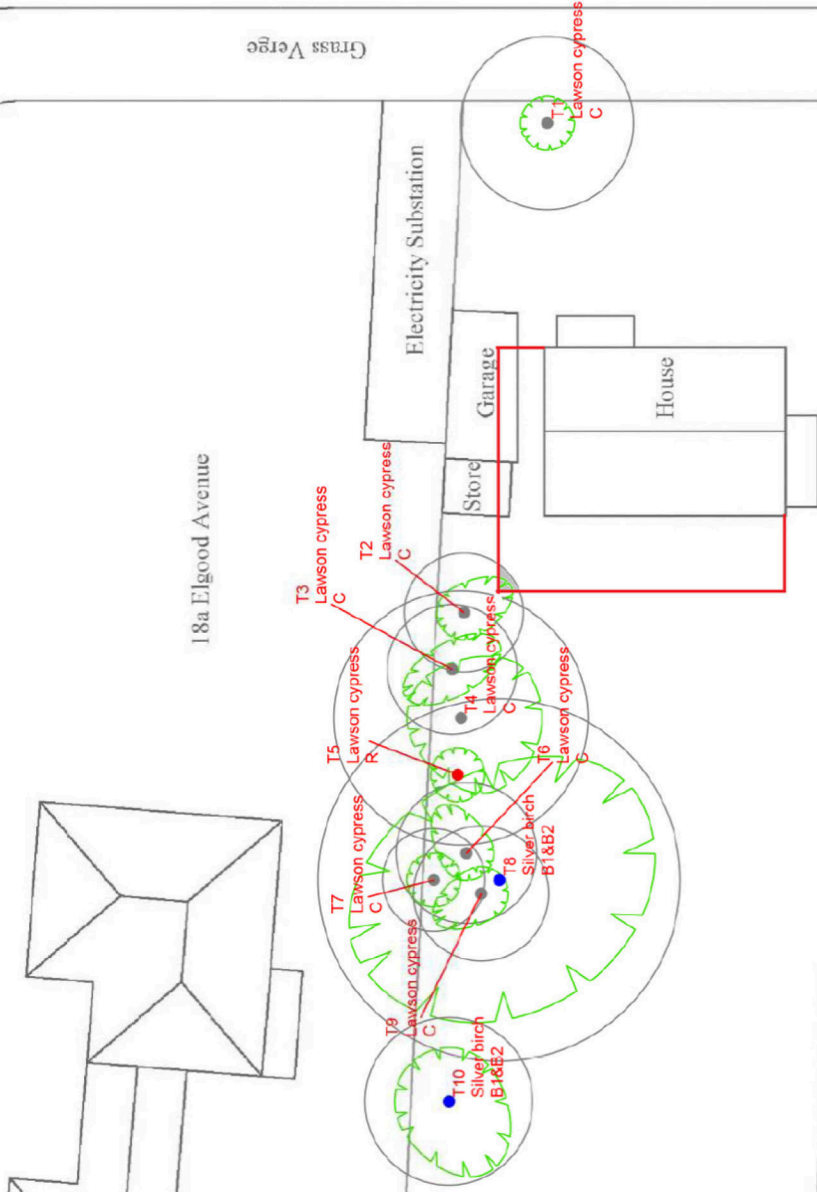
Key:

- Category A (Green circle)
- Category B (Blue circle)
- Category C (Red circle)
- Category R (Red circle)

Legend:

- Crown Spread (Green outline)
- Tree Number (T1-T10)
- Species (Lawson cypress, Silver birch)
- Protection (Red outline)
- Area (Red outline)
- Category (A, B, C, R)

Note: All tree positions are approximate



Grass Verge

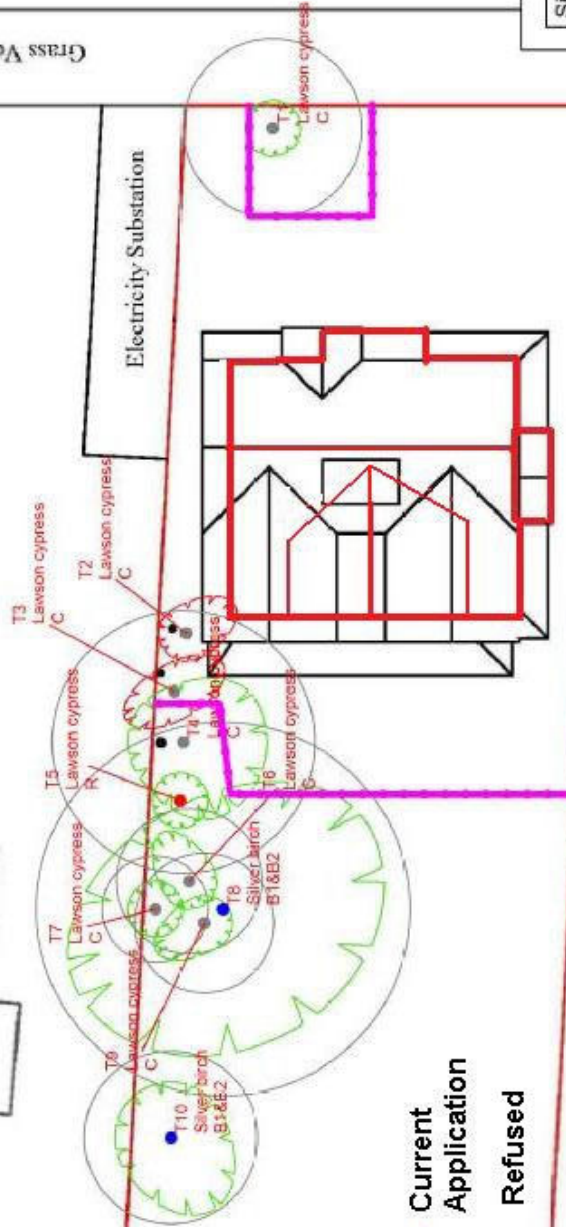
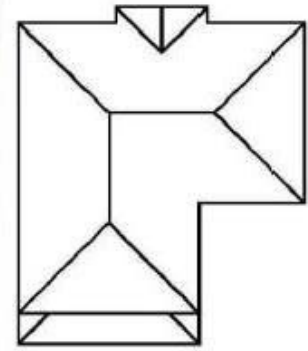
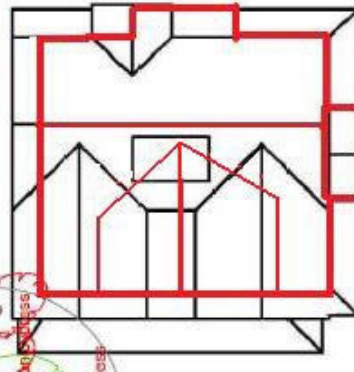
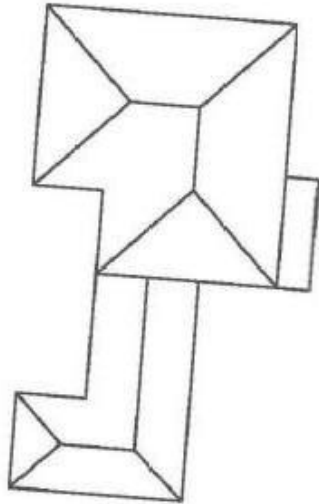
Gatehill Road

Grass Verge

18a Elgood Avenue

Electricity Substation

17 Gatehill Road



— Current Application
 — Refused



Simon Hawkins M.Arbor.A.
 Merewood Arboricultural

Consultancy Services

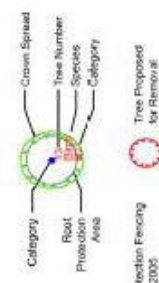
Merewood, Gregory Road Hedgerley, Bucks, SL2 3XW
 Tel: 01753 647236 Mob: 07784 915944
 email: s_hawkins@hotmail.co.uk

Site: 19 Gatehill Road 1:200 @ A3

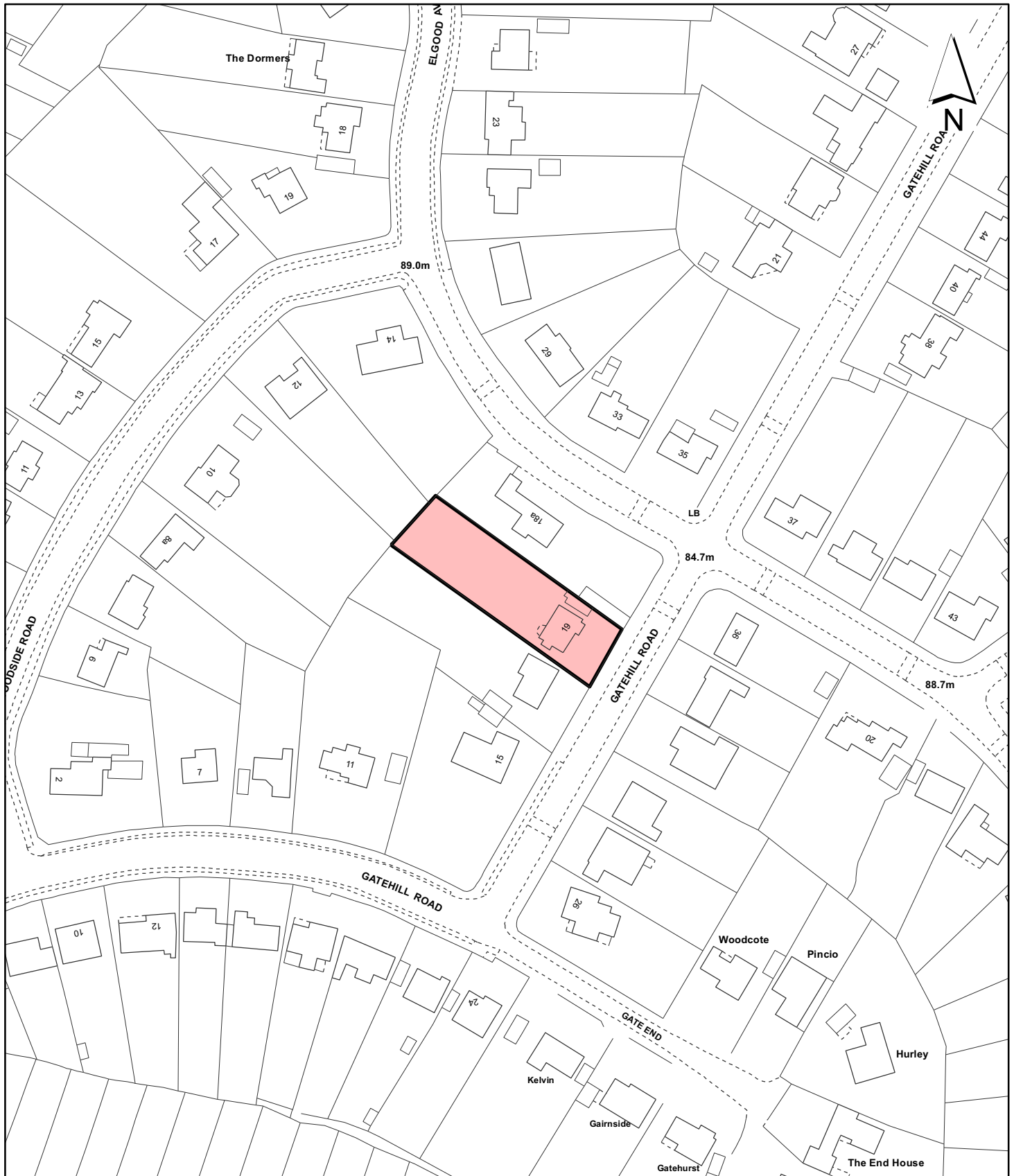
Drawing Title: Tree Protection Plan

March 2012


Key:



Note: All tree positions are approximate.



Notes

 Site boundary

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Site Address

**19 Gatehill Road
Northwood**

Planning Application Ref:

68454/APP/2012/1686

Planning Committee

North Page 92

Scale

1:1,250

Date

**August
2012**

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

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



HILLINGDON
LONDON