



HILLINGDON  
LONDON



## North Planning Committee

**Date:** TUESDAY, 16 APRIL 2013

**Time:** 7.00 PM

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

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

### To Councillors on the Committee

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

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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

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## 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 meetings held on 7 and 26 March 2013
- 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.

### Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
6	Former RAF West Ruislip, High Road, Ickenham  38402/APP/2012/1033	West Ruislip	Erection of 55 tailored care living units (extra care accommodation) with communal facilities and car parking (variation of 38402/APP/2008/2733) and the erection of 25 retirement living (category ii type) sheltered apartments with communal facilities and car parking.  <b>Recommendation: Delegated powers be given to the Head of Planning, Sport and Green Spaces</b>	23 – 54  143 -155

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## Non Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
7	9 Truesdale Drive, Harefield  4749/APP/2013/140	Harefield	Part two storey, part single storey side/ rear extension and porch and canopy to front involving demolition of existing outbuildings to side.  <b>Recommendation: Refusal</b>	55 – 62  156 -162
8	51 The Drive, Ickenham  21977/APP/2012/2194	Ickenham	Two storey building with habitable roofspace to create 5 x self-contained flats with associated parking and landscaping and installation of vehicular crossover, involving demolition of existing detached dwelling.  <b>Recommendation: S106 Agreement</b>	63 – 86  163 -183
9	Land to rear of 51 & 53 Pembroke Road, Ruislip  66982/APP/2013/109	Manor	2 x 4-bedroom, detached bungalows with habitable roofspace, associated parking and amenity space.  <b>Recommendation: Refusal</b>	87 – 106  184 -198
10	'Shandys' 64b Green Lane, Northwood  68963/APP/2013/64	Northwood	Change of Use from Use Class A1 (Shops) to Mini-Cab Taxi Office (Sui Generis).  <b>Recommendation: Refusal</b>	107 -114  199 -201
11	Land adjacent to 56 & 57 and 56 & 57 Greystoke Drive, Ruislip  68409/APP/2013/130	West Ruislip	Two storey, 2-bed, detached dwelling with associated parking and amenity space involving installation of vehicular crossover to side (Resubmission).  <b>Recommendation: Refusal</b>	115 -130  202 -216

## Other

12	S106 Quarterly Monitoring Report - Up to 31 December 2012	131 -142
13	Any Items Transferred from Part 1	

14	Any Other Business in Part 2
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Plans for North Planning Committee

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**Minutes**

**NORTH PLANNING COMMITTEE**

**7 March 2013**

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

	<p><b>Committee Members Present:</b> Councillors Eddie Lavery (Chairman) Allan Kauffman (Vice-Chairman) David Allam (Labour Lead) Jazz Dhillon John Morgan Raymond Graham Dominic Gilham Brian Stead</p> <p><b>Officers Present:</b> James Rodger, Head of Planning, Sport &amp; Green Spaces Matthew Duigan, Planning Services Manager Syed Shah, Highways Anne Gerzon, Legal Advisor Nav Johal, Democratic Services</p> <p><b>Others Present:</b> Councillor Andrew Retter (in part)</p>
11.	<p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>Apologies for absence were received from Councillors' Carol Melvin and David Payne. Councillors' Brian Stead and Dominic Gilham were in attendance as substitutes.</p>
12.	<p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> (<i>Agenda Item 2</i>)</p> <p>Councillor John Morgan declared a pecuniary interest in relation to item 5, Former RAF Eastcote, Lime Grove, Ruislip, 10189/APP/2012/3143, and left the room for the duration of this item.</p> <p>Councillor John Morgan declared a non-pecuniary interest in relation to items 6, 7, 8, &amp; 9 and remained in the room during the consideration thereof.</p>
13.	<p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 3</i>)</p> <p>The Chairman announced that the application for Item 12, Land rear of 81-93 Hilliard Road, Northwood, 64786/APP/2012/2421 had been withdrawn by the applicant.</p>

14.	<p><b>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</b> (<i>Agenda Item 4</i>)</p> <p>It was confirmed that all items marked Part 1 would be considered in public and all items marked Part 2 would be heard in private.</p>
15.	<p><b>FORMER RAF EASTCOTE, LIME GROVE, RUISLIP, 10189/APP/2012/3143</b> (<i>Agenda Item 5</i>)</p> <p><b>S73 Application to vary the design, internal layout and external appearance of Block C (modifications of conditions 1, 6 and 10 of Reserved Matters approval ref: 10189/APP/2007/3046 dated 13/03/2008: (details of siting, design, external appearance and landscaping), in compliance with conditions 2 and 3 of outline planning permission ref: 10189/APP/2007/3383 dated 21/02/2008: Residential development).</b></p> <p>Councillor John Morgan left the room for the duration of this item.</p> <p>The Chairman agreed that items 5, 8 and 9 would be heard together and that confirmed Members of the North Planning Committee had visited the site and flats in question.</p> <p>Officers introduced the report, and stated the key was to look at the difference between what was approved and those proposed and whether those changes were acceptable. There were discrepancies between what was approved and what was actually built. Officers confirmed that the overlooking distance was over 21 metres.</p> <p>In accordance with the Council's constitution representatives of the petitions received in objection to the proposals were invited to address the meeting.</p> <p>Mr Ian Brooks, Chairman of Eastcote Residents Association spoke on behalf of the petition submitted by Eastcote Residents Association:</p> <ul style="list-style-type: none"> <li>• The main concern of the petitioners was overlooking and loss of privacy.</li> <li>• Taylor Wimpey had discussions with the Residents Association and had agreed changes. Petitioners were disappointed that Taylor Wimpey were now changing the plans.</li> <li>• The site had a daily impact on residents' lives. They could see each other through properties. Through overlooking and into gardens.</li> <li>• The type 'B' homes were as much of a problem as 'P' homes and should be refused.</li> <li>• Residents were not made aware of a new drawing which showed dormers, these were seen on the internet.</li> <li>• 4 additional habitual rooms were proposed and this would increase the density. The lead petitioner asked if an audit had been undertaken of the whole site.</li> <li>• Since the original applications were improved and with the new plans the density would be increased further, if approved.</li> <li>• Mr Brooks asked that all 5 applications be refused and that enforcement action be carried out where the applicants had built against the agreed plans.</li> </ul>



- It was stressed that Members of the Committee needed to look at the site as a whole.

Ms Akerman spoke on behalf of the petition submitted by residents of Eastcote Road:

- Ms Akerman was disappointed that she had to address Committee and speak about the issues surrounding the application for the third time.
- She stated that the applicants were blatantly going through the back door with planning applications.
- The additional habitat requested would cause more overcrowding in an over-dense area.
- The outline approval was up to 50 dwellings per hectare. Residents were persuaded and assured by planning committee that this would be the case. Residents then heard that there would be new buildings.
- Residents were against the previous applications that had been agreed and now additional planning permission was being asked for. They felt as if the Council and the developers were going against what was promised to them.
- Ms Akerman spoke about the lack of parking, and if there was to be additional parking it would impact on an already congested road.
- The application was overbearing and there would be additional light pollution. It was stated that the lighting in rooms bothered neighbouring houses.
- Residents in the new cottages could see people indoors through windows, this included into bedrooms and you could have eye-to-eye contact.
- Ms Akerman urged the Council to do the right thing and refuse the illegally built sites.

Members discussed the additional roof lights being proposed, and also the lack of privacy and overlooking raised by petitioners. Officers were satisfied the proposed plans complied with guidance.

Members discussed the plans for item 5 and whether there were any additional plans as the plans submitted did not reflect what the applicants had proposed. Officers confirmed that there was not a plan that reflected the proposal for item 5. The plans for item 8 and 9 were confirmed as being correct as per the plans submitted to Committee.

Members agreed that they were not in a position to approve item 5 as they did not have the correct plans to reflect what was being proposed. It was agreed that this item should be deferred pending the submission of corrected plans.

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

**Resolved –**

**That the application be deferred for corrections to be made to 'as built' plans so they match the as built development.**

16.	<p><b>FORMER RAF EASTCOTE, LIME GROVE, RUISLIP, 10189/APP/2012/3146</b> (<i>Agenda Item 8</i>)</p> <p><b>S73 Application to vary the internal layout and external appearance of Block D (modifications to conditions 1, 6 and 10 of Reserved Matters approval ref: 10189/APP/2007/3046 dated 13/03/2008: (details of siting, design, external appearance and landscaping), in compliance with conditions 2 and 3 of outline planning permission ref: 10189/APP/2007/3383 Dated 21/02/2008: Residential development).</b></p> <p>Officers introduced the report. This item was discussed with the item above.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was unanimously agreed.</p> <p><b>Resolved –</b></p> <p><b>That the application be approved as per the agenda.</b></p>
17.	<p><b>FORMER RAF EASTCOTE, LIME GROVE, RUISLIP, 10189/APP/2012/3147</b> (<i>Agenda Item 9</i>)</p> <p><b>Section 73 Application to vary the internal layout and external appearance of Block W (modifications to conditions 1, 6 and 10 of Reserved Matters approval ref: 10189/APP/2007/3046 dated 13/03/2008: (details of siting, design, external appearance and landscaping), in compliance with conditions 2 and 3 of outline planning permission ref: 10189/APP/2007/3383 dated 21/02/2008: Residential development).</b></p> <p>Officers introduced the report. This item was discussed with the item above.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was unanimously agreed.</p> <p><b>Resolved –</b></p> <p><b>That the application be approved as per the agenda.</b></p>
18.	<p><b>FORMER RAF EASTCOTE, LIME GROVE, RUISLIP, 10189/APP/2012/3144</b> (<i>Agenda Item 6</i>)</p> <p><b>S73 Application to vary the external appearance of House Type B (1882) (modifications to conditions 1, 6 and 10 of Reserved Matters approval ref: 10189/APP/2007/3046 dated 13/03/2008: (details of siting, design, external appearance and landscaping), in compliance with conditions 2 and 3 of outline planning permission ref: 10189/APP/2007/3383 Dated 21/02/2008: Residential development).</b></p> <p>The Chairman agreed that items 6 and 7 would be heard together and stated that Members of the North Planning Committee had visited the site and flats in question.</p> <p>Officers introduced the report and outlined the changes made as per the addendum.</p>

In accordance with the Council's constitution representatives of the petition received in objection to the proposals were invited to address the meeting.

Ms Ann Wright spoke on behalf of the petition submitted:

- It was noted that Acalia Walk gardens were short and that this had an impact on privacy.
- Ms Wright stated that the original plans were meant to have obscure glazing but did not.
- Sky/roof lights were discussed.
- Petitioners commented on a goldfish bowl effect of the application.
- Privacy was compromised and you could see into gardens and the homes of neighbouring properties.
- Taylor-Wimpey had already gone against the planning applications that were agreed and were putting in new applications for financial gain. This was not acceptable.

Members discussed the roof lights and habitual rooms. Officers stated that Taylor-Wimpey could argue that the Committee gave permission for the rooms in the roof and the only way to make it habitual was by way of a roof light. Officer's discussed the likelihood of a successful defence if this application went to appeal, if refused. Members asked for legal clarification on this issue, which was planning permission would be dependent on whether there was a material difference.

Officers asked if Members were comfortable with any perceived overlooking, it was noted that the rooms had already been approved and that building regulations needed to be adhered to in order to make the rooms habitual. It was noted that the room had been approved as a 'bonus' room and without additional lighting it could be used as a storage room. Members felt that the developers would have known what the building regulations were when the original plans had been submitted and approved.

It was noted by Members that petitioners had stated there was overlooking and the application had an impact on privacy. That the central dormer could be used as a shower and it was clearly visible. Members noted the planning officers concerns around guidance and building regulations but felt that the developers may have made the situation worse.

Members felt the proposed development by reason of the accumulation of rooflights and dormer windows on the rear roofslopes of Plots 317, 320, 316, 321, 323 had resulted in an unacceptable perception of overlooking from the dwellings on the western side of Azalea Walk. This resulting development had not safeguarded a satisfactory residential amenity to the occupiers of the neighbouring properties, due a perceived loss of privacy. The development was therefore contrary to Policy BE24 of the Hillingdon Local Plan (November 2012).

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

**Resolved –**

**That the application be refused, with the wording for refusal to be**

	<p><b>agreed by the Chairman and Labour Lead.</b></p>
19.	<p><b>FORMER RAF EASTCOTE, LIME GROVE, RUISLIP, 10189/APP/2012/3145</b> (<i>Agenda Item 7</i>)</p> <p><b>S73 Application to vary the internal layout and external appearance of House Type P (1761) (modifications to conditions 1, 6 and 10 Reserved Matters approval ref: 10189/APP/2007/3046 dated 13/03/2008: (details of siting, design, external appearance and landscaping), in compliance with conditions 2 and 3 of outline planning permission ref: 10189/APP/2007/3383 Dated 21/02/2008: Residential development).</b></p> <p>Officers introduced the report and outlined the changes made as per the addendum. This item was discussed with the item above.</p> <p>The recommendation for refusal was moved, seconded and on being put to the vote was unanimously agreed.</p> <p><b>Resolved –</b></p> <p><b>That the application be refused as per the agenda and the changes set out in the addendum.</b></p>
20.	<p><b>38 COLLEGE DRIVE, RUISLIP, 62734/TRE/2013/5</b> (<i>Agenda Item 14</i>)</p> <p><b>Application to fell oak (T1) on tree preservation order number 250 (TPO 510) on land at, and between, 34 Warrender Way and 38 College Drive, Ruislip.</b></p> <p>Officers introduced the report. It was noted that the applicant had raised a number of concerns regarding the oak tree. The planning officers stated that the tree was a healthy medium sized oak tree, it did not suffer from disease, had high amenity value and contributed to the street scene.</p> <p>In accordance with the Council's constitution representatives of the petition received in objection to the proposals were invited to address the meeting.</p> <p>Mr Dennis Hall spoke on behalf of the petition submitted, and as the applicant:</p> <ul style="list-style-type: none"> <li>• Mr Hall questioned the accuracy of the officer report and felt the reference to high visual amenity of the oak tree was false.</li> <li>• The report stated that 20 houses were consulted but this was inaccurate. There was not a no. 40 house so this figure of 20 was incorrect. Furthermore, Mr Hall had spoken to neighbours who had informed him that they had not been consulted over this application.</li> <li>• The quantity of dead wood was important.</li> <li>• It was absurd that the Council officer suggested Mr Hall should employ a gardener or tree surgeon. That it was an infringement of his human right to ask him to concur the cost of the tree which he did not own and did not want.</li> <li>• The Council had created the problem and the owner of the tree should maintain the tree and the problems it was creating.</li> <li>• That officer's were contradicting themselves and deliberating trying to distort the facts.</li> </ul>

- Mr Hall asked what the benefit of a glimpse of a tree was to residents.
- He felt the report was misleading, biased and there was no consideration of the people that lived near the tree.
- The Councillors were meant to put residents first.
- The TPO was issued behind his back and when he brought the property he was told there was no TPO on the tree.
- Mr Hall was told there were 2 boundaries to consider and that the nearby college owned a strip of the land.
- The tree was dangerous and he could no longer cope with the problems it caused.
- If the Committee did not agree to fell the tree that they should consider to agree to significantly reduce the size of the tree.
- Mr Hall asked the Council to issue a formal directive to the college.
- It was noted that Mr Hall did not believe the Committee Room was fully equipped with hearing loop facilities and had difficulty with hearing all the conversations of the Committee Members and officers.

It was noted that the college had not specifically said they owned the tree but the strip of land. Officers clarified the consultation at 40 College Drive and that a consultation letter was sent to the address, but it did not exist. This was not for Councillor's to consider, but it was noted that consultation letters were sent out to other addresses in the area, as per what was required.

Officers stated that the issue of ownership was not for consideration for this meeting and that the Council issued a TPO in 1992. That in 2005 a planning inspector had looked at this tree and considered it of amenity value. It was noted there had been correspondence on the ownership of the tree and this was being debated. The issue of who owned the tree was a civil matter and outside of the remit of the Committee.

Members sympathised with the petitioner and recognised that it was a very large tree. Members questioned who was responsible for the dead branches of the tree and who was responsible for the cost of trimming the tree. Officers reminded Members that the application before them was to fell the tree and there were processes for picking up dead wood.

Members agreed that they did not want to chop down a healthy English oak tree which had at least another 40 years life. The petitioners concerns were appreciated and that ownership was not a matter for Committee to consider.

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

**Resolved –**

**That the application be refusal as per the agenda.**

21.

**HARLYN PRIMARY SCHOOL, TOLCARNE DRIVE, RUISLIP, 8883/APP/2012/3004 (Agenda Item 10)**

**Construction of part two storey/part single storey extension to existing school; erection of a stand alone two storey classroom block;**

**demolition of the existing caretaker's house, nursery building and refuse compound; demolition and removal of six temporary units; construction of an extension to the south of the main hall; partial refurbishment of the existing building; car parking; landscaping; and associated development.**

Officers introduced the report and outlined the changes made as per the addendum.

A Ward Councillor was present and spoke with regard to the application:

- The Ward Councillor's had been well consulted with regard to the application and he thanked the Head of Planning for extending the area for consultation.
- The response for the consultation was considerable and the majority of the comments were around parking and traffic management.
- The Ward Councillor was pleased that additional landscaping would be incorporated and he felt that officer's had done an excellent job in trying to get the best application possible.

Members agreed that the proposal was excellent was in an area that could cope with the application. Members confirmed that they visited the site and it was a school that would develop and take on a 3<sup>rd</sup> form of entry.

There was some concern with regard to traffic issues over the years as pupil number increase. Members were glad to hear that this would be monitored regularly as the school population increased. It was further noted that the issue of traffic around schools was an issue in every school.

Members asked that the provision for scooter and cycles be increased as they felt the current request for 20 of each was not sufficient to encourage this mode of transport. It was agreed that the Chairman and Labour Lead would discuss and ask officer's to negotiate an increase with the applicant.

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

**Resolved –**

**That the application be approved as per the agenda, the changes set out in the addendum and an increase in the provision of scooters and cycles be negotiated with the applicant.**

22. **SAINSBURY'S SUPERSTORE, LONG DRIVE, SOUTH RUISLIP, 33667/APP/2012/3214** (*Agenda Item 11*)

**Demolition of existing store and erection of new larger retail superstore, creation of ancillary commercial units (Use Class A1, A2, A3, and D1), refurbishment of existing petrol station, creation of new service yard and decked car park, alterations to existing public car park with associated landscaping and public realm works.**

Officers introduced the report and outlined the changes made as per the addendum.

Members asked about the Council car park nearby and wished for reassurance that this would remain unaffected and continue to be £2 a day parking for residents. Officers confirmed that conditions to this respect were outlined in the addendum.

Members discussed the traffic lights at the Long Drive junction and stated that the lights were not phased properly. This was a major traffic problem area. Officers were in some disagreement on whether this was something that could be included in the application as it was an existing problem, which could perhaps be dealt with by the relevant Council department. Officers clarified that the transport assessment looked at the traffic lights on this development and it was decided that there was no justification for re-phasing the traffic lights. Or had the developer been asked to do this at any stage of the application process.

Members asked for clarification on the access to the new retail units that were being proposed. Officers stated that access would be from both directions. The units would be some retail units and some business start up units. It was noted that the commercial units could be a range of uses, A1, A2, A3 and D1. No businesses had been identified yet but possible occupiers were in discussion with the Council's partnership team. The issue of competition with existing local businesses in the area. Members had some concerns that no split was given on the retail units being proposed.

Members spoke about delivery to retail and the petrol station and that there was history of major problems with lorries parked up on Victoria Road. Officers stated that much of the servicing would be done at an upper level for minimal impact and that there would be enough room for lorries to turn. The loading bays were shown on plans and this showed bays for 2 vehicles.

Members stated that the current site had recycling amenities for the public and this was not shown in the proposed plans. Members asked for clarification on where this would be.

It was noted that the report projected that there would be approximately 18 additional vehicles per hour in peak times. Members asked for clarification on this as the size of the store was double and the extra parking spaces was considerable.

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

**Resolved –**

**That the application be approved as per the agenda, the changes set out in the addendum and the following amendments, wording to be agreed by the Chairman and Labour Lead:**

- 1. Amend the car parking condition to ensure it referred to 24 spaces being re-provided. The 24 spaces to be re-provided shall be conveniently located in the vicinity of the existing Council car park and shall be for use under the same terms, conditions and tariffs as parking spaces in the public car park;**
- 2. Servicing conditions to be satisfied;**

	<p>3. Details of the split of retail units to be agreed;</p> <p>4. Review the operation of the signal controlled junction (including signal timing review) at the intersection of Victoria Road/Long Drive and implementation of all works identified in the review which were necessary to mitigate the impact of the development; and</p> <p>The new site for waste and recycling to be included onto plans.</p>
23.	<p><b>CIVIC AMENITY SITE, NEW YEARS GREEN LANE, HAREFIELD, 8232/APP/2012/2988</b> (<i>Agenda Item 13</i>)</p> <p><b>Construction of a waste transfer facility, comprising an open fronted building (18m x 15m x 10m high) together with associated hard standing and landscaping.</b></p> <p>Officers introduced the report. Members asked why West London Waste had not been consulted and it was agreed that delegated authority be given to the Head of Planning, Sports &amp; Green Spaces to consult as necessary.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was unanimously agreed.</p> <p><b>Resolved –</b></p> <p><b>That the application be approved as per the agenda and delegated authority was given to Head of Planning Sport and Green Spaces to approve the scheme subject to undertaking any required consultation with the waste authority and the waste authority not raising any objection.</b></p>
24.	<p><b>ENFORCEMENT REPORT</b> (<i>Agenda Item 15</i>)</p> <p>The recommendation set out in the officer’s report was moved, seconded and on being put to the vote was agreed.</p> <p><b>Resolved:</b></p> <p><b>1. That the enforcement actions as recommended in the officer’s report.</b></p> <p><b>2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</b></p> <p><i>The report relating to this decision is not available to the public because it contains information which reveals that the authority proposes (a) to give under any enactment a notice under or by virtue of which requirements are imposed on a person; and (b) to make an order or direction under any enactment and the public interest in withholding the information outweighs the public interest in disclosing it (exempt information under paragraph 6 of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>



25.	<p><b>ENFORCEMENT REPORT</b> (<i>Agenda Item 16</i>)</p> <p>The recommendation set out in the officer's report was moved, seconded and on being put to the vote was agreed.</p> <p><b>Resolved:</b></p> <p><b>1. That the enforcement actions as recommended in the officer's report.</b></p> <p><b>2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</b></p> <p><i>The report relating to this decision is not available to the public because it contains information which reveals that the authority proposes (a) to give under any enactment a notice under or by virtue of which requirements are imposed on a person; and (b) to make an order or direction under any enactment and the public interest in withholding the information outweighs the public interest in disclosing it (exempt information under paragraph 6 of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
	<p>The meeting, which commenced at 7.00 pm, closed at 10.29 pm.</p>

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

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Minutes

## NORTH PLANNING COMMITTEE

26 March 2013

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



HILLINGDON  
LONDON

	<p><b>Committee Members Present:</b></p> <p>Councillors Eddie Lavery (Chairman) Allan Kauffman (Vice-Chairman) David Allam (Labour Lead) Carol Melvin John Morgan June Nelson David Payne Raymond Graham</p> <p><b>LBH Officers Present:</b></p> <p>James Rodger, Head of Planning, Sport &amp; Green Spaces Meghji Hirani, Planning Contracts and Planning Information Syed Shah, Highways Nicole Cameron, Legal Advisor Charles Francis, Democratic Services</p> <p><b>Also Present:</b></p> <p>Councillor John Hensley (in part) Councillor David Simmonds (in part)</p>	
26.	<p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>Apologies for absence were received from Councillor Jazz Dhillon, Councillor June Nelson attended as substitute.</p>	
27.	<p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> (<i>Agenda Item 2</i>)</p> <p>Councillor Allan Kauffman declared a non-pecuniary interest in relation to item 8, Ruislip Gardens, Primary School, Stafford Road and left the room for the duration of this item.</p>	<p><b>Action by</b></p> <p>Charles Francis</p>
28.	<p><b>TO SIGN AND RECEIVE THE MINUTES OF 12 FEBRUARY 2013</b> (<i>Agenda Item 3</i>)</p> <p>The minutes of the meeting held on 12 February were agreed as an accurate record.</p>	<p>Charles Francis</p>

29.	<p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 4</i>)</p> <p>The Chairman announced that the application for Item 10, Eastcote Hockey Club, King College Road, Ruislip - 2414/APP/2012/2812 had been withdrawn by the applicant.</p>	
30.	<p><b>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</b> (<i>Agenda Item 5</i>)</p> <p>It was confirmed that all items marked Part 1 would be considered in public and all items marked Part 2 would be heard in private.</p>	
31.	<p><b>HAREFIELD ACADEMY, NORTHWOOD WAY, HAREFIELD - 17709/APP/2010/2844</b> (<i>Agenda Item 6</i>)</p> <p><b>Erection of building to house a swimming pool and hydrotherapy pool and associated landscaping and access arrangements</b></p> <p>Officers introduced the report and outlined the changes made as per the addendum.</p> <p>Officers explained that there was demand for a pool and hydrotherapy pool in Harefield and this resource would be available for use by the wider community. Officers confirmed that the application site lay within the green belt and this was the specific reason it needed to be determined by Committee.</p> <p>Members asked how the pool would be heated. Officers confirmed that an energy assessment would be required and the conditions for this were set out in condition 9 of the officer report. The Head of Planning also confirmed that the applicant was required to submit an energy statement should the application be approved.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was unanimously agreed.</p> <p><b>Resolved –</b></p> <p><b>That the application be approved as per the agenda, the changes set out in the addendum.</b></p>	<p><b>Action by</b></p> <p>James Rodger Meghji Hirani</p>
32.	<p><b>GLEBE PRIMARY SCHOOL, SUSSEX ROAD, ICKENHAM - 8004/APP/2012/3183</b> (<i>Agenda Item 7</i>)</p>	<p><b>Action by</b></p>
	<p><b>Demolition of existing school and erection of a new 3 form entry school including nursery together with associated hard play, Multi Use Games Area (MUGA) and parking and other associated works. Installation of temporary hard play area and classrooms during construction</b></p>	<p>James Rodger Meghji Hirani</p>

	<p>A Ward Councillor was present and spoke with regard to the application:</p> <ul style="list-style-type: none"> <li>• Concerns had been raised about the impact of parking by the Residents Association.</li> <li>• It was noted that a parking Management Scheme proposal pertinent to the application would be introduced as a result of a Cabinet Member Petition scheme</li> <li>• The height, scale and bulk of the proposal would have a visual impact on local residents.</li> </ul> <p>Members agreed the proposal was excellent and noted that it would provide a purpose built three form of entry primary school for 630 pupils and a registered nursery for 90 nursery pupils.</p> <p>Some concern was expressed about the scale of the environmental audit and why this extended beyond the scope of the site. The Head of Planning explained that as part of the works, a pedestrian route audit would be conducted which would lead to recommendations to improve pedestrian safety.</p> <p>Members noted that the Traffic Generation and Traffic Plan had taken 5 years to complete and general concerns were raised about traffic issues and how these might develop as pupil numbers increased. Officers explained that traffic around schools was an issue which affected every school.</p> <p>Members noted that in relation to the External Consultees section of the report, mention had been made of bridges leading to the estate which had weight restrictions. The Committee requested officers to add an informative about weight restrictions on the bridge leading to the school.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was unanimously agreed.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was unanimously agreed.</p> <p><b>Resolved –</b></p> <p><b>That the application be approved as per the agenda and the changes set out in the addendum. Condition 17 was deleted and an additional informative was added relating to weight restrictions on the bridge leading to the school.</b></p>	
33.	<b>RUISLIP GARDENS PRIMARY SCHOOL, STAFFORD ROAD, RUISLIP - 4183/APP/2012/3090</b> ( <i>Agenda Item 8</i> )	<b>Action by</b>
	<b>Part demolition of the existing building, erection of a new two storey extension, re-organisation and expansion of existing car park, extension of hard play area, introduction of a drop-off/pick-up facility and associated works.</b>	James Rodger Meghji Hirani

	<p>Officers introduced the report and the changes set out in the addendum.</p> <p>Introducing the report, officers explained that the proposal fully complied with the aims of the National Planning Framework, London Plan and Local Plan. It was noted that Sport England had confirmed that there would be no significant loss of useable playing fields as a result of the proposals and it was not considered that the proposed development would lead to an unacceptable visual impact on the surrounding area. Officers confirmed that the school would operate during the construction phase.</p> <p>Referring to the addendum, officers noted that this should be amended to read 55 car parking spaces and disabled parking. Officers confirmed that condition 17 needed to be removed from the addendum as this did not relate to this school.</p> <p>It was moved, seconded and on being put to the vote was unanimously agreed.</p> <p><b>Resolved –</b></p> <p><b>That the application be approved as per the agenda and the changes set out in the addendum.</b></p>	
34.	<p><b>SOUTH RUISLIP LIBRARY, PLOT B, VICTORIA ROAD, RUISLIP - 67080/APP/2012/2973 (Agenda Item 9)</b></p> <p><b>Variation of condition 2 (i.e. changes to the approved plans involving alterations to the internal layout including the removal of the second staircase to 'Block 1' to provide a total of 15 one-bedroom and 16 two-bedroom flats) of planning permission ref. 67080/APP/2010/1420 dated 08/03/2012 (Erection of a part three and a half, part four storey block and a three storey block comprising a total of 19 one-bedroom and 12 two-bedroom flats, together with associated parking and amenity space).</b></p> <p>Officers introduced the report and the changes set out in the addendum.</p> <p>It was moved, seconded and on being put to the vote was unanimously agreed.</p> <p><b>Resolved –</b></p> <p><b>That the application be approved as per the agenda and the changes set out in the addendum.</b></p>	<p><b>Action by</b></p> <p>James Rodger Meghji Hirani</p>
35.	<p><b>EASTCOTE HOCKEY CLUB, KINGS COLLEGE ROAD, RUISLIP - 2414/APP/2012/2812 - WITHDRAWN BY THE APPLICANT 25.3.2013 (Agenda Item 10)</b></p>	<p><b>Action by</b></p>
	<p><b>Construction of an all-weather, sand dressed multi-purpose sports playing pitch, with associated floodlighting, fencing and car parking</b></p>	<p>James Rodger Meghji Hirani</p>

	<p><b>Resolved –</b></p> <p><b>The item was withdrawn by the applicant.</b></p>	
36.	<p><b>51 THE DRIVE, ICKENHAM - 21977/APP/2012/2194</b> (<i>Agenda Item 11</i>)</p>	<p><b>Action by</b></p>
	<p><b>Two storey building with habitable roofspace to create 5 x self-contained flats with associated parking and landscaping and installation of vehicular crossover, involving demolition of existing detached dwelling.</b></p> <p>Officers introduced the report and the changes set out in the addendum.</p> <p>In accordance with the Council's constitution a representative of the petition received in objection to the proposal was invited to address the meeting.</p> <p>The petitioner raised the following points:</p> <ul style="list-style-type: none"> <li>• The street consisted of single family homes and the proposed scheme would be out of character and appearance with the surrounding properties and set precedence.</li> <li>• Parking would be a problem as visitor parking would have to park on the road and cause access and egress of vehicles difficult at No.49b.</li> <li>• There was no need for luxury apartments to be created or offered on the road.</li> <li>• The number of recent examples of older houses being demolished and replaced by new, larger buildings had already eroded the traditional residential character of the road and therefore object to more of the same;</li> <li>• No. 49b was a two storey property with a single storey rear element. The proposed three storey building would result in a loss of light to this property.</li> <li>• The proposal would overlook No.49b house and garden as the plot sits about a foot higher;</li> <li>• Planning applications for flats/apartments had been turned down on the road because they did not suit the street scene;</li> <li>• Rubbish and recycling would be a problem.</li> <li>• The site was located in a predominantly low-density residential area where occupiers could reasonably expect a level of amenity concurrent with a detached house. The use of the property as flats would introduces noise, disturbance and nuisance to the detriment of neighbouring homeowner's amenity.</li> </ul> <p>The agent made the following points:</p> <ul style="list-style-type: none"> <li>• The contextual drawings illustrated that the proposal would fit in with the street scene</li> <li>• The development would provide generously proportioned accommodation</li> <li>• The photographic montages illustrated that the height, mass and</li> </ul>	<p>James Rodger Meghji Hirani</p>

scale of the development were appropriate

- Mature planting surrounding the development would be retained
- An education contribution via section 106 agreement would be made
- The applicants would restrict the age of potential residents to 55 years or older
- The proposal would not set a precedent for development in the area and would not open the floodgates to further development.
- The developer had complied with the parking requirements for the specific type of development

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

- The ward councillor endorsed the concerns which had been raised by the petitioner in objection to the scheme
- The officer report and addendum sheet had omitted to include the comments of a ward councillor whom had written to the Planning Department with concerns about the proposal
- The plans did not appear to show refuse of cycle storage arrangements for the development
- The plans and diagrams did not appear to show defensible space in front of the building
- The proposal incorporated too much hard standing at the front of the building
- The bulk, size and scale of the development would be detrimental to the area.

In response to the points raised about refuse and cycle storage, officers confirmed that these were shown in the diagrams in the plans pack provided. In relation to hard standing at the front of the proposal, officers explained that a compromise would always have to be reached in providing sufficient car parking space and the degree of hard standing which was required to ensure the development complied with policy. The Head of Planning informed the meeting that the car parking proposals met the requirements of the London Plan and in his view could not be defended at appeal.

In discussing the application, several members of the Committee expressed the view that they thought the proposal would create parking and landscaping problems.

Concerns were also expressed at the bulk of the rear of the building, the depth this extended and the visual impact this would have to properties to the rear of the development. The Committee asked officers about the effect this would have on the side window of 49b the Drive and whether this was a habitable room.

Officers were unable to provide an answer about whether the side room in 49 b was habitable or not. As a result it was moved, seconded and agreed unanimously that standing orders be suspended and the meeting be adjourned for 15 minutes to ascertain whether the room in the adjoining property, 49b was a habitable room or not. When the meeting resumed, officers confirmed that they had been unable to establish the status of the room and officers would need to inspect the



	<p>adjoining property and report back before any decision could be taken. The Head of Planning suggested to the Chairman that as officers were unable to provide this material fact at the meeting, that the application be withdrawn from the agenda.</p> <p>It was moved, seconded and unanimously agreed that the application be withdrawn from the agenda by the Head of Planning.</p> <p><b>Resolved –</b></p> <p><b>That the application be withdrawn from the agenda.</b></p>	
37.	<p><b>HAREFIELD HOSPITAL, HILL END ROAD, HAREFIELD - 9011/APP/2012/3074</b> (<i>Agenda Item 12</i>)</p> <p><b>Erection of a single storey extension (conservatory) to Ward 'E' of Harefield Hospital, totalling 32 square metres floorspace for medical and health care use with associated landscaping</b></p> <p>Officers introduced the report and outlined the changes as set out in the addendum.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was unanimously agreed.</p> <p><b>Resolved –</b></p> <p><b>That the application be approved as per the agenda.</b></p>	<p><b>Action by</b></p> <p>James Rodger Meghji Hirani</p>
38.	<p><b>THE OLD ORCHARD, PARK LANE, HAREFIELD - 3499/APP/2012/2773</b> (<i>Agenda Item 13</i>)</p> <p><b>Installation of replacement extraction plant and close boarded fence (Retrospective)</b></p> <p>Officers introduced the report and outlined the changes as set out in the addendum.</p> <p>Officers explained that the application sought retrospective planning permission for the installation of a replacement extraction plant and close boarded fence.</p> <p>The Committee were informed that in its current form both the fence and extraction plant had an adverse impact on the amenities of the adjoining property.</p> <p>The recommendation for refusal was moved, seconded and on being put to the vote was unanimously agreed.</p> <p><b>Resolved –</b></p> <p><b>That the application be refused as per the agenda.</b></p>	<p><b>Action by</b></p> <p>James Rodger Meghji Hirani</p>

<p>39.</p>	<p><b>REAR OF 54 SWAKELEYS DRIVE, ICKENHAM - 53998/APP/2012/1741</b> (<i>Agenda Item 14</i>)</p> <p><b>1 x two storey 5-bedroom detached dwelling with habitable roofspace and 1 x two storey 5-bedroom detached dwelling, with associated parking and double garage and alterations to existing driveway and installation of new vehicular crossover to front.</b></p> <p>Officers introduced the report and outlined the changes as set out in the addendum.</p> <p>The Committee heard it was considered that the two houses would not result in a conspicuous form of development adjacent to the Green Belt and would not unacceptably encroach on the open setting of Swakeleys House. Officers confirmed that the proposal was considered to be an acceptable form of development and complimentary to the surrounding area.</p> <p>Members noted that since the last application, the development had increased in size from 2, 4 bedroom dwellings to 2, 5 bedroom dwellings and were concerned that the development had increased in size. In response to these concerns, the Head of Planning explained that the development was situated in a spacious setting and the planning Inspectorate deemed it to be an acceptable. It was moved, seconded and on being put to the vote agreed 3 votes in favour, 2 against and with 2 abstentions to approve the application.</p> <p><b>Resolved –</b></p> <p><b>That the application be approved as per the agenda and the changes set out in the addendum.</b></p>	<p><b>Action by</b></p> <p>James Rodger Meghji Hirani</p>
<p>40.</p>	<p><b>SOUTHBOURNE DAY CENTRE, 161 ELLIOTT AVENUE, RUISLIP - 66033/APP/2009/1060</b> (<i>Agenda Item 15</i>)</p> <p><b>Erection of a two storey building to provide 23 one and two-bedroom apartments, together with associated parking, involving the demolition of existing day centre building (Outline application). Deed of Variation to S106 Agreement determined at Committee 27<sup>th</sup> October 2010</b></p> <p>Officers introduced the report and outlined the changes made as per the addendum.</p> <p>The Committee were informed that with the assistance of Housing, a Registered Provider had agreed to purchase the flats as a shared ownership tenure. Officers confirmed that they considered this was an acceptable means of providing affordable housing units and that the deed of variation should be amended accordingly.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was unanimously agreed.</p>	<p><b>Action by</b></p> <p>James Rodger Meghji Hirani</p>

	<p><b>Resolved –</b></p> <p><b>That the application be approved as per the agenda and the changes set out in the addendum.</b></p>	
41.	<p><b>ENFORCEMENT REPORT</b> (<i>Agenda Item 16</i>)</p> <p>The recommendation set out in the officer’s report was moved, seconded and on being put to the vote was agreed.</p> <p><b>Resolved:</b></p> <p><b>1. That the enforcement actions as recommended in the officer’s report.</b></p> <p><b>2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</b></p> <p><i>The report relating to this decision is not available to the public because it contains information which reveals that the authority proposes (a) to give under any enactment a notice under or by virtue of which requirements are imposed on a person; and (b) to make an order or direction under any enactment and the public interest in withholding the information outweighs the public interest in disclosing it (exempt information under paragraph 6 of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>	<p><b>Action by</b></p> <p>James Rodger Meghji Hirani</p>
	<p>The meeting, which commenced at 7.00 pm, closed at 9.17 p.m.</p>	

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

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## Report of the Head of Planning, Sport and Green Spaces

- Address** FORMER RAF WEST RUISLIP HIGH ROAD ICKENHAM
- Development:** Erection of 55 tailored care living units (extra care accommodation) with communal facilities and car parking (variation of 38402/APP/2008/2733) and the erection of 25 retirement living sheltered apartments with communal facilities and car parking.
- LBH Ref Nos:** 38402/APP/2012/1033
- Drawing Nos:** Material Board with the following:-
- (i) Roofing - RAL 73321 - Mid Grey
  - (ii) Rainscreen cladding RAL 7004 Grey
  - (iii) Ibstock Parham Red - facing brick,
  - (iv) Cast stone string course, colour creme,
  - (v) Ashlar smooth render - creme,
  - (vi) Aluminium Powder Coated - RAL 7000 - Grey (windows, balustrading, rainwater pipes and copings),
  - (vii) Fireborn block - Natural blue
- 10-1666-101  
10-1666-05  
LLD397-01 Rev. 06  
31042-01 Rev. A  
Refuse and Waste Minimisation and Management Plan  
Site Investigation Report, Volume 1  
Statement on Amenity Space Provision  
Transport Report, October 2011  
Utilities Statement, Part 1  
Energy/Sustainability Statement, January 2012  
6909/02  
Design, Access and Sustainability Statement  
Arboricultural Report  
Extended Phase I Habitat Survey  
Statement of Community Involvement, February 2012  
Landscape Design Strategy and Outline Plant Specification, Rev. 00 dated 24/10/11  
Planning Statement, April 2012  
Site Noise Level Survey and PPG24 Assessment  
Assisted Living/Tailored Care Living 2012 Range Typical Service Core with Assisted and Communal Bathrooms Plan  
Agent's covering letter dated 11/10/12  
10-1666-100 Rev. B  
10-1666-104 Rev. B  
10-1666-103 Rev. B  
10-1666-107 Rev. C  
Agent's second covering email dated 7/12/12  
Agent's covering email dated 11/12/12  
10-1666-101 Rev. C  
10-1666-105 Rev. D  
10-1666-106 Rev. D  
Agent's first covering email dated 7/12/12

<b>Date Plans Received:</b>	20/04/2012	<b>Date(s) of Amendment(s):</b>	07/12/2012
<b>Date Application Valid:</b>	30/04/2012		30/04/2012
			21/05/2012
			17/10/2012
			11/10/2012
			29/06/2012
			11/12/2012

### **DEFERRED ON 3rd January 2013 FOR FURTHER INFORMATION .**

The application was deferred from the 3 January 2013 North Area Planning Committee so that members could be given greater clarity over how the level of planning obligations had been justified.

Members also requested that member training session be held to explain how Financial Viability Appraisals are assessed as part of planning applications.

Member training was undertaken on 10 April 2013.

In terms of providing greater clarity in terms of how the level of planning obligations was justified, it is worth considering the background to this issue.

Section 173 of the National Planning Policy Framework (NPPF) requires that Local Planning Authorities to consider the impact on the viability of planning proposals resulting from planning obligations (there is a requirement to ensure the scale of planning obligations are not so great as to threaten development viability). Developers often use Financial Viability Appraisals (FVAs) to show that a particular development proposal can not deliver all planning obligations and remain financially viable.

It is important to remember that the s106 legal agreement (and associated planning obligations) signed at the outline stage for the redevelopment of the whole site (formerly known as RAF West Ruislip) reflected what was viable in terms of development economics for the wider site.

The outline permission secured (across the whole site) a full suite of planning obligations to address the impacts of the development proposal. This included provision for delivering affordable housing (in various forms), general needs housing and an elderly care (dementia) home.

The care home was secured in the S106 legal agreement as a 'C2' Use Class (Institution), and importantly not classed as Use Class 'C3' (Residential). The distinction is important in that the Affordable Housing policy requirements apply to Use Class 'C3' development, but not to Use Class 'C2' proposals.

Historically, affordable housing has mostly been provided by Registered Social Landlords (RSLs). The primary purpose of an RSL is to provide social housing, and an element of social

housing grant funding has been available to RSL's. This government subsidy makes it possible to achieve affordable rents. These funding streams are not normally available in the same way for a Class C2 residential institution, like a care home. This is a key reason why Government Policy does not require Class C2 development to include a proportion of affordable housing.

The applicant advised that the care home approved as part of the wider master plan is not financially viable in the current market. The current planning application seeks to revise the scheme, to now comprise 55 tailored care living apartments (Use Class C2, and therefore exempt from affordable housing requirements) and 25 sheltered housing units (Use Class C3, for which there is a policy requirement to deliver 35% of this component as Affordable Housing).

Council officers therefore sought planning obligations, including 35% of the Class C3 units to be provided as affordable housing.

The applicant submitted a FVA to demonstrate that the scheme could not afford to deliver any affordable housing, nor all of the planning obligations and remain viable. This FVA was examined by an appropriately qualified financial expert who confirmed the accuracy of the FVA.

Following the deferral of the scheme on 3 January 2013, the FVA has been reviewed a second time by a different financial expert. The same conclusion was reached (i.e. the scheme simply isn't viable with affordable housing and the additional planning obligations).

This second review of the FVA noted that:

1. Market conditions have markedly changed from that under which planning permission was initially granted in 2007.
2. There has been the introduction of the Mayoral Community Infrastructure Levy which from this scheme requires a payment of £254,240 to be made. Additionally, this is a former MOD site, who have taken funds from the sale of the site to cover the cost of development at RAF Northolt (this cost is higher than on non MOD sites).
3. Build costs are in line with the current market although slightly on the low side.
4. Professional fees about 2% lower than the market standard.
5. There is a relationship between the wider site and this site, this makes the development economics of the application site different to other planning applications.
6. Developers profit is not excessive and is in line with what is current practice across London.
7. Finance costs are at 8% is acceptable.
8. Overall the conclusions as to what the scheme can deliver are acceptable.

Notwithstanding the above, Council officers have approached the applicant following the deferral to try and negotiate an increase in planning obligations. The applicant has agreed to increase the amount of the health obligation to the sum of £17,333.60 (over the £6,103 shown as being viable in the FVA).

However the applicant has not agreed to increase other planning obligations given the financial situation. It is not considered that refusal of the scheme because more planning obligations are not being provided could be defended in an appeal situation.

## 1. SUMMARY

This site previously formed part of the larger former RAF West Ruislip site which has now largely been re-developed for a mixed use development comprising 415 dwellings (Class C3), playing fields and open space with associated car parking and access arrangements

(incorporating junction improvements to existing highways). The re-development scheme also included an 80 unit care home which was shown on this site.

This application seeks permission for a similar building comprising a total of 80 units, comprising 55 tailored care living units and 25 retirement living units.

This proposal would be for a very similar building in terms of its siting, scale and massing. The internal layout of the building and external layout of the site has altered to accommodate the new mix of uses. The other main change has been to the elevations of the building.

The proposed building would present an acceptable appearance within the street scene. The proposed mix of units is acceptable and the proposal would provide an acceptable standard of accommodation. Amenity space is considered to be adequate given the mix of uses proposed and the off-street car parking provision is also considered to be acceptable. The S106 Officer also advises that there is no requirement to provide a proportion of the retirement flats as affordable housing and the overall package of benefits sought is considered appropriate, given the findings of the Financial Viability Appraisal.

The scheme is recommended for approval.

## **2. RECOMMENDATION**

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

**1. That the Council enter into a legal agreement with the applicants under Section 106/Unilateral Undertaking of the Town and Country Planning Act 1990 (as amended) or other appropriate legislation to secure:**

**(i) Health contribution: a financial contribution to the sum of £17,333.60**

**2. That if any of the heads of terms set out above have not been agreed and the S106 legal agreement has not been finalised by 21/06/13, or any other period deemed appropriate that delegated authority be given to the Head of Planning, Sport and Green Spaces to refuse the application for the following reason:**

**'The applicant has failed to provide a commensurate package of planning benefits to maximise the health and social benefits of the scheme to the community. The proposal therefore conflicts with Policy R17 of the Hillingdon Local Plan (November 2012)'**

**3. That the applicant meets the Council's reasonable costs in the preparation of the S106 Agreement and any abortive work as a result of the agreement not being completed.**

**4. That subject to the above, the application be deferred for determination by the Head of Planning, Sport and Green Spaces under delegated powers, subject to the completion of the legal agreement under Section 106 of the Town and Country Planning Act 1990 and other appropriate powers with the applicant.**

**5. That officers be authorised to negotiate and agree the detailed terms of the proposed agreement.**

**6. That on completion of the S106 Agreement, the application be deferred for**



**determination by the Head of Planning, Sport and Green Spaces under delegated powers.**

**7. That if the application is approved, the following conditions be attached**

**1 COM3 Time Limit**

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

**REASON**

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

**2 COM4 Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 10-1666-101, 10-1666-05, LLD397-01 Rev. 06, 31042-01 Rev. A, 6909/02, 10-1666-100 Rev. B, 10-1666-04 Rev. B, 10-666-103 Rev. B, 10-1666-107 Rev. C, 10-1666-101 Rev. C, 10-1666-105 Rev. D and 10-1666-106 Rev. D 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 Local Plan (2012) and the London Plan (July 2011).

**3 COM6 Levels**

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

**REASON**

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (2012).

**4 COM7 Materials (Submission)**

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

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

**REASON**

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (2012).

**5 RES8 Tree Protection**

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

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

2. No site clearance works or development shall be commenced until the protective fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres.

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

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

2.a There shall be no changes in ground levels;

2.b No materials or plant shall be stored;

2.c No buildings or temporary buildings shall be erected or stationed.

2.d No materials or waste shall be burnt; and.

2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

#### REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (2012).

#### **6 RES9 Landscaping (including refuse/cycle storage)**

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

##### 1. Details of Soft Landscaping

1.a Planting plans (at not less than a scale of 1:100),

1.b Written specification of planting and cultivation works to be undertaken,

1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

##### 2. Details of Hard Landscaping

2.a Refuse Storage

2.b Cycle Storage

2.c Means of enclosure/boundary treatments

2.d Car Parking Layouts (including details of staff parking and demonstration that 5% of all parking spaces are served by electrical charging points)

2.e Hard Surfacing Materials

2.f External Lighting

2.g Other structures (such as play equipment and furniture)

##### 3. Details of Landscape Maintenance

3.a Landscape Maintenance Schedule for a minimum period of 5 years.

3.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

##### 4. Schedule for Implementation

5. Other

5.a Existing and proposed functional services above and below ground

5.b Proposed finishing levels or contours

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (2012).

**7 RES10 Tree to be retained**

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

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

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

**8 NONSC Non Standard Condition**

Prior to the commencement of a development, an energy assessment shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall include:

1. The calculation of the energy demand and carbon dioxide emissions covered by Building Regulations and, separately;
2. Proposals to reduce carbon dioxide emissions through the energy efficient design of the site, buildings and services;
3. Proposals to further reduce carbon dioxide emissions through the use of decentralised energy where feasible, such as district heating and cooling and combined heat and power (CHP);

4. Proposals to further reduce carbon dioxide emissions through the use of on-site renewable energy technologies.

The assessment shall demonstrate that the measures proposed to meet steps 2 -4 above will reduce the CO2 emissions by a minimum of 25% from 2010 Building Regulations (Part L). At all stages the report must clearly show the energy demand (kwhr) and the carbon emissions (KgCO2). The conclusions must present a clear solution which is reflected in the relative plans (e.g. roof plan must shown photovoltaic panels if proposed). The development shall then proceed in accordance with the approved assessment.

Reason

To ensure the development reduces its impact on climate change in accordance with Policy 5.2 of the London Plan.

**9 NONSC Non Standard Condition**

Prior to the commencement of development, details of the inclusion of ecological enhancement measures within the development shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate the number and location of bat and bird boxes to be installed in the fabric of the development, and how the landscaping scheme incorporates areas of high ecological value. The proposed development must be completed in accordance with the approved scheme.

Reason

To ensure that the development improves the ecological value of the site in accordance with Policy 7.19 of the London Plan.

**10 NONSC Non Standard Condition**

Prior to the commencement of development a scheme for the reduction in potable water use including the harvesting and reuse of rainwater as well as the recycling and reuse of grey shall be submitted to and approved in writing by Local Planning Authority. The scheme shall clearly set out how collected water will be reused in areas where potable water is not required, i.e. toilet flushing and irrigation of landscaped areas. The scheme shall also demonstrate how collected rainwater will be treated appropriately for reuse in the building. The development must proceed in accordance with the approved scheme.

Reason

To ensure the development reduces the pressure on potable water in accordance with Policy 5.15 of the London Plan.

**11 NONSC Non Standard Condition**

The acoustic specification for glazing shall be as set out in Appendix C of the site noise level survey and PPG assessment undertaken for the applicant by Applied Acoustic Design reference 11501/001/pc and maintained for so long as the approved use may endure.

REASON:

To protect the amenity of the surrounding area in accordance with Policu OE1 of the Hillingdon Local Plan (November 2012).

**12 NONSC Non Standard Condition**

Deliveries and collection, including waste collections, shall be restricted to the following

hours:  
0800 hrs to 1800 hrs Monday to Saturday  
1000 hrs to 1600 hrs on Bank/Public Holidays  
and not at all on Sundays.

**REASON:**

To protect the amenity of the surrounding area in accordance with Policy OE1 of the Hillingdon Local Plan (November 2012).

**13 NONSC Non Standard Condition**

None of the dwelling units hereby approved shall be occupied at any time by any person other than:

- (a) A person or persons aged 55 years of age or over; or
- (b) A person aged 45 years of age or over residing in the same unit with their spouse or partner aged 55 years or over, as "a couple"; or
- (c) A person falling wholly within the scope of (b) above who continues to reside in the same unit upon and following the demise of such older spouse or partner.

**REASON**

To safeguard the residential amenities of the occupiers of the units and surrounding area, to safeguard the adequacy of ancillary vehicular parking provision at the site and to mitigate the impacts of the development on local educational facilities and to accord with policies BE19, AM14 and R17 of the London Borough of Hillingdon Local Plan (November 2012).

**14 NONSC Non Standard Condition**

Notwithstanding the provisions of Schedule 2, Part 25 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no satellite dishes shall be installed on the building hereby approved.

**REASON**

To enable the Local Planning Authority to assess all the implications of the development and in accordance with policy BE13 of the Hillingdon Local Plan (November 2012).

**15 COM30 Contaminated Land**

(i) The development hereby permitted shall not commence until a scheme to deal with contamination has been submitted in accordance with the Supplementary Planning Guidance on Land Contamination and approved by the Local Planning Authority (LPA). The scheme shall include all of the following measures unless the LPA dispenses with any such requirement specifically and in writing:

- (a) A desk-top study carried out by a competent person to characterise the site and provide information on the history of the site/surrounding area and to identify and evaluate all potential sources of contamination and impacts on land and water and all other identified receptors relevant to the site;
- (b) A site investigation, including where relevant soil, soil gas, surface and groundwater sampling, together with the results of analysis and risk assessment shall be carried out by a suitably qualified and accredited consultant/contractor. The report should also clearly identify all risks, limitations and recommendations for remedial measures to make the site suitable for the proposed use.
- (c) A written method statement providing details of the remediation scheme and how the completion of the remedial works will be verified shall be agreed in writing with the LPA

prior to commencement.

(ii) If during development or works contamination not addressed in the submitted remediation scheme is identified, an addendum to the remediation scheme must be agreed with the LPA prior to implementation; and

(iii) All works which form part of the remediation scheme shall be completed and a verification report submitted to the Council's Environmental Protection Unit before any part of the development is occupied or brought into use unless the LPA dispenses with any such requirement specifically and in writing.

#### REASON

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

### INFORMATIVES

#### **1            I52            Compulsory Informative (1)**

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

#### **2            I53            Compulsory Informative (2)**

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

NPPF1

NPPF4

NPPF6

NPPF7

NPPF8

LPP 3.4

(2011) Optimising housing potential

LPP 3.5

(2011) Quality and design of housing developments

LPP 3.8

(2011) Housing Choice

LPP 3.16

(2011) Protection and enhancement of social infrastructure

LPP 5.2

(2011) Minimising Carbon Dioxide Emissions

LPP 5.3

(2011) Sustainable design and construction

LPP 5.6

(2011) Decentralised Energy in Development Proposals

LPP 5.7

(2011) Renewable energy

LPP 5.11

(2011) Green roofs and development site environs

LPP 5.12

(2011) Flood risk management

LPP 5.13

(2011) Sustainable drainage

LPP 5.14

(2011) Water quality and wastewater infrastructure

LPP 5.15	(2011) Water use and supplies
LPP 6.3	(2011) Assessing effects of development on transport capacity
LPP 6.9	(2011) Cycling
LPP 6.10	(2011) Walking
LPP 6.13	(2011) Parking
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
LPP 7.19	(2011) Biodiversity and access to nature
LPP 7.21	(2011) Trees and woodland
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
H10	Proposals for hostels or other accommodation for people in need of care
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
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
SPG-CS	Community Safety by Design, Supplementary Planning Guidance, adopted July 2004
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008

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

#### **4 115 Control of Environmental Nuisance from Construction Work**

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

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

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

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

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

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

#### **5 159 Councils Local Plan : Part 1 - Strategic Policies**

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies.

On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

#### **6**

You are advised that the development hereby approved represents chargeable development under the Mayor's Community Infrastructure Levy. The actual Community Infrastructure Levy will be calculated at the time your development is first permitted and a separate liability notice will be issued by the Local Planning Authority. Should you require further information please refer to the Council's Website [www.hillingdon.gov.uk/index.jsp?articleid=24738](http://www.hillingdon.gov.uk/index.jsp?articleid=24738)"



### **3. CONSIDERATIONS**

#### **3.1 Site and Locality**

The application site is located on the south eastern side of High Road, Ickenham, immediately to the north east of its junction with Aylsham Drive. The site is roughly rectangular and has a 76m wide frontage onto the High Road and a 83m wide frontage onto Aylsham Drive. The site is currently vacant and has been cleared and previously formed part of a larger 8.5 ha site known as RAF West Ruislip which is currently being redeveloped for a mixed use development, the remainder of the site mainly being developed for housing, playing fields and open space.

The site is located within an established residential area.

#### **3.2 Proposed Scheme**

This application seeks permission for the erection of a part three storey, part four storey building, comprising 55 tailored care living units (extra care accommodation) and the erection of 25 retirement living (category ii type) sheltered apartments with communal facilities and car parking.

The proposed building would be 'U'- shaped with the main building fronting High Street to the north west, Aylsham Drive to the south west and Josiah Drive to the south east, with car parking mainly being provided along the north western frontage, accessed from Josiah Drive and which would adjoin a public footpath.

The building would be four storey on the High Street frontage, although for much of its length the fourth storey would be set back from the main elevation, only presenting its full four storey height on the corner with Aylsham Drive, with the recessed fourth floor continuing along Aylsham Drive before stepping down to three stories at the south eastern end of this frontage. The building would return along Josiah Drive at three stories. A recessed roof level plant room would also be provided on the four storied corner element of the building.

The overall mass of the building would be further broken up with the staggering of its elevations, incorporating projecting elements and the use of contrasting materials with a stuccoed ground floor. The corners of the building would provide recessed balconies and juliette balconies feature on the elevations. Landscaped areas would be provided around the building and within the internal courtyard.

The building would be sub-divided, with the tailored care units occupying the front half of the building, and the retirement flats the rear. Each half of the building would have a separate main entrance, accessed from the internal courtyard. The main communal uses would be provided on the ground floor.

The tailored care living units would comprise 41 one-bedroom units and 14 two-bedroom units and the retirement living flats would comprise 15 one-bedroom and 10 two-bedroom units.

Off-street car parking for 28 cars would be provided, at the rear of the site, accessed from Josiah Drive including 8 disabled spaces. Four of these spaces would be provided within a small undercroft. A cycle/buggy and refuse stores would also be provided adjacent to the undercroft parking area.

The application is supported by the following documents:

**Design, Access and Sustainability Statement:**

This provides an introduction to the development, describes the site and its historical context. Land use and the character of the wider area is then assessed and then the statement focuses upon the character of the site and its immediate area. Relevant planning policies and design guides are then discussed and opportunities and constraints of the site are evaluated. The planning background is described and the evolution of the layout, height, scale, massing and design of the scheme. Accessibility and sustainability issues are then discussed.

**Planning Statement:**

This provides the background to the development. National and local population trends are then assessed which show an ageing population. The nature and concept of retirement housing and total care living accommodation is then described, the former is known as sheltered housing and allows older people to remain in the community and out of institutions, whilst still receiving care and support, with the latter equating to a more traditional care home where greater care and support are provided. The planning statement then goes on to describe the need for the accommodation and its planning and social benefits, including better use of housing and health resources. The suitability of the site is discussed and then the statement assesses national, regional and local planning policies and guidance.

**Transport Report:**

This provides the background to the study and then assesses the characteristics of retirement housing for the elderly and typical car ownership levels against age of residents. It advises that very few residents would be in the youngest age group (55-60) with the majority being over the age of 75 with relatively low car ownership levels. Traffic generation is then assessed, having regard to the permitted 80 bed care home scheme and taking traffic levels generated at other similar sites. The report concludes that traffic generation levels would be comparable to the approved scheme. Car parking is then assessed and again comparisons are made with similar sites. Taking the peak parking demand between 9 and 10am, when 0.35 vehicles per apartment are generated, the proposed 25 retirement flats would require 8.75 spaces. This, taken together with the traffic generated by the total tailored care development using the approved ratio on the previously approved care home scheme  $27 \times 55/80 = 18.56$ ), would generate a typical maximum peak demand of 27.31 spaces.

The report then goes on to advise that it is increasingly common practice of the applicant to sell parking permits for the number of spaces allocated to residents. This allows prospective residents to know in advance whether there would be a space available at the site before purchasing the unit. The report then describes the site access and sustainability. The report concludes by stating that the proposal would be very unlikely to generate more traffic than the approved scheme, car parking provision is adequate to meet peak demand by residents, staff and visitors and the site is in an accessible location and guidance will be provided to assist with more sustainable means of travel.

**Arboricultural Report:**

This assesses the impact of the development on existing trees on site. It concludes that

the existing trees are all young, being of a size contemporaneous with the existing re-development of the larger former RAF West Ruislip site and are mainly of low quality. There are three trees of medium quality on the prominent High Road frontage that would be retained. These will be adequately protected during the construction phase and a landscape strategy master plan will add 37 new trees around the periphery of the site. As such, the report considers that there are no arboricultural or landscape reasons to prevent permission being granted.

#### Site Noise Level Survey and PPG24 Assessment:

This describes the background to the study and a description of the site. Details of the assessment are provided, together with relevant noise criteria. Results are presented and assessed. The report concludes that the site falls into NEC C in accordance with PPG24: Planning and Noise which suggests that permission should not be granted, but the assessment shows that through using building envelope elements and appropriate sound insulation, internal noise levels would accord relevant British standards (BS8233:1999).

#### Energy/Sustainability Statement:

This provides the background to the study and advises that all dwellings will be designed to achieve Level 3 of the Code for Sustainable Homes and the energy efficiency technologies that will be employed.

#### Refuse and Waste Minimisation and Management Plan:

This specifies the measures that will be employed to ensure that construction methods and materials will be sustainable.

#### Statement on Amenity Space Provision:

This provides an introduction to the study, and advises that the use of arbitrary amenity space standards prevent each application being assessed on its individual merits. Sheltered housing schemes, by their very nature, tend to be located with or very close to town or local centres where conventional housing often has no or little amenity space and such housing also is unlikely to have the communal facilities within the building which are a feature of sheltered schemes. The statement then goes on to assess government guidance and recounts the experience of the applicant and points to a study that suggests external amenity space is not a factor that influences the decision to move to sheltered housing and occupants of sheltered housing rarely use communal gardens. The statement goes on to advise that there is sufficient space around the building for residents to sit outside and this situation is no different to many other similar developments. The report goes on to advise that similar schemes have won many prestigious awards. Townscape considerations are then considered and the statement advises that amenity space is often utilised in a passive manner, with landscaped areas providing privacy but at same time allowing opportunity to view daily life in the surrounding area. Residents experience is then assessed, which suggests the low importance placed on external amenity space and activities associated with it, with indoor activities being the most popular. The statement then contains various extracts from appeal decisions which deal with amenity space and the response of Inspectors when S106 Agreements have sought contributions in lieu of it. The statement concludes that amenity space standards are crude and inappropriate when assessing sheltered housing schemes and not appropriate with the increased emphasis on making effective and efficient use of previously developed land.

Extended Phase I Habitat Survey:

This describes the site and relevant legislation. The methodology is described, including a desktop study and a field survey. The report advises that the site is of low value for protected species, no protected species were recorded on site and no further survey work is recommended. The report concludes by recommending ecological enhancements in the form of bat and bird boxes to be included within the building design.

Site Investigation Report, Volume 1:

This assesses the ground condition on site.

Landscape Design Strategy and Outline Plant Specification:

Utilities Statement, Part 1:

Statement of Community Involvement:

### **3.3 Relevant Planning History**

#### **Comment on Relevant Planning History**

Outline planning permission (38402/APP/2007/1072) was granted on the 10th July 2007 for the redevelopment of the larger RAF West Ruislip site for a mixed use development comprising 415 dwellings (Class C3), an 80 unit elderly care home (Class C2), playing field and open space with associated car parking (468 spaces) and access arrangements (incorporating junction improvements to existing highways) of which the care home was shown on this site. This was followed by the approval on the 5th January 2009 of a reserved matters application (38402/APP/2008/2733) which also sought the discharge of various other conditions attached to the outline permission and this included full details of the care home.

## **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. Replaced by PT1.BE1 (2012)  |
| PT1.30 | To promote and improve opportunities for everyone in Hillingdon, including in particular women, elderly people, people with disabilities and ethnic minorities.   |
| PT1.31 | To encourage the development and support the retention of a wide range of local services, including shops and community facilities, which are easily accessible to all, including people with disabilities or other mobility handicaps. Replaced with PT1.E5, PT1.CI1, PT1.CI2 & PT1.CI3 (2012) |
| 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:

NPPF1	
NPPF4	
NPPF6	
NPPF7	
NPPF8	
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 3.16	(2011) Protection and enhancement of social infrastructure
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 5.6	(2011) Decentralised Energy in Development Proposals
LPP 5.7	(2011) Renewable energy
LPP 5.11	(2011) Green roofs and development site environs
LPP 5.12	(2011) Flood risk management
LPP 5.13	(2011) Sustainable drainage
LPP 5.14	(2011) Water quality and wastewater infrastructure
LPP 5.15	(2011) Water use and supplies
LPP 6.3	(2011) Assessing effects of development on transport capacity
LPP 6.9	(2011) Cycling
LPP 6.10	(2011) Walking
LPP 6.13	(2011) Parking
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
LPP 7.19	(2011) Biodiversity and access to nature
LPP 7.21	(2011) Trees and woodland
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
H10	Proposals for hostels or other accommodation for people in need of care
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
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
SPG-CS	Community Safety by Design, Supplementary Planning Guidance, adopted July 2004
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

20 neighbouring properties have been consulted on this application and a site notice has been displayed. 1 response has been received, raising the following concern:-

(i) The development does not appear to have been designed to take into account the local area. It is too tall and too imposing on the street scene. These are the same issues which can be found with the separate developments currently ongoing. The entire site will be too densely developed once complete, and the current conditions around Aylsham Drive and the smaller adjoining roads should be taken into account.

Ickenham Residents' Association:

We would like to submit the following points of concern:

1) Reduction of plans to reduce the number of tailored care dwellings from 80 to 55 and substituting retirement living apartments. Since this will almost certainly result in greater car ownership, this is currently assessed at 0.33 - 1.00, but takes no account of staff parking or medical visiting. This must be accommodated within the site as street parking is now impossible in this area.

2) In the current proposals parking needs to be provided as follows:

- (i) Tailored care dwellings - 55 spaces
- (ii) Retirement living apartments - 25 spaces
- (iii) Staff parking - Estimated 4 - 6 spaces
- (iv) Visiting medical staff, doctors, nurses, care assistants - Unknown
- (v) Normal visitors - Unknown

3) The footpath shown on the plans, as earlier approved, running from Josiah Drive to the High Road will be essential to meet the requirement of the elderly and infirm in accessing West Ruislip Station, buses and neighbourhood shops (see page 51 AM13).

4) The set back from both Aylsham Drive and the High Road should be maintained.

In this present form, the Association has to object to the above planning application.

### **Internal Consultees**

URBAN DESIGN/CONSERVATION OFFICER:

COMMENTS: The drawings are now as discussed and whilst not ideal, there are no objections in principle to the revisions. The one point that has arisen is the use of a blue decorative brick, Fireborn Block, on the elevations, as this did not appear on the previously submitted materials board. Could this be conditioned to reconsider the proposed colour, not the material. It is assumed that the parapet will be finished with a white render to match the facade. Details of the design and materials of the balconies, external doors and windows will be required.

CONCLUSION: On balance, no objection.

TREE/LANDSCAPE OFFICER:

The approved (2009) scheme for this site retained three existing trees on the High Road frontage and included a detailed landscaping scheme with trees lining the four sides of the site and complementing the large-scale tree planting on the rest of the former RAF site.

This revised scheme retains and protects the existing trees on the High Road frontage, and includes a revised Landscape Masterplan (Dwg. No. LLD397-01 Rev. 06), which is similar to, but not the same as, the 2009 scheme, allied to a Landscape Design Strategy and Outline Plant Specification. The choice of tree species should NOT include Oak, to minimise the risk of an outbreak of Oak Processionary Moth, and should reflect the tree planting on the wider site. The scheme should include two large, feature trees (rather than ornamental trees) on the two corners on Aylsham Drive, in particular the corner on the junction with the High Road. Ideally, the scheme should also include more planting in the car park and entrance to it (off Josiah Drive) and make provision for the protection of the two parking spaces adjacent to the entrance to the under-croft.

The implementation of the tree protection measures should be required by condition, as should the submission, approval, implementation and maintenance of a detailed landscaping scheme (with hard and soft landscaping plans and specifications).

Subject to conditions RES8 [Modified to require that the protective fencing be erected in accordance with the approved details], RES9 [1, 2, 4, 5 and 6 ONLY] and RES10, the revised application is acceptable in terms of Saved Policy BE38 of the UDP.

HIGHWAY ENGINEER:

The site is located within walking distance of public transport including west Ruislip underground station and is accessed from Aylsham Drive off Ickenham Road, and is within easy reach Ickenham village centre and Ruislip town centre.

The application site is part of a larger development site that has received an outlined planning approval in July 2007 under planning application ref. number 38402/APP/2007/1072, for a mixed use development comprising 415 (class C3) dwellings and 80 elderly care home (Class C2) with total of 468 associated car parking spaces.

The principal elements of this application compared to that of previously granted permission is replacing 25 of those 80 elderly care homes with retirement apartment, including increasing the number of car parking spaces from 27 to 31.

TRICS data indicates a trip generation of 1.79 vehicles per retirement apartment per day, which suggests that 25 retirement apartments will generate 45 vehicle movements per day. This is insignificant compared to the vehicle movement for the entire development.

Policy AM14 of the UDP refers to the Council's vehicle parking standard contained in the Annex 1. The Council's minimum car parking standard for C3 use stipulates one space per four dwelling units plus one space for wardens, whereas parking standards for class C2 use is on an individual basis by referring to a transport assessment.

Considering the UDP requirement, a total of 33 car parking spaces should have been proposed for the combined development. The shortage of two car parking spaces will not have an adverse effect on the proposal particularly as the statistics of a recent survey of car ownership level of this form of housing indicates the car ownership within the retirement age group is likely to be in the order of 80% and steadily declines as residents get older.

However, proposal fails to comply with policy AM15 of the council's adopted car parking standards for disabled parking spaces to the mobility standard of 3.6 x 4.8m.

The proposed changes outlined above are therefore considered to be acceptable and no objection is raised on the highways and transportation aspect of the development subject to following condition being applied:

- 1) a revised plan of the development providing disabled parking spaces in accordance to Policy AM15 of the Council's car parking standard.
- 2) a plan showing sufficient number of covered and secured cycle parking in accordance to the annex 1 of the car parking standard for their proposed number of full time employee.

Case Officer's comment:

The scheme has now been revised, one of the reasons of which was to increase the number of disabled person spaces. These have now increased to 8 and the Access Officer is satisfied with this level of provision, but the overall level of parking has decreased to 28. However, the overall shortfall is not considered to be so significant as to justify a refusal of the application.

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 relevant 16 Lifetime Home standard should



be shown on plan. In addition, 10% of new housing, in accordance with the above policy requirements, should be built to wheelchair home standards.

#### Observations:

The proposal seeks to construct what would essentially be two separate blocks comprising 55 tailored care living units and 25 retirement living sheltered apartments. The former would house self-contained apartments designed for older persons and an assisted bathroom on each floor. The building would also contain laundry facilities, a refuse room, storage for mobility scooters, a guest suite, resident's lounge, restaurant, functions room and a hobby room. Additionally, the ground floor would feature a well-being facility intended for hairdressing and similar grooming services.

The Design & Access Statement states that the retirement sheltered apartments would provide the same facilities and services, except for assisted bathrooms, a restaurant, functions and hobby room, and a well-being suite.

Plans indicate that the proposed extra care accommodation would provide seamless level access between the external environment and the proposed internal layout. Two large passenger lifts would be provided to the upper floors, which would increase the reliability of lift access at all times. Whilst the extra care apartments seek to offer spacious accommodation that is accessible to older people with care support needs, the layout, particularly within the units identified for wheelchair users, appears lack the refinement necessary to achieve accessible accommodation. The plan should be revised in accordance with the points set out below.

The retirement apartment block appears not to have incorporated the Lifetime Home Standards and, Wheelchair Home Standards or the specifications in the above-mentioned SPD, which would be contrary to the above policy requirements. This element of the proposal should similarly be revised.

#### Design Revisions:

1. In accordance with the above policy requirements, The Greater London Authority's Wheelchair Housing BPG, and the Council's Accessible Hillingdon SPD, an accessible parking space should be provided for each of the eight required Wheelchair Standard Homes. The parking spaces should be allocated to the individual dwellings, designed in accordance with the specification detailed in BS 8300:2009, and shown on plan.

2. In line with the GLA Wheelchair Housing BPG, the wheelchair accessible flats should be evenly distributed between the proposed blocks. Six flats should be provided within the tailored care units block, with an additional two provided within the retirement apartment block.

3. From the internal face of the front door, all wheelchair standard flats should feature an obstruction free area not less than 1500mm wide and 1800mm to any door or wall opposite.

4. The bathroom design within the Wheelchair Home standard units should be designed to ensure that the hand basin can be reached from the toilet pan. Additionally, confirmation is needed to ensure that level access showers would be provided within the same units. It is a policy requirement to ensure that a 1500mm turning circle is provided within all Wheelchair Standards Home bathrooms. Plans should be amended accordingly.

5. Details in respect of the Assisted Bathroom Facilities, and particularly to what standards they would be designed, should be submitted.

6. As the proposed retirement apartment block would contain more than 15 flats, the design should

be amended to incorporate two passenger lifts in line with the Council's adopted Supplementary Planning Document Accessible Hillingdon.

7. The remaining 23 flats within the retirement apartment block should be designed to meet all 16 Lifetime Home Standards. Particular attention should be paid to the design of bathrooms, and at least one bathroom within each flat should be designed to provide at least 700mm to one side of the WC, with 1100mm between the front edge of the toilet pan and a door or wall opposite. The handbasin should be reachable and usable whilst a user is seated on the toilet.

The Design & Access Statement should be revised to confirm adherence to all 16 Lifetime Home and Wheelchair Housing standards as per London Plan policy 3.8.

Conclusion:

On the understanding that the above observations would be incorporated into revised plans, no objection would be raised from an accessibility viewpoint.

Comments on revised plans:

The revised plans bring the proposed design to an acceptable standard.

I have no further objections.

SUSTAINABILITY OFFICER:

Energy Comments

The submitted Energy/Sustainability Statement does not constitute an energy assessment required by London Plan Policy 5.2. There is no clear understanding of the baseline carbon emissions, nor the measures to reduce the emissions by 25% in accordance with Policy 5.2.

Furthermore, there are contradictory and unsupported statements. The statement includes acknowledgement that the proposals will achieve a 10% reduction in emissions from low or zero carbon energy sources; the statement also suggests that the development can achieve a 46.3.6% CO2 saving which it wrongly claims is Code Level 5.

In summary the report fails to demonstrate that the development will be London Plan Policy 5.2 Compliant.

However, it is not impossible for the development to reach this level. Therefore the following condition is necessary:

Condition

Prior to the commencement of a development, an energy assessment shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall include:

1. the calculation of the energy demand and carbon dioxide emissions covered by Building Regulations and, separately;
2. proposals to reduce carbon dioxide emissions through the energy efficient design of the site, buildings and services;
3. proposals to further reduce carbon dioxide emissions through the use of decentralised energy where feasible, such as district heating and cooling and combined heat and power (CHP);
4. proposals to further reduce carbon dioxide emissions through the use of on-site renewable energy technologies.

The assessment shall demonstrate that the measures proposed to meet steps 2 -4 above will reduce the CO2 emissions by a minimum of 25% from 2010 Building Regulations (Part L). At all stages the report must clearly show the energy demand (kwhr) and the carbon emissions (KgCO2). The conclusions must present a clear solution which is reflected in the relative plans (e.g. roof plan must show photovoltaic panels if proposed). The development shall then proceed in accordance with the approved assessment.

#### Reason

To ensure the development reduces its impact on climate change in accordance with Policy 5.2 of the London Plan.

#### Ecology Comments

I have no objections to the proposed development subject to the final scheme clearly demonstrating ecological improvements within the fabric of the building (bat and bird boxes) and in the landscaping plans. The following condition is necessary:

#### Condition

Prior to the commencement of development, details of the inclusion of ecological enhancement measures within the development shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate the number and location of bat and bird boxes to be installed in the fabric of the development, and how the landscaping scheme incorporates areas of high ecological value. The proposed development must be completed in accordance with the approved scheme.

#### Reason

To ensure that the development improves the ecological value of the site in accordance with Policy 7.19 of the London Plan.

#### Water Comments

The site is in a severely water stressed area. The development is likely to have a high potable water demand through the extensive use of showers and wash basins. It is therefore necessary to reduce the pressure on existing water demands through the following condition:

#### Condition

Prior to the commencement of development a scheme for the reduction in potable water use including the harvesting and reuse of rainwater as well as the recycling and reuse of grey shall be submitted to and approved in writing by Local Planning Authority. The scheme shall clearly set out how collected water will be reused in areas where potable water is not required, i.e. toilet flushing and irrigation of landscaped areas. The scheme shall also demonstrate how collected rainwater will be treated appropriately for reuse in the building. The development must proceed in accordance with the approved scheme.

#### Reason

To ensure the development reduces the pressure on potable water in accordance with Policy 5.15 of the London Plan.

#### ENVIRONMENTAL PROTECTION OFFICER:

I do not wish to object to this proposal.

#### Noise

I have reviewed the noise assessment undertaken for the applicant by Applied Acoustic Design reference 11501/001/pc.

Day and night average noise levels place the site in NEC C.

I would therefore recommend a condition which requires that the glazing specification set out in Appendix C is implemented, since the building will benefit from mechanical ventilation and therefore the windows will not have trickle ventilators;

#### Condition 1

The acoustic specification for glazing shall be as set out in Appendix C of the site noise level survey and PPG assessment undertaken for the applicant by Applied Acoustic Design reference 11501/001/pc and maintained for so long as the approved use may endure.

#### Condition 2

Deliveries and collection, including waste collections, shall be restricted to the following hours:  
0800 hrs to 1800 hrs Monday to Saturday  
1000 hrs to 1600 hrs on Bank/Public Holidays  
and not at all on Sundays.

REASON: To protect the amenity of the surrounding area.

#### ENVIRONMENTAL PROTECTION OFFICER (LAND CONTAMINATION):

The following information was submitted with the application:

·RAF West Ruislip, High Road, Ickenham Site Investigation Report Volume 1 by Crossfield Consulting Limited for McCarthy & Stone (Developments) Limited, Report No. CCL01648.BH77, October 2008

The Summary Geo-Environmental Report & Construction Phase Remediation Action Plan, RAF West Ruislip by RSK Group plc for CALA Ventures Limited (October 2008) submitted previously for the whole retained RAF site indicated some remedial works may still be required to be carried out at the site.

Verification information for the remedial works will need to be submitted before condition 36 can be discharged. I have no objections to development works commencing on site with regard to land contamination. It is advisable that a watching brief is maintained during development.

#### Soil Contamination

There may be some slightly elevated nickel at depth (1.0-1.2 metres) most likely in the made ground. This should not present a significant risk due to a lack of a pathway. Some areas of the site have been remediated however, it is possible some previously unidentified contamination remains at the site. Asbestos containing materials (ACM) and hydrocarbon contamination have been previously identified and remediated in parts of the application site and adjacent to it. The Crossfield report also refers to the possibility of slightly elevated PAHs (polycyclic aromatic hydrocarbons), particularly benzo(a)pyrene in the made ground, where ashy material is evident. Slightly elevated heavy metals are also a possibility where ash is present.

#### Remediation Proposals

The risk from soils in the made ground will be addressed by ensuring a clean capping layer of 450mm of soil in areas of planting and 300mm soil below grassed areas. It is indicated information to demonstrate the imported (or site derived) soil used for landscaping is suitable for use and

verification of the depth of soil will be provided. The Crossfield report in line with the RSK report concludes that no gas protection is required for the buildings and identifies the need for the use of contamination resistant drinking water supply pipes.

#### Remedial Verification Requirements

The following information needs to be submitted in due course before condition 36 on contamination levels can be discharged:

- Details of the GACs to be used to determine the suitability of garden and landscaping soils (some of the GACs submitted in the report may need to be reviewed with regard to phytotoxicity, and visual evidence of hydrocarbon contamination)
- Details of the final foundation designs for the buildings would be useful
- Information gathered as part of the watching brief (unidentified tanks, residual hydrocarbon contamination, asbestos containing materials etc.) and any additional remedial verification works that had to be undertaken
- Soil contamination testing and details of the depth of clean soil
- Materials/waste transfer notes for materials/waste imported/exported
- Verification of the use of contamination resistant water pipes

The SPG on land contamination can be referred to for further information on what is required to satisfy the contaminated land condition.

#### S106 OFFICER:

1. Affordable Housing: Further to recent discussions please note that we can accept their Financial Viability Appraisal (FVA) demonstrating that the scheme is unable to deliver any affordable housing on the retirement flat component of the scheme.

2. Health: Applying the SPD, a health contribution in the sum of £17,333.60 would be required as a result of the 55 bed care home and the 25 retirement flats (assuming single occupancy). At this time the FVA shows that there is a surplus that could be apportioned to health in the sum of £6,103.

3. Construction Training: I note that if the scheme has an estimated construction time of over 3 months and a cost in excess of £2 million then either a financial contribution in line with the SPD or an in-kind scheme delivered during the construction phase of the development. Given the FVA matters then an in-kind scheme is the only possibility and prior to committee the applicant needs to confirm that they are willing to deliver this.

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

The acceptability of the principle of a 80 unit care home use on this site has already been established by the granting of the original permissions (38402/APP/2007/1072 and 38402/APP/2008/2733).

### **7.02 Density of the proposed development**

An 80 unit care home has already been agreed on this site, involving a building of similar height and massing. The Mayor's density guidelines are also not directly applicable to care homes.

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

The application site is not within an archaeological priority area and the proposal would not be likely to affect any archaeological remains. The proposal would also not be sited close to a conservation area or area of special local character or affect the setting of a

listed building.

#### **7.04 Airport safeguarding**

There are no airport safeguarding issues raised by this application.

#### **7.05 Impact on the green belt**

The application site does not lie within nor is it sited close to the Green Belt.

#### **7.07 Impact on the character & appearance of the area**

The design detail of the building has been revised in the light of officer advice.

The general siting, bulk and massing of a very similar building was approved as part of the reserved matters application (38402/APP/2008/2733). There has been no change in planning policy or circumstances on site to suggest that the scale and height of the building is no longer appropriate.

This scheme is considered to break up the elevations further with more pronounced staggering of the elevations and elevation heights, use of contrasting finishing materials and curved roof features above the projecting bay elements which is considered to improve the overall appearance of the building. On this basis, the Council's Urban Design/Conservation Officer does not object to the proposal, subject to a change to the colour of a blue decorative brick.

#### **7.08 Impact on neighbours**

As the general siting, bulk and massing of a very similar building has already been agreed, and there has been no change in planning policy, design guidance or on site to suggest that the building would now have an unacceptable impact on surrounding properties.

#### **7.09 Living conditions for future occupiers**

All habitable rooms would have windows that would afford an adequate outlook and natural lighting.

The proposed 1 bedroom and 2 bedroom retirement living flats would have internal floor areas ranging from 52 to 62 sqm and 75 to 91 sqm respectively which satisfies the Mayor's residential floor space standards.

As regards privacy, the design of the building has been revised so that windows close to the internal corners of the building are angled so that they face away from neighbouring windows to afford greater privacy. The ground floor habitable rooms also have adjoining private 'patio' areas of at least 1.3m depth to provide some privacy to the ground floor units.

This scheme would provide over 500sqm of shared amenity space within the internal courtyard and landscaped space around the building that would be usable by residents. Some of the corner units have balconies and the recessed roof level units in the tailored care living scheme also have roof terraces. A similar layout and quantum of shared amenity space was previously approved. This scheme now proposes 25 units as retirement flats. Although it could be argued that as these units are more self-contained, the scheme should make greater provision for amenity space.

However, a statement on amenity space provision has been submitted with this application which provides circumstantial evidence, including surveys of the applicants homes, resident behaviour and leisure preferences which suggests that the provision of amenity space is not a main factor in selecting a home and such space is not that well used. The statement also cites various appeal decisions where Inspector's have not

advocating strict adherence to planning standards. In the light of this statement, and given that the general layout and quantum of amenity space has already been approved, it is not considered that a reason for refusal could be justified due to 25 of the units would now be more self-contained.

#### **7.10 Traffic impact, car/cycle parking, pedestrian safety**

The Council's Highway Engineer advises that the site is located within walking distance of public transport including West Ruislip underground station and is accessed from Aylsham Drive off Ickenham Road, and is within easy reach Ickenham village centre and Ruislip town centre.

The application site is part of a larger development site that has received an outlined planning approval in July 2007 under planning application ref. number 38402/APP/2007/1072, for a mixed use development comprising 415 (class C3) dwellings and 80 elderly care home (Class C2) with total of 468 associated car parking spaces.

The Highway Engineer advised on the originally submitted plans that the principal elements of this application compared to that of previously granted permission is replacing 25 of those 80 elderly care homes with retirement apartments, including increasing the number of car parking spaces from 27 to 31.

TRICS data indicates a trip generation of 1.79 vehicles per retirement apartment per day, which suggests that 25 retirement apartment, will generate 45 vehicle movements per day. This is insignificant compared to the vehicle movement for entire development.

Policy AM14 of the UDP refers to the Council's vehicle parking standard contained in the Annex 1. The Council's minimum car parking standard for C3 use stipulates one space per four dwelling units plus one space for wardens, whereas parking standards for class C2 use is on an individual basis by referring to transport assessment.

The Highway Engineer considered that a total of 33 car parking space should have been proposed for the combined development, but the shortage of two car parking spaces will not have an adverse effect on the proposal particularly the statistics of a recent survey of car ownership level of this form of housing indicates the car ownership within the retirement age group is likely to be in the order of 80% and steadily declines as residents get older.

However, the Highway Engineer did consider that the proposal failed to comply with policy AM15 of the Council's adopted car parking standards for disabled parking spaces.

The scheme has been revised and a total of 8 disabled parking spaces are now proposed, which the Council's Access Officer has confirmed is acceptable, although the overall provision of spaces has reduced to 28 spaces. The Highway Engineer has confirmed that this overall level of car parking provision would not justify a refusal of permission, particularly as the submitted Transport Study identified a maximum peak demand of 28 spaces.

The revised plans do show a cycle and buggy store at the vehicular entrance into the site.

The proposal is therefore acceptable, subject to a condition requiring details of cycle parking spaces to be submitted.

#### **7.11 Urban design, access and security**

A condition has been added that would ensure that adequate security measures would be put in place on site.

#### **7.12 Disabled access**

The proposal has been assessed by the Council's Access Officer and in the light of advice given, various amendments have been made to the scheme. The officer considers that the revised plans would provide an acceptable standard of access and no further objections/concerns are raised.

#### **7.13 Provision of affordable & special needs housing**

Although the provision of 25 retirement flats would normally require a contribution towards affordable housing, a financial viability appraisal has been submitted which has been assessed and demonstrates that the scheme would not be viable if a proportion of the retirement flats were affordable.

#### **7.14 Trees, Landscaping and Ecology**

The Tree Officer advises that the revised scheme retains and protects the existing trees on the High Road frontage, and includes a revised Landscape Masterplan (Dwg. No. LLD397-01 Rev. 06), which is similar to, but not the same as, the 2009 scheme, allied to a Landscape Design Strategy and Outline Plant Specification. The choice of tree species should NOT include Oak, to minimise the risk of an outbreak of Oak Processionary Moth, and should reflect the tree planting on the wider site. The scheme should include two large, feature trees (rather than ornamental trees) on the two corners on Aylsham Drive, in particular the corner on the junction with the High Road. Ideally, the scheme should also include more planting in the car park and entrance to it (off Josiah Drive) and make provision for the protection of the two parking spaces adjacent to the entrance to the under-croft.

The implementation of the tree protection measures should be required by condition, as should the submission, approval, implementation and maintenance of a detailed landscaping scheme (with hard and soft landscaping plans and specifications).

Subject to conditions, the Tree Officer raises no objections to the scheme.

#### **7.15 Sustainable waste management**

The scheme makes provision for secure and covered refuse/recycling storage within the building at the vehicular entrance into the site.

#### **7.16 Renewable energy / Sustainability**

The Council's Sustainability Officer advises that the submitted Energy Statement is inadequate, but there is no reason why this scheme could not make a suitable contribution towards carbon reduction in line with the Mayor's guidance, and advises that this could be achieved through condition.

#### **7.17 Flooding or Drainage Issues**

The application site is not within an area prone to flooding and a sustainable drainage condition has been added.

#### **7.18 Noise or Air Quality Issues**

The Council's Environmental Health Officer has assessed the submitted noise report and concludes that the scheme would provide adequate safeguards against noise and provide a suitable environment, subject to conditions.

#### **7.19 Comments on Public Consultations**

The comments received from the public consultation undertaken on the application are dealt with in the main report.

#### **7.20 Planning Obligations**

Policy R17 of the Council's Unitary Development Plan states that: 'The Local Planning Authority will, where appropriate, seek to supplement the provision of recreation open



space, facilities to support arts, cultural and entertainment activities, and other community, social and education facilities through planning obligations in conjunction with other development proposals'.

Should the application be approved, a number of planning obligations would be sought to mitigate the impact of the development. Given the findings of the Financial Viability Assessment, these should include a health contribution of £6,103 and construction training in line with SPD or an in-kind scheme delivered during the construction phase of the development.

The applicant has not yet agreed to these proposed Heads of Terms, which are to be secured by way of a S106 Agreement/Unilateral Undertaking. Overall, it is considered that the level of planning benefits sought is adequate and commensurate with the scale and nature of the proposed development, in compliance with Policy R17 of the UDP and relevant supplementary planning guidance.

#### **7.21 Expediency of enforcement action**

No enforcement issues are raised by this application.

#### **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**

Not applicable to this application.

## 10. CONCLUSION

This proposal would be for a very similar building in terms of its siting, scale and massing. The internal layout of the building and external layout of the site has altered to accommodate the new mix of uses. The other main change has been to the elevations of the building.

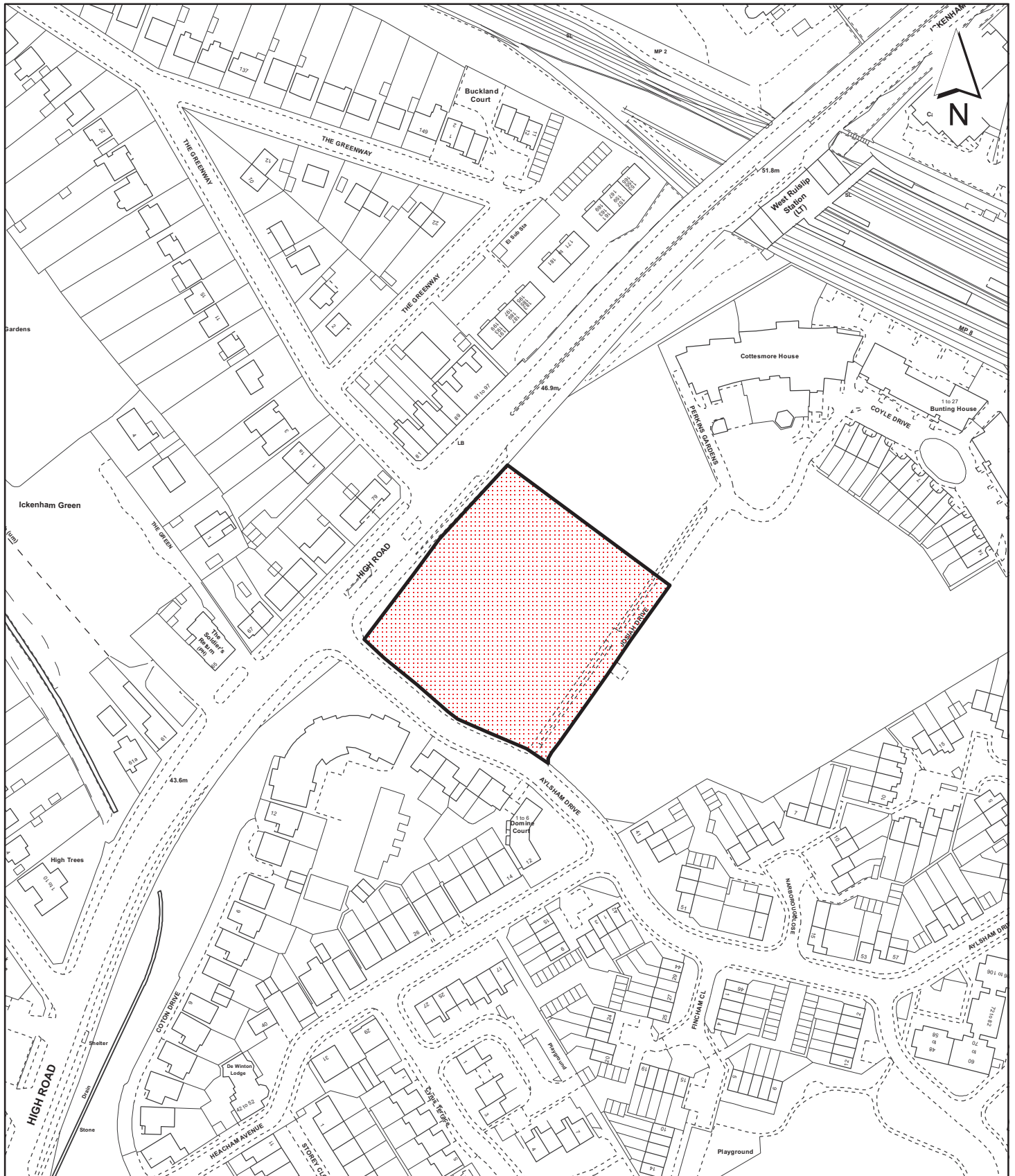
The proposed building would present an acceptable appearance within the street scene. The proposed mix of units is acceptable and the proposal would provide an acceptable standard of accommodation. Amenity space is considered to be adequate given the mix of uses proposed and the off-street car parking provision is also considered to be acceptable. The S106 Officer also advises that there is no requirement to provide a proportion of the retirement flats as affordable housing and the overall package of benefits sought is considered appropriate, given the findings of the Financial Viability Appraisal.

## 11. Reference Documents

National Planning Policy Framework (March 2012)  
London Plan (July 2011)  
Hillingdon Local Plan (November 2012)  
HDAS: Residential Layouts' and 'Accessible Hillingdon'  
Consultation responses

**Contact Officer:** Richard Phillips

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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Site Address

**Former RAF West Ruislip  
High Road  
Ickenham**

Planning Application Ref:

**38402/APP/2012/1033**

Planning Committee

**North** Page 53

Scale

**1:2,000**

Date

**December  
2012**

**LONDON BOROUGH  
OF HILLINGDON  
Residents Services**

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



**HILLINGDON**  
LONDON

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## Report of the Head of Planning, Sport and Green Spaces

**Address** 9 TRUESDALE DRIVE HAREFIELD

**Development:** Part two storey, part single storey side/rear extension and porch and canopy to front involving demolition of existing outbuildings to side

**LBH Ref Nos:** 4749/APP/2013/140

**Drawing Nos:** 9/TD/02  
Block Plan to Scale 1:500  
9/TD/04  
9/TD/01  
9/TD/03  
Location Plan to Scale 1:1250

**Date Plans Received:** 21/01/2013                      **Date(s) of Amendment(s):**  
**Date Application Valid:** 18/02/2013

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application site is situated on the western side of Truesdale Drive, and comprises a semi-detached dwelling with a detached garage along the north western boundary. The property is set back 8.1m from the highway with a driveway and garden area in front of the building. The driveway provides sufficient space for 2 vehicles to park off-street. The property is in the process of being extended by way of an approved single storey rear and single/two storey side extension. A large outbuilding stands to the rear of the garden.

The rear garden stretches 30m in depth and abuts a patch of green space which is part of the Harefield Community Centre.

Directly north west lies the non-adjoining property, No.7 Truesdale Drive, a semi-detached dwelling which has an existing shed situated adjacent to the side boundary of the application site.

To the south east lies the adjoining property No.11 Truesdale Drive which has existing outbuilding to the rear.

The street scene is residential in character and appearance comprising predominantly semi-detached dwellings. The application site lies within Developed Area as identified in the Hillingdon Local Plan: Part Two-Saved UDP Policies (November 2012).

#### 1.2 Proposed Scheme

The application seeks planning permission for the erection of a part two storey, part single storey side/rear extension and porch and canopy to front involving demolition of the existing outbuildings to the side. Planning permission has already been granted for extensions under application reference 4749/APP/2012/32, which is explained in more detail within the Planning History Section.

The proposed two storey side extension would be set in 1m from the boundary and would be set back 1m from the front building line at first floor level. It would measure 3.2m wide and would protrude the depth of the existing flank wall (6m) and a further 3.6m into the rear garden at ground and first floor level.

To the rear, the part two storey element would be set in 3.925m from the common boundary of the attached semi-detached property to the south-east(No.11) and would measure 3.6m deep, creating a wrap round two storey element with the proposed side extension. The extension would be approximately 6.0m from the flank wall of the neighbouring property to the north-west (No.7). The roof would be set down from the ridge with a maximum height of 7.9m.

A porch is proposed at the front of the property measuring 2.81m high, 1.2m deep and 3.0m wide. A front canopy addition is also proposed across the frontage of the property over and in-between the porch. The north-western most element of the canopy would be positioned between the recess of the ground floor side extension and the porch, measuring 2.17m deep and 3.21m wide. The south-eastern most element of the canopy would measure 1.2m deep and 3.21m wide.

### 1.3 Relevant Planning History

4749/APP/2012/32 9 Truesdale Drive Harefield

Part two storey, part single storey side/ rear extension involving demolition of existing outbuildings to side

**Decision Date:** 12-03-2012      **Approved**      **Appeal:**

4749/APP/2012/716 9 Truesdale Drive Harefield

Conversion of roof space to habitable use to include a rear dormer, 2 front rooflights and conversion of roof from hip to gable end with a new gable end window (Application for a Certificate of Lawful Development for a Proposed Development)

**Decision Date:** 30-04-2012      **Approved**      **Appeal:**

4749/APP/2013/139 9 Truesdale Drive Harefield

Detached outbuilding in the rear garden to be used as garage/store (Application for a Certificate of Lawful Development for an Existing Development)

**Decision Date:** 03-04-2013      **Refused**      **Appeal:**

#### Comment on Planning History

A certificate of lawful development for an existing use relating to a detached outbuilding measuring 61.74 square metres, application reference 4749/APP/2013/139 was refused on the 3 April 2013 and is currently subject to enforcement action.

Planning permission was previously granted on the 14 March 2012, for the erection of a part two storey, part single storey side/rear extension involving demolition of existing outbuildings to side (Ref: 4749/APP/2012/32). The current planning application seeks to amend the approved scheme to include the following elements:

- i. 1 x new window on first floor front elevation
- ii. 2 x new windows on first floor north-western side elevation
- iii. 2 x new windows on ground floor north-western side elevation
- iv. 1 x new window on second floor (roof area) south-western rear elevation

- v. New front porch
- vi. New canopy between proposed front recess areas and porch
- vii. A gable roof design rather than the approved hipped roof design on the two storey rear element.

## **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**

4 adjoining occupiers were consulted, and a site notice was posted and expired on the 22 March 2013. Two letters were received objecting on the following grounds:

- i. Too many windows are proposed which are out of keeping with the properties
- ii. Construction works have commenced on the site
- iii. The facing brickwork and materials are out of keeping

A petition with 66 signatories was also received in objection to the proposed development and associated building works.

## **4. UDP / LDF Designation and London Plan**

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

- AM7 Consideration of traffic generated by proposed developments.
- AM14 New development and car parking standards.
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- 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.
- LPP 5.3 (2011) Sustainable design and construction

## 5. MAIN PLANNING ISSUES

The main issues for consideration in determining this application relate to the effect of the proposal on the character and appearance of the existing property, the impact upon the visual amenities of the surrounding area, the impact on the amenity of adjoining occupiers, the provision of acceptable residential amenity space for the application site and car parking provision.

HDAS Section 6.0 sets out the requirements for two-storey side extensions on semi-detached properties. The proposed side extension complies with the guidance in so far as it is set-in 1m from the side boundary and would be no more than 2/3 the width of the original house. However, two storey side extensions are required to be set back 1m from the main front building line, at all levels to ensure that the extension is subordinate and in scale with the original property. The proposed side extension, whilst set back at first floor level by 1m, is not set back at ground floor level, given that a large canopy which protrudes well in front of the main building line is proposed. The proposal would thus, result in an extension which fails to be subordinate to the original property and would impact unduly on the character and appearance of the existing and adjoining properties and the visual amenities of the street scene and the area in general.

In accordance with paragraph 8.0 of the adopted Supplementary Planning Document HDAS: Residential Extensions, front extensions (and canopies) must be minor in nature and not alter the overall appearance of the house or dominate the character of the street. Further, paragraph 8.2 explains that any porch should be individually designed to follow the character of the existing building.

It is considered that the front porch extension would not match or complement the roof design of the original property, nor does the design and detailing harmonise with the original property. The front porch and canopy would dominate the frontage of the property to the detriment of the architectural composition of the original house.

Moreover, one of the purposes of a 1m set-back at the front of the side extension, as proposed, is to ensure that the extension would appear subordinate and would not detract from main house. The front canopy would infill the gap between the 1m set-back and proposed front porch (which would project 1.2m deep) and render the 1m set-back meaningless and thus the side extension, front porch extension and front canopy would cumulatively appear overly dominant and would detract from the character and appearance of the original property.

The proposed two storey element of the rear extension, whilst in accordance with the SPD in terms of its depth and width, proposes a gable roof design, which is not characteristic of the existing or adjoining properties and which serves to increase the overall bulk and scale of the extension such that it would not be considered to be subordinate to the existing property. The proposal would thus, result in a rear extension which fails to be subordinate to the original property and would impact unduly on the character and appearance of the existing and adjoining properties and the visual amenities of the area in general.

Overall, the proposed extensions by reason of their siting, size, scale, bulk and design would fail to provide a subordinate addition to the property and would alter the architectural composition of the property contrary to Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

The single storey rear extension complies with Section 3.0 of HDAS and has a maximum



projection of 3.6m deep and would be 3.4m high with a pitched roof.

The additional fenestration on the side, front and rear elevations would harmonise with the original house due to their size, positioning and alignment.

Policy BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that planning permission will not be granted for new development which by reason of its siting, bulk and proximity, would result in a significant loss in residential amenity. Likewise Policies BE22 and BE24 resists any development which would have an adverse impact upon the amenity of nearby residents and occupants through loss of daylight and privacy.

The proposed side and rear extensions would be over 6m away from the flank wall of No.7 Truesdale Drive, while the proposed two storey rear element would retain a 3.9m gap from the common boundary with No.11 Truesdale Drive. In such a relationship the proposed first floor rear extension would not breach a 45 degree line of sight taken from the nearest window of either neighbouring properties. Nos. 7 and 11 Truesdale Drive also have two windows located on the flank walls however both of these are secondary windows (serving bathrooms) and it would not lead to any additional overlooking or loss of light.

The proposed first floor (additional) side facing windows would be provided in obscured glazing and fixed shut below 1.7m to prevent overlooking. These windows, whilst not entirely appropriate, would be secondary windows, and conditions can be imposed to ensure that they are obscurely glazed and fixed shut above 1.7m high. The proposed (additional) windows on the front and rear elevations would not cause any undue overlooking due to the separation distances between the windows and the nearest habitable room windows to the north-east and south-west.

As such, the application proposal would not represent an un-neighbourly form of development and in this respect would be in compliance with policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The resulting amenity space would be over 220 square metres which is considered adequate for a four bedroom property and would be in compliance with Paragraph 5.13 of HDAS and Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The proposal would retain the parking arrangements to the front of the property so as to accommodate two off-street car parking spaces and some soft/hard landscaping. This would be in compliance with policies AM14 and BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Car Parking Standards (Annex 1, adopted Hillingdon Unitary Development Plan, Saved Policies, September 2007).

## 6. **RECOMMENDATION**

**REFUSAL for the following reasons:**

1           NON2           Non Standard reason for refusal

The proposed two storey side extension, by virtue of its siting, size and scale and in

particular the lack of a set back from the front at all levels, would fail to appear as a subordinate addition and would thus be detrimental to the appearance of the original house, the visual amenities of the street scene and the character and appearance of the wider area. The proposal would therefore be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

**2** NON2 Non Standard reason for refusal

The proposed front porch/canopy extension by virtue of its siting, size, scale, bulk and design would result in an incongruous addition which would be detrimental to the architectural composition of the existing building and would harm the character and appearance of the wider area, contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

**3** NON2 Non Standard reason for refusal

The proposed two storey rear extension by virtue of its size, scale, bulk and in particular the gable roof design, would fail to appear as a subordinate addition and would thus be detrimental to the appearance of the original house and the character and appearance of the wider area. The proposal would therefore be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

## **INFORMATIVES**

- 1** On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies), then London Plan Policies. On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

### **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) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national

guidance.

Part 1 Policies:

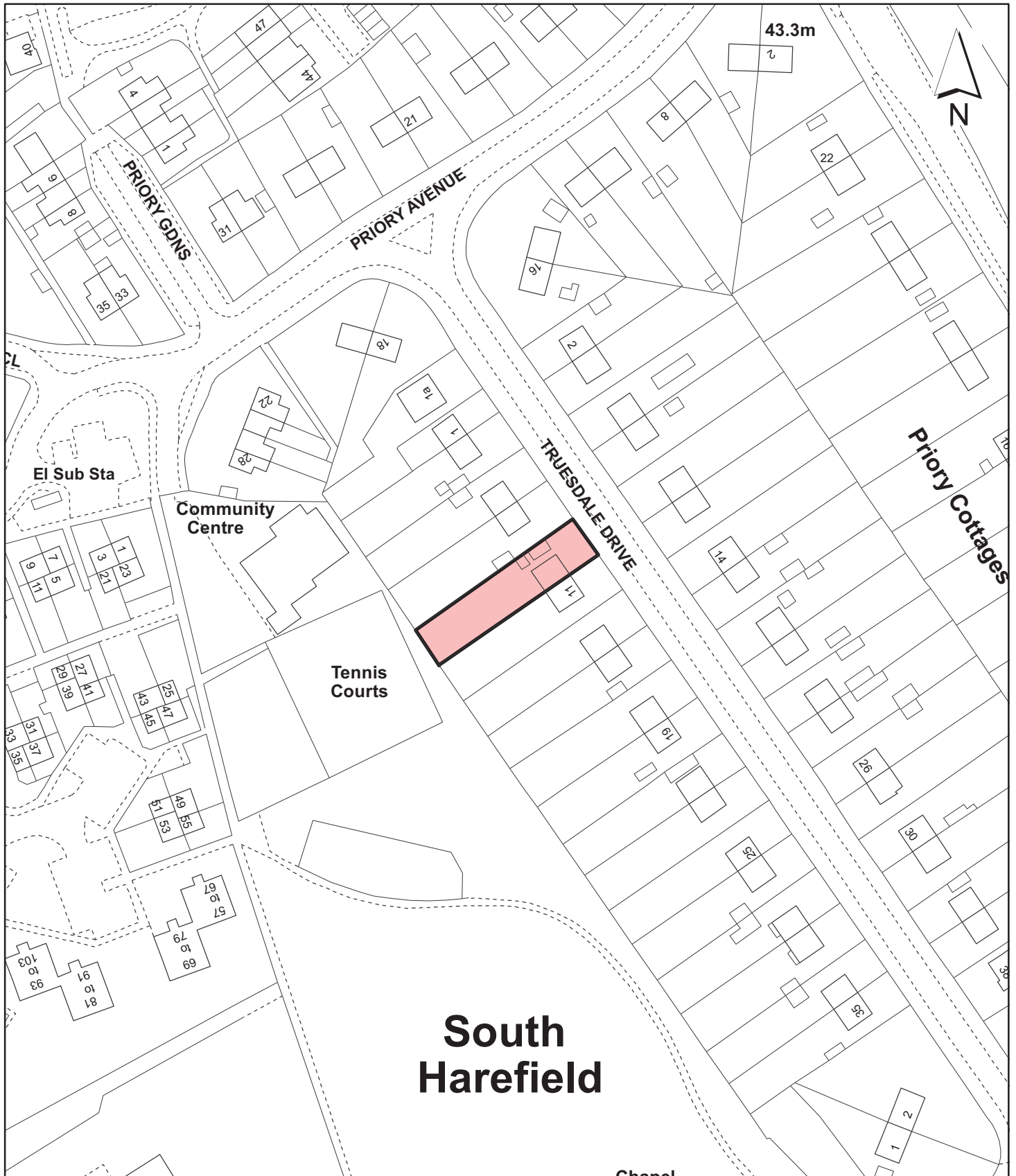
PT1.BE1 (2012) Built Environment

Part 2 Policies:



AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
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.
LPP 5.3	(2011) Sustainable design and construction

**Contact Officer:** Henrietta Ashun

**Telephone No:** 01895 250230



# South Harefield

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	<p>Planning Application Ref:</p> <p><b>4749/APP/2013/140</b></p>	<p>Scale</p> <p><b>1:1,250</b></p>	 <p><b>HILLINGDON</b> LONDON</p>
	<p>Planning Committee</p> <p><b>North</b> Page 62</p>	<p>Date</p> <p><b>April 2013</b></p>	

## Report of the Head of Planning, Sport and Green Spaces

**Address** 51 THE DRIVE ICKENHAM

**Development:** Two storey building with habitable roofspace to create 5 x self-contained flats with associated parking and landscaping and installation of vehicular crossover, involving demolition of existing detached dwelling.

**LBH Ref Nos:** 21977/APP/2012/2194

**Drawing Nos:** 99315.P30 Rev. B  
99315.P11.2A  
99315.P110 Rev. B  
99315.P11b  
99315.P10b  
99315.P111a  
99315.P24a  
99315.P22a  
99315.P01 Rev. A  
99315.P100  
99315.P101  
Tree Survey and Arboricultural Constraints Report  
99315.P02 Rev. A  
Design & Access Statement  
Tree Location and Constraints Plan  
99315.P06  
99315.P07  
99315.P21  
99315.P20  
Extended Phase 1 Habitat Survey Rev.1  
99315.P14 Preliminary Arboricultural Impact Plan revised 25.02.2013  
99315.P31 Rev. B

<b>Date Plans Received:</b>	06/09/2012	<b>Date(s) of Amendment(s):</b>	21/09/2012
<b>Date Application Valid:</b>	24/09/2012		06/09/2012 30/11/2012

### DEFERRED ON 12th February 2013 FOR SITE VISIT .

The application was deferred from the 12 February 2013 North Area Planning Committee to enable members to undertake a site visit. The site visit was undertaken on the 22nd February 2013.

The application was then reported to the meeting of the 26th March, where during discussion of the proposal, members requested information relating to the status of the room served by a window in the side elevation of No.49b. Officers were unable to provide this information and the Head of Planning withdrew the report from the agenda in order that officers could visit the site and ascertain the required information.

Officers have visited the site and the following information is provided:

1. No. 49b has ground floor windows in the side elevation serving a kitchen, one obscure glazed, the other clear glazed. 49b has been extended with an extension to the kitchen, which

includes a window in the rear elevation. However a further conservatory has been added which encloses this window and has obscure glazing facing the application site. The original extension to the property was granted planning permission in 1985, however, there is no record of any planning permission being granted for the conservatory.

The property also has a window in the side elevation at first floor level, which is obscure glazed and serves a bathroom.

2. No. 51a has two ground floor windows in the side elevation serving a reception room, both obscure glazed. This room is also served by a window in the rear elevation.

The property also has a window in the side elevation at first floor level, which is obscure glazed and serves a WC.

## 1. SUMMARY

The application proposes to demolish the existing house and erect a two storey building with accommodation in the roof space to provide 5 x self-contained flats, together with 8 parking spaces, landscaping, installation of vehicular crossover and bin and recycling store. There is no in principle objection to the proposal.

It is considered that the design of the proposal would be in keeping with the character and appearance of the surrounding area and that it would not be harmful to the amenity of nearby residents or future occupiers. The proposal would be of low density and the internal floor space required for new flats would provide an adequate level of amenity for future occupants. As such, the proposal is considered acceptable and is recommended for approval subject to conditions.

## 2. RECOMMENDATION

**a) That the Council enters into a legal agreement with the applicant under Section 106 of the 1990 Town & Country Planning Act (as amended) or other appropriate legislation to secure:**

**i) Educational facilities contribution of £23,599.**

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

**c) That planning officers be authorised to negotiate and agree details of the proposed Statement.**

**d) If the Legal Agreement/s have not been finalised before within 6 months of the date of this resolution, delegated authority be given to the Head of Planning, Sport and Green Spaces to refuse planning permission for the following reason:**

**'The applicant has failed to provide contributions towards the improvement of services and facilities as a consequence of demands created by the proposed development (in respect of education). The proposal therefore conflicts with Policy R17 of the adopted Local Plan and the Council's Planning Obligations SPG.**

**e) That subject to the above, the application be deferred for determination by the**

**Head of Planning and Enforcement under delegated powers, subject to the completion of the Statement.**

**f) That if the application is approved, the following conditions be attached:**

**1 HO1 Time Limit**

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

REASON

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

**2 HO2 Accordance with approved**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 99315.P01 Rev. A, 99315.P02 Rev. A, 99315.P06, 99315.P07, 99315.P100, 99315.P101, 99315.P10b, 99315.P11b, 99315.P11.2A, 99315.P20, 99315.P21, 99315.P22a, 99315.P24a, 99315.P30 Rev. B, 99315.P31 Rev. B, 99315.P110 Rev. B, 99315.P111a, Extended Phase 1 Habitat Survey Rev.1, Tree Survey and Arboricultural Constraints Report, Design & Access Statement, 99315 P14 Preliminary Arboricultural Impact Plan revised 25.02.2013, Tree Location and Constraints Plan.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan (November 2012) and the London Plan (July 2011).

**3 RES7 Materials (Submission)**

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

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

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012).

**4 HO5 No additional windows or doors**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 49b and 51a.

REASON

To prevent overlooking to adjoining properties in accordance with Policy BE24 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012).

**5 HO6 Obscure Glazing**

The windows facing 49b and 51a shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

#### REASON

To prevent overlooking to adjoining properties in accordance with Policy BE24 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012).

### **6 RES8 Tree Protection**

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

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

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

#### REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with Policy BE38 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012).

### **7 RES9 Landscaping (including refuse/cycle storage)**

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

1. Details of Soft Landscaping,
  - 1.a Planting plans (at not less than a scale of 1:100),
  - 1.b Written specification of planting and cultivation works to be undertaken,
  - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
2. Details of Hard Landscaping
  - 2.a Refuse Storage
  - 2.b Cycle Storage
  - 2.c Means of enclosure/boundary treatments
  - 2.d Car Parking Layouts showing the provision of 8 parking spaces and a parking allocation scheme which ensures that the parking remains allocated for the use of the approved units and remains under this allocation for the life of the development
  - 2.e Hard Surfacing Materials
  - 2.f External Lighting
  - 2.g Other structures (such as play equipment and furniture)
3. Details of Landscape Maintenance
  - 3.a Landscape Maintenance Schedule for a minimum period of 5 years.
  - 3.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority



becomes seriously damaged or diseased.

#### 4. Schedule for Implementation

#### 5. Other

5.a Existing and proposed functional services above and below ground

5.b Proposed finishing levels or contours

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

#### REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with Policies BE13, BE38 and AM14 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and Policy 5.17 (refuse storage) of the London Plan.

#### **8 RES10 Tree to be retained**

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

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

#### REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with Policy BE38 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

#### **9 NONSC Non Standard Condition**

Level access shall be provided to and into the building, including into all five dwellings, via the communal entrance.

REASON: to ensure adequate access for all is achieved and maintained, and to ensure an appropriate standard of accessibility in accordance with policy 3.8 of the London Plan (2011).

#### **10 NONSC Non Standard Condition**

Before any part of the development is occupied, site derived soils and imported soils shall be tested for chemical contamination, and the results of this testing shall be submitted and approved in writing by the Local Planning Authority. All soils used for gardens and/or landscaping purposes shall be clean and free of contamination.

Note: The Environmental Protection Unit (EPU) must be consulted for their advice when using this condition.

#### REASON

To ensure that the occupants of the development are not subject to any risks from soil contamination in accordance with Policy OE11 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012).

#### **11 RES18 Lifetime Homes/Wheelchair Units**

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

#### REASON

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

#### **12 RES24 Secured by Design**

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

#### REASON

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

#### **13 RES15 Sustainable Water Management (changed from SUDS)**

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

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

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

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

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

#### REASON

To ensure the development does not increase the risk of flooding in accordance with Policy OE8 of the Hillingdon Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and London Plan (July 2011) Policy 5.12.

#### **14 RES16 Code for Sustainable Homes**

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

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

#### REASON

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

### 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 Local Plan (November 2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

- |      |   |
|------|---|
| AM3  | Proposals for new roads or widening of existing roads                 |
| AM7  | Consideration of traffic generated by proposed developments.          |
| AM14 | New development and car parking standards.                            |
| BE13 | New development must harmonise with the existing street scene.        |
| BE15 | Alterations and extensions to existing buildings                      |
| BE19 | New development must improve or complement the character of the area. |
| BE20 | Daylight and sunlight considerations.                                 |
| BE21 | Siting, bulk and proximity of new buildings/extensions.               |
| 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.
OE5	Siting of noise-sensitive developments
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
R16	Accessibility for elderly people, people with disabilities, women and children
H4	Mix of housing units
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.1	(2011) Ensuring equal life chances for all
LPP 3.4	(2011) Optimising housing potential
LPP 5.13	(2011) Sustainable drainage
LPP 5.7	(2011) Renewable energy
LPP 7.2	(2011) An inclusive environment
LPP 7.4	(2011) Local character
LPP 3.3	(2011) Increasing housing supply
LPP 3.5	(2011) Quality and design of housing developments
LPP 5.3	(2011) Sustainable design and construction
PO-EDU	Revised Chapter 4: Education Facilities of the Planning Obligations Supplementary Planning Document, adopted 23 September 2010

### **3            I59            Councils Local Plan : Part 1 - Strategic Policies**

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies), then London Plan Policies. On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

### **4            I1            Building to Approved Drawing**

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

### **5            I2            Encroachment**

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

### **6            I5            Party Walls**

The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:  
 carry out work to an existing party wall;  
 build on the boundary with a neighbouring property;  
 in some circumstances, carry out groundworks within 6 metres of an adjoining building.

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning & Community Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

## **7 16 Property Rights/Rights of Light**

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

## **8 115 Control of Environmental Nuisance from Construction Work**

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

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

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

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

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

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

## **9**

You are advised that the development hereby approved represents chargeable development under the Mayor's Community Infrastructure Levy. At this time the Community Infrastructure Levy is estimated to be £21,317 which is due on commencement of this development. The actual Community Infrastructure Levy will be calculated at the time your development is first permitted and a separate liability notice will be issued by the Local Planning Authority. Should you require further information please refer to the Council's Website [www.hillingdon.gov.uk/index.jsp?articleid=24738](http://www.hillingdon.gov.uk/index.jsp?articleid=24738).

### **3. CONSIDERATIONS**

#### **3.1 Site and Locality**

The application site is located on the west side of The Drive and comprises a 1930's detached 4-bed, two-storey house with a detached garage forward of the main house. To the front of the property is hardstanding with ample parking for cars. To the rear is a single storey rear element with a roof terrace above. The house is set back from the highway and sits on a spacious plot and comprises white painted brick elevations with a green pantile roof. The site is on a gentle slope with the land to the rear sloping downwards. There are a number of small trees and shrubs along the site's front boundary which form an effective green screen. There is a large, protected Scots Pine and a protected Blue Spruce in the rear garden (T9 and T8 on TPO 287). To the north of the site lies 51a The Drive, a two storey detached house and to the south of the site lies 49b The Drive, also a two storey detached house with a single storey rear extension and conservatory. To the rear of the site is Uxbridge Golf Course.

The street scene is residential in character and appearance comprising single and two storey, individually designed detached houses. The application site lies within the developed area as identified in the Hillingdon Unitary Development Plan (UDP) (Saved Policies September 2007).

### **3.2 Proposed Scheme**

The application proposes to demolish the existing house and erect a two storey building with accommodation in the roof space to provide 5 self-contained flats, together with 8 parking spaces, landscaping, installation of vehicular crossover and bin and recycling store.

The proposed building would be 21.40m wide, 20m deep and 9.80m high increasing to 10.20m high as the ground slopes downwards east to west. The building would have a crown roof measuring 11m by 9m with solar panels above and windows to the front and rear of the roof and rooflights to the side. There would be a covered projecting porch centrally located to the front of the property leading to an entrance hallway. To the rear of the property, there would be recessed balconies on the ground, first floor and the roof space. The building would maintain a minimum 3m distance from the side boundaries and would be set back from the highway by a minimum of 20m increasing to 24m and in line with the building line of the adjacent properties. The property would retain approximately 1170sq. metres of private amenity space. A communal parking area would also be provided within the front of the building allowing for 8 car parking spaces. The existing vehicle crossovers would be stopped up and a new crossover provided centrally along the front of the site.

There would be two flats on the ground floor, two flats on the first floor and one flat in the roof space. The floor areas would be as follows:

- Flat 1 = Two bedroom flat of 125 sq.m.
- Flat 2 = Two bedroom flat of 125 sq.m.
- Flat 3 = Two/three bedroom flat of 147 sq.m.
- Flat 4 = Two/three bedroom flat of 147 sq.m.
- Flat 5 = Two bedroom flat of 182 sq.m.

The elevations of the building would comprise red brick with reconstituted stone features, and the roof would be of slate. Windows would be of a traditional sash pattern in painted aluminium and double glazed.

### **3.3 Relevant Planning History**

21977/C/81/1696

51 The Drive Ickenham

Householder dev. (small extension,garage etc) (P)

**Decision:** 02-12-1981 Approved

21977/E/83/0812 51 The Drive Ickenham

Householder dev. (small extension,garage etc) (P)

**Decision:** 14-07-1983 Approved

#### **Comment on Relevant Planning History**

None.

#### **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:

AM3 Proposals for new roads or widening of existing roads

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

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.

OE5 Siting of noise-sensitive developments

OE11 Development involving hazardous substances and contaminated land - requirement for ameliorative measures

R16 Accessibility for elderly people, people with disabilities, women and children

H4 Mix of housing units

HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
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LPP 3.4	(2011) Optimising housing potential
LPP 5.13	(2011) Sustainable drainage
LPP 5.7	(2011) Renewable energy
LPP 7.2	(2011) An inclusive environment
LPP 7.4	(2011) Local character
LPP 3.3	(2011) Increasing housing supply
LPP 3.5	(2011) Quality and design of housing developments
LPP 5.3	(2011) Sustainable design and construction
PO-EDU	Revised Chapter 4: Education Facilities of the Planning Obligations Supplementary Planning Document, adopted 23 September 2010

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

32 neighbouring properties were consulted by letter on 27th September 2012 and a site notice was posted on 1st October 2012. 22 letters of representation have been received with 1 letter supporting the application, 18 against the application and 3 making comments. A petition with 41 signatories has also been received opposing the proposed scheme. An additional 55 signatures have been submitted in connection with the original petition opposing the proposal and were received on the 11th February 2013. Following the deferral of the application at the 12th February Committee meeting a second petition (with 26 signatures) was submitted objecting to the proposal. The comments can be summarised as follows:

1. Excellent use of plot, making maximum and sensitive use of available land;
2. Pleasant design and great improvement on some recent developments in The Drive;
3. Increase in traffic and noise;
4. Safety of road users could be compromised due to there being no street lighting;
5. Parking would be a problem as visitor parking would have to park on the road and cause access and egress of vehicles difficult at No.49b.
6. The street consists of single family homes and the proposed scheme would be out of character and appearance with the surrounding properties and set a precedence;
7. The number of recent examples of older houses being demolished and replaced by new, larger buildings has already eroded the traditional residential character of the road and therefore object to more of the same;
8. The proposed 350% increase in gross internal floor area of the house from 244sq. metres to 849 sq. metres is excessive and clearly refutes the claims made in the Design and Access Statement;
9. The proposal would bring down the value of the properties in the street;
10. The noise and pollution would increase enormously in what is at present a delightful 4/5-bed house with one kitchen. It would become a large ugly 13-bed building with five kitchens and numerous bathrooms, all of which would add many problems to the present drain and sewerage



system;

11. The proposed footprint of the new building would be twice the size of the present house and would move much closer to the side boundary adjoining No.49b and would be the full length of the neighbouring property.

12. No. 49b is a two storey property with a single storey rear element. The proposed three storey building would result in a loss of light to this property.

13. The proposal would overlook No.49b house and garden as the plot sits about a foot higher;

14. Planning applications for flats/apartments have been turned down on the road because they do not suit the street scene;

15. Rubbish and recycling would be a problem as the bins would need to be very large and housed in a wooden enclosure, which would smell and an eye sore to neighbours;

16. The site is located in a predominantly low-density residential area where occupiers could reasonably expect a level of amenity concurrent with a detached house. The use of the property as flats introduces a diverse element that by reason of the use is likely to result in noise, disturbance and nuisance to the detriment of neighbouring homeowners amenity;

17. The kitchen window on the flank should be made smaller and non-opening as this would have an impact on No.51a;

18. No.51a at present share the same drain. A new run should be installed.

#### ICKENHAM RESIDENTS ASSOCIATION:

The proposed conversion of an existing large family home into 5 self-contained flats would create an undesirable precedent in The Drive, and would cause harm to the residential amenities and character of the area and the amenity of adjoining occupiers in accordance with section H7 of the UDP. The 5 x self-contained flats would be 2-bedroom apartments, indicating mainly professional single person or young couples occupancy within the commuter belt of London. The front garden would be turned into a substantial car-park, reminiscent of medical clinics car park facilities, unlike the generous, suburban landscaping of the rest of The Drive. This is a huge and massive development, more than doubling the existing footprint, which will create an excessive bulk and appear overbearing on adjacent properties, which in accordance with BE21 by reason of the proposed siting would result in a significant loss of residential amenity. We have been approached by a number of anxious residents in The Drive, who, no doubt, will be contacting you shortly, and we understand a petition is being raised at the moment. The Association objects to this application.

(Officer comment: The comments raised are considered in the main body of the report).

Ward Councillor: Objects to the proposal in support of the residents grounds set out above and requests that the application is reported to committee.

#### NATURAL ENGLAND:

This proposal does not appear to affect any statutorily protected sites or landscapes, or have significant impacts on the conservation of soils, nor is the proposal EIA development. It appears that Natural England has been consulted on this proposal to offer advice on the impact on a protected species.

Natural England's advice is as follows:

We have adopted national standing advice for protected species. As standing advice, it is a material consideration in the determination of the proposed development in this application in the same way as any individual response received from Natural England following consultation and should therefore be fully considered before a formal decision on the planning application is made.

The protected species survey has identified that bats, a European protected species may be

affected  
by this application.

Using Nature on the Map we determined that the application is not within/close to a SSSI or SAC notified for bats. We looked at the survey report and determined that it did highlight that there are suitable features for roosting within the application site (eg buildings, trees or other structures) that are to be impacted by the proposal. We determined that detailed visual inspections (internal and external where appropriate) had not been undertaken and no evidence of a roost was found. We determined that the application does not involve a medium or high risk building as defined in our standing advice. Permission could be granted (subject to other constraints) and that the authority should consider requesting enhancements.

METROPOLITAN POLICE: No response received.

REVISED PLANS:

Residents and Residents Association were reconsulted on 14th January 2013, informing them of the revised plans.

3 letters of representation have been received from neighbours reiterating a number of the objections set out above and the following new objections summarised below:

- The hard surfacing of the whole driveway would cause rain water to run off and damage the road surface which does not have the usual drainage causing the water to pool.
- Despite the removal of the garage from the plans, the application still only allows for 8 parking spaces which would be inadequate.
- The modified plans may improve the aesthetic aspect of the rubbish facilities, however this does not solve the problem of the added pollution and smell that would arise from the increased rubbish generated by five families.

The Association of the Residents of the Drive:

- The type of dwelling provided should reflect housing needs identified in the Borough particularly the need to provide more family homes with adequate garden space;
- The proposal would not maintain the quality or diversity of the Borough's housing stock and would result in a net loss of a large family home;
- The luxury flats do not serve a need in this part of the district, are not affordable and have not been identified within the mix of housing requirement to be met;
- The recently adopted core strategy found that current estimates indicate that less than 10% of the need for four bedroom accommodation is expected to be met compared when set against almost three quarters of the need for one bedroom accommodation;
- Allowing this proposal would be contrary to the emerging policies of the second stage of the UDP process.

### **Internal Consultees**

HIGHWAYS:

It is considered that the development proposals would not be contrary to the Policies of the adopted Hillingdon Unitary Development Plan and an objection in relation to the highway aspect of the proposals is not raised in this instance. However, a suitably worded condition should be imposed in the planning consent, stating that the proposed access gates shall not open out over the adjacent highway (this reference is made to a condition relating to the gates not opening over the highway. This comment was in relation to the original plans and the revised scheme does not include the provision of any gates).

## URBAN DESIGN:

The loss of the existing house is regrettable as it has significant architectural value and is a good example of its style and period. However, there is no control over demolition within non-designated areas and as such we do not wish to comment on the same.

### New development:

**Setting:** The new block would be set back from the main street frontage and would be in line with the neighbouring houses. The scheme proposes planting to the front to mitigate the impact of the parking and hard-standing to the front. This would also ensure to preserve the street suburban scene of the area. There are, therefore, no objections regarding the setting and positioning of the new building.

**Design:** There have been several discussions during the pre-application process regarding the design of the new block to create 5 flats. The new building would be in a Neo-Georgian style and as such given the other new houses in the street, there would be no objections to the same from a design point of view. Whilst not ideal, the crown roof would be acceptable in this instance as it has been allowed in other schemes on the street. The concerns raised previously regarding the proportions of the windows, dormers and the roof have been addressed and there are no further objections.

**Conclusion:** Acceptable. Materials to be conditioned.

## EPU:

**External Amenity Space:** In addition to the private external amenity space for each apartment described above (terraces for apartments 1 & 2, balconies for Apartments 3-5) there is also a large communal garden area to the rear. This can be accessed either via the enclosed link from the entrance hall or via the perimeter of the building which offers full disabled access. Any ramped sections of the path will not exceed a gradient of 1.20.

We are conscious of the need to adequately separate individual private external amenity space from communal external space.

Around the perimeter of the building a 1.8m deep planting bed will be created between the perimeter path and the building to create adequate privacy and security to ground floor windows.

The site appears to have been built on farmers fields. No former contaminative uses have been identified based on Ordnance Survey historical maps. However, as an additional number of sensitive receptors are being introduced to the site as a minimum a condition to ensure the soil is free of contamination and suitable for use is advised.

Also the construction site informative is advised on any planning permission that may be given.

## TREES AND LANDSCAPE:

Acceptable, subject to conditions RES8 (implementation of tree protection); RES9 (1, 2, 4, 5 and 6) and RES10.

## S106 OFFICER:

The education would be the only obligation arising from this proposal. I note that you have already undertaken the education calculation and have sought agreement from the applicant to meet the

contribution in the sum of £23,599.

#### 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. Compliance with all 16 Lifetime Home standards (as relevant) should be shown on plan.

The following access observations are provided:

1. Level access should be achieved. Contrary to and the advice within the submitted Design & Access Statement, the communal entrance shown on plan appears to be stepped, which would be contrary to the above policy requirement. Should it not be possible, due to topographical constraints, to achieve level access, a gentle slope (maximum gradient 1:21) to the entrance door should form an integral component of the landscaping design.
2. A minimum of one bathrooms/en-suite facility within each flat should be designed in accordance with Lifetime Home Standards as defined in the above Supplementary Planning Document. At least 700mm should be provided to one side of the WC, with 1100mm provided between the front edge of the toilet pan and a door or wall opposite.
3. To allow a minimum of one bathroom in every flat to be used as wet rooms in future, plans should include the position of floor gully drainage, including the type to be installed.

Conclusion: revised plans should be requested as a prerequisite to any planning approval. In any case, an additional Condition, as set out below, should be attached to any planning permission:

#### ADDITIONAL CONDITION

Level access shall be provided to and into the building, including into all five dwellings, via the communal entrance. Level thresholds shall be designed in accordance with technical measurements and tolerances specified by Part M to the Building Regulations 2000 (2004 edition), and shall be retained in perpetuity.

REASON: to ensure adequate access for all, in accordance with London Plan policy 3.8, is achieved and maintained, and to ensure an appropriate standard of accessibility in accordance with the Building Regulations.

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

The proposed site is located within the developed area as identified in the Hillingdon Unitary Development Plan (UDP) (Saved Policies September 2007). The site is not located in a conservation area and the building is not listed. There are no policies which prevent the demolition of the existing building, in principle.

The Supplementary Planning Document (SPD) HDAS: Residential Layouts, at paragraph 3.3 states that in relation to the redevelopment of large plots and infill sites currently used for individual dwellings into flats, the redevelopment of more than 10% of properties on a residential street is unlikely to be acceptable, including the houses which have been converted into flats or other forms of housing.

The above document underpins and supports Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012), which

seek to protect the impacts of flatted development on the character and amenity of established residential areas. There are currently no new flats/apartments on The Drive, therefore the erection of flats is acceptable in principle.

#### **7.02 Density of the proposed development**

The London Plan 2011 requires that new housing within a suburban setting and a PTAL score of 1a to generally be in the range of 150-200 habitable rooms per hectare (hr/ha) and 35-55 units per hectare (u/ha). The residential density of the proposed development equates to 14 hr/ha and 2.5 u/ha. As such, the proposed scheme is considerably below the minimum range, but given the spacious layout and large plots within the vicinity of the site and the density of development of the surrounding area, it is considered that a density below the London Plan requirements is acceptable in this instance. However, density is only one consideration and the proposal still needs to comply with other Council and London Plan policies and standards and these issues are considered elsewhere in the report.

#### **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 site is located within a Developed Area where there is no objection in principle to flats on the site subject to the proposal satisfying other policies in the plan and supplementary planning documents.

UDP Policies BE13 and BE14 resist any development which would fail to harmonise with the existing street scene or would fail to safeguard the design of existing and adjoining sites.

The street scene is characterised by large detached properties individually designed. The proposed building would be well designed, rectangular in shape with a crown roof with solar panels. It is proposed that the building would follow the existing front building line of the adjacent properties and it would retain a large front garden which, despite the provision of parking on the frontage, would still entail a considerable level of soft landscaping, including a landscape area of a minimum 3.5m depth extending to over 5m at the front of the site, before any hardsurfacing commences. This combined with the grass verge to the front of the property would result in a soft landscape area of a minimum 8m depth right at the front of the site. This would ensure that the building would integrate well into its surroundings and that the front garden would not have the appearance of a car park.

The Drive consists of large properties in spacious surroundings. This proposal results in a building which is sited a minimum 20m back from the front boundary, on a similar building line as the adjoining properties and in fact further back than the existing property, which is sited some 15m back from the front boundary. The proposed building would also be set in from the side boundaries by a minimum of 3m, which is in excess of the council's normal requirement of 1m, but reflects the spacious nature of the setting of the properties in The Drive. The siting of the property and its overall footprint is thus considered to be in character with the existing character of the road.

The Drive comprises of, in the main large detached properties, of varying designs. It does

not have a homogenous character and thus the provision of a building designed in a neo-georgian style, with a crown roof, would not in itself be alien to the street. It would, in fact, reflect the design of a number of other properties, which have recently been redeveloped in the street. The Council's urban design officer considers the design to be acceptable.

Overall, it is considered that the proposed development, in terms of its siting, size, scale, bulk and design would be in keeping with the character and appearance of the surrounding area and that its visual impact is acceptable, in accordance with Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012).

#### **7.08 Impact on neighbours**

UDP Policy BE21 of the adopted Hillingdon Unitary Development Plan states that planning permission will not be granted for new development which by reason of its siting, bulk and proximity, would result in a significant loss in residential amenity. Likewise UDP Policies BE22 and BE24 resist any development which would have an adverse impact upon the amenity of nearby residents and occupants through loss of daylight and privacy.

The proposed development would extend approximately the same depth as the adjacent properties and would be a minimum 3m from the side boundaries. In relation to the adjoining properties, No. 49b has two ground floor windows in the side elevation serving a kitchen, one obscure glazed, the other clear glazed and a window in the side elevation at first floor level, which is obscure glazed and serves a bathroom. 49b has been extended with an extension to the kitchen, which included a window in the rear elevation. However a further conservatory has been added which encloses this window. No. 51a has two ground floor windows in the side elevation serving a reception room, both obscure glazed. This room is also served by window in the rear elevation. It also has a window in the side elevation at first floor level, which is obscure glazed and serves a WC.

Thus, in terms of the impact of the development on these properties, the issue is whether the impact on the kitchen window, in the side elevation of 49b, is sufficient to refuse the application, as the windows in the side elevation of 51a are either secondary or to non-habitable rooms. Given that there are two windows serving the kitchen in the side elevation and a window in the rear, which has been enclosed by a conservatory, it is considered that any loss of light to this area is in most part self-inflicted and a refusal on loss of light to the kitchen would be difficult to sustain.

The application complies with the Council's 45 degree angle, in terms of habitable room windows on the rear elevation of both adjoining properties. As a result it is considered that the proposal would not impede upon the daylight serving these properties or result in loss of outlook. The building would be a sufficient distance from the side boundary and the neighbouring properties to not result in an overbearing impact. The balconies on the upper floors are set back within the footprint of the building to prevent angular views into neighbouring properties gardens. The first floor side windows serving en-suites, utility and kitchens can be conditioned to be obscure glazed and fixed shut below 1.8m to prevent any unacceptable overlooking to the neighbouring properties. The roof space would have rooflights on the side elevation, however due to the angle of these windows, they would not directly overlook the adjacent properties.

As a result it is considered that the proposal would not be harmful to the amenity of nearby residents through loss of privacy, loss of light and overbearing impact. It would be in compliance with Policies BE21, BE22 and BE24 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) in this respect.

## **7.09 Living conditions for future occupiers**

London Plan Policy 3.5 seeks to ensure that all new housing development is of the highest quality, both internally and externally and in relation to their context.

The London Plan sets out the minimum internal floor space required for new housing development in order to ensure that there is an adequate level of amenity for existing and future occupants. The London Plan recommends that for a three bed, five person flat a minimum of 86sq.m should be provided and for a 2 bed 4 person flat a minimum of 70sq.m. The total internal floor area for each of the proposed flats would be well in excess of these standards and therefore they are in accordance with the London Plan.

Section four of the Council's HDAS: Residential Layouts states that developments should incorporate usable attractively laid out and conveniently located garden space in relation to the dwellings they serve. It should be of an appropriate size, having regard to the size of the flats and the character of the area.

The minimum level of amenity space required for a 2 bed flat is 25sq.m and 3 bed flat is 30sq.m. The amenity space proposed for the flats would far exceed these standards and would be in accordance with the HDAS.

The proposed bedrooms would have windows that face the front and rear of the property and would therefore not be overlooked by adjoining properties.

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

## **7.10 Traffic impact, car/cycle parking, pedestrian safety**

Policies AM2, AM7, AM14 and AM15 are concerned with traffic generation, road capacity, on site parking and access to public transport.

A communal parking area would be provided within the front of the building to provide 8 car parking spaces. Additionally, 5 cycle parking spaces would be provided within the site, secured and undercover. The existing vehicle crossovers would be stopped up and a new crossover provided centrally along the boundary of the site, fronting on to the adjacent highway. Access to the site would be provided at 5.0m wide, which would enable two vehicles to pass side by side.

The Drive does not form part of the adopted highway network and is under private ownership. Additionally, it is noted that the PTAL index within the area is 1a, which is classified as very poor. As a result, the maximum parking provision of 1.5 parking spaces per flat is acceptable.

Therefore, it is considered that the development proposals would not be contrary to the Policies of the adopted Hillingdon Unitary Development Plan and an objection in relation to the highway aspect of the proposals is not raised in this instance.

## **7.11 Urban design, access and security**

### **URBAN DESIGN**

The design of the new building would be in a Neo-Georgian style. Taking into consideration the similar large size and design of houses in the street, there would be no objection from a design point of view. Furthermore, the crown roof would be acceptable in this instance as it has been allowed in other schemes on the street. The proportions of the windows, dormers and the roof are considered acceptable and the Urban Design officer

has raised no objection.

## ACCESS

The London Plan Policy 3.8 and the Council's adopted Supplementary Planning Document HDAS: Accessible Hillingdon require all new housing to be built to Lifetime Homes standards. This can be secured by means of a condition. The Access Officer has recommended a condition which requires level access into the building and this is incorporated.

## SECURITY

Should the application be approved, a condition is also recommended to ensure that the scheme meets all Secured By Design Criteria.

### 7.12 Disabled access

See section 7.

### 7.13 Provision of affordable & special needs housing

Not applicable to this application.

### 7.14 Trees, Landscaping and Ecology

There are a number of small trees and shrubs along the front boundary to the site which form an effective green screen. The majority of these trees are to be retained. There is a large, protected Scots Pine and a protected Blue Spruce in the rear garden (T9 and T8 on TPO 287). The trees have a high amenity value and are to be retained. The submitted Tree Report recommends adequate protection for the high value trees on-site. There is a large, mature, protected Oak (T2 on TPO 297) in the front garden of the neighbouring front garden. The tree is situated far enough away to not be affected by the proposals.

It is considered that the proposal would comply with Policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), subject to appropriate conditions being imposed.

The site and adjacent land are given over to buildings, hard-standing and well maintained gardens. The proposed works would therefore not impact upon any habitats of ecological interest or conservation concerns.

### 7.15 Sustainable waste management

A covered refuse store is proposed, of a size and in a location which is considered acceptable. Subject to conditions being imposed on any consent granted, no objection is raised to the scheme in terms of waste management.

### 7.16 Renewable energy / Sustainability

The redevelopment of the site allows the opportunity to significantly improve the efficiency of the property and accordingly reduce energy demand and CO2 emissions. The application proposes solar panels to the roof with the possibility of increasing the number of solar panels in the future, subject to securing the appropriate planning permissions. A condition requiring that the development meets Level 4 of the Code for Sustainable Homes is recommended.

### 7.17 Flooding or Drainage Issues

The site does not fall within a Flood Zone and therefore the proposed development is not at potential risk of flooding.

### 7.18 Noise or Air Quality Issues

Not applicable to this application.

### 7.19 Comments on Public Consultations



Concerns relating to drainage and value of properties are not material planning considerations. Matters relating to drains would be addressed through the Building Regulations as appropriate.

Concerns raised over traffic, parking, character and appearance of the area, density, pollution, noise, the amenities of adjoining properties, and refuse are considered elsewhere in this report.

#### **7.20 Planning Obligations**

Policy R17 of the Unitary Development Plan Saved Policies September 2007 states that the Local Planning Authority will, where appropriate, seek to supplement the provision of recreation open space, facilities to support arts, cultural and entertainment activities, and other community, social and educational facilities through planning obligations in conjunction with other development proposals.

The proposed scheme has more than six habitable rooms and would result in a requirement for an education contribution of £23,599 if the application is recommended for approval. The applicant has agreed to pay this financial contribution.

The proposed development would exceed 100sq.m, therefore there would also be a requirement to make a CIL contribution.

#### **7.21 Expediency of enforcement action**

Not applicable to this application.

#### **7.22 Other Issues**

None.

### **8. Observations of the Borough Solicitor**

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

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

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

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

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

other status'.

**9. Observations of the Director of Finance**

Not applicable to this application.

**10. CONCLUSION**

It is considered that the principle of flats on this site is acceptable, and that the proposed building and use would not be harmful to the character and appearance of the street scene, nor the amenities of nearby residents. Parking and highway safety matters are also satisfactory. The application accords with the Council's planning policies and is therefore recommended for approval, subject to appropriate conditions.

**11. Reference Documents**

Hillingdon Local Plan (November 2012)

London Plan (July 2011)

National Planning Policy Framework

HDAS: Residential Layouts

Council's Supplementary Planning Guidance - Community Safety by Design

Council's Supplementary Planning Guidance - Noise

Council's Supplementary Planning Guidance - Air Quality

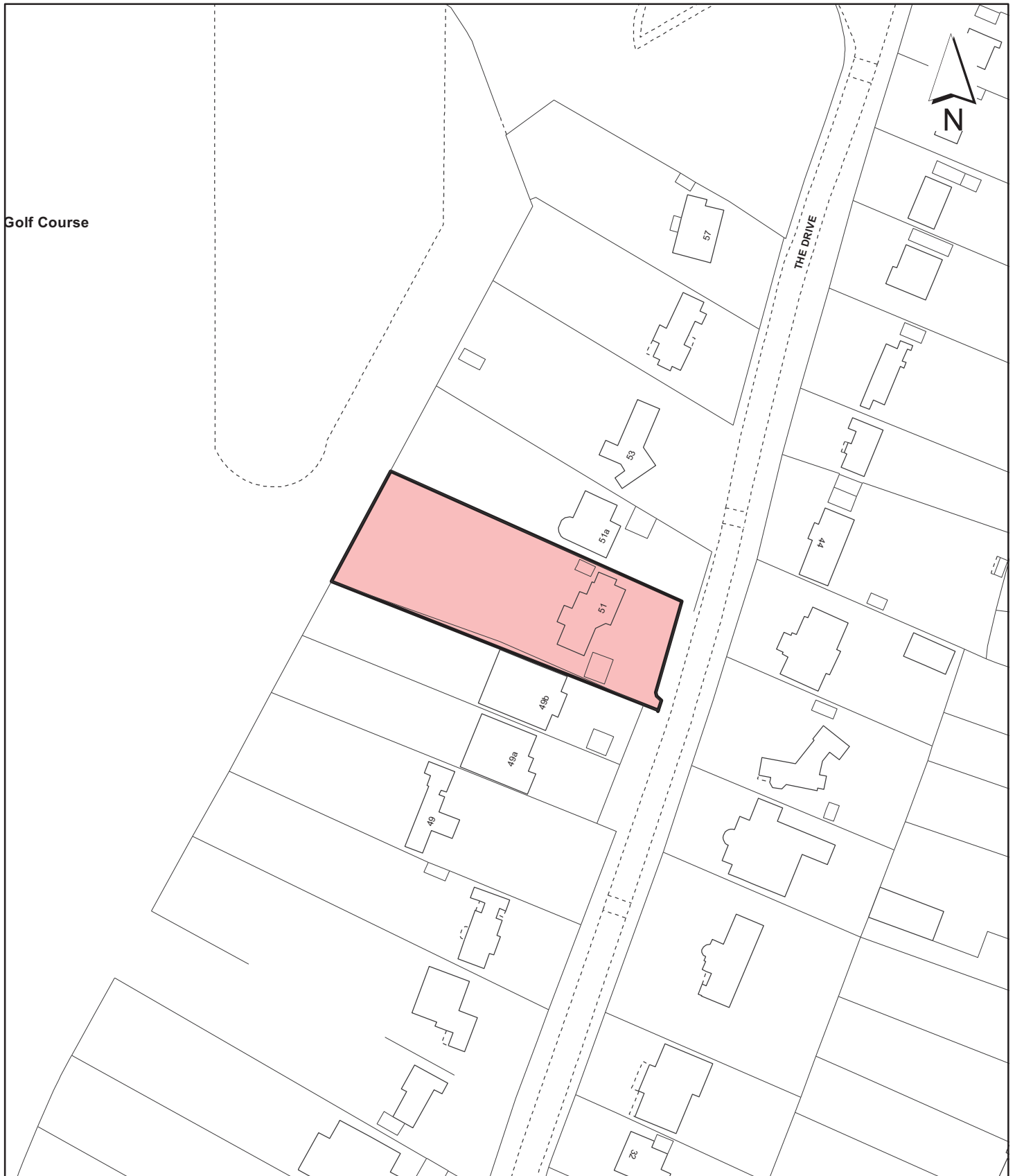
HDAS: Accessible Hillingdon

Hillingdon Planning Obligations Supplementary Planning Document July( 2008) and updated chapter 4 Education (August 2010).

**Contact Officer:** Mandeep Chaggar

**Telephone No:** 01895 250230

Golf Course



**Notes**

 Site boundary

For identification purposes only.

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Site Address

**51 The Drive  
Ickenham**

**LONDON BOROUGH  
OF HILLINGDON  
Residents Services**

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

Planning Application Ref:

**21977/APP/2012/2194**

Scale

**1:1,250**

Planning Committee

**North** Page 85

Date

**November  
2012**



**HILLINGDON**  
LONDON

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## Report of the Head of Planning, Sport and Green Spaces

**Address** LAND TO REAR OF 51 AND 53 PEMBROKE ROAD RUISLIP

**Development:** 2 x 4-bedroom, detached bungalows with habitable roofspace, associated parking and amenity space.

**LBH Ref Nos:** 66982/APP/2013/109

**Drawing Nos:** TP00  
Energy Statement  
Design and Access Statement  
TP12a  
TP011a  
TP01b  
TP02b  
TP04/b  
TP05/b  
TP06/b  
TP07/b  
TP08/b  
TP09/b  
TP010/b  
TP03/b

**Date Plans Received:** 17/01/2013                      **Date(s) of Amendment(s):** 17/01/2013

**Date Application Valid:** 17/01/2013

### 1. SUMMARY

The application proposes two, four-bedroom, detached bungalows with habitable roofspace, associated parking and amenity space in the rear gardens of Nos.51 and 53 Pembroke Road. An access is proposed between Nos.51 and 53 Pembroke Road with electric gates along the frontage. The scheme is considered unacceptable in terms of the principle and the layout and design of the proposal, by reason of its large footprint. The proposed development would cause undue harm to the character and appearance of the local area. As such, the proposal would be contrary to the requirements of Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE4, BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's Supplementary Planning Document: HDAS Residential Layouts. The application is therefore recommended for refusal.

### 2. RECOMMENDATION

**REFUSAL for the following reasons:**

#### 1 NON2 Non Standard reason for refusal

The proposed development would result in the inappropriate development of gardens. Additionally the size and scale of the houses in this location would appear over-sized, imposing and overly dominant when viewed from the public highway and other near by properties. The development by virtue of the loss of gardens, its size and design would erode the character, biodiversity, appearance and local distinctiveness of the site and surrounding neighbourhood. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13 and

BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies 3.5, 7.4, 7.6 and 7.19D of the London Plan (July 2011) and the National Planning Policy Framework.

**2 NON2 Non Standard reason for refusal**

The applicant has failed to provide contributions towards the improvement of services and facilities as a consequence of demands created by the proposed development, particularly in respect of education. The proposal therefore conflicts with Policy R17 of the adopted Local Plan and the Council's Planning Obligations Supplementary Planning Guidance.

**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 Local Plan: Part Two - Saved UDP Policies (November 2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours. Retention of topographical and landscape features and provision of

BE38	new planting and landscaping in development proposals.
H5	Dwellings suitable for large families
OE1	Protection of the character and amenities of surrounding properties and the local area
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice

### 3 159 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies), then London Plan Policies. On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

## 3. CONSIDERATIONS

### 3.1 Site and Locality

The application site comprises land located to the north of Nos.51 and 53 Pembroke Road and is formed from the rear parts of the gardens of these properties. The site is some 0.15 hectare in area. To the north, the site is bound by the rear gardens of Nos.5, 6 and 7 Green Walk. These properties in Green Walk are within the Ruislip Manor Way Conservation Area. The site is bounded to the east by the rear garden of No.55 Pembroke Road and to the west, by the side boundaries of No.32 Brickwall Lane and No.49 Pembroke Road. The land slightly undulates and there are mature trees and hedges to the north, east and west boundaries.

The surrounding area is residential in appearance and character. The site is within the 'Developed Area' as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

### 3.2 Proposed Scheme

The proposed dwellings would be to the same design although one would be the mirror image of the other. They would be 11.80m wide, a maximum of 14.80m deep including the porch and single storey rear element. The proposed dwellings would measure 3.2m in height to eaves level and raised to 4.4m for the front and rear gable and with a small crown roof at a maximum height of 7.80m. They are designed with a full pitched roof with forward and rear facing dormer windows and glazing within the central gable. Front and rear rooflights would be incorporated into the roofs.

The proposed houses would be accessed from a new 4.5m wide driveway set between

Nos.51 and 53 Pembroke Road. The driveway would extend by some 40m from Pembroke Road and terminate in a turning head in front of the two proposed houses. Two parking spaces for each house would be provided off the turning head.

The proposed plots would be separated by a 2m high close boarded fence. The same type of fence would divide the rear gardens of Nos.51 and of 53 Pembroke Road from the turning head with a space of some 10m separating the front elevations of the proposed houses from the rear fences to the new plots of Nos.51 and 53 Pembroke Road. Bin stores are proposed to the front.

### 3.3 Relevant Planning History

66982/APP/2010/1004 Land To Rear Of 51 And 53 Pembroke Road Ruislip

Erection of 2 five-bedroom, two storey detached dwellings with habitable roofspace, associated parking and amenity space.

**Decision:** 27-09-2010 Refused **Appeal:** 17-06-2011 Dismissed

66982/APP/2011/2221 Land To Rear Of 51 And 53 Pembroke Road Ruislip

Erection of 2 five-bedroom, two storey detached dwellings with habitable roofspace, associated parking and amenity space

**Decision:** 06-12-2011 Refused **Appeal:** 15-06-2012 Dismissed

68788/APP/2012/2348 51 Pembroke Road Ruislip

Two storey side extension and single storey side/rear extension to include 3 rear rooflights and 3 front rooflights, involving demolition of attached garage to side

**Decision:** 22-11-2012 Approved

#### Comment on Relevant Planning History

Planning permission was refused in September 2010 for the erection of 2 five-bedroom, two storey detached dwellings for the following reasons:

1. The proposed development, by reason of its siting, design and layout, would fail to harmonise with the existing local and historic context of the surrounding area. The principle of intensifying the residential use of the site to the level proposed through the loss/part loss of private gardens would have a detrimental impact on the character, appearance and local distinctiveness of the area. The proposal is therefore detrimental to the visual amenity of the surrounding area contrary to Policies BE13, BE19 and H12 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), Policies 3A.3, 4B.1 and 4B.8 of the London Plan (Consolidated with Alterations since 2004), Planning Policy Statement 3: Housing (June 2010), and guidance within The London Plan: Interim Housing Supplementary Planning Guidance (April 2010).

2. The proposed development and in particular the proposed new access road would, by reason of its size, layout and design, be totally out of keeping with the character and appearance of neighbouring properties and the historic context of the area, detrimental to the visual amenities of the streetscene and the surrounding area. The proposal would therefore be contrary to Policies BE13 and BE19 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policies 3A.3, 4B.1 and 4B.8 of the London



Plan (Consolidated with Alterations since 2004).

3. The development is likely to give rise to a significant number of children of school age that would require additional educational provisions, as there is a shortfall of places in schools serving the area. Given that a legal agreement or unilateral undertaking has not been offered to address this issue, the proposal is considered to be contrary to Policy R17 of the Adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and the Council's Planning Obligations, Supplementary Planning Document (July 2008).

A subsequent appeal was dismissed and the Inspector's decision letter (of 17th June 2011) concluded the residential development is not unacceptable in principle, however would cause significant harm to the area's character and appearance due to its poor standard of design and layout.

Planning permission was refused in December 2011 for the erection of 2 five-bedroom, two storey detached dwellings for the following reasons:

1. The proposed development, by reason of its siting, design and layout, would fail to harmonise with the existing local and historic context of the surrounding area. The principle of intensifying the residential use of the site to the level proposed through the loss/part loss of private gardens would have a detrimental impact on the character, appearance and local distinctiveness of the area. The proposal is therefore detrimental to the visual amenity of the surrounding area contrary to Policies BE13, BE19 and H12 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), Policies 3.5, 7.4 and 7.6 of the London Plan (July 2011) and Planning Policy Statement 3: Housing (June 2010).

2. The proposed development, and in particular the proposed new access road, would, by reason of its size, layout and design, be out of keeping with the character and appearance of neighbouring properties and the historic context of the area, detrimental to the visual amenities of the streetscene and the surrounding area. The proposal would therefore be contrary to Policies BE13 and BE19 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policies 3.5, 7.4 and 7.6 of the London Plan (July 2011).

3. The development is estimated to give rise to a significant number of children of nursery/primary/secondary/post-16 school age and therefore additional provision would need to be made in the locality due to the shortfall of places in nurseries/schools/educational facilities serving the area. Given a legal agreement at this stage has not been offered in a satisfactory form or secured, the proposal is considered contrary to Policy R17 of the Unitary Development Plan Saved Policies September 2007.

A subsequent appeal was dismissed and the Inspector's decision letter (of 15th June 2012) concluded the proposal would unduly harm the character and appearance of the local area. In terms of the principle of development, the Inspector has drawn attention to the differing opinions of Inspectors on other 'backland' development in Pembroke Road. This matter has remained unresolved and ascribed to the degree of "subjectivity that is involved in considering the appropriateness of 'backland' developments".

It is important to note that the Inspector raised no objection in relation to the access road (i.e. the Inspector did not agree with refusal reason 2).

68788/APP/2012/2348 - Planning permission was approved at No.51 Pembroke Road for two storey side extension and single storey side/rear extension to include 3 rear rooflights

and 3 front rooflights, involving demolition of attached garage to side. This proposed development had not commenced at the time of the Officer's site visit.

#### **4. Planning Policies and Standards**

Policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) is relevant to this application and in particular the following parts of that Policy:

'BE1 - The Council will require all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods, where people enjoy living and working and that serve the long-term needs of all residents. All new developments should:

1. Achieve a high quality of design in all new buildings, alterations, extensions and the public realm which enhances the local distinctiveness of the area, contributes to community cohesion and a sense of place;
2. Be designed to be appropriate to the identity and context of Hillingdon's buildings, townscapes, landscapes and views, and make a positive contribution to the local area in terms of layout, form, scale and materials and seek to protect the amenity of surrounding land and buildings, particularly residential properties;
3. Be designed to include Lifetime Homes principles so that they can be readily adapted to meet the needs of those with disabilities and the elderly, 10% of these should be wheelchair accessible or easily adaptable to wheelchair accessibility encouraging places of work and leisure, streets, neighbourhoods, parks and open spaces to be designed to meet the needs of the community at all stages of people's lives;
7. Improve the quality of the public realm and provide for public and private spaces that are attractive, safe, functional, diverse, sustainable, accessible to all, respect the local character and landscape, integrate with the development, enhance and protect biodiversity through the inclusion of living walls, roofs and areas for wildlife (7.20), encourage physical activity and where appropriate introduce public art;
8. Create safe and secure environments that reduce crime and fear of crime, anti-social behaviour and risks from fire and arson having regard to Secure by Design standards and address resilience to terrorism in major development proposals.
9. Not result in the inappropriate development of gardens and green spaces that erode the character and biodiversity of suburban areas and increase the risk of flooding through the loss of permeable areas.
10. Maximise the opportunities for all new homes to contribute to tackling and adapting to climate change and reducing emissions of local air quality pollutants. The Council will require all new development to achieve reductions in carbon dioxide emission in line with the London Plan targets through energy efficient design and effective use of low and zero carbon technologies. Where the required reduction from on-site renewable energy is not feasible within major developments, contributions off-site will be sought. The Council will seek to merge a suite of sustainable design goals, such as the use of SUDS, water efficiency, lifetime homes, and energy efficiency into a requirement measured against the Code for Sustainable Homes and BREEAM. These will be set out within the Hillingdon Local Plan: Part 2 - Development Management Policies LDD. All developments should be designed to make the most efficient use of natural resources whilst safeguarding historic assets, their settings and local amenity and include sustainable design and construction techniques to increase the re-use and recycling of construction, demolition and excavation waste and reduce the amount disposed to landfill. All developments should be designed to make the most efficient use of natural resources whilst safeguarding historic assets, their settings and local amenity and include sustainable design and construction techniques to increase the

re-use and recycling of construction, demolition and excavation waste and reduce the amount disposed to landfill.

Support will be given for proposals that are consistent with local strategies, guidelines, supplementary planning documents and development management policies Hillingdon Local Plan: Part 2 -Development Management Policies.'

### **UDP / LDF Designation and London Plan**

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

- 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
- AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -
  - (i) Dial-a-ride and mobility bus services
  - (ii) Shopmobility schemes
  - (iii) Convenient parking spaces
  - (iv) Design of road, footway, parking and pedestrian and street furniture schemes
- AM14 New development and car parking standards.
- BE4 New development within or on the fringes of conservation areas
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.
  
- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- H5 Dwellings suitable for large families
- OE1 Protection of the character and amenities of surrounding properties and the local area
- R17 Use of planning obligations to supplement the provision of recreation, leisure and community facilities
- HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
- LDF-AH Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

- LPP 3.4 (2011) Optimising housing potential
- LPP 3.5 (2011) Quality and design of housing developments
- LPP 3.8 (2011) Housing Choice

## 5. Advertisement and Site Notice

- 5.1 Advertisement Expiry Date:- **20th February 2013**
- 5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

63 neighbours were consulted on 6th February 2013. A site notice was also displayed. Four letters of objection and nine letters of support were received. A petition in support of the application with 191 signatories has been received and a petition opposing the application with 106 signatories has been received.

The comments in support raise the following issues:

1. The development is considered very suitable for the area, and practical use of the empty space;
2. The design of the proposed bungalows has evolved following careful consideration of the local architecture and surrounding housing, together with any area-specific characteristics;
3. The bungalows positioning on the site would be well balanced, within existing greenery and, with extensive additional landscaping, would enhance the locality;
4. The bungalows would not result in an adverse impact on the amenity of the neighbouring occupiers. The Council's standards regarding privacy distances, over-domination and sunlight are all exceeded;
5. Two well-designed detached bungalows set within extensive new planting would complement the other properties in the local area;
6. Satisfy the need for sustainable housing.

The objections received raise the following issues:

1. The "infilling" of back gardens, resulting in an overcrowded environment;
2. Building on an oasis of green land with its associated wildlife, and probate destruction of mature trees. It will be yet another small piece of the planned garden suburb lost for ever;
3. The close proximity of two inappropriately large buildings to our houses and gardens, resulting in loss of peace and privacy;
4. Unwise and dangerous access to and egress from one of the busiest main roads in the area, the entrance/exit also being on the brow of a rise;
5. Yet more over-development in this area, following the building of 82 flats on the south side of Pembroke Road, flats on the site of the Windmill pub and flats and shops on the site of the Crown Building in Windmill Hill;
6. Out of character from the other properties surrounding them;
7. The side of the garden of No.55 Pembroke Road would become exposed by the proposed development and provide additional openings for potential intruders to our property. The proposed electric gates are no deterrent as they would remain open most of the time;
8. The gardens would be lost and no end of cars would be coming and going in and out of them, resulting in the loss of peace, tranquillity and quality of life;
9. The proposed development would destroy the current landscaping for ever;
10. Pembroke Road itself, over the past years has suffered from intensive development to the point

where further infill will have a negative impact on the environment and traffic flow;

11. This application, on the Conservation Area boundaries, is completely contrary to all conservation area principles and the massing and bulk of the two proposed properties will have deleterious effect on the both Green Walk and Windmill Way, which the Society has attempted to preserve for the last 100 years;

12. The rear gardens in this area are an amenity important to both the daily living of residents and wild life, which this application will destroy if permitted;

13. The access between two existing houses is over-hung by an existing tree, and approach and exit sight lines into Pembroke Road seem to be totally inadequate;

14. Two large houses, designed as chalets and, in our opinion, there will be overlooking on to our properties since they are sited close to our boundaries. The massing and bulk are unacceptable to surrounding properties.

Ruislip Residents Association:

1. The proposal conflicts with Policy 3.5 of the London Plan and Policy BE1 (item 9) of the Hillingdon Local Plan;

2. The proposal would create a precedent for similar development of nearby rear gardens e.g. Nos 55-57;

3. The mass and height of the new roofs would be over dominant on adjacent properties and from the public highway;

4. There would be insufficient off street car parking for houses with 8 plus bedspaces.

(Officer comment: The above comments are addressed in the main body of the report).

THAMES WATER:

Thames Water would advise that with regard to sewerage infrastructure we would not have any objection to the above planning application. With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. With regard to water supply, this comes within the area covered by the Affinity Water Company.

### **Internal Consultees**

CONSERVATION AND URBAN DESIGN:

The detached houses, nos. 51 and 53 are attractive 1930's villas, two of a group of six similarly designed houses, with front and side hedges and long rear gardens, with views through the generous gaps between the houses. A previous application on this site sought permission for two detached houses to the rear, reached by an access road between Nos. 51 and 53. This was dismissed on appeal in June 2011 on grounds that the development would cause "unacceptable harm to the area's character and appearance". This view was reached from the conclusion that the layout was rigid, lacking interesting spaces or relationships between the two houses, cramped and lacking in visual interest. A further application for a revised but similar scheme was also dismissed at appeal in June 2012 as it was considered to "unduly harm the character and appearance of the local area".

The issue of the principle of the development of this site at face value appears to remain potentially unresolved. The differences in opinion of the three previous Planning Inspectors re the value of the existing gardens was noted by the last Inspector, this he ascribed to the degree of subjectivity that

is involved in considering the appropriateness of 'backland' developments. This matter needs further discussion internally.

However, since the appeal decision new policy has been introduced relating to garden grabbing/backland development. The view of this team is that the gardens at this site do have considerable local value and contribute positively to the character and appearance of this part of the street. Should this proposal be agreed, it will erode these values and almost inevitably encourage further applications for similar development to be forthcoming (i.e. set a precedent).

The layout of the proposed new buildings is slightly different to the previously refused scheme and whilst the two houses are positioned further apart, they nevertheless less have large footprints, larger than those of the existing frontage buildings. They are also of similar width, or indeed in the case of no 51 Pembroke Road, are wider than the current buildings and whilst their first floor is within a pitched roof form, the houses would still be very substantial buildings.

In terms of the setting of the new houses, whilst the front garden area would be larger than that of the previous schemes; it would still be dominated by a rather rigid looking turning head and a large area of hard surfacing. Whilst an improvement on the previous schemes, given the size of the houses, this layout are would still appear cramped. In order to create the extra space within this area and to allow for more planting along the access road, the rear garden spaces for nos. 51 and 53 have been reduced. Should no. 51 be extended as agreed, this would result in a large house with an uncharacteristically small garden. In either case, the remaining gardens for both properties would be significantly smaller than those of the adjacent properties.

In line with the advice contained in the NPPF, the Council is keen to encourage good new design whilst retaining local distinctiveness. The design of the new buildings, however, is considered to be rather confused, with large modern dormers, oversized glazed gables, a traditional arched entrance and a roof finished with an open eaves rustic detail. As a result, the design does not relate to the 1920/30s frontage buildings or the modest Ruislip Cottage Society Ltd housing to the rear of the site and the buildings would also fail to form a convincing architectural statement in their own right.

**CONCLUSION:** The current scheme does not address the concerns raised by the previous Planning Inspector and the proposals remain an unacceptable development that would cause undue harm to the character and appearance of the local area.

**PLANING OFFICER COMMENT:** Revised plans were submitted amending the design of the proposed dwellings and reducing the size of the turning head/hardstanding at the front of the properties. The Conservation and Urban Design officer was reconsulted on the revised plans and made the following comments summarised below:

**UPDATEED COMMENT FROM CONSERVATION AND URBAN DESIGN OFFICER:**

No objection in principle to the design revisions, although the front elevation could do without the vertical cladding, which could look a bit fussy and perhaps a stronger floating canopy over the door, the proposed one does not look "strong enough" visually. The reduced parking area layout is an improvement. The other comments remain unchanged.

**TREES AND LANDSCAPE:**

No trees or other landscape features will be affected by the development and the proposal includes space and opportunity for landscape enhancement through supplementary planting.

In this scheme additional planting is proposed within the front gardens of nos 51 and 53, either side of the proposed driveway. This will help to ameliorate the appearance of the existing hard surfacing

associated with car parking and provide filtered screening between the new bungalows and the existing houses on Pembroke Road.

There is a highway tree in the footway close to the site access which will require protection (from construction traffic) during any building work.

Hard and soft landscaping associated with the shared driveway will require maintenance. The responsibility for management and maintenance should be clarified either through land ownership or a management agreement.

No objection, subject to the above considerations and conditions RES 9 (parts 1,2,4,5 and 6).

HIGHWAY OFFICER:

No Objection subject to the following conditions and informative being applied to any consent.

Conditions:

1. The development shall not be occupied until the hardstanding area including access road and parking spaces have been laid out, surfaced and drained in accordance with details first submitted to, and approved in writing by the Local Planning Authority and shall be permanently maintained thereafter to the Authority's satisfaction.
2. The developer shall certify to the Council in writing that the lighting of the access road, turning head and car park area is designed in accordance with BS 5984 EN13201 and implemented prior to first occupation of the development and such lighting is to be maintained thereafter.

Informatives:

1. The applicant is advised to contact the Council's Highways Team in respect of the construction of the vehicle crossover.
2. It is contrary to section 163 of the Highways Act 1980 for surface water from private land to drain onto the highway or discharge into the highway drainage system

ACCESS OFFICER:

No objection.

WASTE OFFICER:

No objection.

EDUCATION:

Education contribution is required and would need to be secured by legal agreement.

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

LONDON PLAN

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

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

## WEIGHT TO BE GIVEN TO PREVIOUS PLANNING APPEALS

A material planning consideration in this instance is the Appeal Inspector decision letters (issued ahead of the adoption of the Council's Local Plan Part 1) for the appeals to the previous planning applications. Although the appeals were dismissed, the Inspectors commented with regard to the principle of residential development. In the earlier decision the Inspector noted:

"7. I conclude that in this case the loss of garden land, as proposed in the appeal proposals, would not cause unacceptable harm, and that this factor does not justify the refusal of permission here. In principle therefore, there is no reason why some form of residential development on the site should not be acceptable."

"15. Although residential development on the appeal site is not unacceptable in principle, the present scheme would cause significant harm to the area's character and appearance due to its poor standard of design and layout."

Appeal decisions and comments made in Inspector's decision letters are material considerations, however the weight to be accorded to the decision must be commensurate with the fact that there has been the introduction of a new planning policy (BE1 in the Council's Local Plan Part 1).

Additionally, in this particular case there are a number of other factors which also results in officers considering that less weight should be attached to the appeal decision as it relates to the principle of backland development at this site, namely:

i) There is considerable variation in the views of appeal inspectors relating to backland development/development in gardens. In many cases Inspectors place a much greater weight on the protection of rear garden land;

ii) The earlier appeal decision pre-dates the adoption of the latest London Plan in July 2011, which makes it clear that Boroughs may introduce a presumption against development on back gardens or other private residential gardens through policy documents.

iii) In the latest appeal decision (15 June 2012), the Inspector has also drawn attention to the differing opinions of Inspectors on other 'backland' development in Pembroke Road.

Given these factors, Officers consider that the weight given to the previous appeal decisions in relation to the acceptability of backland development in this location should not be greater than the weight accorded to the policies in the London Plan (July 2011) and the Council's Local Plan Part 1 (November 2012).

## LOCAL POLICY

Policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) makes it clear that new developments should not result in the inappropriate development of gardens and green spaces that erode the character and biodiversity of suburban areas and increase the risk of flooding through the loss of permeable areas.

The policy also requires new development to enhance the local distinctiveness of the area, be appropriate to the identity and context of Hillingdon's townscapes, landscapes and views, and make a positive contribution to the local area in terms of layout, form, scale and materials.



The Urban Design Officer is of the view that the gardens at this site do have considerable local value and contribute positively to the character and appearance of this part of the street. The proposal would erode the character and certainly impact on the biodiversity of area. The proposal is also considered to detract from local distinctiveness of the area, and would not be appropriate to the identity of this streetscape.

The application is not considered to comply with the Local Plan and as such objection is raised to the principle of the development.

#### **7.02 Density of the proposed development**

Policy 3.4 of the London Plan is concerned with optimising housing potential. However, the London Plan also states that residential densities should be compatible/harmonise with the surrounding area.

In areas of medium density urban development, such as those comprised predominantly of detached houses, the acceptable density range for 4 bedroom/8 person dwellings (with 3.8 to 4.6 habitable rooms each) in an area with Public Transport Accessibility Level of 3 set out in the London Plan, Policy 3.4 is between 35-65 units per hectare, falling in the range of 150-250 hr/ha.

The proposed development, for two units with a total of 14 habitable rooms, on a site of approximately 0.16 hectare would thus be below the current London Plan figure for this type of dwelling and location (which has a PTAL of 3) at 12.5 units/ha. or 87.5 hr/ha. This is an acceptable density with consideration to Table 3.2 and therefore the development complies with Policy 3.4 of the London Plan.

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

The site is not located within a Conservation Area. However, Manor Way Conservation Area is to the north of the site. The impact on the character of the Conservation Area is addressed elsewhere in this report.

#### **7.04 Airport safeguarding**

The development does not result in any airport safeguarding issues.

#### **7.05 Impact on the green belt**

The site is not located in, or close to, Green Belt.

#### **7.07 Impact on the character & appearance of the area**

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seek to ensure that new development complements and improves the character and amenity of the area. Policy BE4 requires new developments within or on the fringes of conservation areas to preserve or enhance those features which contribute to their special architectural and visual qualities.

The adopted Supplementary Planning Document (SPD): Residential Layouts: Section 3.4 states this type of development must seek to enhance the character of the area. Section 4.10 of the SPD explains careful consideration should be given to the height of new buildings and the surrounding building lines, as a general rule the front and rear building lines should be a guide for the siting of new dwellings.

The site is adjacent to Ruislip Manor Way Conservation Area as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). The proposed elevations should take account the lines and openings and local details and proportions of adjoining properties. Section 4.27 of SPD; Residential Layouts (2006), states that careful

consideration should be given to the location of surrounding buildings, their orientation, building lines, frontages and entrances. Building lines within schemes should relate to the street pattern.

Section 5.11 of the SPD; Residential Layouts also states the intensification of sites within an existing streetscape if carefully designed can enhance the appearance of the surrounding area and the form and type of development should be largely determined by its townscape context. New developments should aim to make a positive contribution to improve the quality of the area, although they should relate to the scale and form of their surroundings.

The site layout of the current application differs from the previously refused scheme. However, the houses have large footprints, larger than those of the existing frontage buildings. In comparison to No.51 Pembroke Road the proposed houses are considerably wider. As a result, they would appear over-sized, imposing and overly dominant when viewed from the public highway as per the Inspector's comments in Paragraph 6 of the Appeal decision (15 June 2012).

Whilst the first floor is within a pitched roof form, the houses would still be very substantial buildings. Revised plans were submitted attempting to address the concerns of the design of the new buildings raised by the Urban Design Officer. Whilst this has improved the design of the buildings, the Urban Design Officer has commented that the front elevation could do without the vertical cladding and a stronger floating canopy would be a visual improvement over the door. The existing properties would result in large houses with uncharacteristically small gardens and significantly smaller than those of the adjacent properties.

Revised plans were submitted reducing the size of the turning head and hardstanding at the front to allow for more planting along the access road. This has addressed the comments from the Urban Design Officer and would not appear visually incongruous within the street scene.

The redevelopment of the these two gardens, with tall fencing, double gates and a wide turning head and two houses would have a very marked impact on the appearance and character of the streetscene, and give a very vivid and sterile impression of the space that exists to the rear.

Overall, it is considered the layout and design of the proposal, including the creation of backland development, does not address the concerns raised by the previous Planning Inspector and the proposal remain an unacceptable development that would cause undue harm to the character and appearance of the local area. As such, the proposal would be contrary to the requirements of Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and policies BE4, BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Supplementary Planning Document (SPD) HDAS Residential Layouts.

#### **7.08 Impact on neighbours**

The proposed houses would be over 21m from the private amenity spaces of the houses in Pembroke Road, Windmill Hill, Green Walk and Brickwall Lane. This distance is sufficient to ensure that the proposal would not have an overbearing, over dominant or visually intrusive impact on the residential amenities of the occupiers of the houses in those streets. Furthermore, this distance would also ensure that the proposal would not result in a loss of privacy, through overlooking, would not result in a significant increase in

overshadowing and loss of sunlight/daylight to those properties, and would create a satisfactory residential environment for the occupiers of the new houses.

The use of the driveway would result in an increase in noise and disturbance to the occupiers of Nos.51 and 53 Pembroke Road. However, this increase is considered not to be so significant as to justify a refusal of planning permission.

It is therefore considered that the proposal would not harm the residential amenities of the occupiers of adjoining houses through over dominance, visual intrusion, overshadowing and overlooking, in accordance with Policies BE20, BE21, and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). The new windows would provide adequate outlook and natural light to the rooms they would serve, in accordance with the Local Plan and paragraphs 4.9 and 4.12 of the HDAS: Residential Layouts.

#### **7.09 Living conditions for future occupiers**

London Plan Policy 3.5 states that housing developments should be of the highest quality internally, externally and in relation to the wider environment. It also states that Local Plans should incorporate minimum space standards and that these should conform to Table 3.3 of the plan. Paragraph 3.36 of the London Plan states:

"The mayor regards the relative size of all new homes in London to be a key element of this strategic issue. Table 3.3 therefore sets out minimum space standards for dwellings of different sizes. This is based on the minimum gross internal floor area (GIA) required for new homes relative to the number of occupants and taking into account commonly required furniture and the spaces needed for different activities and moving around, in line with the Lifetime Home standards. This means developers should state the number of bedspaces/occupiers a home is designed to accommodate rather than, say, simply the number of bedrooms. These are minimum standards which developers are encouraged to exceed."

Table 3.3 requires a 2 storey, 4 bedroom, 6 person dwelling, similar to the one proposed by this application, to have a minimum size of 107 sq.m. The proposed new dwellings would comply with the required standard resulting in a satisfactory residential environment for future occupiers, in compliance with Policy 3.5 and Table 3.3 of the London Plan and Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Hillingdon Local Plan Saved Policy BE23 and HDAS SPD: Residential Layouts states a minimum of 100sq.m of private amenity space should be provided for four bedroom houses. The proposed private amenity space would comply with this figure. The existing properties would retain a rear garden of over 100sq.metres. As such, the proposal would comply with the above guidance and Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

#### **LIFETIME HOMES**

It is considered that the houses could be acceptable with regard to Lifetime Homes requirements subject to the imposition of suitable conditions to any planning permission.

#### **7.10 Traffic impact, car/cycle parking, pedestrian safety**

The proposed houses would not lead to a significant increase in traffic generation given their number and location within a residential area. As such, the proposal would comply with Policy AM2 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The Council's standard requires 2 off-street parking spaces for new houses. The submitted plans show 2 off-street parking spaces for each house, in compliance with the above standard. Sheltered cycle parking can be provided on site.

Therefore, it is considered that the proposal is unlikely to result in an increase in on-street demand for parking, and would meet sustainability objectives, in accordance with Policies AM7, AM9 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), paragraphs 4.33 and 4.39 of HDAS: Residential Layouts and the Council's Parking Standards (Annex 1, Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)).

#### **7.11 Urban design, access and security**

With regards to security, a condition could be attached requiring that the property achieve Secure by Design accreditation, should planning permission be granted.

#### **7.12 Disabled access**

With regards to life time homes standard, a condition could be attached requiring that the property achieve the requisite accreditation, should planning permission be granted.

#### **7.13 Provision of affordable & special needs housing**

This is not applicable to this application.

#### **7.14 Trees, Landscaping and Ecology**

##### **TREES AND LANDSCAPING**

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

While there are no Tree Preservation Orders on, or close to, the site, there are boundary trees and shrubs along the side boundaries and a mature Hawthorn hedge. These form small trees along the rear (northern) boundary. These are protected by virtue of being within the Ruislip Manor Way Conservation Area. Conditions should be imposed on any consent granted to require the protection of this landscaping during construction.

Additional planting is proposed within the front gardens of numbers 51 and 53, either side of the proposed driveway. This will help to ameliorate the appearance of the existing hard surfacing associated with car parking and provide filtered screening between the new bungalows and the existing houses on Pembroke Road. The tree officer has not raised objection to this scheme subject to the imposition of condition RES 9 (parts 1,2,4,5 and 6) on any consent granted.

##### **BIODIVERSITY/ECOLOGY**

Private gardens within London form the largest areas of greenspace, providing people with their first contact of nature. Recent pressures of garden development and intensive build projects has put increasing pressure on garden space, and in turn the wildlife that they support. As a consequence, gardens are considered to be a priority habitat within the London Biodiversity Action Plan. Policy 7.19D of the London Plan requires these habitats to receive appropriate protection in the planning process.

Policy BE1 of the Hillingdon Local Plan Part 1, seeks to ensure development on gardens does not erode biodiversity in suburban areas (such as the application site).

At this site, the loss of the garden space to this proposal will result in a the substantial decrease of priority habitat area, put further pressure on the existing biodiversity of the garden, increase impermeable surfaces, and result in the loss of carbon sinks.

Furthermore, the existing gardens, in cumulation with surrounding gardens represent a larger network of natural space to the benefit of wildlife. The proposed development will sever some of these natural links and put further pressure on wildlife at a local level. Objection is raised to the proposal in this regard.

#### **7.15 Sustainable waste management**

Section 4.40 - 4.41 of the SPD: Residential layouts deals with waste management and specifies bin stores should be provided for, and wheelie bin stores should not be further than 9m from the edge of the highway. The application has demonstrated a waste storage area along the shared access set approximately 9m from the edge of the highway to allow access by refuse collectors on Pembroke Road. As such the proposal is considered to comply with this advice.

#### **7.16 Renewable energy / Sustainability**

Policy 5.3 of the London Plan requires the highest standards of sustainable design and construction in all developments to improve the environmental performance of new developments and to adapt to the effects of climate change over their lifetime. The proposal seeks to use an air source heat pump to provide 26% of each bungalows energy consumption.

#### **7.17 Flooding or Drainage Issues**

The buildings would increase the area of impermeable surface, however subject to conditions to mitigate runoff, no objection would be raised.

#### **7.18 Noise or Air Quality Issues**

This is not applicable to this application.

#### **7.19 Comments on Public Consultations**

The comments made by the individual responses are noted and are considered within the main report or within the refusal reason.

#### **7.20 Planning Obligations**

Policy R17 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the Local Planning Authority will, where appropriate, seek to supplement the provision of recreation open space, facilities to support arts, cultural and entertainment activities, and other community, social and educational facilities through planning obligations in conjunction with other development proposals.

The proposed scheme has more than six habitable rooms and would result in a requirement for an education contribution of £24,061 if the application is recommended for approval. The applicant has agreed to pay this financial contribution, however as there is no legal agreement in place the application should also be refused on this ground.

The proposed development would exceed 100sq.m, therefore there would also be a requirement to make a CIL contribution.

#### **7.21 Expediency of enforcement action**

This is 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**

This is not applicable to this application.

#### **10. CONCLUSION**

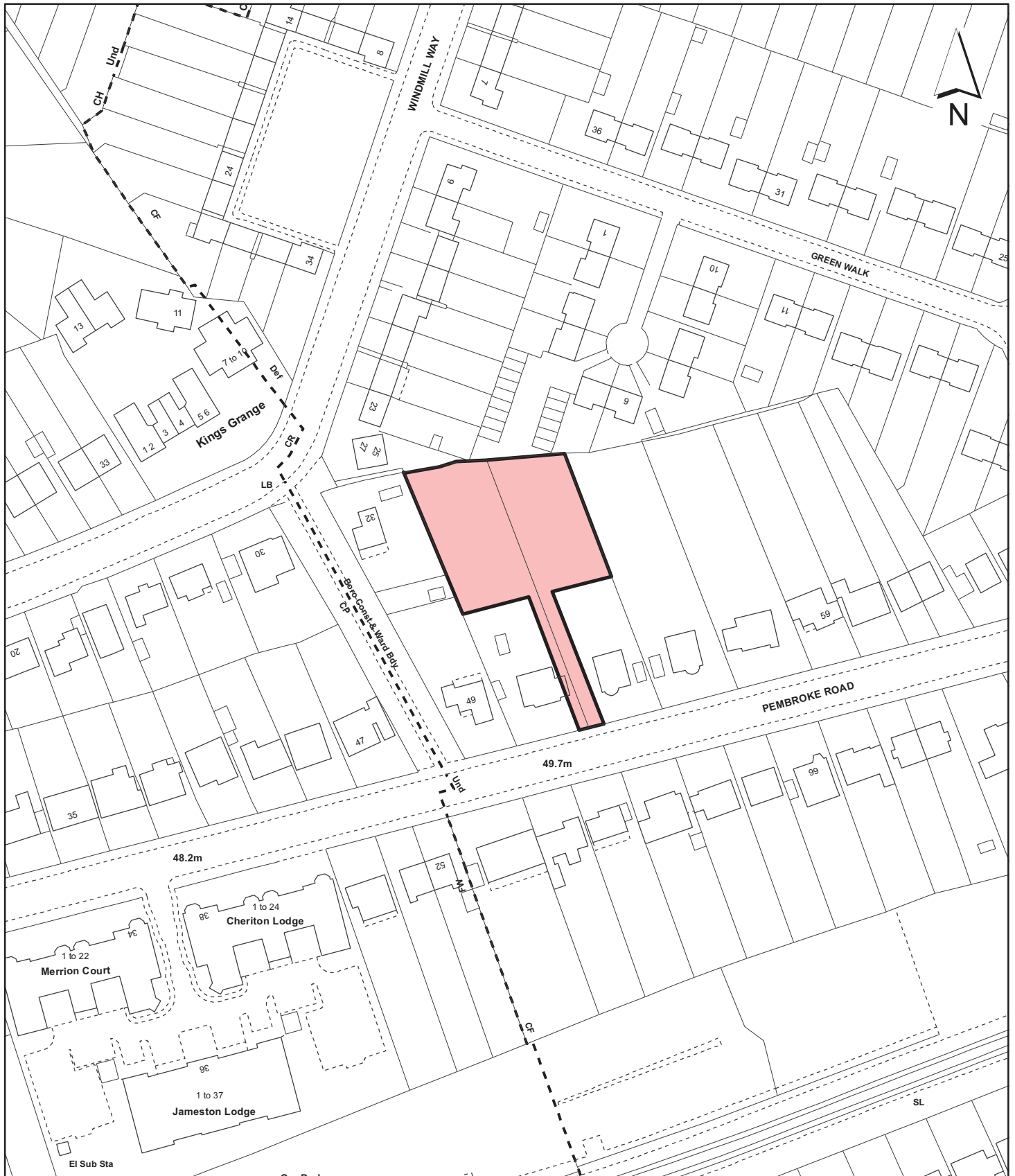
The proposed development is considered to be contrary to the aforementioned policies and as such, this application is recommended for refusal.

#### **11. Reference Documents**


London Plan (July 2011)  
Hillingdon Local Plan: Part One (November 2012)  
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)  
Hillingdon Design and Accessibility Statements: 'Residential Layouts and Accessible Hillingdon'  
Hillingdon Supplementary Planning Document: Planning Obligations  
National Planning Policy Framework (March 2012).  
Hillingdon Planning Obligations Supplementary Planning Document July( 2008) and updated chapter 4 Education (August 2010).  
Council's Supplementary Planning Guidance - Community Safety by Design  
Council's Supplementary Planning Guidance - Noise  
Council's Supplementary Planning Guidance - Air Quality  
Letters making representations.

**Contact Officer:** Mandeep Chaggar

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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Site Address

**Land to rear of  
51 and 53 Pembroke Road  
Ruislip**

**LONDON BOROUGH  
OF HILLINGDON  
Residents Services**

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

Planning Application Ref:  
**66982/APP/2013/109**

Scale  
**1:1,250**

Planning Committee  
**North** Page 105

Date  
**April  
2013**



**HILLINGDON**  
LONDON

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## Report of the Head of Planning, Sport and Green Spaces

**Address** SHANDYS 64B GREEN LANE NORTHWOOD

**Development:** Change of Use from Use Class A1 (Shops) to Mini-Cab Taxi Office (Sui Generis).

**LBH Ref Nos:** 68963/APP/2013/64

**Drawing Nos:** Location Plan to Scale 1:1250  
Planning Statement  
001

**Date Plans Received:** 14/01/2013      **Date(s) of Amendment(s):**

**Date Application Valid:** 21/01/2013

### 1. SUMMARY

Planning permission is sought for the change of use of 64B Green Lane from a retail use (Use Class A1) to a Mini Cab Office (Sui Generis). It is considered that the change of use of the premises would have an unacceptable and detrimental impact on highway and pedestrian safety in the immediate locality.

It is also considered that the proposed 24 hour use of the premises would result in the application unit being in operation at un-sociable and un-neighbourly times, resulting in a detrimental impact on the residential amenities of the residential units in the surrounding area.

The application is therefore recommended for refusal.

### 2. RECOMMENDATION

**REFUSAL for the following reasons:**

#### 1 NON2 Non Standard reason for refusal

The proposal would have an unacceptable and detrimental impact on the adjacent highway and general highway safety by virtue of the operations of the proposed use. The proposal would also have a harmful effect on the adjacent bus stops and loading bay operations which are sited directly outside the application unit. The proposal would therefore be contrary to Policies AM7, AM9, AM14 and S6 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

#### 2 NON2 Non Standard reason for refusal

The proposed 24 hour use of the taxi office would result in the application unit being in operation at un-sociable and un-neighbourly times. The hours of use combined with the level of noise arising from the use, would have a detrimental impact on the amenities of the residential units above the application site and the surrounding area. The proposal would therefore be contrary to Policies OE1 and OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

#### 3 NON2 Non Standard reason for refusal

The proposal by reason of the loss of a retail unit would further erode the retail function and attractiveness of the Green Lane Northwood Secondary shopping centre, harming its

vitality and viability contrary to Policy S12 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

## 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 Local Plan (November 2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

AM7	Consideration of traffic generated by proposed developments.
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.
BE19	New development must improve or complement the character of the area.
S1	New retail development within the shopping hierarchy
S6	Change of use of shops - safeguarding the amenities of shopping areas
S12	Service uses in Secondary Shopping Areas
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures

### 3 I59 **Councils Local Plan : Part 1 - Strategic Policies**

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies), then London Plan Policies. On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

## 3. **CONSIDERATIONS**

### 3.1 **Site and Locality**

The application unit is sited on the south side of Green Lane and currently operates as a retail unit. The main highway along Green Lane is identified as a Local Distributor Road and the site is situated within the Secondary Shopping Area of Green Lane Northwood Town Centre and the Northwood Town Centre, Green Lane Conservation Area as

identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

### **3.2 Proposed Scheme**

Planning permission is sought for the change of use of the premises from an retail use to a Mini Cab Office (Sui Generis). The premises would accommodate a waiting area and a taxi office/reception room to the rear of the unit. No external alterations are proposed as part of this application.

### **3.3 Relevant Planning History**

#### **Comment on Relevant Planning History**

There is no relevant planning history.

## **4. Planning Policies and Standards**

### **UDP / LDF Designation and London Plan**

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

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.
BE19	New development must improve or complement the character of the area.
S1	New retail development within the shopping hierarchy
S6	Change of use of shops - safeguarding the amenities of shopping areas
S12	Service uses in Secondary Shopping Areas
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures

## **5. Advertisement and Site Notice**

**5.1** Advertisement Expiry Date:- **20th February 2013**

**5.2** Site Notice Expiry Date:- Not applicable

## **6. Consultations**

### **External Consultees**

Five addresses were consulted by means of a letter, and a site notice has been displayed. Seven responses and a petition with 27 signatories have been received, objecting to the application.

The objections can be summarised as follows:

- The proposed office has insufficient parking for drivers, being adjacent to a bus stop.
- The office would create traffic congestion.
- The proposal would be close to an existing mini-cab office that already experiences parking problems.

### **Internal Consultees**

Highways Officer:

The development proposals are for the change of use from A1 Retail to operate as a Mini Cab Office (Sui Generis). The proposals will allow for members of the public to book and wait for taxis at the site and be picked up from the adjacent highway. There are no proposals to provide car or staff cycle parking within the site and no information has been submitted in relation to the number of staff (office or drivers) that will be employed by the business.

When considering the development it is noted that Green Lane is a classified highway and designated as a secondary distributor route. Traffic Regulatory Orders are provided within the area of the site prohibiting parking and loading at any time, except for a limited number of pay and display parking bays. A loading bay is located directly adjacent to the site that serves associated commercial uses. In addition, there are bus stops located along both sides of the carriageway.

From undertaking assessment of the development it is considered that the proposed mini-cab office is likely to result in an increased and indiscriminate demand for parking in front/close proximity of the site when picking up/dropping off fares. As a result, taxis would contravene existing Traffic Regulatory Orders to the detriment of the free flow of traffic and highway safety along this busy road.

Therefore, it is considered that development would be contrary to Policies AM7, AM9 and AM14 of the adopted Hillingdon Local Plan, 2012, Part 2, and an objection is raised in relation to the highway and transportation aspect of the proposals.

EPU:

We have concerns over the noise levels that could be generated through the change of use - would it be possible to allow temporary consent to enable the noise impact of the proposal to be assessed.

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

The application unit is situated within a Secondary Shopping Frontage within Northwood Town Centre (a Minor Town Centre).

Policy S6 of the Adopted Local Plan states:

TO SAFEGUARD THE AMENITIES OF SHOPPING AREAS, THE LOCAL PLANNING AUTHORITY WILL GRANT PERMISSION FOR CHANGES OF USE OF CLASS A1 SHOPS IF:

(iv) HAS NO HARMFUL EFFECT ON ROAD SAFETY AND DOES NOT WORSEN TRAFFIC CONGESTION OR DISRUPT BUS OPERATIONS.

Policy S12 states:

IN SECONDARY SHOPPING AREAS, THE LOCAL PLANNING AUTHORITY WILL GRANT PERMISSION FOR THE SERVICE USES SET OUT BELOW WHERE IT IS SATISFIED THAT:

(a) THE REMAINING RETAIL FACILITIES ARE ADEQUATE TO ACCORD WITH THE CHARACTER AND FUNCTION OF THE SHOPPING CENTRE AND TO PROVIDE FOR THE NEEDS OF MODERN RETAILING INCLUDING CONSUMER INTERESTS.

(b) THE PROPOSED USE WILL NOT RESULT IN A SEPARATION OF CLASS A1 USES OR A CONCENTRATION OF NON-RETAIL USES WHICH MIGHT HARM THE VIABILITY OR VITALITY OF THE CENTRE.

IT WILL REGARD THE FOLLOWING USES AS ACCEPTABLE AT GROUND FLOOR LEVEL WITHIN THE SHOPPING FRONTAGES OF SECONDARY SHOPPING AREAS, SUBJECT TO THE CONSIDERATIONS SET OUT IN POLICY S6:-

- (i) USES SET OUT IN POLICY S11;
- (ii) OTHER CLASS A2 FINANCIAL AND PROFESSIONAL SERVICES;
- (iii) LAUNDERETTES AND COIN-OPERATED DRY CLEANERS;
- (iv) COMMUNITY SERVICE OFFICES, INCLUDING DOCTORS SURGERIES; AND
- (v) AMUSEMENT CENTRES.

The use of the premises as a taxi office is not identified as an acceptable use at ground floor level in a secondary shopping frontage in accordance with Policy S12. As such, the proposal would result in the undermining of the retail viability and attractiveness of the shopping centre. It is therefore, unacceptable in principle and would be contrary to Policy S12 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

#### **7.02 Density of the proposed development**

Not applicable to this application.

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

There would be no impact on the conservation area or the character and appearance of the property as external changes are not proposed as part of the application.

#### **7.05 Impact on the green belt**

Not applicable to this application.

#### **7.06 Environmental Impact**

Not applicable to this application.

#### **7.07 Impact on the character & appearance of the area**

There would be no impact on the conservation area or the character and appearance of the property as external changes are not proposed as part of the application.

#### **7.08 Impact on neighbours**

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

The application unit is adjoined by residential units directly above and adjoining on the first floor of the building. Is it considered that a 24 hour use of the office which has a waiting room for customers to be picked up from the premises would be detrimental to the residential amenities of the above flats as a number of habitable room windows to these flats are directly above the application unit. Furthermore, the impact would be exacerbated due to the taxi use of the premises resulting in revving engines, car doors shutting and general disturbance caused by the premises.

As such, it is considered that the proposed use would result in the application unit being in

operation at un-social and un-neighbourly times, resulting in a detrimental impact on the residential amenities of the residential units above the application site and in the surrounding area, contrary to Policies OE1 and OE3 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

**7.09 Living conditions for future occupiers**

Not applicable to this application.

**7.10 Traffic impact, car/cycle parking, pedestrian safety**

The Highways Officer has commented on the proposal and considers that the proposal would allow for members of the public to book and wait for taxis at the site and be picked up from the adjacent highway. The application does not include any car or staff cycle parking within the site and no information has been submitted in relation to the number of staff (office or drivers) that will be employed by the business.

Green Lane is a Classified Highway and designated as a Secondary Distributor Route. Traffic Regulatory Orders are provided within the area of the site prohibiting parking and loading at any time, except for a limited number of pay and display parking bays. A loading bay is located directly adjacent to the site that serves associated commercial uses. In addition, there are bus stops located along both sides of the carriageway.

It is considered that the proposed mini-cab office is likely to result in an increased and indiscriminate demand for parking in front/close proximity of the site when picking up/dropping off fares. As a result, taxis are likely to contravene existing Traffic Regulatory Orders to the detriment of the free flow of traffic and highway safety along this busy road.

As such, it is considered that development would be contrary to Policies S6, AM7, AM9 and AM14 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) in relation to the highway and transportation aspect of the proposals and would have a harmful effect on road safety and would disrupt bus and loading bay operations which are sited directly outside the application unit.

**7.11 Urban design, access and security**

Not applicable to this application.

**7.12 Disabled access**

Not applicable to this application.

**7.13 Provision of affordable & special needs housing**

Not applicable to this application.

**7.14 Trees, Landscaping and Ecology**

Not applicable to this application.

**7.15 Sustainable waste management**

Not applicable to this application.

**7.16 Renewable energy / Sustainability**

Not applicable to this application.

**7.17 Flooding or Drainage Issues**

Not applicable to this application.

**7.18 Noise or Air Quality Issues**

As detailed above.

**7.19 Comments on Public Consultations**

The objections raised by the external consultees have been addressed in the main body of the report.

**7.20 Planning Obligations**

Not applicable to this application.

**7.21 Expediency of enforcement action**

Not applicable to this application.

**7.22 Other Issues**

None.

**8. Observations of the Borough Solicitor**

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

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

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

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

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

**9. Observations of the Director of Finance**

Not applicable to this application.

**10. CONCLUSION**

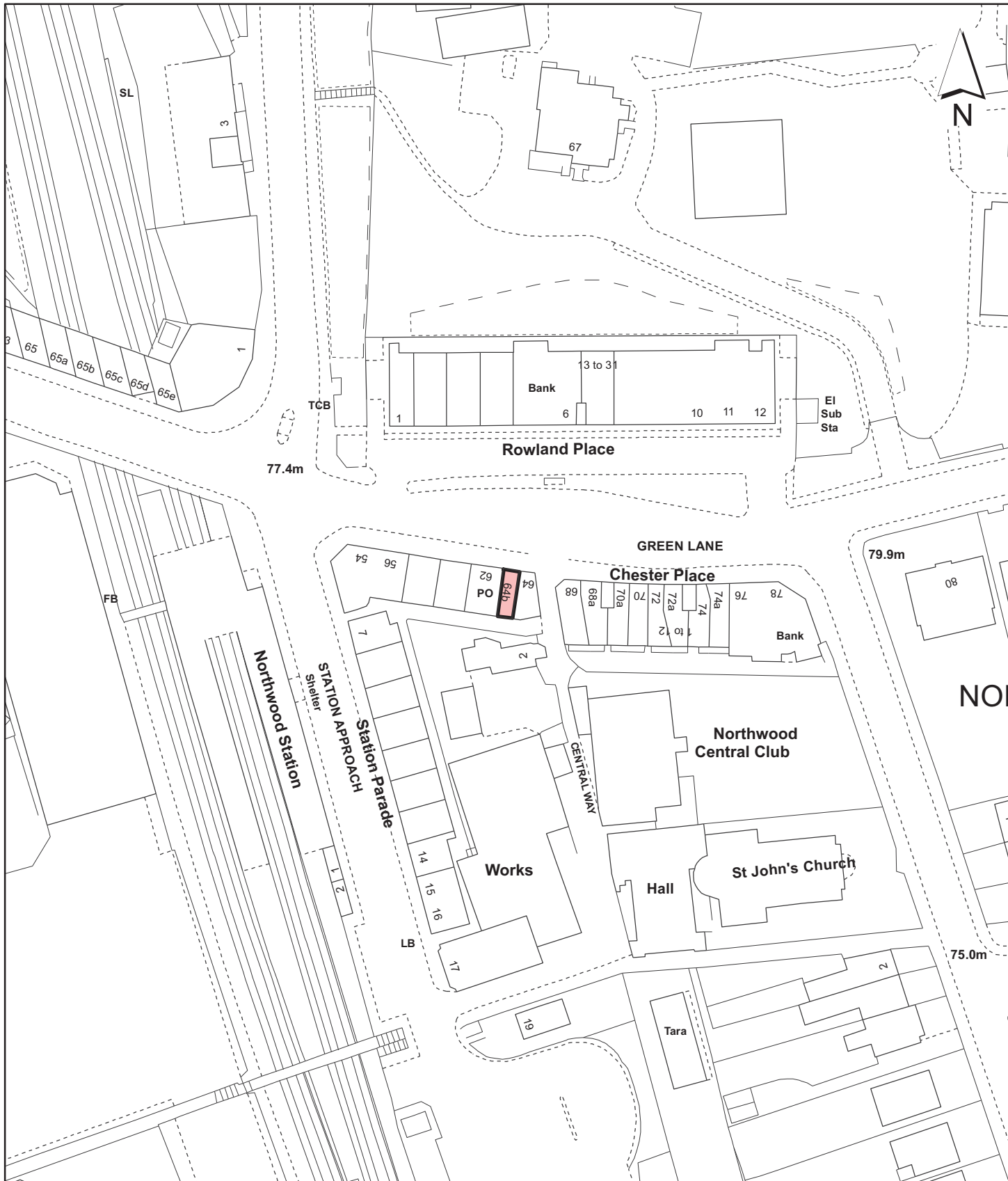
For the reasons referred to in this report, this application is recommended for REFUSAL.

**11. Reference Documents**

Hillingdon Local Plan: Part One - Strategic Policies (November 2012).  
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).  
London Plan (2011).

**Contact Officer:** Murtaza Poptani

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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Site Address

**Shandys  
64B Green Lane  
Northwood**

**LONDON BOROUGH  
OF HILLINGDON  
Residents Services**

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

Planning Application Ref:

**68963/APP/2013/64**

Scale

**1:1,000**

Planning Committee

**North** Page 114

Date

**April  
2013**



**HILLINGDON**  
LONDON



## Report of the Head of Planning, Sport and Green Spaces

**Address** LAND ADJACENT TO 56 & 57 AND 56 & 57 GREYSTOKE DRIVE RUISLIP

**Development:** Two storey, 2-bed, detached dwelling with associated parking and amenity space involving installation of vehicular crossover to side

**LBH Ref Nos:** 68409/APP/2013/130

**Drawing Nos:** Tree Statement  
Design & Access Statement  
P06 Rev. C  
Greystroke Drive - OS  
LP-01  
Location Plan (Title Plan)  
Cross-01 Rev. C  
Drain-01 Rev. C  
TP-01  
BP-P01 Rev.C (1:100)  
P02 Rev. C  
BP-P01 Rev. C (1:500)  
BP-01 (1:100)  
BP-01 (1:500)  
PSC-01 Rev. C  
P04 Rev. C  
P05 Rev. C  
P03 Rev. C  
P01 Rev. C

**Date Plans Received:** 21/01/2013                      **Date(s) of Amendment(s):** 21/01/2013  
**Date Application Valid:** 24/01/2013                      24/01/2013

### 1. SUMMARY

The proposal is for a two-bedroom, two storey detached dwelling located to the north of Nos. 56 and 57 Greystoke Drive with associated parking and amenity space. The proposal is unacceptable by reason of its siting, resulting in a cramped form of development, its failure to provide a satisfactory standard of residential accommodation for future occupiers in terms of internal floorspace and external amenity space, the inadequate protection of landscape features of merit, failure to provide an appropriate level of soft landscaping and failure to comply with all 16 Lifetime Home standards.

### 2. RECOMMENDATION

**REFUSAL for the following reasons:**

#### 1 NON2 Non Standard reason for refusal

The proposal by reason of its size, scale, design and position would result in the in-filling of an important visual gap in a densely built up area which would unbalance the existing terrace of properties and detract from the general character and appearance of the street scene. Therefore the proposal is contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies 3.5 and 7.4 of the London Plan (2011) and the adopted Supplementary Planning Document

HDAS: Residential Layouts.

**2 NON2 Non Standard reason for refusal**

The proposal would provide an indoor living area of an unsatisfactory size for the occupiers of the proposed dwelling, therefore giving rise to a substandard form of living accommodation to the detriment of the amenities of future residents contrary to Policy 3.5 and Table 3.3 of the London Plan (2011) and Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

**3 NON2 Non Standard reason for refusal**

The proposal fails to provide amenity space of sufficient size and quality commensurate to the size and layout of the proposed dwelling. As such the proposal would provide a substandard form of accommodation to the detriment of the amenities of future residents contrary to Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

**4 NON2 Non Standard reason for refusal**

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

**5 NON2 Non Standard reason for refusal**

The proposal would fail to make provision for the protection and long-term retention of landscape features of merit, including the protected Hybrid Black Poplar (which is subject to TPO 384) located to the rear of the site or the trees located adjacent to the site. Further the scheme does not make appropriate provision for soft landscaping, to the detriment of the landscape and visual amenity of the street scene and the area in general, contrary to Policies BE19 and BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

**6 NON2 Non Standard reason for refusal**

The proposal fails to demonstrate that vehicular access would be available to the proposed parking spaces and as such the scheme would fail to provide adequate off-street car parking at the site. In the absence of adequate accessible off-street car parking being provided, the proposal is likely to result in additional on-street car parking, in an area where such parking is at a premium to the detriment of highway and pedestrian safety, contrary to Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

**7 NON2 Non Standard reason for refusal**

The proposed vehicle crossover, by reason of its location adjacent to an existing parking space is likely to result in conditions detrimental to highway and pedestrian safety, contrary to Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

**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).

## **2 153 Compulsory Informative (2)**

The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Local Plan (November 2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

AM7	Consideration of traffic generated by proposed developments.
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
H5	Dwellings suitable for large families
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 5.3	(2011) Sustainable design and construction
LPP 7.4	(2011) Local character

## **3 159 Councils Local Plan : Part 1 - Strategic Policies**

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon

Unitary Development Plan - Saved Policies), then London Plan Policies. On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

### **3. CONSIDERATIONS**

#### **3.1 Site and Locality**

The application site is located within a small residential close of four terraced dwellings and two semi-detached properties, in an area of similar form and density of development served off Breakspear Road and Ladygate Lane, to the north west of Ruislip town centre. The cul-de-sac contains two residents parking areas, fenced off from gardens of adjoining houses with capacity for up to 8 vehicles in total. The site has a Public Transport Accessibility Level (PTAL) of 1a.

Nos. 56 & 57 Greystoke Drive are back to back semi-detached dwellings, to the rear of which is an un-enclosed garden used by No. 57 (the rear facing semi). The land to the north, adjacent to the fenced side passageway, is the private garden area available to No. 56. Beyond this is a private road with garages, forming part of Westwood Close. To the west are the back gardens of properties in Breakspear Road.

The site is covered by a Tree Preservation Order which specifies over 20 individual trees towards the northern and western boundaries of Greystoke Drive that includes the Hybrid Black Poplar within the current rear garden of No. 57.

#### **3.2 Proposed Scheme**

The proposal is for the erection of a two-storey, two-bedroom detached dwelling, utilising the garden land adjacent to Nos. 56 and 57. The main entrance would be located on the side elevation with front and rear access to the property. A waste storage shed would be located to the rear of the property. A 1m gap would separate the proposed house from the side of Nos. 56 and 57 and provide passageway access to a shared private rear amenity space for the existing back to back houses. The character and appearance would match that of the existing houses on Greystoke Drive with a pitched roof and gable ends. The dwelling would comprise a kitchen/diner, w.c and reception room on the ground floor and two bedrooms and a bathroom on the first floor. The floorspace of living accommodation provided (including stairs and landing) would be approximately 80 square metres. A parking area for two vehicles is provided (5.5m x 5m) served by a new access created direct from Westwood Close to the north. There would be approximately 30sq.m of private amenity space provided for the new dwelling.

#### **3.3 Relevant Planning History**

68409/APP/2012/474      Land Adjacent To 56 & 57 And 56 & 57 Greystoke Drive Ruislip  
2 x two storey, 1-bed, semi detached dwellings with associated parking and amenity space involving installation of vehicular crossover to side

**Decision:** 31-05-2012      Withdrawn

### **Comment on Relevant Planning History**

Planning application ref.68409/APP/2012/474 for 2 x two storey, 1-bed, semi detached dwellings with associated parking and amenity space involving installation of vehicular crossover to side was withdrawn.

### **4. Planning Policies and Standards**

On the 8th November 2012 the adoption of the Council's Local Plan: Part 1 - Strategic Policies was agreed at the Full Council Meeting. Policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) is relevant to this application and in particular the following parts of that Policy:

BE1 - The Council will require all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods, where people enjoy living and working and that serve the long-term needs of all residents. All new developments should:

1. Achieve a high quality of design in all new buildings, alterations, extensions and the public realm which enhances the local distinctiveness of the area, contributes to community cohesion and a sense of place;
2. Be designed to be appropriate to the identity and context of Hillingdon's buildings, townscapes, landscapes and views, and make a positive contribution to the local area in terms of layout, form, scale and materials and seek to protect the amenity of surrounding land and buildings, particularly residential properties;
3. Be designed to include Lifetime Homes principles so that they can be readily adapted to meet the needs of those with disabilities and the elderly, 10% of these should be wheelchair accessible or easily adaptable to wheelchair accessibility encouraging places of work and leisure, streets, neighbourhoods, parks and open spaces to be designed to meet the needs of the community at all stages of people's lives;
7. Improve the quality of the public realm and provide for public and private spaces that are attractive, safe, functional, diverse, sustainable, accessible to all, respect the local character and landscape, integrate with the development, enhance and protect biodiversity through the inclusion of living walls, roofs and areas for wildlife (7.20), encourage physical activity and where appropriate introduce public art;
8. Create safe and secure environments that reduce crime and fear of crime, anti-social behaviour and risks from fire and arson having regard to Secure by Design standards and address resilience to terrorism in major development proposals.
9. Not result in the inappropriate development of gardens and green spaces that erode the character and biodiversity of suburban areas and increase the risk of flooding through the loss of permeable areas.
10. Maximise the opportunities for all new homes to contribute to tackling and adapting to climate change and reducing emissions of local air quality pollutants. The Council will require all new development to achieve reductions in carbon dioxide emission in line with the London Plan targets through energy efficient design and effective use of low and zero carbon technologies. Where the required reduction from on-site renewable energy is not feasible within major developments, contributions off-site will be sought. The Council will seek to merge a suite of sustainable design goals, such as the use of SUDS, water efficiency, lifetime homes, and energy efficiency into a requirement measured against the Code for Sustainable Homes and BREEAM. These will be set out within the Hillingdon Local Plan: Part 2 - Development Management Policies LDD. All developments should be designed to make the most efficient use of natural resources whilst safeguarding historic assets, their settings and local amenity and include

sustainable design and construction techniques to increase the re-use and recycling of construction, demolition and excavation waste and reduce the amount disposed to landfill. All developments should be designed to make the most efficient use of natural resources whilst safeguarding historic assets, their settings and local amenity and include sustainable design and construction techniques to increase the re-use and recycling of construction, demolition and excavation waste and reduce the amount disposed to landfill.

Support will be given for proposals that are consistent with local strategies, guidelines, supplementary planning documents and development management policies Hillingdon Local Plan: Part 2 -Development Management Policies.

### **UDP / LDF Designation and London Plan**

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

- AM7 Consideration of traffic generated by proposed developments.
- AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -  
(i) Dial-a-ride and mobility bus services  
(ii) Shopmobility schemes  
(iii) Convenient parking spaces  
(iv) Design of road, footway, parking and pedestrian and street furniture schemes
- AM14 New development and car parking standards.
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.
- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- OE1 Protection of the character and amenities of surrounding properties and the local area
- H5 Dwellings suitable for large families
- R17 Use of planning obligations to supplement the provision of recreation, leisure and community facilities
- CACPS Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
- HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary

Planning Document, adopted July 2006

- LDF-AH Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
- LPP 3.4 (2011) Optimising housing potential
- LPP 3.5 (2011) Quality and design of housing developments
- LPP 3.8 (2011) Housing Choice
- LPP 5.3 (2011) Sustainable design and construction
- LPP 7.4 (2011) Local character

## **5. Advertisement and Site Notice**

**5.1** Advertisement Expiry Date:- Not applicable

**5.2** Site Notice Expiry Date:- Not applicable

## **6. Consultations**

### **External Consultees**

13 neighbours were consulted on 28th January 2013. A site notice was also displayed. 8 letters of representation and a petition with 34 signatories have been received objecting on the following grounds:

#### **PARKING**

- new car parking close to garden would lead to increased noise levels and fumes;
- Additional cars should not be parked in Greystoke Drive but in Westwood Close; Similarly, there would be opportunities for residents/visitors to Greystoke Drive to park in Westwood Close where there are also limited parking bays for existing residents;
- Insufficient parking proposed for the dwelling and visitors. This would lead to local on-street parking, including that on private property (in Westwood Close);
- additional traffic, access and parking hazardous to elderly and children playing;

#### **ACCESS**

- vehicle crossover would provide access on to private land in Westwood Close, another access to which was refused in 2003. Applicant has not obtained permission from the individual owners;
- no reference to where deliveries, refuse collection or emergency vehicles will gain access from. If these are from Westwood Close, it would lead to further disruption.

#### **CONSTRUCTION PERIOD**

- cul de sac is small and tight with limited parking as it is, so building construction will cause problems for residents if done from Greystoke Drive (similarly Westwood Close) plus disturbance to sleep (for night shift workers).
- kids play outside the house in this cul de sac and in the gardens, but this cul de sac is likely to become a building site and will not be safe;

#### **CHARACTER OF AREA**

- out of character with area/loss of amenity/detrimental to living quality of area (ie. space, peace and quiet, generally safe);
- no indication of how TPO trees (which provide some privacy) will be protected from construction damage;

#### **NEIGHBOUR AMENITIES**

- natural daylight will get blocked by taking up more space/loss of sunlight to garden;
- new property will overlook garden space/houses with resultant loss of privacy;
- inadequate separation distance from properties/gardens in Westwood Close (loss of privacy);

#### AMENITIES OF FUTURE OCCUPANTS

- dwellings would not provide quality living space;

#### SAFETY & CRIME

- problems with children/youths from Westwood Close (and vice-versa) jumping over fences and coming through cul de sac behind houses - not safe for the children plus general anti-social behaviour concerns; the estate boundaries should remain intact.
- additional hidden areas created by more cars would be used for more drug taking etc.

#### GENERAL & OTHER ISSUES

- negative impact on house prices as the cul de sac will look even further congested.
- assume that current fence/hedge would not be affected;
- environmentally damaging;
- new houses would put a strain on local amenities (including drainage system, water supply, informal recreational space);
- no mention of flooding implications (there was a previous flood event in Westwood Close);

(Officer comment: The above objections have been addressed in the main body of the report).

Ruilsp Residents Association: No comments received.

Thames Water: Thames Water would advise that with regard to sewerage infrastructure we would not have any objection to the above planning application. With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. With regard to water supply, this comes within the area covered by the Affinity Water Company.

#### **Internal Consultees**

Highways Officer:

There is no objection in principal to the development subject to 2 No. car parking spaces being provided within the boundary of the site.

While it is noted that 2 car parking spaces are proposed, access to the parking area is over land, which is not adopted highway and is within private ownership. Therefore, unless the applicant can demonstrate a right of access to the proposed parking area, which can be maintained for the lifetime of the development, a highway objection would be raised.

Additionally, it appears that the proposed vehicle crossover will be located adjacent to an existing parking space, raising issues of highway safety. Therefore, the proposed crossover is required to be relocated away from the existing parking space by a minimum of 3m.

Trees and Landscape:

This site is covered by TPO 384. There is a very large, protected Hybrid Black Poplar (T13 on TPO



384) to the rear (north) of the site (incorrectly shown on some of the plans as an English Oak). The tree is a significant feature of merit and has a high amenity value. No tree-related information has been provided at this stage because the agent has stated that the tree is far enough away to not be affected, and it has also been stated that a tree report had not been undertaken because an application had been submitted to fell the Poplar; this has since been refused. It is highly likely that the Poplar's roots would be affected by construction-related activities and storage of materials. The proposed parking area is also situated within the tree's root protection area (RPA). The Poplar should, therefore, be afforded protection during development. To this end, in accordance with BS 5837:2012, a tree survey, tree constraints plan and tree protection plan should be provided to demonstrate that this scheme is feasible. There is young Scots Pine and semi-mature Thuja adjacent to the site; both trees have the potential to grow into attractive trees, but both would need to be removed to facilitate parking at the proposed site. These are on LBH land and are NOT under the control of the applicant. Effectively, the strip of land containing these two LBH trees 'land-locks' the site. This is a matter between the applicant and the Green Spaces/Estates department.

The proposal shows one parking space for each proposed property. It is likely that HDAS recommendations will require more off-street parking. If the scheme is found to be feasible and is approved, a landscaping plan should be requested (by condition) and it should show adequate parking, and also at least 25% soft landscaping in the front gardens of each of the properties.

Conclusion (in terms of Saved Policy BE38): As it stands, this scheme is unacceptable because it does not make provision for the protection and long-term retention of the high value protected Black Poplar (T13 on TPO 384).

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

The site is located within an area where in principle additional development that achieves the relevant design and layout standards may be accommodated provided that it is also in character with the appearance of the surrounding area. Furthermore, any such development is also subject to any specific site constraints and the identified impacts on the amenities of the existing adjoining, nearby and future residents.

The proposal is unacceptable in its general form, layout and appearance which would be out of keeping with the locality. Notwithstanding, there are a number of other considerations which when combined would lead to a conclusion of overdevelopment in this instance, which are considered throughout the report.

### **7.02 Density of the proposed development**

In areas of medium density urban development, such as those comprised predominantly of terraced houses, the acceptable density range for 2 bedroom/4 person dwellings (with 3.8 to 4.6 habitable rooms each) in an area with Public Transport Accessibility Level of 1 set out in the London Plan, is between 50-75 units per hectare, falling in the range of 150-200 hr/ha.

The proposed development, for one unit with a total of 4 habitable rooms, on a site of approximately 0.011 hectare would thus be in excess of the current London Plan figure for this type of dwelling and location (which has a PTAL of 1a) at 90 units/ha. or 360hr/ha.

However, it should be noted that on a development of the scale proposed, density in itself is of limited use in assessing such applications and more site specific considerations are more relevant.

### **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**

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that development will not be permitted if the layout and appearance fails to harmonise with the existing street scene, and Policy BE19 states the LPA will seek to ensure that new development within residential areas compliments or improves the amenity and character of the area.

The adopted Supplementary Planning Document (SPD): Residential Layouts: Section 3.4 states this type of development must seek to enhance the character of the area. Section 4.10 of the SPD explains careful consideration should be given to the height of new buildings and the surrounding building lines, as a general rule the front and rear building lines should be a guide for the siting of new dwellings.

Section 5.11 of the SPD; Residential Layouts also states the intensification of sites within an existing streetscape if carefully designed can enhance the appearance of the surrounding area and the form and type of development should be largely determined by its townscape context. New developments should aim to make a positive contribution to improve the quality of the area, although they should relate to the scale and form of their surroundings.

The site is a parcel of land sub-divided from the adjoining properties and located at the end of a cul-de-sac, which forms part of a distinct area of recent development which has changed little and remains fairly uniform in character and appearance. Each of the terraces and cul-de-sacs in the development has this characteristic spacing, resulting in gaps between development providing glimpses of buildings beyond and contributing to the sense of space. The application site is an important part of the original layout of the estate.

The proposed detached buildings would disrupt the layout and cohesion of the street and the estate in terms of siting, but would also appear incongruous given its detached nature and would not therefore reflect the characteristic built form and general composition of the existing dwellings. Furthermore, the proposal would take up virtually the full width of the plot to both of its side boundaries resulting in a cramped form of development and an obvious erosion of a prominent and spacious element in the street-scene. The proposal would thus conflict with the aims of Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The site would not constitute previously developed land but there is a national and local requirement to make best use of land in urban areas. The National Planning Policy Framework (NPPF) encourages the effective use of land, but it also seeks high quality design and a good standard of amenity for existing and future occupants of buildings. In this case, achieving better use of land would result in an unacceptable compromise that would not respond to local character, and the proposal would be detrimental to the character and appearance of the street scene and the wider area. The proposal would therefore conflict with the NPPF, Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

## **7.08 Impact on neighbours**

Sections 4.9 of the SPD: Residential Layouts, in relation to new dwellings, states all residential developments and amenity space should receive adequate daylight and sunlight, including habitable rooms and kitchens. The daylight and sunlight available to adjoining properties should be adequately protected. Where there are two or more storey building abuts a property or its garden, adequate distance should be maintained to overcome possible over-domination, and 15m will be the minimum acceptable distance. The application would comply with this advice. The proposed dwelling would be set back slightly in relation to the existing property to which it would be applied, however it would not conflict with a 45 degree line of sight from the nearest first floor habitable room window. Furthermore, due to the orientation of the site the proposal would not result in a loss of light or outlook to the adjacent property (Nos 56 and 57) to the south. The first floor side window would serve a landing. These windows could be conditioned to be obscure glazed and fixed shut below 1.8m from floor level to prevent any overlooking to adjoining properties. Therefore the proposal would comply with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

## **7.09 Living conditions for future occupiers**

London Plan Policy 3.5 states that housing developments should be of the highest quality internally, externally and in relation to the wider environment. It also states that Local Plans should incorporate minimum space standards and that these should conform to Table 3.3 of the plan. Paragraph 3.36 of the London Plan states:

"The mayor regards the relative size of all new homes in London to be a key element of this strategic issue. Table 3.3 therefore sets out minimum space standards for dwellings of different sizes. This is based on the minimum gross internal floor area (GIA) required for new homes relative to the number of occupants and taking into account commonly required furniture and the spaces needed for different activities and moving around, in line with the Lifetime Home standards. This means developers should state the number of bedspaces/occupiers a home is designed to accommodate rather than, say, simply the number of bedrooms. These are minimum standards which developers are encouraged to exceed."

Table 3.3 requires a 2 storey, 2 bedroom, 4 person dwelling, such as the one proposed by this application, to have a minimum size of 83 sq.m. The proposed new dwelling would be approximately 80sq.m and would conflict with the required standard resulting in a unsatisfactory residential environment for future occupiers, contrary to Policy 3.5 and Table 3.3 of the London Plan and Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Hillingdon UDP Saved Policy BE23 and SPD HDAS: Residential Layouts states a minimum of 60sq.m of private amenity space should be provided for two bedroom houses. The proposed private amenity space amounts to only 30sq.m, which would fall considerably short of the minimum requirement to the detriment of future occupiers. As such, the proposal would conflict with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

Section 4.40 - 4.41 of the SPD: Residential layouts deals with waste management and specifies bin stores should be provided for, and wheelie bin stores should not be further than 9m from the edge of the highway. The application proposes a timber waste storage area to the rear of the proposed house. It is recommended that should a permission be issued a condition is attached requiring the details and implementation of this before the

development was occupied.

#### LIFETIME HOMES

The proposal fails to comply with the Lifetime Home Standards as it would not provide level access, entrance level WC and the first floor bathroom would not conform to the Lifetime Home Standards and the plans should indicated floor gulley drainage to allow the bathrooms to be used as a wet room in future. The scheme would therefore fail to satisfy Lifetime homes standards, contrary to Policy 3.8 of the London Plan (2011) and the Council's Supplementary Planning Document HDAS: Accessible Hillingdon.

#### **7.10 Traffic impact, car/cycle parking, pedestrian safety**

The site PTAL of 1a, which is classified as poor and thus the full parking requirement of two spaces would be sought. While it is noted that 2 car parking spaces are proposed, access to the parking area is over land, which is not adopted highway and is within private ownership. There is no evidence provided to show that the applicant has a right of access to the proposed parking area, which can be maintained for the lifetime of the development, and thus in reality it is likely that parking would not be provided for the site, resulting in on-street parking in an area where such parking is at a premium, which would be detrimental to highway and pedestrian safety.

Additionally, the proposed vehicle crossover will be located adjacent to an existing parking space, again raising issues of highway safety.

As such, the proposal would conflict comply with Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

#### **7.11 Urban design, access and security**

Please refer to section 7.09.

#### **7.12 Disabled access**

Not applicable to this application.

#### **7.13 Provision of affordable & special needs housing**

Not applicable to this application.

#### **7.14 Trees, Landscaping and Ecology**

The application site is covered by TPO 384 and there is a very large, protected Hybrid Black Poplar to the rear (north) of the site, which has a significant feature of merit and has a high amenity value.

It is highly likely that the Poplar's roots would be affected by construction-related activities and storage of materials. The proposed parking area is also situated within the tree's root protection area (RPA). The young Scots Pine and semi-mature Thuja adjacent to the site have the potential to grow into attractive trees, but both would need to be removed to facilitate parking at the proposed site. As such, this scheme is unacceptable because it does not make provision for the protection and long-term retention of the high value protected Black Poplar (T13 on TPO 384) and involves the removal of trees which contribute to the visual amenity of the area.

In addition the proposal does not clearly demonstrate whether soft landscaping would be provided to the frontage of the site, and would not allow sufficient space for the provision of soft landscaping between the side elevation of the proposed building and hardstanding within Westwood Close.

The failure of the proposal to make adequate provision for the retention of existing trees or to provide adequate soft landscaping within the street scene is considered to be

contrary to Policies BE19 and BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

#### **7.15 Sustainable waste management**

Policy 5.6 of the London Plan requires development to have regard to and contribute to a reduction in waste produced. This matter could have been conditioned had the scheme been recommended favourably.

#### **7.16 Renewable energy / Sustainability**

Policy 5.3 of the London Plan requires the highest standards of sustainable design and construction in all developments to improve the environmental performance of new developments and to adapt to the effects of climate change over their lifetime. The proposal seeks to achieve Code for Sustainable Homes Level 4 and this could have been conditioned had the scheme been recommended favourably.

#### **7.17 Flooding or Drainage Issues**

The proposal raises no direct flooding implications and would not exacerbate, divert or reduce the current storage capacity for any floodwater in the estate.

#### **7.18 Noise or Air Quality Issues**

Not applicable to this application.

#### **7.19 Comments on Public Consultations**

The majority of comments made by the individual responses are noted and are considered within the main report. However, it is noted that impact on property prices is not a material planning consideration. Further, it is not considered that the proposed additional dwelling would result in any increased risk of crime or security.

#### **7.20 Planning Obligations**

Presently S106 contributions for education are sought for developments when the net gain of habitable rooms exceeds six. This proposal would involve a net gain of less than 6 habitable rooms and as such no education contribution would be sought for this scheme.

#### **7.21 Expediency of enforcement action**

Not applicable to this application.

#### **7.22 Other Issues**

None.

### **8. Observations of the Borough Solicitor**

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

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

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

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of

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

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

**9. Observations of the Director of Finance**

Not applicable to this application.

**10. CONCLUSION**

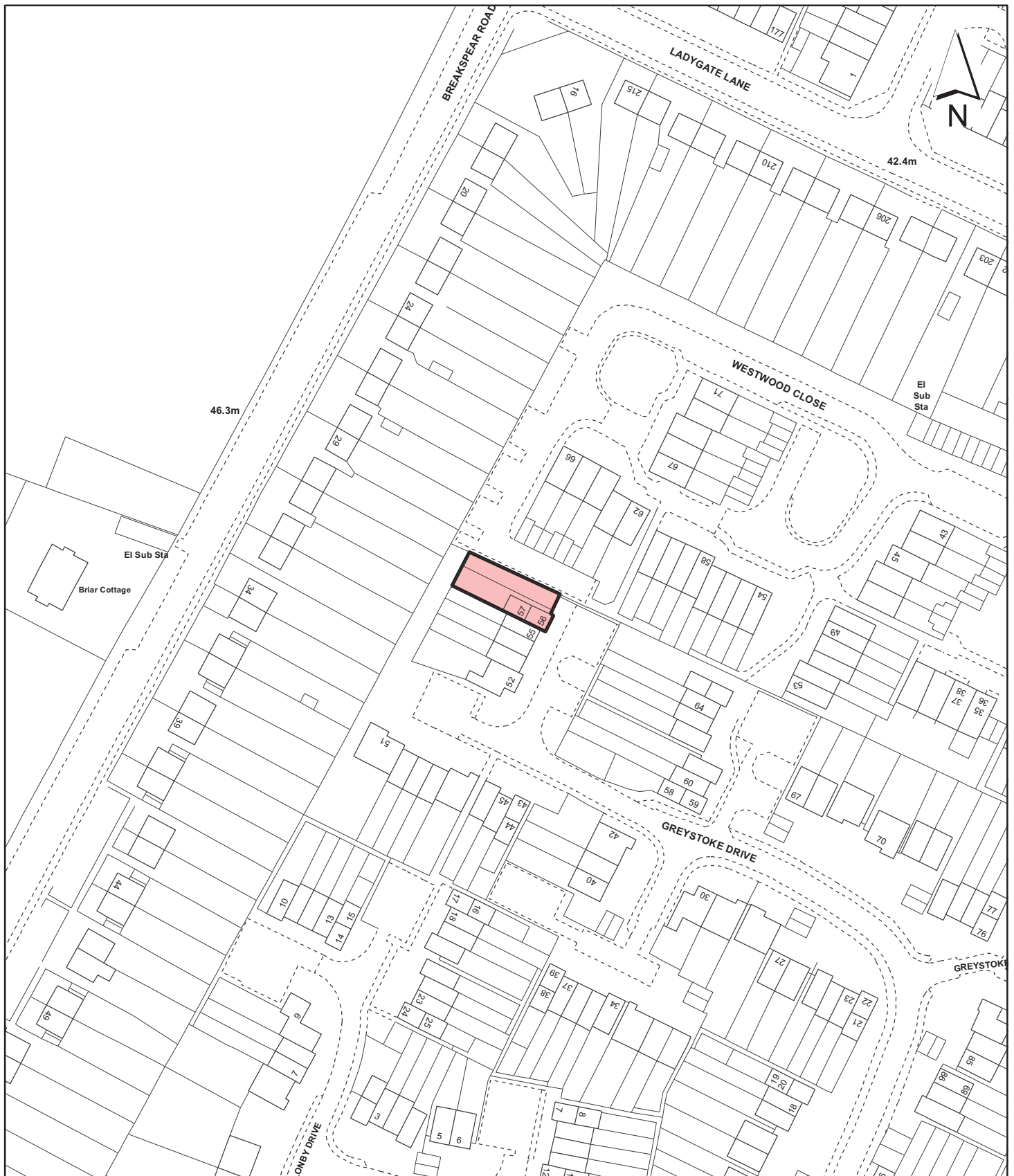
In conclusion, the proposal by reason of its siting would introduce an unsatisfactory setting (or spacing) for a detached building, an arrangement that is not found elsewhere in the surrounding estate(s). The scheme would fail to provide a satisfactory standard of residential accommodation for its future occupiers in terms of its internal floorspace and external amenity space. Furthermore, the proposal fails to comply with all 16 Lifetime Home standards, would result in damage to or loss of landscape features of merit and does not demonstrate that the proposals would attain an appropriate level of soft landscaping. As such the scheme is contrary to the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), the adopted SPD HDAS: Residential Layouts and the London Plan (2011). The application is therefore recommended for refusal.

**11. Reference Documents**

London Plan (2011)  
Hillingdon Local Plan: Parts One and Two  
HDAS: Residential Layouts  
HDAS: Accessible Hillingdon  
HDAS: Planning Obligations  
National Planning Policy Framework (March 2012).  
Letters making representations.

**Contact Officer:** Mandeep Chaggar

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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Site Address

**Land adjacent to 56 and 57  
and 56 and 57 Greystoke Drive  
Ruislip**

Planning Application Ref:

**68409/APP/2013/130**

Planning Committee

**North** Page 129

Scale

**1:1,250**

Date

**March  
2013**

**LONDON BOROUGH  
OF HILLINGDON  
Residents Services**

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



**HILLINGDON**  
LONDON

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NORTH PLANNING  
COMMITTEE

REPORT OF THE DIRECTOR OF RESIDENTS  
SERVICES

16<sup>th</sup> April 2013

CONTACT OFFICER: Nikki Wyatt  
EXTENSION: 8145

**Item No. S.106/278 PLANNING AGREEMENTS - QUARTERLY FINANCIAL  
MONITORING REPORT**

## **SUMMARY**

This report provides financial information on s106 and s278 agreements in the North Planning Committee area up to 31 December 2012 where the Council has received and holds funds.

## **RECOMMENDATION**

**That Members note the contents of this report.**

## **INFORMATION**

1. Circular 05/05 and the accompanying best practice guidance required local planning authorities to consider how they could inform members and the public of progress in the allocation, provision and implementation of obligations whether they are provided by the developer in kind or through a financial contribution. Although Circular 05/05 has now been replaced by the National Planning Policy Framework (March 2012), this is still considered to be good practice.
2. The information contained in this report was reported to Cabinet on 21 March 2013 and updates the information received by Cabinet in December 2012. The attached Appendix 1 provides updated financial information on s106 and s278 agreements in the North Planning Committee area up to 31 December 2012, where the Council has received and holds funds.
3. Appendix 1 shows the movement of income and expenditure taking place during the financial year. The agreements are listed under Cabinet portfolio headings. Text that is highlighted in bold indicates key changes since the previous report of January 2012 to the Planning Committee. Figures shown in bold under the column headed 'Total income as at 31/12/12' indicate new income received. Agreements asterisked under the column headed 'case ref' are those where the Council holds funds but is unable to spend for a number of reasons. These include cases where the funds are held as a returnable security deposit for works to be undertaken by the developer and those where the expenditure is dependant on other bodies such as transport operators. In cases where schemes have been completed and residual balances refunded, the refund

amount is either the amount listed in the “Balance of Funds” column or where the amount listed in this column is zero the difference between the amounts listed in the columns titled “Total Income as at 30/09/12” and “Total Income as at 31/12/12”.

4. Members should note that in the Appendix, the ‘balances of funds’ held include funds that may already be committed for projects such as affordable housing and school expansion projects. Expenditure must be in accordance with the legal parameters of the individual agreements and must also serve a planning purpose and operate in accordance with legislation and Government guidance in the form of the National Planning Policy Framework (March 2012). The Council has adopted Supplementary Planning Guidance for Planning Obligations that provides the framework in which the Council will operate.
5. Members should also note that the listed “balances of funds”, i.e. the difference between income received and expenditure, is not a surplus. As explained in a previous report, a majority of the funds is linked to projects that are already underway or programmed but have not been drawn down against the relevant s106 (or s.278) cost centre. The column labelled “balance spendable not allocated” shows the residual balance of funds after taking into account funds that the Council is unable to spend and those that it has committed to projects.

#### **Financial implications**

6. This report provides information on the financial status on s106 and s278 agreements up to 31 December 2012. The recommendation to note has no financial implications.

#### **CORPORATE CONSULTATIONS CARRIED OUT**

##### Legal

It is a requirement of the District Audit report into planning obligations and the Monitoring Officers report that regular financial statements are prepared.

#### **EXTERNAL CONSULTATIONS CARRIED OUT**

There are no external consultations required on the contents of this report.

#### **BACKGROUND DOCUMENTS**

ODPM Circular 05/2005 ‘Planning Obligations’ (deleted)  
DCLG National Planning Policy Framework adopted March 2012  
District Auditor’s “The Management of Planning Obligations” Action Plan May 1999  
Monitoring Officers Report January 2001  
Planning Obligations Supplementary Planning Document Adopted July 2008.

Cabinet Report December 2002 / March 2003 / October 2003 / January 2004 / June 2004 / September 2004 / November 2004 / March 2005 / July 2005 / October 2005 / December 2005 / March 2006 / July 2006 / Sept 2006 / November 2006 / March 2007 / July 2007 / September 2007 / December 2007 / March 2008 / June 2008 / September 2008 / December 2008 / March 2009/ June 2009 / September 2009 / December 2009 / March 2010/ June 2010/ September 2010 / December 2010/ March 2011/ June 2011/ September 2011/ December 2011/March 2012/June 2012/Sept 2012 /December 2012/ March 2013.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2012 / 2013 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid February 2013)
			AS AT 31/12/12	AS AT 30/09/12	AS AT 31/12/12	AS AT 30/09/12	AS AT 31/12/12	AS AT 31/12/12	
<b>SECTION 278</b>									
<b>PORTFOLIO: PLANNING TRANSPORTATION AND RECYCLING</b>									
PT/278/63/135*32	Northwood	10A Sandy Lodge Way, Northwood 54671/APP/2002/54	7,458.07	7,458.07	2,458.00	0.00	5,000.07	0.00	Improvement of visibility for junction of Sandy Lodge Way & Woodridge Way. ECU fees have been claimed and £5,000 security remains. Works substantially complete 12 month maintenance period, ended 16 September 2006. Final certificate has been prepared. Security held to part offset outstanding education contribution which is being sought via legal proceedings.
PT/278/63/175A*49	South Ruislip	BFPO, R.A.F Northolt 189/APP/2006/2091	5,000.00	5,000.00	0.00	0.00	5,000.00	0.00	£5k received as the security deposit for the due and proper implementation of junction works at the White House Gate entrance to the development. Signals complete and in operation. Currently within 12 month maintenance period. Date of final completion to be confirmed.
PT/278/64/173	Eastcote & East Ruislip	R.A.F. Eastcote 10189/APP/2004/1781	19,200.00	19,200.00	12,201.13	0.00	6,998.87	0.00	Engineers fees paid prior to the execution of an agreement to secure access works associated with this application. Waiting restriction in Lime Grove undertaken. Elm Avenue Grove junction improvement pending. Elm Ave Pedestrian crossing technical approval pending (£5,500) design fees received plus further £6,700 for temporary footpath works carried out by LBH. £7,500 engineering fees claimed. Funds spent towards temporary footpath works. Further £5,000 security deposit for proper execution of highway works.
PT/278/72/231A*66	West Ruislip	R.A.F West Ruislip (Ickenham Park) Design check on S278 Designs 35402/APP/2007/1072	53,986.57	53,986.57	27,486.57	0.00	26,500.00	0.00	Fees received for design checks. Pelican crossing and signals on Long Lane. S278 agreement and technical approval pending. Further £18,000 returnable deposit received to ensure reinstatement of temporary crossover on Aylesham Drive. Further fees received towards inspection fees and traffic orders. Spend towards fees & inspection.
PT/278/73	South Ruislip	R.A.F Northolt - South Ruislip/Main Gate 189/APP/2007/1321	2,000.00	2,000.00	0.00	0.00	2,000.00	0.00	Fees received for design checks. Junction improvements at West End Road/ Bridgewater Road. S278 agreement and technical approval pending.
PT/278/75/218A	Harefield	The Harefield Academy, Harefield 1109/APP/2006/825	72,011.08	72,011.08	62,601.07	2,542.00	9,410.01	0.00	Fees received for design checks. Alteration to Academy entrance and proposed zebra crossing. S278 agreement and technical approval pending. fees received for design checks for pedestrian crossing. £68,011.08 received for provision of zebra crossing on Northwood Road. <b>Scheme complete, all invoices paid, balance to be returned.</b>
PT/278/77/197*62	Ruislip Manor	Windmill Hill Public House, Pembroke Road, Ruislip 11924/APP/2632	24,000.00	24,000.00	1,000.00	0.00	23,000.00	0.00	Fees received for design checks (£1,000). £23,000 received as a security deposit to ensure works are carried out to a satisfactory standard. £1,000 engineering fees claimed.
PT/278/78/238G*76	West Ruislip	Fmr Mill Works, Bury Street, Ruislip 6157/APP/2009/2069	19,782.00	19,782.00	14,782.00	0.00	5,000.00	0.00	Fees received for design checks and monitoring & supervision. £5,000 received as a security deposit to ensure highway works are carried out to a satisfactory standard. Fees claimed for design checks & monitoring (£14,752).
<b>SECTION 278 SUB - TOTAL</b>			<b>203,437.72</b>	<b>203,437.72</b>	<b>120,528.77</b>	<b>2,542.00</b>	<b>82,908.95</b>	<b>0.00</b>	
<b>SECTION 106</b>									
<b>PORTFOLIO: PLANNING TRANSPORTATION AND RECYCLING</b>									
PT/25/55*24	South Ruislip	J Sainsbury, 11 Long Drive, Ruislip 33667/APP/97/0684	37,425.09	37,425.09	0.00	0.00	37,425.09	0.00	Highway improvements adjacent to the site. Legal advice stated that because of time that has elapsed, it would not be reasonable to proceed without Sainsbury's agreement. Officers investigating the potential to utilise these funds for traffic congestion mitigation at that junction to complement current works that have been commissioned for that location. A portion of land owned by Sainsbury's would need to be dedicated as public highway for the scheme to be feasible. Traffic congestion mitigation scheme is fully funded. Officers investigating whether improvements could be tied into 114 bus route project. Excess funds are to be refunded to the developer following the date of the Final Account.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2012 / 2013 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid February 2013)
			AS AT 31/12/12	AS AT 30/09/12	AS AT 31/12/12	AS AT 30/09/12	To 31/12/12	AS AT 31/12/12	AS AT 31/12/12	AS AT 31/12/12	
PT/76/119	Northwood	Land at 64 Ducks Hill Road Northwood/26900L/99/1077	35,253.56	35,253.56	28,119.15	28,119.15	0.00	0.00	7,134.41	0.00	To provide a speed camera, anti-skid surface and associated road markings in Ducks Hill Road. Speed camera cannot be installed in this location, as the accident rate in this location is below the threshold established by TL. Deed of variation not required, site included in vehicle activated sign (VAS) forward programme. Officers looking into feasibility of 'Driver Feedback Sign'. Implementation due Spring 2007, subject to feasibility. Quotes being sought with the view to possible purchase of signs. Interest accrued. No time constraints. Utilities works completed Nov 08. Scheme programmed for implementation April/May 2010. Spend towards the provision of anti skid and electrical work. VAS signs installed, scheme complete, awaiting invoices.
PT/112/205A	Eastcote	RAF Eastcote, Lime Grove, Ruislip. 10189/APP/2004/1781	7,502.15	7,502.15	550.00	550.00	0.00	0.00	6,952.15	0.00	Contribution towards improvements to the London cycle network within a radius of 1500m of the site. Funds to be spent by September 2013. -Funds allocated towards cycle improvements as part of Ruislip Manor Town Centre scheme.(Cabinet Member decision 31/7/12).
PT/117/231B	Ruislip	Former RAF West Ruislip (Ickenham Park), High Road, Ickenham. 38402/APP/2007/1072	30,000.00	30,000.00	0.00	0.00	0.00	0.00	30,000.00	0.00	Funds received towards improvements to cycle route 89/network 93 as part of the London Cycle Network. Funds to be spent within 5 years of receipt (Nov 2015).
PT/120/241A	Ruislip	28 & 28a Kingsend, Ruislip. 5740/APP/2008/1214	2,500.00	2,500.00	0.00	0.00	0.00	0.00	2,500.00	0.00	Funds received towards the undertaking of a TA to assess the cumulative traffic impact of flattened developments in Kingsend. Funds to be spent within 5 years of receipt (April 2016). Allocated towards TA (Cabinet member decision 31/7/12).
PT/127/238H	West Ruislip	Fmr Mill Works, Bury St, Ruislip. 6157/APP/2009/2069	34,603.50	34,603.50	0.00	0.00	0.00	0.00	34,603.50	0.00	Contribution received towards carbon reduction projects in the Ruislip area. Earmarked towards projects to reduce CO2 emissions at Ruislip Early Years Centre. Funds to be spent within 7 years of receipt (Apr 2019).
		<b>PLANNING TRANSPORTATION &amp; RECYCLING SUB - TOTAL</b>	<b>147,284.30</b>	<b>147,284.30</b>	<b>28,669.15</b>	<b>28,669.15</b>	<b>0.00</b>	<b>0.00</b>	<b>118,615.15</b>	<b>30,000.00</b>	
		<b>PLANNING TRANSPORTATION &amp; RECYCLING TOTAL</b>	<b>350,722.02</b>	<b>350,722.02</b>	<b>149,197.92</b>	<b>149,197.92</b>	<b>2,542.00</b>	<b>0.00</b>	<b>201,524.10</b>	<b>30,000.00</b>	
<b>PORTFOLIO: EDUCATION AND CHILDREN'S SERVICES</b>											
EYL/66/144	Northwood	66 Ducks Hill Road 11900/APP/2005/1087	183,044.65	183,044.65	99,819.57	99,819.57	0.00	0.00	83,225.08	0.00	Towards the costs of providing primary and secondary school places in the Borough. No time constraints. £16,400 spent on Ruislip High School. £75,652.85 spent towards Ruislip High School costs. Earmarked for Primary School expansions in north Ruislip/Northwood areas. Further £1,423 spent towards Ruislip High School. £5,000 spent towards Sacred Heart Primary School modernisation.
EYL/87/143B	Harefield	Dairy Farm, Breakspear Rd, Harefield 27314/APP/2005/844	103,122.52	103,122.52	74,935.52	74,935.52	0.00	0.00	28,187.00	0.00	For the provision of educational places in the Borough. Funds not spent by 25 August 2014 are to be repaid. Earmarked for primary School expansions in north Ruislip/Northwood areas. Funds spent towards Sacred Heart Primary School modernisation. Further £28,187 received as an additional contribution for provision of educational places in the borough. No time limits on spend. Funds earmarked towards Phase 2 of the Primary School Expansion Programme subject to formal allocation.
EYL/102/196	Harefield	Vernon Drive, Harefield. 57498/APP/2008/3031	739.00	739.00	0.00	0.00	0.00	0.00	739.00	0.00	Funds received towards the provision of nursery school places in the Borough. No time limits. Fund earmarked towards Phase 2 of the Primary Expansion Programme subject to formal allocation.
EYL/103/197A	Ruislip Manor	Windmill Public House, Pembroke Road, Ruislip. 11924/APP/2632	68,689.00	68,689.00	34,980.79	34,980.79	0.00	0.00	33,708.21	0.00	Funds received towards the provision of education facilities within the locality. Funds to be spent within 5 years of receipt (Feb 2014). £34,980.79 spent towards Ruislip High School. Balance earmarked towards Phase 2 of the Primary Expansion Programme subject to formal allocation.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME AS AT 31/12/12	TOTAL INCOME AS AT 30/09/12	TOTAL EXPENDITURE AS AT 31/12/12	TOTAL EXPENDITURE AS AT 30/09/12	2012 /2013 EXPENDITURE To 31/12/12	BALANCE OF FUNDS AS AT 31/12/12	BALANCE SPENDABLE NOT ALLOCATED AS AT 31/12/12	COMMENTS (as at mid February 2013)
EYL108/202	Ickenham	179, Swakeleys Road, Ickenham. 52293/APP/2006/2360	8,037.00	8,037.00	0.00	0.00	0.00	8,037.00	0.00	Funds received towards the provision of additional or improved education facilities within a 3 mile radius of the site. No time limit on spend. Funds earmarked towards Phase 2 of the Primary Expansion Programme, subject to formal allocation.
EYL110/205C	Eastcote	RAF Eastcote, Lime Grove, Ruislip. 10189/APP/2004/1781	3,734,767.17	3,734,767.17	1,000,848.79	1,000,848.79	0.00	2,733,918.38	1,950,553.09	First and second instalments towards the cost of providing educational places in or improvements to nursery, primary or secondary schools in the North Secondary Planning Area. Nursery (£421,026.76), primary (£750,525.95) and secondary (£658,998.39). Funds to be spent within 7 years of receipt of the first contribution (September 2016). Secondary contribution (£658,998) allocated and spent towards the provision of an additional form of entry and sixth form centre at Ruislip High school. (Cabinet Member decision 21/10/2010). £342,000 from the Nursery contribution allocated and spent towards Deansfield Early Years Centre. (Cabinet Member decision 28/10/2010). Third and final instalment received towards the same purpose. Nursery (£437,000), Primary (£779,000) and secondary (£684,000). £779,000 of Primary contribution earmarked towards Phase 2 of the Primary Expansion Programme, subject to formal allocation.
EYL112/208	Northwood	110, Green Lane, Northwood 46543/APP/2005/2697	4,085.75	4,085.75	0.00	0.00	0.00	4,085.75	0.00	Funds received towards additional or improved education facilities in the Northwood area. No time limits. Funds earmarked towards Phase 2 of the Primary Expansion Programme, subject to formal allocation.
EYL113/211	Ickenham	1a, Woodstock Drive, Ickenham. 65754/APP/2009/200	8,953.00	8,953.00	0.00	0.00	0.00	8,953.00	0.00	Funds received towards additional or improved education facilities within a 3 mile radius of the site. No time limits. Funds earmarked towards Phase 2 of the Primary Expansion Programme, subject to formal allocation.
EYL115/215B	Ruislip	5 to 11 Reservoir Road, Ruislip. 61134/APP/2006/260	22,087.13	22,087.13	0.00	0.00	0.00	22,087.13	0.00	Funds received towards the provision of education facilities within the Borough of Hillingdon. No time limits on spend. Funds earmarked towards Phase 2 of the Primary Expansion Programme, subject to formal allocation.
EYL117/213	Northwood	1, Oakhurst, Northgate, Northwood. 30779/APP/2009/2036	4,441.00	4,441.00	0.00	0.00	0.00	4,441.00	0.00	Funds received towards additional or improved education facilities to accommodate primary and nursery places within a 3 mile radius of the development. No time limits. Funds earmarked towards Phase 2 of the Primary Expansion Programme, subject to formal allocation.
EYL120/217A	Harefield	34 High Street, Harefield. 259/APP/2009/2391	7,193.00	7,193.00	0.00	0.00	0.00	7,193.00	0.00	Funds received towards the provision of additional or improved education facilities within a 3 mile radius of the site. No time limit on spend. Funds earmarked towards Phase 2 of the Primary Expansion Programme, subject to formal allocation.
EYL121/221	Ruislip Manor	2, Windmill Hill, Ruislip. 35595/APP/2008/2951	6,438.00	6,438.00	0.00	0.00	0.00	6,438.00	6,438.00	Funds received towards the provision of additional nursery and primary school places in the vicinity of the site. No time limits.
EYL133/233	Ickenham	6, Warren Road, Ickenham 65950/APP/2009/934	15,492.00	15,492.00	0.00	0.00	0.00	15,492.00	0.00	Funds received towards the provision of additional or improved education facilities within a 3 mile radius of the site to accommodate the nursery, primary & secondary school child yield arising from the development. No time limit on spend. Funds earmarked towards Phase 2 of the Primary Expansion Programme, subject to formal allocation.
EYL134/234	Ruislip	125a, High Street, Ruislip. 2061/APP/2009/2175	5,054.00	5,054.00	0.00	0.00	0.00	5,054.00	0.00	Funds received towards the provision of additional or improved educational facilities within a 3 mile radius of the site to accommodate the primary and/or secondary school child yield arising from the development. No time limits. Funds earmarked towards Phase 2 of the Primary Expansion Programme, subject to formal allocation.
EYL135/235	South Ruislip	325, Victoria Road, Ruislip 63602/APP/2009/2288	12,896.00	12,896.00	0.00	0.00	0.00	12,896.00	0.00	Funds received towards the provision of additional or improved educational facilities within a 3 mile radius of the site to accommodate the child yield arising from the development. No time limits. Funds earmarked towards Phase 2 of the Primary Expansion Programme, subject to formal allocation.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME AS AT 31/12/12	TOTAL INCOME AS AT 30/09/12	TOTAL EXPENDITURE AS AT 31/12/12	TOTAL EXPENDITURE AS AT 30/09/12	2012 /2013 EXPENDITURE To 31/12/12	BALANCE OF FUNDS AS AT 31/12/12	BALANCE SPENDABLE NOT ALLOCATED AS AT 31/12/12	COMMENTS (as at mid February 2013)
EYL136/236	Harefield	Casa De Boa Vista, Bairy Avenue, Harefield, 64613/APP/2009/2180	16,216.00	16,216.00	0.00	0.00	0.00	16,216.00	0.00	Funds received towards additional/improved educational facilities within a 3 mile radius of the site to accommodate nursery, primary and secondary child yield arising from the development. No time limits. Funds earmarked towards Phase 2 of the Primary Expansion Programme, subject to formal allocation.
EYL137/237B	Eastcote	Bishop Ramsey School (lower site), Eastcote Road, Ruislip, 19731/APP/2006/1442	426,346.97	426,346.97	0.00	0.00	0.00	426,346.97	426,346.97	Funds received towards the costs of providing primary education places to primary schools in Primary Area 3. Funds to be spent by February 2016.
EYL138/238C	West Ruislip	Former Mill Works, Bury Street, Ruislip, 6157/APP/2009/2069	512,742.69	512,742.69	0.00	0.00	0.00	512,742.69	400,000.69	Funds received as 50% of the education contribution towards the cost of providing nursery, primary and secondary facilities in the Borough (See legal agreement for details of funding split). Funds to be spent by February 2018. Further £281,446.35 received as remaining 50% education contribution. £112,742 from the primary contribution earmarked towards Phase 2 of the Primary Expansion Programme, subject to formal allocation.
EYL139/238B	Eastcote	Highgrove House, Eastcote Road, Ruislip, 10622/APP/2006/2294 & 10622/APP/2009/2504	64,920.00	64,920.00	0.00	0.00	0.00	64,920.00	64,920.00	Funds received towards the costs of providing educational improvements or facilities in the Borough. No time limits.
EYL143/241C	Ruislip	26 & 28a Kingsend, Ruislip, 5740/A/PP/2008/1214	6,063.75	6,063.75	0.00	0.00	0.00	6,063.75	0.00	Funds received towards the provision of additional or improved educational facilities to accommodate child yield arising from the development. Funds to be spent by April 2016. Funds earmarked towards Phase 2 of the Primary Expansion Programme, subject to formal allocation.
EYL145/243B	South Ruislip	Former Tally Ho P.H, West End Road, Ruislip, 8418/APP/2006/913&914	75,989.00	75,989.00	0.00	0.00	0.00	75,989.00	0.00	Funds received towards the provision of additional educational facilities in the borough. Funds to be spent within 7 years of receipt (June 2018). Funds earmarked towards Phase 2 of the Primary Expansion Programme, subject to formal allocation.
EYL147/251	South Ruislip	Land between 10 & 16 Manor Gardens, Ruislip, 6373/APP/2008/1963	10,769.00	10,769.00	0.00	0.00	0.00	10,769.00	0.00	Contribution received towards additional or improved education facilities within a 3 mile radius of the site to accommodate child yield arising from the development. No time limits. Funds earmarked towards Phase 2 of the Primary Expansion Programme, subject to formal allocation.
EYL152/255	South Ruislip	Land between 11 Brackensbridge Drive & 48 Whitebatts Road, Ruislip, 56805/APP/2011/436	66,038.00	66,038.00	0.00	0.00	0.00	66,038.00	0.00	Contribution received towards providing improvements to education facilities in the vicinity of the site arising from the needs of the development. No time limits for spend. Funds earmarked towards Phase 2 of the Primary Expansion Programme, subject to formal allocation.
EYL153/256	Harefield	Former garages site, rear of 34-44 Sullivan Crescent, Harefield, 60653/APP/2011/907	46,347.00	46,347.00	0.00	0.00	0.00	46,347.00	0.00	Contribution received towards providing improvements to education facilities in the vicinity of the site arising from the needs of the development. No time limits for spend. Funds earmarked towards Phase 2 of the Primary Expansion Programme, subject to formal allocation.
EYL160/263B	South Ruislip	Former South Ruislip Library, Victoria Road, Ruislip (plot A), 67060/APP/2010/1419	12,704.43	12,704.43	0.00	0.00	0.00	12,704.43	12,704.43	Funds received towards the costs of additional and/or improved educational facilities within the London Borough of Hillingdon. No time limits.
EYL164/270	Eastcote & East Ruislip	103 Park Ave, Ruislip 49273/APP/2011/933	10,885.00	10,885.00	0.00	0.00	0.00	10,885.00	10,885.00	Contribution received towards providing improvements to education facilities in the vicinity of the site arising from the needs of the development. No time limits for spend.
EYL167/275	Eastcote & East Ruislip	Fmr Highgrove Day Nursery, Campbell Close, Ruislip 48552/APP/2009/234	7,102.00	7,102.00	0.00	0.00	0.00	7,102.00	7,102.00	Contribution received towards providing improvements to education facilities in the vicinity of the site arising from the needs of the development. No time limits for spend.
EYL168/279	Northwood	Claremont, Kewberry Drive, Northwood, 62950/APP/2011/2961	2,545.00	2,545.00	0.00	0.00	0.00	2,545.00	2,545.00	Contribution received towards the provision of additional or improved educational facilities within a 3 mile radius of the site, to accommodate the child yield arising from the development. No time limits for spend.
EYL170/280	South Ruislip	12 Walnut Way, Ruislip 68425/APP/2012/659	16,138.00	16,138.00	0.00	0.00	0.00	16,138.00	16,138.00	Contribution received towards the provision of additional or improved educational facilities within a 3 mile radius of the site, to accommodate the child yield arising from the development. No time limits for spend.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2012 / 2013 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid February 2013)
			AS AT 31/12/12	AS AT 30/09/12	AS AT 31/12/12	AS AT 30/09/12	To 31/12/12	AS AT 31/12/12	AS AT 31/12/12	
EYL171/281	Harefield	Fnr White Horse, Church Hill, Harefield. 38029/APP/20102743	13,510.00	13,510.00	0.00	0.00	0.00	13,510.00	13,510.00	Contribution received towards the provision of additional or improved educational facilities within a 3 mile radius of the site, to accommodate the child yield arising from the development. No time limits for spend.
EYL178/289	South Ruislip	30 Hardy Ave, Ruislip 49772/APP/2009/107	8,953.00	0.00	0.00	0.00	0.00	8,953.00	8,953.00	Contribution received towards additional or improved education facilities within a 3 mile radius of the site to accommodate the child yield from the development. No time limits
		EDUCATION, YOUTH AND LEISURE SUB - TOTAL	5,482,309.06	5,473,356.06	1,210,584.67	1,210,584.67	0.00	4,271,724.39	2,920,096.18	
<b>PORTFOLIO: CENTRAL SERVICES</b>										
		CENTRAL SERVICES SUB - TOTAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
<b>PORTFOLIO: COMMUNITY, COMMERCE AND REGENERATION</b>										
PPR57/238D	West Ruislip	Former Mill Works, Bury Street, Ruislip. 6157/APP/2009/2069	20,679.21	20,679.21	0.00	0.00	0.00	20,679.21	20,679.21	Contribution towards construction training initiatives within the Borough. Funds to be spent within 7 years of receipt (February 2018).
PPR58/239C	Eastcote	Highgrove House, Eastcote Road, Ruislip. 10622/APP/2006/2294 & 10622/APP/2009/2504	9,667.50	9,667.50	0.00	0.00	0.00	9,667.50	9,667.50	Contribution received towards construction training and the provision of a work place co-ordinator within the Borough. No time limits.
PPR62/231C	Ruislip	Former RAF West Ruislip (Ickenham Park), High Road, Ickenham. 38402/APP/2007/1072	75,000.00	75,000.00	0.00	0.00	0.00	75,000.00	0.00	Funds received towards the installation of 3 CCTV cameras and associated infrastructure within the vicinity of the development. Funds to be spent within 5 years of receipt (Nov 2015). Funds transferred from PT/119231C.
PPR65/263C	South Ruislip	Former South Ruislip Library, Victoria Road, Ruislip (Box A). 67080/APP/2010/1419	9,782.64	9,782.64	0.00	0.00	0.00	9,782.64	9,782.64	Funds received towards the provision of construction training courses delivered by recognised providers and the provision of a construction work placement coordinator within Hillingdon. No time limits.
		COMMUNITY, COMMERCE & REGENERATION SUB - TOTAL	115,129.35	115,129.35	0.00	0.00	0.00	115,129.35	40,129.35	
<b>PORTFOLIO: COMMUNITY, COMMERCE AND REGENERATION</b>										
CSL/6/189A	Ruislip	30 Kings End, Ruislip. 46289/APP/2006/2165	7,674.48	7,674.48	0.00	0.00	0.00	7,674.48	0.00	Towards the provision of community facilities in the immediate vicinity of the land. No time limits. Earmarked towards Manor Farm Library. Subject to formal allocation of funding.
CSL/7/195A	Eastcote	Highgrove House, Eastcote Road, Ruislip. 10622/APP/2006/2494	9,578.00	9,578.00	9,578.00	9,578.00	9,578.00	0.00	0.00	Funds received towards the improvement of community facilities in the vicinity of the site. No time constraints on the expenditure of funds. Contribution allocated towards a programme of improvements at Highgrove Pool. Cabinet Member approval received 1/09/2011. Funds spent towards Highgrove Pool scheme due to complete December 2012.
CSL/9/199A	Ruislip	41, Kingsend, Ruislip. 2792/APP/2006/3451	9,338.43	9,338.43	0.00	0.00	0.00	9,338.43	0.00	Funds received towards the provision of community facilities in the Borough. No time constraints. Earmarked towards Manor Farm Library. Subject to formal allocation of funding.
CSL/10/200B	Manor	Former Ruislip Manor Library, Victoria Road, Ruislip. 14539/APP/2006/2102	5,200.00	5,200.00	0.00	0.00	0.00	5,200.00	0.00	Funds received towards improvements to nearby community facilities. Earmarked towards Ruislip Manor Library and Community Resources Centre. Subject to formal allocation of funding.
CSL/11/205B	Eastcote	RAF Eastcote, Lime Grove, Ruislip. 10189/APP/2004/1781	277,131.54	277,131.54	264,134.80	264,134.80	0.00	12,996.74	0.00	Contribution towards the provision or improvement of leisure, youth and/or cultural services within Eastcote and East Ruislip ward boundary. Funds to be spent by September 2014. £265k from this contribution has been allocated towards Highgrove pool improvement programme (Cabinet Member approval received 1/09/2011). Works began on site March 2012. scheme to be completed in 2012/13.



CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME AS AT 31/12/12	TOTAL INCOME AS AT 30/09/12	TOTAL EXPENDITURE AS AT 31/12/12	TOTAL EXPENDITURE AS AT 30/09/12	2012 / 2013 EXPENDITURE To 31/12/12	BALANCE OF FUNDS AS AT 31/12/12	BALANCE SPENDABLE NOT ALLOCATED AS AT 31/12/12	COMMENTS (as at mid February 2013)
CSL/12/215A	Ruislip	5 - 11, Reservoir Road, Ruislip 61134/APP/2006/260	13,338.00	13,338.00	0.00	0.00	0.00	13,338.00	13,338.00	Contribution received towards the provision of community facilities in the locality. No time limits on spend. Earmarked towards the provision of a new community facility at the former RAF Eastcote, Lime Grove. Subject to formal allocation.
CSL/15/231D	Ruislip	Former RAF Ruislip (Ickenham Park), High Road, Ickenham 38402/APP/2007/1072	269,750.00	269,750.00	0.00	0.00	0.00	269,750.00	0.00	Funds received towards the construction of a new facility or the extension of an existing facility to provide for improvement of leisure, elderly, youth and/or cultural services within the locality of the land. Funds to be spent by November 2015. Funds earmarked towards improvements to the Compass Theatre, subject to an eligible scheme and formal allocation.
CSL/17/238A	West Ruislip	Former Mill Works, Bury Street, Ruislip, 6157/APP/2009/2069	31,645.25	31,645.25	0.00	0.00	0.00	31,645.25	31,645.25	Funds received as 50% of the community facilities contribution towards community facilities, schemes or measures within the Borough. Funds to be spent by February 2018. Further £16,135.84 received as remaining 50% of community facilities contribution. Funds earmarked towards the provision of a new community facility at the former RAF Eastcote, Lime Grove. Subject to formal allocation.
CSL/18/238B	West Ruislip	Former Mill Works, Bury Street, Ruislip, 6157/APP/2009/2069	3,268.46	3,268.46	0.00	0.00	0.00	3,268.46	3,268.46	Funds received towards the provision of library facilities and/or library books within the Borough. Funds to be spent by February 2018.
CSL/19/237A	Eastcote	Bishop Ramsey School (lower site), Eastcote Road, Ruislip, 19731/APP/2006/1442	24,130.14	24,130.14	0.00	0.00	0.00	24,130.14	24,130.14	Funds received towards environmental improvements and community facilities within a 3 mile radius of the site. Funds to be spent by February 2016. Funds earmarked towards the provision of a new community facility at the former RAF Eastcote, Lime Grove. Subject to formal allocation.
CSL/20/239A	Eastcote	Highgrove House, Eastcote Road, Ruislip, 10622/APP/2006/2294 & 10622/APP/2009/2504	22,350.00	22,350.00	22,350.00	22,350.00	0.00	0.00	0.00	Funds received towards the provision or improvement of leisure, elderly, youth and/or cultural services or facilities within the Borough. No time limits. Funds allocated towards Highgrove Pool improvement programme, Cabinet Member approval received 1/09/2011. Funds spent towards Highgrove Pool Improvement scheme due to be completed December 2012.
CSL/22/241B	Ruislip	28 & 29a Kingsend, Ruislip, 5740/APP/2008/1214	3,250.00	3,250.00	0.00	0.00	0.00	3,250.00	3,250.00	Funds received towards the expansion of local community facilities in the area of the development. Funds to be spent within 5 years of receipt (April 2016).
CSL/23/243A	South Ruislip	Former Tally Ho P.H., West End Road, Ruislip, 8418/APP/2006/913&914	14,300.00	14,300.00	0.00	0.00	0.00	14,300.00	0.00	Funds received towards the cost of providing community facilities in the vicinity of the development. Funds to be spent within 7 years of receipt (June 2018). Earmarked towards provision of cycling facilities at Field End School. Subject to formal approval.
CSL/29/263A	South Ruislip	Former South Ruislip Library, Victoria Road, Ruislip (plot A), 67050/APP/2010/1419	356.03	356.03	0.00	0.00	0.00	356.03	356.03	Contribution received towards the provision of or improvement to library facilities and/or library books in Hillingdon. No time limits
		<b>COMMUNITY, COMMERCE AND REGENERATION SUB - TOTAL</b>	<b>691,310.33</b>	<b>691,310.33</b>	<b>296,062.80</b>	<b>296,062.80</b>	<b>31,928.00</b>	<b>395,247.53</b>	<b>75,987.88</b>	
		<b>COMMUNITY, COMMERCE AND REGENERATION -TOTAL</b>	<b>806,439.68</b>	<b>806,439.68</b>	<b>296,062.80</b>	<b>296,062.80</b>	<b>31,928.00</b>	<b>510,376.88</b>	<b>116,117.23</b>	
		<b>PORTFOLIO: FINANCE PROPERTY &amp; BUSINESS SERVICES</b>								
E/46176B	Northwood	Former True Lovers' Knot Public House, Rickmansworth Road, Northwood 27117/APP/2007/1440	21,195.00	21,195.00	374.00	0.00	374.00	20,821.00	0.00	Funds received towards the costs of providing environmental improvements at "The Gravel Pits" within the vicinity of the Development or other green space within the Borough. No time constraints. Area officer is drawing up a programme of works to be implemented at this site. Funds allocated towards scheme of improvements at The Gravel Pits. (Cabinet Member Decision 3/9/2010).

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME AS AT 31/12/12	TOTAL INCOME AS AT 30/09/12	TOTAL EXPENDITURE AS AT 31/12/12	TOTAL EXPENDITURE AS AT 30/09/12	2012 / 2013 EXPENDITURE To 31/12/12	BALANCE OF FUNDS AS AT 31/12/12	BALANCE SPENDABLE NOT ALLOCATED AS AT 31/12/12	COMMENTS (as at mid February 2013)
E/47/177B	Manor	41-55, Windmill Hill, Ruislip planning ref. 48293/APP/20062353	38,258.39	38,258.39	11,827.57	11,827.57	11,827.57	26,430.82	0.00	Funds received towards open green space and recreational open space within a 3 mile radius of the land. This sum includes approximately £8k for bins and benches and £30k for children's play space. Funds not spent within 5 years of receipt (24 December 2012) are to be refunded. Officers currently drawing up a programme of works for Warrender Park. Funds allocated towards a scheme of improvements at Warrender Park (Cabinet Member Decision 3/9/2010). <b>Works complete Dec 12, awaiting invoices.</b>
E/48/181A	West Ruislip	Bury Wharf, Bury Street Ruislip. Planning ref. 19033/APP/2007/3269	2,030.70	2,030.70	1,315.31	1,315.31	0.00	715.39	0.00	Funds received for an interpretation sign to be located in the nearby plot of land known as Murphy's field, more particularly described as Public Open Space to the south of the development site immediately adjoining Ducks Hill Road. Interest accrued must be applied to the above purpose. Funds not spent prior to 8 February 2013 are to be refunded. Project complete, awaiting invoices. Spend against revenue account, costs to be journalised to show for March quarter. Journal completed.
E/50/180B	Northwood Hills	16, Watford Rd and 36, Brookend Drive, Northwood planning ref. 62535/APP/2007/2726	20,253.00	20,253.00	20,250.00	20,250.00	250.00	3.00	0.00	Funds received towards the costs of providing local open space facilities at Friarwood Park within the vicinity of the development or other green spaces within the borough of Hillingdon. No time limits. Officers looking at programme of improvements for Friarwood Park. Funds allocated towards the provision of a new play area at Friarwood Park (Cabinet Member Decision 3/9/2010). Scheme completed April 2011.
E/57/205D	Eastcote	RAF Eastcote, Lime Grove, Ruislip. 10189/APP/2004/1781	118,803.95	118,803.95	0.00	0.00	0.00	118,803.95	118,803.95	Contribution received towards the provision or improvement of outdoor sports and / or pitch facilities within a 3000m radius of the land. Funds to be spent by September 2014.
E/58/205E	Eastcote	RAF Eastcote, Lime Grove, Ruislip. 10189/APP/2004/1781	28,275.50	28,275.50	28,275.50	27,617.26	28,275.50	0.00	0.00	Contribution received to improve the High Grove Nature Reserve and upgrade the path network. Works are specified in the agreement. Following a Deed of variation funds are now to be spent by Sep 2012. Funds allocated towards agreed works at Highgrove Woods Nature Reserve (Cabinet Member Decision 16/3/2012). <b>Scheme complete June 2012, awaiting invoices.</b>
E/60/215C	Ruislip	5 - 11 Reservoir Road, Ruislip. 61134/APP/2006/260	28,994.76	28,994.76	0.00	0.00	0.00	28,994.76	28,994.76	Contribution received towards open space/recreation improvements or other green spaces in the locality. No time limits on spend.
E/61/217B	Harefield	34 High Street, Harefield. 259/APP/2009/2391	7,000.00	7,000.00	0.00	0.00	0.00	7,000.00	7,000.00	Funds received towards additional or improved recreation/open space facilities within a 3 mile radius of the site. No time limit
E/62/231E	Ruislip	Former RAF Ruislip (Ickenham park), High Road, Ickenham. 39402/APP/2007/1072	146,879.75	146,879.75	0.00	0.00	0.00	146,879.75	0.00	Funds received as a commuted sum towards the maintenance of the playing fields as part of the scheme for a period of 10 years. Spend subject to conditions as stipulated in the legal agreement. £44,063 allocated towards the annual cost of maintaining the playing fields provided at Ickenham Park development (Cabinet Member Decision 7/11/2012).
E/63/231F	Ruislip	Former RAF Ruislip (Ickenham park), High Road, Ickenham. 39402/APP/2007/1072	30,000.00	30,000.00	0.00	0.00	0.00	30,000.00	30,000.00	Funds to be used for works to improve that part of the Hillingdon Trail which lies outside the boundaries of the development. Funds are to be spent within 5 years of receipt (November 2015).
E/64/238E	West Ruislip	Former Mill Works, Bury Street, Ruislip. 6157/APP/2009/2069	60,125.97	60,125.97	0.00	0.00	0.00	60,125.97	60,125.97	towards the provision of open space or open space facilities in the vicinity of the land. First contribution to be spent by February 2018. Further £30,658.10 received as remaining 50% of open space contribution.
E/65/237C	Eastcote	Bishop Ramsey School (lower site), Eastcote Road, Ruislip. 19731/APP/2006/1442	80,431.31	80,431.31	0.00	0.00	0.00	80,431.31	0.00	Funds received towards the off site provision of formal recreational open space in the vicinity of the site. Funds to be spent by February 2016.
E/66/239D	Eastcote	Highgrove House, Eastcote Road, Ruislip. 10622/APP/2006/2294 & 10622/APP/2009/2504	10,000.00	10,000.00	4,446.45	0.00	4,446.45	5,553.55	0.00	Contribution received towards the cost of enhancement and/or nature conservation works at Highgrove Woods. No time limits. Funds allocated towards conservation works at Highgrove Woods Nature Reserve (Cabinet Member Decision 16/3/12). <b>Works on going.</b>

## FINANCIAL UPDATE ON SECTION 106 AND 278 AGREEMENTS AT 31 December 2012 (North)

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2012 / 2013 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid February 2013)
			AS AT 31/12/12	AS AT 30/09/12	AS AT 31/12/12	AS AT 30/09/12	To 31/12/12	AS AT 31/12/12	AS AT 31/12/12	
E/68/241D	Ruislip	28 & 28a Kingsend, Ruislip. 5740/APP/2008/1214	8,478.00	8,478.00	0.00	0.00	0.00	8,478.00	8,478.00	Contribution received towards open space provision within the vicinity of the development. Funds to be spent within 5 years of receipt (April 2016)
E/70/243C	South Ruislip	Fmr Tally Ho PH, West End Road, Ruislip. 8418/APP/2006/913&914	28,967.00	28,967.00	0.00	0.00	0.00	28,967.00	28,967.00	Funds received towards open space and recreational open space in the vicinity of the development. Funds to be spent within 7 years of receipt (June 2018).
E/71/250	South Ruislip	Land adjacent to Downe Barns Farm, West End Road, West End Road, Northolt. 2292/APP/2006/2475	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	5,000.00	Funds received as maintenance instalments to assist with the management of Ten Acres Wood Nature Reserve including, staffing, tree & river Maintenance and volunteers' tools & equipment. Funds to be spent within 11 years of receipt (August 2021). Further annual instalment £5,000 received. £15,000 allocated towards ongoing management works at the reserve (Cabinet Member Decision 7/11/2012).
E/78/282	West Ruislip	Lyon Court, 28-30 Pembroke Road, Ruislip. 6695/APP/2011/3049	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00	0.00	Contribution received as the first instalment towards the cost of providing a scheme to protect and enhance the nature conservation interest of the site. Estimated time limit for spend 2019 (see agreement for details).
		<b>FINANCE PROPERTY &amp; BUSINESS SERVICES SUB -</b>	<b>659,693.33</b>	<b>659,693.33</b>	<b>66,488.83</b>	<b>61,010.14</b>	<b>45,173.52</b>	<b>593,204.50</b>	<b>287,369.68</b>	
<b>PORTFOLIO: SOCIAL SERVICES, HEALTH AND HOUSING</b>										
H/9/184C *55	West Ruislip	31-46, Pembroke Rd, Ruislip 59816/APP/2006/2896	21,675.10	21,675.10	0.00	0.00	0.00	21,675.10	0.00	Funds received towards primary health care facilities within a 3 mile radius of the development. Funds not spent by 01/07/2015 must be returned to the developer.
H/11/195B *57	Ruislip	Highgrove House, Easote Road, Ruislip. 10622/APP/2006/2494	3,156.00	3,156.00	0.00	0.00	0.00	3,156.00	0.00	Funds received towards the provision of local health care facilities in the vicinity of the site. No time limits.
H/12/197B *58	Ruislip	Windmill Public House, Pembroke Road, Ruislip. 11924/APP/2006/2632	11,440.00	11,440.00	0.00	0.00	0.00	11,440.00	0.00	Funds received for the provision of primary health care facilities in the Uxbridge area. Funds to be spent within 5 years of receipt (Feb 2014).
H/15/205F *65	Eastcote	RAF Eastcote Lime Grove, Ruislip. 10189/APP/2004/1781	184,653.23	184,653.23	0.00	0.00	0.00	184,653.23	0.00	Funds received towards the cost of providing primary healthcare facilities, within the Eastcote and East Ruislip ward boundary or any adjoining ward where it would be reasonable for residents of the development to attend primary healthcare facilities. Funds to be spent by September 2014.
H/19/231G *71	Ruislip	Former RAF Ruislip (Ickenham Park), High Road, Ickenham. 39402/APP/2007/1072	193,305.00	193,305.00	0.00	0.00	0.00	193,305.00	0.00	Funds received towards the costs of providing primary health care facilities within a 3 mile radius of the development. Funds to be spent within 7 years of receipt. (November 2017).
H/20/238F *72	West Ruislip	Former Mill Works, Bury Street, Ruislip. 6157/APP/2009/2069	31,441.99	31,441.99	0.00	0.00	0.00	31,441.99	0.00	£15,409 received as 50% of the health contribution towards providing health facilities in the Borough (see legal agreement for further details). First instalment to be spent by February 2018. £16,032 received as remaining 50% health contribution. Funds to be spent by June 2018.
H/21/237D *73	Eastcote	Bishop Ramsey School (lower site), Eastcote Road, Ruislip. 19731/APP/2006/1442	22,455.88	22,455.88	0.00	0.00	0.00	22,455.88	0.00	Funds received towards the provision of primary health care facilities in the Uxbridge area. Funds to be spent by February 2016.
H/22/239E *74	Eastcote	Highgrove House, Easote Road, Ruislip. 10622/APP/2006/2494 & 10622/APP/2009/2504	7,363.00	7,363.00	0.00	0.00	0.00	7,363.00	0.00	Funds received towards the cost of providing health facilities in the Borough (see legal agreement for further details). No time limits.
H/24/184A	West Ruislip	31-46 Pembroke Road, Ruislip 59816/APP/2006/2896	49,601.53	49,601.53	0.00	0.00	0.00	49,601.53	0.00	Funds have been earmarked towards the dining centre for Northwood and Ruislip elderly persons association. Funds not spent by 1/07/2015 to be returned. Funds transferred to Social Services, Health & Housing Portfolio from CSL/5/184A.
H/26/263D *81	South Ruislip	Former South Ruislip Library, Victoria Road, Ruislip (plot A). 67080/APP/2010/1419	3,353.86	3,353.86	0.00	0.00	0.00	3,353.86	0.00	Funds received towards the cost of providing health facilities in the Authority's area including the expansion of health premises to provide additional facilities, new health premises or services (see legal agreement for details). No time limit for spend.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2012 /2013 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid February 2013)
			AS AT 31/12/12	AS AT 30/09/12	AS AT 31/12/12	AS AT 30/09/12	AS AT 31/12/12	To 31/12/12	AS AT 31/12/12	AS AT 31/12/12	
		SOCIAL SERVICES HEALTH & HOUSING SUB-TOTAL	528,445.59	528,445.59	0.00	0.00	0.00	0.00	528,445.59	0.00	
		SECTION 106 SUB - TOTAL	7,624,171.96	7,615,218.96	1,601,805.45	1,595,326.76	77,101.52	6,022,366.51		3,353,583.09	
		GRAND TOTAL ALL SCHEMES	7,827,609.68	7,818,656.68	1,722,334.22	1,716,407.53	79,643.52	6,105,275.46		3,353,583.09	
<b>NOTES</b>											
The balance of funds remaining must be spent on works as set out in each individual agreement.											
Bold and strike-through text indicates key changes since the Cabinet report for the previous quarter's figures.											
Income figures for schemes within shaded cells indicate where funds are held in interest bearing accounts.											
* Denotes funds the Council is unable to spend currently (totals £572,269.15)											
*24: PT25 £37,425.09 reasonable period for expenditure without owner's agreement has lapsed											
*32: PT278/46 £5,000.00 is to be held as a returnable security deposit for the highway works (to be later refunded).											
*49:PT278/63 £5,000.00 is to be held as a returnable security deposit for the highway works (to be later refunded).											
*55: H9/184C £21,675.10 funds have been received to provide Primary Health Care facilities in the borough.											
*57:H1/195B £3,156.00 funds have been received to provide health care services in the borough.											
*58:H12/197B £11,440.00 funds have been received to provide Primary Health Care facilities in the borough.											
*62:PT278/77/197 £23,000.00 held as security for the due and proper execution of the works.											
*65: H15205F £184,653.23 funds have been received to provide Primary Health Care facilities in the borough.											
*66: PT278/72 £18,000.00 funds received as a security deposit to ensure proper execution of works											
*71:H/19/231G £193,305.00 funds have been received to provide Primary Health Care facilities in the borough.											
*72:H/20/238F £31,441.99 funds have been received to provide Health Care services in the borough.											
*73 H/21/237D £22,455.88 funds have been received to provide Primary Health Care facilities in the borough.											
*74 H/22/239E £7,363.00 funds have been received to provide Health Care services in the borough.											
*76:PT78/239G £5,000.00 is to be held as a returnable security deposit for the highway works (to be later refunded).											
*81:H/28/263D £3,353.86 funds have been received to provide Health Care services in the borough.											
£572,269.15											

# Plans for North Planning Committee

16th April 2013



HILLINGDON  
LONDON



INVESTOR IN PEOPLE

**Report of the Head of Planning, Sport and Green Spaces**

**Address** FORMER RAF WEST RUISLIP HIGH ROAD ICKENHAM

**Development:** Erection of 55 tailored care living units (extra care accommodation) with communal facilities and car parking (variation of 38402/APP/2008/2733) and the erection of 25 retirement living sheltered apartments with communal facilities and car parking.

**LBH Ref Nos:** 38402/APP/2012/1033

<b>Date Plans Received:</b>	20/04/2012	<b>Date(s) of Amendment(s):</b>	07/12/2012
<b>Date Application Valid:</b>	30/04/2012		30/04/2012
			21/05/2012
			17/10/2012
			11/10/2012
			29/06/2012
			11/12/2012

REVISIONS

- A Drawings updated 12.09.12.04.14
- B 1st floor plan submitted 06.12.12.04.14
- C 2nd floor plan submitted 06.12.12.04.14
- D 3rd floor plan submitted 06.12.12.04.14
- E 4th floor plan submitted 06.12.12.04.14
- F 5th floor plan submitted 06.12.12.04.14
- G 6th floor plan submitted 06.12.12.04.14
- H 7th floor plan submitted 06.12.12.04.14
- I 8th floor plan submitted 06.12.12.04.14
- J 9th floor plan submitted 06.12.12.04.14
- K 10th floor plan submitted 06.12.12.04.14
- L 11th floor plan submitted 06.12.12.04.14
- M 12th floor plan submitted 06.12.12.04.14



**Floor Layout Key**

- 1 Bedroom Apartment (light grey)
- 2 Bedroom Apartment (dark grey)
- Circulation Space (yellow)
- Communal Area (green)

**THE PLANNING BUREAU LIMITED**  
 Steve O'Connell B.Arch R.I.B.A.  
 Regional Design Director  
 E-mail: steve.oconnell@pb.ie  
 Tel: 01882 200774

**McCarthy & Stone Retirement Lifestyles Ltd**

ALL DIMENSIONS TO BE CHECKED ON SITE  
 AND CORRECTED TO FIT THE ACTUAL  
 WORKING CONDITIONS TO BE ENCOUNTERED  
 © McCarthy & Stone Retirement Lifestyles Limited 2014/15/16

**PROPOSED RETIREMENT LIVING & TAILORED CARE LIVING  
 HIGH ROAD  
 ICEKEMMAN  
 WISEY HILLS, IP**

Project Title  
**SITE PLAN**

Scale: 1:500 @ A1  
 Date: 13.07.2013  
 Drawing No: Q315  
 Sheet: 10-1666-101 C



A. Drawings updated 12.09.12 (DN)  
 B. Drawings updated 15.01.13 (DN)  
 C. Top floor building colour amended 05.12.12 (DN)  
 D. Final 01 & 02 submissions amended 11.02.12 (DN)  
 E. Final 01 & 02 submissions amended 11.02.12 (DN)  
 F. Final 01 & 02 submissions amended 11.02.12 (DN)  
 G. Final 01 & 02 submissions amended 11.02.12 (DN)  
 H. Final 01 & 02 submissions amended 11.02.12 (DN)



**Floor Layout Key**  
 1 Bedroom Apartment  
 2 Bedroom Apartment  
 Circulation Space  
 Communal Area

**THE PLANNING RESEARCH LIMITED**  
 Steve Gilgallon B.Arch, R.I.B.A.  
 Regional Design Director  
 Central House, 30-38 High Road,  
 BUCKINGHAM, BUCKINGHAMSHIRE  
 Telephone: 01295 252711  
 Fax: 01295 254714

**McCarthy & Stone**  
 Retirement Lifestyles Ltd

ALL DIMENSIONS TO BE CHECKED ON SITE  
 AND TO BE CORRECTED TO THE CONTRACTOR  
 © McCarthy & Stone Retirement Lifestyles Limited 2012 (2/12/12)

Project: The  
 PROPOSED RETIREMENT LIVING &  
 PROPOSED CARE LIVING  
 HIGH ROAD  
 BUCKINGHAM  
 WEST BUCKINGHAM

Drawing Title  
 GROUND FLOOR PLAN

Date: 12/09/12  
 Drawn: DLE  
 Checked: [Blank]  
**10-1666-105**  
 D

CAD FILE: 0316 - 01 Dec 2012 - 10:20am

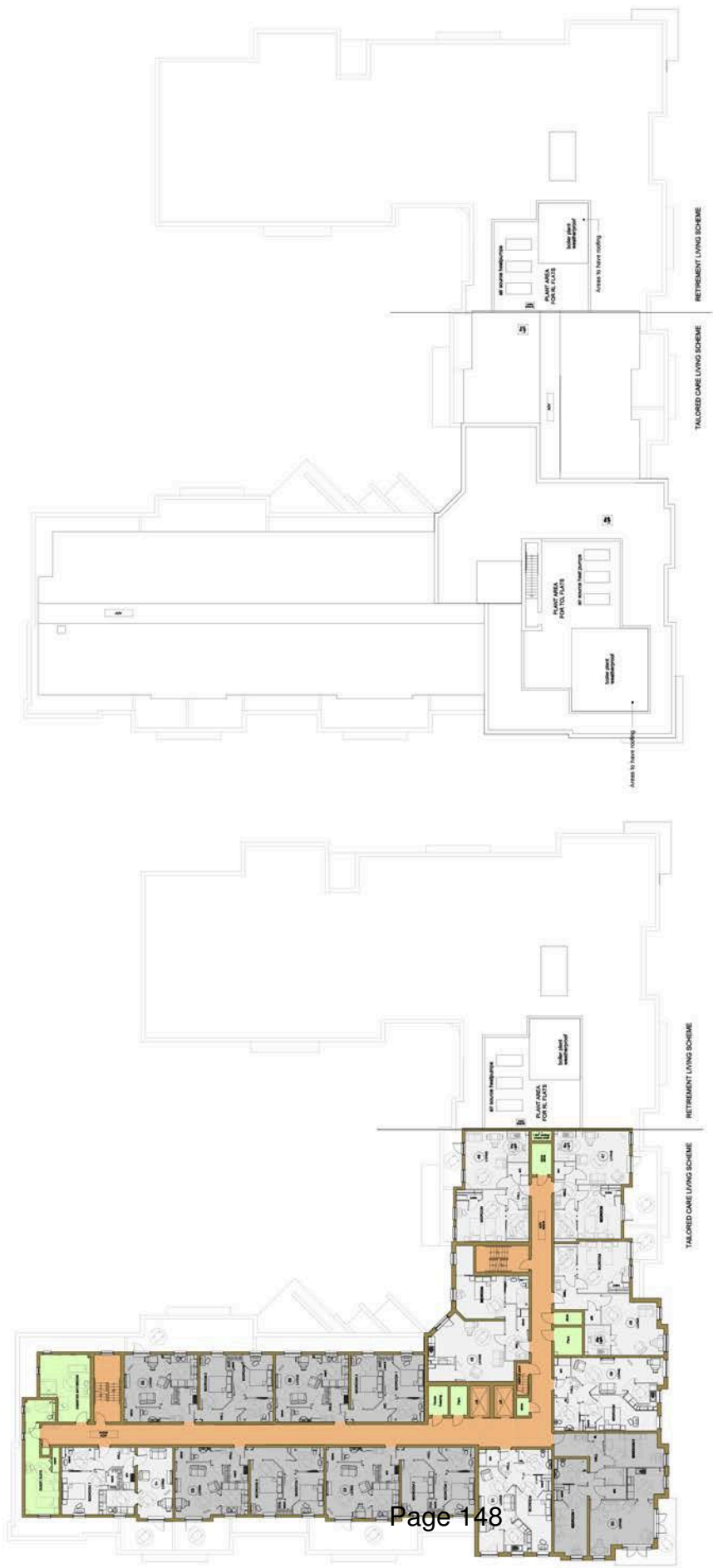






REVISED

Rev. No. 12/03/2024  
 A. Drawings updated  
 B. Drawings updated  
 C. The floor schedule colour amended to 10-11-2024  
 D. Common window of flat 10,11,20  
 E. Part 101 completed



**Floor Layout Key**

- 1 Bedroom Apartment
- 2 Bedroom Apartment
- Circulation Space
- Common Area

**THE PLANNING BREKID LIMITED**  
 Steve Gilgiam - B. Arch, R.I.B.A.  
 Regional Design Director  
 Central House, 30-38 High Road,  
 ECKENHAM, Notts. NG5 2JY  
 Telephone: 01930 252111  
 Fax: 01930 254114

**McCarthy & Stone**  
 Retirement Lifestyles Ltd

ALL DRAWINGS TO BE CHECKED ON SITE  
 BEFORE COMMENCEMENT OF WORK  
 © McCarthy & Stone Retirement Lifestyles Limited 2014/2017

Project: The  
 PACKWOOD RETIREMENT LIVING &  
 TAILORED CARE LIVING  
 HIGH ROAD  
 ECKENHAM  
 Notts NG5 2JY

Drawn by: [Name]  
 THIRD FLOOR PLAN &  
 ROOF PLAN

Date: 12/03/24  
 Scale: DLE  
 10-1666-107 C



THIRD FLOOR





REVISED

Drawn by: GIBSON

Checked by: GIBSON

Project No: 10-1666-100 B

Client: MCCARTHY & STONE

Project Name: PROPOSED RETIREMENT LIVING & INDEPENDENT CARE LIVING - KILKENNY - BISHOP HILL



FUTURE PROPOSED PLAT DEVELOPMENT

ANTHONY DRIVE

HIGH ROAD STREET SCENE



**URBAN PLANNING & DESIGN**

100 Years of Excellence

Shane Cullaghan, B.Arch, R.I.B.A.  
Regional Design Director

Gregory Jones, B.Sc. (Hons),  
RIBA Registered Architect  
Director of Design

100 Years of Excellence

**McCarthy & Stone**  
Retirement Lifestyles Ltd

100 Years of Excellence

100 Years of Excellence

100 Years of Excellence

100 Years of Excellence

PROPOSED RETIREMENT LIVING & INDEPENDENT CARE LIVING - KILKENNY - BISHOP HILL

100 Years of Excellence

STREET SCENE

10-1666-100 B

DATE: 12/12/2011

SCALE: 1:100

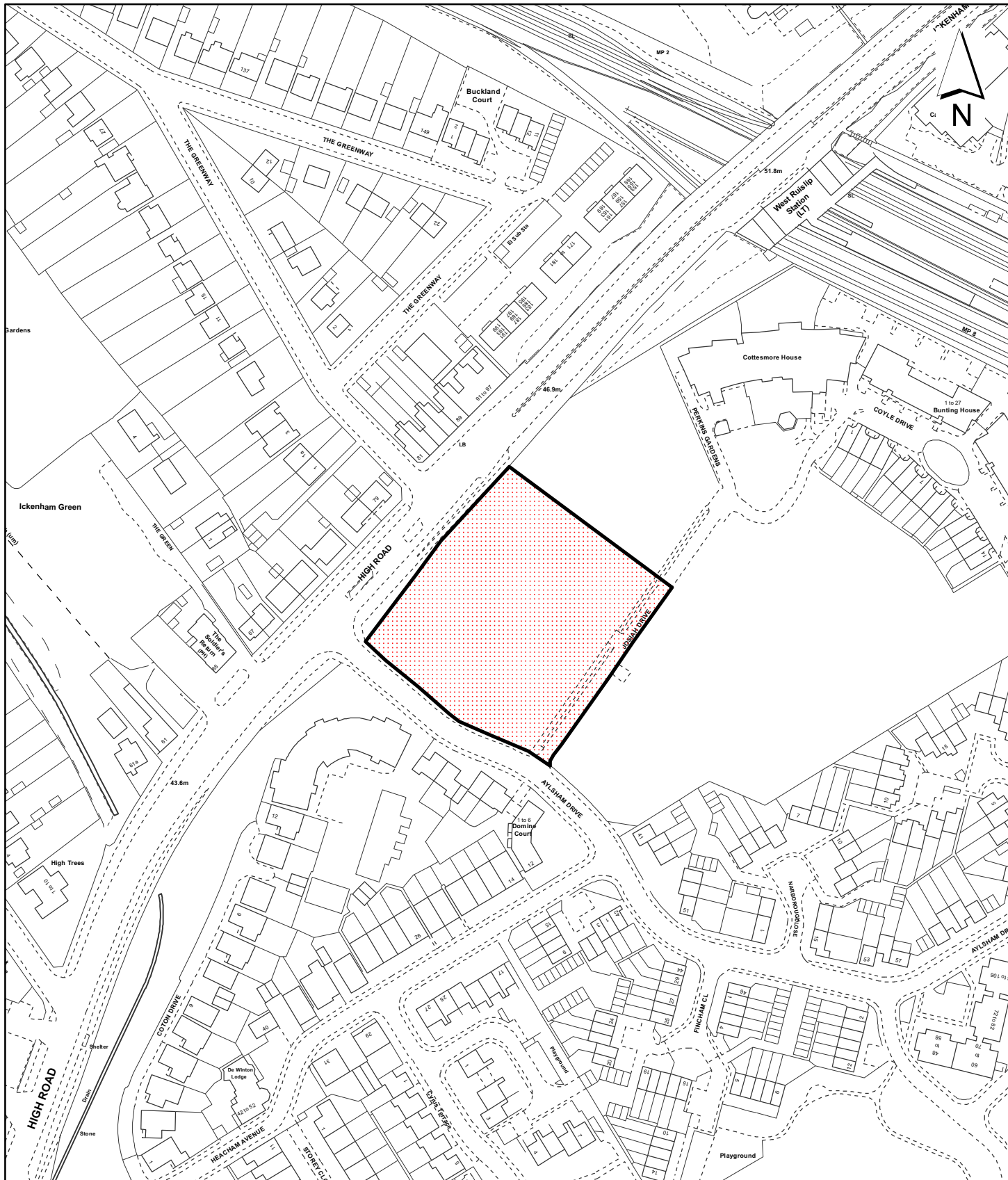
10-1666-100 B












**Notes**

 Site boundary

For identification purposes only.

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Site Address

**Former RAF West Ruislip  
High Road  
Ickenham**

**LONDON BOROUGH  
OF HILLINGDON  
Residents Services**

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

Planning Application Ref:

**38402/APP/2012/1033**

Scale

**1:2,000**

Planning Committee

**North** Page 155

Date

**December  
2012**



**HILLINGDON**  
LONDON

**Report of the Head of Planning, Sport and Green Spaces**

**Address** 9 TRUESDALE DRIVE HAREFIELD

**Development:** Part two storey, part single storey side/rear extension and porch and canopy to front involving demolition of existing outbuildings to side

**LBH Ref Nos:** 4749/APP/2013/140

**Date Plans Received:** 21/01/2013

**Date(s) of Amendment(s):**

**Date Application Valid:** 18/02/2013

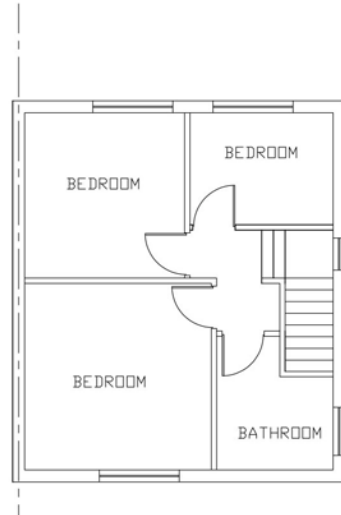


**BLOCK PLAN  
9 TRUESDALE DRIVE  
HAREFIELD UB9 6AY**

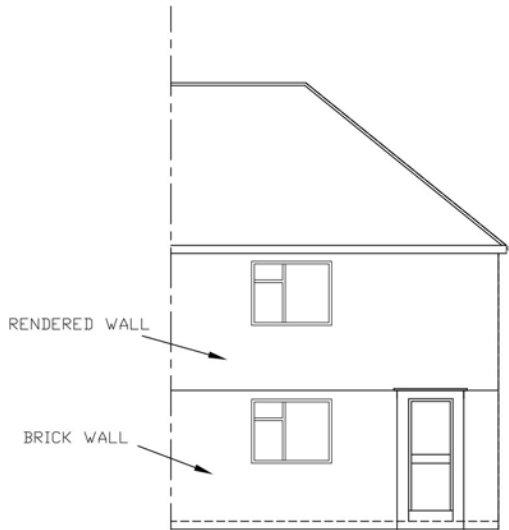
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EXISTING GROUND FLOOR PLAN



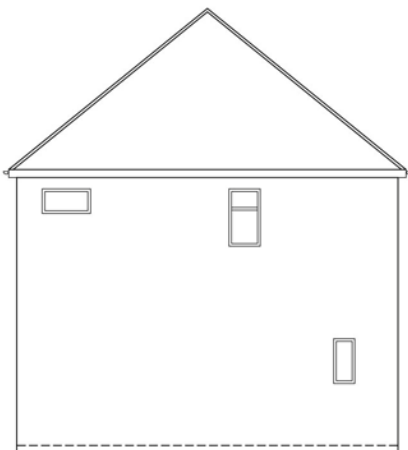
EXISTING FIRST FLOOR PLAN



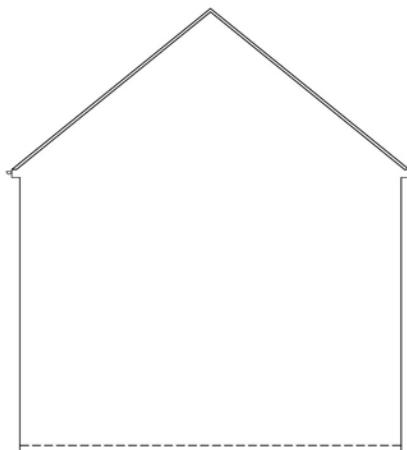
EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION

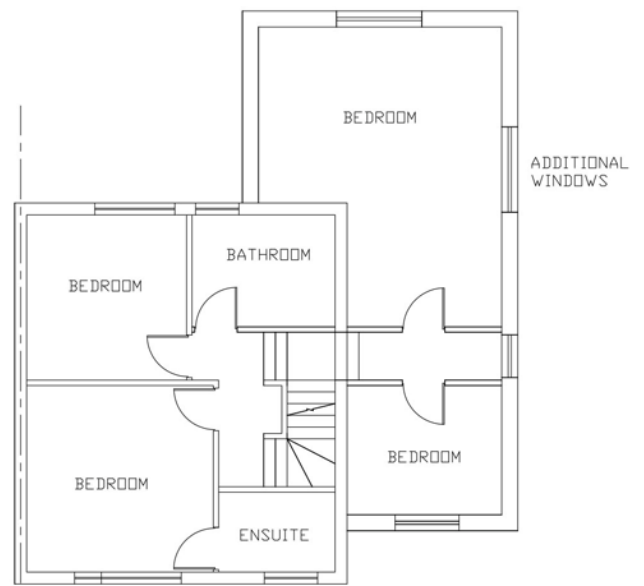
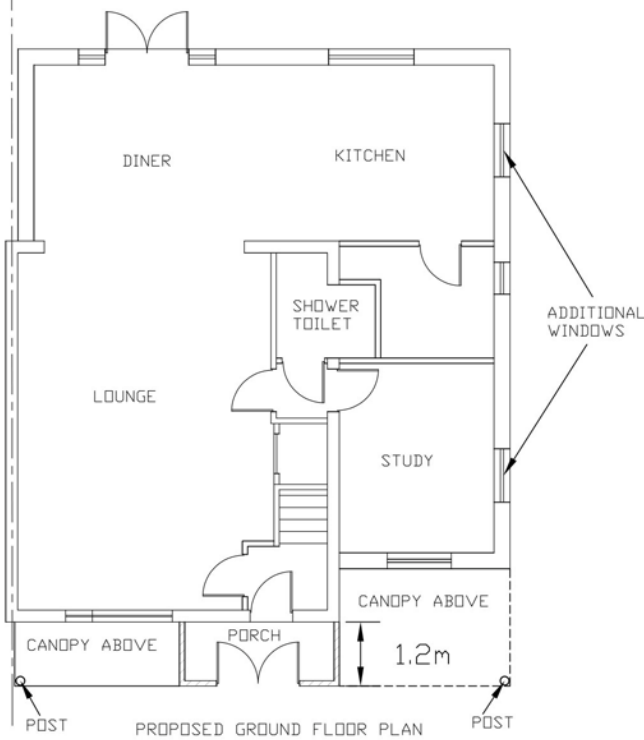
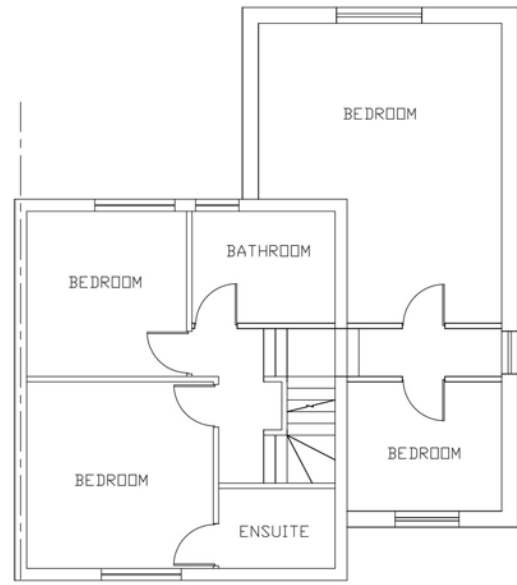
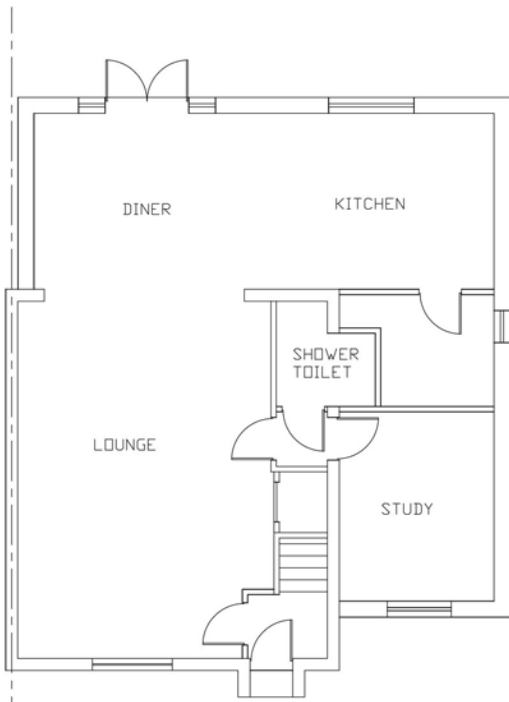


EXISTING SIDE ELEVATION



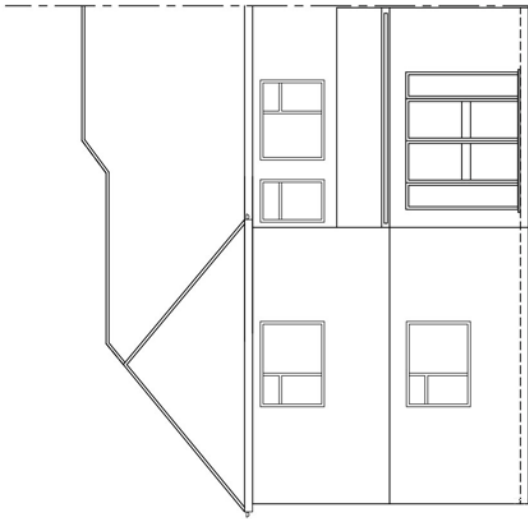
EXISTING SIDE ELEVATION

<b>Client</b>	MR BALJIT S GILL
<b>Site Address</b>	9 TRUESDALE DRIVE HAREFIELD MIDDLESEX UB9 6AY
<b>Job Title</b>	DOUBLE STOREY SIDE AND PART REAR AND SINGLE STOREY REAR EXTENSION; FRONT PORCH AND CANOPY
<b>Drawing Title</b>	EXISTING FLOOR PLANS AND ELEVATIONS
<b>Scale</b>	1:100
<b>Date</b>	FEBRUARY 2012
<b>Drawing No.</b>	9/TD/04

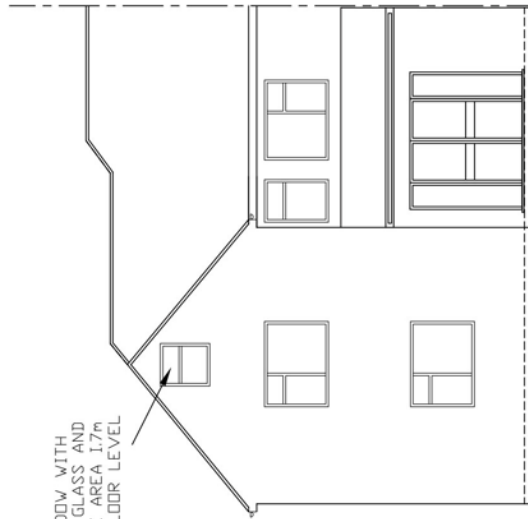


ALL CHANGES ARE MARKED ON THE DRAWINGS

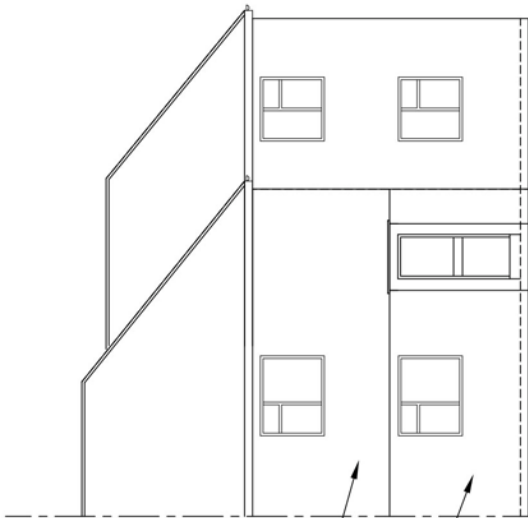
<b>Client</b>	MR BALJIT S GILL
<b>Site Address</b>	9 TRUESDALE DRIVE HAREFIELD MIDDLESEX UB9 6AY
<b>Job Title</b>	DOUBLE STOREY SIDE AND PART REAR AND SINGLE STOREY REAR EXTENSION; FRONT PORCH AND CANDOPY
<b>Drawing Title</b>	FLOOR PLANS
<b>Scale</b>	1:100
<b>Date</b>	FEBRUARY 2013
<b>Drawing No.</b>	9/TD/03



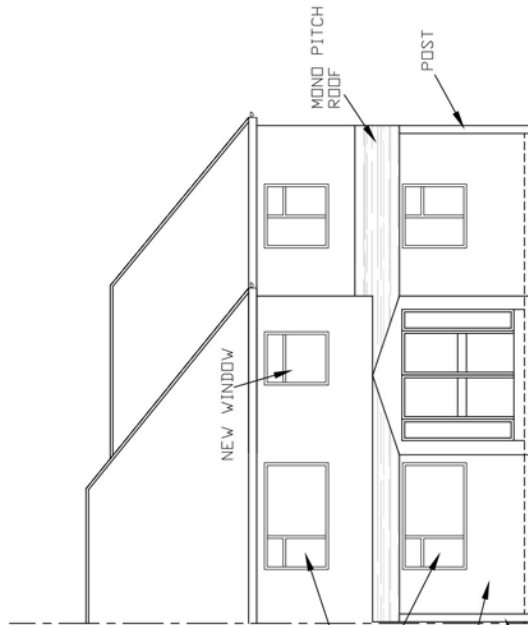
EXISTING APPROVED REAR ELEVATION



PROPOSED REAR ELEVATION



EXISTING APPROVED FRONT ELEVATION



PROPOSED FRONT ELEVATION

RENDERED WALL

BRICK WALL

NEW WINDOW

WINDOWS WIDENED BY 0.5m

WALLS TO BE RENDERED

POST

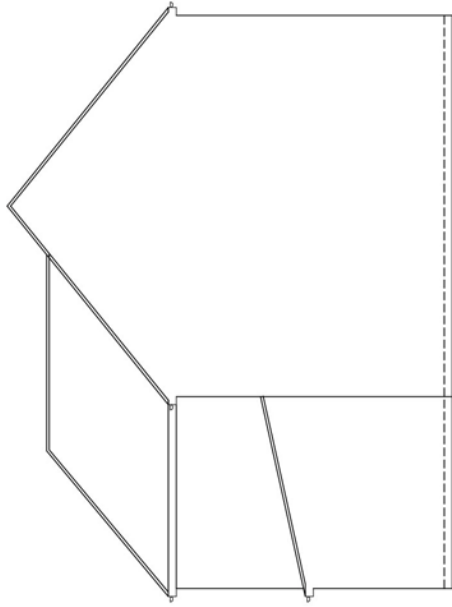
MONO PITCH ROOF

POST

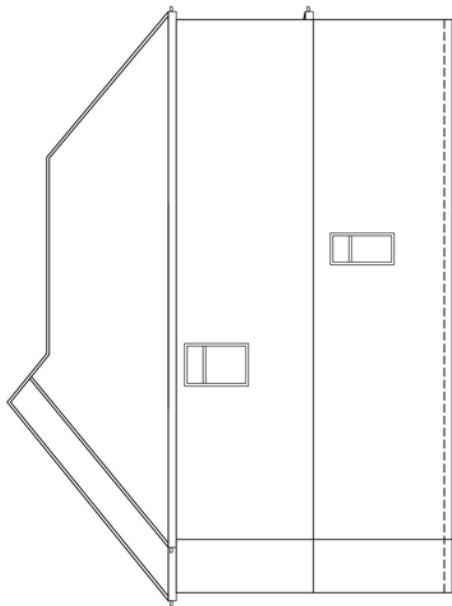
NEW WINDOW WITH OBSCURE GLASS AND OPENABLE AREA 1.7m ABOVE FLOOR LEVEL

ALL CHANGES ARE MARKED ON THE DRAWINGS  
ALL EXISTING AND NEW WALLS ARE TO BE RENDERED

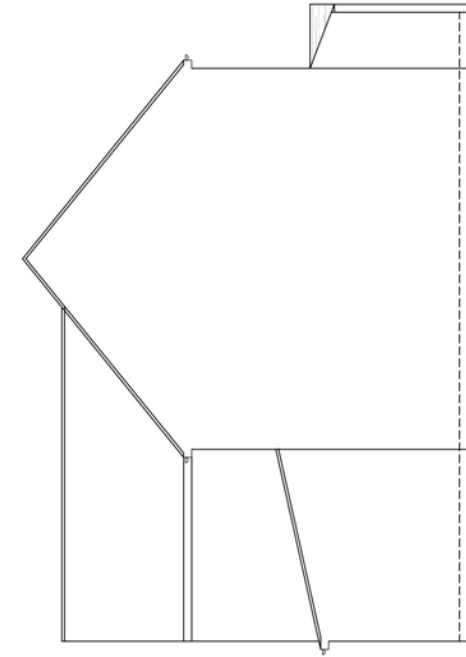
<b>Client</b>	MR BALJIT S GILL
<b>Site Address</b>	9 TRUESDALE DRIVE HAREFIELD MIDDLESEX UB9 6AY
<b>Job Title</b>	DOUBLE STOREY SIDE AND PART REAR AND SINGLE STOREY REAR EXTENSION; FRONT PORCH AND CANOPY
<b>Drawing Title</b>	FRONT AND REAR ELEVATIONS
<b>Scale</b>	1:100
<b>Date</b>	FEBRUARY 2013
<b>Drawing No.</b>	9/TD/01



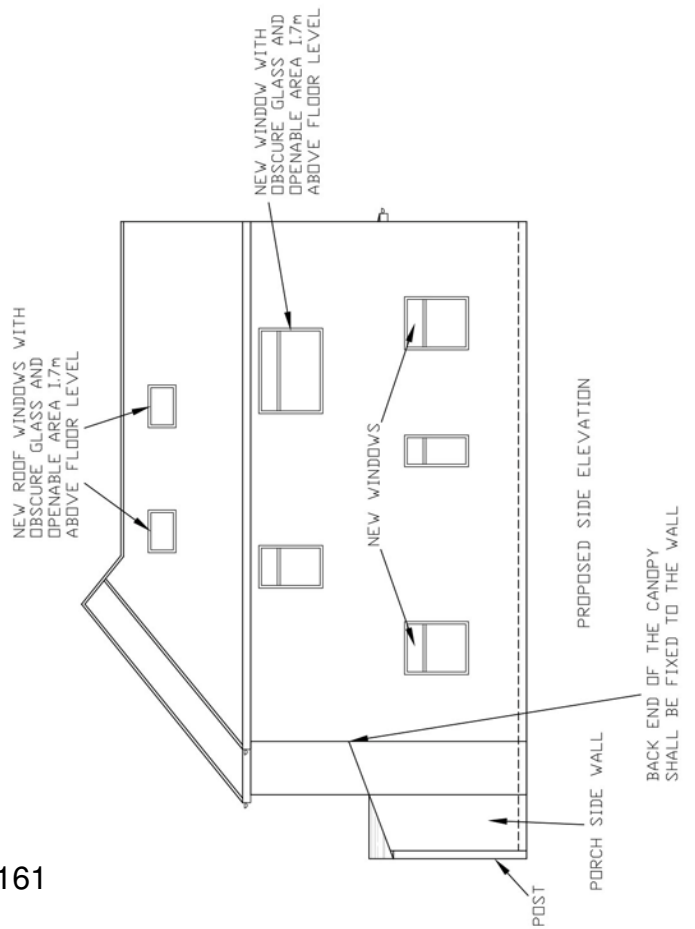
EXISTING APPROVED SIDE ELEVATION



EXISTING APPROVED SIDE ELEVATION

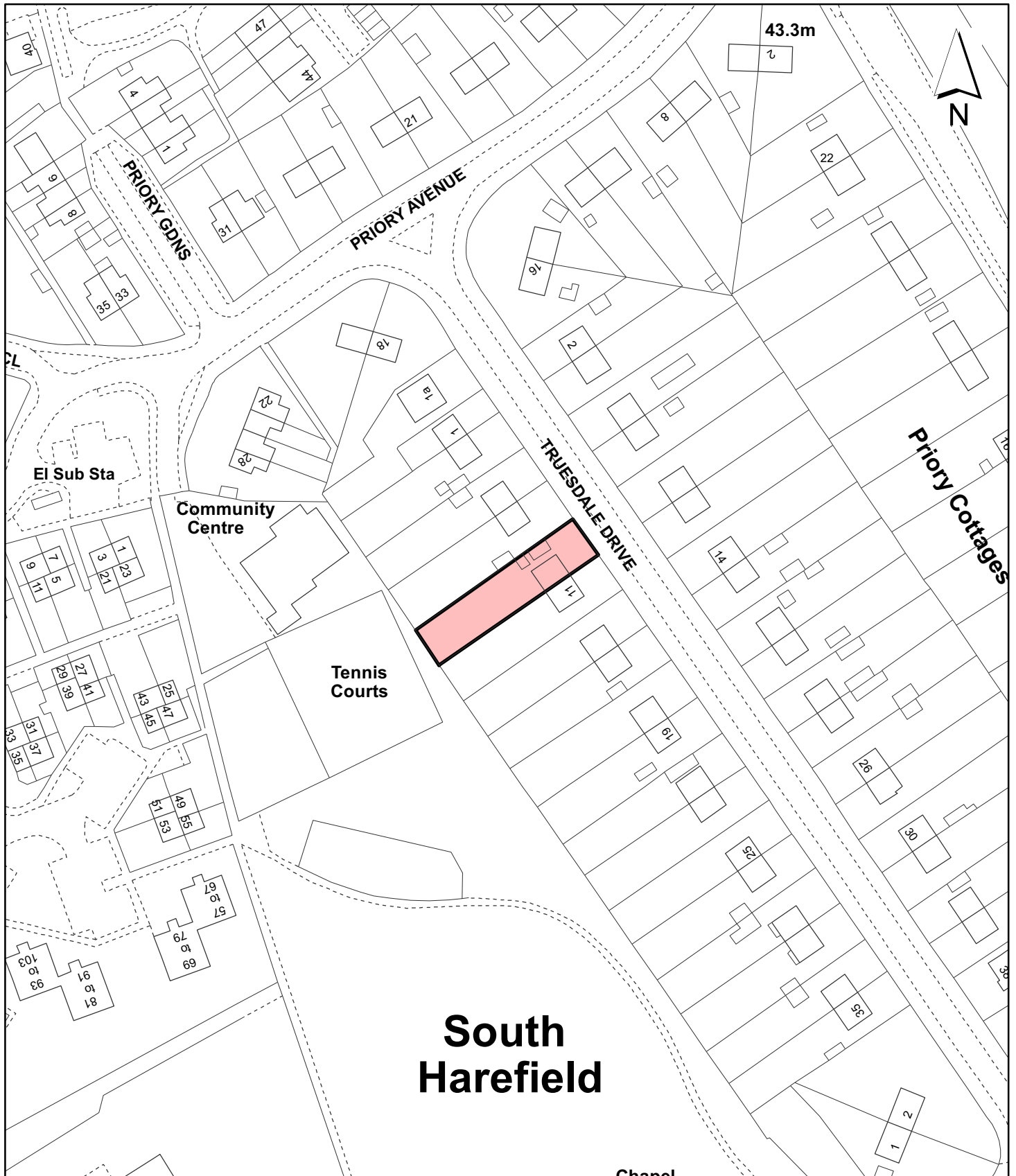


PROPOSED SIDE ELEVATION





ALL CHANGES ARE MARKED ON THE DRAWINGS  
ALL EXISTING AND NEW WALLS ARE TO BE RENDERED

<b>Client</b>	MR BALJIT S GILL
<b>Site Address</b>	9 TRUESDALE DRIVE HAREFIELD MIDDLESEX UB9 6AY
<b>Job Title</b>	DOUBLE STOREY SIDE AND PART REAR AND SINGLE STOREY REAR EXTENSION; FRONT PORCH AND CANDOPY
<b>Drawing Title</b>	SIDE ELEVATIONS
<b>Scale</b>	1:100
<b>Date</b>	FEBRUARY 2013
<b>Drawing No.</b>	9/TD/02



# South Harefield

<p><b>Notes</b></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 2013 Ordnance Survey 100019283</p>	<p>Site Address</p> <p><b>9 Truesdale Drive Harefield</b></p>		<p><b>LONDON BOROUGH OF HILLINGDON</b></p> <p><b>Residents Services</b></p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p><b>4749/APP/2013/140</b></p>	<p>Scale</p> <p><b>1:1,250</b></p>	
	<p>Planning Committee</p> <p><b>North</b> Page 162</p>	<p>Date</p> <p><b>April 2013</b></p>	
		 <b>HILLINGDON</b> <small>LONDON</small>	



**Report of the Head of Planning, Sport and Green Spaces**

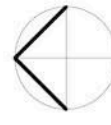
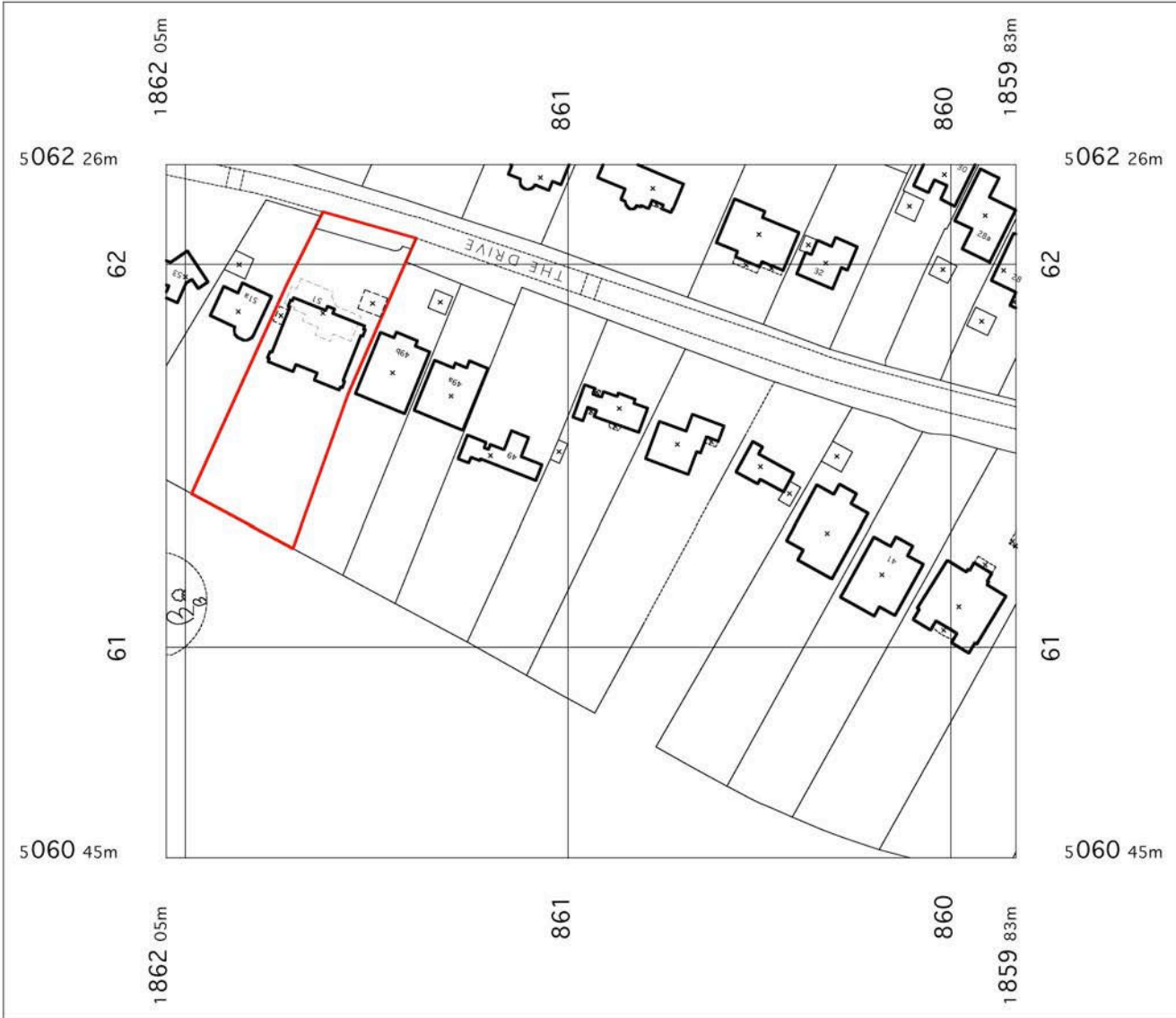
**Address** 51 THE DRIVE ICKENHAM

**Development:** Two storey building with habitable roofspace to create 5 x self-contained flats with associated parking and landscaping and installation of vehicular crossover, involving demolition of existing detached dwelling.

**LBH Ref Nos:** 21977/APP/2012/2194

<b>Date Plans Received:</b>	06/09/2012	<b>Date(s) of Amendment(s):</b>	21/09/2012
<b>Date Application Valid:</b>	24/09/2012		06/09/2012
			30/11/2012

Revisions:  
 A 20/09/12  
 Road name added  
 B 02/01/13  
 Garage deleted



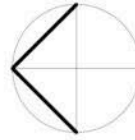
PIO



Proposed Residential Development  
 81 The Drive Icknham  
 Site Location Plan as Proposed  
 Drawing No. 9015.P108  
 Scale 1:1250 at A3  
 January 2013

warren benbow architects  
 21-22 Mill Street London  
 Herefordshire HR5 3AL  
 01544 239 136  
 www.warrenbenbow.com  
 info@warrenbenbow.com

Revised  
A 2009.12  
Scale corrected  
Road name added



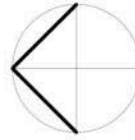
P02



Proposed Residential Development  
**51 The Drive Ipswich**  
Block Plan as Existing  
Drawing no. 99315 P02A  
Scale 1:500 at A3  
September 2012

**warren benbow architects**  
21-22 Mill Street Kingston  
Hendonshire MK5 3AL  
01544 289 136  
www.warrenbenbow.com  
mail@warrenbenbow.co.uk

Revisions  
A 2009.12  
Scale corrected  
Road name added  
B 02.01.13  
Garage deleted



P11



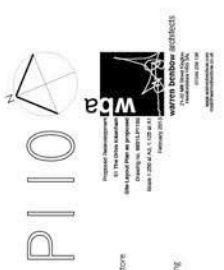
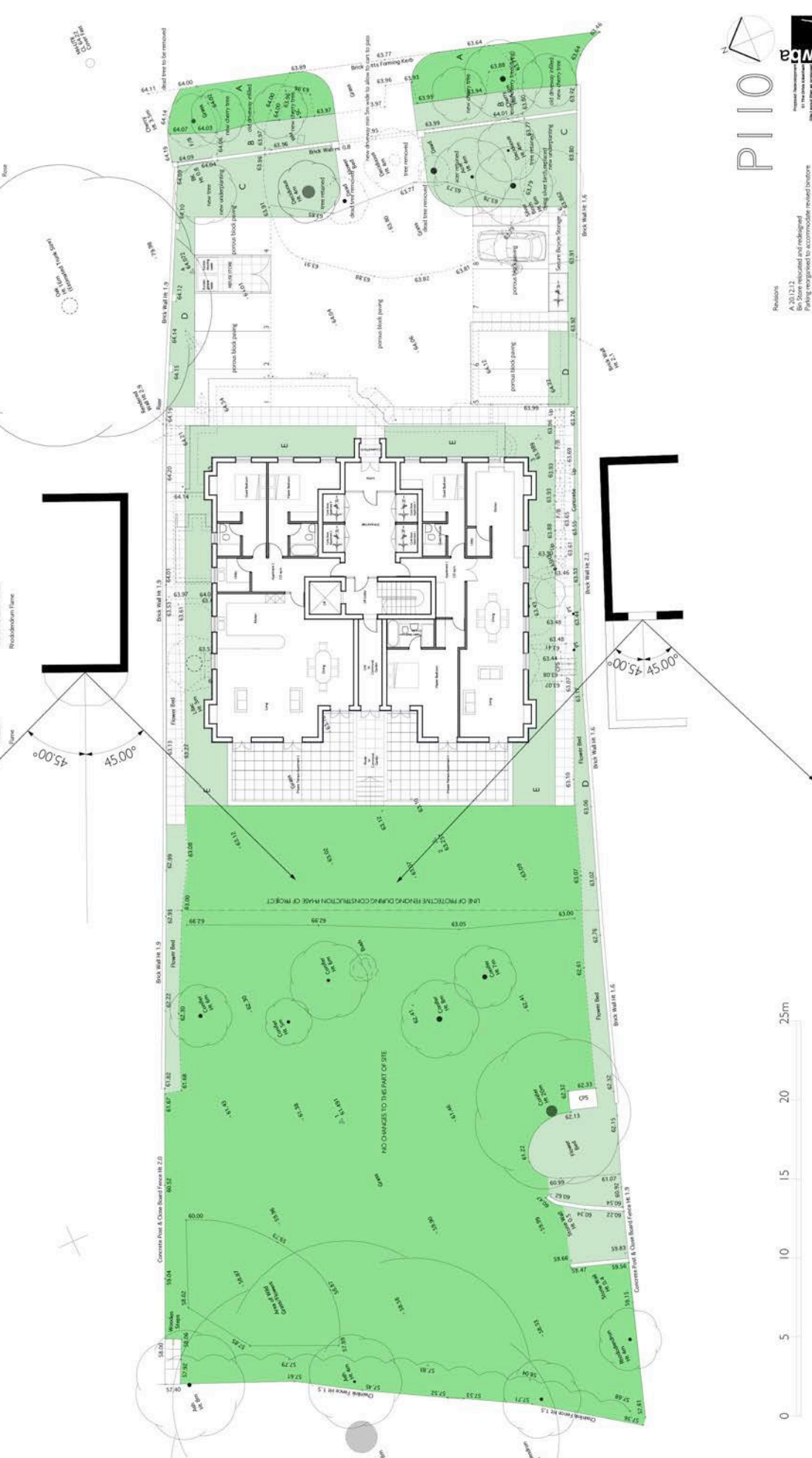
Proposed Residential Development  
**51 The Drive Isenhelm**  
Block Plan as Proposed  
Drawing no. 99315 P11B  
Scale 1:500 at A3  
January 2013

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21-22 Mill Street Kingston  
Herefordshire HR5 3AL  
01544 289136  
www.warrenbenbow.com  
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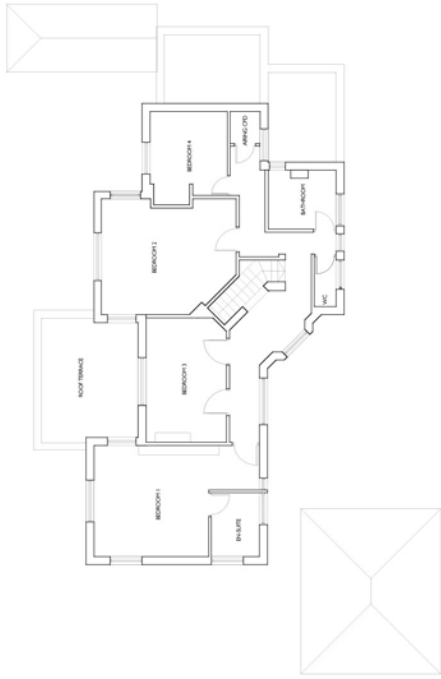


Self-Landscaping

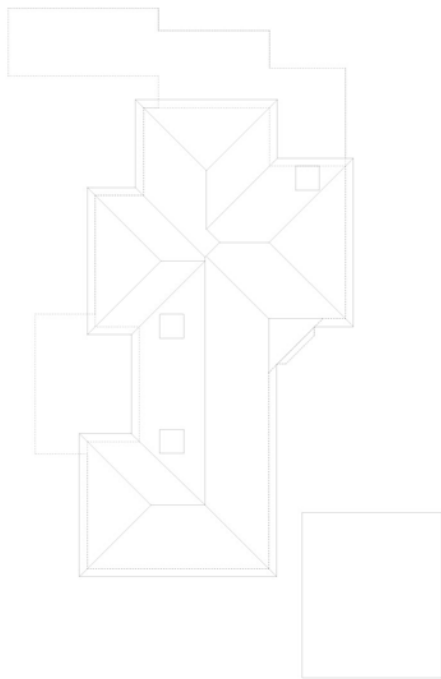
- A Grass verge to road frontage**
  - 4 nos. flowering and cherry trees
  - To replace existing or dying specimens. Plants person's choice
- B Flower beds behind grass verge**
  - Existing paving to be retained and preserved in situ where possible
  - Left of New Entrance Drive - Holly, Laurel, Rowan and Viburnum
  - Right of New Entrance Drive - Holly, Laurel, Rowan and Viburnum
  - Where existing specimens retained with planting both rows sections to be planted with existing species
- C The Spirey (area immediately behind front boundary wall)**
  - Proposed
  - All healthy planting to be retained in situ where possible (from left to right)
  - Left of New Entrance Drive - Rowan, Viburnum, Holly, Laburnum, Ash and Ashoka
  - Right of New Entrance Drive - Viburnum and Bay
  - Any gaps in underplanting would be filled with:
- D New Parking beds to North and South boundary walls**
  - To be planted with:
  - Hydrangea
  - Cornus
  - Hibiscus
  - Lonicera
  - Lawsonia
  - Amorpha
  - Conocarpus
  - Hibiscus
  - Pyracantha angustifolia
  - Behavea rugosa
  - Rec. Chromolaena
  - Rec. Citrus
  - Rec. Citrus
- E Redesign Parking beds around building perimeter**
  - To be planted with:
  - Hibiscus
  - Pyracantha angustifolia
  - Behavea rugosa
  - Rec. Chromolaena
  - Rec. Citrus
  - Rec. Citrus



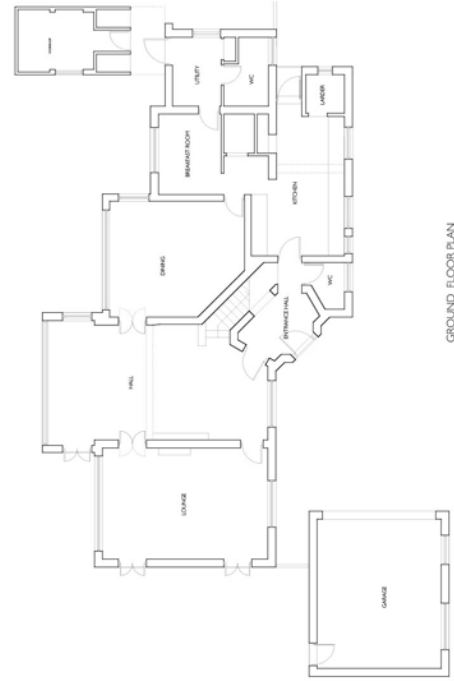
Revisions  
 A 20.12.12  
 Proposed landscaping  
 to be retained and redesigned  
 Parking recognized to accommodate revised driveway  
 Change desired  
 Electric gates desired  
 B 25.02.13  
 Proposed landscaping  
 to be retained and redesigned  
 Proposed floor windows  
 as requested to LBH



FIRST FLOOR PLAN



ROOF PLAN



GROUND FLOOR PLAN

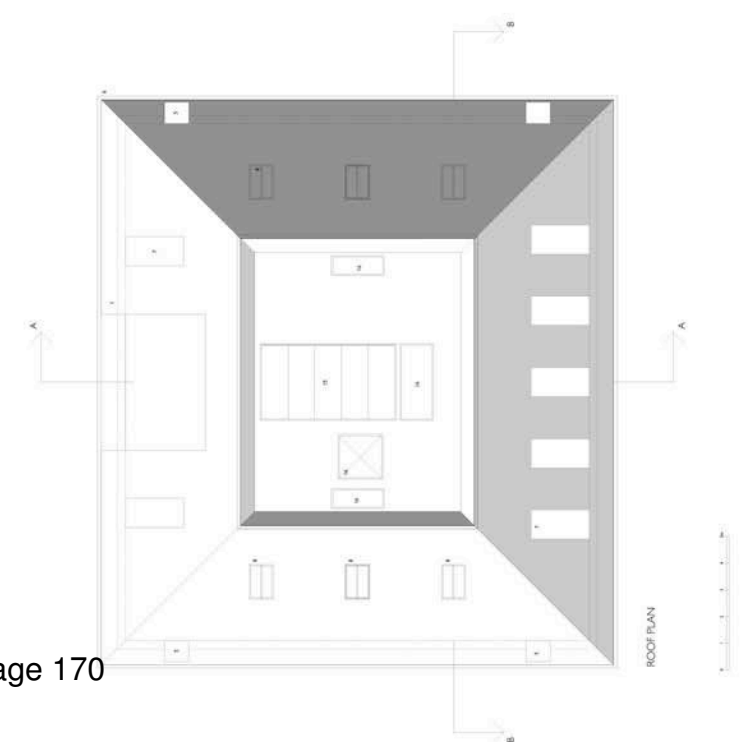
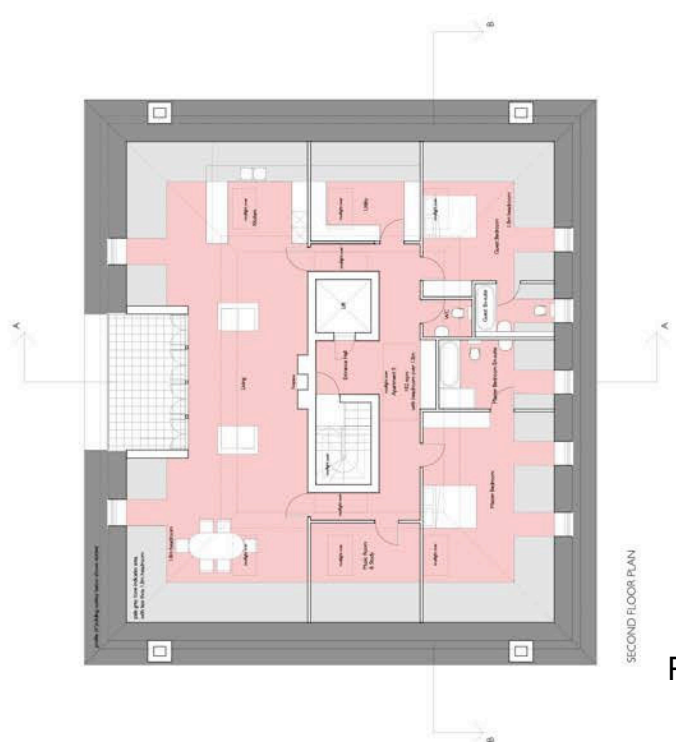
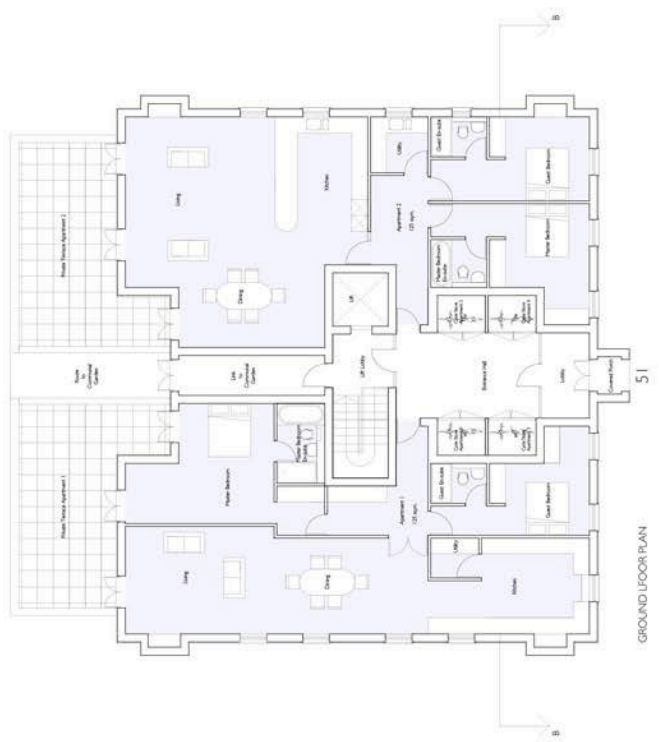


1. All dimensions are in millimeters unless otherwise stated.  
 2. All dimensions are to the centerline of walls and columns unless otherwise stated.  
 3. All dimensions are to the centerline of doors and windows unless otherwise stated.  
 4. All dimensions are to the centerline of stairs and ramps unless otherwise stated.  
 5. All dimensions are to the centerline of structural elements unless otherwise stated.  
 6. All dimensions are to the centerline of structural elements unless otherwise stated.  
 7. All dimensions are to the centerline of structural elements unless otherwise stated.  
 8. All dimensions are to the centerline of structural elements unless otherwise stated.  
 9. All dimensions are to the centerline of structural elements unless otherwise stated.  
 10. All dimensions are to the centerline of structural elements unless otherwise stated.

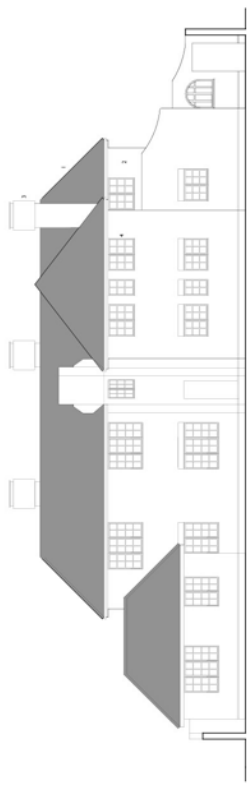


P30

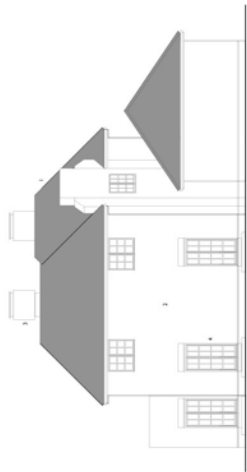
Proposed (Indicative)  
 51 The Oaks (Kitchen)  
 Floor plans are proposed  
 Drawing No. 90315L/001  
 Scale 1:100 or A1  
 November 2011  
**WSPartners Architects**  
 71-72 York Street, Sydney  
 Telephone: (61) 2 9242 2300  
 www.wspartners.com.au



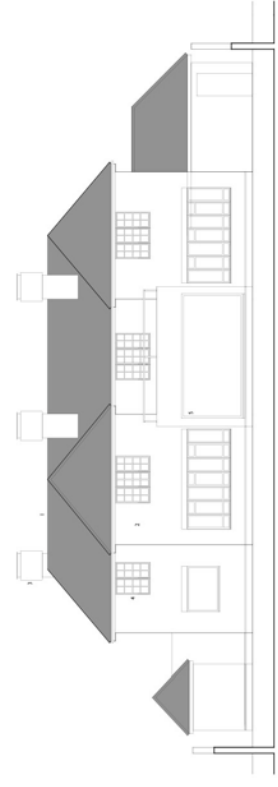




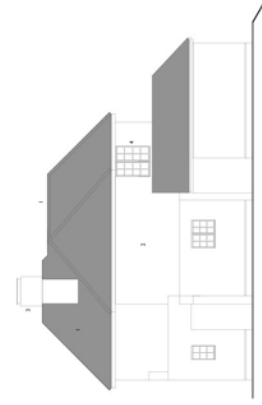
FRONT (EAST) ELEVATION



SIDE (SOUTH) ELEVATION



REAR (WEST) ELEVATION



REAR (WEST) ELEVATION



Key

- 1 natural slate roof
- 2 red facing brick
- 3 reconstructed stone
- 4 white painted brickwork
- 5 black chimney stacks
- 6 painted metal gutters and downpipes
- 7 lead clad dormer
- 8 conservation rooflight
- 9 painted metal cladding (glass infill)
- 10 white painted brickwork (wall retained)
- 11 1.2m wide paved path
- 12 1.8m wide planting bed
- 13 new screen wall
- 14 new low level wall to edge of terrace
- 15 new paving
- 16 roof piling
- 17 obscured glazing/loft light



FRONT (EAST) ELEVATION

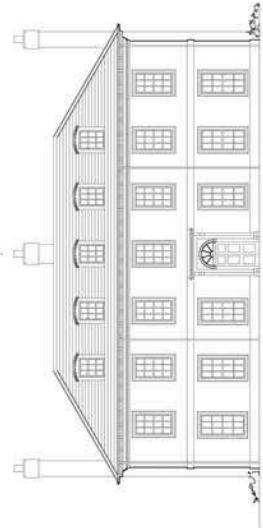
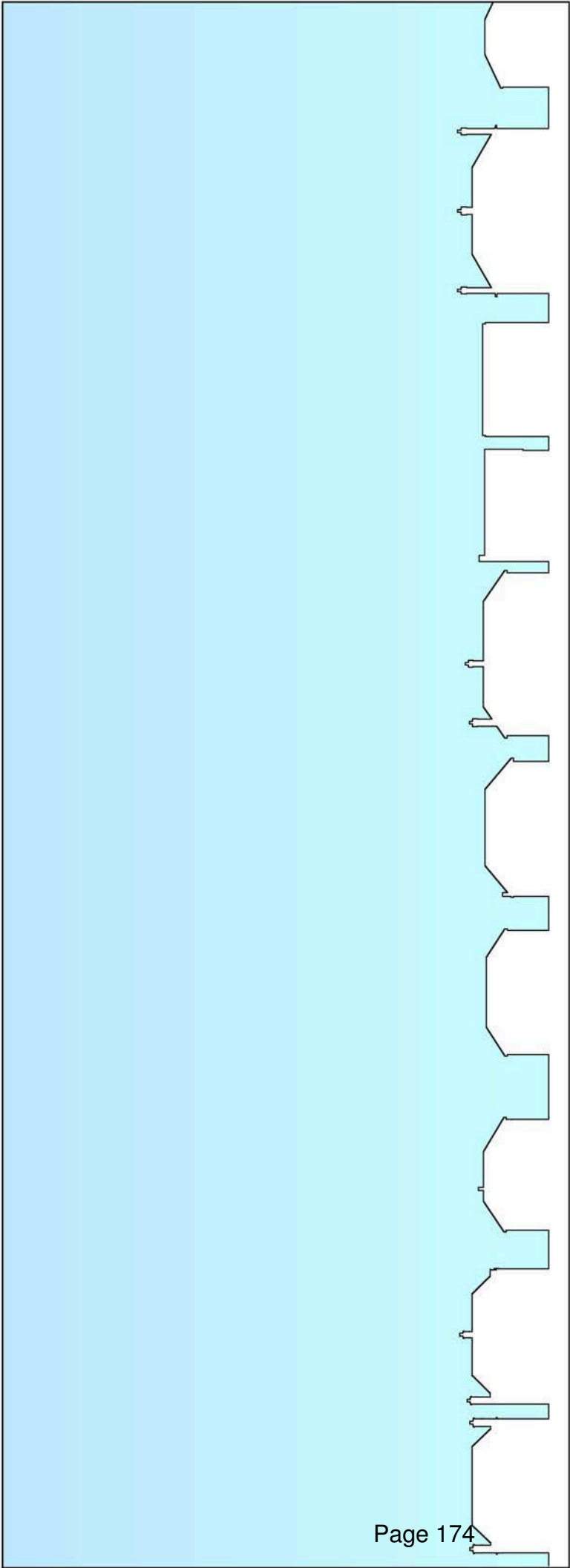


Proposed Redevelopment  
**51 The Drive Ickenham**  
 Context Elevation as proposed  
 Drawing no. 98315.P22A  
 Scale 1:100 at A3, 1:50 at A1  
 January 2013

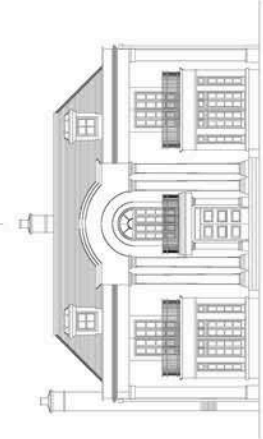
Revised A3/01/13  
 Gates added  
 Gates deleted  
 Retain stone indicated

**warren benbow architects**  
 21-22 Mill Street Kington  
 Herefordshire HR5 3AL  
 01544 230 136  
[www.warrenbenbow.com](http://www.warrenbenbow.com)  
[mail@warrenbenbow.co.uk](mailto:mail@warrenbenbow.co.uk)

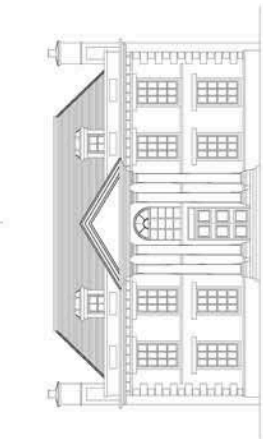




51 The Drive proposed  
1:250 A3



43 The Drive existing  
1:250 A3



41 The Drive existing  
1:250 A3



Proposed Redevelopment  
51 The Drive Ickenham  
Site Section as proposed  
Drawing no. 99315.P23  
Scale 1:500 at A3 1:250 at A1  
February 2013

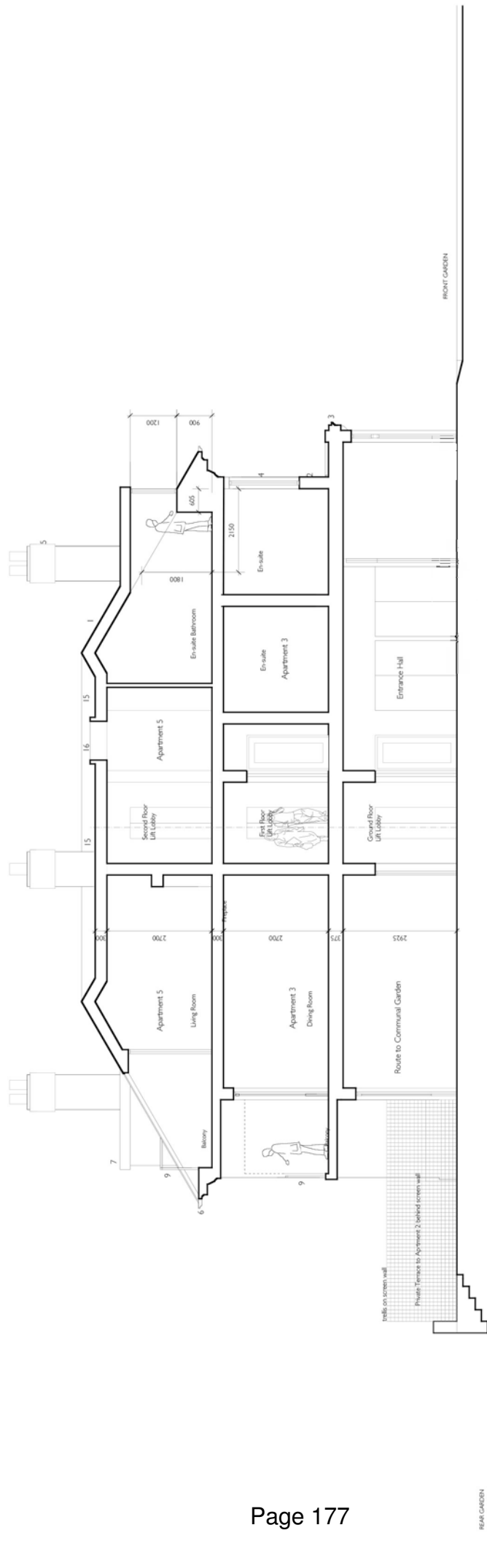
**warren benbow architects**  
21-22 Mill Street, Kingston  
Herefordshire HR5 3AL  
01544 239 198  
[www.warrenbenbow.com](http://www.warrenbenbow.com)  
mail@warrenbenbow.co.uk





Key

- 1 natural slate roof
- 2 red facing brick
- 3 reconstructed stone
- 4 leaded glass with windows and doors
- 5 brick chimney stack
- 6 painted metal gutters and downpipes
- 7 lead clad dormer
- 8 conservation rooflight
- 9 painted brick boarded with glass infill
- 10 painted brick boarded with glass infill
- 11 1.2m wide paved path
- 12 1.8m wide planting bed
- 13 new screen wall
- 14 new low level wall to edge of terrace
- 15 new screen wall
- 16 roof piling
- 17 obscured glazing/fixed light



SITE SECTION A - A



Proposed Redevelopment  
**51 The Drive Ickenham**  
**Section A-A as proposed**  
 Drawing no. **98315.P20**  
 Scale 1:100 at A3, 1:50 at A1  
 August 2012

**warren benbow architects**

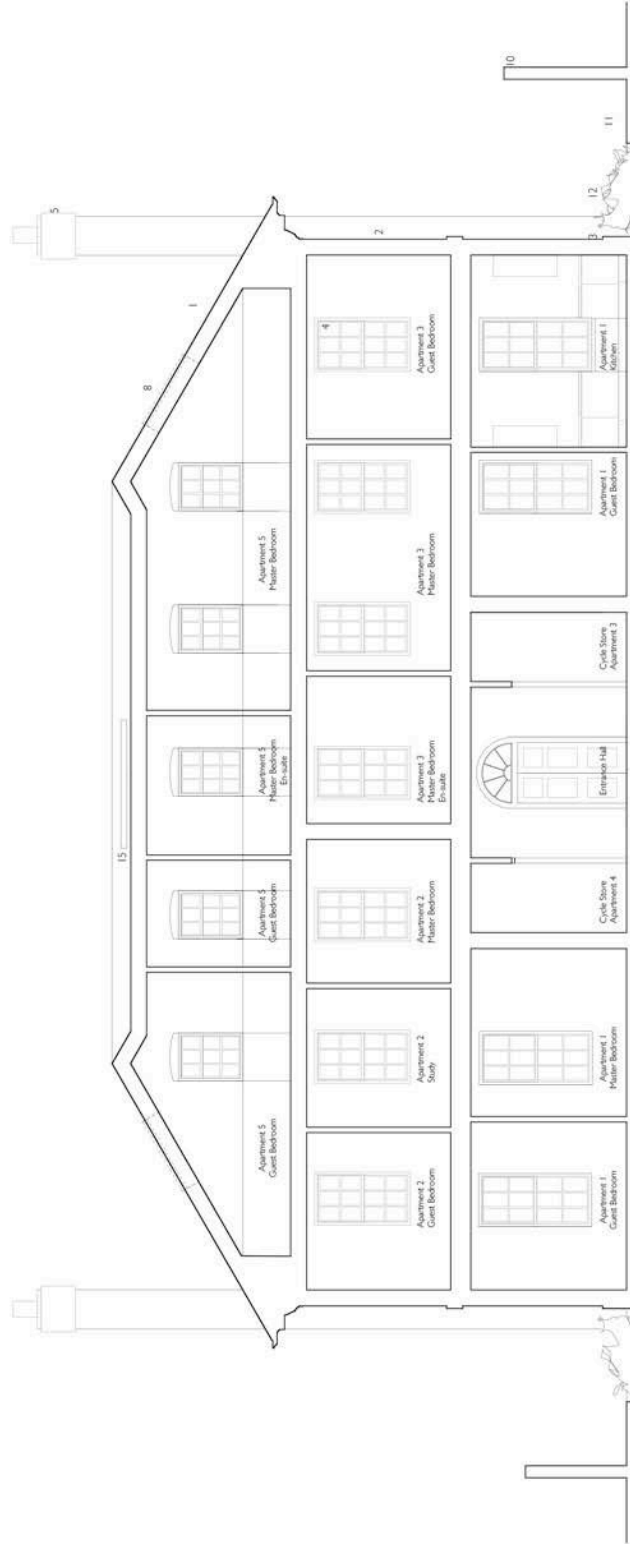
21-22 Mill Street, Kington  
 Herefordshire HR5 3AL

01544 250 136

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 mail@warrenbenbow.co.uk

Key

- 1 natural slate roof
- 2 red facing brick
- 3 reconstructed stone
- 4 leaded glass windows
- 5 black chimney stack
- 6 painted metal gutters and downpipes
- 7 lead clad dormer
- 8 conservation rooflight
- 9 painted metal cladding with glass (rft)
- 10 painted brick boarded wall retained
- 11 1.2m wide paved path
- 12 1.8m wide planting bed
- 13 new screen wall
- 14 new low level wall to edge of terrace
- 15 new paving
- 16 roof piling
- 17 obscured glazing/loft light



SITE SECTION B-B



Proposed Redevelopment  
**51 The Drive Ickenham**  
**Site section B-B as proposed**  
 Drawing no. **98315-P21**  
 Scale 1:100 at A3, 1:50 at A1  
 August 2012

**warren benbow architects**

21-22 Mill Street, Kington  
 Herefordshire HR5 3AL

01544 230 136

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 mail@warrenbenbow.co.uk







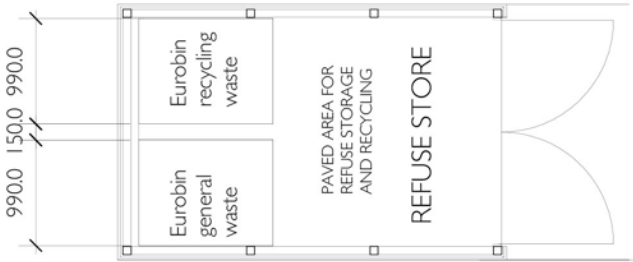
PII.2



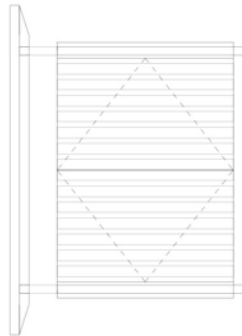
warren benbow architects  
 7 Goswell Road, London EC1A 3DF  
 Hertfordshire Herts, UK

Proposed Residential Development  
**51 The Drive Ickenham**  
 Crossover Plan as Proposed  
 Drawing no. 9931SP11.2A  
 Scale: 1:200 at A1  
 February 2013

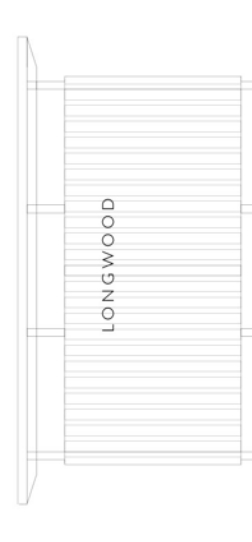




ENCLOSURE SIZED TO TAKE 2 NO. 1100 LITRE EUROBIN  
 1 FOR GENERAL HOUSEHOLD WASTE  
 1 FOR RECYCLING



1.8m HIGH  
 CEDAR BOARDED ENCLOSURE  
 100MM WIDE BOARDS WITH 50MM GAPS



REFUSE CAPACITY BASED ON  
 2 NO. 2 BEDROOM FLATS  
 3 NO. 3 BEDROOM FLATS  
 2 X 170 LITRES = 340 LITRES  
 3 X 240 LITRES = 720 LITRES  
 TOTAL 1060 LITRES = 1 EUROBIN (CAPACITY 1100 LITRES)

PROVISION IS THEREFORE TWICE ESTIMATED VOLUME OF WEEKLY WASTE

BIN STORE SIDE ELEVATION WITH PERGOLA ROOF

Revision A 02.01.13  
 Refuse Store redesigned

P24



**KEY**

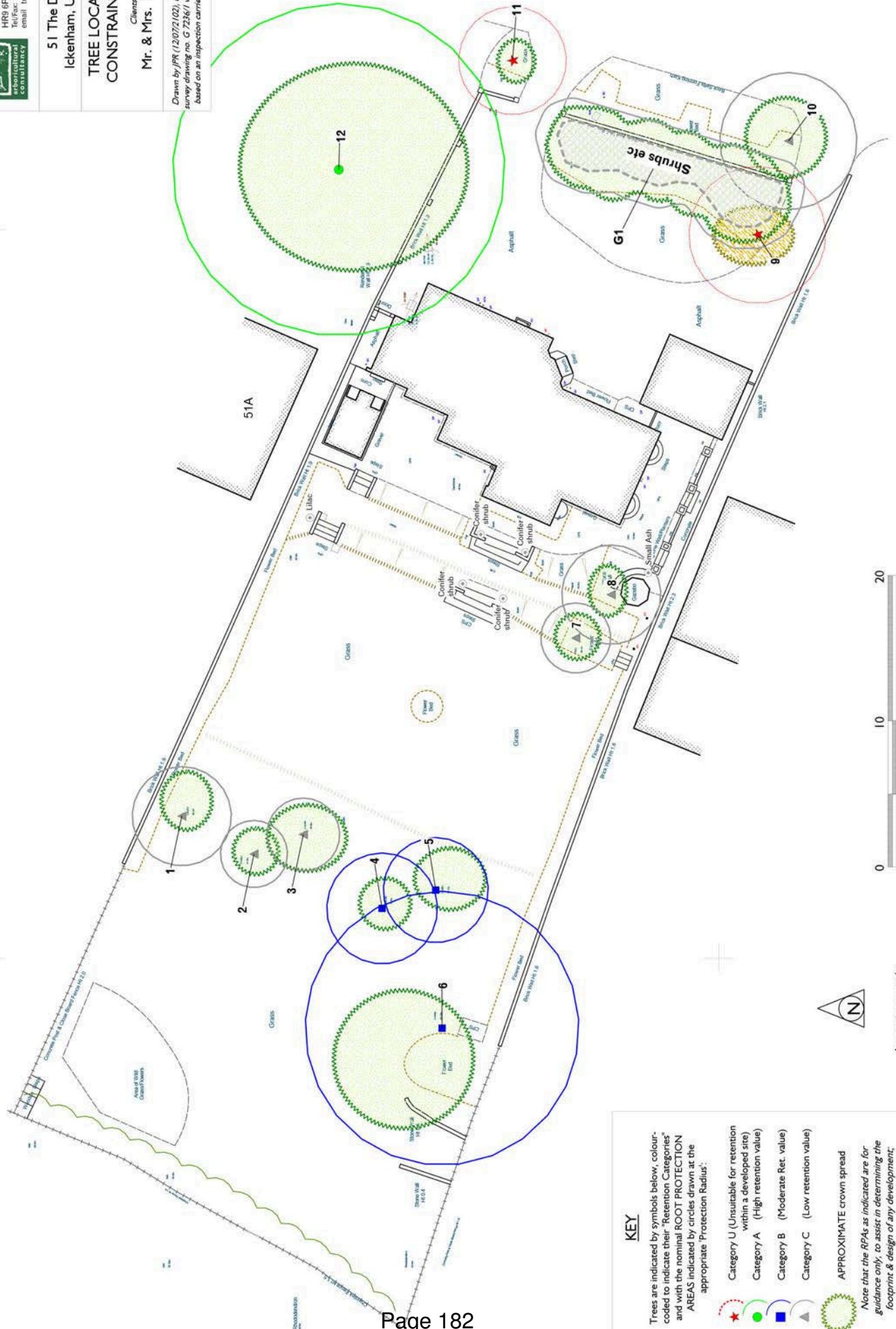
Trees are indicated by symbols below, colour-coded to indicate their "Retention Categories" and with the nominal ROOT PROTECTION AREAS indicated by circles drawn at the appropriate "Protection Radius".

- Category U (Unsuitable for retention within a developed site)
- Category A (High retention value)
- Category B (Moderate Ret. value)
- Category C (Low retention value)

APPROXIMATE crown spread

- Footprint of buildings proposed to be demolished
- Footprint of proposed new buildings
- Areas of soft landscaping
- Tree protection barrier





**KEY**

Trees are indicated by symbols below, colour-coded to indicate their "Retention Categories" and with the nominal ROOT PROTECTION AREAS indicated by circles drawn at the appropriate "Protection Radius":

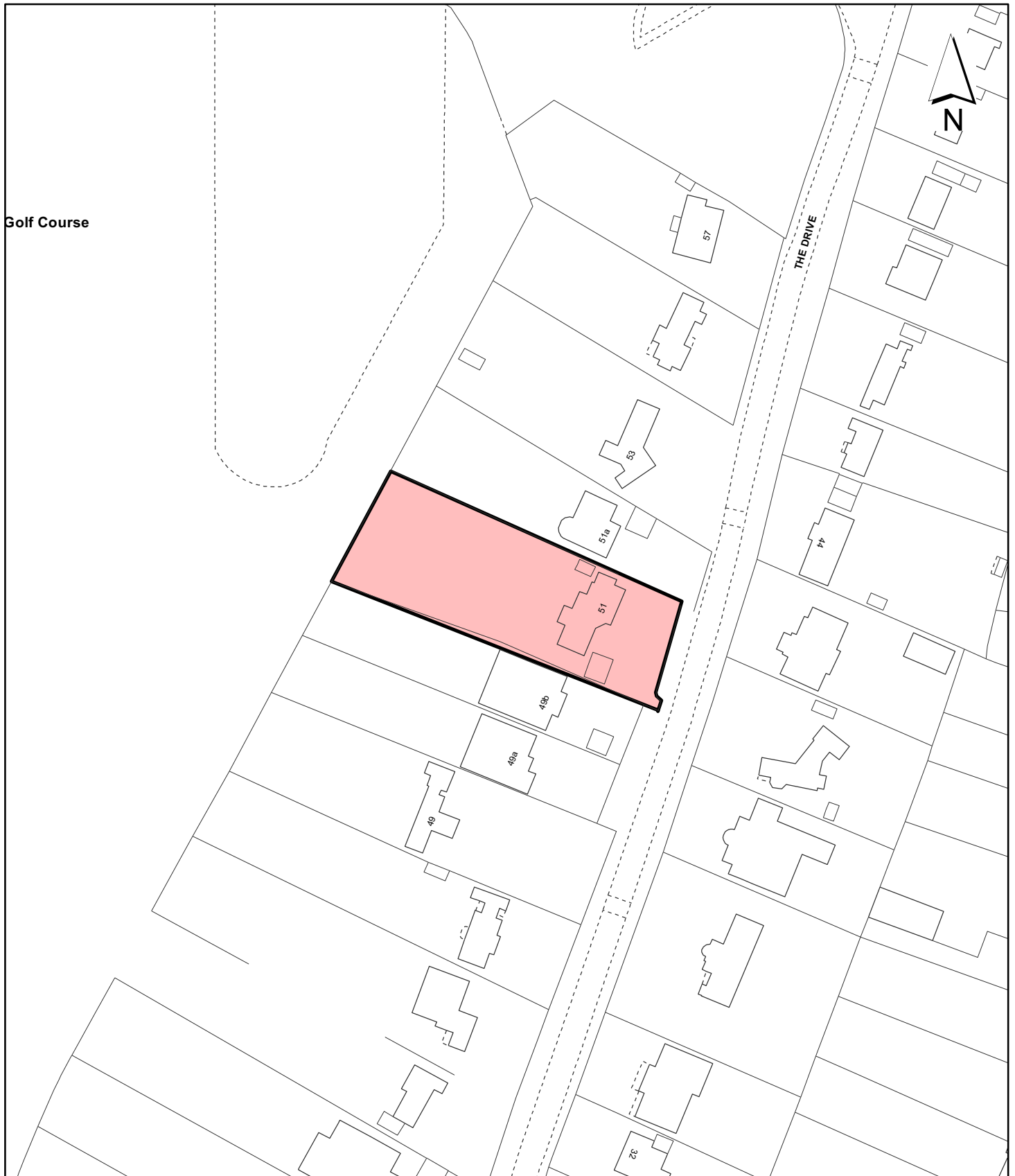
- ★ Category U (Unsuitable for retention within a developed site)
- Category A (High retention value)
- Category B (Moderate Ret. value)
- ▲ Category C (Low retention value)

○ APPROXIMATE crown spread


Note that the RPAs as indicated are for guidance only, to assist in determining the footprint & design of any development; they do not represent definitive Construction Exclusion Zones.

Approximate scale: 1:250 @ A3

Golf Course



**Notes**

 Site boundary

For identification purposes only.

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Site Address

**51 The Drive  
Ickenham**

**LONDON BOROUGH  
OF HILLINGDON  
Residents Services**

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

Planning Application Ref:

**21977/APP/2012/2194**

Scale

**1:1,250**

Planning Committee

**North** Page 183

Date

**November  
2012**



**HILLINGDON**  
LONDON

**Report of the Head of Planning, Sport and Green Spaces**

**Address** LAND TO REAR OF 51 AND 53 PEMBROKE ROAD RUISLIP

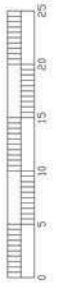
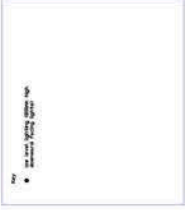
**Development:** 2 x 4-bedroom, detached bungalows with habitable roofspace, associated parking and amenity space.

**LBH Ref Nos:** 66982/APP/2013/109

**Date Plans Received:** 17/01/2013      **Date(s) of Amendment(s):** 17/01/2013

**Date Application Valid:** 17/01/2013

---



SCALE BAR

SCALE	1:500
SHEET NO.	A3
PROJECT NO.	TP01/b
LEVELS RELATE TO:	OS DATA
<b>DRAWING TITLE:</b> Proposed Site Plan	
<b>SITE ADDRESS:</b> Land R/O 51 and 53 Pembroke Rd Ruslip Middx	
<i>R Clarke Planning Ltd</i> KEYBERRY FARM, WOODMANWORTH ROAD LEICESTERSHIRE, LEICESTER, LE12 7JG TEL: 01533 440005 FAX: 01533 440006 E: JAMES@RCLARKEPLANNING.COM JAMES@RCLARKEPLANNING.COM Licence number 071766/20153	
<b>R Clarke Planning Ltd</b>	

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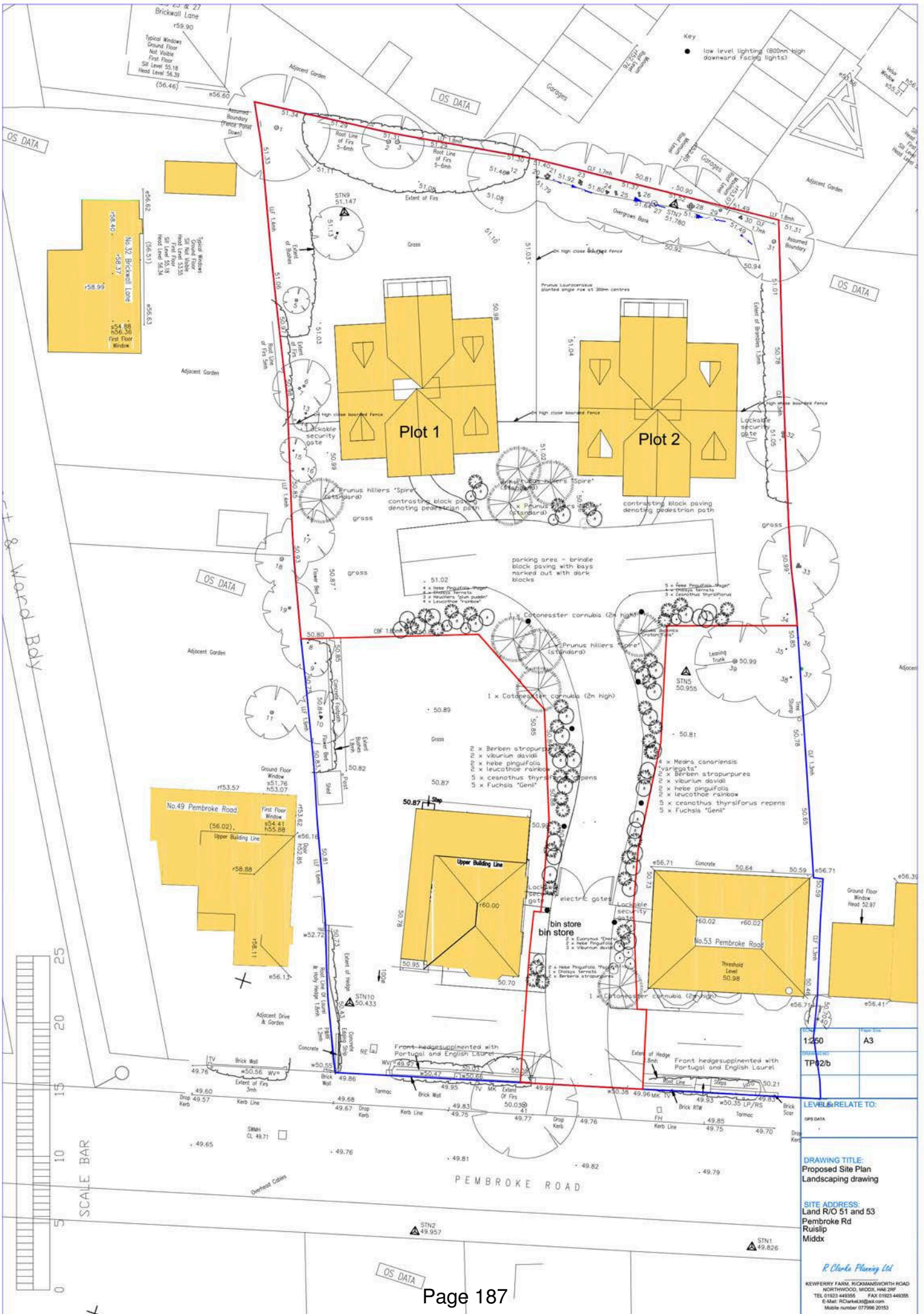


Drainage Survey © Crown Copyright 2010. All rights reserved. Licence number 100020449

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3	Proposed	12	Proposed
4	Proposed	13	Proposed
5	Proposed	14	Proposed
6	Proposed	15	Proposed
7	Proposed	16	Proposed
8	Proposed	17	Proposed
9	Proposed	18	Proposed
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11	Proposed	20	Proposed
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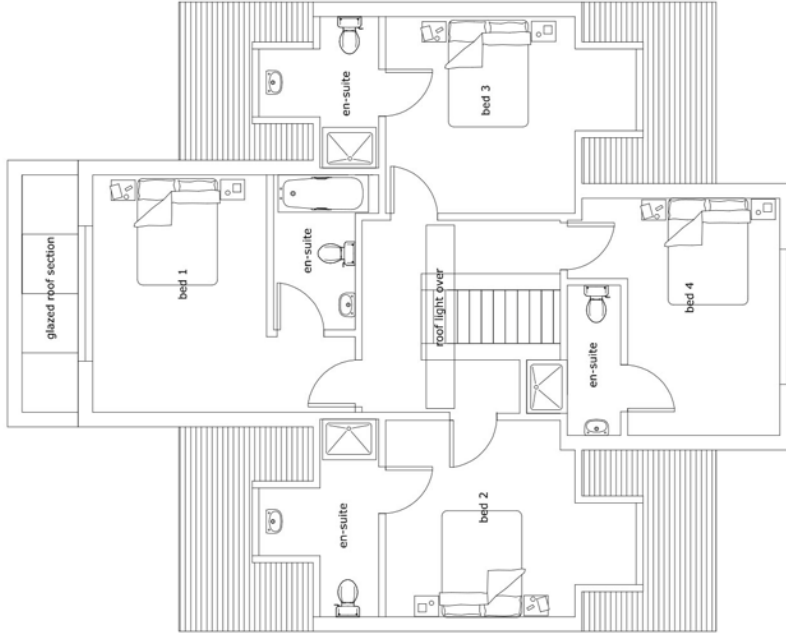
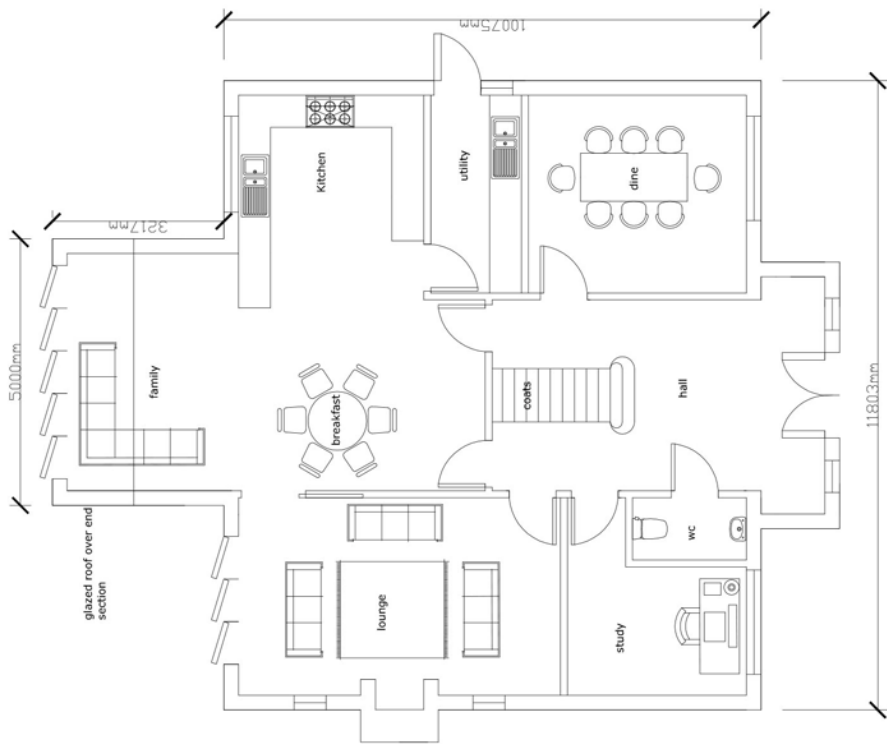
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PROJECT: TP011	
LEVELS RELATE TO: OP DATA	
DRAWING TITLE: Existing Site Plan	
SITE ADDRESS: Land R/O 51 and 53 Pembroke Rd Ruuslip Middx	
<i>R Clarke Planning Ltd</i> NEWBERRY FARM, BUCHANANWORTH ROAD BRIDGEMAN, WILTSHIRE, SN6 7LW TEL: 01245 444400 FAX: 01245 444405 E: RCLARKE@RCLARKEPLANNING.COM Website: www.rcl Clarke.planning.com Moshell number: 07796621713	
<b>R Clarke Planning Ltd</b>	





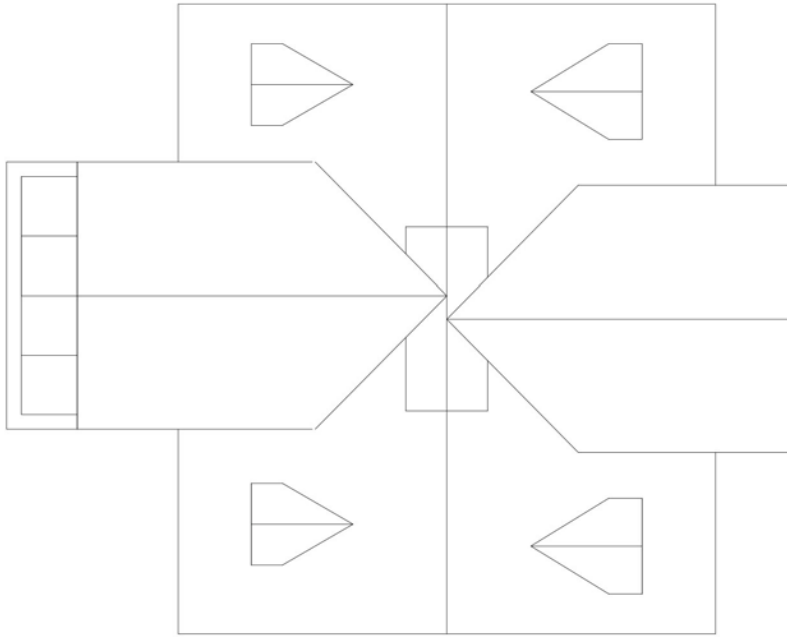
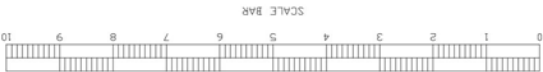
1:250	Plot Size A3
TP92b	
LEVL&RELATE TO: OS DATA	
DRAWING TITLE: Proposed Site Plan Landscaping Drawing	
SITE ADDRESS: Land R/O 51 and 53 Pembroke Rd Ruislip Middx	
R. Clarke Planning Ltd	
KEWPERFERRY FARM, RICHMOND/SOUTH ROAD NORTHWOOD, MIDDX, HA6 2RF TEL 01923 449355 FAX 01923 449355 E-MAIL: RCLARKE@RCP.CO.UK Mobile number 07796 20153	

# Plot 1



SCALE	1:100
PAPER SIZE	A3
DATE	TP05/b
LEVELS RELATE TO:	OS DATA
DRAWING TITLE:	Proposed Elevations
SITE ADDRESS:	Land R/O 51 and 53 Pembroke Rd Ruislip Middx
<i>R Clarke Planning Ltd</i> NEWBERRY FARM, REDBANDWORTH ROAD WOODLAND GREEN, UXTON, OXFORDSHIRE TEL: 01825 440000 FAX: 01825 440005 E-MAIL: RCLARKE@RCLARKE.CO.UK Website: www.rclarkeplanning.com License number: 0775692/153	
R Clarke Planning Ltd	

Plot 1



Roof Plan



SCALE	1:100	PAPER SIZE	A3
PROJECT NO.	TP06b		
LEVELS RELATE TO: OSB DATUM			

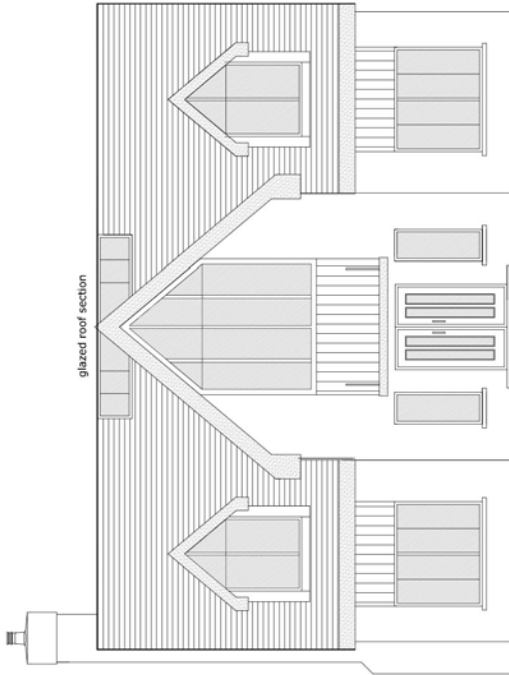
DRAWING TITLE:  
Proposed Elevations

SITE ADDRESS:  
Land R/O 51 and 53  
Pembroke Rd  
Ruislip  
Middx

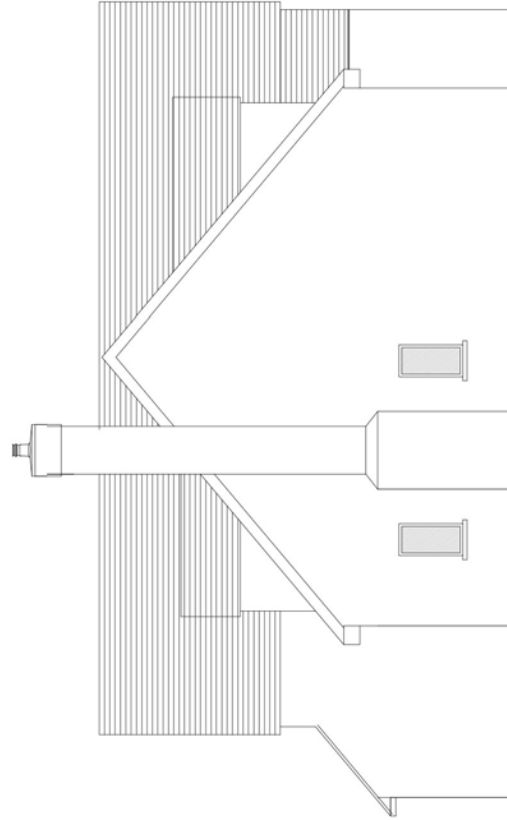
*R Clarke Planning Ltd*  
 NEWBERRY FARM, REDBANDS WORTH ROAD  
 RUISLIP, MIDDLESEX, U.K. HA 3 1JY  
 TEL: 0181 440000 FAX: 0181 2744000  
 E-MAIL: RCLARKE@RCLARKE.COM  
 License number: 077569-20153

R Clarke  
Planning Ltd

Plot 1



Front Elevation

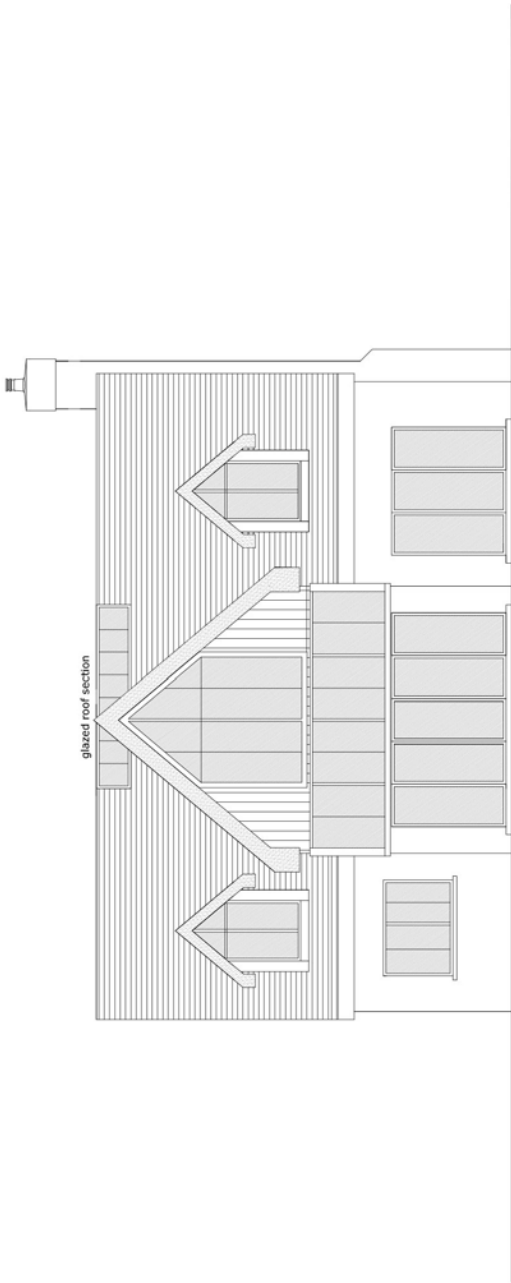
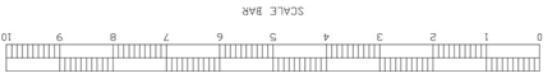


Side Elevation

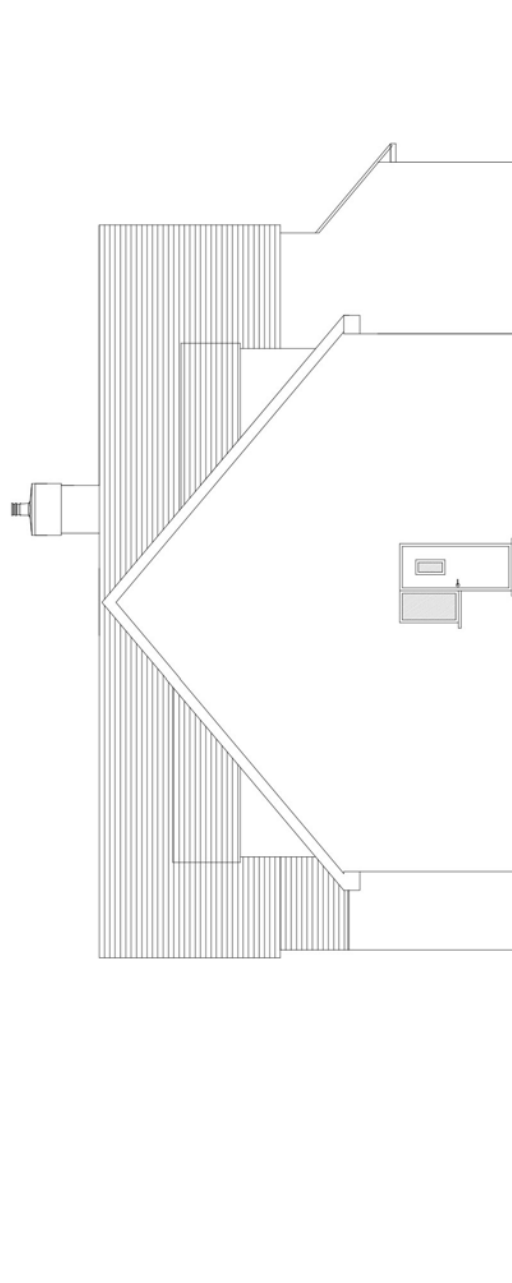


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SITE ADDRESS:	Land R/O 51 and 53 Pembroke Rd Ruislip Middlesex		
	<i>R Clarke Planning Ltd</i>		
	NEWBERRY FARM, RICHMOND/WORTH ROAD RUISLIP, MIDDLESEX, UNITED KINGDOM TW9 1AP TEL: 0181 4404000 FAX: 0181 274 E-MAIL: RCLARKE@RCLARKE.COM Licence number: 017766-20183		
	R Clarke Planning Ltd		

# Plot 1



Rear Elevation

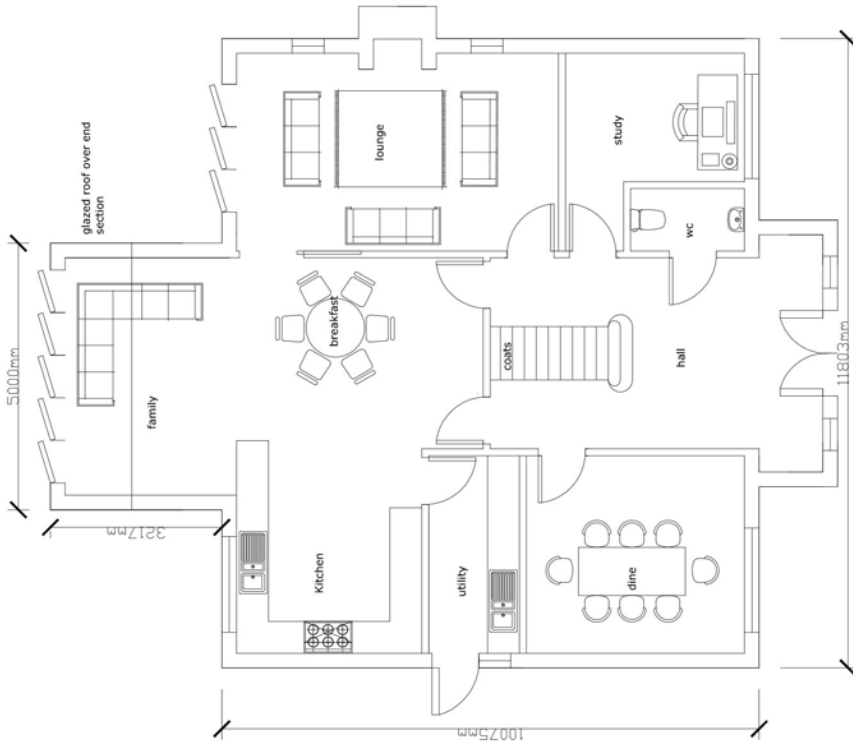
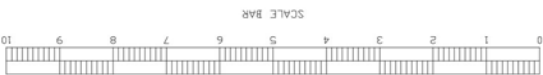


Side Elevation

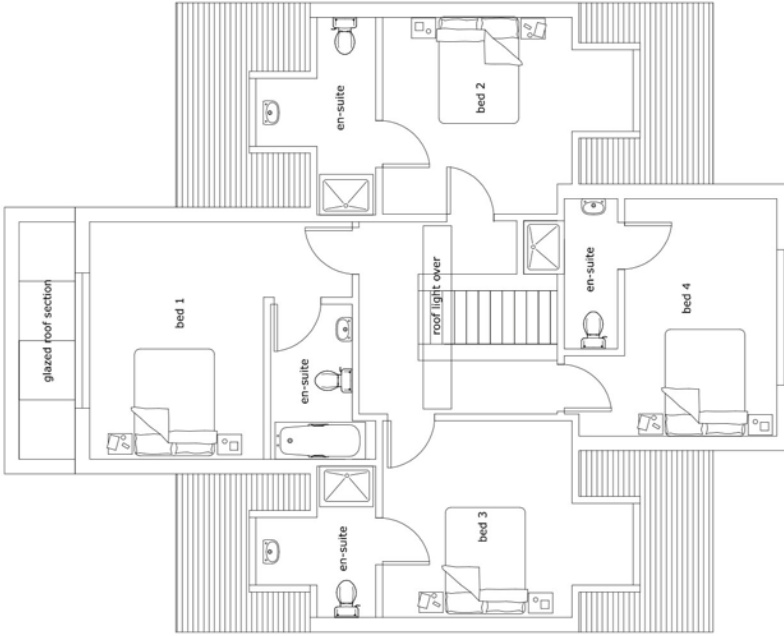


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LEVELS RELATE TO:	OS DATUM
DRAWING TITLE:	Proposed Elevations
SITE ADDRESS:	Land R/O 51 and 53 Pembroke Rd Ruislip Middx
<i>R Clarke Planning Ltd</i> NEWBERRY FARM, REDBANDS WORTH ROAD WINDYBUSH, URMINGHAM, LEICESTERSHIRE LE12 5JG TEL: 01533 440000 FAX: 01533 440005 E-MAIL: RCLARKE@RCLARKE.COM Licence number: 077566-20153	
<b>R Clarke Planning Ltd</b>	

# Plot 2

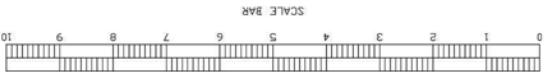


Ground Floor 143sqm gross external

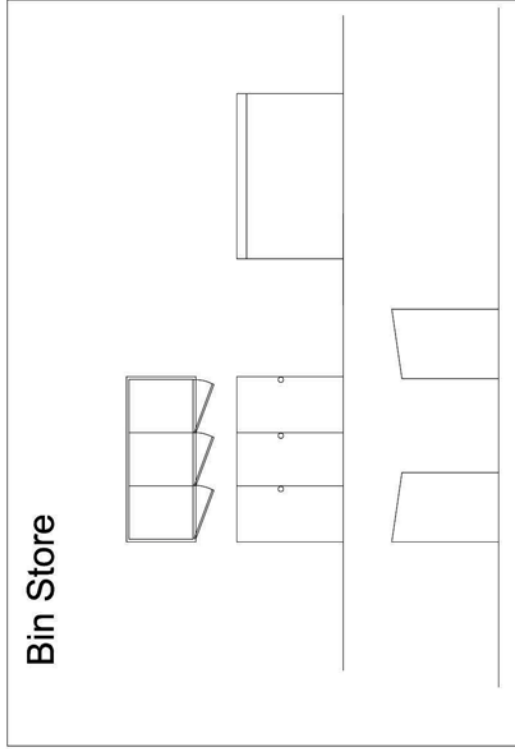
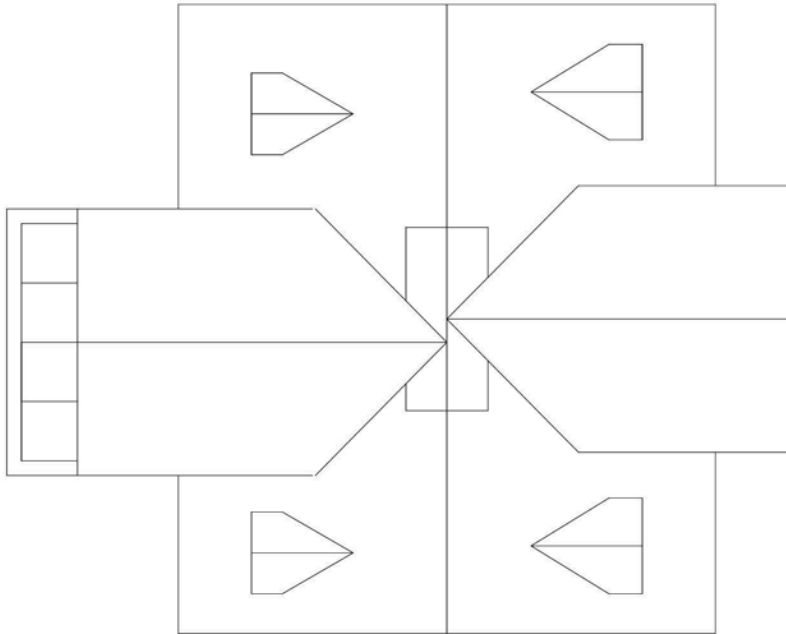


First Floor 109sqm gross external

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PROJECT NO.	TP09/b		
LEVELS RELATE TO: OS DATUM			
DRAWING TITLE: Proposed Elevations			
SITE ADDRESS: Land R/O 51 and 53 Pembroke Rd Ruislip Middx			
<i>R Clarke Planning Ltd</i> NEWBERRY FARM, REDBANDS WORTH ROAD RUISLIP, MIDDLESEX, U.K. HA4 7JG TEL: 0181 440000 FAX: 0181 2744000 E-MAIL: RCLARKE@RCLARKE.COM Website: www.rcl Clarke.com License number: 077567-20153			
<b>R Clarke Planning Ltd</b>			



SCALE BAR



Bin Store

SCALE: 1:100  
 DRAWING NO: TP10/b  
 DRAWING DATE: A3

LEVELS RELATE TO:  
 GPD DATA

DRAWING TITLE:  
 Proposed Elevations

SITE ADDRESS:  
 Land R/O 51 and 53  
 Pembroke Rd  
 Ruislip  
 Middx

*R Clarke Planning Ltd*  
 NEWBERRY FARM, BROMANSDORF ROAD  
 WINDYBUSH, MIDDX, MK45 2JH  
 TEL: 01295 440000 FAX: 01295 440005  
 E-MAIL: RCLARKE@RCLARKE.CO.UK  
 Licence number: 017566/2015/3

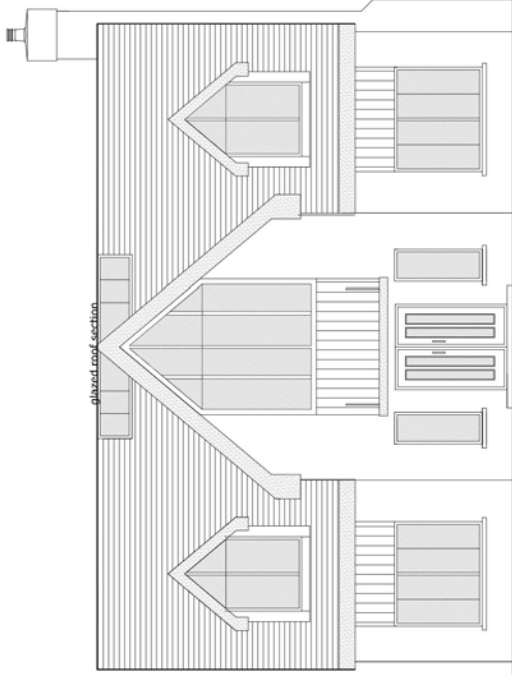
**R Clarke  
 Planning Ltd**

Roof Plan (plot 2)

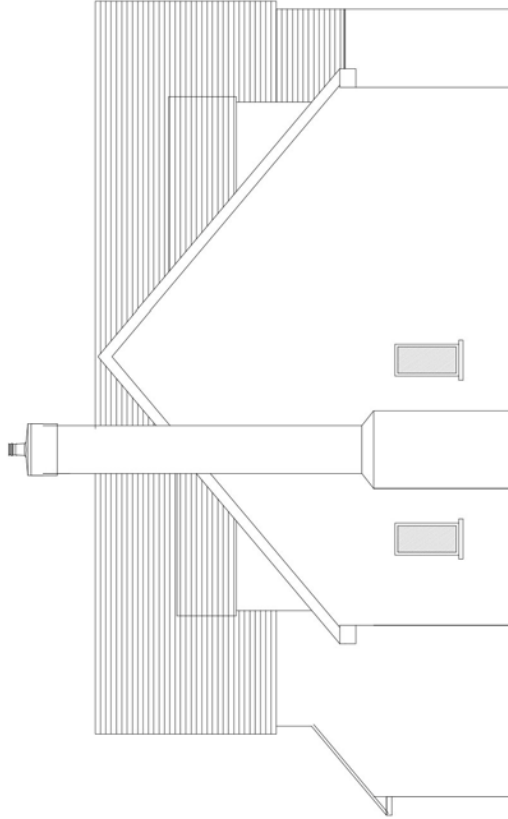


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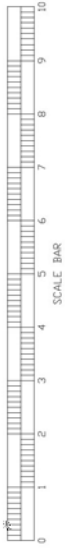
# Plot 2



Front Elevation



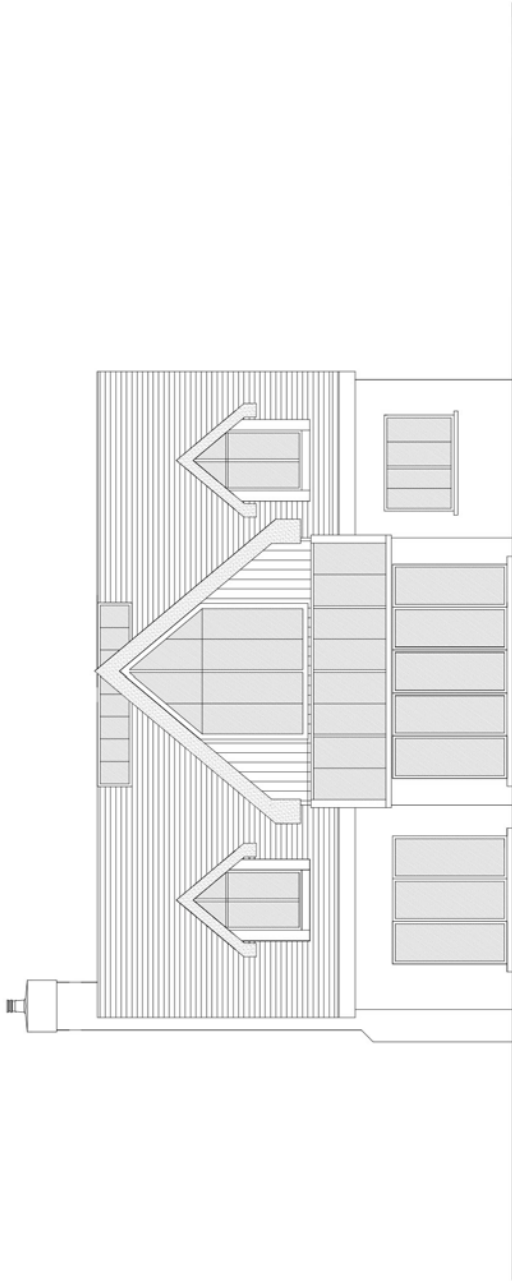
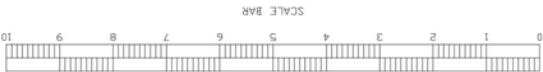
Side Elevation



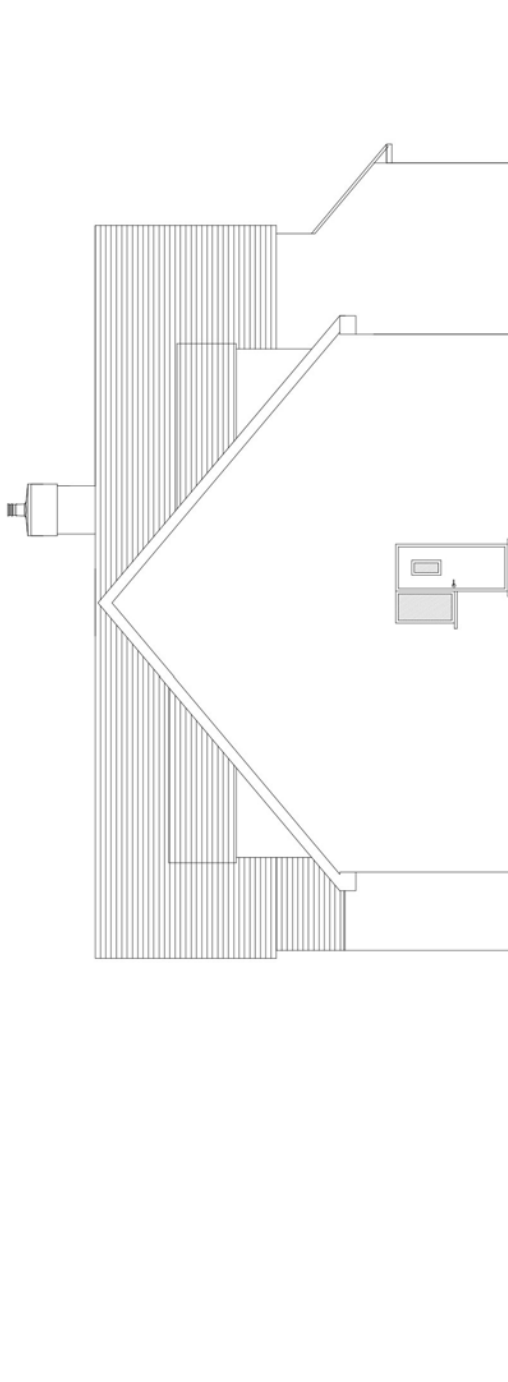
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SITE ADDRESS: Land R/O 51 and 53 Pembroke Rd Ruislip Middx			
<i>R Clarke Planning Ltd</i> NEWBERRY FARM, HIGHWORTH ROAD HIGHWORTH, UTTENHOPE, WILTSHIRE SN15 2JG TEL: 01292 440005 FAX: 01292 440005 E-MAIL: RCLARKE@RCLARKE.COM Website number: 07756 20153			
<b>R Clarke Planning Ltd</b>			



Plot 2



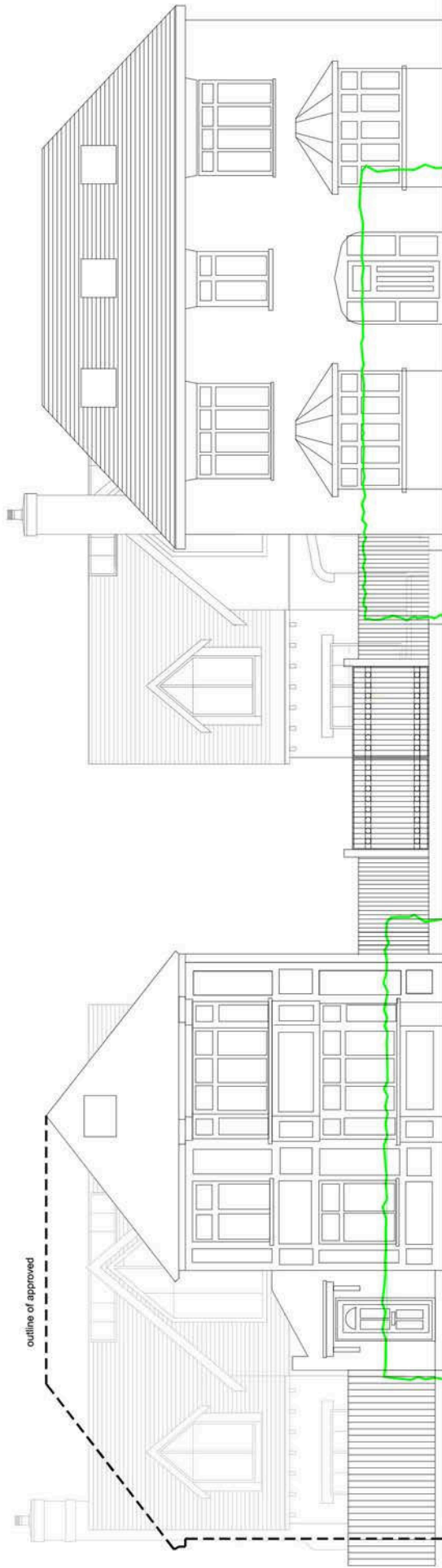
Rear Elevation



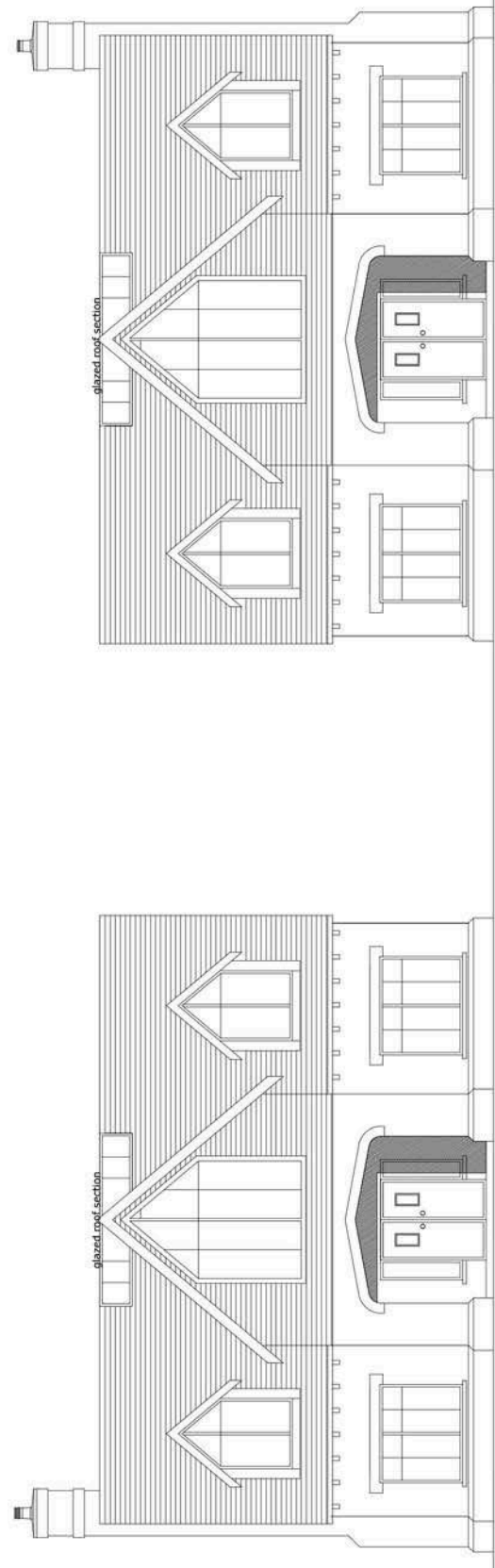
Side Elevation



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LEVELS RELATE TO: OS DATA			
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SITE ADDRESS: Land R/O 51 and 53 Pembroke Rd Ruislip Midx			
<i>R Clarke Planning Ltd</i> NEWBERRY FARM, HOWLANDS WORTH ROAD RUISLIP, MIDDLESEX, U.K. HA 11 2JH TEL: 0181 440000 FAX: 0181 2744000 E-MAIL: RCLARKE@RCLARKE.COM License number: 017766/2015			
R Clarke Planning Ltd			

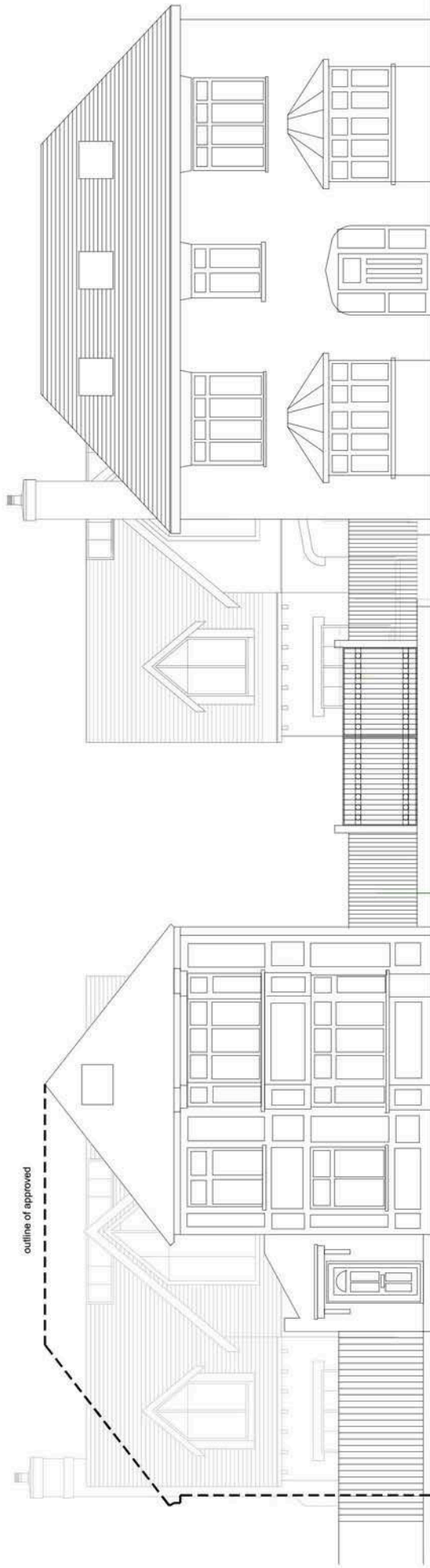


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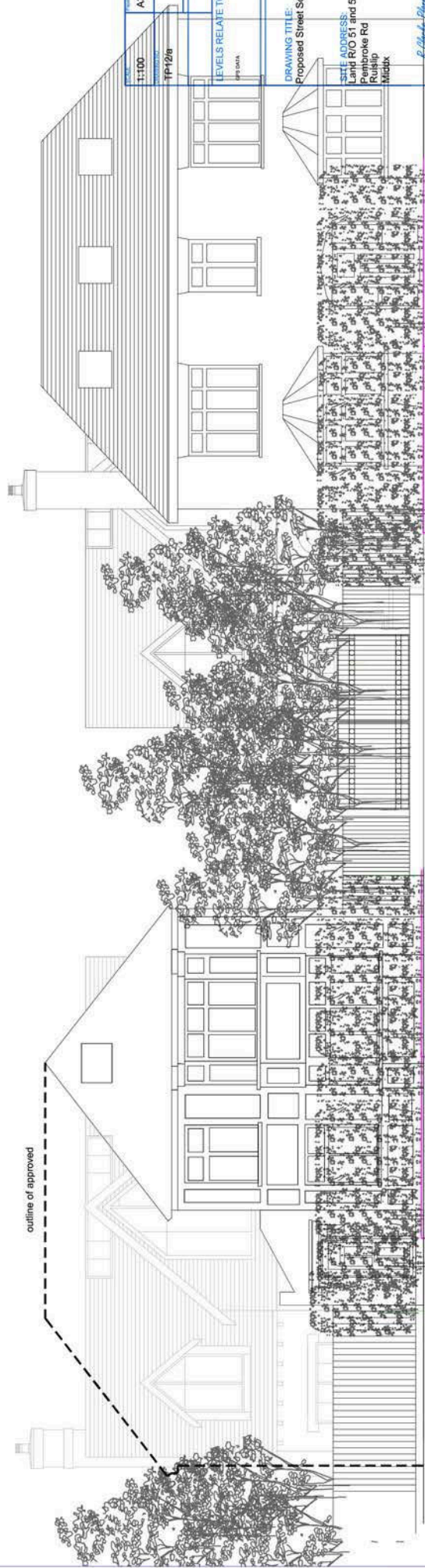


Proposed Front Elevations  
Plots 1 and 2

SCALE	1:100	PLANT SIZE	A3
PROJECT NO.	TP11/a		
LEVELS RELATE TO: SPS DATA			
DRAWING TITLE: Proposed Street Scene			
SITE ADDRESS: Land RO 51 and 53 Rushmore Rd Middx			
<i>R. Clark Planning Ltd</i> REVEREY FARM, WICKHAMPTON ROAD TEL 01922 442055 FAX 01922 442055 E-MAIL: rclark@rclarkplanning.co.uk Mobile number: 077996 20133			



Proposed Street Scene (landscaping excluded)

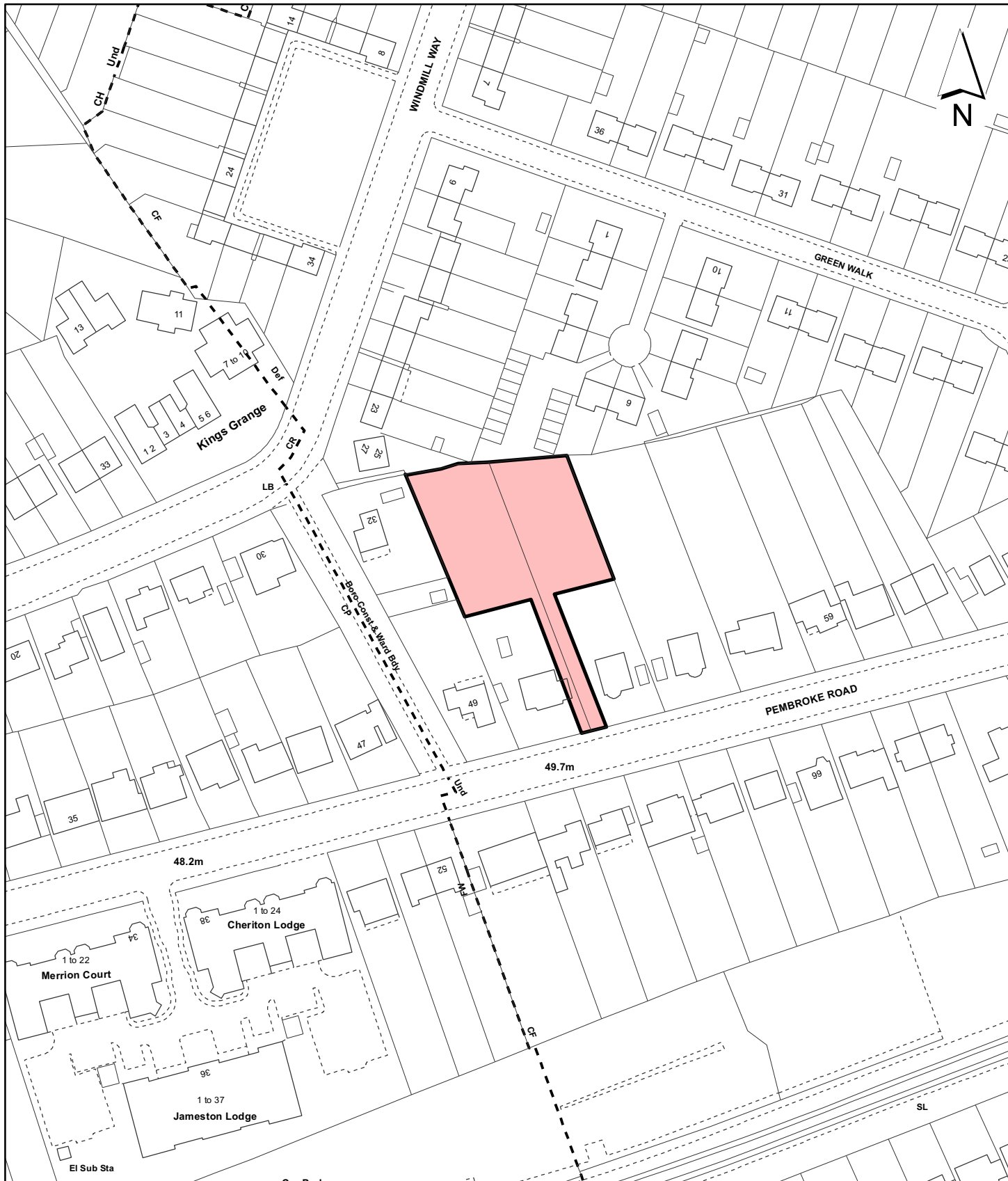


Proposed Street Scene (landscaping included)


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DATE	11/12/18
LEVELS RELATE TO:	100 DATA
DRAWING TITLE:	Proposed Street Scene
SITE ADDRESS:	Land 100 St and 53 Culmore Rd Rural Melksham

*R. Clarke Planning Ltd*

NEWBERRY FARM, WICKHAMSWORTH ROAD  
TEL 01922 448355 FAX 01922 448355  
www.rclarkeplanning.co.uk  
Mobile number 077996 20133



**Notes**

 Site boundary

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Site Address

**Land to rear of  
51 and 53 Pembroke Road  
Ruislip**

**LONDON BOROUGH  
OF HILLINGDON  
Residents Services**

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

Planning Application Ref:  
**66982/APP/2013/109**

Scale  
**1:1,250**

Planning Committee  
**North** Page 198

Date  
**April  
2013**



**Report of the Head of Planning, Sport and Green Spaces**

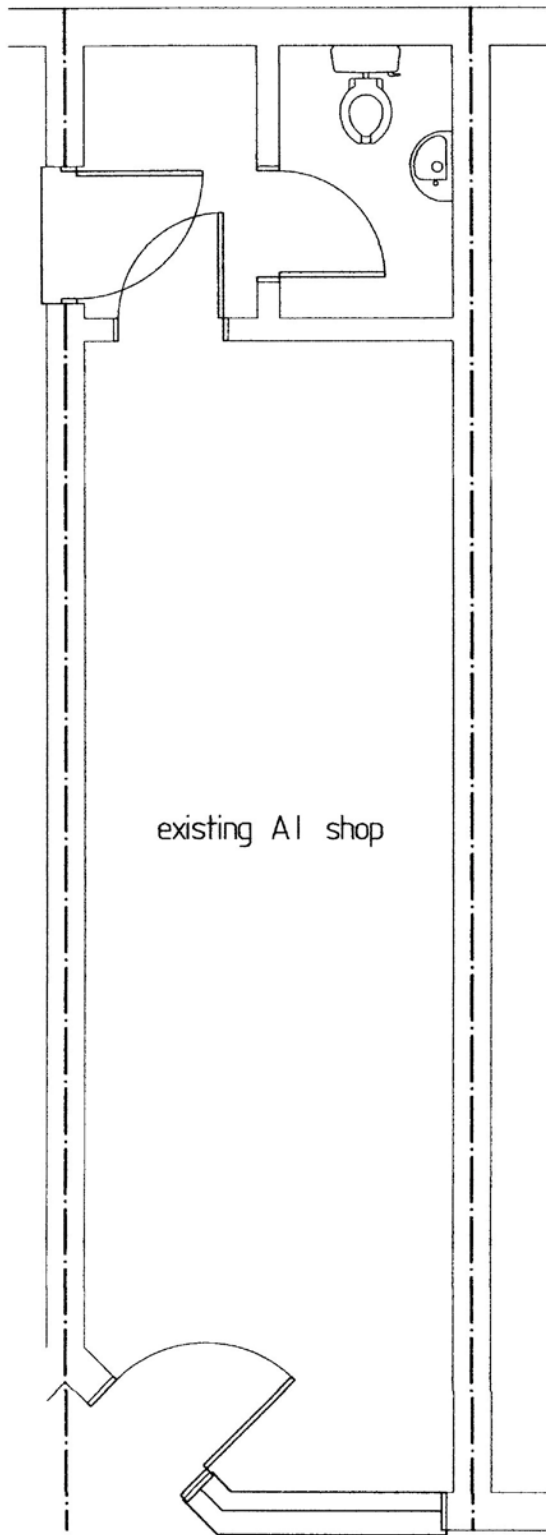
**Address** SHANDYS 64B GREEN LANE NORTHWOOD

**Development:** Change of Use from Use Class A1 (Shops) to Mini-Cab Taxi Office (Sui Generis).

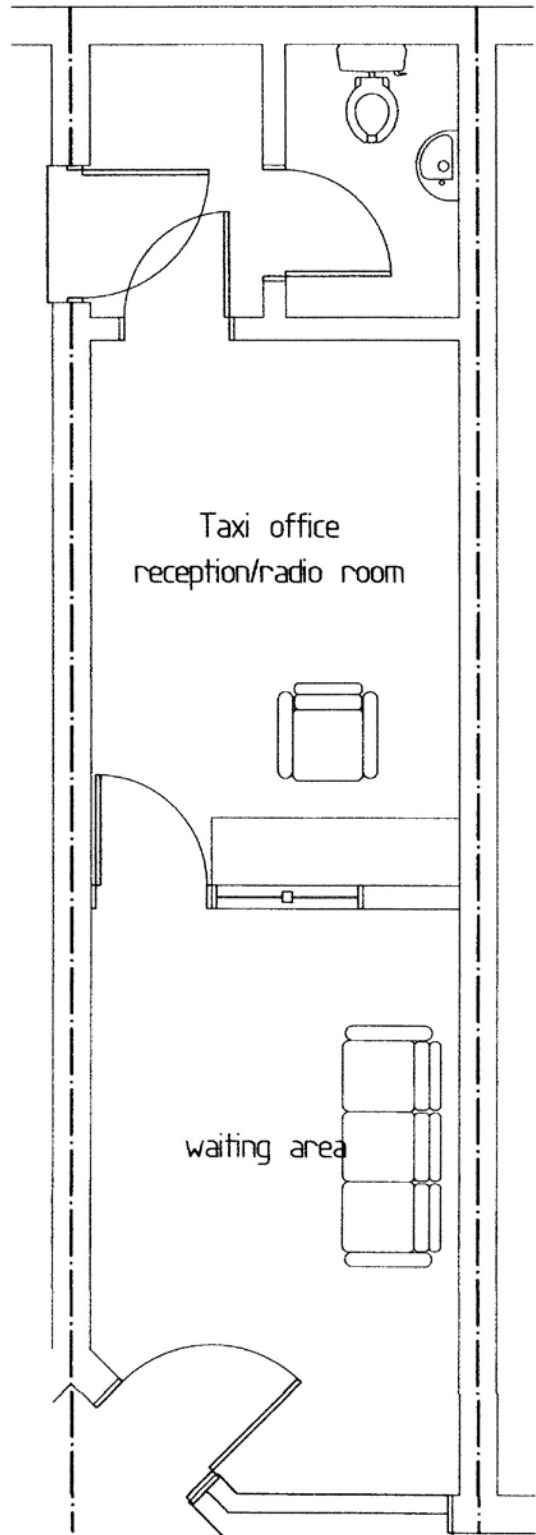
**LBH Ref Nos:** 68963/APP/2013/64

**Date Plans Received:** 14/01/2013      **Date(s) of Amendment(s):**

**Date Application Valid:** 21/01/2013

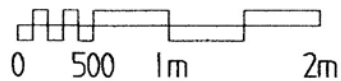


Existing Ground Floor Plan

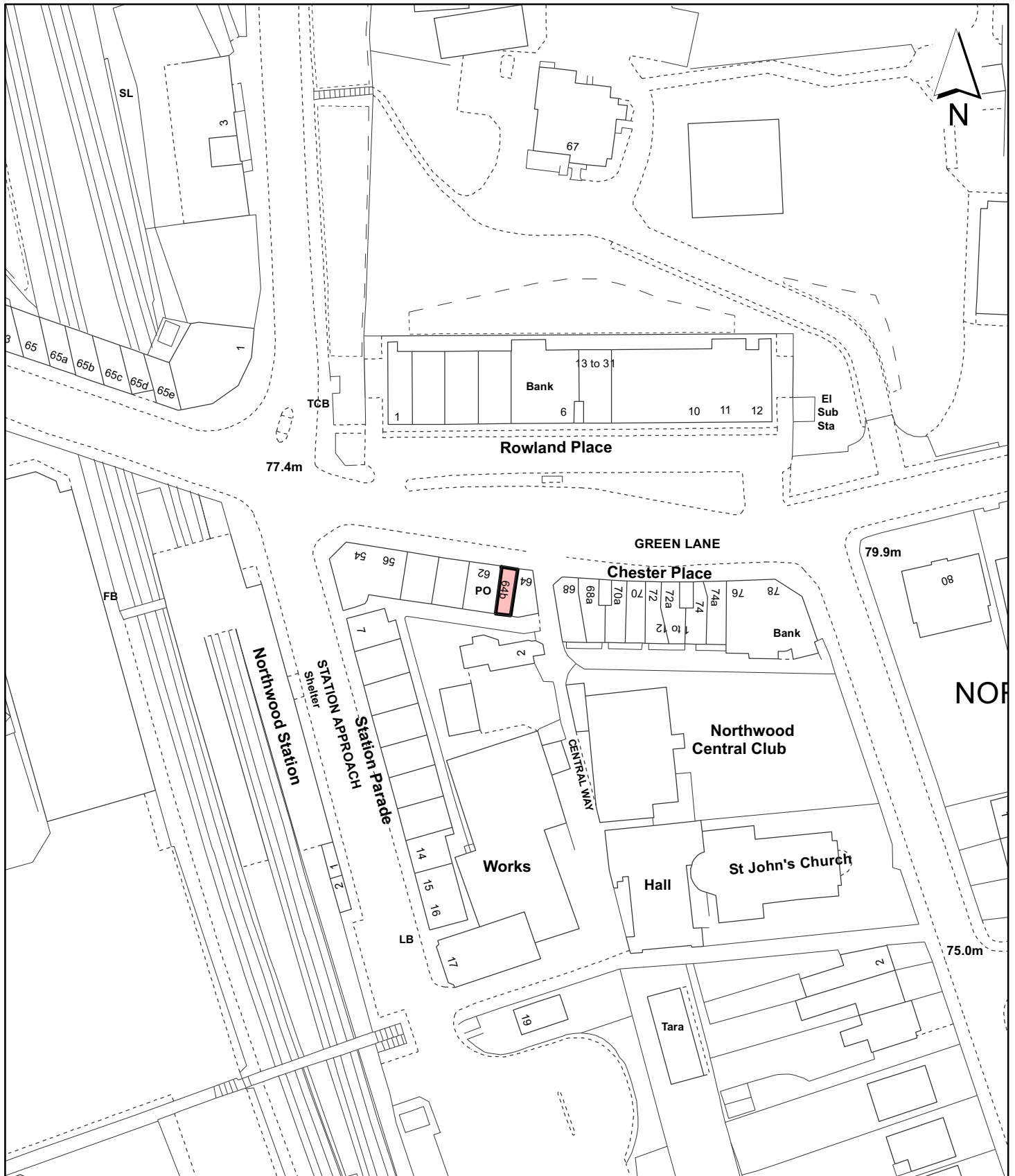


Proposed Ground Floor Plan


Clients:  
 Change of use.  
 64b Green Lanes, Northwood  
 Middlesex.



Drawing Status		
Planning permission		
Scale	1:50	
Date	Jan 2012	
Job No.	Drawing No	Rev
	001	



**Notes**

 Site boundary

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Copyright, Designs and Patents Act 1988 (the Act).

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Site Address

**Shandys  
64B Green Lane  
Northwood**

**LONDON BOROUGH  
OF HILLINGDON  
Residents Services**

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

Planning Application Ref:

**68963/APP/2013/64**

Scale

**1:1,000**

Planning Committee

**North** Page 201

Date

**April  
2013**



**HILLINGDON**  
LONDON

**Report of the Head of Planning, Sport and Green Spaces**

**Address** LAND ADJACENT TO 56 & 57 AND 56 & 57 GREYSTOKE DRIVE RUISLIP

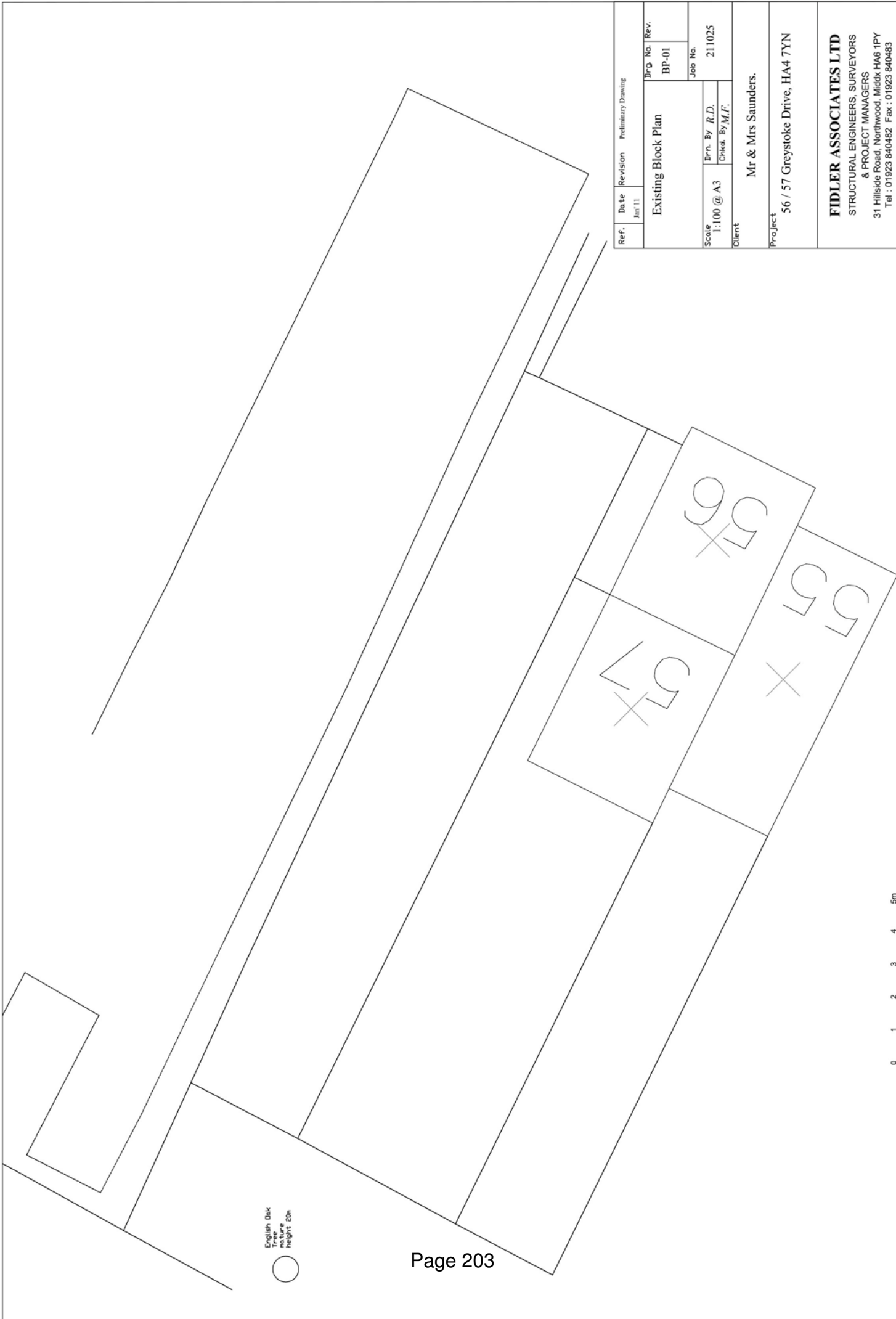
**Development:** Two storey, 2-bed, detached dwelling with associated parking and amenity space involving installation of vehicular crossover to side

**LBH Ref Nos:** 68409/APP/2013/130

**Date Plans Received:** 21/01/2013                      **Date(s) of Amendment(s):** 21/01/2013

**Date Application Valid:** 24/01/2013                      24/01/2013



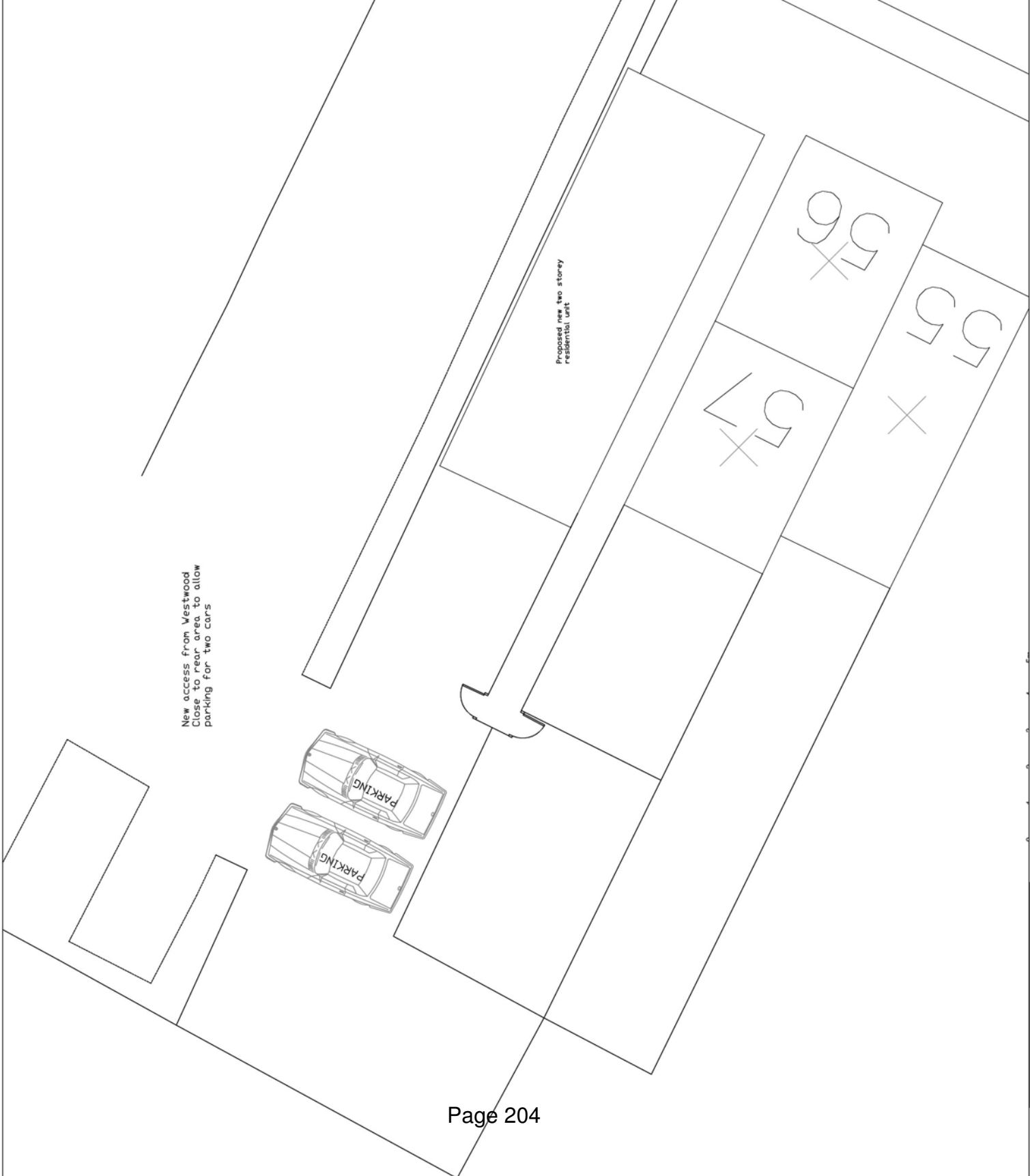


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			BP-01		
			Job No.	211025	
Scale	Dwn. By		Chkd. By		
1:100 @ A3	R.D.		M.F.		
Client					
Mr & Mrs Saunders.					
Project					
56 / 57 Greystoke Drive, HA4 7YN					
<b>FIDLER ASSOCIATES LTD</b> STRUCTURAL ENGINEERS, SURVEYORS & PROJECT MANAGERS 31 Hillside Road, Northwood, Middx HA6 1PY Tel : 01923 840482 Fax : 01923 840483 Email : mike@fidlerassociates.co.uk					

English Oak  
Tree  
height 20m



Ref.	Date	Revision	C - Revised to suit planners recommendations	
	Jan/13			
Proposed Block Plan			Drwg. No.	Rev.
			BP-P01	C
Scale	1:100 @ A3	Drwn. By	R.D.	Job No.
		Chkd. By	M.F.	
Client		Mr & Mrs Saunders.		
Project		56 / 57 Greystoke Drive, HA4 7YN		
<b>FIDLER ASSOCIATES LTD</b> STRUCTURAL ENGINEERS, SURVEYORS & PROJECT MANAGERS 31 Hillside Road, Northwood, Middx HA6 1PY Tel : 01923 840482 Fax : 01923 840483 Email : mike@fidlerassociates.co.uk				





E Sub Sta

WESTWOOD CLOSE

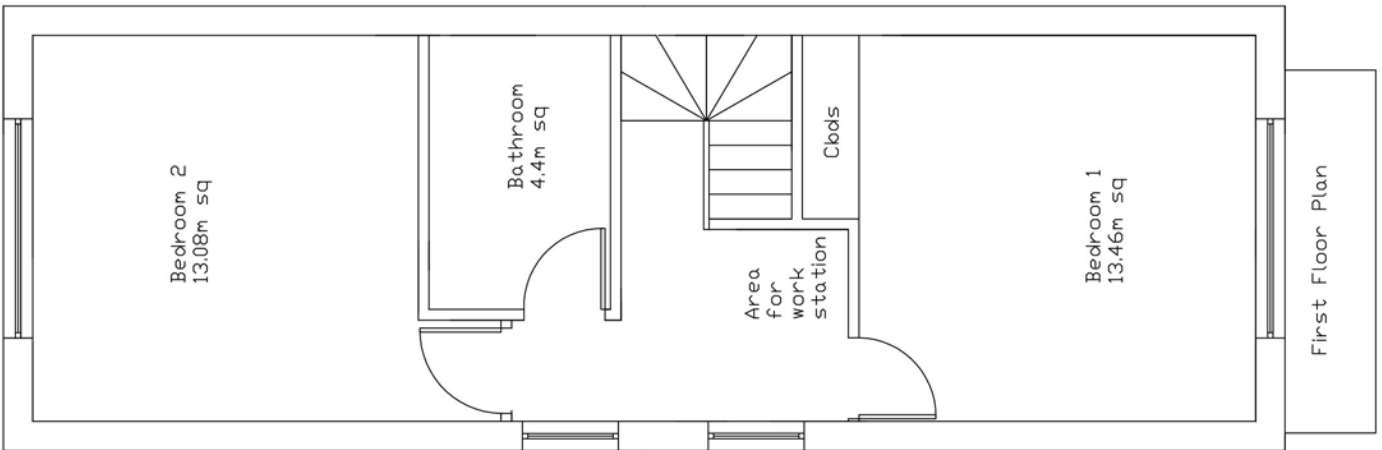
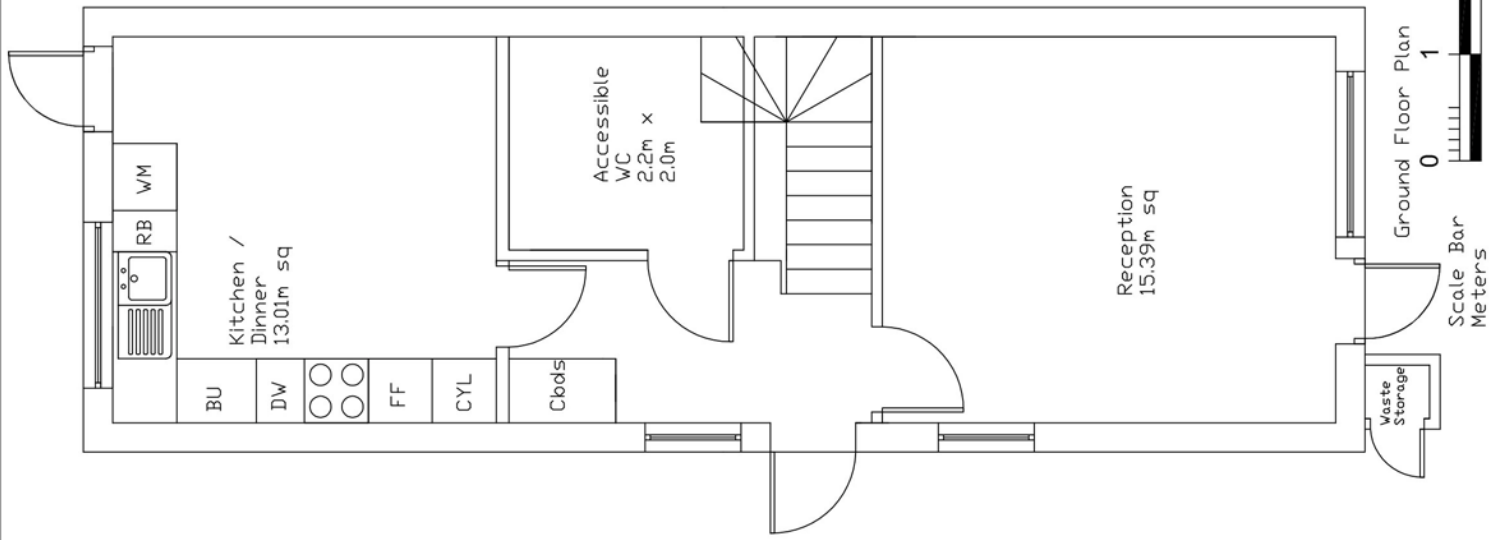
GREYSTOKE DRIVE

0 20m

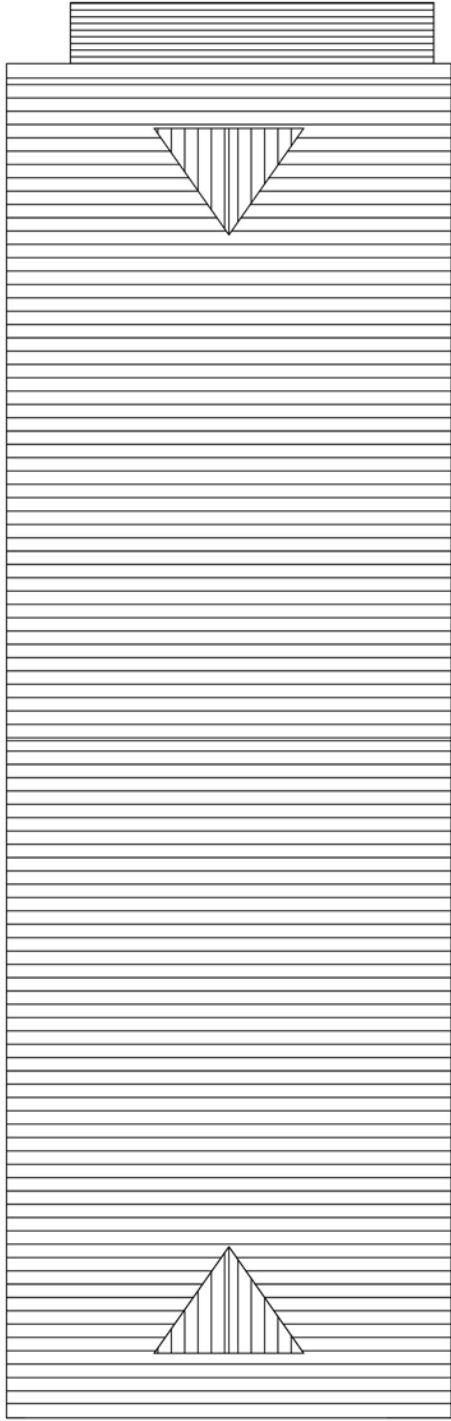


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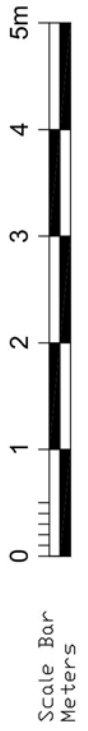
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Scale 1:500 @ A3			Drawn By	R.D.	Job No. 211025
Client			Checked By	M.F.	
Project			Mr & Mrs Saunders.		
Project			56 / 57 Greystoke Drive, HA4 7YN		
<b>FIDLER ASSOCIATES LTD</b> STRUCTURAL ENGINEERS, SURVEYORS & PROJECT MANAGERS 31 Hillside Road, Northwood, Middx HA6 1PY Tel : 01923 840482 Fax : 01923 840483 Email : mike@fidlerassociates.co.uk					

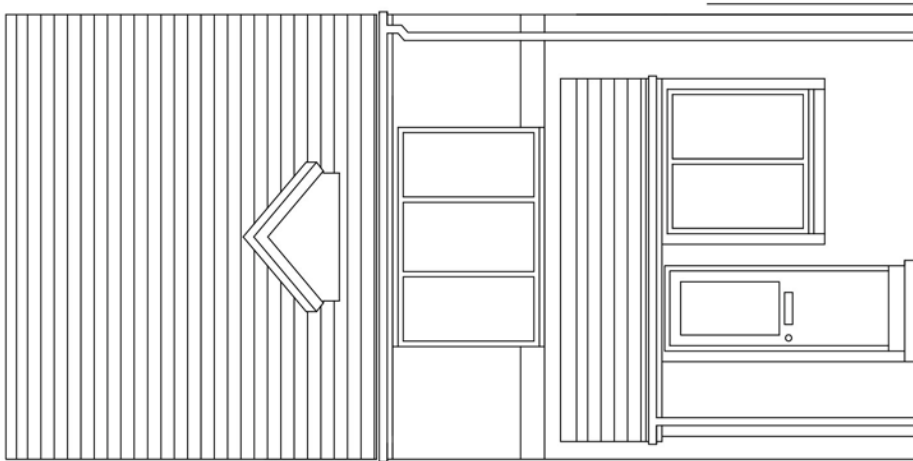


Ref.	Date	Revision	C - Revised to suit Planners recommendations		
	Jan 13				
Proposed Ground & First Floor Plan			Drwg. No.	P06	Rev. C
Scale	1:50 @ A3	Dr'n. By	R.D.	211025	Job No.
Client	Mr & Mrs Saunders.		Chkd. By	M.F.	
Project	56 / 57 Greystoke Drive, HA4 7YN				
<b>FIDLER ASSOCIATES LTD</b> STRUCTURAL ENGINEERS, SURVEYORS & PROJECT MANAGERS 31 Hillside Road, Northwood, Middx HA6 1PY Tel : 01923 840482 Fax : 01923 840483 Email : mike@fidlerassociates.co.uk					

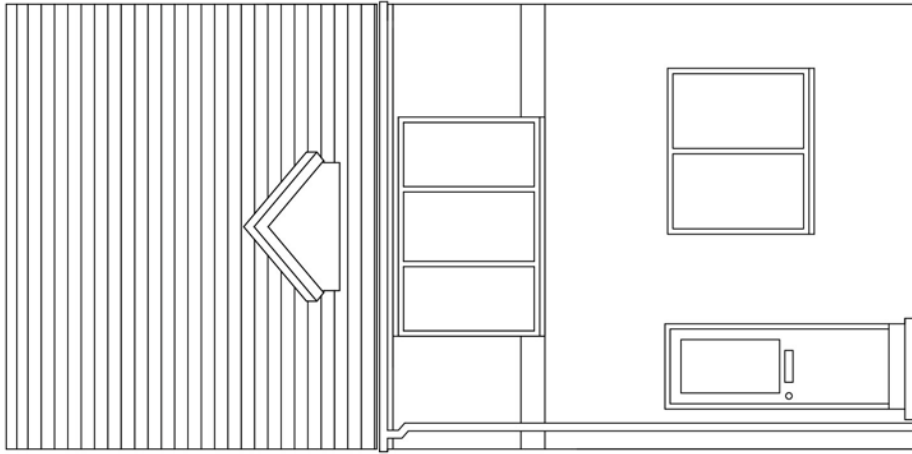


Ref.	Date	Revision	C - Revised to suit Planners recommendations		
	Jan 13				
Proposed Roof Plan			Dwg. No.	P05	
			Rev.	C	
Scale			1:50 @ A3		Job No.
			Drawn By	R.D.	211025
			Checked By	M.F.	
Client					
Mr & Mrs Saunders.					
Project					
56 / 57 Greystoke Drive, HA4 7YN					
<b>FIDLER ASSOCIATES LTD</b> STRUCTURAL ENGINEERS, SURVEYORS & PROJECT MANAGERS 31 Hillside Road, Northwood, Middx HA6 1PY Tel : 01923 840482 Fax : 01923 840483 Email : mike@fidlerassociates.co.uk					





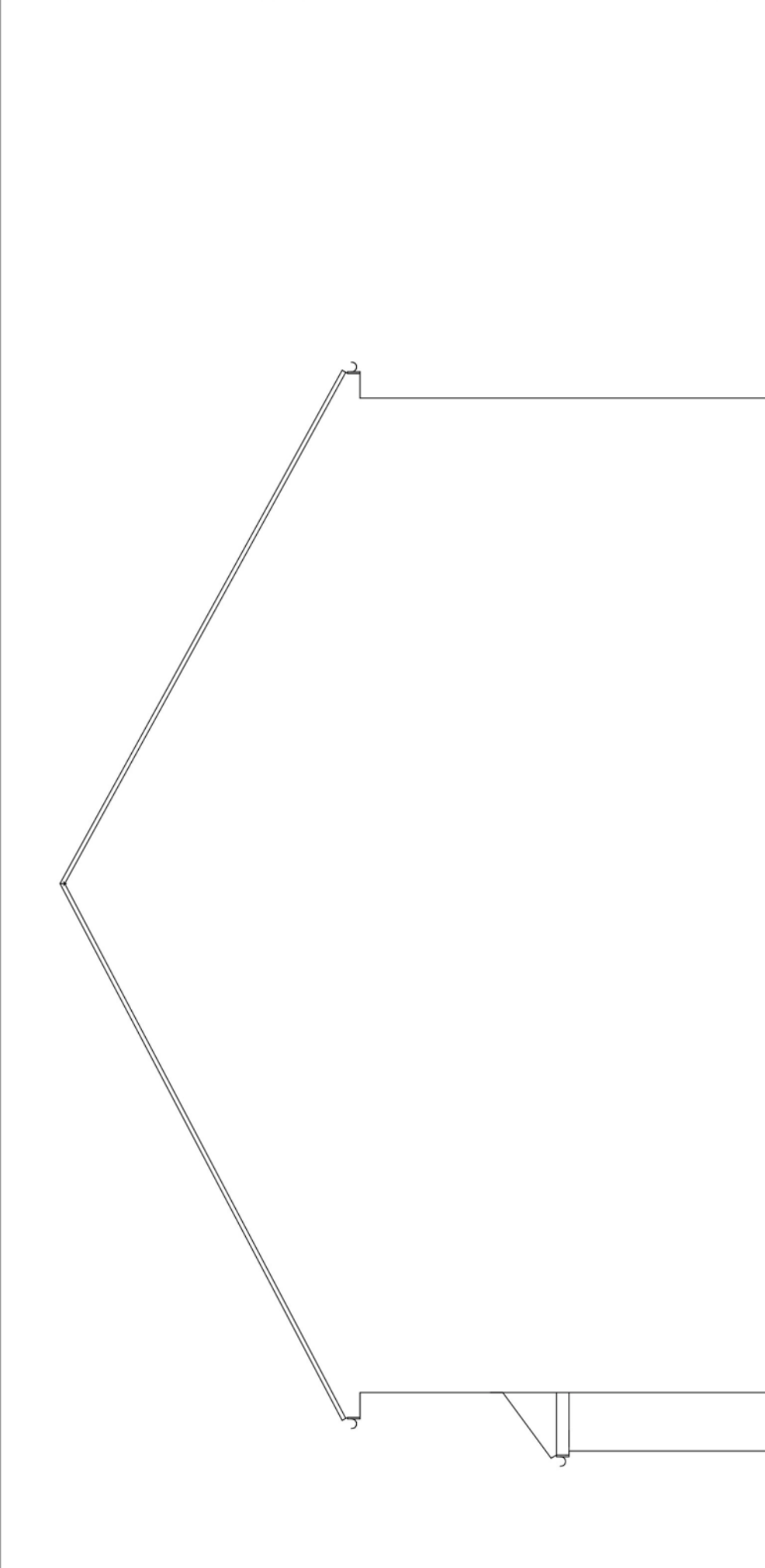
Ref.	Date	Revision	C - Revised to suit Planners Recommendations	
	Jan '13			
<b>Proposed Front Elevation</b>				
Scale		1:50 @ A3	Dr'n. By	R.D.
			Chkd. By	M.F.
Job No.		211025	Dr'g. No.	P01
Client		Mr & Mrs Saunders.		
Project		56 / 57 Greystoke Drive, HA4 7YN		
<b>FIDLER ASSOCIATES LTD</b> STRUCTURAL ENGINEERS, SURVEYORS & PROJECT MANAGERS 31 Hillside Road, Northwood, Middx HA6 1PY Tel : 01923 840482 Fax : 01923 840483 Email : mike@fidlerassociates.co.uk				



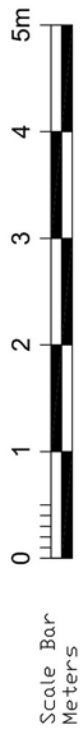
Ref.	Date	Revision	C - Revised to suit Planners Comments	
	Jan 13			
<b>Proposed Rear Elevation</b>				
		Drwg. No.	P03	
		Job No.	211025	
Scale	1:50 @ A3	Drwn. By	R.D.	
		Chkd. By	M.F.	
Client	Mr & Mrs Saunders.			
Project	56 / 57 Greystoke Drive, HA4 7YN			
<b>FIDLER ASSOCIATES LTD</b> STRUCTURAL ENGINEERS, SURVEYORS & PROJECT MANAGERS 31 Hillside Road, Northwood, Middx HA6 1PY Tel : 01923 840482 Fax : 01923 840483 Email : mike@fidlerassociates.co.uk				



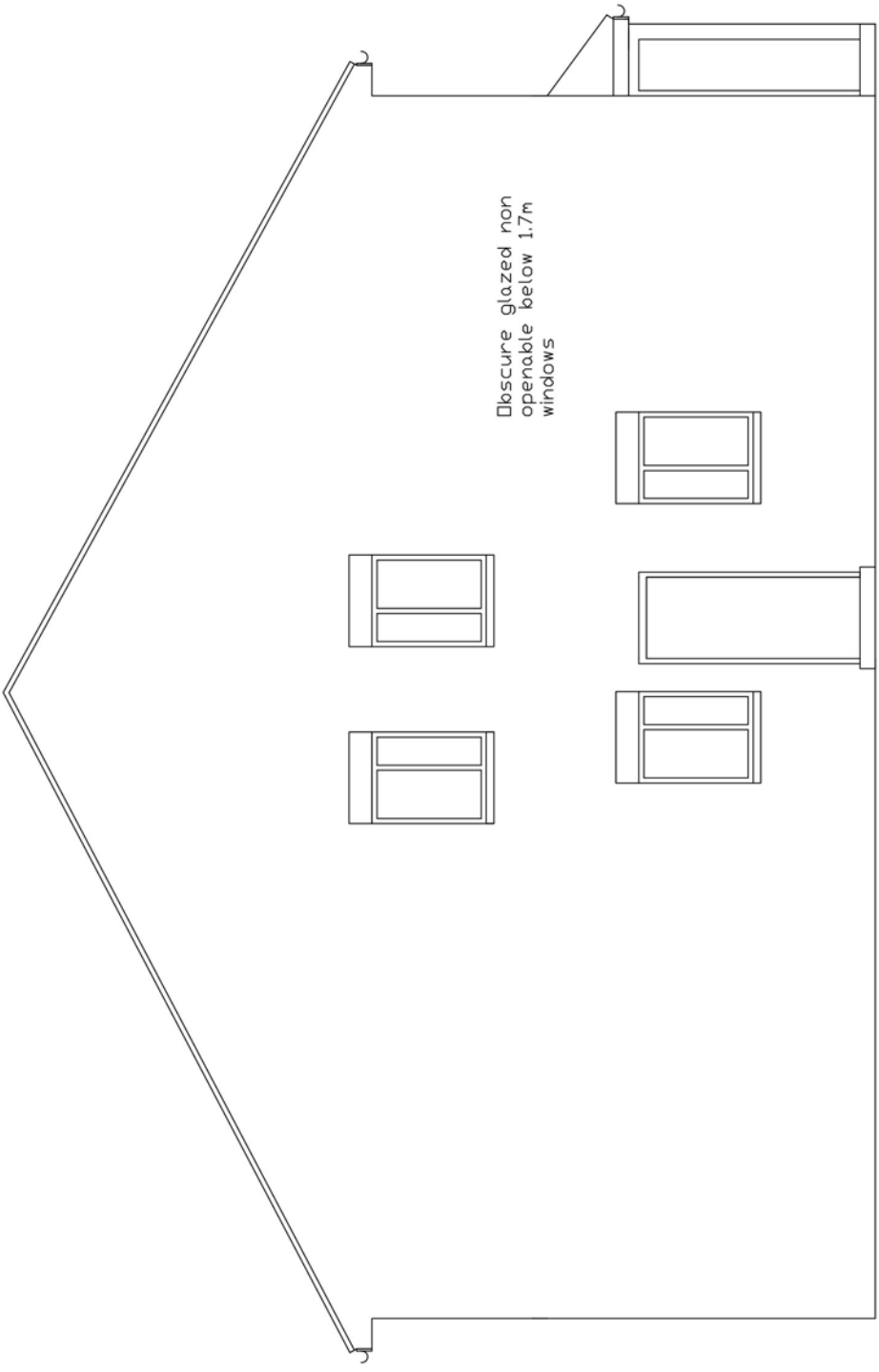
Scale Bar  
Meters



Ref:	Date	Revision	C - Revised to suit Planners recommendations	
	Jan 13			
Proposed Side Elevation		Dwg. No.	P04	Rev. C
North Facing		Job No.	211025	
Scale	1:50 @ A3	Drawn By	R.D.	
		Checked By	M.F.	
Client	Mr & Mrs Saunders.			
Project	56 / 57 Greystoke Drive, HA4 7YN			
<b>FIDLER ASSOCIATES LTD</b> STRUCTURAL ENGINEERS, SURVEYORS & PROJECT MANAGERS 31 Hillside Road, Northwood, Middx HA6 1PY Tel : 01923 840482 Fax : 01923 840483 Email : mike@fidlerassociates.co.uk				





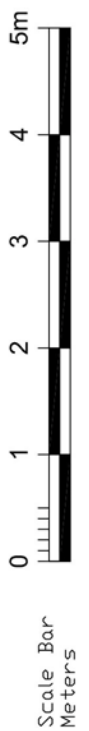


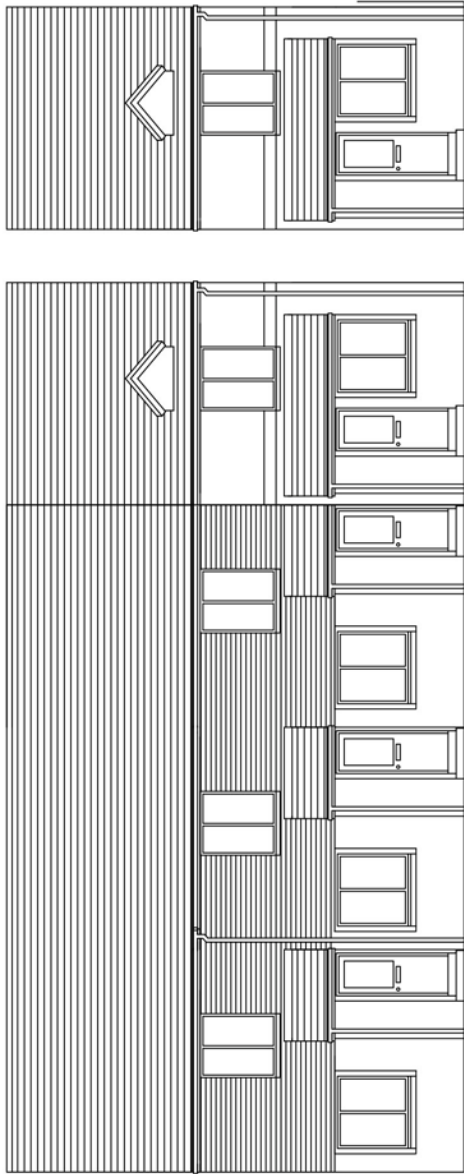
Timber Door  
to waste  
to satorage  
area

Obscure glazed non  
openable below 1.7m  
windows

Brickwork to match  
existing

Ref.	Date	Revision	C - Revised to suit Planners Recommendations	
	Jan 13			
Proposed Side Elevation South Facing			Dwg. No.	Rev.
			P02	C
Scale		1:50 @ A3	Job No.	211025
		Drawn By: R.D.	Checked By: M.F.	
Client				
Mr & Mrs Saunders.				
Project				
56 / 57 Greystoke Drive, HA4 7YN				
<b>FIDLER ASSOCIATES LTD</b> STRUCTURAL ENGINEERS, SURVEYORS & PROJECT MANAGERS 31 Hillside Road, Northwood, Middx HA6 1PY Tel : 01923 840482 Fax : 01923 840483 Email : mike@fidlerassociates.co.uk				





Proposed New House

No. 56

No. 55

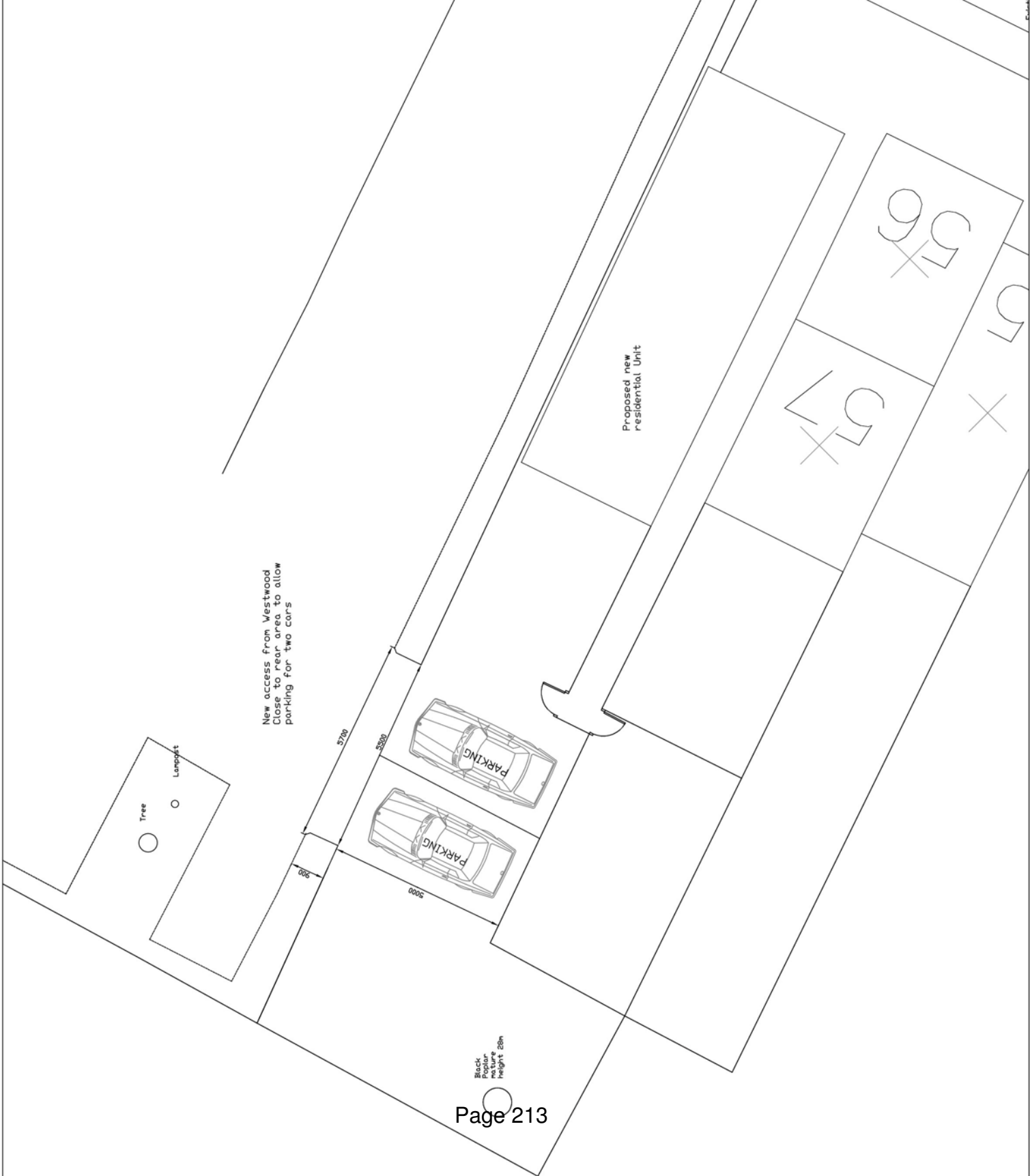
No. 54

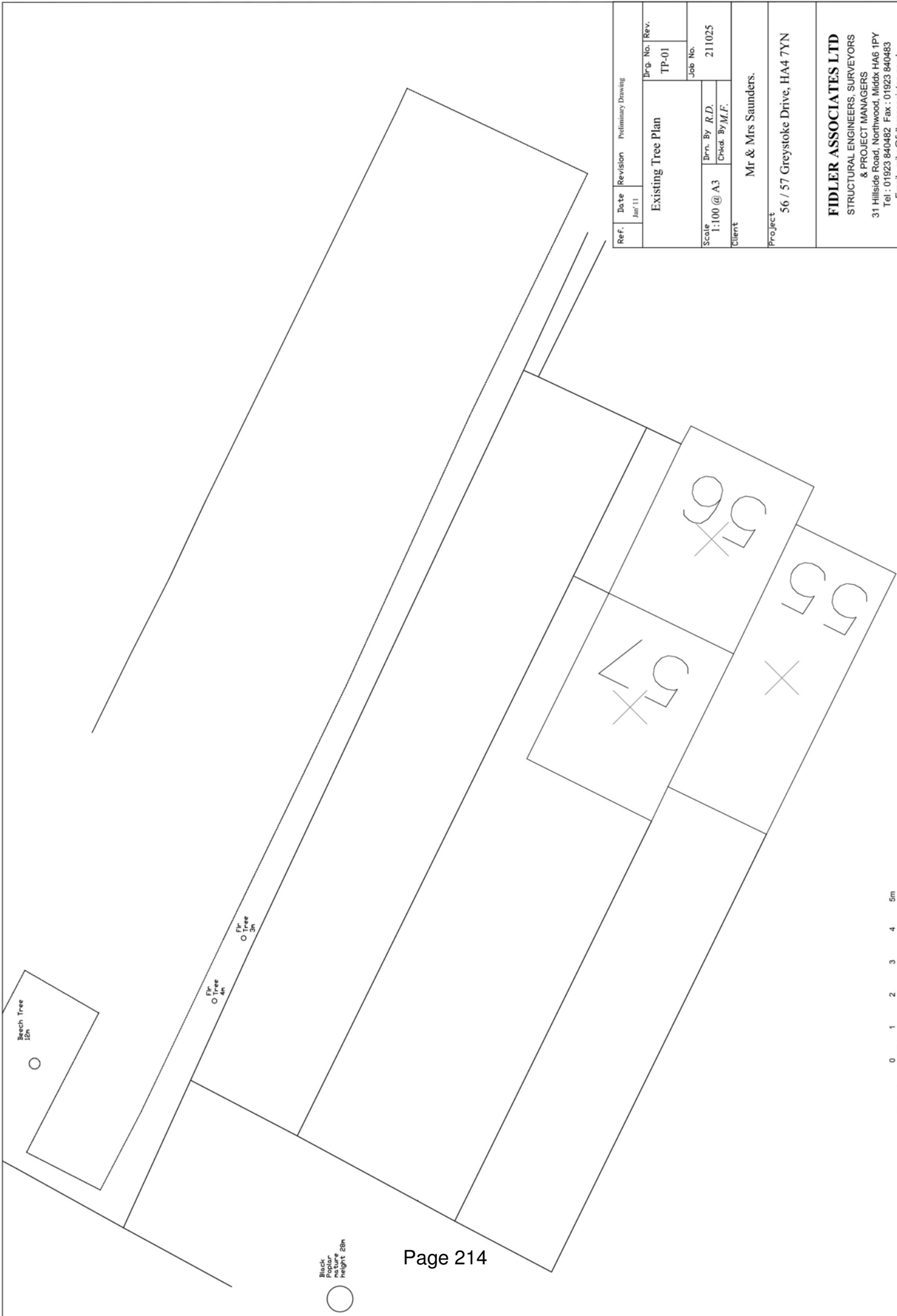
No. 53



Ref.	Date	Revision	C - Revised to suit planners recommendations		
	Jan 13				
Proposed Street Scene			Dwg. No.	Rev.	
			PSC-01	C	
Scale			Job No.		
1:100 @ A3			211025		
Client			Mr & Mrs Saunders.		
Project			56 / 57 Greystoke Drive, HA4 7YN		
<p><b>FIDLER ASSOCIATES LTD</b>          STRUCTURAL ENGINEERS, SURVEYORS          &amp; PROJECT MANAGERS          31 Hillside Road, Northwood, Middx HA6 1PY          Tel : 01923 840482 Fax : 01923 840483          Email : mike@fidlerassociates.co.uk</p>					

Ref.	Date	Revision	C - Revised to suit planners recommendations	
	Jan/13		Drp. No.	Rev.
Block Plan Sowing Vehicular Crossover			Cross -01	C
Scale	1:100 @ A3	Drn. By	R.D.	Job No.
		Chkd. By	M.F.	211025
Client Mr & Mrs Saunders.				
Project 56 / 57 Greystoke Drive, HA4 7YN				
<b>FIDLER ASSOCIATES LTD</b> STRUCTURAL ENGINEERS, SURVEYORS & PROJECT MANAGERS 31 Hillside Road, Northwood, Middx HA6 1PY Tel : 01923 840482 Fax : 01923 840483 Email : mike@fidlerassociates.co.uk				



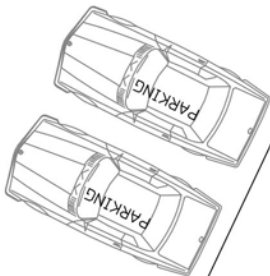


Circle  
 Black  
 Placed  
 nature  
 height 28m

Ref:	Date	Revision	Preliminary Drawing	
	Jan 11		Drwg. No.	Rev.
			TP-01	
			Job No.	211025
Scale		1:100 @ A3	Drn. By	R.D.
			Chkd. By	M.F.
Client				
Mr & Mrs Saunders.				
Project				
56 / 57 Greystoke Drive, HA4 7YN				
<b>FIDLER ASSOCIATES LTD</b> STRUCTURAL ENGINEERS, SURVEYORS & PROJECT MANAGERS 31 Hillside Road, Northwood, Middx HA6 1PY Tel : 01923 840482 Fax : 01923 840483 Email : mike@fidlerassociates.co.uk				



New access from Westwood  
Close to rear area to allow  
parking for two cars



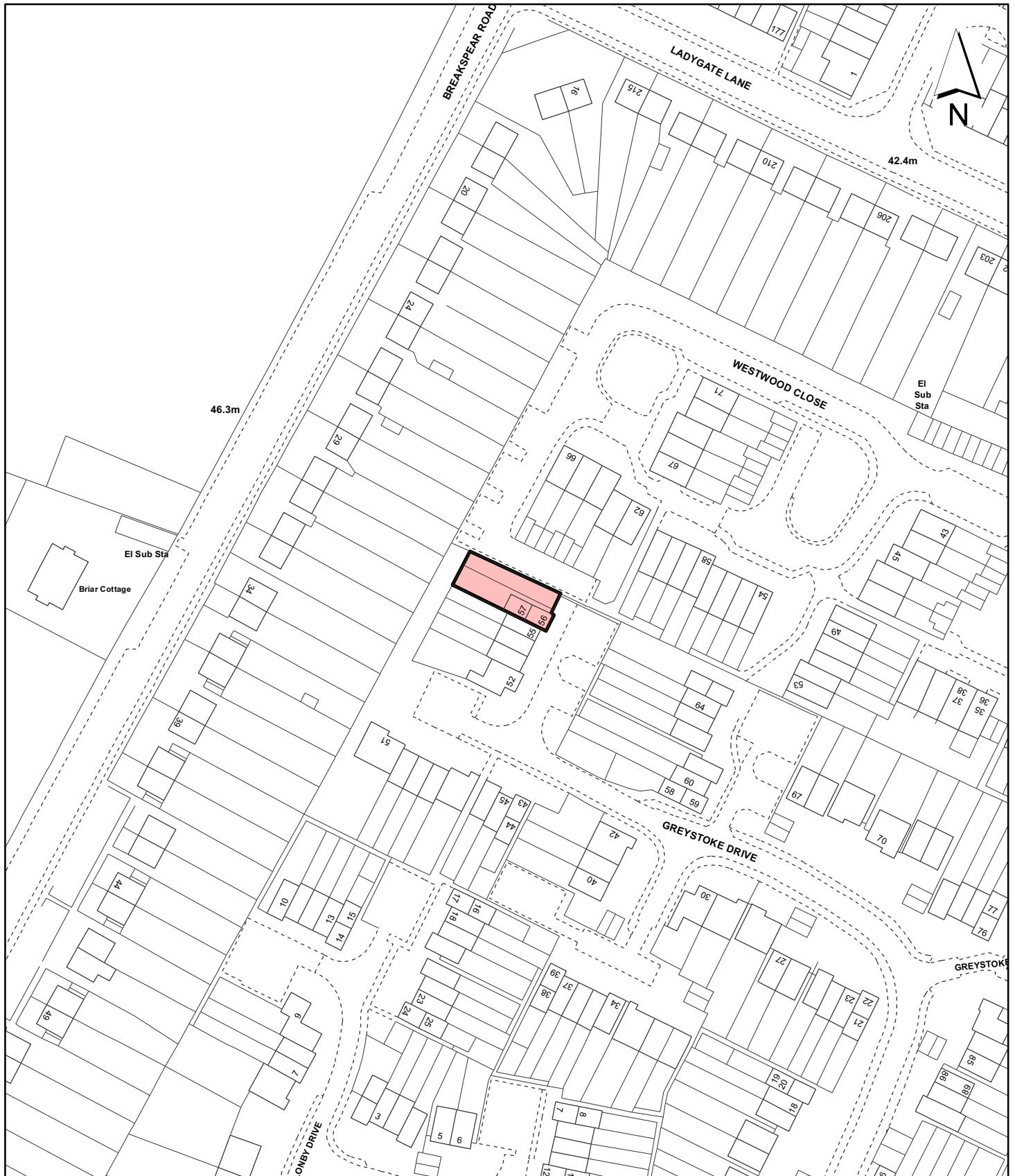
Proposed new  
residential Unit

Proposed  
drainage run  
to connect  
to existing  
main sewer


Existing  
drainage run



Ref:	Date	Revision	C - Revised to suit Planners comments	
	Jan 13			
Proposed Drainage Plan			Drwg. No.	Rev.
			Drain	-01
			Job No.	211025
Scale	1:100 @ A3	Drwn. By	R.D.	
		Chkd. By	M.F.	
Client		Mr & Mrs Saunders.		
Project		56 / 57 Greystoke Drive, HA4 7YN		
<b>FIDLER ASSOCIATES LTD</b> STRUCTURAL ENGINEERS, SURVEYORS & PROJECT MANAGERS 31 Hillside Road, Northwood, Middx HA6 1PY Tel : 01923 840482 Fax : 01923 840483 Email : mike@fidlerassociates.co.uk				



**Notes**

 Site boundary

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Site Address

**Land adjacent to 56 and 57  
and 56 and 57 Greystoke Drive  
Ruislip**

Planning Application Ref:

**68409/APP/2013/130**

Planning Committee

**North** Page 216

Scale

**1:1,250**

Date

**March  
2013**

**LONDON BOROUGH  
OF HILLINGDON  
Residents Services**

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



**HILLINGDON**  
LONDON