



HILLINGDON
LONDON



North Planning Committee

Date: TUESDAY, 9 OCTOBER
2012

Time: 7.00 PM

Venue: COMMITTEE ROOM 6 -
CIVIC CENTRE, HIGH
STREET, UXBRIDGE UB8
1UW

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

To Councillors on the Committee

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

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<http://modgov.hillingdon.gov.uk/ieListDocuments.aspx?CId=116&MId=1384&Ver=4>

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INVESTOR IN PEOPLE

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A useful guide for those attending Planning Committee meetings

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Petitions and Councillors

Petitions - Those who have organised a petition of 20 or more borough residents can speak at a Planning Committee in support of or against an application. Petitions must be submitted in writing to the Council in advance of the meeting. Where there is a petition opposing a planning application there is also the right for the applicant or their agent to address the meeting for up to 5 minutes.

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

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

How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

1. The Chairman will announce the report;
2. The Planning Officer will introduce it; with a presentation of plans and photographs;
3. If there is a petition(s), the petition organiser will speak, followed by the agent/applicant

followed by any Ward Councillors;

4. The Committee may ask questions of the petition organiser or of the agent/applicant;
5. The Committee debate the item and may seek clarification from officers;
6. The Committee will vote on the recommendation in the report, or on an alternative recommendation put forward by a Member of the Committee, which has been seconded.

About the Committee's decision

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

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

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

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

Agenda

Chairman's Announcements

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the meeting held on 30 August 2012
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items of business marked Part 1 will be considered in public and that the items marked Part 2 will be considered in private

Reports - Part 1 - Members, Public and Press

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

Non Major Applications with a Petition

| | Address | Ward | Description & Recommendation | Page |
|---|---|----------|--|---------|
| 6 | Gospel Oak, 228 Swakeleys Road, Ickenham 11246/APP/2012/1575 | Ickenham | Erection of a block of 9 flats (4 no. one-bedroom and 5 no. two-bedroom) with associated parking and amenity space (involving demolition of existing house) Recommendation: Refusal | 11 - 26 |

Non Major Applications without a Petition

| | Address | Ward | Description & Recommendation | Page |
|---|---|-------------------------|---|---------|
| 7 | 48 Pinn Way, Ruislip 17220/APP/2012/1437 | Eastcote & East Ruislip | Part two storey, part single storey rear extension and single storey side extension involving installation of additional windows to side elevations, involving demolition of existing conservatory to rear and existing attached garage to side Recommendation: Refusal | 27 - 36 |

| | | | | |
|---|---|-----------------|--|---------|
| 8 | Land at Willow Farm (field 3116) Jackets Lane, Harefield 57685/APP/2011/1450 | Harefield | Permanent use of the land as a gypsy and traveller caravan site and for the keeping and breeding of horses with associated operational development, including the siting of two mobile homes and a touring caravan, retention of two stable blocks, and the formation of a garden area with the erection of a garden shed, yard and paddock areas, parking spaces, landscaping and fencing (Part retrospective application). Deferred from North Committee 10 January 2012 Recommendation: Refusal | 37 - 62 |
| 9 | 91 - 97 High Road, Ickenham 14964/APP/2011/2969 | West Ruislip | Part-retrospective application for the retention of 2 x 4 bedroom flats above 91 and 93 High Road Ickenham and the retention of an existing external metal staircase accessed from the side of No. 97, plus the addition of a new staircase accessed from the rear yard to serve all the flats above 91-97 High Road, Ickenham. Recommendation: Approval | 63 - 78 |

10 Any Items Transferred from Part 1

11 Any Other Business in Part 2

Plans for North Planning Committee

79 - 115

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Minutes

NORTH PLANNING COMMITTEE

30 August 2012

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



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| | <p>Committee Members Present: Councillors Eddie Lavery (Chairman) Allan Kauffman (Vice-Chairman) David Allam (Labour Lead) Jazz Dhillon Carol Melvin John Morgan David Payne Raymond Graham</p> <p>LBH Officers Present: Matt Duigan, Planning Services Manager Meghji Hirani, Planning Contracts and Planning Information Manager Manmohan Ranger, Highways Engineer Anne Gerzone – Legal Officer Nadia Williams, Democratic Services</p> <p>Also Present: Councillor Michael White</p> | |
| 77. | <p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>There were no apologies for absence.</p> | |
| 78. | <p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Councillor David Payne declared a Non Pecuniary interest in Items 7, 8, 9, & 10 – Former RAF Eastcote, Lime Grove, Ruislip, by virtue of having been involved as a Ward Councillor and Item 13 – Woody Bay Station, Ruislip Lido Railway, Reservoir Road, Ruislip; as he was a member of the Ruislip Woods Management Advisory Group. He left the room and did not take part in the decision of these items.</p> <p>Councillor John Morgan declared a Non Pecuniary interest in Item 13 - Woody Bay Station, Ruislip Lido Railway, Reservoir Road, Ruislip, as he was a member of the Ruislip Woods Management Advisory Group. He left the room and did not take part in the decision of this item.</p> | |
| 79. | <p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING - 8 AUGUST 2012 (<i>Agenda Item 3</i>)</p> <p>The minutes of the meeting held on 8 August 2012 were agreed as a correct record and signed by the Chairman.</p> | |

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| 80. | <p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>There had been no matters notified in advance or urgent.</p> | |
| 81. | <p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE (<i>Agenda Item 5</i>)</p> <p>It was confirmed that all business marked Part 1 would be heard in public and all items marked Part 2 would be heard in private.</p> | |
| 82. | <p>32 EAST MEAD, RUISLIP - 68276/APP/2012/1240 (<i>Agenda Item 6</i>)</p> <p>Conversion of existing dwelling into 2 x 1 bed self contained flats to include part two storey, part single storey rear extension and two storey extension to side to create 2 x 1-bed self contained flats, with associated parking and amenity space and installation of a vehicular crossover to front.</p> <p>Officers introduced the report and drew the Committee's attention to the changes in the Addendum (circulated at the meeting) and to note the correct plan, as the incorrect plan had been attached to the plan pack.</p> <p>In accordance with the Council's constitution, a representative of the petitions received in objection to the application was invited to address the meeting.</p> <p>The petitioners made the following points:</p> <ul style="list-style-type: none"> • The proposed development would be detrimental to the character of the street • The street was an established family street and objected to a family home being demolished and replaced with flats • Would have no objection to the development of a family home • The proposed development would be opposite St Swithun Wells school, and with Queensmead school near by, would result in increased traffic congestion • The plans showed no access from the boundary gardens serving the first floor flats which would give rise to security issues • Future occupiers would be required to walk down unlit access road, which had not been designated or intended as a public foot path • Concerned about the return of crime and disorder which residents had experienced prior to the security gates being installed • Urged the Committee not to grant permission for the proposed development, as future occupiers would not be able to access their rear gardens • No provision had been made to access amenity spaces | <p>Action by</p> <p>Matt Duigan Meghji Hirani</p> |

- Residents were concerned about the total misuse of access road
- Suggested that the application submitted was a backland proposal.

A Member commented that the security gates had been installed as part of a gating scheme which had been funded through the Chrysalis Programme.

The agent addressed the meeting and raised the following points:

- Agreed with the officer's recommendation of approval
- The plans had been amended to consider neighbours objections
- Was aware of the security issues there had been regarding access to rear parking and was the first to venture through the access gates in 2003
- Suggested that future occupiers would equally be concerned about security around access, which was why the gates would be closed at all times
- The access road on the side was owned by the application property
- The three terraced benefited from the access road and were owned by the property
- The access road was currently not a used road and would therefore benefit from being used and from having security lighting
- The scheme complied fully with all the policies and guidelines; was symmetrical in appearance and would not look out of place in a terrace of 4 houses
- The proposed development had been amended to maintain on-street parking spaces as was currently the case
- Parking (which exceeds space standards) would also be maintained for future use for the school
- Existing hedge would be maintained and award winning contractors would ensure that due care was taken during construction and would be instructed to ensure that access road was kept unblocked
- The scheme would provide much needed living accommodation for disabled people.

The Chairman sought clarification as to whether the applicant owned the access road or the right of use of the access road.

The agent confirmed that No.32 owned the access road to the side and rear; whilst all residents had the right to access the access road and maintenance was shared by all.

A Ward Councillor addressed the meeting and made the following points:

- Concerned about the size of the proposed development where the eaves appeared to be over the access road

- Concerned about security issues for residents if gates were left opened
- With regard to lifetime homes, considered that the bathrooms were inadequate
- Suggested assurances should be sought to ensure that the access road was left unblocked during development
- Where security lightings were proposed, asked that adequate measures were taken to ensure they were not detrimental to neighbours
- Due to the size of the proposed development, urged the Committee to refuse the application.

In response to a question relating to lifetime homes and the width of the access way; officers advised that conditions had been imposed to ensure that the proposed units were large enough. With regard to the access way, there was a 3m gap between the two blocks.

In discussion, Members raised concerns about future occupiers needing to go outside the curtilage to use the amenity space. Officers advised that this would not be the case for the ground floor flats but would only apply to the first floor flats. With regard to security lighting, officers advised that although this was mentioned in the condition for design and access, it did not form part of security and therefore, Condition 9 could be amended to include this.

The Committee was minded to impose an additional condition due to concerns raised about the Eaves which appeared in the plans to be over the alleyway. Officers advised that the drawing in the plan pack on page 127 showed that the eaves were within the development site and the elevation details however, showed that the eaves were over the access road, which the applicant owned. The Committee noted therefore that an addition condition would not necessary.

Members expressed concerns about access into the alleyway being shared between vehicles and pedestrians. Officers advised that if the Committee was minded to approve the application, a condition could be imposed requiring details of surfacing of the alleyway and speed restricting measures to be provided for the Local Planning Authority's approval.

The Committee agreed to impose an additional condition relating to the improvement of the access road.

The recommendation for approval, changes to condition 9 and additional condition was moved, seconded and on being put to the vote, was agreed.

Resolved – That the application be approved subject to the conditions and informatives set out in the officer's report, changes in the Addendum, extended Condition 9 to include external/security lighting and the following additional condition:

'No development shall take place until a scheme has been submitted to and approved in writing by the Local Authority for

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| | <p><i>the improvements of access road to the rear parking, which should include details of proposed surfacing and speed restrictions.'</i></p> <p>Reason</p> <p>To ensure that the access road is suitable to serve the parking area and in the interest of pedestrian safety in accordance with Policies AM7 and AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).</p> | |
| 83. | <p>FORMER RAF EASTCOTE, LIME GROVE, RUISLIP - 10189/APP/2012/106 (<i>Agenda Item 7</i>)</p> <p>Conversion of 3, one bedroom live work units to 6, one bedroom flats (Block R).</p> <p>Officers introduced the report and drew the Committee's attention to the changes in the Addendum. It was reported that comments had also been received from Councillors Catherine Dann and David Payne giving their full support of the officer's recommendation for refusal of the application.</p> <p>In accordance with the Council's constitution, a representative of the petition received in objection to the application was invited to address the meeting.</p> <p>The petitioner made the following points (also in relation to agenda items 8, 9 and 10):</p> <ul style="list-style-type: none"> • Residents as well as the Pembroke Park Residents' Association were all in support of the objections raised by the Eastcote Residents' Association • The proposed changes were unattainable and would be difficult to live with • The proposed development would exacerbate existing parking problems in the estate and on the surrounding roads • The proposed development would put pressure on shared amenity space, as no provision had been made • Concerned about the scale and density of the proposed development, which would be out of keeping with the local environment • Urged the Committee to endorse the officer's recommendation for refusal. <p>In discussing the application, Members expressed concerns about the inadequate parking spaces allocated, lack of amenity spaces and the density of the proposed development.</p> <p>The Committee sought clarification as to whether the proposed flats met with the minimal requirements for internal floor spaces. Officers advised that the proposal complied with the requirement for internal floor space but did not meet with requirement for amenity space.</p> | <p>Action by</p> <p>Matt Duigan Meghji Hirani</p> |

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| | <p>In expressing concerns about the density of the proposed development and its effects on the larger site, the Committee agreed to attach an additional informative relating to capacity being reached for the overall development of the site.</p> <p>With regard to parking, officers confirmed that that the overall parking provision was for 625 spaces with a maximum of 654, which meant that allocation of parking spaces was an issue. The Committee noted that adding additional units would result in the loss of visitor parking spaces.</p> <p>The Committee agreed to add an additional reason for refusal relating to parking and requested officers to prepare the wording in consultation with the Chairman and the Labour Lead.</p> <p>The recommendation for refusal, the additional reason for refusal and informative was moved, seconded and on being put to the vote, was agreed.</p> <p>Resolved – That the application be refused for the reasons set out in the officer’s report subject to the following additional reason for refusal and additional informative:</p> <p>Additional Reason for Refusal</p> <p>The Proposal provide insufficient parking provision for the proposed increase in the number of units and would therefore result in an increase in on-street car parking in an area where parking demand already exceeds supply, therefore leading to conditions which would be prejudicial to the operation of the highway network and pedestrian /highway safety. The proposal is therefore contrary to Policies AM7 and AM14 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).</p> <p>Additional Informative</p> <p>The applicant is informed that in the view of the Local Planning Authority the development of the wider site is now at capacity and thus any increase in the number or size of units is unlikely to be acceptable.</p> | |
| 84. | <p>FORMER RAF EASTCOTE, LIME GROVE, RUISLIP - 10189/APP/2012/108 (Agenda Item 8)</p> <p>Conversion of 3 one bedroom live work units to 6, one bedroom flats (Block H1).</p> <p>The recommendation for refusal, the additional reason for refusal and informative was moved, seconded and on being put to the vote, was agreed.</p> <p>Resolved – That the application be refused for the reasons set out in the officer’s report subject to the following additional reason for refusal and additional informative:</p> | <p>Action by</p> <p>Matt Duigan Meghji Hirani</p> |

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| | <p>Additional Reason for Refusal</p> <p>The Proposal provide insufficient parking provision for the proposed increase in the number of units and would therefore result in an increase in on-street car parking in an area where parking demand already exceeds supply, therefore leading to conditions which would be prejudicial to the operation of the highway network and pedestrian /highway safety. The proposal is therefore contrary to Policies AM7 and AM14 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).</p> <p>Additional Informative</p> <p>The applicant is informed that in the view of the Local Planning Authority the development of the wider site is now at capacity and thus any increase in the number or size of units is unlikely to be acceptable.</p> | |
| 85. | <p>FORMER RAF EASTCOTE, LIME GROVE, RUISLIP - 10189/APP/2012/109 (Agenda Item 9)</p> <p>Conversion of 3 one bedroom live work units to 6 x one bedroom flats (Block L).</p> <p>The recommendation for refusal, the additional reason for refusal and informative was moved, seconded and on being put to the vote, was agreed.</p> <p>Resolved – That the application be refused for the reasons set out in the officer’s report subject to the following additional reason for refusal and additional informative:</p> <p>Additional Reason for Refusal</p> <p>The Proposal provide insufficient parking provision for the proposed increase in the number of units and would therefore result in an increase in on-street car parking in an area where parking demand already exceeds supply, therefore leading to conditions which would be prejudicial to the operation of the highway network and pedestrian /highway safety. The proposal is therefore contrary to Policies AM7 and AM14 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).</p> <p>Additional Informative</p> <p>The applicant is informed that in the view of the Local Planning Authority the development of the wider site is now at capacity and thus any increase in the number or size of units is unlikely to be acceptable.</p> | <p>Action by</p> <p>Matt Duigan Meghji Hirani</p> |

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| <p>86.</p> | <p>FORMER RAF EASTCOTE, LIME GROVE, RUISLIP - 10189/APP/2012/112 (<i>Agenda Item 10</i>)</p> <p>Conversion of 3 one bedroom live work units to 6 x one bedroom flats (Block J).</p> <p>The recommendation for refusal, the additional reason for refusal and informative was moved, seconded and on being put to the vote, was agreed.</p> <p>Resolved – That the application be refused for the reasons set out in the officer’s report subject to the following additional reason for refusal and additional informative:</p> <p>Additional Reason for Refusal</p> <p>The Proposal provide insufficient parking provision for the proposed increase in the number of units and would therefore result in an increase in on-street car parking in an area where parking demand already exceeds supply, therefore leading to conditions which would be prejudicial to the operation of the highway network and pedestrian /highway safety. The proposal is therefore contrary to Policies AM7 and AM14 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).</p> <p>Additional Informative</p> <p>The applicant is informed that in the view of the Local Planning Authority the development of the wider site is now at capacity and thus any increase in the number or size of units is unlikely to be acceptable.</p> | <p>Action by</p> <p>Matt Duigan Meghji Hirani</p> |
| <p>87.</p> | <p>LAND REAR OF 24 COURT ROAD, ICKENHAM - 68420/APP/2012/633 (<i>Agenda Item 11</i>)</p> <p>Conversion from World War II hut to 1 x 1-bed self- contained dwelling with associated amenity space.</p> <p>In introducing the report, officers advised that the applicant had provided late information regarding the planning application, giving insufficient time for officers to review in detail. It was noted for instance that revised plans submitted, may overcome certain issues and raise issues in another area. Furthermore, there were concerns regarding the changes put forward by the applicant which may result in major changes. Members were informed that the applicant had been advised to withdraw this application and submit a new application. Officers advised that if the Committee was minded, it could defer the item to allow officers to properly review the new details and present to another Committee meeting.</p> <p>The Chairman commented that unless the applicant was prepared to withdraw this application, the Committee would consider it at this meeting.</p> | <p>Action by</p> <p>Matt Duigan Meghji Hirani</p> |

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| | <p>In accordance with the Council's constitution, a representative of the petitions received in objection to the application was invited to address the meeting.</p> <p>The petitioner made the following points:</p> <ul style="list-style-type: none"> • The petitioner's home included the application site • Opposed to the proposed back land development, which would be inappropriate and harmful to the local area as stated in point 7.01 of the officer's report • The proposed development would damage the Court Road part of the Ickenham Conservation Area • The proposed replacement of an historic ex-forces billeting hut would consist of a makeshift substandard residential building, which when fenced off would destroy the unity of the existing garden • It would cause damage to the environment and result in the loss of local wild life • The proposed development would result in the substantial loss of trees, necessitating in large scale removal of mature trees to meet day lighting requirements • The proposed development would be unsustainable as a residential unit due to inadequate provision of basic amenities • The hut was currently used for storage by 24 Court Road • The proposed development would deprive 24 Court Road of a utilised parking space • Asked the Committee to refuse the application. <p>The agent/applicant was not present at the meeting.</p> <p>The recommendation for refusal was moved, seconded and on being put to the vote, was agreed.</p> <p>Resolved – That the application be refused for the reasons set out in the officer's report.</p> | |
| 88. | <p>LINDA JACKSON CENTRE, RICKMANSWORTH ROAD, NORTHWOOD - 3807/APP/2012/1563 (<i>Agenda Item 12</i>)</p> <p>Single storey extension.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved – That the application be approved subject to the conditions and informatives set out in the officer's report.</p> | <p>Action by</p> <p>Matt Duigan Meghji Hirani</p> |
| 89. | <p>WOODY BAY STATION, RUISLIP LIDO RAILWAY, RESERVOIR ROAD, RUISLIP - 1117/APP/2012/1257 (<i>Agenda Item 13</i>)</p> <p>Demolition of existing buildings, provision of 3 new buildings (woodland centre, ticket office and mess room) with associated landscaping.</p> | <p>Action by</p> <p>Matt Duigan Meghji Hirani</p> |

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| | <p>Officers presented the report to the Committee and drew their attention to the amendments in the Addendum sheet.</p> <p>The recommendation for approval and the changes in the Addendum sheet was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved – That the application be approved subject to the conditions and informatives set out in the officer’s report and changes in the Addendum.</p> | |
| | <p>The meeting, which commenced at 7.00 pm, closed at 8.34 pm.</p> | |

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

Report of the Head of Planning & Enforcement Services

Address GOSPEL OAK (228) SWAKELEYS ROAD ICKENHAM

Development: Erection of a block of 9 flats (4 no. one-bedroom and 5 no. two-bedroom) with associated parking and amenity space (involving demolition of existing house)

LBH Ref Nos: 11246/APP/2012/1575

Drawing Nos: 1640-1
1640-2
1640-3 Rev. B
1640-4 Rev. B
1640-5 Rev. B
2435 (Topographic survey)
Design & Access Statement, May 2012
Arboricultural Report, March 2012
1:1250 Location Plan

Date Plans Received: 27/06/2012 **Date(s) of Amendment(s):**
Date Application Valid: 27/06/2012

1. **SUMMARY**

This proposal seeks permission to demolish the existing house and erect a two storey block of 9 flats, with accommodation in the roof space and off-street parking for 11 cars in the front garden.

The flatted block would have an excessive density in terms of satisfying the Mayor's density guidance. The scheme is also considered to be of an excessive scale and bulk and would be of a poor design so that it would appear as an incongruous addition to the street scene and would fail to harmonise with the spacious character of the surrounding area.

The property also fails to satisfy Lifetime homes standards and as no S106 Agreement has been signed at this stage, the scheme fails to make a proportionate contribution towards education provision.

The application is recommended for refusal.

2. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed development, by reason of its excessive density, scale, bulk and design, would result in the over-development of the site and a cramped form of development that would appear as an incongruous addition within the street scene. The proposal therefore fails to harmonise with spacious character of the surrounding area and would be detrimental to the visual amenities of the street scene, contrary to Policies BE13 and BE19 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007), Policies 3.4, 3.5, 7.1, 7.4 and 7.6 of the London Plan (July 2011) and the Council's

adopted Supplementary Planning Document HDAS: Residential Layouts.

2 NON2 Non Standard reason for refusal

The scheme fails to satisfy 'Lifetime' homes standards, contrary to policy 3.8 of the London Plan (July 2012) and the Council's Supplementary Planning Guidance 'Accessible Hillingdon', January 2010.

3 NON2 Non Standard reason for refusal

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).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

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| NPPF | National Planning Policy Framework (March 2012) |
| LPP 3.4 | (2011) Optimising housing potential |
| LPP 3.5 | (2011) Quality and design of housing developments |
| LPP 3.8 | (2011) Housing Choice |
| LPP 5.2 | (2011) Minimising Carbon Dioxide Emissions |
| LPP 5.3 | (2011) Sustainable design and construction |
| LPP 5.13 | (2011) Sustainable drainage |
| LPP 7.1 | (2011) Building London's neighbourhoods and communities |
| LPP 7.2 | (2011) An inclusive environment |
| LPP 7.3 | (2011) Designing out crime |
| LPP 7.4 | (2011) Local character |
| LPP 7.6 | (2011) Architecture |
| BE13 | New development must harmonise with the existing street scene. |
| BE18 | Design considerations - pedestrian security and safety |

| | |
|----------|---|
| BE19 | New development must improve or complement the character of the area. |
| BE20 | Daylight and sunlight considerations. |
| BE21 | Siting, bulk and proximity of new buildings/extensions. |
| BE22 | Residential extensions/buildings of two or more storeys. |
| BE23 | Requires the provision of adequate amenity space. |
| BE24 | Requires new development to ensure adequate levels of privacy to neighbours. |
| BE38 | Retention of topographical and landscape features and provision of new planting and landscaping in development proposals. |
| OE1 | Protection of the character and amenities of surrounding properties and the local area |
| OE8 | Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures |
| H3 | Loss and replacement of residential accommodation |
| H4 | Mix of housing units |
| AM2 | Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity |
| AM7 | Consideration of traffic generated by proposed developments. |
| AM9 | Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities |
| AM14 | New development and car parking standards. |
| AM15 | Provision of reserved parking spaces for disabled persons |
| 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 |
| SPD-PO | Planning Obligations Supplementary Planning Document, adopted July 2008 |

3. CONSIDERATIONS

3.1 Site and Locality

The application site is sited on the north western side of Swakeleys Road, opposite the grassed island site with mature trees which forms the junction with Woodstock Drive and Roker Park Avenue. Some 12m to the south of the application site is a planted bed which marks the siting of the Gospel Oak, an ancient tree. This is enclosed by a footpath which provides a pedestrian link to the southern end of Highfield Drive, which forms a cul-de-sac, of which the rear gardens of properties fronting this road adjoin the application site at the rear.

The application site is sited within a dip in the road, with ground levels rising to the north and south. Adjoining the site to the south is No. 230, a detached house which has a narrow frontage onto Swakeleys Road. To the north is No. 226, a large property which appears to be in multiple occupation and has a mature Oak in the front garden on the shared boundary with the application site. Immediately in front of the application site is a bus stop.

In the absence of any formal designation, the application site forms part of the 'developed

area' as identified within the Proposals Map of the Saved Policies UDP (September 2007). The site is also covered by TPO 621.

3.2 Proposed Scheme

It is proposed to demolish the existing detached house and erect a two storey block with accommodation in the roof space comprising 9 flats, 2 x one-bedroom and 2 x two-bedroom flats on each of the floors and a two-bedroom flat within the roof space. The block would be staggered with an overall width of 18.1m, leaving 1.5m and 1.8m gaps to the side boundaries with Nos. 226 and 230 respectively and a main depth of 20.1m. The block would have a hipped roof with a variable eaves height (4.1m to 5.3m high) and maximum ridge height of 9.1m incorporating large offset front and rear gables, half dormers and rooflights to all elevations, (2 front, 2 rear and 7 side rooflights, 3 of which would face No. 226 and 4 would face No. 230). The front and rear elevations would include projecting bay window elements.

11 parking spaces would be provided within the front garden, including 1 disabled space. Bin storage would be provided at the front of the site.

The application is supported by a Design & Access Statement and an Arboricultural Report.

3.3 Relevant Planning History

Comment on Relevant Planning History

There is no relevant planning history on this site.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- | | |
|--------|--|
| PT1.10 | To seek to ensure that development does not adversely affect the amenity and the character of the area. |
| PT1.16 | To seek to ensure enough of new residential units are designed to wheelchair and mobility standards. |
| PT1.39 | To seek where appropriate planning obligations to achieve benefits to the community related to the scale and type of development proposed. |

Part 2 Policies:

- | | |
|---------|---|
| NPPF | National Planning Policy Framework (March 2012) |
| LPP 3.4 | (2011) Optimising housing potential |
| LPP 3.5 | (2011) Quality and design of housing developments |
| LPP 3.8 | (2011) Housing Choice |
| LPP 5.2 | (2011) Minimising Carbon Dioxide Emissions |
| LPP 5.3 | (2011) Sustainable design and construction |

| | |
|----------|---|
| LPP 5.13 | (2011) Sustainable drainage |
| LPP 7.1 | (2011) Building London's neighbourhoods and communities |
| LPP 7.2 | (2011) An inclusive environment |
| LPP 7.3 | (2011) Designing out crime |
| LPP 7.4 | (2011) Local character |
| LPP 7.6 | (2011) Architecture |
| BE13 | New development must harmonise with the existing street scene. |
| BE18 | Design considerations - pedestrian security and safety |
| BE19 | New development must improve or complement the character of the area. |
| BE20 | Daylight and sunlight considerations. |
| BE21 | Siting, bulk and proximity of new buildings/extensions. |
| BE22 | Residential extensions/buildings of two or more storeys. |
| BE23 | Requires the provision of adequate amenity space. |
| BE24 | Requires new development to ensure adequate levels of privacy to neighbours. |
| BE38 | Retention of topographical and landscape features and provision of new planting and landscaping in development proposals. |
| OE1 | Protection of the character and amenities of surrounding properties and the local area |
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| H3 | Loss and replacement of residential accommodation |
| H4 | Mix of housing units |
| AM2 | Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity |
| AM7 | Consideration of traffic generated by proposed developments. |
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| AM14 | New development and car parking standards. |
| AM15 | Provision of reserved parking spaces for disabled persons |
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| SPD-PO | Planning Obligations Supplementary Planning Document, adopted July 2008 |

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **10th August 2012**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

4 neighbouring properties have been consulted and a site notice was displayed on the 24/7/12. Two petitions and 5 individual responses have been received. The two petitions have 38 and 25 signatories and both state:-

'Petition against the proposed development of 228 (Gospel Oak) Swakeleys Road, Ickenham.

The demolishing of existing house and replacing with a three storey block of flats consisting of: four two bedroom flats; four one bedroom flats; and one two bedrooms flat with balcony, overlooking the rear of properties 51 and 53 Highfield Drive, Ickenham.'

The individual responses make the following comments:-

- (i) Proposal for an unattractive oversized building that appears predictably monolithic and unornamented, detracting from the aesthetics of the area. It will be out of keeping with surrounding historic homes and the character of the street, changing the nature of the neighbourhood,
- (ii) Proposal will result in a loss of privacy to adjoining properties at the rear. As proposal will be three stories high, incorporate a second floor balcony and much closer to rear party fence than existing property, living rooms on the first and second floors will have uninterrupted views into our house and garden,
- (iii) The increase in car usage at this dangerous spot at the bottom of the dip, where there are blind spots and sloping drives is far too great on this very busy road which could increase accidents, with traffic queuing behind buses and cause problems for pedestrians and those using the bus stops, particularly residents of surrounding sheltered housing,
- (iv) 11 parking spaces for 9 flats is inadequate, particularly parking on the D-shaped green opposite is severely limited,
- (v) Proposal will establish unfortunate precedent for similar proposals,
- (vi) Flats have a reputation for being dirty and rowdy with all kinds of people coming and going and invariably all night parties,
- (vii) Dust, noise and traffic generation and inconvenience of the demolition and building works will be unimaginable,
- (viii) Impact on property prices should be considered,
- (ix) Applicant also owns adjoining property, so if this application is successful, where will it end?

Ickenham Residents' Association:

The Association is concerned that what is essentially a 3 storey (ground, first and second floor levels of accommodation) block of flats on this site currently occupied by one house, would be completely out of character with the surrounding area in this section of Swakeleys Road, which consists mainly of detached and semi detached 2 storey houses set in reasonably spacious plots. The proposed development appears to be too overbearing due to its bulk and the proximity to adjacent properties thus failing the criteria of the UDP Policy BE21.

We also feel the proposal contravenes the following policies;

- Policy BE13 - the proposals would not complement the existing street scene - and
- Policy BE19 - the effect on existing local amenity - should also be taken into consideration.
- Policy H7 (ii) & (iv) - see comments below

Consideration should also be given to Policy BE2 due to the proposal site being immediately adjacent to the Gospel Oak Site, which is of significant historical and local community interest.

Design and Access Statement of the application:

179 Swakeleys Road is located too far from this site to be considered as a reference site.

Parking spaces proposed are 11 in total for 9 flats, which allows a minimum of 1 per flat plus 2 for possible visitors or trades vehicles. This is very restrictive and unrealistic in our estimation, for instance if many of the spaces are occupied we question access to certain of them. The siting of

such parking, being at the foremost area of the site, and immediately adjacent to each neighbours side boundaries could in our opinion be detrimental to those neighbours environments.

The traffic generated by these proposals on a site located on a very busy North/South road artery with a public bus-stop just outside no. 228 would considerably worsen an already congested situation. Traffic regularly builds up at the busstop in Swakeleys Road, sometimes with tailbacks right up to Swakeleys Roundabout. The constant flow of vehicles travelling along this stretch of the road will cause safety issues for vehicles accessing and egressing the development. Consideration must be made of Policy AM7, which seeks to prevent existing traffic flow problems from worsening.

We cannot find any information on the siting of Waste storage, but it seems undesirable/unreasonable to have waste storage bins immediately adjacent to the public footway and in particular a bus stop

The Association objects to this application.

Internal Consultees

Urban Design/Conservation Officer:

BACKGROUND: This is currently a two storey house, with a single storey garage adjacent, which has been built forward of the building line. The property is barely noticeable in the streetscene behind the front walls and mature trees in the front garden.

The proposed replacement building would stretch across the site on three storeys, and over half of the front facade, which is finished with a huge gable, would be significantly further forward than the building line of the adjoining property, so accentuating its overlarge scale and bulk. The gable itself, with oculus, slightly lop-sided catslide to one side and vertical glazing, together with the 35 degree pitch of the roof would comprise a combination of features from different traditions which would not work well with the vernacular style bay windows and eaves dormers also proposed. The rear elevation with attic level glazing and balcony above 1930 s bay windows would similarly constitute an awkward combination of features which would not sit well together. These poor design elements, to front and rear, would increase the perception of a very bulky appearance.

In conclusion, the replacement building would be very noticeably bulky and out of scale in the street scene, and the design would bring a discordant note, out of keeping with properties in the vicinity. The parking of the front garden with eleven cars parked in a formal layout, would also be at odds with the front gardens of other properties in the area.

RECOMMENDATIONS: Unacceptable

Highway Engineer:

Application site is located on the western side of Swakeleys Road and lies within a residential area comprising large detached and semi-detached houses. Swakeleys Road is classified as a Borough Secondary Distributor road and is benefiting from 6.8m wide carriageway and 2.0m wide footway on both sides with no parking restriction.

The site is shown to be in an area with a PTAL accessibility rating of 1b, as indicated on maps produced by TfL. The site is therefore considered to have a low level of accessibility. A right turn access from Swakeleys Road into Woodstock Drive and a one way egress out of Woodstock Drive into Swakeleys Road is located within close vicinity of the application site. A northbound bus stop is placed at the site frontage, serving 3 buses, U9 to Harefield, U1 to Ruislip and U10 to Ickenham and Ruislip.

The proposal is to demolish the existing four bedroom detached dwelling with its associated nine off street parking space and erect a block of nine one/two bedroom flats, with a total of eleven off street parking spaces, which may result in an intensification of use of the site. Policy AM14 of the UDP refers to the Council's vehicle parking standard contained in the Annex 1. The standard requires a maximum of 1.5 off street parking and one covered and secured cycle parking for each dwelling.

The following highway issues have been considered in determining acceptability of this application:-

- 1) Swakeleys Road is generally known as a congested network during peak hours but trip generation from 9 flats is unlikely to result in excessive delays to vehicular journey times.
- 2) In July 2007 pre-application advice was provided for a tentative redevelopment of 226 - 230, Swakeleys Road. During discussions with the applicant and their transport consultants, concerns were raised regarding the network being already saturated during peak hours. Furthermore the effect of proposed redevelopment of no 226, 228 and 230 on the safety of highway users arising from right turning traffic out of the site were discussed and related to them.
- 3) There are highway safety concerns for traffic turning right out of the site considering proximity of site access to the existing bus stop location, affecting visibility splay. The applicant should therefore provide a plan demonstrating that the visibility splay is not compromised by the proximity of bus stop location at the site access for traffic turning right out of the site.
- 4) The applicant has failed to provide secured and covered cycle parking within development.

However, taking into account that each application should be considered individually, without assuming that adjoining sites may follow suit in future, and considering that there are sufficient unrestricted parking spaces available in the surrounding area, the proposal is unlikely to result in major traffic delays to the detriment of highway and pedestrian safety, and therefore no objection is raised on the highway aspect of the proposal subject to the following condition being applied.

Conditions:-

- 1) The development hereby permitted shall not be commenced until details of the sight lines at the point of the vehicular access to the highway have been submitted to and approved in writing by the Local Planning Authority.
- 2) No part of the development hereby permitted shall be commenced until details of covered and secure cycle storage have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be permanently retained on site and be kept available for the use of cyclists.

Tree Officer:

Tree Preservation Order (TPO) / Conservation Area: This site is covered by TPO 621.

Significant trees / other vegetation of merit in terms of Saved Policy BE38: There are two mature protected Oaks (T3 and T4 on TPO 621) close to the front (southern) boundary of the site. These trees form a group with two other protected Oaks (T1 and T2 on TPO 621) which are situated in the neighbouring front garden (at No. 230). There is another protected Oak (T7 on TPO 621) in the neighbouring garden at No. 226, which is situated closer to the houses and set behind a non-protected Hawthorn and a protected Norway Maple (T6 on TPO 621).

The protected Maple and four protected Oaks significantly contribute to the amenity and arboreal

character of the area and have high and very high amenity values respectively. The trees in the rear garden do not constrain development.

The tree report that has been submitted to support the application provides adequate protection for the important trees on-site.

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

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

Does scheme conform to SUDS (yes/no) : Permeable block paving is proposed for the front of the site.

Recommendations: The tree report is adequate, however a landscaping scheme should be submitted to support the application. This matter can be dealt with by condition.

Conclusion (in terms of Saved Policy BE38): Acceptable, subject to conditions RES8 (implementation), RES9 (1, 2, 4, 5, 6) and RES10.

Access Officer:

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

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

The following access observations are provided:

1. It is noted from the Design & Access Statement and plan that an accessible parking space would be provided for disabled motorists. However, the space shown on plan appears not to have been designed in accordance with Part M to the Building Regulations 2000 (2004 edition) or BS 8300:2009.

2. Level access should be demonstrated by way of a topographical survey for a suitably detailed plan to confirm that level access would be achieved.

3. To accord with the Council's adopted Supplementary Planning Document 'Accessible Hillingdon', the design should be amended to incorporate a minimum of one passenger lift to serve all flats above ground floor level. The lift should be designed in accordance with all relevant building regulations.

4. A minimum of one bathroom within each flat should be designed in accordance with Lifetime Home standards. At least 700mm should be provided to one side of the WC, with 1100 mm provided between the front edge of the toilet pan and a door or wall opposite.

5. To allow bathrooms to be used as wet rooms in future, plans should indicate floor gulley drainage.

Conclusion: no objection would be raised provided the above observations are incorporated into revised plans prior to any grant of planning permission.

S106 Officer:

Given the scheme is below the 10 unit threshold for a major scheme, education is the only likely planning obligation arising from this proposal.

I have calculated the education contribution to be £17,683 based upon the following:

Existing:

4 bed house with 6 habitable rooms

Proposed:

4 x 1 bed flats with 3 hbrms in each

5 x 2 bed flats with 4 hbrms in each.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

There is no objection in principle to the demolition of the existing house which does not have any intrinsic architectural or historical interest nor to the intensification of the residential use of this plot within an established residential area, subject to normal development control criteria.

There has been new guidance on the development of gardens and the interpretation of related policies which would be a material consideration in determining the principal of development on this site. This includes the Letter to Chief Planning Officers: Development on Garden Land dated 19/01/2010, the London Plan (July 2011) and National Planning Policy Framework (March 2012).

The key point in relation to the proposed scheme is that residential gardens are no longer included within the definition of 'previously developed land' - ie. 'brownfield land'. There is hence no automatic presumption that residential gardens are nominally suitable for development or redevelopment, subject to compliance with normal development control criteria. As regards this proposal, it is considered that although there would be more built development on site, the new block would occupy a similar siting to the existing house and the majority of the garden area would be retained, with no significant tree loss involved. Therefore, there would be no objection in principle on 'garden grabbing' grounds.

Paragraph 3.3 of the Council's Supplementary Planning Document (SPD) HDAS: Residential Layouts also advises that the traditional residential character of an area can be compromised where there is an over-concentration of flatted development. The guidance goes on to advise that to avoid this, the cumulative impact of residential conversions are unlikely to be acceptable where more than 10% of the houses in a street have been converted or redeveloped to provide flats or other forms of housing. On residential streets longer than 1km, the guidance advises that the application site should be taken as the midpoint on a 1km stretch of road to be assessed. Using this assessment, it is only the adjoining property, No. 226 which appears to have been redeveloped/converted to flats/multiple occupation within this stretch of road. As such, the 10% figure would not be breached.

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 area and has a Public Transport Accessibility Level (PTAL) of 1b, where 6 is the most accessible and 1 the least.

Taking the site parameters into account, the matrix recommends a density of 40 - 65 u/ha and 150 - 200 hr/ha for schemes with an average unit size of between 3.1 - 3.7 hr/u such as is being proposed here. This proposal equates to a density of 75 u/ha and 267 hr/ha, which is in excess of the Mayor's guidance.

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

The proposal is not sited within or close to a conservation area or an area of special local character. The scheme would also not affect any listed or locally listed building, nor is it sited within an area that is of archaeological interest.

7.04 Airport safeguarding

There are no airport safeguarding impacts raised by this application.

7.05 Impact on the green belt

The application site is not located within or sited close to the Green Belt and therefore does not raise any Green Belt issues.

7.07 Impact on the character & appearance of the area

This part of Swakeleys Road is characterised by large detached two storey houses of varying scale and design which are set well back on their spacious plots, within an established residential area that contains many mature trees.

The proposed residential block would generally respect the general staggered siting of properties on this part of Swakeleys Road, being set behind No. 226 but forward of No. 230. However, the building would have an overall width of 18.1m, extending across much of the width of the site, leaving only small gaps of 1.5m and 1.8m to the side boundaries. Much of the accommodation in the roof space would also be incorporated within a large gable, giving the impression of a three storied building which would be sited forward of its neighbour. The overall impression would be of an overlarge and cramped development on its plot which would be out of keeping with the spacious character of surrounding houses.

The Council's Conservation/Urban Design Officer also advises that the design of the proposal, including the large gable with oculus, catslide roof to one side, vertical glazing, 35 degree pitch roof, bay windows and eaves dormers on the front elevation comprises a combination of design features from different traditions that do not sit comfortably together. The rear elevation with attic level glazing and balcony above 1930s bay windows would similarly constitute an awkward combination of features which would not sit well together. The Officer concludes that the design elements would increase the perception of a very bulky property, out of scale in the street scene, and its design would bring a discordant note, out of keeping with properties in the vicinity.

It is therefore considered that the proposal fails to comply with Policies BE13 and BE19 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.08 Impact on neighbours

In terms of the adjoining properties, the proposed block would not project significantly beyond their rear elevations. On the boundary at No. 226 which is on 0.5m - 0.7m higher ground as compared to the application site, is a garage with a large swimming pool enclosure behind which extends into the rear garden. There are no habitable room windows within this side elevation that would be adversely affected by the proposal. No. 230 has an attached garage on the boundary adjoining the application site and the side elevation of the property does not contain any windows.

There are two properties that front Highfield Drive which adjoin the application site at the rear. No. 51 Highfield Drive is raised above the rear garden level of the application site by some 0.5m - 0.7m level. The nearest proposed window in the rear elevation of the proposed block would be sited some 25m from the nearest part of the rear elevation of No. 53. This distance is adequate to ensure that the proposal would be sufficiently remote from this neighbouring property to ensure that the minimum 15m and 21m distances recommended by the Council's Design Guide 'Residential Layouts' would be satisfied to ensure the proposal did not appear unduly dominant or result in an unacceptable loss of privacy from the property or its 3m deep patio area. The ground is more level in the rear garden of No. 53, but the separation distance between this neighbouring property and the rear elevation of the proposal would be in excess of 24m, which again satisfies design guidance. There are also many mature trees and shrubs along the rear boundary that would assist in the screening of the proposal from these neighbouring properties, particularly in the summer months when gardens are more intensively used.

The proposal would not be detrimental to the amenities of surrounding residents and fully complies with policies BE20, BE21 and BE24 of the Council's adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and relevant design guidance.

7.09 Living conditions for future occupiers

In order for proposed residential accommodation to provide a satisfactory standard of residential accommodation, the London Plan (July 2011) establishes minimum internal floor space standards which development proposals are expected to satisfy. These standards require minimum floor areas of 50sqm, 61sqm and 70sqm for 1 bedroom/2 person, 2 bedroom/3 person and 2 bedroom/4 person flats respectively. Although the larger flats satisfy these standards, the one-bedroom flats at 46 - 48sqm are slightly undersized. However, it is considered that the shortfall is not so significant to justify an additional reason for refusal.

All the habitable rooms would have an adequate outlook and natural lighting.

Policy BE23 of the saved policies UDP requires the provision of external amenity space, which is usable in terms of its shape and siting. The Council's HDAS specifies that shared amenity space for flats should be provided with the minimum overall provision equating to 20sqm and 25sqm of amenity space for each one and two bedrooomed units respectively. In order to satisfy this standard, a minimum overall amenity space provision of 205sqm would be required. The scheme would provide some 350sqm of shared amenity space which accords with minimum guidance.

The ground floor units would also have patio areas/planted beds immediately adjacent to their habitable room windows which will improve the privacy for the ground floor occupants.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The Council's Highway Engineer advises that although highways concerns were raised in discussions with a prospective developer on an earlier pre-application proposal for a larger residential re-development scheme which also involved Nos. 226 and 230 Swakeleys Road, each application has to be treated on its merits.

Swakeleys Road does experience congestion during peak hours but traffic generated by the proposed 9 flats is unlikely to result in excessive further delays to passing traffic. There is a potential highway concern regarding vehicles turning right from the site, which could interfere with the bus stop, but a plan showing an appropriate visibility splay would mitigate this concern, which could be conditioned. The lack of cycle parking could also be

condition. No objections are raised to the number and layout of the parking spaces.

As such, the Highway Officer raises no objections to the scheme, in accordance with policies AM7, AM9 and AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.11 Urban design, access and security

- Mix of units

It is considered that the mix of one and two bedroom units would be acceptable in terms of policy H4 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.12 Disabled access

The Council's Access Officer raises a number of deficiencies of the scheme in terms of satisfying Lifetime homes standards.

7.13 Provision of affordable & special needs housing

Not applicable, given the nature of the proposal.

7.14 Trees, Landscaping and Ecology

The Council's Trees and Landscape Officer advises that the tree information submitted with is adequate and has demonstrated that the scheme would provide adequate protection for existing trees on and close to the site and would make suitable provision for their retention. Various conditions are recommended and these would have been attached had the application not of been recommended for refusal. The scheme therefore complies with policy BE38 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.15 Sustainable waste management

With respect to bin storage, this is shown behind an existing 1.8m high wall so would not be detrimental to the visual amenity of the street scene. The proposed provision for refuse/recycling storage is adequate. Details of such provision could have been conditioned had the application not been recommended for refusal.

7.16 Renewable energy / Sustainability

The proposal does ensure that all the habitable rooms would be well served by natural daylight. A condition could have been attached to any permission requiring the applicant to submit details of how the scheme reduce carbon emissions and improve energy efficiency in line with the Mayor's energy hierarchy.

7.17 Flooding or Drainage Issues

This application does not fall within a flood risk area and a sustainable urban drainage system would have been sought by condition, had the application been recommended favourably.

7.18 Noise or Air Quality Issues

This application for residential development within a residential area does not raise any specific noise or air quality issues.

7.19 Comments on Public Consultations

Relevant planning concerns raised have been dealt with in the officer's report.

7.20 Planning Obligations

Policy R17 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) is concerned with securing planning obligations to supplement the provision recreation open space, facilities to support arts, cultural and entertainment activities, and other community, social and education facilities through planning obligations in conjunction with other development proposals. These UDP policies are supported by more specific supplementary planning guidance.

The Council's S106 Officer advises that this scheme would only generate a requirement for an education contribution of £17,683.

As the application is being recommended for refusal, no detailed negotiations have been entered into with the developer in respect of this contribution. As no legal agreement to address this issue has been offered, the proposal fails to comply with Policy R17 of the UDP Saved Policies (September 2007) and it is recommended the application should be refused on this basis.

7.21 Expediency of enforcement action

Not applicable to this site.

7.22 Other Issues

There are no other planning issues raised by this application.

8. Observations of the Borough Solicitor

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

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

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

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

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

9. Observations of the Director of Finance

10. CONCLUSION

The proposal would have an excessive density, scale and bulk and would be of a poor design so that it would appear as an incongruous addition within the street scene and fails to harmonise with the spacious character of the surrounding area.

The property also fails to satisfy Lifetime homes standards and as no S106 Agreement has been signed at this stage, the scheme fails to make a proportionate contribution towards education provision. It is therefore recommended for refusal.

11. Reference Documents

National Planning Policy Framework (March 2012)

London Plan (July 2011)

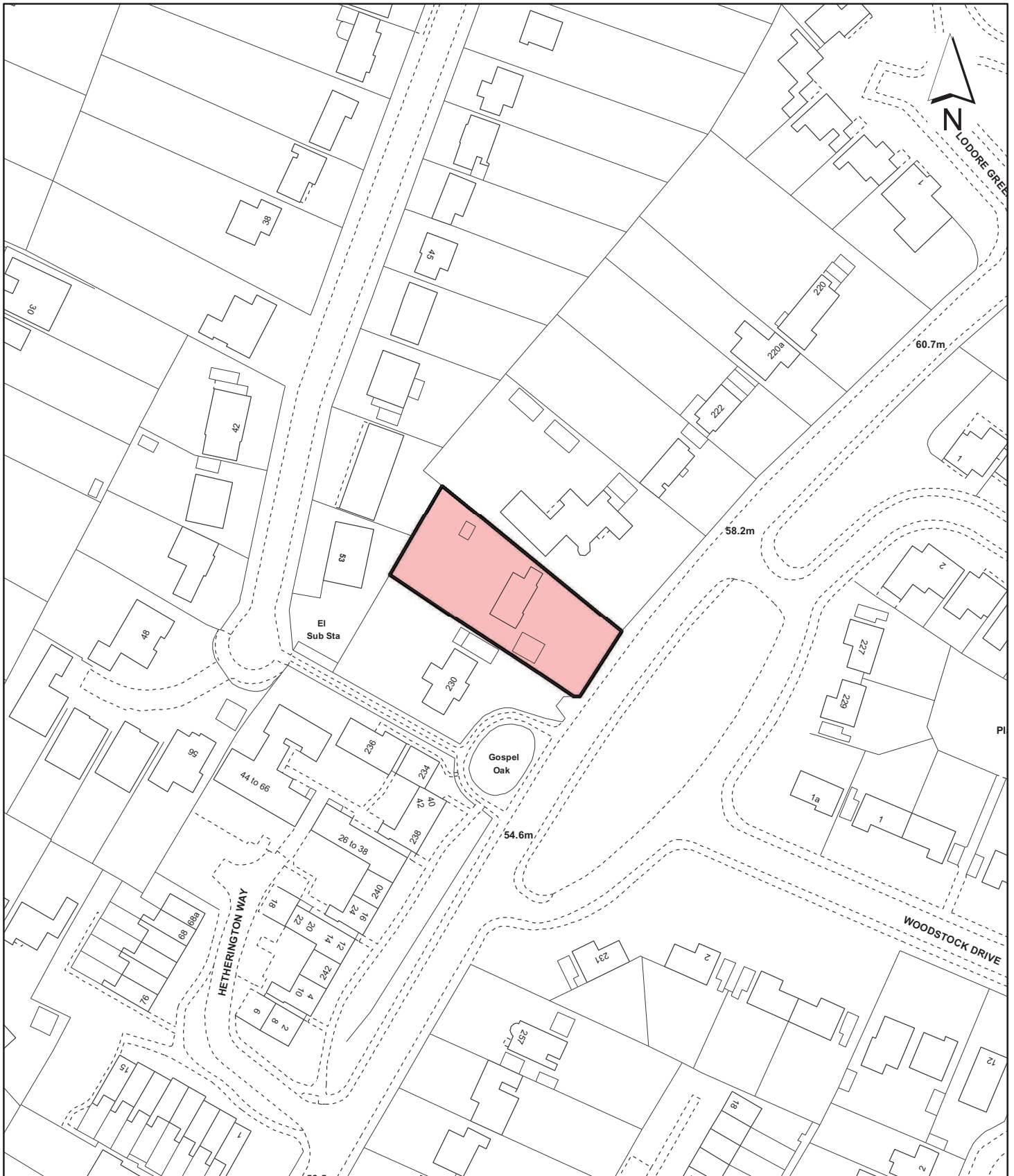
Adopted Hillingdon Unitary Development Plan Saved Policies (July 2007)

HDAS: Residential Layouts (July 2007) & Accessible Hillingdon (January 2010)

Consultation responses

Contact Officer: Richard Phillips

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**Gospel Oak
228 Swakeleys Road
Ickenham**

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

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

Planning Application Ref:

11246/APP/2012/1575

Scale

1:1,250

Planning Committee

North Page 26

Date

**September
2012**



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address 48 PINN WAY RUISLIP

Development: Part two storey, part single storey rear extension and single storey side extension involving installation of additional windows to side elevations, involving demolition of existing conservatory to rear and existing attached garage to side

LBH Ref Nos: 17220/APP/2012/1437

Drawing Nos: Location Plan/Block Plan
701.301-1
701.301-2
701.301-3
701.301-4
701.301-5

Date Plans Received: 13/06/2012

Date(s) of Amendment(s):

Date Application Valid: 18/06/2012

1. CONSIDERATIONS

1.1 Site and Locality

The application property is a three-bedroom detached house on the south western side of Pinn Way, mid way between the junctions with St. Martin's Approach, to the northwest, and Eastcote Road, to the southeast.

The street scene is residential in character and appearance comprising detached properties. With the exception of No. 46 there have been no substantive alterations to the original roof forms of the dwelling houses on this section of Pinn Way. The two storey elements of the properties either side are spaced 4m and 5m apart respectively for Nos. 46 to the north and 50 to the south. No. 46 has a single storey rear extension projecting approximately 4m from the rear and a single storey garage to the side facing No. 48 and forming part of that boundary. No. 50 to the south has a rear single storey flat roofed extension and large flat roofed dormer extension.

The application property has an attached flat roofed garage to the south, next to No. 50. This projects from the front wall of the house slightly, but behind, the two storey bay window. To the north, next to No. 46, is an attached single storey side, partially glazed, extension. On the rear of the application property is a conservatory.

The site is within the Moat Drive Area of Special Local Character and within an Archaeological Priority Area. The site lies within a Developed Area as identified in the policies of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

1.2 Proposed Scheme

This scheme is a revision of the previously refused scheme for a part two storey, part

single storey rear extension. The previous scheme was refused in respect of the two storey rear extension, there were no grounds of refusal relating to the single storey side or rear extensions.

The depth of this current scheme's two storey extension is identical to the previously refused scheme at 4 metre from the original rear wall the house. However this scheme differs with respect to the two storey element in two key aspects namely (i) by proposing a subservient roof set 500mm below the main ridge and (ii) by proposing to set the 2 side elevations to the two storey element of the rear extension 688mm in from the existing flank walls of the house.

The new roof as in the previous scheme would be a hipped end.

The current scheme is identical in footprint, height and treatment of the roof and elevations as the previous refused scheme with respect to the single storey side and rear extension on the north west elevation with this side and rear extension 200mm wider in footprint than the garage, finished with a parapet wall. The parapet wall would be 0.47m above the height of the existing garage parapet. The single storey side extension would projects 0.74m forward from the front wall of the main house, as does the existing garage. No windows are proposed in the side of the extension, 2 roof lights are proposed identical to the previous scheme.

As with the previous scheme 2 new obscure glazed first floor windows in the side walls of the original house are proposed that would serve an ensuite bathroom and study fixed closed below 1.7m above the internal floor they serve.

The other proposed single storey side extension on the south east elevation replacing an existing utility room would be identical to the previous scheme with a lean to roof containing two roof lights. The existing extension is set back by 4.68m from the edge of the existing front porch and is 5.2m long, 2.3m to eaves and 2.68m to the highest part of the lean-to roof. The proposed replacement would be set back by 3.4m from the edge of the existing front porch and is 5.3m long, 2.1m to eaves and 2.8m to the highest part of the lean-to roof. It would have a door to the front, as does the existing extension.

2 obscured glazed windows are proposed in the existing side elevation at ground floor serving the hallway and downstairs wc and a fixed closed window on the first floor that would be also be obscured glazed to serve an existing en-suite bathroom

Materials:

The materials of the ground floor at the rear are proposed to be wood cladding. Otherwise the materials would match the existing property. This would comprise brick at the front, for the garage conversion and white render with partial glazing for the replacement lean-to and white render to sides and first floor rear extensions.

1.3 Relevant Planning History

17220/APP/2011/1920 48 Pinn Way Ruislip

Conversion of attached garage to side to habitable use and single storey rear extension involving demolition of conservatory to rear

Decision Date: 14-10-2011

Approved

Appeal:

17220/APP/2011/2804 48 Pinn Way Ruislip

Part two storey part first floor rear extension, part single storey rear/side extension, single storey side extension (repositioning utility), installation of additional windows to side elevations, involving demolition of (1) existing conservatory to rear, (2) existing attached garage to side and (3) existing lean-to utility to side

Decision Date: 13-03-2012 Refused **Appeal:**08-JUN-12 Dismissed

Comment on Planning History

17220/APP/2011/1920 - Single storey side and rear extensions. Approved 14 October 2011.

17220/APP/2011/2804 - Part two storey part first floor rear extension, part single storey rear/side extension, single storey side extension (repositioning utility), installation of additional windows to side elevations, involving demolition of (1) existing conservatory to rear, (2) existing attached garage to side and (3) existing lean-to utility to side. Refused 20 March 2012 for the following reason:

1. The proposed first floor rear extension, by virtue of its overall size, and in particular its width would result in incongruous addition which would be detrimental to the architectural composition, proportions and symmetry of the existing building and would be harmful to the character and appearance of the Moat Drive Area of Special Local Character. The proposal would therefore be contrary to policies BE5, BE15 and BE19 of the Hillingdon Unitary Development Plan (Saved Policies September 2007).

a subsequent appeal was dismissed on the 8th June 2012.

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:

9 neighbouring properties and Ruislip Residents Association were consulted in writing. 7 written responses have been received. 6 letters of objection were received and 1 letter stating no objection. The objection can be summarised as based on the following grounds:

- 1) The scheme is bulky and out of character with the area.
- 2) The 2 storey extension is not subservient to the main house.

Case Officer: Both these points raised relate to the visual impact and appearance of the scheme and are addressed in the body of this report.

The letter from a neighbour stating no objection considers the houses on the street were well suited for growing families and provided the extension was being proposed to serve this end it was not warranted to raise an objection to the scheme.

English Heritage Greater London Archaeology Advisory: No objection.

Ward Councillor: Requests that the application is reported to committee.

INTERNAL:

CONSERVATION AND URBAN DESIGN OFFICER:

I have considered the current set of drawings regarding the above application and confirm that whilst a rear addition would be acceptable in principle, as currently proposed the addition appears overly deep and oddly positioned on the building.

Ideally, the addition should be repositioned so that it covers about two thirds of the rear elevation and sits either to the left or right of the elevation. My preference would be to sit it over to the left to off balance the bulk of the single storey side addition. The elevation would also benefit from the omission of the horizontal timber cladding, which appears to cut the building in half visually. A slight set back at ground floor on the line of the flank wall of the original house, would break up the massing of the elevation and give the building a more traditional, vertical emphasis.

LANDSCAPE OFFICER:

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

- No trees or other significant landscape features will be affected by the proposal
- The loss of the garage equates to the loss of a parking space on the site. There remains space for one off-street parking space on the existing driveway. There is no reference to a requirement for additional parking. If additional parking is to be provided there will be a loss of front garden (soft) space. The council seek to retain front gardens and recommend a minimum area of 25%.

RECOMMENDATIONS: No objection, subject to the above considerations and condition H10.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

- | | |
|------|--|
| BE3 | Investigation of sites of archaeological interest and protection of archaeological remains |
| BE5 | New development within areas of special local character |
| BE13 | New development must harmonise with the existing street scene. |
| BE15 | Alterations and extensions to existing buildings |
| BE19 | New development must improve or complement the character of the area. |
| BE20 | Daylight and sunlight considerations. |
| BE21 | Siting, bulk and proximity of new buildings/extensions. |
| BE22 | Residential extensions/buildings of two or more storeys. |

| | |
|----------|--|
| BE23 | Requires the provision of adequate amenity space. |
| BE24 | Requires new development to ensure adequate levels of privacy to neighbours. |
| AM14 | New development and car parking standards. |
| LPP 5.3 | (2011) Sustainable design and construction |
| HDAS-EXT | Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008 |

5. MAIN PLANNING ISSUES

The main planning consideration with respect to this application is whether this revised scheme adequately addresses the previous reason of refusal and the Inspector's reasoning for dismissing the appeal and whether it introduces any new reasons of refusal on design grounds with regard to the potential impact on the character and appearance of the existing property and the general visual amenity of the surrounding area. The Inspector's own reasoning in dismissing the appeal needs to be given due material weight and consideration in assessing whether this scheme is deemed acceptable.

The Council considered the previous scheme with its full width 1st floor extension, without a proposed subservient roof combined with its overall scale would not harmonise with the design, architectural composition and proportions of the existing dwelling. As such it was considered it failed to be subordinate to the existing house and would present an unacceptable form from an urban design point of view. Material to this is the location of the property in an Area of Special Local Character (ASLC) and in Pinn Way, a street with no similar extensions to the proposed rear extension. These factors give weight and importance to ensure proposed new extensions harmonise with (and not dominate) the design features and symmetry of the original building, or impact upon the character of the street and the surrounding area or indeed set an unwelcome precedent in Pinn Way.

In terms of depth a 4m deep 2 storey rear extension on a detached property is consistent with the Council's design guidance. However paragraph 6.4 of the Supplementary Planning Document HDAS: Residential Extension states that two storey rear extensions "should always be designed so as to appear subordinate to the original house." With regard to this issue of appearing subordinate the previous scheme was considered insufficiently subordinate in the design of the 2 storey rear extension given the proposed scale and depth of the extension, the ridge of the roof not being set below the main ridge of the house, the 2 storey extension being full width and it introducing an elongated roof form at odds with the short length of main ridge (which is almost pyramidal on the existing roof) and this was considered to represent an incongruous feature.

The Inspector shared the Council's view and elaborated further on the design shortcomings in stating in paragraph 4 of his appeal decision:

"The controversial element of the proposals from the Council's perspective is the scale and form of the rear extension which is being sought at first floor level; the authority deems that because of its size this would unduly impact upon the composition, proportions and symmetry of the existing building. To my eye the existing building has a pleasantly proportioned principal roof form with the hips, degree of pitch and ridge height and length, and the walls below it, coming together to make a comfortable contribution to the wider scene. The appeal proposal would noticeably alter this to create a roof and upper level with an unduly bulky nature and a key design quality of the existing home

would be lost by the sizeable rearward projection following the same roof and vertical wall lines as the existing property. The scheme lacks subservience to the main dwelling and thus would detract from it in both appearance and character terms. It would not represent good quality design appropriate to the case in hand; it would be ungainly."

The current comparable scheme seeks to address these issues and indeed goes some way towards addressing these concerns by (i) setting the extension in from the existing 2 storey flank walls of the property and (ii) by setting the ridge of the proposed 2 storey rear extension 500mm below the main roof ridge, in accordance with the Council's adopted SPD. However on balance it is considered the revised scheme remains unacceptable by failing to address sufficiently both the Council's and the Inspector's design concerns with regard the scale of the 2 storey rear extension with (i) an insufficient set in from the flank walls of the house and (ii) by failing to reduce the depth of the extension. Furthermore it would introduce a large two storey built element centred on the back of the existing rear wall of the house that is at odds with the existing asymmetrical roof form, features and character of the property.

With regard to the proposed single storey elements to the scheme and the introduction of the proposed windows in the existing flank walls of the house these are identical externally to the previous scheme. These elements were considered acceptable in visual appearance terms and amenity terms previously and this again equally applies with this current application.

The proposed two storey rear extension would be sited some distance away from the properties either side, and beyond the 45 degree sight line recommended in HDAS. Issues of overshadowing were considered with the previous scheme and on balance the level of overshadowing was considered such that it did not provide a reason for refusal. This conclusion applies again with this application, given this scheme occupies a smaller footprint and building envelope than the previous scheme, with its roof height lowered and the flank wall set further away from the neighbouring properties. Accordingly the proposal is acceptable with regard to Policies BE20 and BE24 of the UDP Saved Policies September 2007.

There would be 380sq.m of rear garden remaining which would comply with HDAS requirements and the property would retain off-street parking for one space, as per a previous approval on the site, and could accommodate a second space where required in the future. The proposal is considered to be acceptable with regard to Policies BE23 and AM14 of the UDP Saved Policies September 2007.

CONCLUSION:

The amended scheme goes some way to addressing the previous reason with respect to the two storey rear extension and the concerns of the Inspector on this aspect of the previous scheme, by not proposing to build the two storey extension of the existing flank walls of the house and by introducing a subservient roof. However and on balance this revised scheme is considered to remain an unacceptable proposal by virtue of its overall scale, size, and by the introduction of a proposed 2 story rear extension set to be built symmetrically on the back of the property which would be at odds with the asymmetry of the suburban house and detrimental to the architectural composition and proportions of the existing house and thereby harmful to the character and appearance of the Moat Drive Area of Special Local Character, contrary to Saved UDP Policies BE5, BE15 and BE19.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed first floor rear extension, by virtue of its overall scale, size, and position set symmetrically on the back of the property would result an incongruous addition which would be detrimental to the architectural composition, proportions and asymmetry of the existing building and would be harmful to the character and appearance of the Moat Drive Area of Special Local Character thereby contrary to Saved UDP Policies BE5, BE15 and BE19.

INFORMATIVES

Standard Informatives

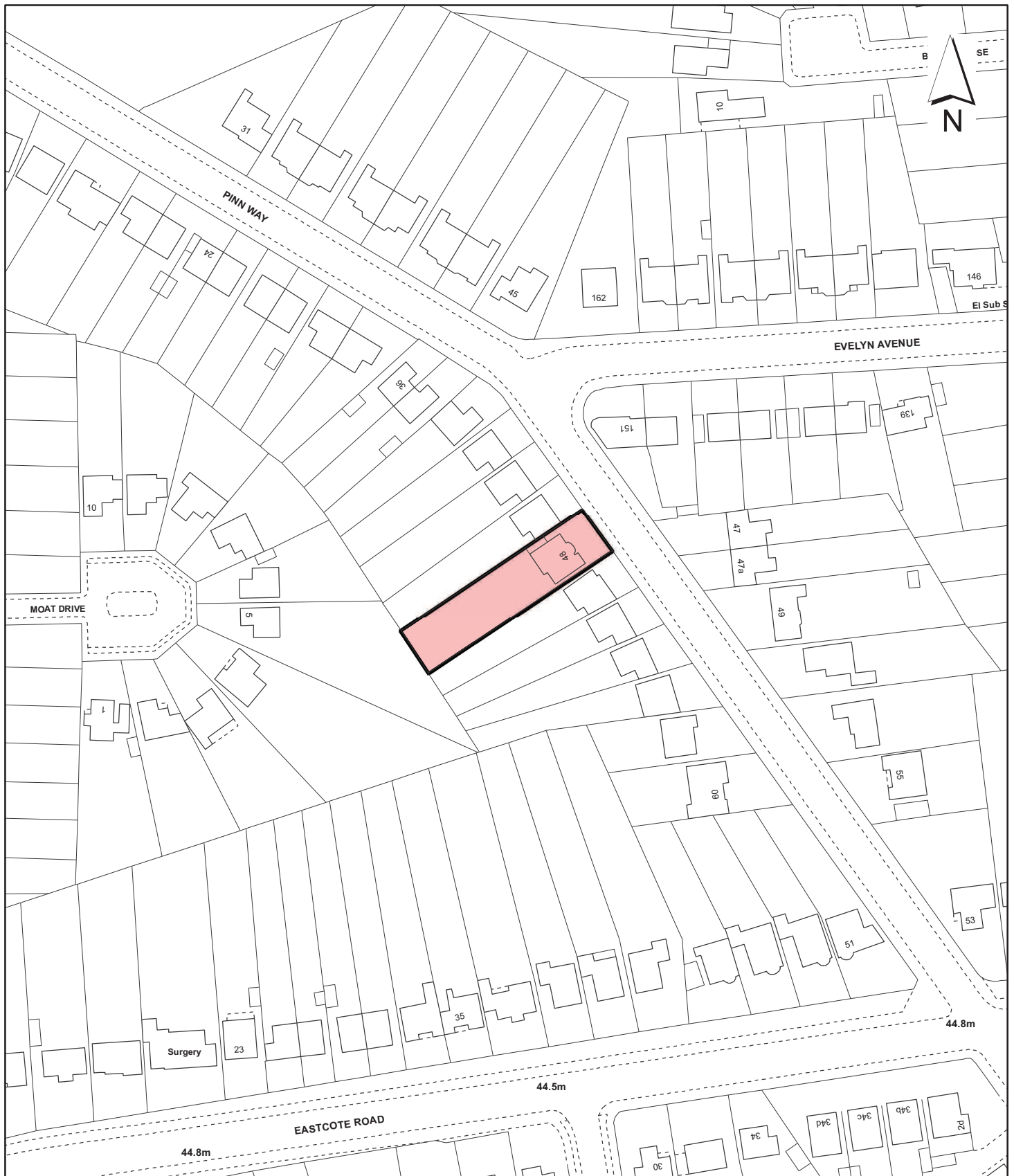
- 1 The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
- 2 The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:
Policy No.

| | |
|---------|--|
| BE3 | Investigation of sites of archaeological interest and protection of archaeological remains |
| BE5 | New development within areas of special local character |
| BE13 | New development must harmonise with the existing street scene. |
| BE15 | Alterations and extensions to existing buildings |
| BE19 | New development must improve or complement the character of the area. |
| BE20 | Daylight and sunlight considerations. |
| BE21 | Siting, bulk and proximity of new buildings/extensions. |
| BE22 | Residential extensions/buildings of two or more storeys. |
| BE23 | Requires the provision of adequate amenity space. |
| BE24 | Requires new development to ensure adequate levels of privacy to neighbours. |
| AM14 | New development and car parking standards. |
| LPP 5.3 | (2011) Sustainable design and construction |

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

Contact Officer: Gareth Gwynne

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Notes

 Site boundary

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Site Address

**48 Pinn Way
Ruislip**

Planning Application Ref:

17220/APP/2012/1437

Planning Committee

North Page 35

Scale

1:1,250

Date

**September
2012**

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

Civic Centre, Uxbridge, Middx. UB8 1UW
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HILLINGDON
LONDON

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Agenda Item 8

Report of the Head of Planning & Enforcement Services

Address LAND AT WILLOW FARM (FIELD 3116) JACKETS LANE HAREFIELD

Development: Permanent use of the land as a gypsy and traveller caravan site and for the keeping and breeding of horses with associated operational development, including the siting of two mobile homes and a touring caravan, retention of two stable blocks, and the formation of a garden area with the erection of a garden shed, yard and paddock areas, parking spaces, landscaping and fencing (Part retrospective application).

LBH Ref Nos: 57685/APP/2011/1450

Drawing Nos: MCA-1 (Location Plan)
Tree and Shrub Planting Schedule
Planning, Design and Access Statement
Un-numbered Existing Site Layout 2012
Proposed Site Layout
SOC1
SOC2
Agent's covering e-mail dated 23/5/12
SB2
Agent's email dated 17/5/12
Agent's email dated 18/5/12
SCO3
Un-numbered shed elevations
SB1
Sustainability Statement, dated May 2012

| | | | |
|--------------------------------|------------|---------------------------------|------------|
| Date Plans Received: | 14/06/2011 | Date(s) of Amendment(s): | 22/05/2012 |
| Date Application Valid: | 11/07/2011 | | 17/05/2012 |
| | | | 18/05/2012 |
| | | | 06/06/2012 |
| | | | 14/06/2011 |
| | | | 23/05/2012 |
| | | | 25/05/2012 |

DEFERRED ON 10th January 2012 FOR FURTHER INFORMATION .

Members may recall that this application was originally presented to the North Planning committee on 10th January 2012, where Members initially deferred the application in order to allow correct plans to be submitted and for further information to be submitted on the site usage. Revised plans and further information was submitted and the application included on the North Planning committee agenda for the 7th June 2012, but it was withdrawn from the agenda by the Head of Planning due to the late submission of further information.

The officer's report has been amended accordingly to consider the latest submitted information, revised plans and policy guidance contained in the NPPF (March 2012).

1. SUMMARY

This application seeks permanent planning permission for the use of the site as a gypsy and traveller caravan site which has previously been granted twice at appeal, albeit on a

temporary basis.

The application site comprises a 0.25ha triangular shaped field located on the southern side of Jackets Lane, approximately 700m to the south east of its junction with Northwood Road. It is located within open countryside which forms part of the Green Belt and a Countryside Conservation Area and also lies adjacent to a Nature Conservation Site of Metropolitan or Borough Grade 1 Importance.

Two previous planning Inspectors did not consider that this site was suitable for a permanent gypsy and traveller caravan site, the harm to the character and appearance of the Green Belt and Countryside Conservation Area being too great. They have only been prepared to grant temporary permission, mainly due to the compelling personal circumstances of the applicant and his family. The previous Inspectors were also concerned about the Local Planning Authority's lack of assessment of traveller's needs within the UDP and no alternative sites being available in the vicinity so that the grant of temporary permission would allow time for the Local Planning Authority to progress the LDF and for appropriate site-specific allocations to be made.

Although the personal circumstances of the applicant and, to a more limited extent his family, are still valid and there are still no alternative sites available, in considering the previous application, the last Inspector considered that the matter was finely balanced so that a 4 year temporary permission was considered acceptable so that at least the harm to the Green Belt could be restricted by limiting the duration of the use and its identified harm, in which time it was hoped the LDF could be progressed. The LDF has been progressed but not to the extent that appropriate specific sites have been allocated. To allow a further period would be to extend the duration of the harm so that it is considered that on balance, the other factors, including the personal circumstances of the applicant and his family would no longer justify a further extension of time with a continuation of the harm.

Furthermore, this application would involve some operational development in that the submitted plans show a slightly larger mobile home replacing the existing main mobile home on site, although it would be turned through 90 degrees to be sited against the site's north western boundary and an additional mobile home would be sited behind this, replacing an unauthorised temporary building, separated by a small domestic shed. A touring caravan would be sited to the rear of the second mobile home. Two stable buildings are also shown at the rear of the site. The number of mobile caravans does add to the proliferation of structures on site and would add to its built up appearance.

The Environment Agency also originally objected to the absence of an assessment dealing with pollution risks of foul drainage. A Sustainability Statement has been submitted which advises that the applicant would be prepared to provide a small package treatment plant if permanent permission were to be granted which the Council's Sustainability Officer advises would be acceptable and this could have been conditioned if the application had been recommended favourably.

The scheme also now demonstrates that it will contribute towards sustainability objectives.

The application is recommended for refusal as harmful development in the Green Belt and detrimental to the landscape of the Countryside Conservation Area.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The residential use and associated development is considered to represent inappropriate development within the Green Belt in terms of the guidance contained in the National Planning Policy Framework which is harmful by definition to its open character and appearance. Furthermore, there are no very special circumstances provided or which are evident which either singularly or cumulatively justify the permanent retention of the residential use which would overcome the presumption against inappropriate development in the Green Belt. The development is therefore harmful to the Green Belt and the landscape of the Countryside Conservation Area, contrary to the National Planning Policy Framework (including the accompanying Government Guidance 'Planning Policy for Traveller sites'), Policy 7.16 of the London Plan (July 2011) and Policies 1.1, OL1 and OL15 of the adopted Unitary Development Plan Saved Policies (September 2007).

2 NON2 Non Standard reason for refusal

The proposed mobile homes and associated residential structures are harmful to the Green Belt and the landscape of the Countryside Conservation Area contrary to the National Planning Policy Framework (March 2012), Planning policy for traveller sites (March 2012), Policy 7.16 of the London Plan (July 2011) and Policies PT1.1, OL1 and OL15 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

| | |
|----------|--|
| LPP 3.1 | (2011) Ensuring equal life chances for all |
| LPP 3.8 | (2011) Housing Choice |
| LPP 5.14 | (2011) Water quality and wastewater infrastructure |
| LPP 7.2 | (2011) An inclusive environment |
| LPP 7.16 | (2011) Green Belt |
| OL1 | Green Belt - acceptable open land uses and restrictions on new development |
| OL4 | Green Belt - replacement or extension of buildings |
| OL15 | Protection of Countryside Conservation Areas |
| NPPF | National PLanning Policy Framework (March 2012) |
| PPTS | Planning policy for traveller sites (March 2012) |
| BE20 | Daylight and sunlight considerations. |
| BE21 | Siting, bulk and proximity of new buildings/extensions. |
| BE23 | Requires the provision of adequate amenity space. |

| | |
|------|---|
| BE24 | Requires new development to ensure adequate levels of privacy to neighbours. |
| BE38 | Retention of topographical and landscape features and provision of new planting and landscaping in development proposals. |
| EC3 | Potential effects of development on sites of nature conservation importance |
| AM7 | Consideration of traffic generated by proposed developments. |
| AM14 | New development and car parking standards. |

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises a 0.25ha triangular shaped field located on the southern side of Jackets Lane, a mainly single width track which links Northwood Road with Ducks Hill Road, although the track is gated and bollarded towards its ends to prevent a through route for vehicles. Vehicular access to the site is from Northwood Road. The site is roughly halfway along the track's length, being approximately 470m to the south east of its junction with Northwood Road and 620m to the north west of its junction with Ducks Hill Road. The site lies within a valley surrounded by open fields and wooded areas, with some linear residential development along the valley ridges. The immediately adjoining fields are also in the applicant's ownership and are in use for the breeding and rearing of horses.

The main residential building on site is located at the front of the site, along its north western boundary and appears to comprise a mobile home which has been placed on a brick base and has a tiled hipped roof and bay windows. Another temporary building has been sited to the rear which also has a tiled roof and appears to provide residential accommodation. Two caravans were also present on site at the time of the site visit and two stable buildings have been erected towards the rear of the site with this part of the site being used as a paddock area. A mature hedgerow forms the north western boundary and an overhead national grid power line crosses the site. A number of public footpaths surround the site, and meet outside its entrance, namely U10 which runs along Jackets Lane from Northwood Road, R13 which crosses the field to the south east to join Jackets Lane further to the east and U11 which runs along the north eastern boundary of the site. Jackets Lane to the east of the site forms an ancient highway (bridle way) which is not adopted.

The site forms part of the Green Belt, a Countryside Conservation Area and lies adjacent to a Nature Conservation Site of Metropolitan or Borough Grade 1 Importance.

3.2 Proposed Scheme

The proposal is for the permanent use of the land as a gypsy and traveller caravan site. Since the application was presented to committee in January 2012, amended plans and information have now been submitted, including existing and proposed site plans and elevational drawings of the existing and proposed mobile homes. These show a replacement mobile home to measure 13.5m by 6m, being sited 2.5m from and parallel to the north west boundary of the site, whereas the existing mobile home is sited at right angles to it and at some 3.5m wide, is smaller. To the rear of this, and separated by a garden area and a 4.5m by 2.5m garden shed would be sited a second 12.5m by 6m mobile home with a similar relationship to the boundary which would replace the existing

square shaped temporary showroom type building. To the rear of this would be sited a touring caravan. At the rear of the site, close to the north western boundary are two existing 7.5m by 3m stable buildings sited on existing hardstanding. The plans also show the two mobile homes connected to a septic tank.

A 3.5m square of concrete hardstanding is shown as existing at the side of the larger mobile home. A total of five car parking spaces would be provided in front of the mobile homes, on each side of the garden. The rear of the site would provide a yard area, with the south western part of the site providing a paddock, separated by a post and rail fence which would also mark the south eastern boundary of the site. Tree planting and a new hedge is also shown along the line of the new fencing.

A number of supporting documents have been submitted with the planning application, namely:-

Planning, Design and Access Statement:

This states that the documents which must be taken into account in determining these proposals include the Inspector's decision letter dated 20th June 2007; the Council's Local Development Framework (LDF) including the core Strategy (2011) and any emerging Land Allocations Development Plan Document(PDP); London's Gypsy and Traveller Accommodation Assessment; the replacement London Plan (2009); the West London Housing Partnership Study; the advice contained in Circular 01/2006 (until it is replaced) and any Government guidance published before the applications are determined.

The statement then lists and briefly describes planning policy, as recorded by the Inspector in his decision letter at the time of the previous appeal in June 2007. The previous Inspector's conclusions on the planning policy position are described. The statement then goes on to describe the current plan policy position.

The statement then refers to the need for gypsy caravan site provision generally in the area in 2007 as referred to by the Inspector. The statement notes that at that time, 12 families were on the waiting list for a pitch at the Council's site at Colne Park and future demand from family growth was expected. The Inspector noted that two bids in 2006 and 2007 for funding to improve and provide two additional pitches had been made. The statement notes that that funding is no longer available. The Inspector also noted that the Council's letting policy would preclude the Connors family from being considered for a pitch. A West London survey of 7 boroughs (including Hillingdon) is also cited which identified chronic overcrowding, lack of facilities and poor environmental quality at most public sites. Furthermore, The neighbouring counties of Buckinghamshire and Hertfordshire GTAA's found a need for some 100 additional permanent pitches in each area whilst the Thames Valley Sub-Region, the GTAA indicated a requirement for 187 additional pitches for the period 2006 - 2011. The Inspector concluded that there was a clear need for additional gypsy accommodation.

The statement considers that that need has not diminished over the intervening period and the initial Replacement London Plan (2009) originally specified the level of need for additional pitches in Hillingdon. It states that the prospects of the Connors family of securing an alternative site were slim indeed and the situation has not improved. There is still no suitable, affordable, available alternative site in the locality to which they could relocate.

The statement then considers the occupation of the site and compares the 2007 situation

with that of the present. In 2007, the site was occupied by Mr Michael Connors (Snr.) and his children, Michael (Jnr.), his wife Barbara, Luke (aged 17 years), Johnny (16) and Mary (14). Since that time, Michael (Jnr.), his wife, Barbara and their two sons (Michael, aged 3 years and Tommy (3 months) have vacated the site for a traditional travelling lifestyle. Luke has married and with his wife Anne and their daughter, Kathleen (9 months) is shortly to move into a house. Mary and her partner are away from the site travelling. Mr Connors eldest daughter Elizabeth (aged 22 years) has returned to the site with her two children, Michael (18 months) and Ellie-Marie (4 months). Johnny has remained on site and helps with the horse breeding.

The statement goes on advise that although the children have now completed their formal education, the medical circumstances of Michael Connors (Snr.) remain a significant material consideration. The Inspector previously attached significant weight to Mr Connors' poor health and the good access this site afforded to Mount Vernon and Harefield Hospitals. The statement advises that Mr Connors (Snr.) condition has deteriorated further over the last 4 years. Also, Ellie-Marie suffers from a rare genetic condition which leads to the build up of amino acid in the blood and brain which if left untreated, can lead to severe learning difficulties. Ellie-Marie is seen regularly by consultants at Great Ormond Street Hospital and Elizabeth is visited by a nurse and a social worker on a twice-weekly basis.

The statement concludes by stating that the reduction in the number of households on the site, with less domestic activity and paraphernalia and vehicle parking in the open has reduced the impact of the site on the Green Belt. There is considerable scope for structural planting to add to the planting that has already taken place. Permanent permission would enable the site layout and landscaping to be finalised and fully implemented.

Tree and Shrub Planting Schedule:

This details the essentially native hedge and tree planting, including Hawthorn, Hazel, Holly and Blackthorn.

Sustainability Statement:

This describes the site as a two pitch Gypsy Traveller site and advises that Mr Connors and his family have been living on the site in excess of 10 years without undue sustainability complications which suggests the site is sustainable.

The report claims that the site has a planning history that goes back to 1986 and the site was in part previously developed land used as a yard with extensive hardstanding and portacabin.

The report then advises that the site is not within an area prone to flooding and a flood risk assessment would not normally be required.

The report advises that efforts are being made to optimise energy consumption, with a feasibility study being instigated on generating renewable energy on site, with wind and solar resources being explored. The renewable energy potential of the site is currently inconclusive. The report advises that where it is not currently intended to be fitted with active solar devices, the mobile nature of the development would allow easy future installation.

The report then advises of the availability of local shops, mainly located within Harefield which is accessible by the No. 331 bus. The report then describes the site as a windfall application and an ideal use of the site which has recently been used for commercial purposes. A landscaping scheme could be drawn up with the LPA and the appearance of the site would not be visually more inappropriate than the previous use which as seen from a Google photo included ten vehicles and a static unit. With the stables sited where the former unit was previously positioned, the appearance could be said to have improved which will continue to be the case as the landscaping matures.

The report then advises that the applicant is willing to work with the LPA on the specifications for a lighting scheme and trips wherever possible will be taken on foot and/or public transport.

The report then goes on to advise that there is currently a septic tank installed on site into which domestic waste fluid from the existing static caravan is discharged. The tank was installed in 2002 and there is no history of any problems associated with its use or maintenance. The relatively low lying nature of the site and the distance from existing sewers makes connection to mains sewers prohibitively expensive and involves gaining permission to lay pipes across land not in the applicant's ownership. The report accepts that a small packet treatment plant could be a more acceptable solution and the applicant has indicated that he would be prepared to install such a system if the application be granted full planning permission if such a system deemed to be more acceptable. Which ever system was considered the most appropriate, the existing static caravan would be connected to the same method of disposal, thereby possibly improving the method of disposal which would benefit the area.

The report then goes on to advise that health care facilities are closely located to the site.

As regards ecology, a walk over study has been carried out but no evidence of protected species was identified. There will be no impact on biodiversity or species variety as a result of the proposal and none of the lands in the application site is suitable for wildlife habitat. Existing hedges will be preserved and any gaps re-planted. Drainage ditches will be maintained and wildlife encouraged.

The report then goes on to advise that the applicant would be happy to organise a culturally specific photographic exhibition to encourage understanding of Gypsy Traveller history as part of an on-going strategy of community involvement and there are plans to mount an exhibition concerning this application if local partnerships can be found.

The report then advises that there is no evidence of any archaeology on site.

The report states that although any construction would be minimal, sustainable material would be used where possible. Rainwater storage will feature on site, along with water efficient fixtures and fittings where possible and available.

The report then advises that green house gas emissions will be limited by the low carbon nature of living in a static caravan as opposed to a house and that touring caravans are increasingly energy efficient, eco friendly and sustainable. A separate area for waste recycling and home composting can be included. The report advises that the site would be fully compliant with the latest government guidance: Planning policy for traveller sites, although the statement only compares the site against the criteria of paragraph 11 concerning plan-making.

The statement continues that opportunities for crime will be minimised by the layout of the site and vehicles will be segregated from other modes of transport and there will be no storage of hazardous materials.

The report states that noise and light pollution levels will be kept to a minimum during the limited period in which construction would take place. Similarly, dust and air pollution would be minimal. There would be no resultant pollution to ground or surface water from the proposal and trees and hedges will be protected during the development period.

The report concludes by stating that it considers the site to be sustainable.

Supporting Information:

A confidential report from the Gypsy Council has also been submitted which details the health needs of Michael Connors (Snr.) and Ellie-Marie and includes supporting collaborative information from hospitals.

Supporting letters have also been received from health visitors and the Harefield Children's Centre.

3.3 Relevant Planning History

Comment on Relevant Planning History

An application for the part retention and use of the site as a permanent private family caravan site (6 pitches) (57685/APP/2002/2129) was refused on 24/04/2003.

Following an appeal against the serving of an enforcement notice, an application was deemed to have been made for the use of land for the stationing of mobile homes and caravans for residential purposes and the parking and storage of commercial vehicles (57685/APP/2003/241). Following a Public Inquiry held in July and October 2003, the enforcement notice was quashed and planning permission was granted on 13 January 2004 for the use of the land for a mixed use comprising the stationing of mobile homes and caravans for residential purposes, the parking and storage of commercial vehicles and the breeding and keeping of horses and associated operational development. The permission was personal to the appellant, Mr Michael Connors, only and limited to a 2-year temporary period. The Inspector also imposed a number of other planning conditions including a condition allowing no more than one mobile home and one touring caravan or caravanette/motor home to be stationed on the site at any time. The temporary permission expired on 13 January 2006.

Two applications were submitted seeking to discharge condition 4(i) of the Inspector's decision notice requiring details of the site layout to be submitted. The first of these (57685/APP/2004/418) was refused on the 7 May 2004 on the grounds that the proposed stables/barn, horse trailers, garden and shed for the mobile home would be detrimental to the openness of the Green Belt. The second application (57685/APP/2004/1083) was approved on the 27 May 2004 which showed a mobile home parallel with the northern boundary of the site with a caravan behind.

An application for the renewal of planning permission granted on appeal dated 13/01/2004 (57685/APP/2006/120) was refused on 27/07/2006 for the following reasons:

1. The development is considered to represent inappropriate development within the Green Belt in terms of the guidance contained in Paragraph 3.4 of Planning Policy Guidance Note 2 (Green Belts). Furthermore, there are no very special circumstances

provided or which are evident which either singularly or cumulatively overcome the presumption against inappropriate development in the Green Belt. The development is therefore contrary to the aims of Policy OL1 of the adopted Hillingdon Unitary Development Plan.

2. The development, by reason of its siting, size, appearance and the additional traffic generated, is prejudicial to the character, openness and visual amenities of the Green Belt and Countryside Conservation Area. As such, it is contrary to the aims of Policies OL1 and OL15 of the adopted Hillingdon Unitary Development Plan.

Following an appeal and a public enquiry, permission was granted on 20/06/07 but again, the permission was made personal to Mr Michael Connors (senior) and his resident dependants, Mr Michael Connors (junior) and/or his wife Barbara and their resident dependants, limited to a 4 year period and no more than 3 caravans (of which no more than one shall be a static or mobile home) shall be stored at the site.

An application seeking to discharge details of the internal layout of the site was submitted (57685/APP/2007/2898) but not determined.

The history of this site before its occupation by the applicant is somewhat obscure, although it appears that any use made of the site was intermittent and did not benefit from planning permission. From at least 1986, the site was used for the keeping of horse(s), at which time hardcore had been brought onto the site, intended to provide a base for stables and a car parking area. The owner was advised that permission would be required, but no such application was received. In 1990, it appears that the site was being used for the storage of plant and building materials/waste. The situation was monitored by the Council's Enforcement Section and it appears that it was accepted that some of the plant stored was associated with the farm. There are no further planning records after January 1993, and an aerial photograph taken in 2002 shows that the site had been vacated and largely overgrown with grass/scrub.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.1 To maintain the Green Belt for uses which preserve or enhance the open nature of the area.

Part 2 Policies:

LPP 3.1 (2011) Ensuring equal life chances for all

LPP 3.8 (2011) Housing Choice

LPP 5.14 (2011) Water quality and wastewater infrastructure

LPP 7.2 (2011) An inclusive environment

LPP 7.16 (2011) Green Belt

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

| | |
|------|---|
| OL4 | Green Belt - replacement or extension of buildings |
| OL15 | Protection of Countryside Conservation Areas |
| NPPF | National PLanning Policy Framework (March 2012) |
| PPTS | Planning policy for traveller sites (March 2012) |
| BE20 | Daylight and sunlight considerations. |
| BE21 | Siting, bulk and proximity of new buildings/extensions. |
| BE23 | Requires the provision of adequate amenity space. |
| BE24 | Requires new development to ensure adequate levels of privacy to neighbours. |
| BE38 | Retention of topographical and landscape features and provision of new planting and landscaping in development proposals. |
| EC3 | Potential effects of development on sites of nature conservation importance |
| AM7 | Consideration of traffic generated by proposed developments. |
| AM14 | New development and car parking standards. |

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **18th July 2011**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

53 surrounding properties have been consulted, three site notices have been displayed (one outside the site, the other two at each end of Jackets Lane) and the application has been advertised in the local press as being a departure from the development plan. 9 responses objecting to the proposal have been received, together with a petition with 64 signatories objecting to the application and 3 responses in support of the development.

The petition states:

We the undersigned appeal against new planning application for the land at Willow Farm (3116) Jackets Lane, Harefield, submitted by Mr Michael Connors, for Permanent use of land as Gypsy & Traveller Caravan site, Hillingdon Ref. No. 57685/APP/2011/1450.

Letters of objection raise the following matters/concerns:-

- (i) The field in question is farmland located within designated Green Belt and a Countryside Conservation Area. The development for a permanent site would be out of keeping with the area, detrimental to its beautiful character and will lead to a decline in the quality of the environment,
- (ii) The site is directly adjacent a Nature Conservation Site of Metropolitan or Borough Grade I Importance
- (iii) The development will spoil the beautiful views from surrounding properties of this lovely green belt area, a primary factor for moving here,
- (iv) Although the site is currently occupied, to approve the application to change the field into a permanent site would set a legal precedent for further residential development on Green Belt land
- (v) Current occupation already has a delirious impact on the character of the area including for instance, significant amounts of litter such as household waste in close proximity to the field,
- (vi) Is proposal meeting all covenants on the land?,

- (vii) The biodiversity of the land will alter. The application provided no ecological survey and there are no proposals to enhance, restore or add to features or habitats used by protected species,
- (viii) There is no change of use on the planning application yet this will change status of land to a legally habited site,
- (ix) There is no indication of overall numbers on this site,
- (x) What is the upper limit of tourers on this site and who will control this?'
- (xi) Tourers need vehicles to tow them so where will these vehicles park as 5 parking spaces are already used by applicant,
- (xii) Is power being provided by grid or generators? This could have implications for noise,
- (xiii) Access lane has only limited stabling traffic at present and is not suited for heavy traffic with unspecified touring habitation,
- (xiv) There is no formal provision for waste/rubbish/sewerage. How will waste management be judged to be adequate when there is no upper limit for people living on site?
- (xv) What has changed to justify the resubmission of the planning application?
- (xvi) The planning process seems to be going on for an interminable length of time, with no resolution in sight. Matter needs to be brought to an end so we go go back to living without this constant anxiety,
- (xvii) This proposal will violate our human rights and those of our neighbours
- (xviii) Why should council grant permission this time when it has already been refused on more than one occasion before

The responses in support of the proposal (albeit 2 are from people who do not reside within the borough) make the following points:

- (i) I have known the Connors for at least 10 years and visit Jackets Farm at least twice a week with my two children who have great pleasure in seeing and riding the horses. The Connors are always welcoming and very polite,
- (ii) I have known Mr Connors for over 30 years and when he moved to Jackets Farm, I would see him on a regular basis and still go there every other day. He is very helpful and very well mannered and has a lot of time for people. I help him maintain Jacket Farm and we both share a great interest in horses/
- (iii) The applicants are a decent family and good neighbours to us at Battlers Wells Farm and the site is kept tidy.

Nick Hurd MP:

I have been contacted by several constituents who are very concerned over the proposed planning application for the land to be used as a permanent gypsy and traveller caravan site. The proposed development will be in violation of Green Belt guidelines.

I share their concerns and also wish to register my objection to this planning application.

Ward Councillor: Requests that the application be heard at committee.

Northwood Residents' Association:

The Northwood Residents Association wishes to object to this proposal on the grounds that the development would be on Green Belt land contrary to the UDP Part One Policies - notably Pt1.1 'To maintain the Green Belt for uses which preserve or enhance the open nature of the area'. In no way could this proposal enhance the open nature.

Environment Agency:

We object to the proposed development as submitted because it involves the use of a non-mains

foul drainage system. No assessment of the risks of pollution to ground and surface waters have been provided by the applicant. We recommend that planning permission should be refused on this basis.

Reason

The site is in Source Protection Zone (SPZ) 1, which is an area of high ground floor vulnerability which supplies an abstraction point for drinking water.

The application form indicates that foul drainage is to be discharged to a cesspool. The applicant has not justified the use of non-mains drainage facilities in line with DETR Circular 03/99. It advises that full and detailed consideration is given to the environmental criteria listed in Annexe A.

The application does not provide a sufficient basis for an assessment to be made of the risks of pollution to ground and surface waters arising from the proposed development.

This poses significant risks to the environment which cannot be overcome by a condition.

Resolution

The applicant needs to complete and submit a satisfactory foul drainage assessment (see <http://www.environment-agency.gov.uk/research/planning/33368.aspx>).

Within this the applicant needs to:

* Justify the use of a cesspool over preferred alternative means of foul disposal, for example, mains foul sewage system, septic tank or package treatment plant in accordance with the hierarchy set out in DETR Circular 03/99/WO Circular 10/99 and Building Regulations Approved Document H.

* Demonstrate London Clay in the area is thick enough and provides enough coverage to protect the drinking water aquifer beneath.

Thames Water:

Waste Comment

Thames Water would advise that with regard to sewerage infrastructure we would not have any objection to the above planning application.

Water Comment

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

Internal Consultees

TREES AND LANDSCAPE OFFICER:

LANDSCAPE CONTEXT: The site lies within an undulating valley landscape characterised by a mosaic of woodland and farmland, with field boundaries defined by hedgerows with trees. It is currently occupied by two mobile homes, a caravan and shed which are situated within a yard and garden. The site is enclosed by a mix of post and rail fences, with some mature and some young hedgerows with trees. This area, in the north of the Borough, is identified within London's Natural Signatures as the 'Ruislip Plateau Natural Landscape Area', as designated by Natural England.

The site lies within an area of designated Metropolitan Green Belt, at the junction of Jackets Lane

(an Ancient Highway) and three statutory footpaths (ref. U10, U11 and R13), which link Ducks Hill Road (Northwood) to the east and Harefield to the west. Hillingdon's draft Landscape Character Assessment includes a detailed description and appraisal of this area which it refers to as 'South Harefield Wooded Undulating Farmland' (ref.LCA D1). Several parcels of land close to the site are designated Nature Conservation Sites of Metropolitan or Borough Grade 1 Importance. There are no Tree Preservation Orders on, or close to, the site, nor does it fall within a designated conservation Area.

PROPOSAL: The proposal is to extend a temporary permission to a permanent use of the land as a gypsy and traveller site. The application includes a drawing which shows the existing field hedge along the north-west boundary and a new native hedgerow with trees along east boundary.

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

* No trees or other landscape features will be affected by the proposal. However, the location of the site, which is on a hillside, is clearly visible from Jackets Lane and the vantage points from footpath ref. R13 to the east. Approaching the site from the west, along footpath ref. U10, intervening hedges and woodland effectively screen the site from view, when the vegetation is in leaf. There is little scope for providing additional planting to screen views across the valley in what is predominantly open countryside.

* One of the five purposes of including land in the Green Belt is to assist in safeguarding the countryside from encroachment (PPG2). The visual effect of retaining the mobile homes, caravan and outbuildings has an urbanising influence in an area which is predominantly agricultural and pastoral. Again it is not considered that the impact of the development on the character and appearance of the surrounding landscape can be overcome by landscape conditions.

RECOMMENDATIONS: For the reasons above, I object to this proposal. The retention of the mobile homes and ancillary buildings/caravans is visually intrusive and inappropriate in the Green Belt. They fail to harmonise with the landscape character and visual amenity of the area.

SUSTAINABILITY OFFICER:

Drainage - Use of Septic Tank

I object to the use of a septic tank for the proposed development.

It is a slight improvement from the original scheme which proposed a cesspit. However, there is no information provided to demonstrate that a septic tank will work in this location. I therefore object to the proposed development due to the lack of information on drainage:

Circular 03/99 provides a hierarchy for foul drainage requirements of new development. Circular 03/99 states:

This Circular provides advice on the exercise of planning controls on non-mains sewerage and associated sewage disposal aspects of future development so as to avoid environmental, amenity or public health problems which could arise from the inappropriate use of non-mains sewerage systems, particularly those incorporating septic tanks.

The hierarchy is as follows:

- Connection to Public Sewer
- Use of Package Treatment Plant
- Use of Septic Tank
- Use of Cesspool only in exceptional circumstances

The site is in rural location, and the connection to a mains sewer may be uneconomical for the development; however this still needs to be investigated as part of a wider non-mains drainage assessment. Circular 03/99 states:

If, by taking into account the cost and/or practicability, it can be shown to the satisfaction of the local planning authority that connection to a public sewer is not feasible, a package sewage treatment plant incorporating a combination of treatment processes should be considered.

A package treatment plant is a more advanced form of treatment than a septic tank and should always be seen as a preferred solution. Nonetheless, the circular proceeds to state:

Only if it can be clearly demonstrated by the developer that the sewerage and sewage disposal methods referred to in paragraphs 3 and 4 [i.e. mains drainage or package treatment plant] above are not feasible, taking into account cost and/or practicability, should a system incorporating septic tank(s) be considered and proposed if appropriate

The use of a cess pit with the previously approved temporary permissions is considered acceptable. However, this application is now for a permanent siting, which requires reconsideration of the preferred method of drainage in line with Circular 03/99.

A septic tank provides no treatment to foul water, relying on gravity to remove solids. The remaining foul liquid discharge is then directed to a soakaway. In this area, soakaways may not be appropriate, which means that raw sewage will either discharge to nearby watercourses creating a pollution incident, remain at ground level creating a health issue, or flow directly to groundwater creating a pollution incident. For these proposals, a package treatment plant may be the best alternative to a mains sewer. However the site is within a source protection zone 1. The groundwater in this area is highly vulnerable to pollution and therefore any discharges needs to be carefully considered.

The applicant needs to carry out a full foul drainage assessment in accordance with C03/99 that considers the use of a package treatment plant. It should consider the requirements of C03/99 and in particular it should also provide details on:

- . If the receiving environment is suitable
- . What level of sewage treatment is required
- . How the groundwater can be protected.

Ecology

The site is designated as a Site of Importance for Nature Conservation. The applicant needs to respect this designation and the site, which performs a valuable role to play in the ecological setting of the Borough. The change from temporary siting of existing mobile homes to permanent will have a long term impact on the Grade 1 SINC. The applicant should therefore be required to contribute to the enhancement of the SINC.

The proliferation of development on the SINC beyond that already approved, and these proposals would have a significant effect.

Sustainability

The applicant should be required to submit a sustainability statement demonstrating how the site can contribute to sustainable development. In particular the statement shall demonstrate how the applicant shall reduce potable water demand (London Plan Policy 5.15), reduce energy demands (London Plan Policies 5.3 and 5.2) and promoting ecology (London Plan Policy 7.19).

Comments on Sustainability Statement:

I have objections to the proposed development based on the information submitted and previous comments.

The outstanding concern relates to foul drainage.

If the Council were to approve another temporary permission then I would be satisfied that a septic tank would be an appropriate drainage system. However, this is not suitable for the long term. I am aware that the development has had a series of temporary permissions, which heightens the concerns of any problems with the existing septic tank. If temporary permission is granted, then any further extensions of time would render the use of a septic tank inappropriate.

If the Council is to give a permanent permission then the existing septic tank must be removed and replaced with a package treatment plant. This will need to be conditioned as part of any permanent approval.

I am satisfied with the rest of the information in the sustainability appraisal.

ENVIRONMENTAL HEALTH OFFICER:

I do not wish to object to this proposal.

I have spoken with the Environmental Health Officer in Private Sector Housing Enforcement Team about this proposal and am advised that the site would need to comply with model site licence conditions under the Caravan Sites and Control of Development Act 1960.

I note that foul drainage is proposed to be made to a cesspit.

Should planning permission be granted, please add the construction site informative.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

No objections are raised to the horse rearing and breeding element of the use of the site and associated stables which appear rural in scale and appearance and have been discretely sited. This element of the use of the site would be akin to an agricultural use and would be appropriate within the Green Belt, maintaining its open character.

The Inspectors in considering the two previous appeals (App. Nos. 57685/APP/2003/241 and 2006/120 refer), both considered the use of the site for a gypsy and traveller caravan site represented inappropriate development within the Green Belt.

The two previous Inspectors also both considered that the use was only acceptable on a temporary basis, given the personnel circumstances of the family, given the lack of an adequate assessment of gypsy and traveller needs and plot/pitch provision in the UDP.

In considering the latest appeal (App. No. 57685/APP/2006/120), the Inspector in his decision letter dated 20th June 2007 at paragraph 15 stated:

'Inappropriate development is, by definition, harmful to the Green Belt (PPG2, paragraph 3.2); such definitional harm is accepted by the appellant. In addition, I consider harm would arise from the presence on site of a mobile home and touring or other caravans and any ancillary buildings such as a shed. The site is in an area of predominantly open countryside and so the items already on site or sought detract from the area's openness (which paragraph 1.4 of the PPG notes is the most important attribute of Green Belts). The developed, occupied appearance of site results in encroachment into the countryside

and some harm to the Green Belt's visual amenities.'

The Inspector goes on in paragraph 18 that:

'The appeal site is in attractive, undulating countryside, the landscape quality of which is recognised by its CCA designation (which remains part of the development plan and so I attach little weight to speculation about its continuance). The site is clearly visible from its Jackets Lane entrance and its various structures can also be seen particularly readily across the valley from the south-east end of Jackets Lane (and, I would expect, from some of the dwellings in that area).'

The Inspector concludes the assessment on the impact upon the character and appearance of the area by stating that the proposed development would cause unacceptable harm to the character and appearance of the surrounding area.

The Inspector then goes on to assess other considerations. He states in paragraph 23 that:

'The previous appeal Inspector deplored the absence of an appropriate gypsy policy in the UDP and found the Council's failure to undertake a proper quantitative assessment of the accommodation needs of gypsies to be a matter of serious concern. The UDP policy position is unchanged and does not conform with the more recent London Plan.'

At this time, policy 3A.11 of the London Plan (February 2004) stated that boroughs should, in co-ordination with other boroughs, assess the accommodation needs of gypsies and travellers and review pitch capacity and formulate policies to protect existing sites, establish criteria for new sites and identify them where shortfalls occur.

As regards the Local Development Framework which will replace the UDP, the issue of gypsy and traveller pitch provision is addressed in emerging Core Strategy Policy H3 (Gypsy and Traveller Pitch Provision). This sets broad criteria for the location of sites to accommodate the specific needs of the travelling community. Any policy on gypsy and traveller pitch provision would need to be in general conformity with the London Plan.

The 2004 London Plan has been replaced and policy 3.8 of the London Plan (July 2011) now advises that whilst working with the Mayor, boroughs should ensure that 'the accommodation requirements of gypsies and travellers (including travelling show people) are identified and addressed in line with national policy, in co-ordination with neighbouring boroughs and districts as appropriate.' This has undergone various revisions prior to the replacement London Plan being adopted in July 2011. For instance, in October 2009, the then Policy 3.9 of the Draft Replacement London Plan stated that Hillingdon should provide 22 traveller pitches between 2007-2017. In March 2010, the Mayor proposed minor alterations to this policy with Hillingdon's pitch provision target being reduced to 7 pitches. In September 2010, Further Minor Alterations to then policy 3.9 were published by the Mayor, stating that 'boroughs are best placed to assess the needs of these groups...'. It was therefore proposed to remove borough specific pitch provision targets from the policy. In March 2011, the Examination in Public (EIP) Panel Report was published and proposed the inclusion of sub-regional targets for gypsy and traveller pitch provision in policy 3.9. In July 2011, the Mayor adopts the London Plan and chooses not to accept the Inspector's recommendations on policy 3.9. The provisions of the policy are thus consistent with the September 2010 Proposed Minor Alteration.

As a result of the changes to the Mayor's policy on Gypsy and Traveller Provision, policy

H3 in the Submission version of Hillingdon's Core Strategy states that the Council will work with the Mayor to ensure that needs are identified and the accommodation requirements for gypsy and traveller groups are addressed locally and in line with national policy.

In March 2012, the Government adopted the National Planning Policy Framework. At paragraph 79, this advises that the 'Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.' Paragraph 87 goes on to state 'As with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.' The guidance adds in the next paragraph that such circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

Following the production of a Consultation Paper on Planning for Traveller Sites in April 2011, the Government has produced Planning policy for traveller sites in March 2012 which is intended to be read in conjunction with the NPPF. Following on from paragraph 159 in the NPPF which advises that LPAs should have a clear understanding of housing needs in their areas and address the need for all types of housing, this document stresses the need for the fair and equal treatment of travellers. Paragraph 4 advises of the Government's aims in respect of traveller sites, and includes the need for LPAs to make their own assessments of traveller need and working collaboratively, develop fair and effective strategies to meet need through the identification of land for sites. However, it also states that plan-making and decision-taking should protect Green Belt from inappropriate development.

Paragraph 14 unequivocally states:

'Inappropriate development is harmful to the Green Belt and should not be approved, except in very special circumstances. Traveller sites (temporary or permanent) in the Green Belt are inappropriate development.'

Therefore, in terms of the latest national and emerging local policy, there is nothing to suggest that this site should now be considered as being more suited to provide a permanent gypsy/traveller site.

Turning to the issue of very special circumstances, the two previous Inspectors were only prepared to grant temporary permission on this site given the lack of any alternative gypsy/traveller sites in the vicinity and the compelling personal circumstances of the applicant and his family. In considering the last appeal (App. No. 57685/APP/2006/120), the Inspector noted that during the course of the Inquiry, the Council and the appellant reached an agreement that the appropriate way forward would be to grant a temporary consent for 4 years, subject to conditions, so that the level of need for gypsy sites could be identified and properly addressed through the Local Development Framework (LDF). The applicants argue that as a result of this agreement, the appeal ended prematurely and that although it was ultimately his decision, the Inspector had little choice in that decision and the reasoning in the decision letter therefore is more of an explanation of the temporary permission than his own conclusions. This agreement was clearly taken into account by the Inspector. However, there is nothing in the decision letter to suggest that he was reluctant to make the decision he did and to suggest that the Inspector might possibly have made a different decision without the agreement is pure speculation. The

LPA therefore has to take the decision at face value.

Although there are still no alternative gypsy/traveller sites available in the vicinity of the application site, progress is being made to ensure that the emerging LDF does conform to the London Plan (July 2011) and the NPPF and will involve appropriate assessment and specific site allocation (if appropriate). However, the numerous changes to the London Plan has delayed this process.

As regards the personal circumstances of the applicant and his family, in considering the last appeal, the Inspector noted that Michael Connors (Snr.) continues to suffer from chronic ill health requiring numerous hospital (Hillingdon or Mount Vernon) visits and surgery consultations and he and other family members are registered with the Harefield Health Centre. The children also had health problems, but the Inspector noted that the children's below average health is not untypical of the gypsy community and although access to health services would be more difficult with no settled base, this did not provide a compelling reason by itself for the occupation of the site. However, the Inspector did attach significant weight to the benefit of stability for Michael (Snr.) close to medical facilities where staff are familiar with his condition.

The Inspector also considered the educational needs of the children and noted that Mary was at an important stage in her education at Harefield Community College and although there was nothing to suggest that her needs could not be met as well elsewhere, unplanned moves would be particularly disruptive at such a stage and so some weight was attached to this.

The last Inspector concluded:

'... the family's needs as gypsies are not unusual. Nor do I consider permanent residence on the appeal site to be essential to look after the horses.

On the other hand, the plan policy shortcomings are a supporting matter and there is a general need for additional gypsy accommodation in the area, notwithstanding the lack of a London GTAA. The medical needs of Mr Michael Connors (senior) and the education needs of Mary are particularly significant. There is no known available, affordable or suitable alternative land for the family to move to and, in light of this, the interference in the family's human rights would have a disproportionate effect. When these matters are taken in combination and with the main parties' suggestion of a temporary permission, I conclude that the harm to the Green Belt and the surrounding area's character and appearance for only a limited time period would be clearly outweighed by these other considerations. Consequently, very special circumstances exist to justify the inappropriate development in the Green Belt.'

As regards the current personal circumstances of the applicant and his family, the submitted Planning, Design and Access Statement advises that:

'In 2007, the site was occupied by Mr Michael Connors (Snr.) and his children, Michael (Jnr.) and his wife, Barbara, Luke (aged 17 years), Johnny (16) and Mary (14). Since that time, Michael (Jnr.), his wife and their two sons (Michael aged 3 years and Tommy (3 months) have left the site and have taken up the traditional travelling lifestyle. Luke has married and with his wife Anne and their daughter, Kathleen (9 months) is shortly to move into a house. Mary and her partner Michael are away from the site travelling. Mr Connor's eldest daughter, Elizabeth (aged 22 years) has returned to the site with her two children, Michael (18 months) and Ellie-Marie (4 months). Johnny (20) has remained on site and

helps his father with their horse breeding business.

As regards the families' personal circumstances, although the children have now completed their formal education, the medical circumstances of Michael Connors (Snr.) remain a significant material consideration. Evidence of Mr Connors' chronic ill health was before the inquiry in 2007 and his condition has deteriorated further over the past 4 years. The Inspector attached significant weight to Mr Connors' poor health and his not infrequent need for immediate access to facilities at both Mount Vernon and Harefield Hospitals (paragraphs 37 and 38). In addition to Mr. Connors' health problems, Elizabeth's daughter Ellie-Marie suffers from Phenylketonuria (PKU), a rare genetic condition present from birth. The body is unable to break down an amino acid called Phenylalanine which builds up in the blood and brain. If left untreated high levels of this chemical can disrupt the normal development of a child's brain and can cause severe learning difficulties. A strict dietary regime and constant monitoring are necessary especially in early life to ensure that the condition is controlled. Ellie-Marie is seen regularly by consultants at Great Ormond Street Hospital and Elizabeth is visited by a nurse and a social worker on a twice-weekly basis.'

A confidential report has also been submitted from the Gypsy Council which details the health needs of Michael Connors and Ellie-Marie and includes supporting collaborative information from hospitals. In particular, the evidence submitted substantiates the difficulties Mr Connor would experience due to his medical condition from having to resume a travelling lifestyle and the importance to Ellie-Marie of having a stable base so her dietary requirements can more easily be met. This involves a special low phenylalanine diet which avoids many staple food types, and an artificial amino acid supplement which is quite unpalatable and time consuming to encourage a child to take. Also, Ellie-Marie's diet has to be monitored carefully, with weekly blood samples sent off for analysis and results conveyed back to the family with possible discussions and modification of her diet.

Supporting letters have also been received from health visitors and the Harefield Children's Centre. These also substantiate the health care needs of Ellie-Marie and advise that the site is close to Elizabeth's mother, Kathleen Connors who is able to provide support in the care of Ellie-Marie and also help to her other daughter, Mary following the birth of her first baby. Both sisters attend the Harefield Children's Centre. The supporting information stresses the detrimental impact that would be caused by the disruption of the relationship and trust the family has built with health professionals by having to move from the site. However, officers consider that the healthcare needs of Ellie-Marie do not mean that it is imperative for her to stay at this site.

Therefore the personal circumstances that the previous Inspector considered warranted very special circumstances to outweigh the harm to the Green Belt on a temporary basis in the case of Mr Michael Connors (Snr.) are still just as relevant, whilst the education needs of Mary are no longer a factor. The special dietary and monitoring needs of Ellie-Marie are not insurmountable with a travelling lifestyle and therefore justify limited weight being attached. As a result, it is considered that the personal circumstances of the family as a whole are a material consideration, but officers are not convinced that the health needs of Mr Michael Connors (Snr.) are now so significant that they justify a permanent approval.

However, this has to be weighted against the continuing occupation of the site. The last Inspector made his assessment in 2007, five years after the use appears to have commenced in 2002 and after only a two year temporary permission for the site had been

granted by the original Inspector. Now the site has been occupied for over 9 years, with the extension of harm to the Green Belt that the use entails. The last Inspector noted that a temporary permission would not lessen the harm to the Green Belt, but by limiting the use's duration, the harm would be restricted and on this basis was prepared to only grant a 4 year temporary permission. This application seeks permanent permission but even considering the compromise of granting a further temporary permission, it is considered that on balance, the overall duration of harm to the Green Belt would no longer be outweighed by other factors, including the families personal circumstances, given that previous Inspectors have made it clear that the site is not suited for permanent retention.

The proposal does also involve operational development, which would involve siting another mobile home on this site, replacing an unauthorised temporary showroom type structure. The siting of mobile home through 90 degrees so that it would be sited close to the boundary hedge is welcomed as it would be afforded greater screening (although its current sited has not been authorised). However, it is considered that allowing an increase in the number of mobile homes on site and other residential structures would add to the urban appearance of the site, compounding the harm to the Green Belt (it is noted that both of the previous Inspectors considered that it was necessary to restrict the number of mobile/static homes on this site to one).

The proposal therefore represents inappropriate development, the permanent retention of which is harmful by definition, to the Green Belt and the Countryside Conservation Area, contrary to the NPPF (March 2012), Planning policy for traveller sites (March 2012), Policy 7.16 of the London Plan (July 2011) and Policies 1.1, OL1 and OL15 of the adopted Unitary Development Plan Saved Policies (September 2007).

7.02 Density of the proposed development

Not applicable to this application.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

This has been considered in Section 7.01 above.

7.06 Environmental Impact

Not applicable to this application.

7.07 Impact on the character & appearance of the area

The last Inspector considered that the site was clearly visible from Jackets Lane and the site's various structures were clearly visible across the valley. There has been no change in conditions on site to suggest that this is no longer the case and this application seeks permission for the siting of additional residential structures. The Inspector then went on to consider the use of landscaping but considered that this was unlikely to overcome the harm, particularly in nearer views. He concluded that the residential element was harmful to the special character of the landscape of the Countryside Conservation Area.

The Council's Tree and Landscape Officer has carried out a more recent site inspection and assessment of the current proposal and considers that the retention of mobile homes, caravan and outbuildings has had an urbanising influence in an area which remains predominantly agricultural and pastoral. He concurs with the previous Inspector that the impact of the development on the character and appearance of the landscape could not be overcome by landscape conditions.

7.08 Impact on neighbours

The nearest property to the application site is known as the Bungalow, which is sited on the southern side of Jackets Lane, just over 300m from the application site. From this direction, the site would largely be screened by the boundary hedge and given the single storey height of the proposed mobile homes, the buildings or the use would not unduly affect their residential amenities. From the other direction, the site is more exposed, and the site can be glimpsed from residential properties on Iveagh Close. However, this distance, at over 400m would ensure that their amenities would not be materially affected.

The previous Inspector also did not consider that the impact of the development upon neighbouring properties, whilst also having regard to the human rights of the appellant, was not so significant to justify a refusal of permission.

7.09 Living conditions for future occupiers

The Council's guidelines relating to internal floor space standards are not applicable to mobile homes and caravans.

The area around the mobile home, temporary structure and caravans functions as informal amenity space and the submitted plan shows a shared area of amenity space between the two mobile homes which is considered of an acceptable size to address the families amenity space requirements.

7.10 Traffic impact, car/cycle parking, pedestrian safety

There is adequate parking and vehicular access to the site. No objections are therefore raised to the development on highway grounds, in accordance with Policies AM7 and AM14 of the adopted Unitary Development Plan Saved Policies (September 2007).

7.11 Urban design, access and security

The relevant issues have been considered in other sections of this report.

7.12 Disabled access

Not applicable to this application.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

There are no protected trees on site. The application site is also sufficiently separated from the adjoining Grade I Site of Nature Conservation Importance so that its ecology would not be adversely affected.

7.15 Sustainable waste management

Appropriate provision could be made on site for the storage of waste and recycling which could have been conditioned if the application had of been recommended for approval.

7.16 Renewable energy / Sustainability

Policies 5.2 and 5.3 of the London Plan (July 2011) require development proposals to make the fullest contribution towards minimising carbon dioxide emissions and to achieve the highest standards of sustainable design and construction respectively. Policy 5.15 expects development proposals to protect and conserve water supplies and resources and policy 7.19 to protect, enhance, create, promote and manage London's biodiversity.

This application is for permanent use of the site. The submitted Sustainability Statement adequately demonstrates that the site and proposed development could make a proportionate contribution to sustainability objectives. On this basis, the Council's Sustainability Officer does not raise an objection to the proposal on sustainability grounds.

7.17 Flooding or Drainage Issues

Policy 5.14 of the London Plan (July 2011) requires development proposals to have adequate wastewater infrastructure capacity and advises that proposals which adversely affect water quality should be refused. Circular 03/99 provides additional guidance to that in PPG23: Planning and Pollution Control on foul drainage requirements.

The original submission showed the two mobile homes connected to a cesspool. The Environment Agency advise that the site is in Source Protection Zone 1, which is an area of high ground water vulnerability which supplies an abstraction point for drinking water. They object to the proposal as no assessment of the risks of pollution to ground and surface waters has been provided. The use of non-mains drainage facilities needs to be justified, in line with DETR Circular 03/99.

Revised plans now show the two mobile homes connected to a septic tank and the Sustainability Statement advises that a septic tank was in fact installed on site in 2002 into which domestic waste fluid discharges. Furthermore, the Sustainability Statement advises that if permanent permission were to be granted, the applicant would replace the septic tank with a small package treatment plant.

The Council's Sustainability Officer advises that septic tanks are only suitable on a temporary basis and that as the site has had a series of temporary permissions, concerns regarding the maintenance of such equipment are heightened. If temporary permission is granted, then any further extension of time would render the use of a septic tank inappropriate. If the Council is to give a permanent permission, then the existing septic tank must be removed and replaced with a package treatment plant.

It is considered that the provision of a replacement package treatment plant could have been conditioned if the application had of been recommended favourably.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

The material planning issues raised by the individual objectors have been considered in the main report. The petition against the proposal and the comments in support are noted.

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

The use of the site as a gypsy/traveller caravan site represents inappropriate development that is harmful to the character and appearance of the Green Belt and the Countryside Conservation Area. To allow the use to continue contravenes NPPF (March 2012), Planning policy for traveller sites (March 2012), Policy 7.16 of the London Plan (July 2011) and Policies 1.1, OL1 and OL15 of the adopted Unitary Development Plan Saved Policies (September 2007). If this application is refused, then a further report on the possibility of serving an enforcement notice will be put before committee.

7.22 Other Issues

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

8. Observations of the Borough Solicitor

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

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

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

The two previous Inspectors did not consider that this site was suitable for a permanent gypsy and traveller caravan site, the harm to the character and appearance of the Green Belt and Countryside Conservation Area being too great. They have only been prepared to grant temporary permission, mainly due to the compelling personal circumstances of the applicant and his family. The previous Inspectors were also concerned about the Local Planning Authority's lack of assessment of traveller's needs within the UDP and no alternative site's being available in the vicinity. They considered that a temporary permission would enable the Local Planning Authority to progress the LDF and appropriate site-specific allocations to be made.

Although the personal circumstances of the applicant and his family are still valid and there are still no alternative sites available, in considering the previous application, the Inspector noted that the matter was finely balanced so that a 4 year temporary permission was justified so that at least the harm to the Green Belt could be restricted by limiting the duration of the use, in which time it was hoped the LDF could be progressed. The LDF has been progressed but not to the extent that specific sites have been allocated. To allow a further period would be to extend the duration of the harm so that it is considered that on balance, the other factors, including the personal circumstances of the applicant and his family would no longer justify a further extension of time with a continuation of the harm.

The harm would also be compounded by the proposed additional mobile home that would replace the unauthorised temporary showroom building.

The application is recommended for refusal.

11. Reference Documents

NPPF (March 2012)

Planning policy for traveller sites (March 2012)

London Plan (July 2011)

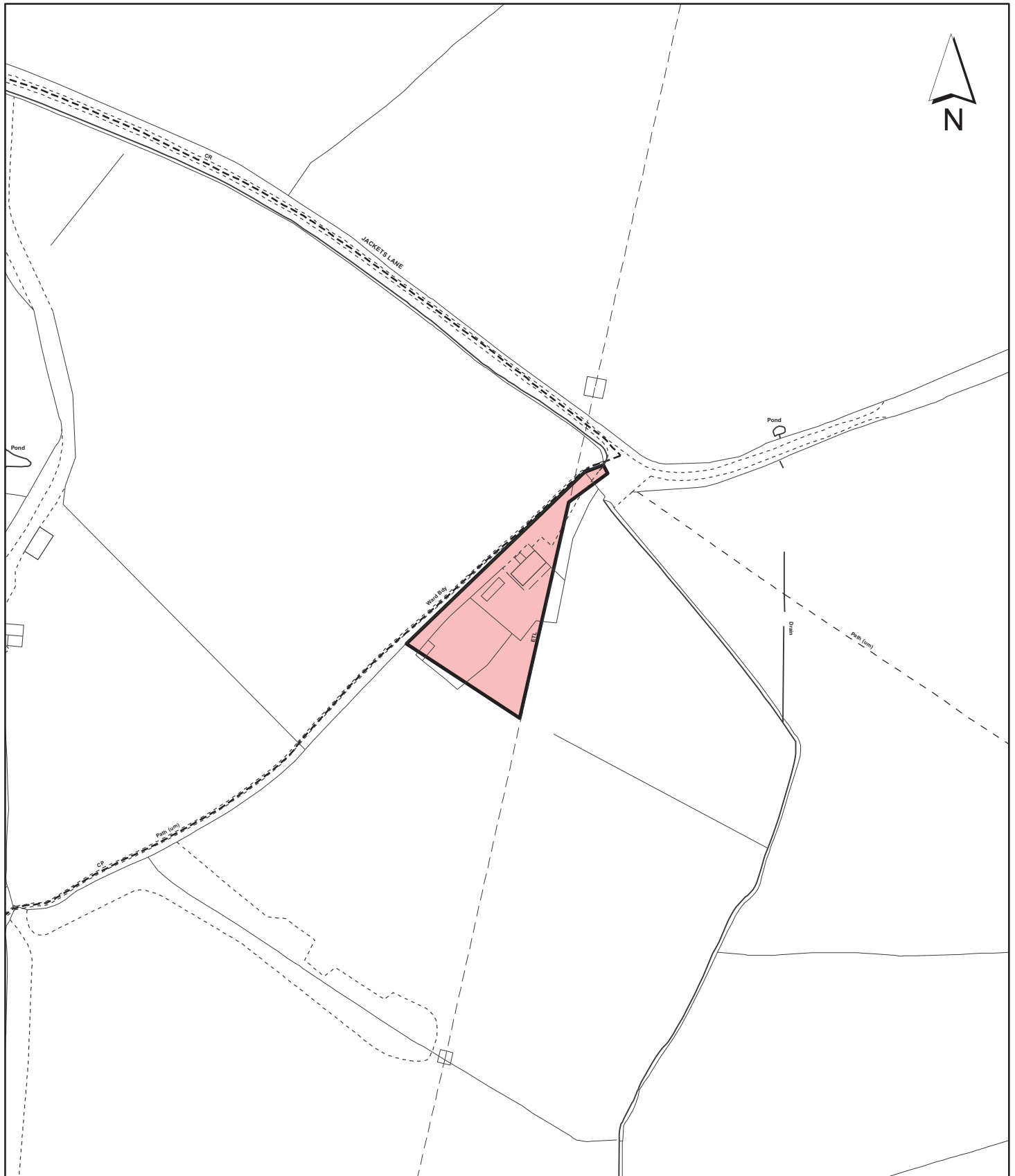
Adopted Hillingdon Unitary Development Plan Saved Policies (September 2007)



HDAS: Residential Layouts & Accessible Hillingdon

Consultation responses

Contact Officer: Adrien Waite

Telephone No: 01895 250230



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|--|--|---|---|
| <p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2011 Ordnance Survey 100019283</p> | <p>Site Address</p> <p>Land at Willow Farm Jackets Lane Harefield</p> | | <p>LONDON BOROUGH OF HILLINGDON Planning, Environment, Education & Community Services</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p> |
| | <p>Planning Application Ref:</p> <p>57685/APP/2011/1450</p> | <p>Scale</p> <p>1:2,000</p> | |
| | <p>Planning Committee</p> <p>North Page 61</p> | <p>Date</p> <p>November 2011</p> | |
| | | |  <p>HILLINGDON LONDON</p> |

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Report of the Head of Planning & Enforcement Services

Address 91-97 HIGH ROAD ICKENHAM

Development: Part-retrospective application for the retention of 2 x 4 bedroom flats above 91 and 93 High Road Ickenham and the retention of an existing external metal staircase accessed from the side of No. 97, plus the addition of a new staircase accessed from the rear yard to serve all the flats above 91-97 High Road, Ickenham.

LBH Ref Nos: 14964/APP/2011/2969

Drawing Nos: PL/VP/1616-02 Rev. E
PL/VP/1616-03 Rev. C
PL/VP/1616-04 Rev. B
PL/VP/1616-05 Rev. A,
PL/VP/1616-06 Rev. A,
PL/VP/1616-01 Rev. E
PL/VP/1616-07
1616-07 Rev. B received 4 September
Design and Access Statement received 13-2-2011

Date Plans Received: 06/12/2011 **Date(s) of Amendment(s):**
Date Application Valid: 20/02/2012

1. SUMMARY

This application seeks part retrospective permission for the retention of 2 x 4 bedroom flats above 91 and 93 High Road, Ickenham and the retention of an existing external metal staircase accessed from the side of No. 97, plus the addition of a new staircase accessed from the rear yard to serve all the flats above 91-97 High Road, Ickenham. The 1st and 2nd floors above No. 91 and 93 are currently in use as flats, although planning permission has not been granted.

Two x 4 bedroom flats above Nos. 95 and 97 and have a comparable layout to the unauthorised flats but do not form part of this application as they are exempt from any future planning enforcement action after a Planning Inspector quashed an Enforcement Notice (ENF/472/07) for these 2 planning units as the appellant demonstrated on the balance of probability that the breach of planning control alleged in the notice commenced four years prior to 11 October 2006. All four residential flats have a living room, bathroom and kitchen shared by the occupiers.

This application would authorise the removal of the B2 industrial use of the first and second floors from this predominantly residential area. The ground floor of the premises have already been converted from the original general industrial use to uses that are more compatible with residential use (Use Classes A1 and A3). Although the flats lack private amenity space, guidance advises that above shops, applications need to be viewed flexibly. In this instance, small shared balcony areas are provided and the development would provide similar accommodation to other residential accommodation within the parade. Both the existing unauthorised staircase and walkway and the proposed new staircase would not harm the visual amenities of the area nor result in any unacceptable loss of privacy to surrounding residential occupiers. Previous approved schemes on the site have allotted 4 car parking spaces for residential use in the rear

yard.

This current scheme proposes the same arrangement of 4 car parking spaces for use by the 4 residential units above Nos. 91-97 High Road. This scheme addresses the reason of refusal with respect to car parking by relocating the new staircase within the frame of an existing storage room (owned by the applicant and independent in use terms from the ground floor commercial units) and making adequate provision for waste/recycling storage to the new residential units.

2. RECOMMENDATION

APPROVAL subject to the following:

1 RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers PL/VP/1616-03 Rev. C, PL/VP/1616-04 Rev. B, PL/VP/1616-05 Rev. A, PL/VP/1616-06 Rev. A, PL/VP/1616-01 Rev. E, 1616-07 Rev. B and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

2 RES17 Sound Insulation

Within 2 months of the date of this permission details of a scheme for protecting the proposed development from road traffic noise and noise transmission between the the ground floor units and the residential above has been submitted to and approved in writing by the Local Planning Authority. All works which form part of the scheme shall be fully implemented before the development is occupied and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

REASON

To ensure that the amenity of the occupiers of the proposed development is not adversely affected by road traffic and commercial noise in accordance with policy OE5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (July 2011) Policy 7.15.

3 RES22 Parking Allocation

Notwithstanding the submitted site plan 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.

The submitted plan shall allocate an individual parking space for each of the 4 flats on the site and involve the physical marking out of the parking bays serving the commercial area and the boundaries of the refuse storage area serving the existing retail unit on site. 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).

4 NONSC Screening of External Staircase

Within 2 months of the date of this permission details of a means of screening views from the existing external stairs to the side of No 97 shall be submitted to and approved in writing by the Local Planning Authority. All works which form part of the scheme shall be fully implemented before the development is occupied and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

REASON

To safeguard the privacy of adjoining residents and in accordance with Saved Policy BE24

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

| | |
|----------|---|
| BE13 | New development must harmonise with the existing street scene. |
| BE15 | Alterations and extensions to existing buildings |
| BE19 | New development must improve or complement the character of the area. |
| BE20 | Daylight and sunlight considerations. |
| BE21 | Siting, bulk and proximity of new buildings/extensions. |
| BE24 | Requires new development to ensure adequate levels of privacy to neighbours. |
| OE1 | Protection of the character and amenities of surrounding properties and the local area |
| OE3 | Buildings or uses likely to cause noise annoyance - mitigation measures |
| H8 | Change of use from non-residential to residential |
| AM7 | Consideration of traffic generated by proposed developments. |
| AM9 | Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities |
| AM14 | New development and car parking standards. |
| R16 | Accessibility for elderly people, people with disabilities, women and children |
| R17 | Use of planning obligations to supplement the provision of recreation, leisure and community facilities |
| LPP 3.5 | (2011) Quality and design of housing developments |
| LPP 6.9 | (2011) Cycling |
| LPP 6.13 | (2011) Parking |
| LPP 8.2 | (2011) Planning obligations |

3

You are advised that the development hereby approved represents chargeable development under the Community Infrastructure Levy. The applicant will be liable to pay the Community Infrastructure Levy to the sum of £6650 with immediate effect. A separate liability notice will be issued by the Local Planning Authority, however you are advised that it is your responsibility to notify the Local Planning Authority of the anticipated commencement date and any changes in liability through submission of the appropriate forms.

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

3. CONSIDERATIONS**3.1 Site and Locality**

The application site is located on the northwest side of High Road, Ickenham and comprises the eastern part of a two/three storey retail parade (Nos. 81 to 97) with the second floor largely being contained within the roof, which includes projecting gable features and dormers in the front elevation and dormers at the rear. The ground floor units at Nos. 91 to 93 High Road are in Class A1 retail use as a Tesco Express, with the ground floor units at Nos. 95 and 97 being in use as restaurants/hot food takeaway. Previously, the whole of Nos. 91 to 97 High Road was in use as part of a commercial printers (Class B2) which included the upper floors being used as ancillary office space. The upper floors at Nos. 91 and 93 have been converted to residential use, initially as HMO accommodation and subsequently as flats with shared bathroom, lounge and kitchen facilities, without the necessary planning permission, accessed by means of a rear first floor walkway across the flat roofs of the ground floor units, via a side external staircase and passageway from High Road. The remainder of the terrace consists of commercial uses on the ground floor, with ancillary storage/office use and residential units above.

The north-western boundary of the application site abuts The Greenway, with a three storey block of flats and maisonettes, to the northeast (Nos. 183 - 199 High Road). On the opposite side of the High Road, the former American Air base is being re-developed, mainly for residential with the West Ruislip Underground Station sited some 200m to the east. The rest of the surrounding area is predominantly residential. The site forms part of a retail parade as designated in the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

3.2 Proposed Scheme

This application seeks part retrospective permission to for the retention of 2 x 4 bedroom flats above 91 and 93 High Road Ickenham and the retention of an existing external metal staircase accessed from the side of No. 97, plus the addition of a new staircase accessed from the rear yard to serve all the flats above 91-97 High Road, Ickenham.

The existing external access stairs are attached to the northeast flank wall of the building, towards the rear and have a depth of 6.9m, rising to a height of 3.7m above ground level to provide direct access to the flats from an elevated walkway with 1m high railings above the existing flat roofs of the single storey commercial elements. The provision of the

external staircase has enabled the flats to be accessed independently from the ground floor units and provide access directly to the High Road along the flank wall of No 97 but does not provide direct access to the rear yard and off street car parking. The new external staircase would link onto the existing walkway above the single storey commercial elements, but in contrast the existing external staircase would provide direct access to the yard and car parking area. The scheme also proposes re-organising the existing refuse arrangement to the rear of Nos. 95 and No 97 involving the demolition of existing refuse stores to provide space for refuse storage areas for the commercial units beneath the new stair case.

The rear service yard would provide 4 off-street parking spaces together with separate bin and cycle storage provision for the flats. The scheme does not alter the existing provision of 3 car parking spaces for the commercial units at Nos. 91-97 located behind the Tesco Express and the refuse area behind serving the Tesco Express.

3.3 Relevant Planning History

14964/APP/2001/943 91-97 High Road Ickenham

RETENTION OF AIR CONDITIONING UNITS AND INSTALLATION OF ACOUSTIC HOOD

Decision: 20-07-2001 Approved

14964/APP/2006/2429 91-97 High Road Ickenham

CHANGE OF USE OF 4 EXISTING FIRST FLOOR OFFICE UNITS TO 4 THREE-BEDROOM FLATS, (INCORPORATING ROOF ACCOMMODATION) WITH SIDE/REAR EXTERNAL ACCESS STAIRCASE AND REAR TERRACE.

Decision: 23-11-2006 Refused **Appeal:** 29-11-2007 Dismissed

14964/APP/2007/1178 91-97 High Road Ickenham

CHANGE OF USE OF FOUR EXISTING FIRST/ SECOND FLOOR OFFICE UNITS TO FOUR THREE-BEDROOM FLATS (INCORPORATING ROOFSPACE ACCOMMODATION) WITH SIDE /REAR EXTERNAL ACCESS STAIRCASE AND REAR TERRACE.

Decision: 29-06-2007 Refused

14964/APP/2007/560 91-97 High Road Ickenham

ERECTION OF AN EXTERNAL STAIRCASE AND ALTERED ACCESS TO FIRST FLOOR (EXISTING STAIRCASE TO BE REMOVED)

Decision: 25-05-2007 Refused

14964/APP/2008/1245 91-97 High Road Ickenham

CHANGE OF USE OF FOUR EXISTING FIRST/SECOND FLOOR OFFICE UNITS TO FOUR 4-BEDROOM FLATS (INCORPORATING ROOFSPACE ACCOMMODATION) WITH SIDE /REAR EXTERNAL ACCESS STAIRCASE AND REAR TERRACE. (PART RETROSPECTIVE)

Decision: 26-08-2008 Refused

14964/APP/2009/896 91-97 High Road Ickenham

Change of use of first and second floors from Class B2 industrial use to 4 four-bedroom flats with side/rear external access staircase and rear first floor walkway and installation of new rear first floor walkway and staircase (Part Retrospective Application).

Decision: 27-05-2010 Refused

14964/E/94/0636 91-97 High Road Ickenham

Erection of a single-storey rear extension

Decision: 27-07-1994 Approved

Comment on Relevant Planning History

PLANNING HISTORY

The site has an extensive planning history. The relevant history relating to the upper floors is as follows:

14964/APP/2006/2429 - for the retention of the change of use from office to four 3-bedroom flats at first and loft levels and installation of external access stairs was refused on 23/11/06 on the grounds of the residential use not affording adequate amenity above an industrial use and lack of a S106 agreement to provide additional education facilities. An appeal was subsequently dismissed.

14964/APP/2007/560 - for the installation of an external staircase was refused on 25/05/07 on the grounds of the staircase would allow independent use and therefore facilitate the retention of the existing substandard form of residential accommodation, above a general Class B2 industrial use and the external means of access was considered substandard.

14964/APP/2007/1178 for the change of use of four existing first/second floor office units to four 3-bedroom flats (incorporating roofspace accommodation) with side/rear external access staircase and rear terrace was refused on 04/05/07 on grounds of providing substandard accommodation above an industrial use and the staircase would allow independent use and therefore facilitate the retention of the existing substandard form of residential accommodation.

14964/APP/2009/896 for the change of use of first and second floors from Class B2 industrial use to 4 four-bedroom flats with side/rear external access staircase and rear first floor walkway and installation of new rear first floor walkway and staircase (Part Retrospective Application) Refused 27 May 2010 on grounds of providing substandard accommodation above an industrial use, the staircase would allow independent use and therefore facilitate the retention of the existing substandard form of residential accommodation, plus a failure to secure a financial contribution towards educational facilities.

ENF/472/07/ - An Enforcement notice was issued on 11 October 2010 for a breach of planning control as alleged for unauthorised change of use of the upper floors (first and second) from office to residential for 4 x four bedroom flats at 91-97 High Road. The requirements of the notice were (i) cease the use of the property as residential; (ii) remove

all sleeping facilities, domestic cooking equipment, food preparation areas and domestic furnishings; and (iii) remove from the land all debris resulting from compliance with the above requirements. Six months full compliance time was given. The Enforcement Notice was appealed (APP/R5510/C/10/2141184) and the Inspector issued his decision on 4 August 2011. Whilst the appeal was formally dismissed the Inspector did adjudge the two flats above 95-97 on the balance of probabilities were in occupation for 4 years from the date of the Notice served and hence were exempt from planning enforcement action.

As regards the ground floor, the following applications are relevant:

63005/APP/2007/1175 at 97 High Road, Ickenham for the subdivision of ground floor to form a separate unit and change of use from class B2 (general industry) to class A3 (restaurant, snack bar, cafe) for use as a restaurant with installation of a new shop front and flue was approved on 29/06/07.

63006/APP/2007/1176 at 91-93 High Road, Ickenham for the sub-division of ground-floor to form a separate unit and change of use from class B2 (general industry) to class A1 (shops) for use for retail purposes and installation of a new shop front was approved on 29/06/07.

63007/APP/2007/1177 at No.95 High Road, Ickenham for the sub-division of ground-floor and change of use from class B2 (general industry) to class A3 (restaurants, snack bars, cafes) for use as a restaurant and installation of a new shop front was approved on 29/06/07.

Also, it is noted that planning application ref: 58425/APP/2004/348 at No.81 High Road, at the other end of the parade for the erection of a single storey rear extension and change of use from Class A1 to a Class A3 restaurant was allowed on appeal. This scheme also resulted in the residential accommodation only being served by an external staircase from the ground to the first floor.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

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

Part 2 Policies:

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

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

| | |
|----------|---|
| OE1 | Protection of the character and amenities of surrounding properties and the local area |
| OE3 | Buildings or uses likely to cause noise annoyance - mitigation measures |
| H8 | Change of use from non-residential to residential |
| AM7 | Consideration of traffic generated by proposed developments. |
| AM9 | Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities |
| AM14 | New development and car parking standards. |
| R16 | Accessibility for elderly people, people with disabilities, women and children |
| R17 | Use of planning obligations to supplement the provision of recreation, leisure and community facilities |
| LPP 3.5 | (2011) Quality and design of housing developments |
| LPP 6.9 | (2011) Cycling |
| LPP 6.13 | (2011) Parking |
| LPP 8.2 | (2011) Planning obligations |
| LPP 8.3 | (2011) Community infrastructure levy |

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

A site notice was displayed and 10 adjoining owner/occupiers were consulted in writing plus the Ickenham Residents Association.

Three individual letters of objection and a reply from the The Ickenham Residents Association have been received objecting on the following grounds:

- i. The external staircases will raise visual amenity, noise and privacy issues to neighbours;
- ii. The parking provision is inadequate with residents and visitors regularly using/blocking access to the car park belonging to the flats and houses at The Greenway;
- iii. Car parking layouts are not workable and will involve cars reversing onto the road, resulting in risk to pedestrian safety;
- iv. The staircase will block access to the car parking bays;
- v. The car parking allocated to residential was allocated in previous approved schemes to the commercial units on site and there is not sufficient space for both;
- vi. Existing structures and uses on site have not been accurately reflected on submitted drawings;
- vii. Works on site not conformed with building regulations, health and safety regulations, water regulations;

viii. Amenity space is insufficient and residential refuse areas non existent;

ix. The takeaway on site pours waste directly down surface water road gullies and wash out refuse bins onto the forecourt and then runs into the surface water gully that result in issues with vermin.

Internal Consultees

ENVIRONMENTAL PROTECTION UNIT

I do not wish to object to this application. I must advise that the staircase was subject to a complaint to this team alleging noise nuisance under the Environmental Protection Act 1990, from late night usage as it is situated in close proximity to windows on the gable end wall of the adjoining residential building. In addition new security lighting was also the subject of a complaint, however following intervention by this team, modifications to the fittings and controls were made such that their impact was reduced to acceptable levels. The cumulative impact of the access arrangements to the dwellings is not significantly acute in this instance, and a balance must be made between the safety and amenity requirements of adjoining residential properties.

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 proposed conversion could not reasonably incorporate the Lifetime Home standards and it is suggested that the above policy is not applied in this instance. No objection.

WASTE DEVELOPMENT MANAGEMENT TEAM:

Based on the proposed location of both the household and commercial waste bins this would seem to offer the best solution to waste storage at the site.

HIGHWAY ENGINEER:

The site is located opposite West Ruislip station and has a PTAL of 3. On street parking in The Greenway (off Ickenham High Road) is restricted before 11.00am while in the part of The Greenway behind the site on street parking on one side is unrestricted.

Permission is sought for two additional 4 bed units and whilst there are concerns that only one parking space per unit is proposed, no objections are raised as with previous submissions no objections were raised to this level of parking provision.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The development seeks permission to bring the upper floors of this part of the parade into residential use, which appears to have been their historic use, albeit tied to the ground floor uses with full height internal staircases. There is no objection to the loss of the industrial use in terms of Policy LE4, given the clear potential for conflict with the amenity of surrounding residential occupiers by reason of noise generation, vibration, potential for smells and fumes and other general disturbance resulting from an industrial use in such close proximity to adjoining residential properties. Furthermore, there is no objection in principle in creating additional residential uses within this residential area. As such, the proposal is considered to comply with policies BE19 and LE4 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.02 Density of the proposed development

As this scheme is to change the use of part of an existing building, residential density is not strictly relevant as this applies to new build schemes. However, with 35 units per hectare (u/ha) and 235 habitable rooms per hectare (hr/ha) the scheme is within the density guidelines of the London Plan which requires that new housing within a suburban setting and a PTAL score of 3 to generally be in the range of 150 - 250 habitable rooms per hectare (hr/ha) and 35 - 65 units per hectare (u/ha).

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

The only external alterations to the building is the installation of the external staircases and a rear walkway. The existing staircase is set back on the side elevation of the parade so that it would not be readily visible from the High Road. The proposed staircase and rear walkway with their associated railings can be seen from The Greenway, however, an external rear staircase is also found on this parade, at No. 81 High Road which was allowed on appeal. The existing and proposed staircases and walkways would either be sufficiently set back from the road frontages and/or be viewed against the back drop of existing buildings so that they would not appear unduly detrimental to the visual amenities of the street scene or the surrounding area. No objections are raised on design grounds to the additional proposed staircase and walkway at the rear, which would match the design of the existing staircase and walkway. The development therefore complies with Policies BE13 and BE19 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.08 Impact on neighbours

The proposed change of use represents a significant improvement for surrounding residential occupiers in terms of the potential for noise and general disturbance as compared to the authorised Class B2 industrial use of these premises.

The use of the external staircase, being sited towards the rear of the side elevation of the parade would not permit any overlooking of the front and rear elevations of Nos. 183 to 199 High Road, the adjoining block of flats/maisonettes. The only side windows on this block facing the application site are three small obscure glazed windows, one on each floor. The adjoining building itself is therefore not overlooked. Amenity space for the ground floor units in this block is provided at the front, adjoining the High Road. The staircase does permit views over the amenity space of No. 199, the adjoining ground floor flat. This amenity space is already overlooked by Nos. 193 and 199, the two maisonettes above, but the staircase would exacerbate the situation, albeit intermittently, mainly as residents exited the flats. Previous schemes on the site involving retention of the existing external staircase were not adjudged to provide a reason of refusal in respect of loss of privacy/overlooking.

A condition requiring an appropriate screen on the side of the staircase would effectively prevent the loss of privacy from the use of the external stairs and with an appropriate design, would not appear unduly unsightly or intrusive, given its siting adjacent to an existing flank elevation of a three storey parade.

As regards the existing rear walkway and the proposed external stairs to the rear yard, design guidance advises that in order to safeguard the privacy of adjoining neighbours,

properties and their private amenity areas, taken to be the 3m depth of rear garden immediately adjoining the rear elevation should not be overlooked within a 21m distance. In this instance, the existing walkway and the new stairs would be sited over 30m from the nearest residential boundary in The Greenway. The existing and proposed walkways and staircases, given their siting, would not permit views into adjoining first floor property windows in the parade.

It is therefore considered, subject to a condition requiring a side screen to the side external staircase, the development would not result in a loss of privacy to surrounding residential occupiers, in accordance with policy BE24 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and relevant guidance in the Council's HDAS: 'Residential Layouts'.

Although the use of the metal staircase has the potential to generate noise and vibration, such staircases are a traditional means of providing access to first floor units in parades. A similar external staircase was also approved on appeal at No. 81 at the other end of the parade. As such, no objections can be raised to the staircase in terms of policy OE1 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.09 Living conditions for future occupiers

In terms of the accommodation provided, the units would be self-contained flats with shared kitchen, bathroom, toilet and living room facilities for its occupants with the flats having their own access and internal staircases to access the second floor bedrooms. All facilities are self-contained and habitable rooms have adequate outlook. The two 4 bedroom flats would have an internal floor area of 95sq.m. satisfying the London Plan 90sq.m. minimum standard for 4 bedroom flats.

The rear walkway would pass close to the first floor windows of the proposed flats but the nearest windows would serve kitchens.

The Council's guidance for new build schemes states that non-family flats above shops do not have to provide external amenity space. With 4 bedrooms, these units would provide family housing. However, each flatted pair share a 19sq.m. area of external amenity space sited between the first floor projecting wings of the parade. It is considered that this space, although not ideal, does provide at least a small amenity area and a place to dry clothes. Furthermore, adjoining units in the parade do not provide any amenity space and are of a comparable size.

Policy H7(iii) refers to residential units above ground floors having internal staircases. The flats do have individual internal staircases between the first and second floors. The external access from ground to first floor requires an external staircase. It is not considered that a reason for refusal based on this would be upheld at appeal.

It is therefore considered that the accommodation provided does now provide suitable living accommodation, in accordance with policies BE19, OE1 and OE3 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 3.5 of the London Plan.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The proposed scheme shows 2 off-street car parking spaces in the rear yard area of No. 95 and No 97 High Road for the 2 flats that are the subject of this planning application plus 2 car parking spaces for the flats that were regularised by the partial quashing of an Enforcement Notice by the Planning Inspector.

In addition the scheme shows 3 car parking spaces allocated for the 3 ground floor commercial units at Nos. 91-97 High Road and these are located to the rear of Tesco Express. This level of car parking provision for the flats has been generally accepted as part of other permissions on this site. These other permissions were also based on 4 car parking spaces allocated for the commercial units (at 91-97) located to the rear of 91/93 High Road (Tesco Express). Only 3 of these 4 commercial parking spaces is in operation (as detailed in the site plan submitted with this scheme) as a rear concrete stair has been constructed providing rear staff access/fire escape to the Tesco store. It is understood at any time only 2 members of staff from the retail unit arrive by car.

The last refused scheme (14964/APP/2009/896) seeking retention of the 4 flats above No 91-97 High Road was refused on car parking provision grounds with the full use of all the parking spaces shown not considered possible given the bin stores in the rear yard and the proposed new external staircase inhibiting the movement of vehicles into the 4 residential car parking bays, plus 2 of the car parking bays serving the commercial units being blocked by the bins and the fire exit stairs to the rear of Tesco Express.

This current scheme has revised the design and location of the proposed staircase to the yard from the upper floor flats and would result in no obstruction of the vehicular access to the residential car parking bays thereby substantially addressing the previous highway related reason for refusal. Further details have been provided of bin storage areas for refuse provision to the commercial units and the upper floor flats such that these bin stores would not obstruct vehicle movements for the residential scheme.

The proposed location of the refuse bins provision for the Tesco Express would not occupy any previously agreed car parking bays for the site. Notwithstanding the scheme provides for 3 car parking spaces not 4 for use by the commercial units on the site on and therefore does not address in full the previous highways reason, on balance it is considered this shortfall in parking against previous approved schemes for the site is not considered to provide a reason of refusal given (i) the commercial car parking arrangement does not relate directly to the residential flats that are the substantial matter of this application and (ii) based on a series of site visits by the case officer that provide no evidence all 3 commercial parking bays are utilised.

Subject to a condition requiring the full setting out of the car parking bays, the agreed allocation of the bays to the commercial and residential units and strict adherence to the agreed location of the refuse bins it is considered the scheme would comply with Policies AM7 and AM14 of the adopted Hillingdon Unitary development Plan Saved Policies (September 2007).

7.11 Urban design, access and security

See Section 7.07

7.12 Disabled access

The Access Officer advises that given the inherent nature of the existing accommodation, the building is fundamentally inaccessible for disabled people. No provision in terms of disabled access/Lifetime Homes standards is required.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

Not applicable to this application.

7.15 Sustainable waste management

The submitted plans provide provision for 4 refuse bins in the rear yard for the residential

units. The application also involves the demolition of 2 existing refuse stores in the rear yard that are for use by the commercial units at Nos. 95 and 97 High Road and the relocation of this commercial refuse provision beneath the proposed new external rear staircase within a space currently occupied by a single storey furniture store room (that would be demolished).

The refuse provision for the residential units above and the refuse provision for the commercial units at No. 95 and No 97 High Road complies with the capacity standards as set out by the Waste Development Team. The refuse bin would be located in an area where they will not prejudice the manoeuvring of cars in and out of the car parking bays to the rear allocated for the residential units.

The scheme will not impact upon the existing arrangement of 3 Eurobins serving Tesco Express set alongside the fire exit stairs behind the retail unit.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

This matter can be addressed by means of a condition requiring the submission and implementation of a noise insulation scheme. As such, the scheme complies with policy OE1 and OE3 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.19 Comments on Public Consultations

Points (i), (ii), (iii) (viii) are dealt with in the main body of the report.

Pts (iv) & (vi) Revised drawings were received following the initial submission of the scheme to address this issue with the new staircase and accurate drawings of the existing buildings on site.

Point (v) The physical separation of the car parking for the residential on site and the commercial uses on the site was agreed in previously agreed schemes on the site and is consistent with these ground floor commercial use schemes.

Pts (vii) Compliance with building regulations and health safety regulations is not a material consideration for planning applications

Pt (ix) Is not a material planning consideration in respect to this application.

7.20 Planning Obligations

The development is not subject to planning obligations. Nonetheless it is mayoral CIL liable and the applicant has been advised that once permission is granted, they will be liable to a £6650 CIL levy.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

When making their decision, Members must have regard to all relevant planning

legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

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

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

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

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

9. Observations of the Director of Finance

10. CONCLUSION

The development would regularise the 2 residential flats on the upper 2 floors of 91-93 High Road. It is considered that the accommodation would now provide acceptable living space, given that the ground floor use has changed from general industrial to retail (Class A1) and restaurant (Class A3) uses that are more compatible with residential use. Furthermore, the development, including the access arrangements, would not be detrimental to the visual amenities of the area and although the use of external staircase does involve some loss of privacy to the adjoining amenity area of the adjoining ground floor flat, this is not so significant to justify a reason for refusal, given the existing overlooking of the flats above and a condition requiring side screening to be provided will address this. The introduction of a new external stairs from the yard provides direct access from the flats to the parking allocated for their purpose making them practical. The cycle and refuse storage areas do not prejudice the use of the residential parking bays addressing a previous reason of refusal. The scheme is recommended for approval.

11. Reference Documents

London Plan (July 2011)

Hillingdon Unitary Development Plan Saved Policies (September 2007)

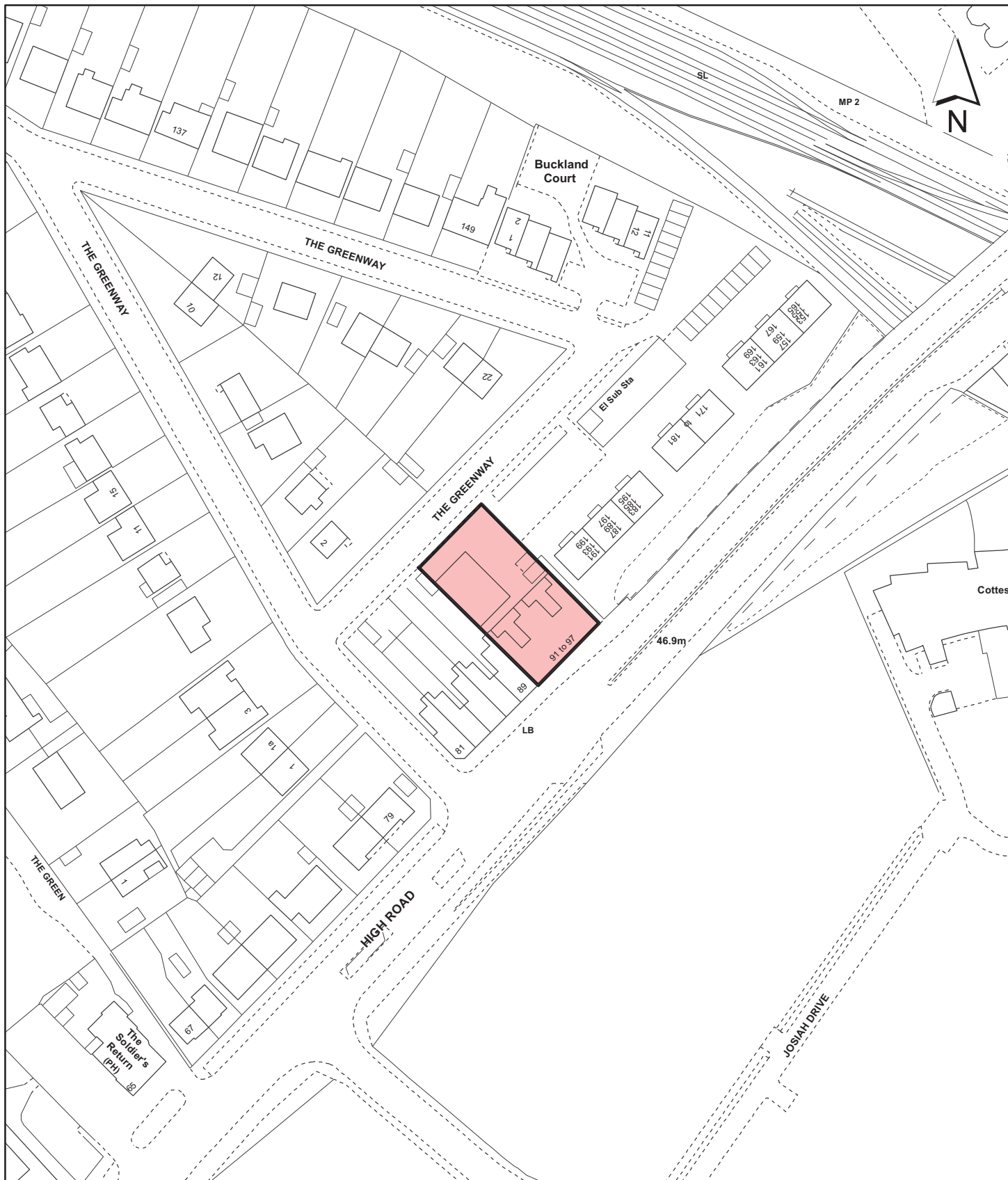
Hillingdon Design and Accessibility Statement: 'Residential Layouts' and 'Accessible Hillingdon'

National Planning Policy Framework (March 2012)

Letters making representations

Contact Officer: Gareth Gwynne

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**91 - 97 High Road
Ickenham**

Planning Application Ref:

14964/APP/2011/2969

Planning Committee

North Page 78

Scale

1:1,250

Date

**September
2012**

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

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



HILLINGDON
LONDON

Plans for North Planning Committee

9th October 2012



HILLINGDON
LONDON



INVESTOR IN PEOPLE

Report of the Head of Planning & Enforcement Services

Address Gospel Oak, 228 Swakeleys Road, Ickenham

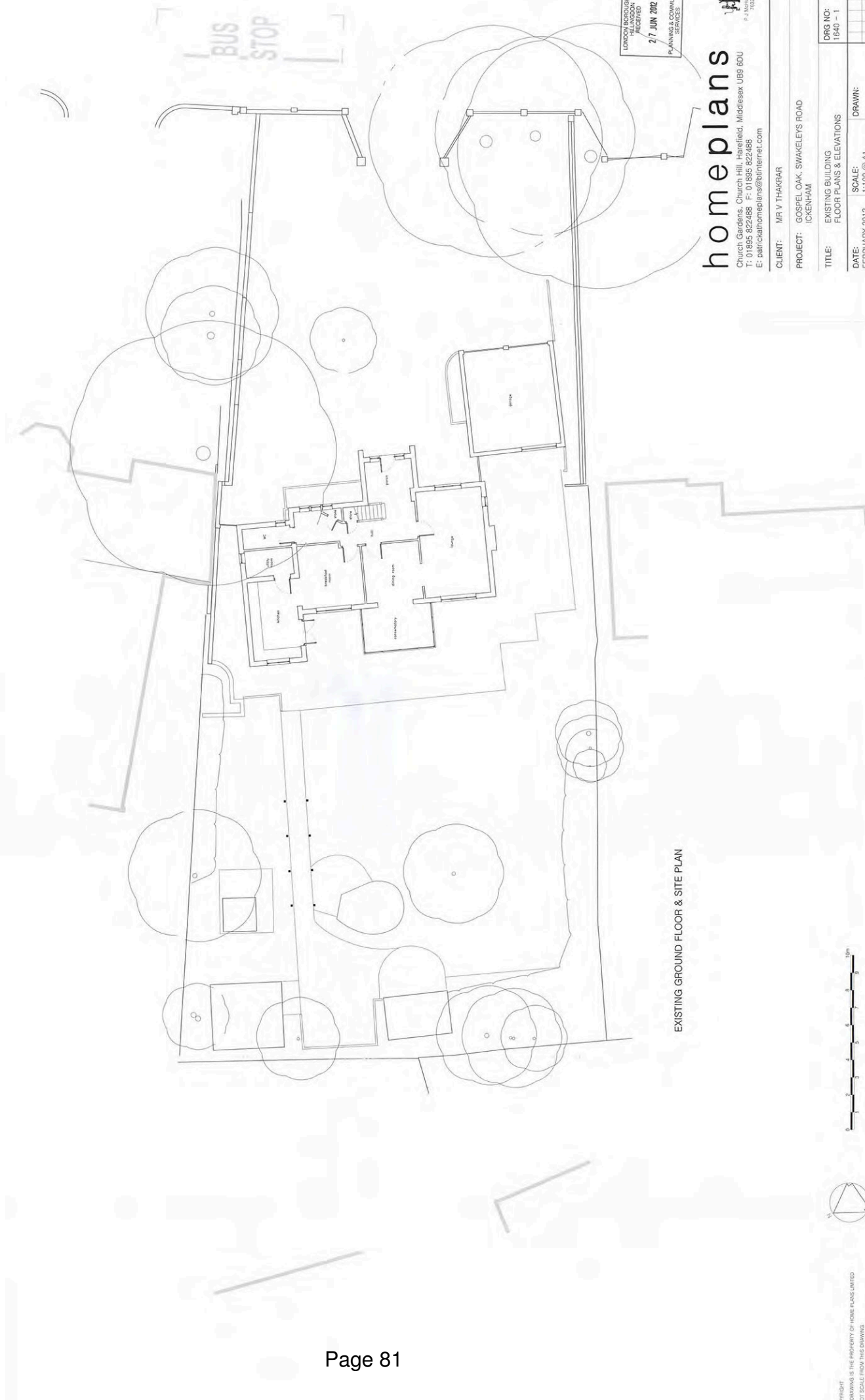
Development: Erection of a block of 9 flats (4 no. one bedroom and 5 no. two bedroom) with associated parking and amenity space (involving demolition of existing house)

LBH Ref Nos: **11246/APP/2012/1575**

Date Plans Received: 27/06/2012 **Date(s) of Amendment(s):**

Date Application Valid: 27/06/2012

| REVISION: | DATE: | NOTE: |
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 E: patrick@homeplans.co.uk

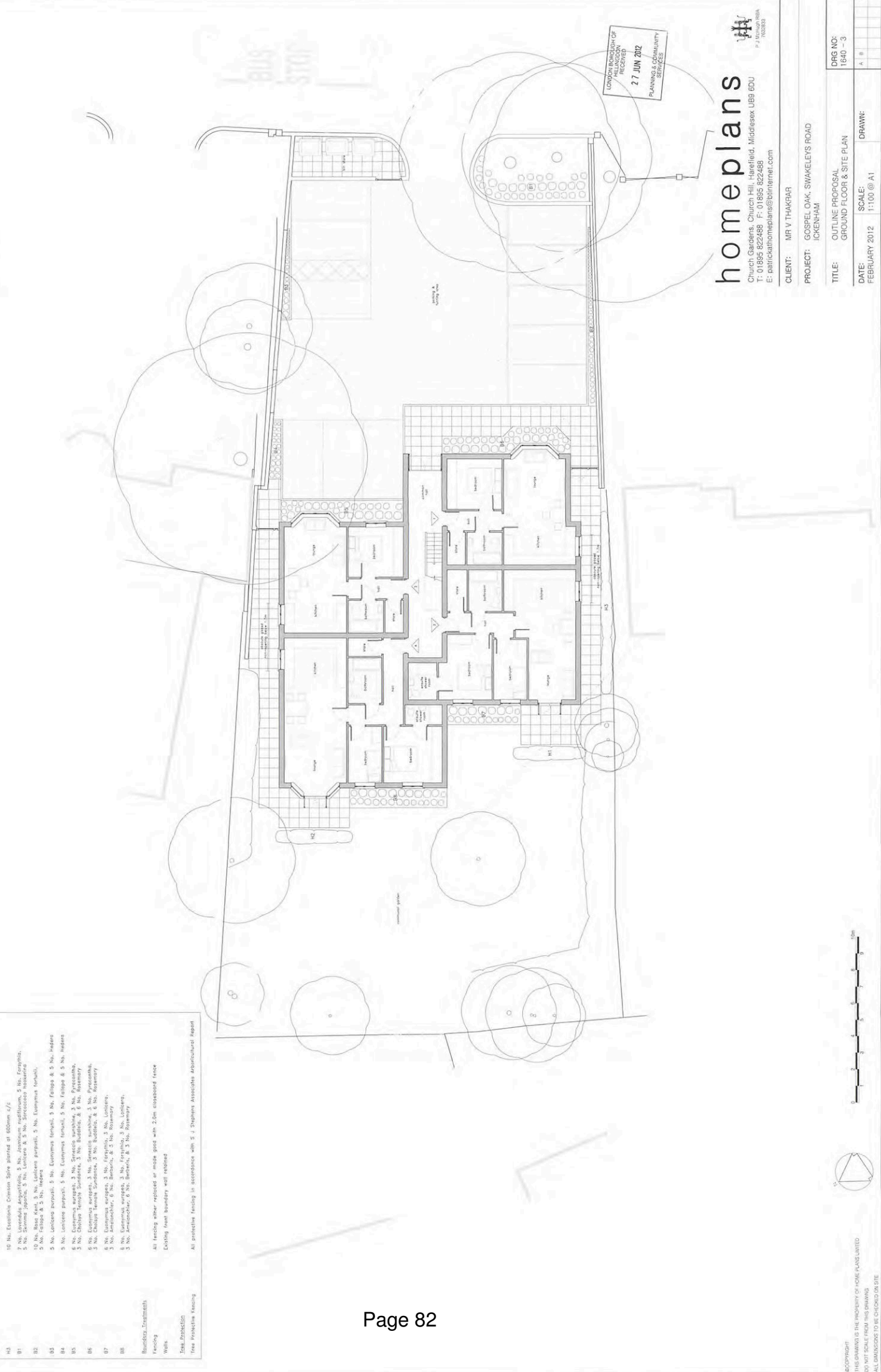
CLIENT: MR V THAKRAR
 PROJECT: GOSPEL OAK, SWAKELEY'S ROAD
 ICKENHAM
 TITLE: EXISTING BUILDING
 FLOOR PLANS & ELEVATIONS
 DATE: FEBRUARY 2012 SCALE: 1:100 @ A1 DRAWN:
 DRG NO: 1640 - 1



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| REVISION | DATE | NOTE |
|----------|------------|----------------------|
| A | APRIL 2012 | GENERAL AMENDMENTS |
| B | MAY 2012 | LANDSCAPE NOTES RECD |

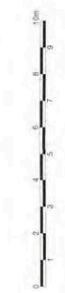
| LANDSCAPE | PLANTING |
|-----------------------|--|
| MATERIALS | Marshall's Tegula Pura Self Water in "Harvest" |
| Paving & turning area | Marshall's Chancery Flagstones in "Grey Green" |
| Paths & paved areas | |
| Planting | |
| H1 | 4 No. Escobellia Crispum Spire planted at 600mm c/c |
| H2 | 4 No. Escobellia Crispum Spire planted at 600mm c/c |
| H3 | 10 No. Escobellia Crispum Spire planted at 600mm c/c |
| B1 | 7 No. Lavandula angustifolia, 5 No. Juniperum nana, 5 No. Forsythia, 5 No. Scilla maritima, 5 No. Lonicera & 5 No. Sarcococca hookeriana |
| B2 | 10 No. Rosa Kent, 5 No. Lonicera periclymenum, 5 No. Eucalyptus torquillii, 5 No. Fallopia & 5 No. Hedera |
| B3 | 5 No. Lonicera periclymenum, 5 No. Eucalyptus torquillii, 5 No. Fallopia & 5 No. Hedera |
| B4 | 5 No. Lonicera periclymenum, 5 No. Eucalyptus torquillii, 5 No. Fallopia & 5 No. Hedera |
| B5 | 5 No. Eucalyptus torquillii, 5 No. Fallopia & 5 No. Hedera |
| B6 | 5 No. Eucalyptus torquillii, 5 No. Fallopia & 5 No. Hedera |
| B7 | 5 No. Eucalyptus torquillii, 5 No. Fallopia & 5 No. Hedera |
| B8 | 5 No. Eucalyptus torquillii, 5 No. Fallopia & 5 No. Hedera |
| B9 | 5 No. Eucalyptus torquillii, 5 No. Fallopia & 5 No. Hedera |
| B10 | 5 No. Eucalyptus torquillii, 5 No. Fallopia & 5 No. Hedera |
| B11 | 5 No. Eucalyptus torquillii, 5 No. Fallopia & 5 No. Hedera |
| B12 | 5 No. Eucalyptus torquillii, 5 No. Fallopia & 5 No. Hedera |
| B13 | 5 No. Eucalyptus torquillii, 5 No. Fallopia & 5 No. Hedera |
| B14 | 5 No. Eucalyptus torquillii, 5 No. Fallopia & 5 No. Hedera |
| B15 | 5 No. Eucalyptus torquillii, 5 No. Fallopia & 5 No. Hedera |
| B16 | 5 No. Eucalyptus torquillii, 5 No. Fallopia & 5 No. Hedera |
| B17 | 5 No. Eucalyptus torquillii, 5 No. Fallopia & 5 No. Hedera |
| B18 | 5 No. Eucalyptus torquillii, 5 No. Fallopia & 5 No. Hedera |
| B19 | 5 No. Eucalyptus torquillii, 5 No. Fallopia & 5 No. Hedera |
| B20 | 5 No. Eucalyptus torquillii, 5 No. Fallopia & 5 No. Hedera |
| B21 | 5 No. Eucalyptus torquillii, 5 No. Fallopia & 5 No. Hedera |
| B22 | 5 No. Eucalyptus torquillii, 5 No. Fallopia & 5 No. Hedera |
| B23 | 5 No. Eucalyptus torquillii, 5 No. Fallopia & 5 No. Hedera |
| B24 | 5 No. Eucalyptus torquillii, 5 No. Fallopia & 5 No. Hedera |
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| B99 | 5 No. Eucalyptus torquillii, 5 No. Fallopia & 5 No. Hedera |
| B100 | 5 No. Eucalyptus torquillii, 5 No. Fallopia & 5 No. Hedera |



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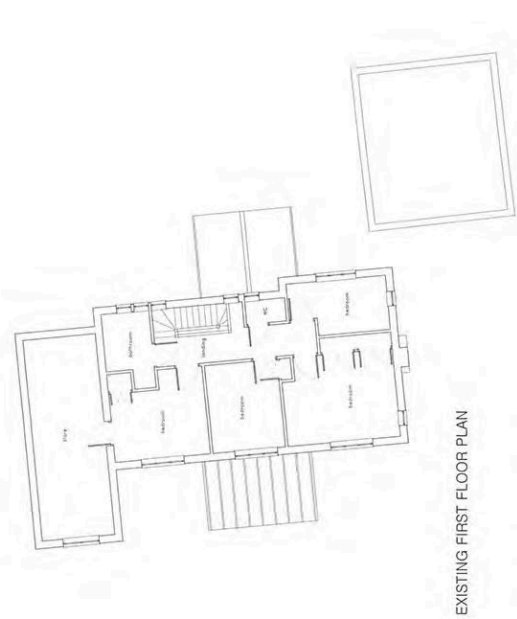
homeplans
Church Gardens, Church Hill, Harrow, Middlesex UB9 6DU
T: 01895 822488 F: 01895 822489
E: patrick@homeplans.co.uk

| | |
|----------|--|
| CLIENT: | MR V THAKRAR |
| PROJECT: | GOSPEL OAK, SWAKELEY'S ROAD ICKENHAM |
| TITLE: | OUTLINE PROPOSAL GROUND FLOOR & SITE PLAN |
| DATE: | FEBRUARY 2012 |
| SCALE: | 1:100 @ A1 |
| DRAWN: | |
| DRG NO: | 1640 - 3 |
| A # | |

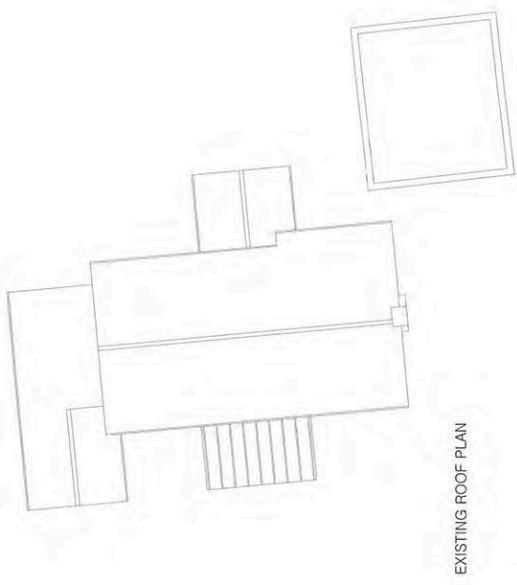


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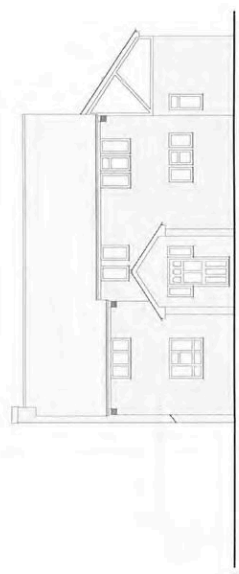
REVISION DATE NOTE



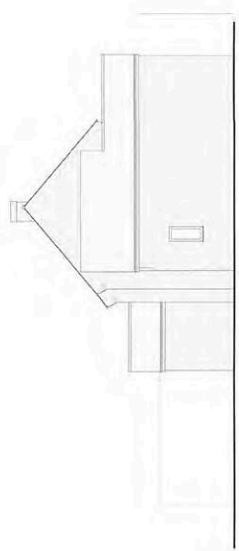
EXISTING FIRST FLOOR PLAN



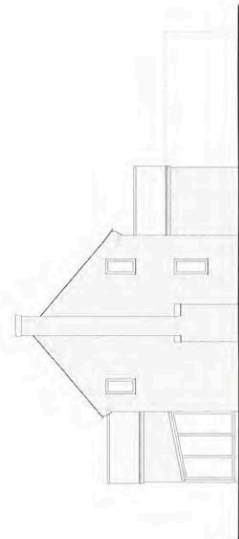
EXISTING ROOF PLAN



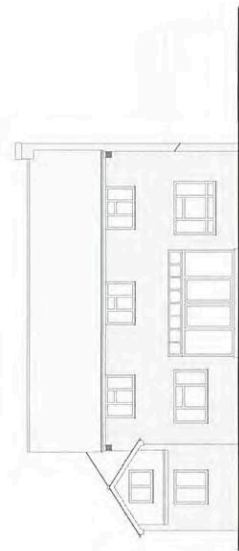
EXISTING FRONT ELEVATION
FROM 226 SWAKELEYS ROAD



EXISTING SIDE ELEVATION
FROM 230 SWAKELEYS ROAD



EXISTING REAR ELEVATION
FROM 226 SWAKELEYS ROAD



EXISTING REAR ELEVATION

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E: patrick@homeplans.co.uk



CLIENT: MR V THAKRAR
PROJECT: GOSPEL OAK, SWAKELEYS ROAD
ICKENHAM

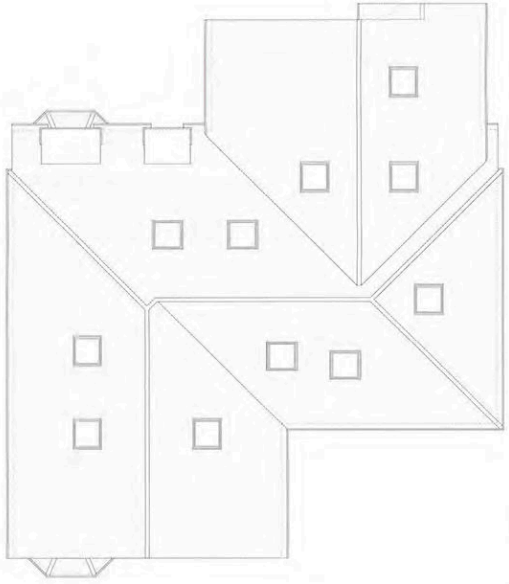
TITLE: EXISTING BUILDING
FLOOR PLANS & ELEVATIONS
DATE: FEBRUARY 2012
SCALE: 1:100 @ A1
DRAWN:

DRG NO:
1640 - 2



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| REVISION | DATE | NOTE |
|----------|------------|--------------------|
| A | APRIL 2012 | GENERAL AMENDMENTS |
| B | MAY 2012 | AREAS 45/50/0 |



ROOF PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

| AREAS | Site | 1:151m ² (0.11151 Hectares) | 12389m ² |
|---------------------|-------------------|--|---------------------|
| Site | | | |
| Gross Internal Area | | | |
| Ground Floor | 285m ² | 2885m ² | |
| First Floor | 267m ² | 2874m ² | |
| Second Floor | 146m ² | 1927m ² | |
| TOTAL | 698m ² | 7550m ² | |
| Floors | | | |
| Floor 1 | 48m ² | 517m ² | |
| Floor 2 | 46m ² | 489m ² | |
| Floor 3 | 66m ² | 710m ² | |
| Floor 4 | 74m ² | 797m ² | |
| Floor 5 | 48m ² | 517m ² | |
| Floor 6 | 45m ² | 484m ² | |
| Floor 7 | 65m ² | 710m ² | |
| Floor 8 | 74m ² | 797m ² | |
| Floor 9 | 140m ² | 1507m ² | |

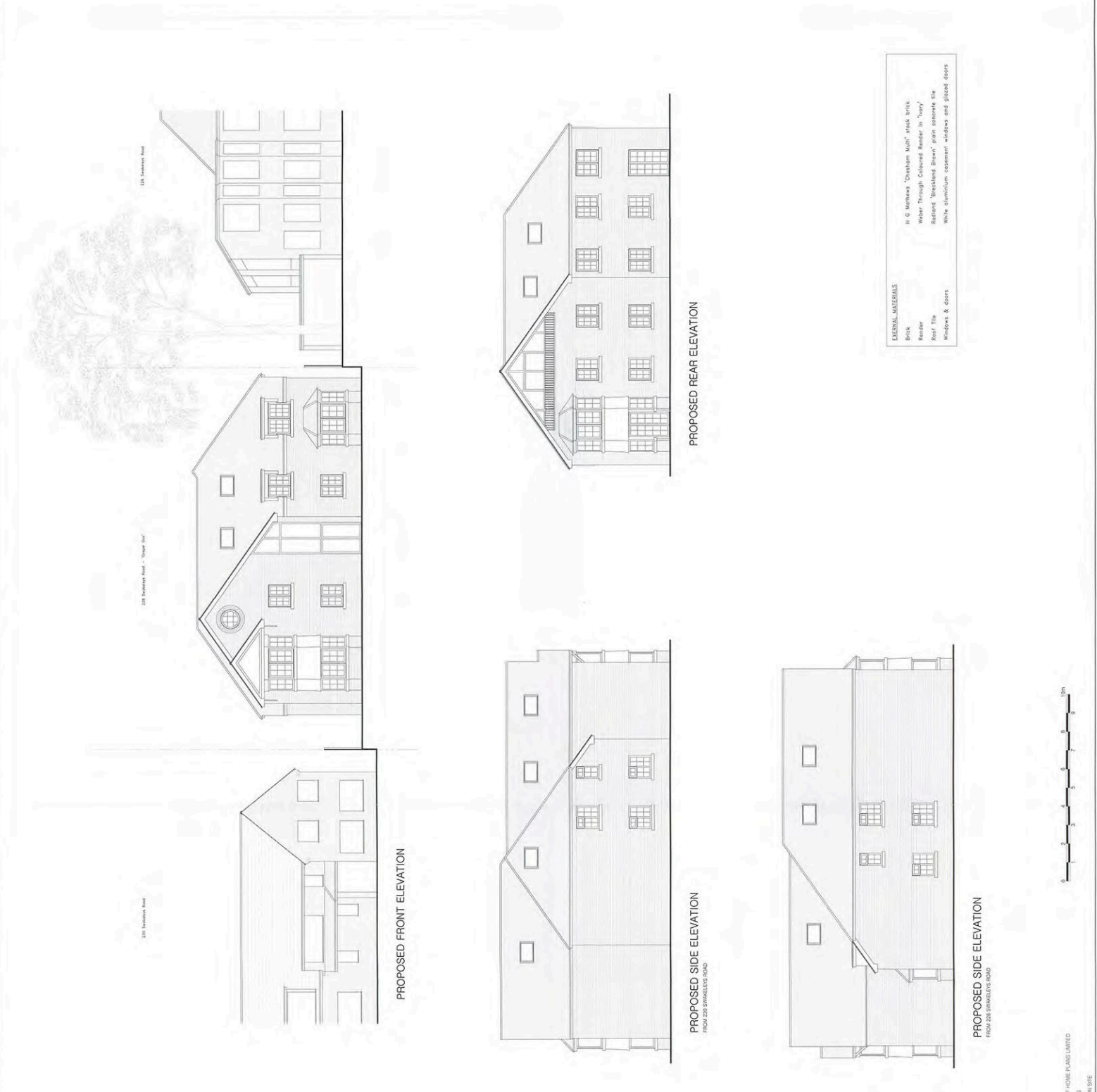
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 T: 01895 822685 F: 01895 822688
 E: paul@homeplans@btinternet.com

CLIENT: MR V THAKRAR
 PROJECT: GOSPEL OAK, SWAKELEYS ROAD
 ICKENHAM

| | | | |
|--------|--|---------|------------|
| TITLE: | OUTLINE PROPOSAL 1ST FLOOR, 2ND FLOOR & ROOF PLAN | DRG NO: | 1640 - 4 |
| DATE: | FEBRUARY 2012 | SCALE: | 1:100 @ A1 |
| DRAWN: | | | |

| REVISION | DATE | NOTE |
|----------|------------|----------------------|
| A | APRIL 2012 | GENERAL AMENDMENTS |
| B | MAY 2012 | MATERIAL NOTES ADDED |



PROPOSED FRONT ELEVATION

PROPOSED SIDE ELEVATION
FROM 235 SWAKELEYS ROAD

PROPOSED REAR ELEVATION

PROPOSED SIDE ELEVATION
FROM 235 SWAKELEYS ROAD

EXTERNAL MATERIALS

- Brick: H & M's "Densham Ash" stock brick
- Render: White Through Coloured Render in "ivory"
- Roof Tile: Reddish "Breckling Brown" plain concrete tile
- Windows & doors: White aluminium casement windows and glazed doors

LONDON BOARD OF ARCHITECTS REGISTERED
27 JUN 2012
 PLANNING & COMMUNITY SERVICES

homeplans
 Church Gardens, Church Hill, Hereford, Herefordshire, HR9 6DU
 T: 01895 822488 F: 01895 822488
 E: patrick@homeplans@btinternet.com

CLIENT: MR V THAKRAR

PROJECT: GOSPEL OAK, SWAKELEYS ROAD, ICKENHAM

TITLE: OUTLINE PROPOSAL ELEVATIONS

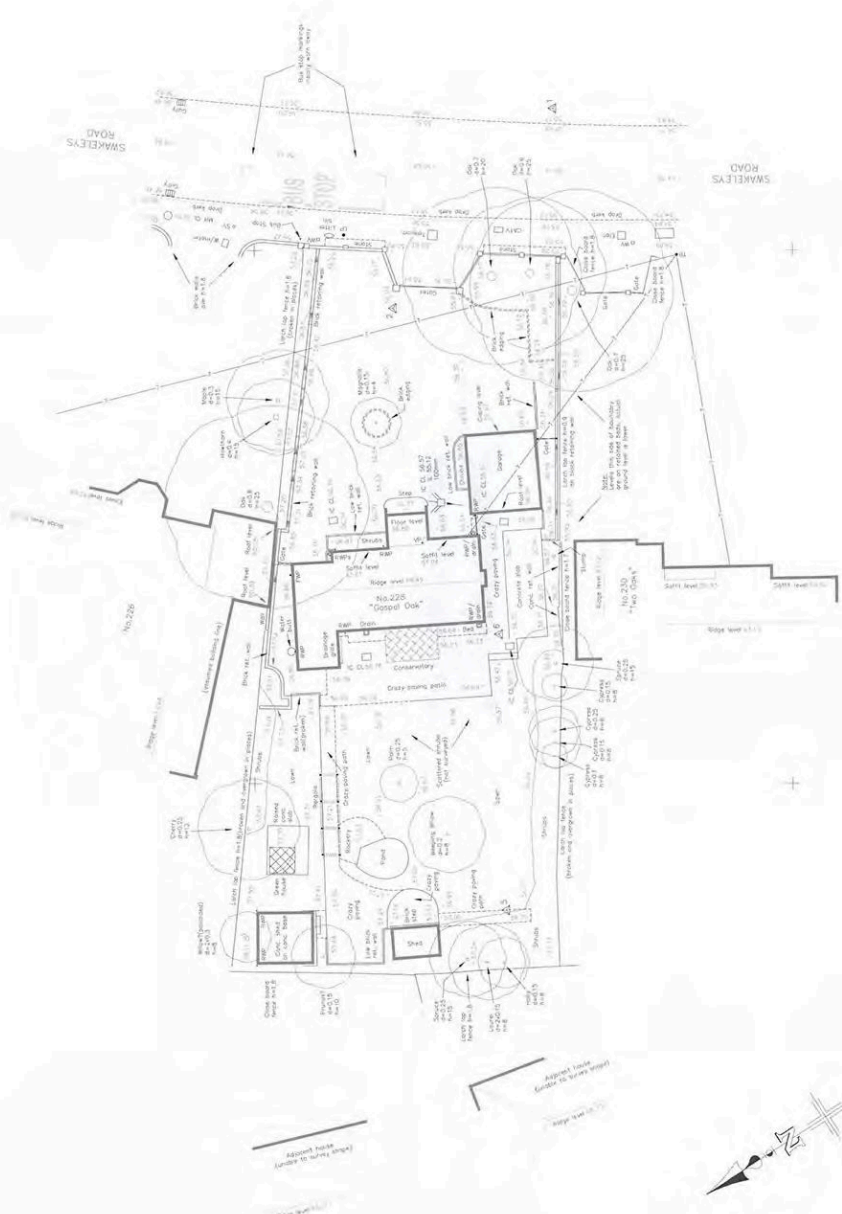
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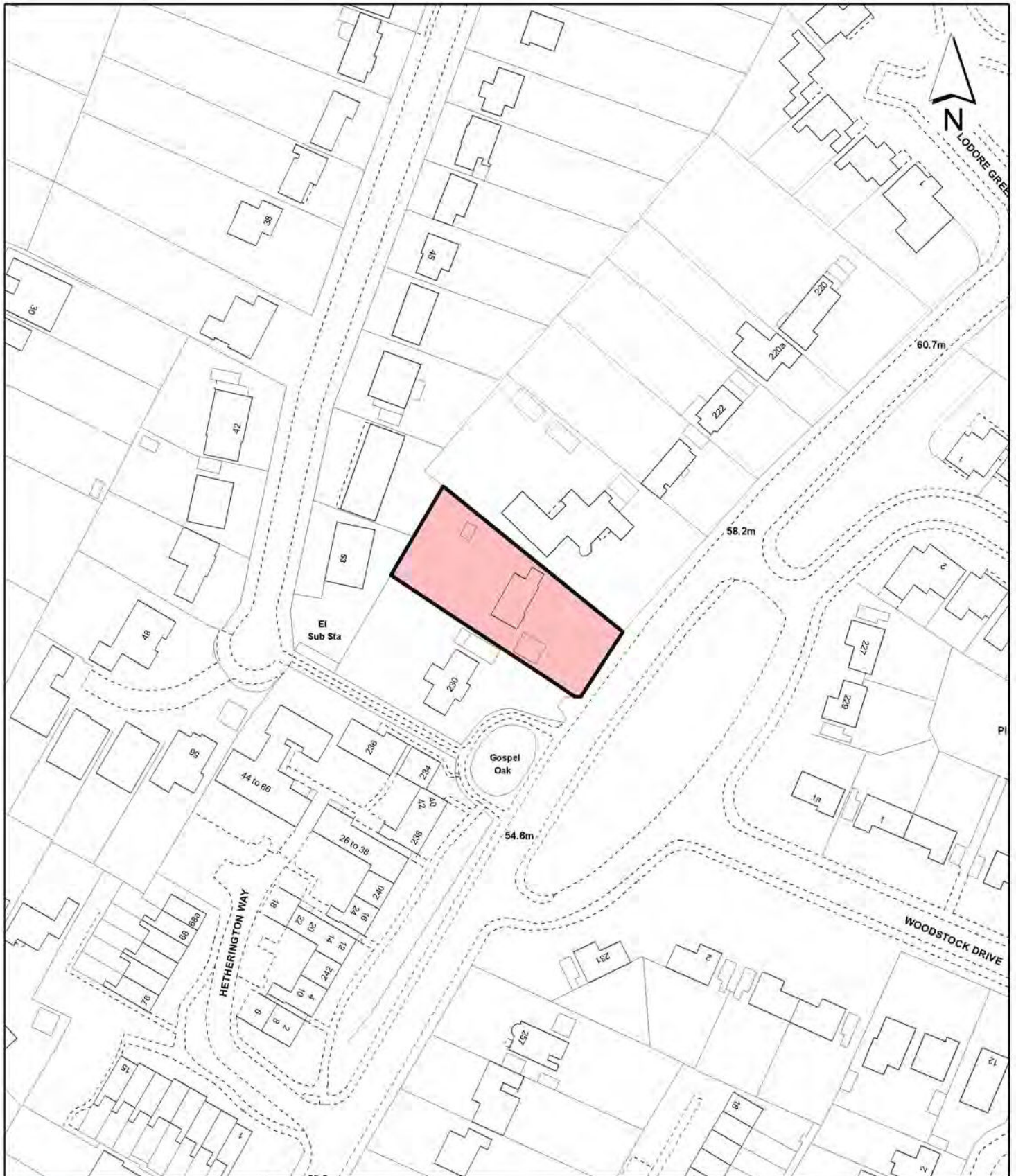
DRG NO: 1640 - 5




| | |
|---|------|
| Revision | Date |
| <p>Building survey legend</p> <p>(B) 2001 Finished floor level to survey datum (C) 2001 Ceiling level to survey datum (D) 2001 Beam soffit height from finished floor (E) 2001 Door head height from finished floor (F) 2001 Window sill height to survey datum (G) 2001 Window head height to survey datum (H) 2001 Window head height from finished floor (I) 2001 Arch max 4 mm height from finished floor</p> | |
| <p>Notes</p> <p>1. This survey has been carried out in accordance with the provisions of the Building Survey Regulations 2001. THE RESULTS OF THIS SURVEY ARE NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.</p> <p>2. The survey was carried out on the premises of the Client at the address stated above. It is the responsibility of the Client to ensure that the survey was carried out on the correct premises and that the survey was carried out on the correct date.</p> <p>3. The survey was carried out on the premises of the Client at the address stated above. It is the responsibility of the Client to ensure that the survey was carried out on the correct premises and that the survey was carried out on the correct date.</p> <p>4. The survey was carried out on the premises of the Client at the address stated above. It is the responsibility of the Client to ensure that the survey was carried out on the correct premises and that the survey was carried out on the correct date.</p> <p>5. The survey was carried out on the premises of the Client at the address stated above. It is the responsibility of the Client to ensure that the survey was carried out on the correct premises and that the survey was carried out on the correct date.</p> | |
| <p>Levels related to OSBM situated on Electricity Sub Station at No.277 Swakelley's Road, value 60.06 fm</p> | |
| <p>Notes</p> <p>"Gosppek Oak", No.228 Swakelley's Road ICKENHAW</p> <p>Client: Mr. V. Thakrar</p> <p>Drawing No: Topographic survey</p> <p>Sheet 1 of 1</p> <p>Scale: 1:200</p> <p>Date: February 2012</p> <p>Drawing Number: 2435</p> | |
| <p>Michael Godfrey Surveys Ltd. Land and measured building surveys</p> <p>17 Woodlands New South Elmstead Industrial Centre Elmstead Road Elmstead, Essex File KY7 4PF</p> <p>Tel: 01562 770027 Fax: 01562 779193 Mob: 01562 201941</p> | |

LONDON BOROUGH OF HILLINGDON RECEIVED
 27 JUN 2012
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Site Address

Gospel Oak
228 Swakeleys Road
Ickenham

| | |
|---|-------------------------------|
| Planning Application Ref: 11246/APP/2012/1575 | Scale 1:1,250 |
| Planning Committee North Page 87 | 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

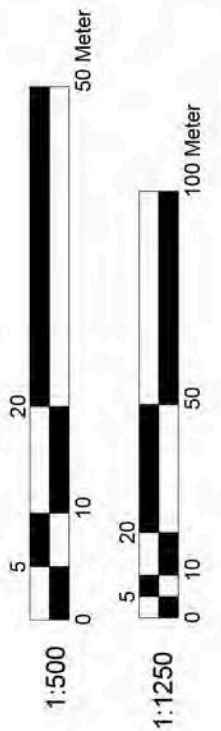
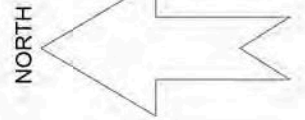
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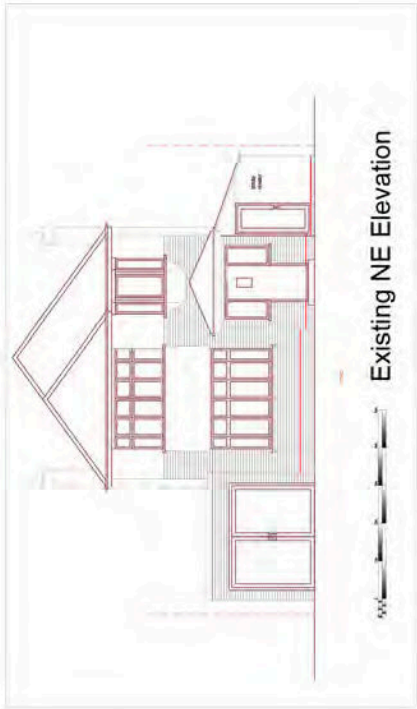
Development: Part two storey, part single storey rear extension and single storey side extension involving installation of additional windows to side elevations, involving demolition of existing conservatory to rear and existing attached garage to side

LBH Ref Nos: 17220/APP/2012/1437

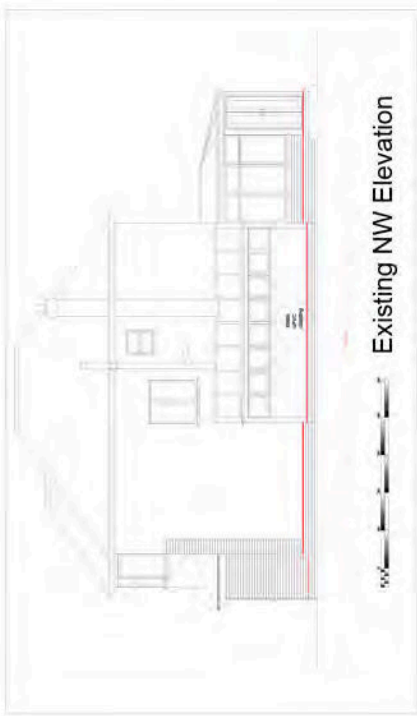
Date Plans Received: 13/06/2012 **Date(s) of Amendment(s):**

Date Application Valid: 18/06/2012

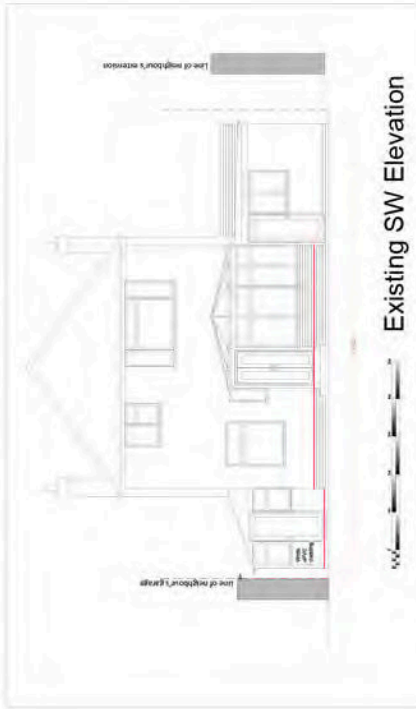




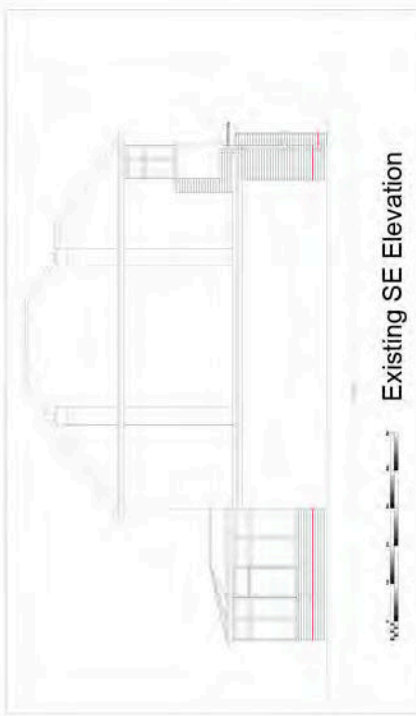
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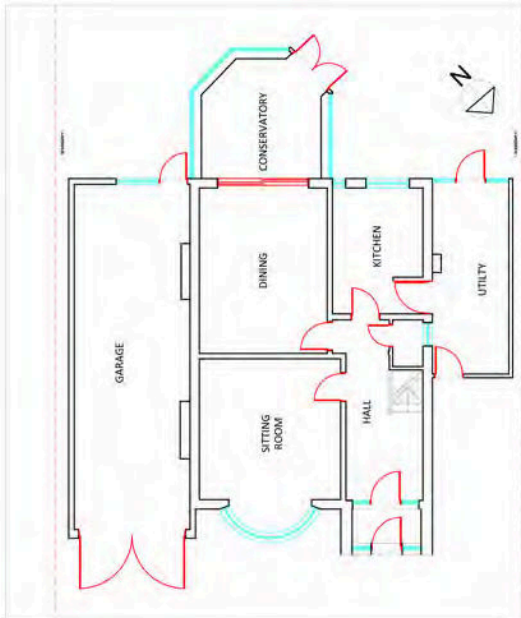
Existing NW Elevation



Existing SW Elevation



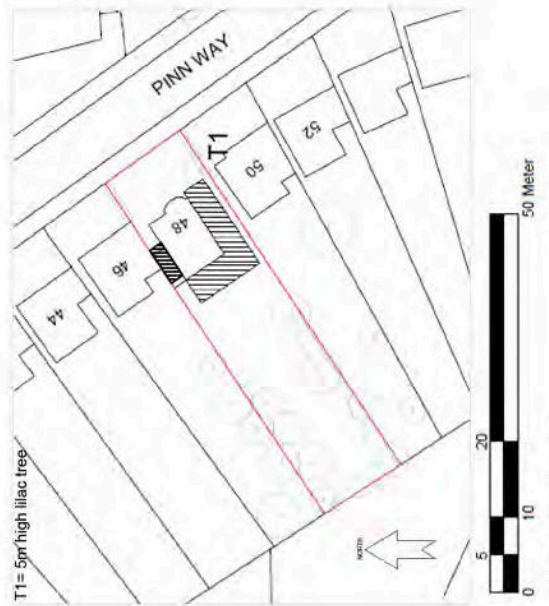
Existing SE Elevation




Existing Ground Floor Plan



Existing First Floor Plan



1:500 Block plan

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|--|------------|
|  | |
| Apollo Architectural Services | |
| Tel: 01923 841 937 Mob: 07825647050 52 Gatehill Road, Northwood, Middlesex HA63QP EXISTING GROUND & FIRST FLOOR PLANS, ELEVATIONS BLOCK PLAN 48 Pinn Way, Ruislip, HA4 7QF Mr & Mrs Tymoshchuk 13/06/2012 1:100 & 1:500 drawn by Christopher J Harris Dip.Arch, B.A 701.301-1 | |
| Title | Date |
| Scale | Scale |
| drawn by | drawn by |
| Drawing No | Drawing No |
| Rev. | Rev. |

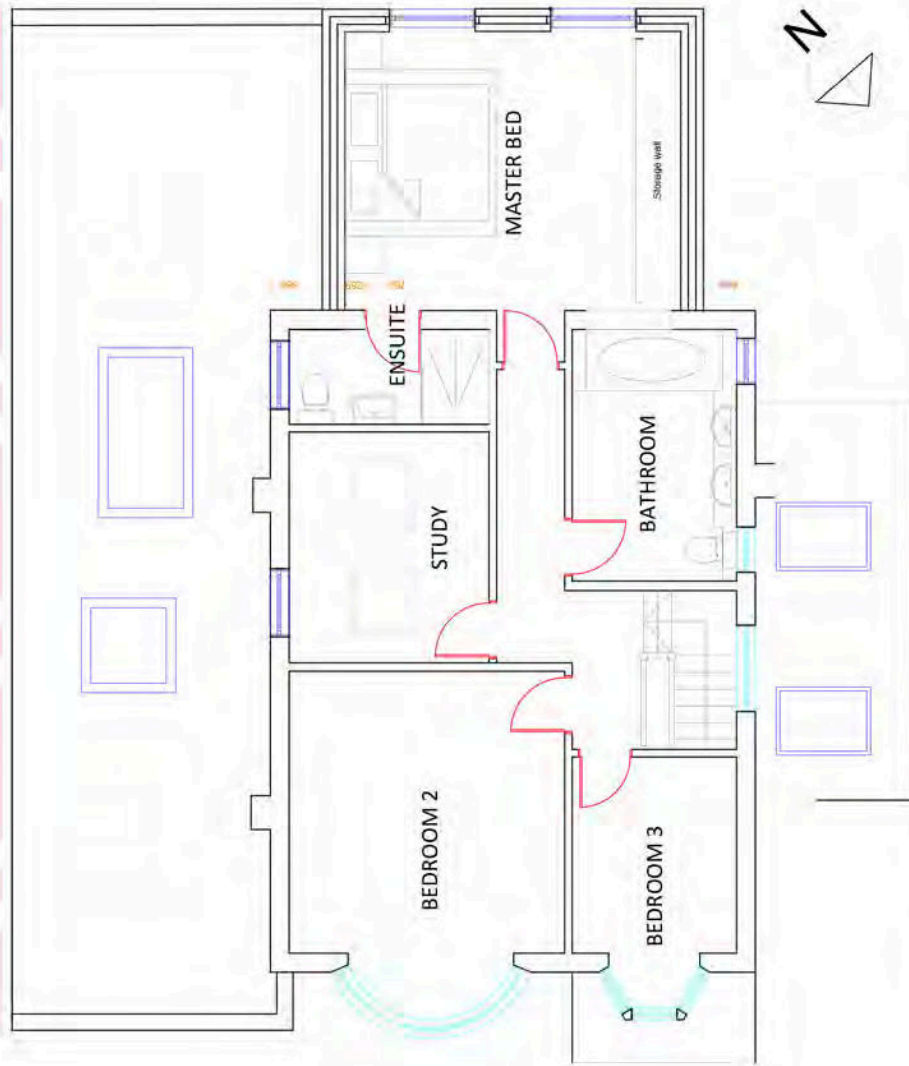
Original paper size A2




| | |
|------------|--|
| Title | PROPOSED GROUND & FIRST FLOOR PLANS Nr & Mrs Tymoshchuk |
| Date | 13/06/2012 |
| Scale | 1:50 |
| drawn by | Christopher J Harris Dip.Arch, B.A |
| Driving No | 701.301-2 |
| Rev. | |

Apollo
 Apollo Architectural Services
 Tel: 01923 841 937 Mob: 07825647050
 52 Gatehill Road, Northwood, Middlesex, HA63QP
 PROPOSED GROUND & FIRST FLOOR PLANS
 48 Pinn Way, Ruislip, HA4 7QF
 Nr & Mrs Tymoshchuk
 13/06/2012
 Christopher J Harris Dip.Arch, B.A
701.301-2

Original paper size A2



Proposed First Floor plan 1:50

| | |
|---|---------------------------|
|  Apollo Architectural Services Tel: 01923 841 937 Mob: 07825647050 52, Gatehill Road, Northwood, Middlesex HA63QP PROPOSED FIRST FLOOR PLAN 48 Pinn Way, Ruislip, HA4 7QF Mr & Mrs Tymoshchuk 13/06/2012 Christopher J Harris Dip.Arch, B.A. 701.301-3 | |
| Title | PROPOSED FIRST FLOOR PLAN |
| Date | 13/06/2012 |
| Scale | 1:50 |
| drawn by | Christopher J Harris |
| Driving. No | 701.301-3 |
| Rev. | |

Original paper size A2



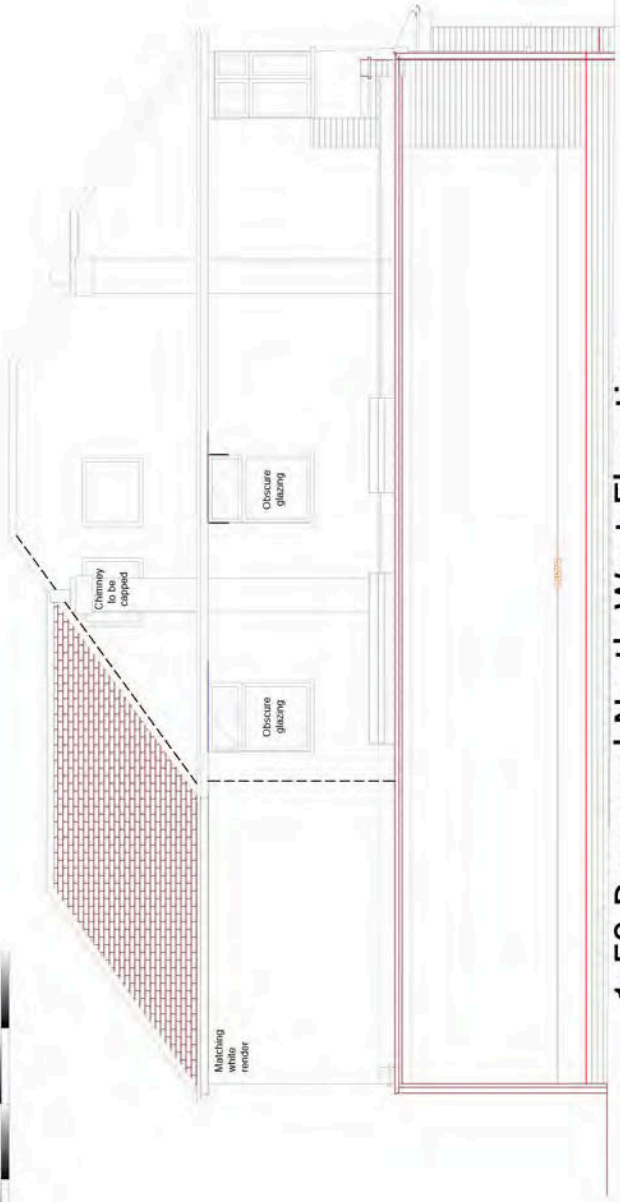
1:50 Proposed North East Elevation



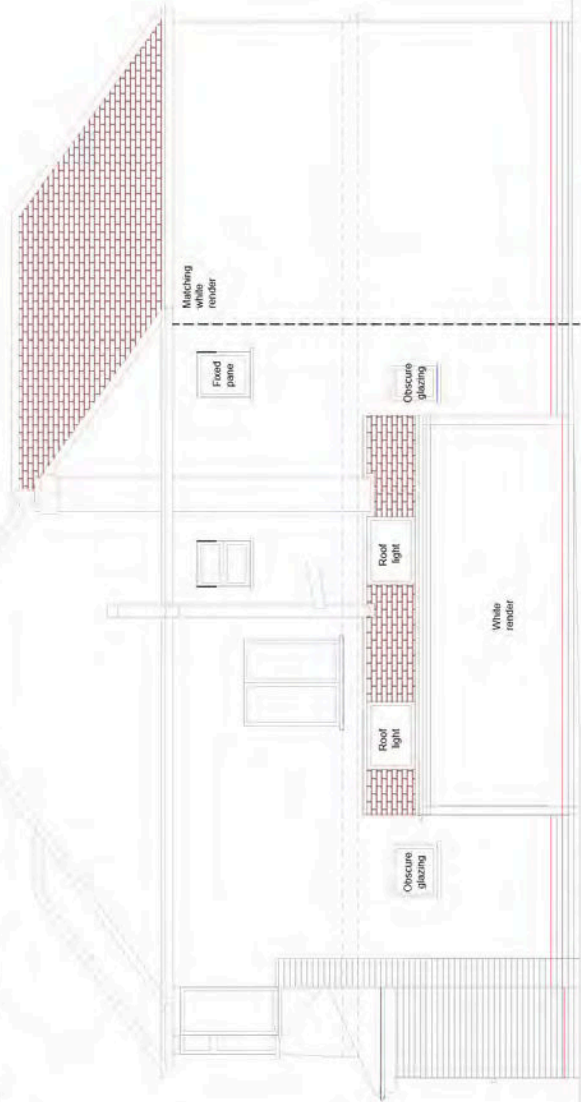
1:50 Proposed South West Elevation



| | | |
|---|---------------------------|-----------------------------|
| Apollo Architectural Services Tel: 01923 841 937 Mob: 07825647050 52 Gabehill Road, Northwood, Middlesex HA6 3QP PROPOSED NE & SW ELEVATIONS 48 Pin Way, Ruislip, HA4 7QP Mr & Mrs Tymoshchuk 13/06/2012 1:50 drawn by Christopher J Harris Dip.Arch, B.A | | Rev 701.301 - 4 |
| Title | Date | Scale |
| Date 13/06/2012 Scale 1:50 drawn by Christopher J Harris Dip.Arch, B.A | Drawing No 701.301 - 4 | Rev |



1:50 Proposed North West Elevation



1:50 Proposed South East Elevation

| | |
|-----------------|------------------------------------|
| Title | PROPOSED NW & SE ELEVATIONS |
| Date | 13/06/2012 |
| Scale | 1:50 |
| drawn by | Christopher J Harris Dip.Arch, B.A |
| Dwng. No | 701.301 - 5 |

Apollo Architectural Services

Tel: 01923 841 937 Mob: 07825647050
 52 Galehill Road, Northwood, Middlesex HA6 3QP

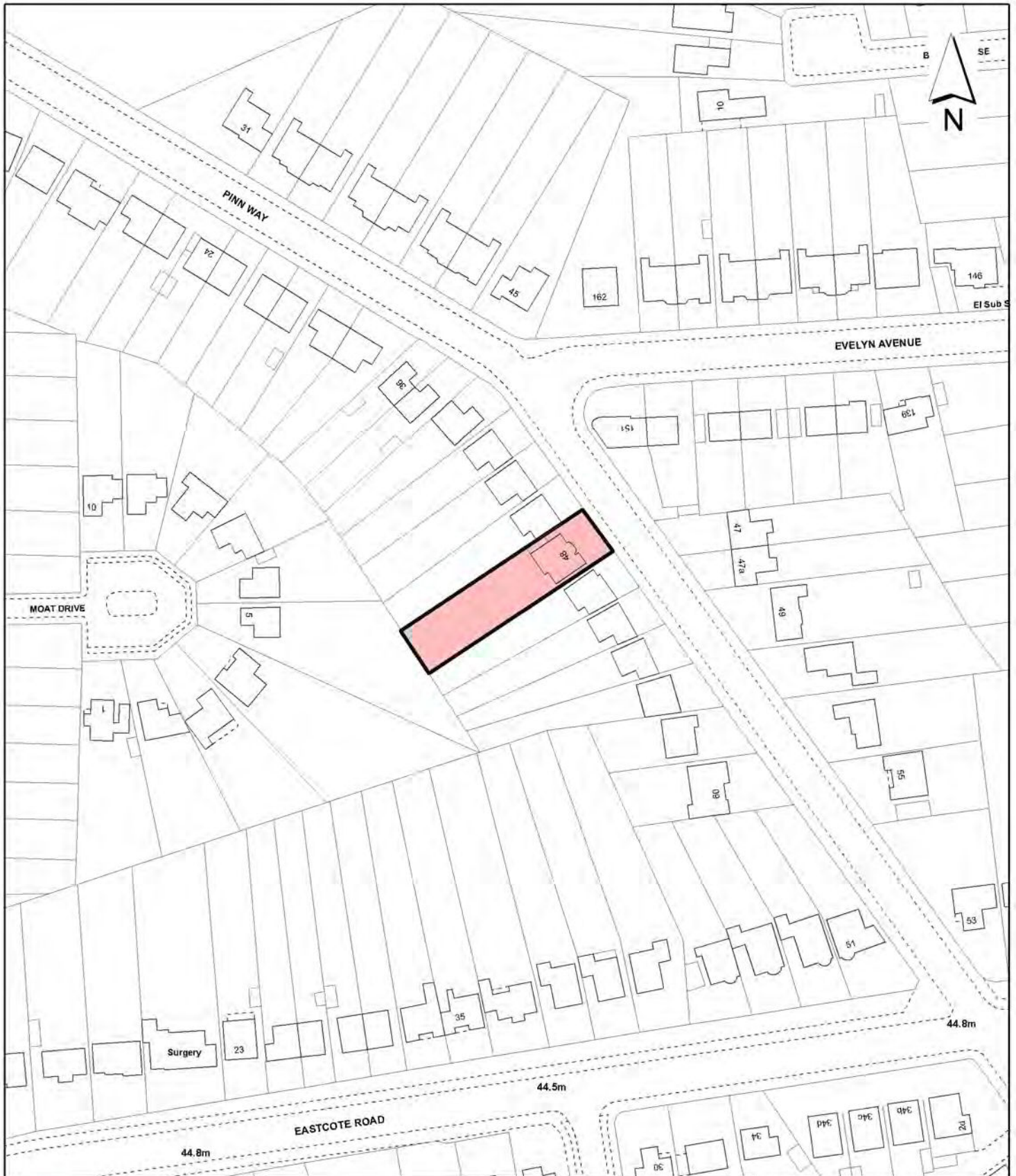
PROPOSED NW & SE ELEVATIONS
 48 Pin Way, Ruslip, HA4 7QP
 Mr & Mrs Tymoshchuk

13/06/2012


Christopher J Harris Dip.Arch, B.A

701.301 - 5

Rev



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Site Address

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Ruislip**

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

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

Planning Application Ref:

17220/APP/2012/1437

Scale

1:1,250

Planning Committee

North Page 95

Date

**September
2012**



HILLINGDON
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Report of the Head of Planning & Enforcement Services

Address LAND AT WILLOW FARM (FIELD 3116) JACKETS LANE HAREFIELD

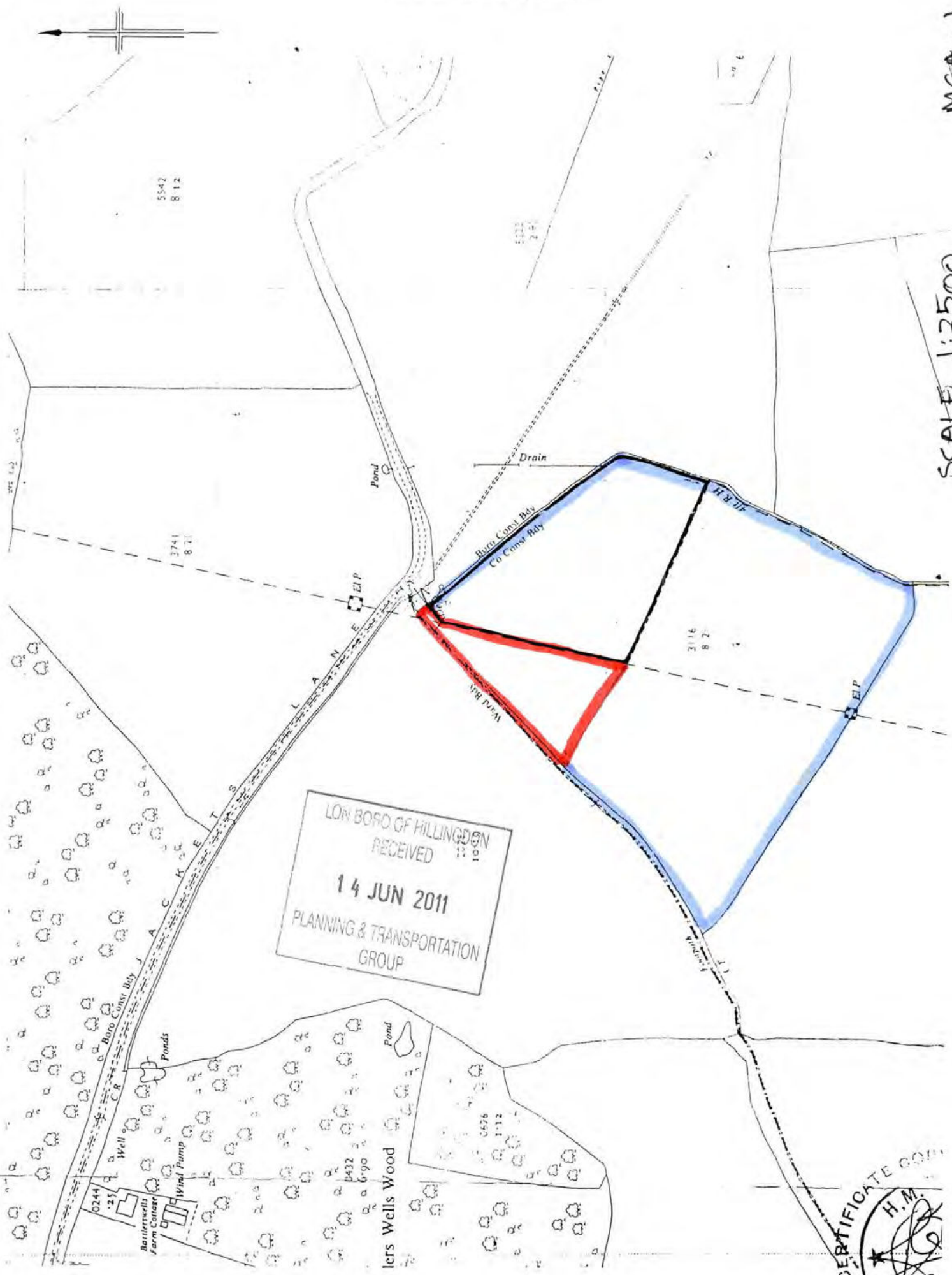
Development: Permanent use of the land as a gypsy and traveller caravan site and for the keeping and breeding of horses with associated operational development, including the siting of two mobile homes and a touring caravan, retention of two stable blocks, and the formation of a garden area with the erection of a garden shed, yard and paddock areas, parking spaces, landscaping and fencing (Part retrospective application).

LBH Ref Nos: 57685/APP/2011/1450

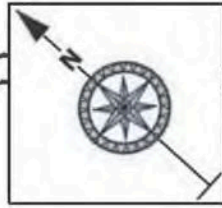
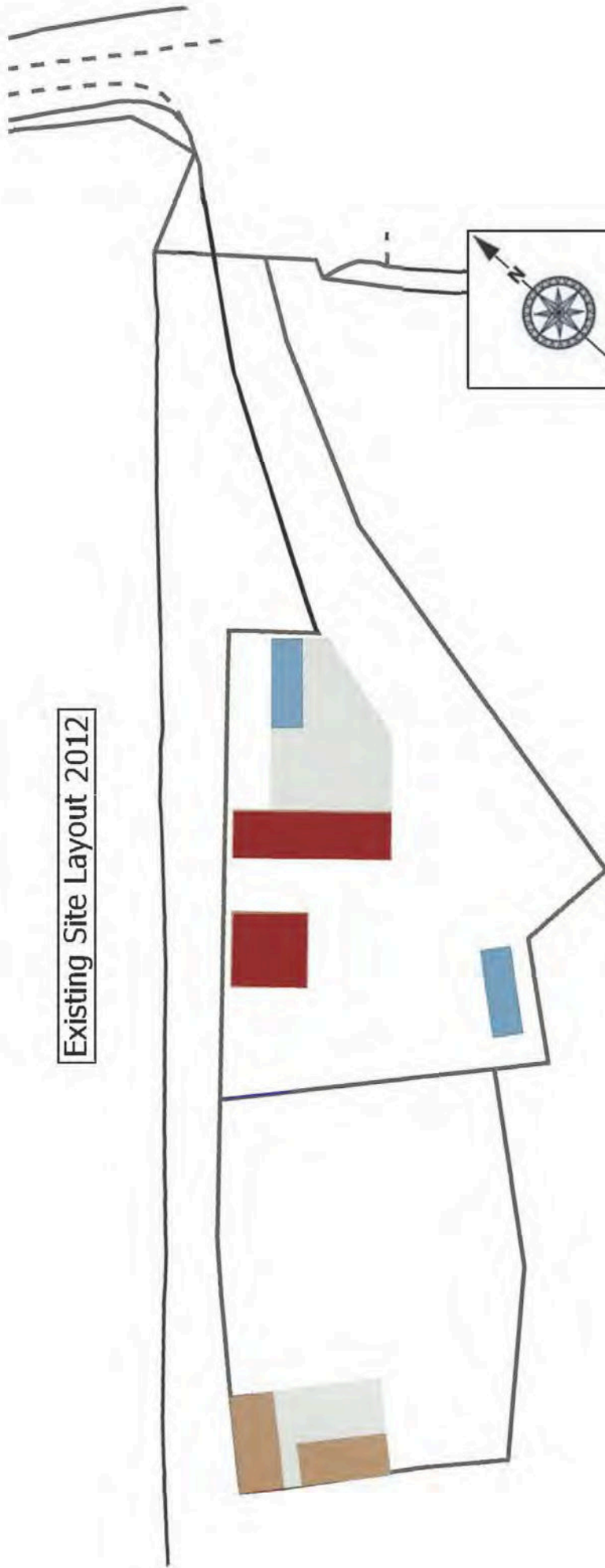
| | | | |
|--------------------------------|------------|---------------------------------|------------|
| Date Plans Received: | 14/06/2011 | Date(s) of Amendment(s): | 22/05/2012 |
| Date Application Valid: | 11/07/2011 | | 17/05/2012 |
| | | | 18/05/2012 |
| | | | 06/06/2012 |
| | | | 14/06/2011 |
| | | | 23/05/2012 |
| | | | 25/05/2012 |





MCA-1

SCALE 1:2500



Existing Site Layout 2012



| KEY | |
|---|-----------------|
|  | Stables |
|  | Mobile Home |
|  | Touring Caravan |
|  | Hardstanding |

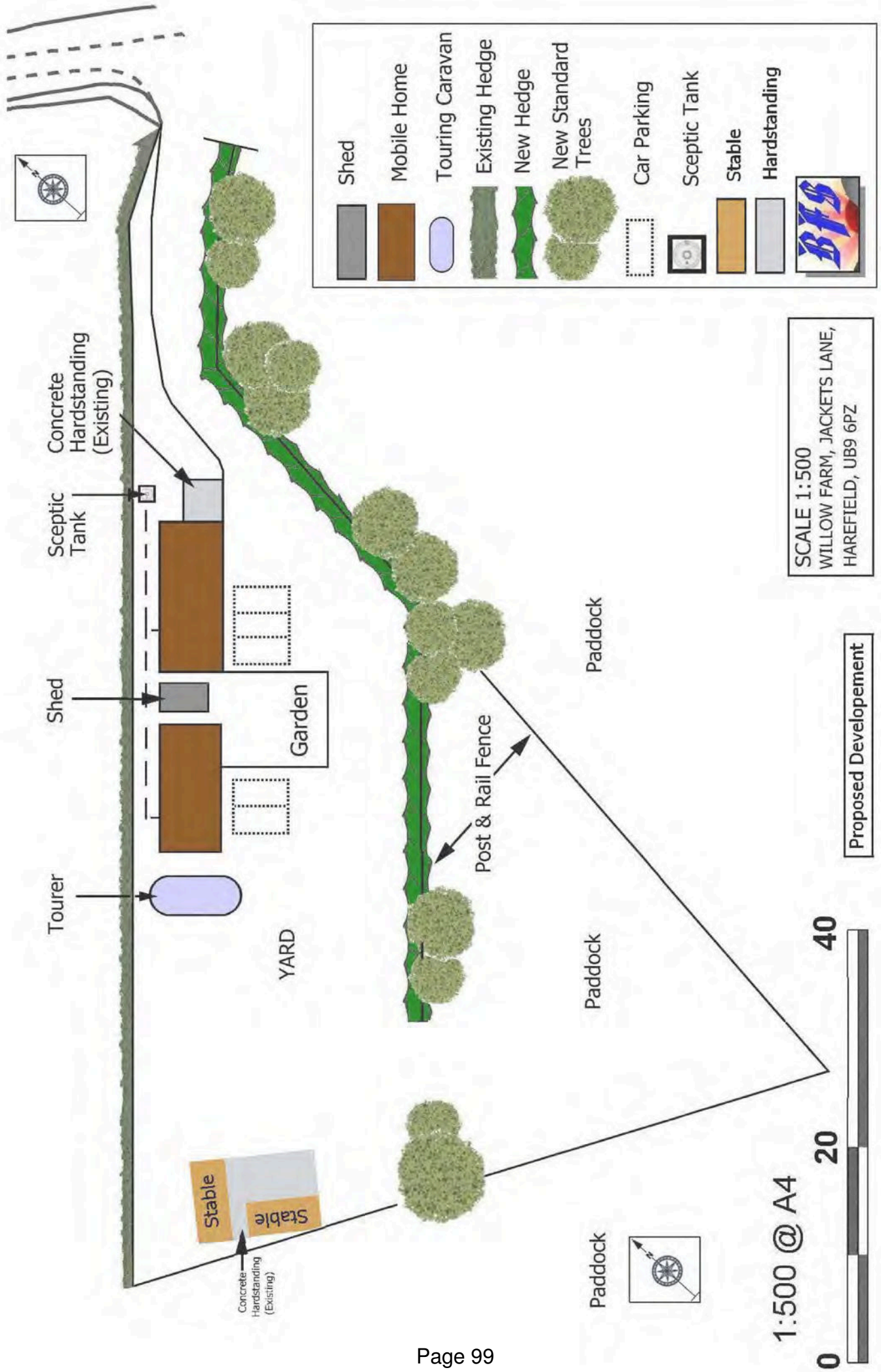
SCALE 1:500
 WILLOW FARM, JACKETS LANE,
 HAREFIELD, UB9 6PZ



| | |
|------------------------|-------------------------------|
| Project: Jackets Lane | Design: Lasto Siketti |
| Client: Connors | Tel: 07756 917937 |
| Drawing: Feb 2012 | Saga Ct, Unit 3 Sibleys Rise, |
| Bucks Floating Support | South Heath, Bucks, HP16 9QQ |

1:500 @ A4





Proposed Development

SCALE 1:500
WILLOW FARM, JACKETS LANE,
HAREFIELD, UB9 6PZ

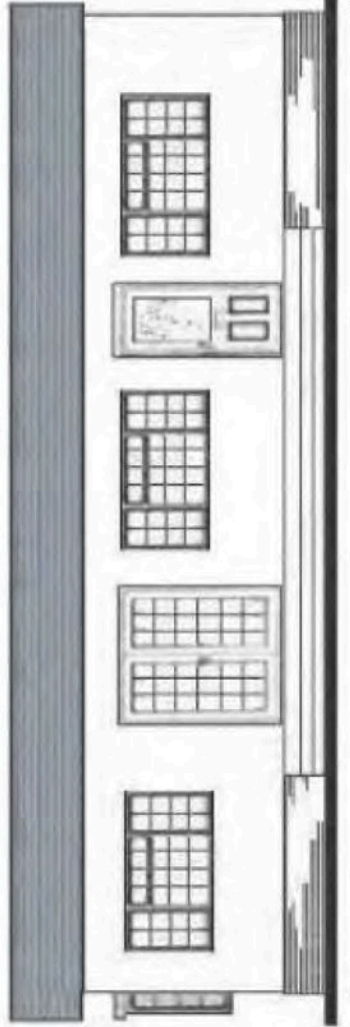


No. SOC2

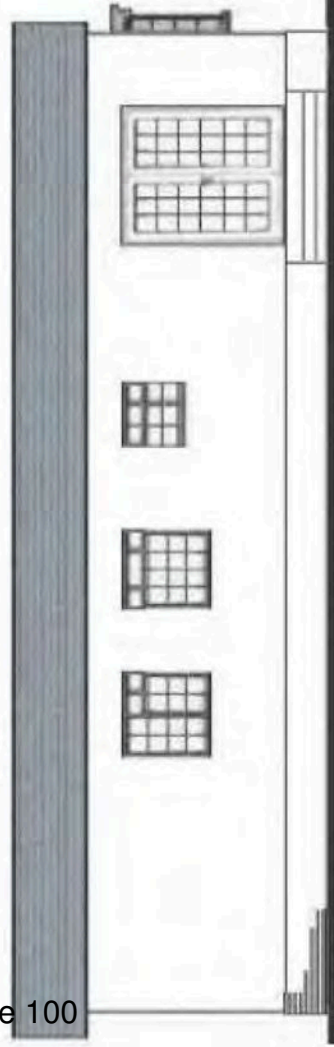
Proposed Change of Use Drawing



May 2012



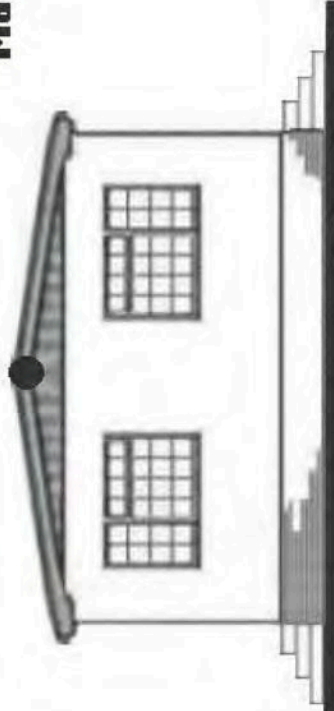
Front Elevation



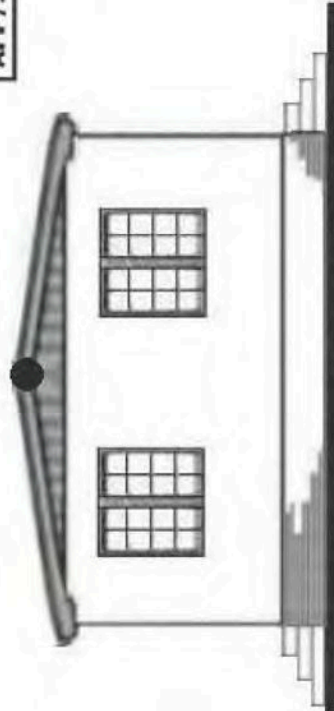
Rear Elevation



Scale 1:100 @ A4



Side Elevation



Side Elevation

Land at
Willow Farm
Jackets Lane,
Harefield
APP/2011/1450

| | | | |
|----------------|------------------------|---------|-------------------------------|
| Project Title: | Static Caravan | Design: | Laslo Siketti |
| Client: | Mr Connors | | Saga Ct, Unit 3 Sibleys Rise, |
| Drawing Title: | Elevation Drawings | | South Heath, Bucks. HP16 9QQ |
| | Bucks Floating Support | | Tel: 07756 917937 |

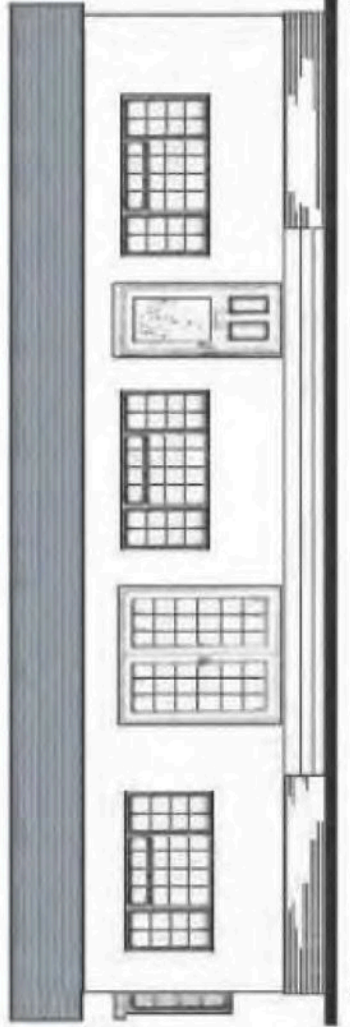


No. SOC2

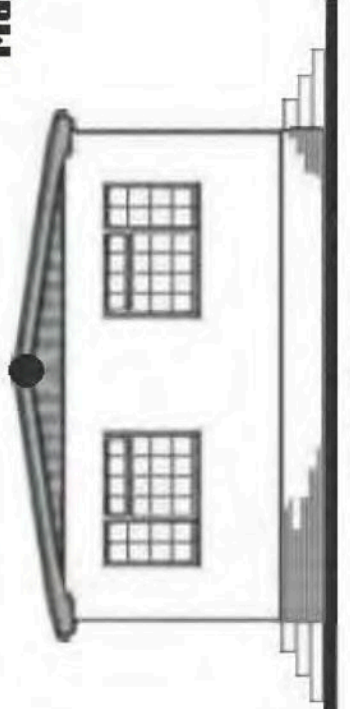
Proposed Change of Use Drawing



May 2012

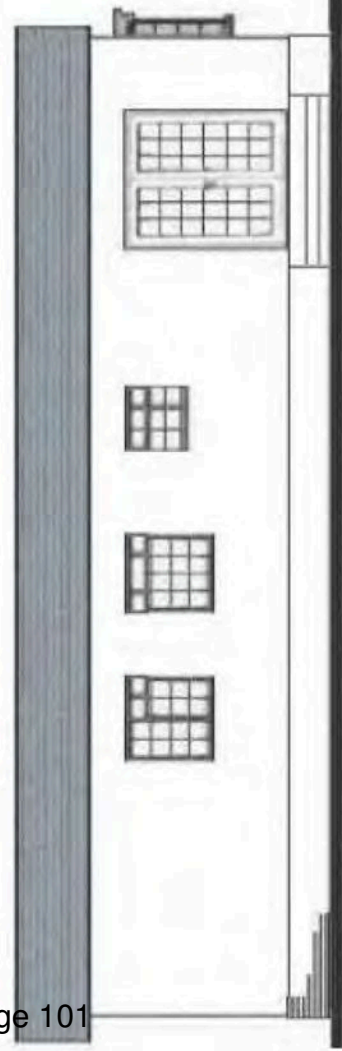


Front Elevation

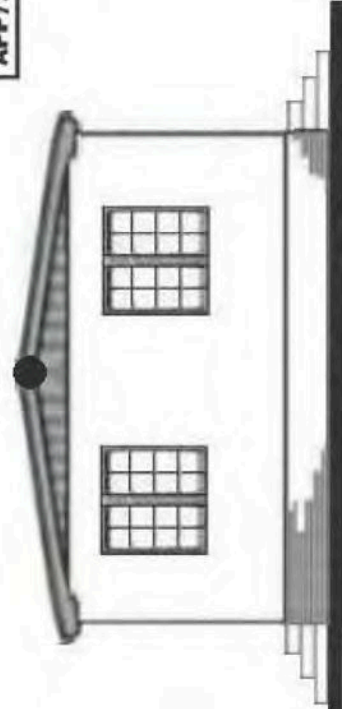


Side Elevation

Land at
Willow Farm
Jackets Lane,
Harefield
APP/2011/1450



Rear Elevation



Side Elevation



Scale 1:100 @ A4

All building works to comply with the relevant British standards and the code of practice.
Trade drawing & design are copyright.

| | | | |
|----------------|------------------------|---------|-------------------------------|
| Project Title: | Static Caravan | Design: | Laslo Siketti |
| Client: | Mr Connors | | Saga Ct, Unit 3 Sibleys Rise, |
| Drawing Title: | Elevation Drawings | | South Heath, Bucks. HP16 9QQ |
| | Bucks Floating Support | | Tel: 07756 917937 |

No. SB2

Stained timber boarding
Roof - Plywood sheeting with Asphalt

Project Title:
Client:
Drawing Title:
Title:

Stable 2
Mr Connors
Elevation Drawings
Bucks Floating Support

Design: Laslo Siketti
Saga Ct, Unit 3, Sibleys Rise,
South Heath, Bucks, HP16 9QQ
Tel: 07756 917937

BFS

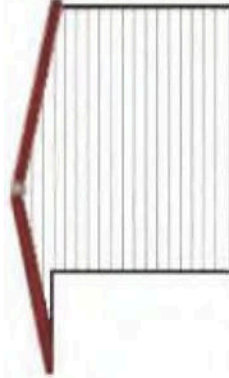


May 2012

Stable 1



Front Elevation



Side Elevation

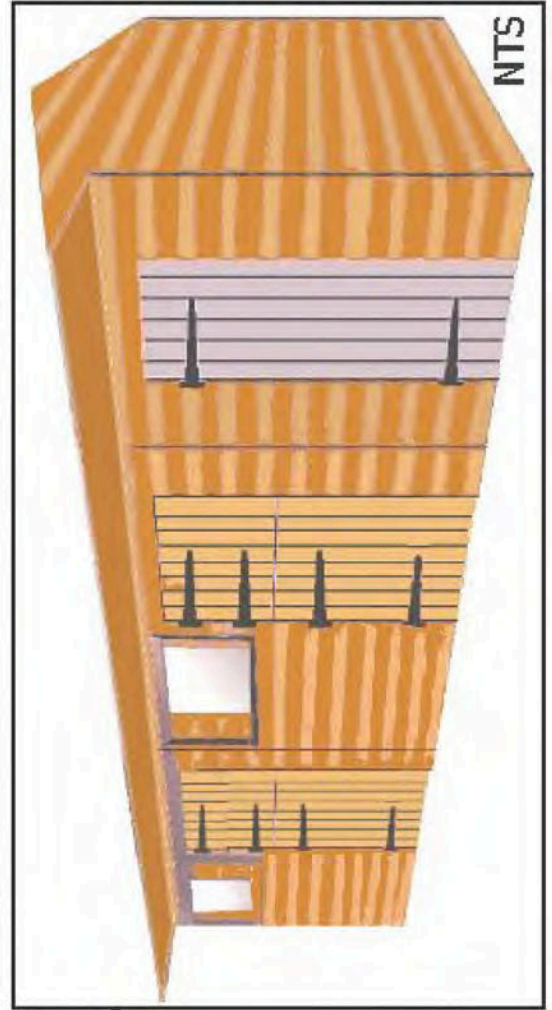
Land at Willow Farm
Jackets Lane,
Harefield
APP/2011/1450



Rear Elevation



Side Elevation



NTS



Scale 1:100 @ A4

All building works to comply with the relevant British standards and for codes of practice.
This drawing is design only
copy/5/16/11

No. SB1

Stained timber boarding
Roof-Corrugated Sheeting Profile



Front Elevation

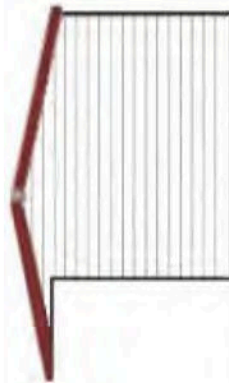


Rear Elevation

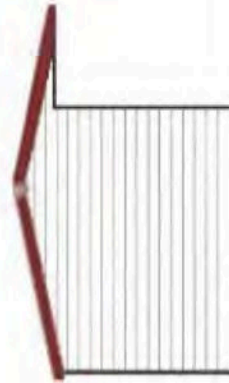


Scale 1:100 @ A4

All building works to comply with the relevant British standards and for codes of practice.
This drawing is design size copy/50%.



Side Elevation



Side Elevation

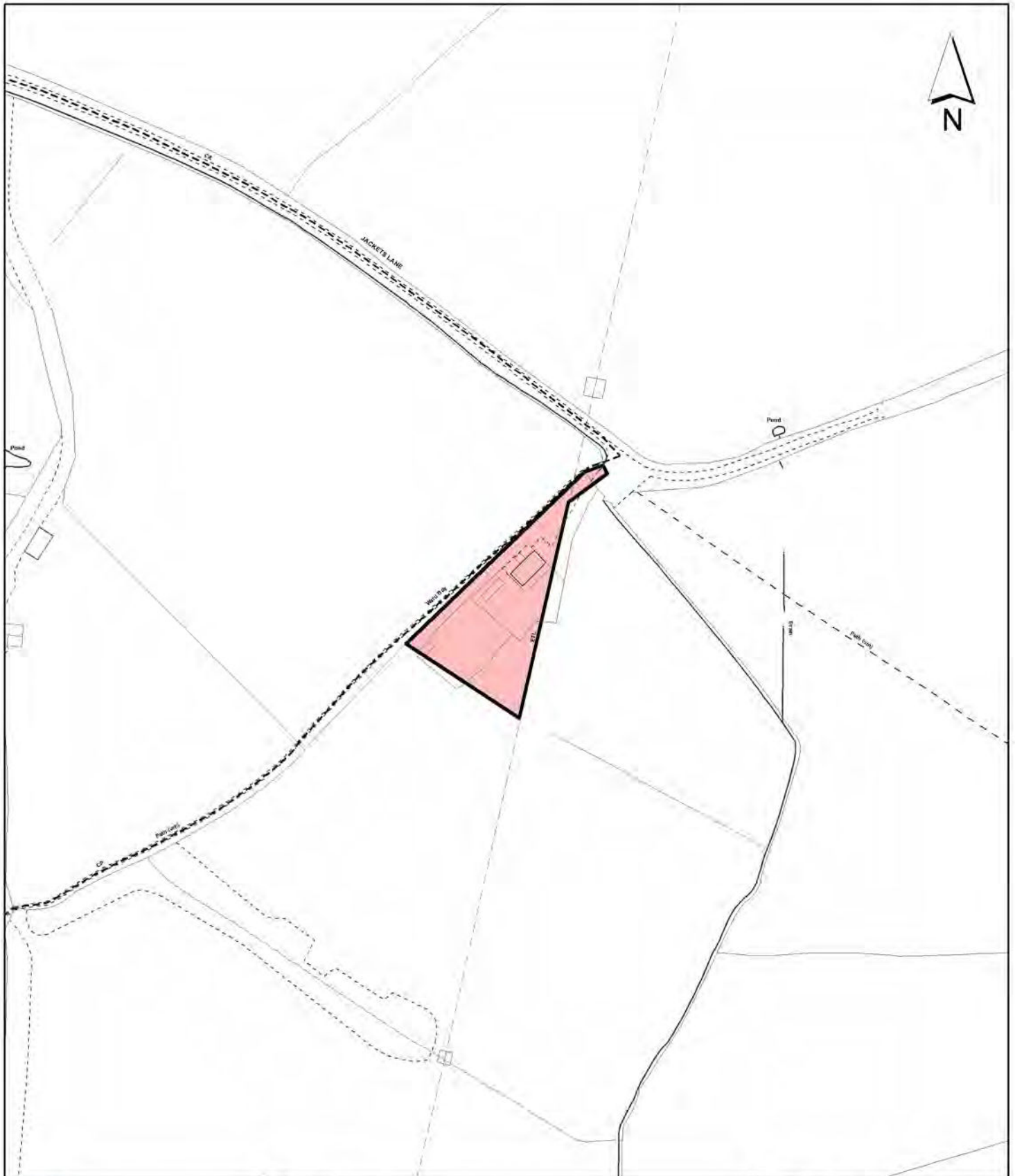
Land at
Willow Farm
Jackets Lane,
Harefield
APP/2011/1450




May 2012

Stable 1

| | | | |
|---------|-------------------------------|-------------------------------|-------------------|
| Project | Stable 1 | Design: Laslo Siketti | |
| Title: | Mr Connors | Saga Ct, Unit 3 Sibleys Rise, | |
| Client | Drawing Elevation Drawings | South Heath, Bucks, HP16 9QQ | |
| Title | Bucks Floating Support | BFS | Tel: 07756 917937 |



Notes

 Site boundary

For identification purposes only.

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Site Address

**Land at Willow Farm
Jackets Lane
Harefield**

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

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

Planning Application Ref:
57685/APP/2011/1450

Scale
1:2,000

Planning Committee
North Page 106

Date
**November
2011**



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address 91-97 HIGH ROAD ICKENHAM

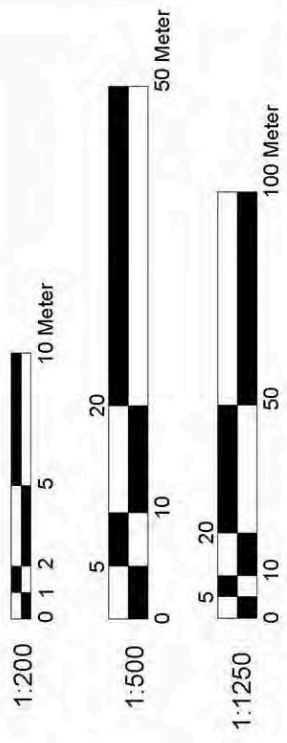
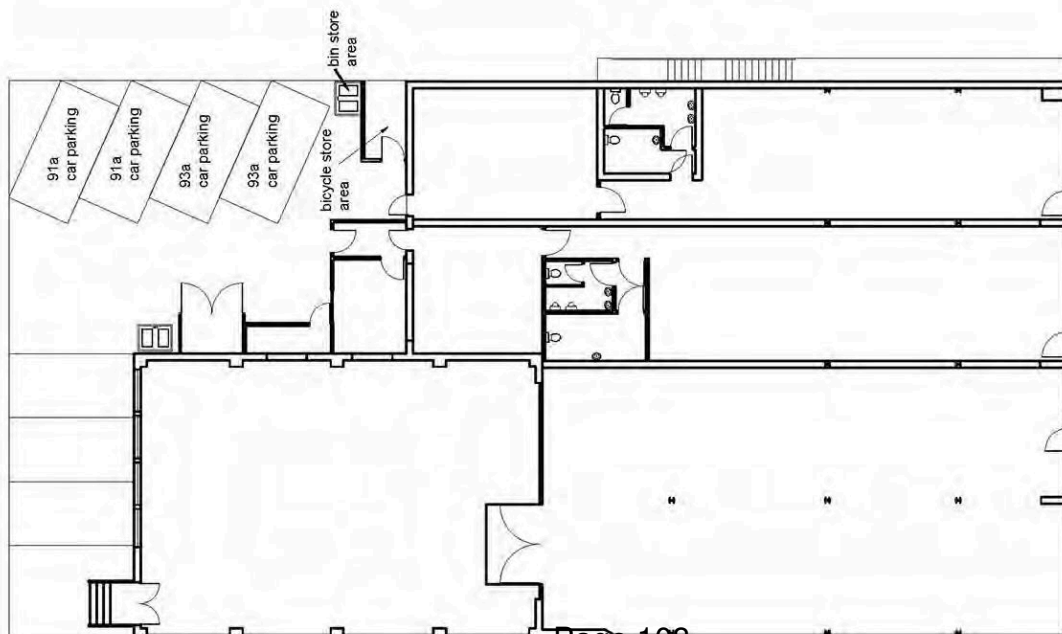
Development: Part-retrospective application for the retention of 2 x 4 bedroom flats above 91 and 93 High Road Ickenham and the retention of an existing external metal staircase accessed from the side of No. 97, plus the addition of a new staircase accessed from the rear yard to serve all the flats above 91-97 High Road, Ickenham.

LBH Ref Nos: 14964/APP/2011/2969

Date Plans Received: 06/12/2011

Date(s) of Amendment(s):

Date Application Valid: 20/02/2012

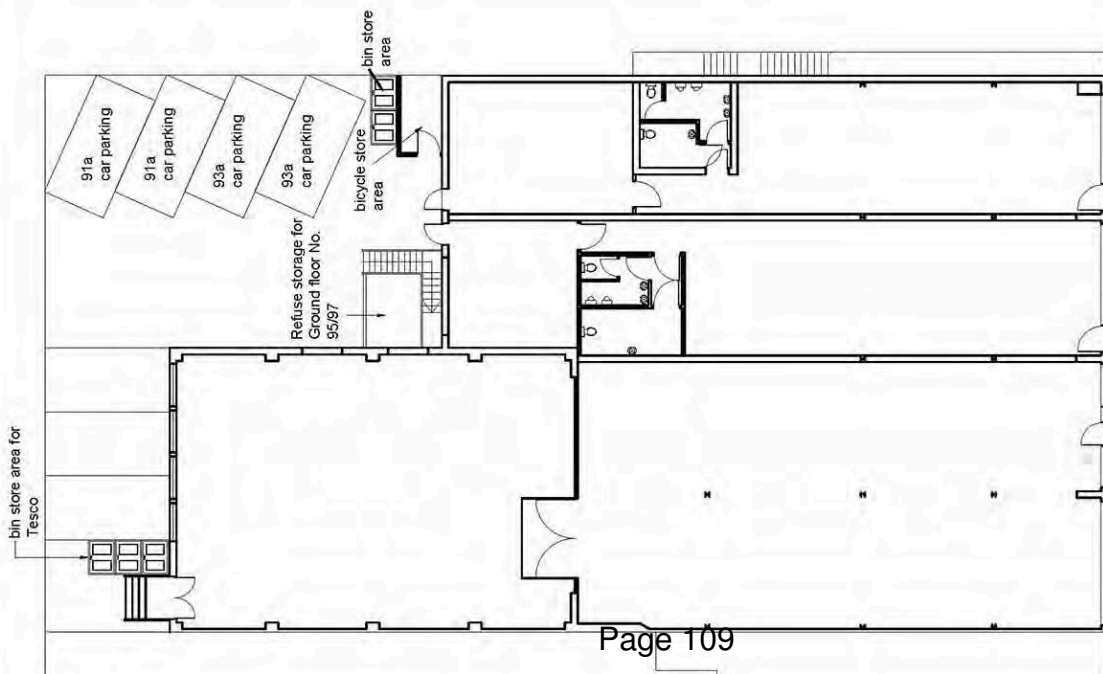
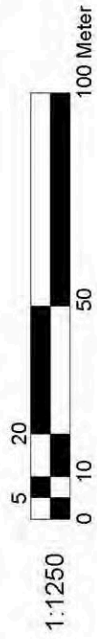
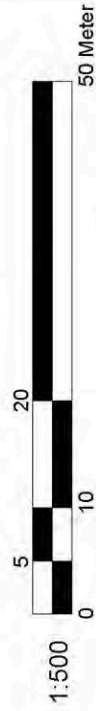


| <p>BANCIL PARTNERSHIP LTD</p> | <p>Dimensions to be verified on site. DO NOT SCALE FROM THIS DRAWING. No responsibility is taken for their accuracy.</p> <p>This drawing is the property of BANCIL PARTNERSHIP LTD. All rights are reserved by them and the drawing is issued on the condition that it is not copied, reproduced, retained or disclosed to any unauthorised person, either wholly or in part without the consent in writing of BANCIL PARTNERSHIP LTD.</p> <p>27-29 The Broadway, Southall, Middx, UB1 1JY Tel: 020 8574 4546 Fax: 020 8574 4526</p> | | <p>Client Detail:</p> <p>91a-93a, High Road, Ickenham, Middlesex, UB10 8LB</p> | | <p>Site Address:</p> <p>91a-93a, High Road, Ickenham, Middlesex, UB10 8LB</p> | | <p>Title:</p> <p>Proposed Site Plan, Block & Location Plans</p> | | <p>Drawn By: VP</p> <p>Checked By: VP</p> <p>Date: 11/2011</p> <p>Drawing No: PLWP/1616-01</p> | | <p>Revisions:</p> <table border="1"> <thead> <tr> <th>Rev</th> <th>Revision</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>F</td> <td>Location Plan amended</td> <td>20-02-12</td> </tr> <tr> <td>G</td> <td>Site Plan amended</td> <td>10-07-12</td> </tr> <tr> <td>H</td> <td>Existing bin store area shown</td> <td>08-2012</td> </tr> <tr> <td>D</td> <td>Blue line added</td> <td>13-02-12</td> </tr> <tr> <td>E</td> <td>Blue line added</td> <td>16-02-12</td> </tr> </tbody> </table> | | Rev | Revision | Date | F | Location Plan amended | 20-02-12 | G | Site Plan amended | 10-07-12 | H | Existing bin store area shown | 08-2012 | D | Blue line added | 13-02-12 | E | Blue line added | 16-02-12 |
|--|--|----------------------------|---|--|--|--|--|--|--|--|--|--|-----|----------|------|---|-----------------------|----------|---|-------------------|----------|---|-------------------------------|---------|---|-----------------|----------|---|-----------------|----------|
| | Rev | Revision | Date | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| F | Location Plan amended | 20-02-12 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| G | Site Plan amended | 10-07-12 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| H | Existing bin store area shown | 08-2012 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| D | Blue line added | 13-02-12 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| E | Blue line added | 16-02-12 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Scale: as shown</p> <p>Paper Size: A3</p> | | <p>North Arrow:</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | |



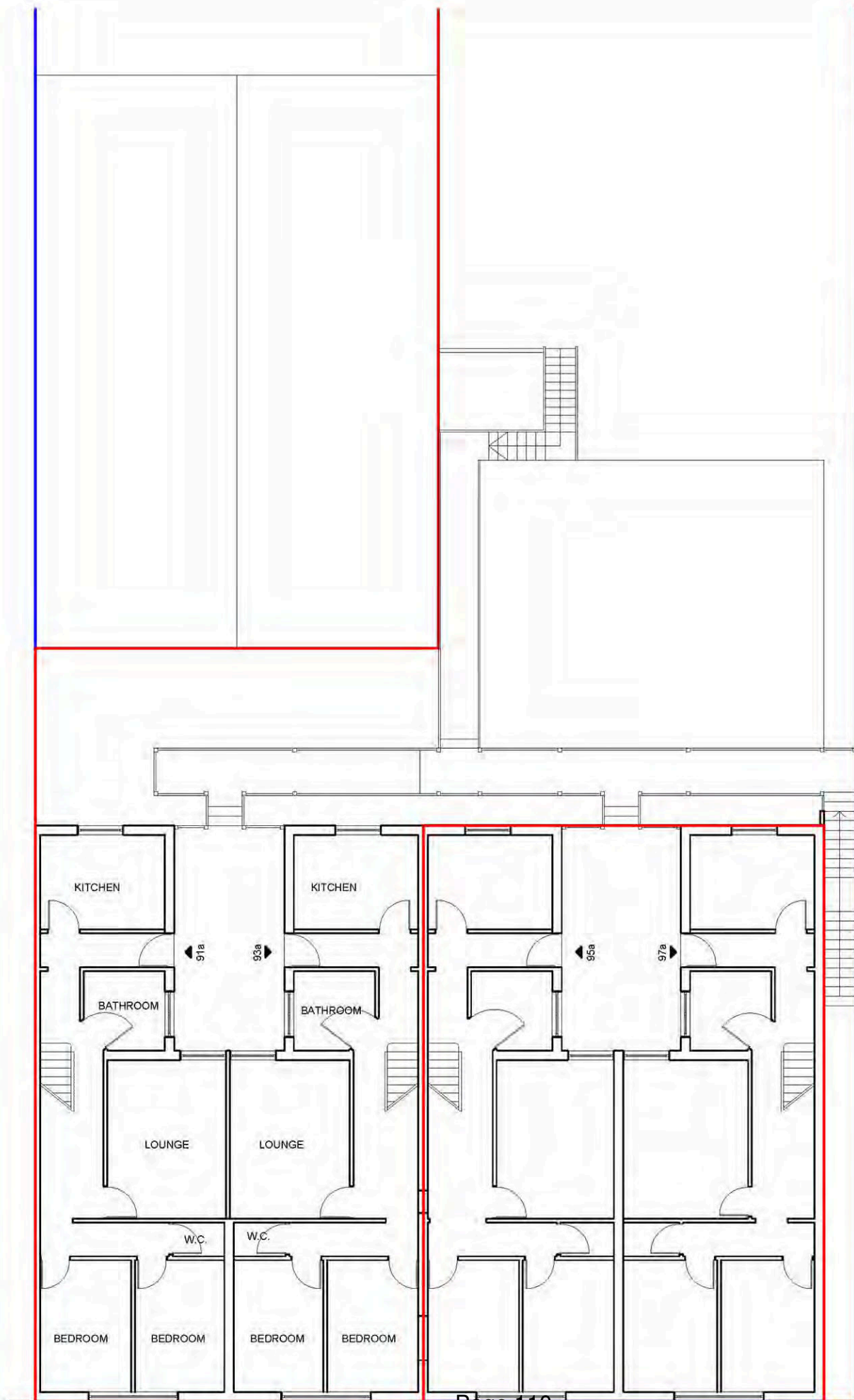
LOCATION PLAN
(scale: 1:1250)

BLOCK PLAN
(scale: 1:500)



PROPOSED SITE PLAN
(scale: 1:200)

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|--|-----------------------------|--|---|---|--|---|-----|----------|------|---|-----------------------------|---------|---|-----------------|---------|
| Rev | Revision | Date | | | | | | | | | | | | | |
| A | Bin store for Tesco amended | 09-2012 | | | | | | | | | | | | | |
| B | Bin store added | 09-2012 | | | | | | | | | | | | | |
| <p>Scale: as shown</p> | | | <p>Scale: A3</p> | | | | | | | | | | | | |

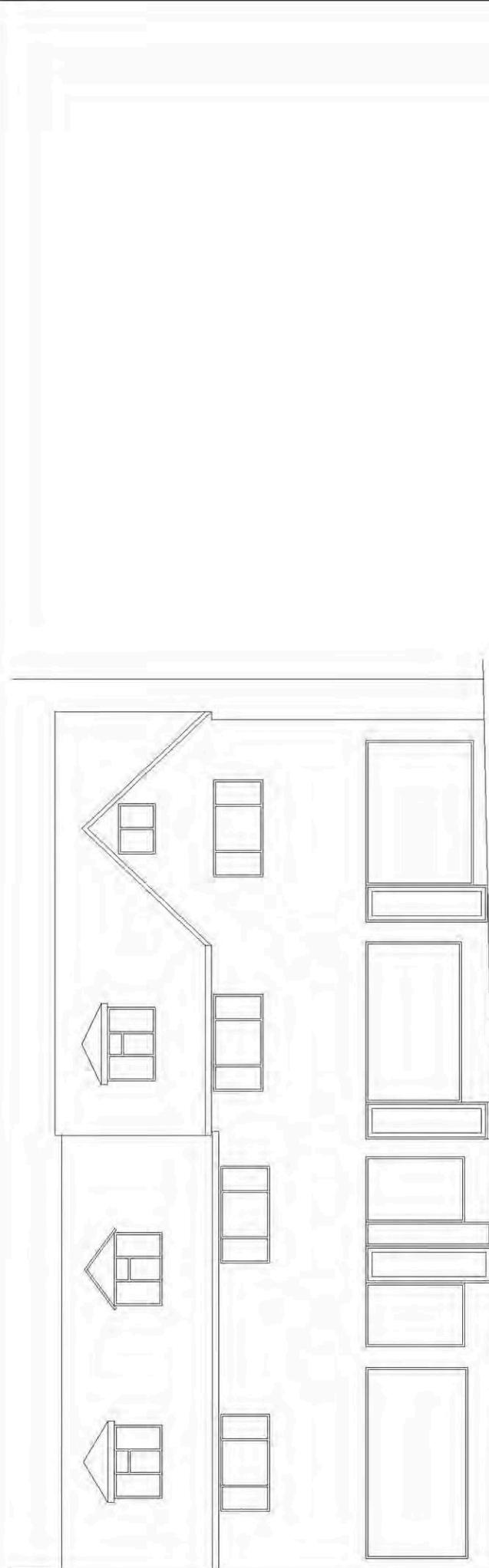


| <small>Dimensions to be verified on site. DO NOT SCALE FROM THIS DRAWING. No responsibility is taken for their accuracy. guidance only</small> <small>This drawing is the property of BANCIL PARTNERSHIP LTD. It is to be used for the purposes stated and is not to be reproduced, stored, or disclosed to any unauthorised person, either wholly or in part without the consent in writing of BANCIL PARTNERSHIP LTD</small> | | Site Address: 91a-93a, High Road, Ickenham, Middlesex, UB10 8LB | Client Detail: 91a-93a, High Road, Ickenham, Middlesex, UB10 8LB | Title: First Floor Plans | Drawn By: VP Checked By: VP Date: 11/2011 Drawing No. PLWP/1616-02 | Revisions: <table border="1"> <tr> <th>Rev</th> <th>Revision</th> <th>Date</th> </tr> <tr> <td>A</td> <td>Site Boundary shown</td> <td>03-01-12</td> </tr> <tr> <td>B</td> <td>Red line amended</td> <td>13-02-12</td> </tr> <tr> <td>C</td> <td>Blue line added</td> <td>13-02-12</td> </tr> <tr> <td>D</td> <td></td> <td>13-02-12</td> </tr> <tr> <td>E</td> <td>Staircase amended</td> <td>08-2012</td> </tr> </table> | Rev | Revision | Date | A | Site Boundary shown | 03-01-12 | B | Red line amended | 13-02-12 | C | Blue line added | 13-02-12 | D | | 13-02-12 | E | Staircase amended | 08-2012 |
|---|---------------------|--|--|-----------------------------|---|---|-----|----------|------|---|---------------------|----------|---|------------------|----------|---|-----------------|----------|---|--|----------|---|-------------------|---------|
| Rev | Revision | Date | | | | | | | | | | | | | | | | | | | | | | |
| A | Site Boundary shown | 03-01-12 | | | | | | | | | | | | | | | | | | | | | | |
| B | Red line amended | 13-02-12 | | | | | | | | | | | | | | | | | | | | | | |
| C | Blue line added | 13-02-12 | | | | | | | | | | | | | | | | | | | | | | |
| D | | 13-02-12 | | | | | | | | | | | | | | | | | | | | | | |
| E | Staircase amended | 08-2012 | | | | | | | | | | | | | | | | | | | | | | |
| Scale: 1:100 Paper Size: A3 | | Site Address: 91a-93a, High Road, Ickenham, Middlesex, UB10 8LB Tel: 020 8574 4546 Fax: 020 8574 4526 | | Title: First Floor Plans | | Drawn By: VP Checked By: VP Date: 11/2011 Drawing No. PLWP/1616-02 | | | | | | | | | | | | | | | | | | |

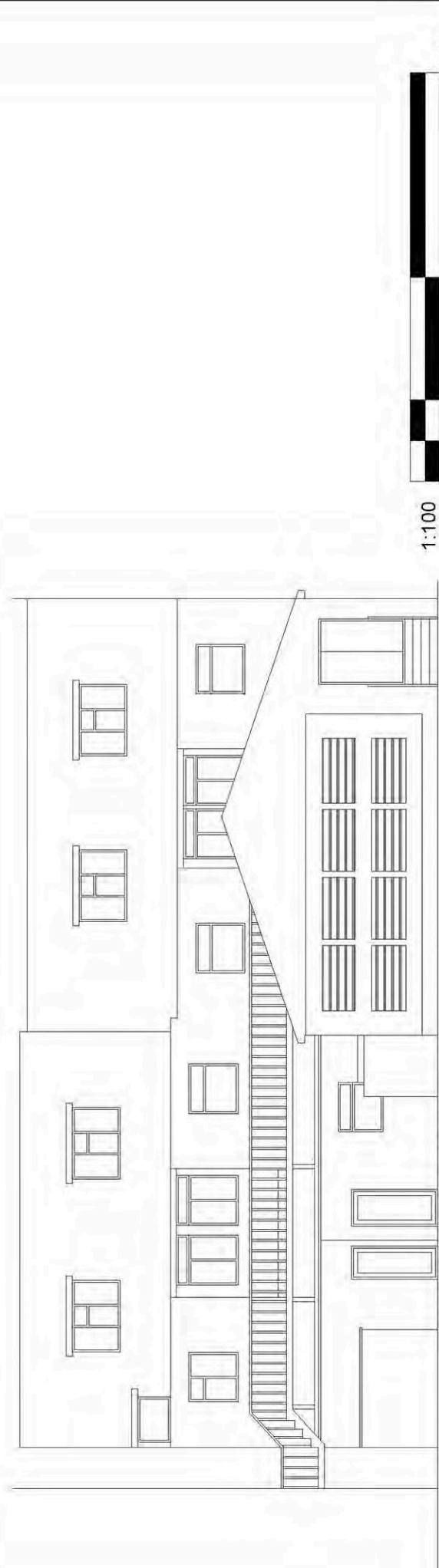




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|---|---|---|-------------------------------------|--|--|--|-----|----------|------|---|----------------|----------|---|------------------|----------|---|-----------------|----------|---|--|----------|
| | Rev | Revision | Date | | | | | | | | | | | | | | | | | | |
| A | Red line added | 19-01-12 | | | | | | | | | | | | | | | | | | | |
| B | Red line amended | 13-02-12 | | | | | | | | | | | | | | | | | | | |
| C | Blue line added | 13-02-12 | | | | | | | | | | | | | | | | | | | |
| D | | 13-02-12 | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | |



EXISTING FRONT ELEVATION

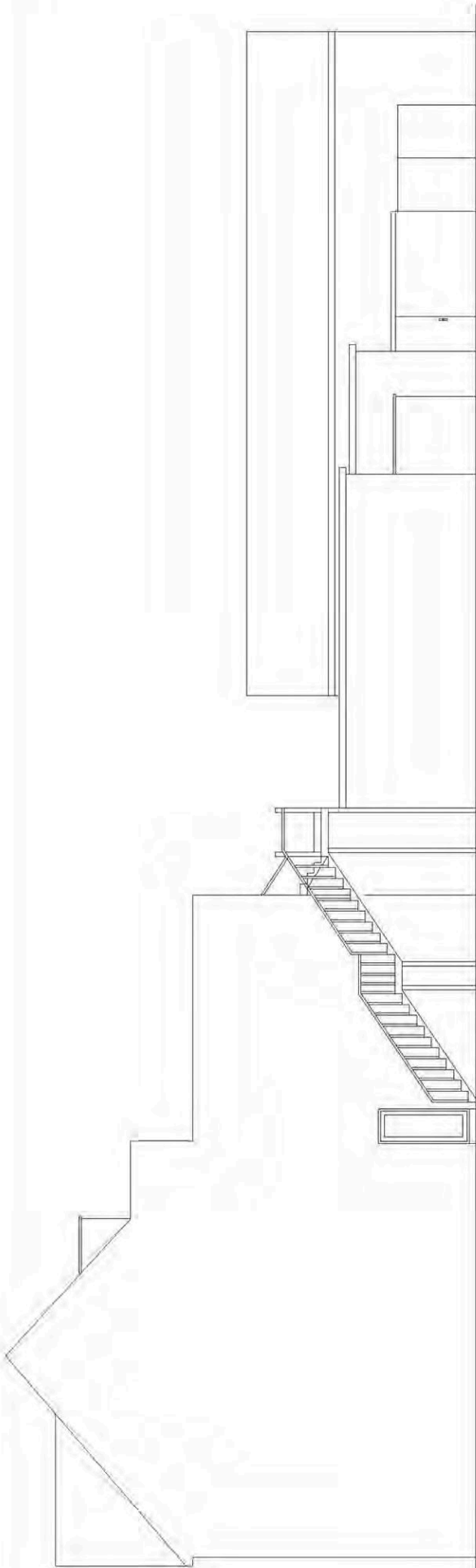


EXISTING REAR ELEVATION

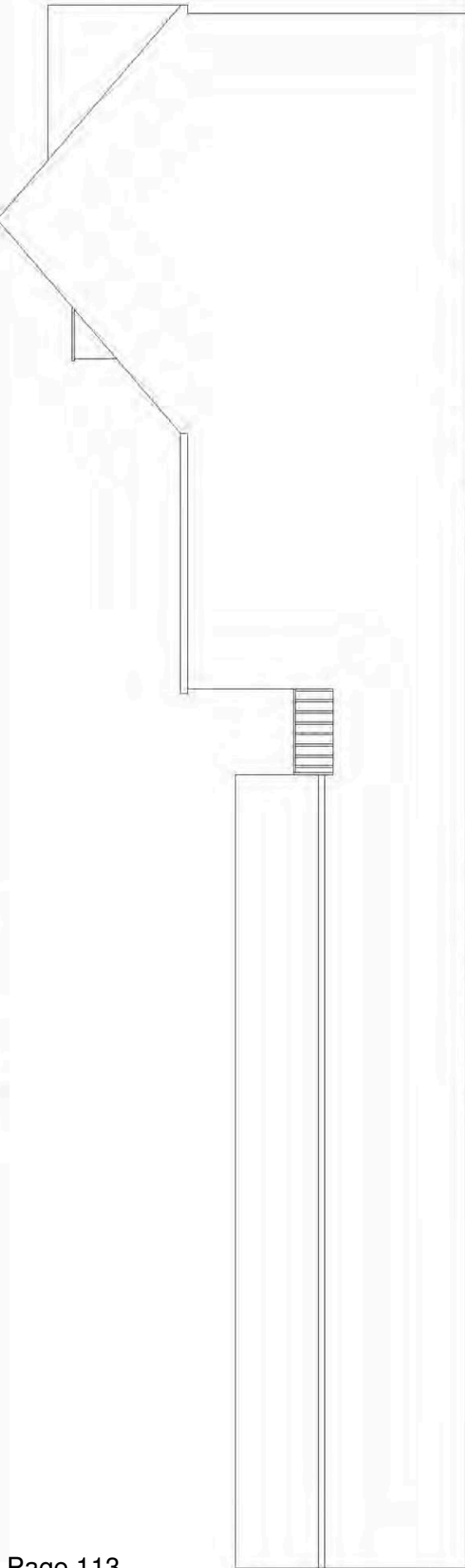


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|---|--|---|---|--|---|-----|----------|------|---|-------------------|----------|---|-------------------|---------|--|--|--|--|--|--|
| | Rev | Revision | Date | | | | | | | | | | | | | | | | | |
| A | Elevation amended | 10-07-12 | | | | | | | | | | | | | | | | | | |
| b | Elevation amended | 08-2012 | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | |
| <small>27-29 The Broadway, Southall, Middx, UB1 1JY Tel: 020 8574 4546 Fax: 020 8574 4526</small> | | Scale: 1:100 | Paper Size: A3 | | | | | | | | | | | | | | | | | |





EXISTING SIDE ELEVATION

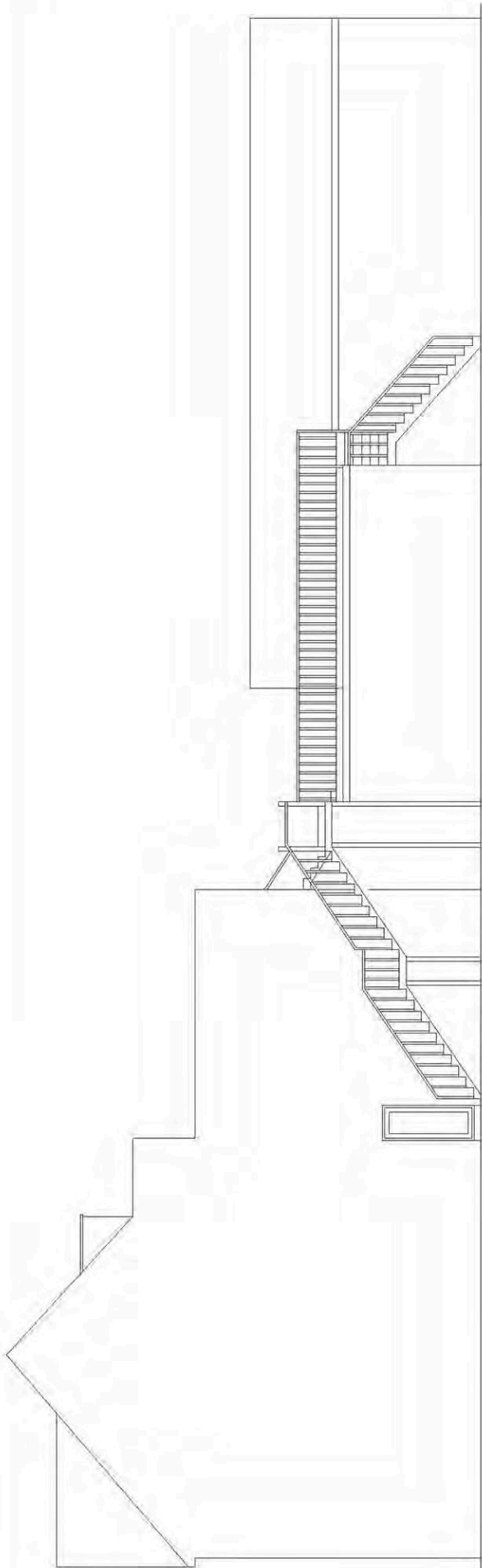


EXISTING SIDE ELEVATION

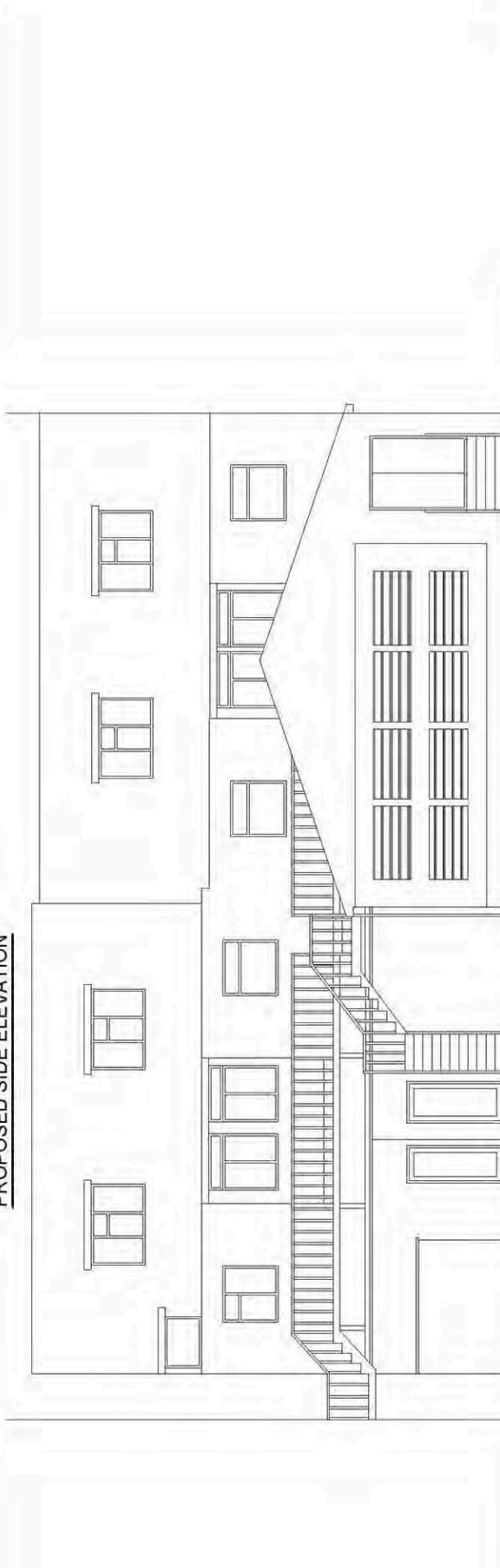


| <small>Dimensions to be verified on site. DO NOT SCALE FROM THIS DRAWING. No responsibility is taken for their accuracy.</small> <small>This drawing is the property of BANCIL PARTNERSHIP LTD. All rights are reserved by them and the drawing is issued on the condition that it is not copied, reproduced, retained or disclosed to any unauthorised person, either wholly or in part without the consent in writing of BANCIL PARTNERSHIP LTD.</small> | Site Address: 91a-93a, High Road, Ickenham, Middlesex, UB10 8LB | Client Details: 91a-93a, High Road, Ickenham, Middlesex, UB10 8LB | Title: Existing Side Elevations | Drawn By: VP Checked By: VP Date: 11/2011 Drawing No.: PLWP/1616-05 | Revisions: <table border="1"> <tr> <th>Rev</th> <th>Revision</th> <th>Date</th> </tr> <tr> <td>A</td> <td>Elevation amended</td> <td>10-07-12</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table> | Rev | Revision | Date | A | Elevation amended | 10-07-12 | | | | | | | | | |
|---|--|--|---|--|---|-----|----------|------|---|-------------------|----------|--|--|--|--|--|--|--|--|--|
| | Rev | Revision | Date | | | | | | | | | | | | | | | | | |
| A | Elevation amended | 10-07-12 | | | | | | | | | | | | | | | | | | |
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| Scale: 1:100 | | Scale: 1:100 | | Paper Size: A3 | Scale: 1:100 | | | | | | | | | | | | | | | |





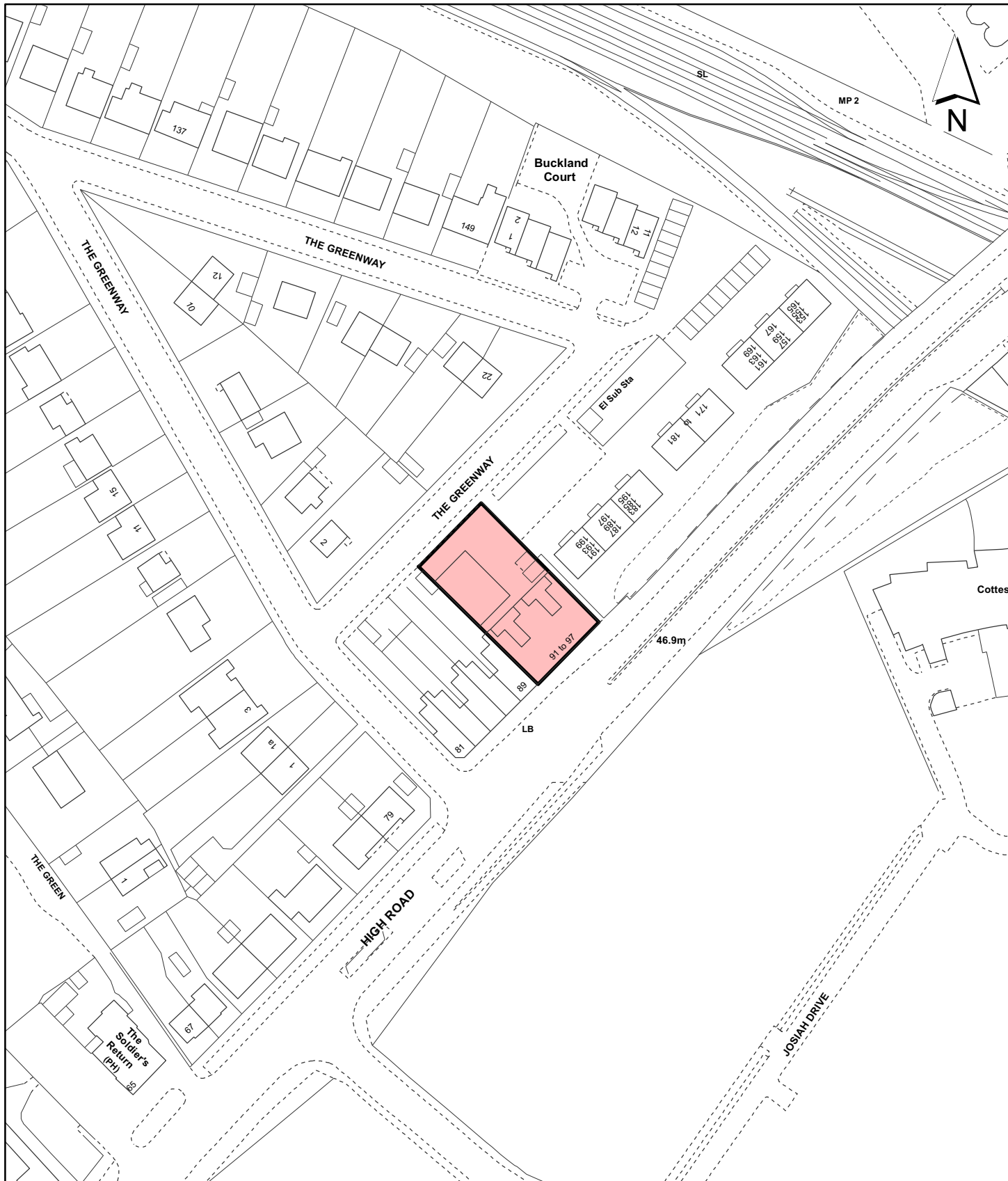
PROPOSED SIDE ELEVATION




PROPOSED REAR ELEVATION



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| A | Staircase to flat and bin store area amended | 08-2012 | | | | | | | | | | | | | | | | | | | |
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Notes

 Site boundary

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Site Address

**91 - 97 High Road
Ickenham**

Planning Application Ref:

14964/APP/2011/2969

Planning Committee

North Page 115

Scale

1:1,250

Date

**September
2012**

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

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